

1. Executive Summary

1.1 INTRODUCTION

This draft environmental impact report (DEIR) addresses the environmental effects associated with the implementation of the proposed Brea 265 Specific Plan. 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 (EIR) 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, biological resources, cultural resources, geological resources, hazards and hazardous materials, hydrology and water quality, noise, transportation, and utilities and service systems).

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.

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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.

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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: Notice of Preparation
- Appendix B: NOP Comments
- Appendix C: Air Quality /GHG Emissions Data
- Appendix D: Biological Resources Technical Report
- Appendix E: Paleontological and Cultural Resources Assessment
- Appendix F: Geotechnical Assessment
- Appendix G: Third-Party Review of Geotechnical Assessment
- Appendix H: Phase I Environmental Site Assessment
- Appendix I: Focused Phase II Environmental Investigation
- Appendix J: Preliminary/Conceptual Draft Water Quality Management Plan
- Appendix K: Preliminary Hydrology Analysis
- Appendix L: Noise Data
- Appendix M: Public Services Correspondence
- Appendix N: Traffic Study
- Appendix O: VMT Analysis
- Appendix P: Water System Analysis
- Appendix Q: Water Supply Assessment
- Appendix R: Sewer System Analysis

1.2.2 Type and Purpose of This DEIR

This DEIR fulfills the requirements for a Program EIR. Although the legally required contents of a Program EIR are the same as for a Project EIR, Program EIRs are typically more conceptual than Project EIRs, with a

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more general discussion of impacts, alternatives, and mitigation measures. According to Section 15168 of the CEQA Guidelines, a Program EIR may be prepared on a series of actions that can be characterized as one large project. Use of a Program EIR gives the lead agency an opportunity to consider broad policy alternatives and programwide mitigation measures, as well as greater flexibility to address project-specific and cumulative environmental impacts on a comprehensive scale.

Agencies prepare Program EIRs for programs or a series of related actions that are linked geographically; logical parts of a chain of contemplated events, rules, regulations, or plans that govern the conduct of a continuing program; or individual activities carried out under the same authority and having generally similar environmental effects that can be mitigated in similar ways.

Once a Program EIR has been prepared, subsequent activities within the program must be evaluated to determine whether an additional CEQA document is necessary. However, if the Program EIR addresses the program's effects as specifically and comprehensively as possible, many subsequent activities may be within the Program EIR's scope, and additional environmental documents may not be required (Guidelines § 15168[c]). When a lead agency relies on a Program EIR for a subsequent activity, it must incorporate feasible mitigation measures and alternatives from the Program EIR into the subsequent activities (Guidelines § 15168[c][3]). If a subsequent activity would have effects outside the scope of the Program EIR, the lead agency must prepare a new Initial Study leading to a Negative Declaration, Mitigated Negative Declaration, or an EIR. Even in this case, the Program EIR still serves a valuable purpose as the first-tier environmental analysis. The CEQA Guidelines encourage the use of Program EIRs, citing five advantages:

- Provide a more exhaustive consideration of impacts and alternatives than would be practical in an individual EIR;
- Focus on cumulative impacts that might be slighted in a case-by-case analysis;
- Avoid continual reconsideration of recurring policy issues;
- Consider broad policy alternatives and programmatic mitigation measures at an early stage when the agency has greater flexibility to deal with them;
- Reduce paperwork by encouraging the reuse of data (through tiering). (Guidelines § 15168[h])

1.3 PROJECT LOCATION

The Brea 265 Specific Plan (project site) is in the City of Brea and the City's sphere of influence (SOI) in northern Orange County, as shown on Figure 3-1, *Regional Location*. The project site encompasses 262.1 acres north of State Route 90 (SR-90) and east of SR-57. The 43-acre portion of the project site that is east of Rose Drive is in the incorporated City of Brea, and the remaining 219.1-acre portion of the project site is in the City's SOI, to be annexed into the city. The project site is bordered by Lambert Road/Carbon Canyon Road to the north, Rose Drive to the south, Carbon Canyon Regional Park to the east, and residential uses and Valencia Avenue to the west, as shown on Figure 3-2, *Local Vicinity Map*, and Figure 3-3, *Aerial Photograph*. The project

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site is bisected by Valencia Avenue, which runs in a north-south direction, and by Lambert Road, which runs in an east-west direction.

1.4 PROJECT SUMMARY

The Brea 265 Specific Plan proposes a master planned residential community of low- and medium-density residential neighborhoods, parks, recreational amenities, and open space linked together by an extensive trail network that connects to the Tracks at Brea and other regional systems. At buildout, the proposed project would provide up to 450 low-density units and 650 medium-density units—a total of 1,100 units with an overall average density of 4.2 dwelling units per acre. Units may be transferred between land use designations and locations so long as the total number of units does not exceed 1,100 units and the number of units in the planning area (PA) does not exceed the maximum number of dwelling units per acre permitted for the PA’s land use designation in the Specific Plan. The maximum density for Low Density Residential (LDR) would be 6.0 du/ac and for Medium Density Residential (MDR) would be 12.0 du/ac. The proposed land use summary is shown in Table 1-1, *Proposed Land Use Summary*. The Conceptual Land Use Plan is shown on Figure 3-4, *Brea 265 Land Use Plan*.

Table 1-1 Proposed Land Use Summary

Land Use	Gross Area (Acres)	Dwelling Units
Residential¹		
Low Density Residential (LDR)	134.6	450
Medium Density Residential (MDR)	62.9	650
Residential Subtotal	197.5	1,100
Nonresidential		
Park/Recreation (PR)	15.1	--
Open Space (OS) ²	47.5	--
Master Plan Right-of-Way	2.0	--
Nonresidential Subtotal		--
TOTAL	262.1 acres	1,100 Units

¹ Units may be transferred between density designations and locations.

² Open Space category does not include private open space and recreation areas.

The proposed project would require the following approvals.

- **Certification of Environmental Impact Report (EIR).** The Brea 265 Specific Plan is a discretionary project and is subject to CEQA requirements. The EIR for Brea 265 has been prepared in accordance with CEQA and the CEQA Guidelines. Prior to the approval of the Brea 265 Specific Plan, the EIR must be certified by the City Council in conjunction with approvals of any project related entitlements.
- **General Plan Amendment.** The City of Brea General Plan Land Use Map would be amended from the current “Hillside Residential” and “Low Density Residential.” designations to “Brea Specific Plan.”

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- **Specific Plan/Rezoning.** Approval of the Specific Plan is required for changing the zoning designations of the project site from “Hillside Residential (HR)” and “Single Family Residential (R-1)” to “Brea 265 Specific Plan” and for rezoning the 219.1-acre portion of the Specific Plan area currently in the County and in Brea’s SOI as well as the 43-acre portion of the site that is in Brea.
- **Tentative Tract Map.** Approval of a tentative tract map for the subdivision of the 262-acre site for residential development, including park, recreation, and open space uses.
- **Development Agreement.** Approve a development agreement between the City of Brea and the project applicant (Aera Energy) in conjunction with the Brea 265 Specific Plan/rezoning requests. It establishes vesting of development rights and entitlements and identifies project improvements, timing of improvements, and the responsibilities and rights of both the City and the project applicant.
- **Annexation.** After the above discretionary actions have received approvals from the City Council, the 219.1-acre portion of the Brea 265 Site currently in Brea’s SOI will be annexed into the city (see Figure 3-23, Annexation Areas), consistent with the 2005 pre-annexation agreement. The request will be processed through the OC LAFCO. A pre-annexation agreement for the property was prepared and approved by OC LAFCO in 2005 between the City of Brea, County of Orange, and Aera Energy. The agreement anticipates annexation of the county territory sometime prior to September 29, 2022, and that a comprehensive planning process would be undertaken for the property to facilitate the annexation into Brea. The land use entitlements listed above will be acted on by the City Council in conjunction with the initiation of the annexation request to annex the unincorporated portion of the project site into the city. At the time of approval by the City Council, the land use entitlements for the 43-acre portion of the project site in the city limits will become effective immediately or as provided for by state law. The above entitlements for the unincorporated 219.1-acre portion of the project site approved by the City Council will take effect upon completion of the annexation process. Additionally, at the time of annexation of the 219.1-acre portion of the project site, the unincorporated portion of Carbon Canyon Regional Park and the Clark-Hatch property will also be annexed.

1.5 SUMMARY OF PROJECT ALTERNATIVES

The CEQA Guidelines (Section 15126[a]) states 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.”

As described in Chapter 7, Alternatives to the proposed project, of this DEIR, the following three development alternatives were identified and analyzed, and their impacts were compared to the impacts of the proposed project.

- No Project/Existing Orange County General Plan Development Alternative
- No Project/Existing City of Brea General Plan Development Alternative

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■ Higher Density Development Alternative

Selection of the alternatives was based, in part, on their potential ability to reduce or eliminate significant impact of the proposed project determined to be significant and unavoidable, which are impacts related to operational air quality and greenhouse gas (GHG) emissions.

Please refer to Chapter 7 for a complete discussion of how the alternatives were selected and the relative impacts associated with each alternative. The following presents a summary of each of the alternatives analyzed in the DEIR. Project objectives are outlined in Sections 3.2 and Section 7.1.2.

1.5.1 No-Project/ Existing Orange County General Plan Development Alternative

Under this alternative, a total of 615 single-family detached units would be developed onsite. The 615 detached single-family units are from the Orange County Transportation Analysis Model (OCTAM) based on the County of Orange General Plan land use designations for the project site. Approximately 16.4 percent (43 acres) of the project site is in the City of Brea, and the remaining 83.6 percent (219.1 acres) is in unincorporated Orange County. Therefore, this alternative assumes that approximately 16.4 percent or 101 units of the 615 single family units would be constructed in the City of Brea, and 514 units would be constructed in unincorporated Orange County. This alternative would generate 5,800 daily trips, reducing the project-related trips from 9,351 trips under the proposed project—a reduction of 3,551 trips or approximately 38 percent. Under this alternative, no attached single-family units or townhome units would be constructed, and 11 affordable housing units would be constructed per the City's Affordable Housing Ordinance, a reduction from the proposed 76 affordable housing units under the proposed project. Under this alternative, the overall development density would be reduced from approximately 4.2 units per acre to 2.3 units per acre. Though more open space area could be provided, no sports park would be developed. Under this alternative, discretionary actions involving Specific Plan, general plan amendment, rezoning, development agreement, and annexation would not be required.

1.5.2 No Project/Existing City of Brea General Plan Development Alternative

Under this alternative, the project site would be developed under the existing Hillside Residential and Low Density Residential land use designations. Pursuant to the General Plan's slope density formula and Brea Municipal Code Section 20.206.060 and Table 20.206.060.B for Hillside Residential, 160 dwelling units are allowed in the 166.2 acres of Hillside Residential designation, a density of 0.96 dwelling unit per acre. And the Low Density Residential land use designation allows a maximum overall density of 6 dwelling units per acre, resulting in a total of 567 units in the 94.5-acre portion of the project site. This alternative does not include the density increase allowed under Section 20.206.060.C.3 or the state density bonus. This alternative would have an overall average density of 2.8 dwelling units per acre. Therefore, under the City's General Plan land use designation, a total of 727 single family detached units would be allowed. This alternative would include 10 percent affordable housing units under the City's affordable housing ordinance, and therefore include 73 affordable housing units. Under this alternative, more open space area would be preserved. However, no sports park would be developed. This alternative would generate approximately 6,856 daily trips, reducing the project-

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related 9,351 trips by 2,495 trips or approximately 26.7 percent. Under this alternative, discretionary actions involving precise development review, a hillside development permit, and annexation would be required.

1.5.3 Higher Density Development Alternative

This alternative would increase development density in the 94.5-acre portion of the project site currently designated as Low Density Residential on the west side of Valencia Avenue, preserve 99.6 acres planned for Phase 3 development, and maintain the proposed density in the 68-acre, Phase 1 portion designated as Hillside Residential by the City's General Plan. This alternative would develop Phase 2 area on the west side of Valencia Avenue with 747 units, combining units proposed for Phase 2 (612 units) and Phase 3 (135 units), to increase density to 7.9 dwelling units per acre. The 68-acre, Phase 1 portion of the project site would be developed with 353 units, a density of 5.2 units per acre. Therefore, this alternative would have an overall density of 6.8 dwelling units per acre. It is anticipated that more townhome units and higher density attached units with less building area would be constructed on the west side, and low-density and medium-density units as proposed could be constructed on the east side. This alternative would decrease the overall trips generated by the proposed project due to increase in higher density units. Higher-density residential units have a lower trip generation rate than low density single family units. This alternative would provide the same number of affordable housing units as the proposed project, 76 affordable housing. This alternative would reduce operational air quality and GHG emissions impacts. This alternative would require a general plan amendment, rezoning, and annexation.

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 DEIR must identify areas of controversy known to the lead agency, including issues raised by agencies and the public. No areas of controversy

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concerning the proposed project have been identified. This DEIR has taken into consideration the comments received from the various agencies and jurisdictions in response to the Notice of Preparation (NOP). Written comments received during the NOP period, which extended from December 14, 2018, to January 23, 2019, are contained in Appendix B of this DEIR.

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

Table 1-2, *Summary of Environmental Impacts, Mitigation Measures and Levels of Significance After Mitigation*, summarizes the conclusions of the environmental analysis contained in this EIR. Impacts are identified as significant or less than significant, and mitigation measures are identified for all significant impacts. The level of significance after imposition of the mitigation measures is also presented.

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Table 1-2 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 AESTHETICS			
Impact 5.1-1: The proposed project would not have a substantial adverse effect on a scenic vista.	Less than significant impact.	No mitigation measures are required.	Not applicable.
Impact 5.1-2: The proposed project would not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway.	Less than significant impact.	No mitigation measures are required.	Not applicable.
Impact 5.1-3: The project site is in an urbanized area, and the proposed project would not conflict with applicable zoning and other regulations governing scenic quality.	Less than significant impact.	No mitigation measures are required.	Not applicable.
Impact 5.1-4: The proposed project would not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.	Less than significant impact.	No mitigation measures are required.	Not applicable.
5.2 AGRICULTURE AND FORESTRY RESOURCES			
Impact 5.2-1: The proposed project would convert Prime Farmland, Unique Farmland, and Farmland of Statewide Importance—as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency—to nonagricultural use.	Less than significant impact.	No mitigation measures are required.	Not applicable.
Impact 5.2-2: The proposed project would not conflict with existing zoning for agricultural use, or a Williamson Act contract.	No impact.	No mitigation measures are required.	Not applicable.

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Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
<p>Impact 5.2-3: The proposed project would not conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g)), and would not result in the loss of forest land or conversion of forest land to nonforest use.</p>	No impact.	No mitigation measures are required.	Not applicable.
<p>Impact 5.2-4: The proposed project would not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use.</p>	No impact.	No mitigation measures are required.	Not applicable.
5.3 AIR QUALITY			
<p>Impact 5.3-1: Construction activities associated with the proposed project would generate short-term emissions of NOX in exceedance of SCAQMD's threshold criteria.</p>	Potentially significant impact.	<p>AQ-1 Construction and remediation contractors shall, at minimum, use equipment that meets the United States Environmental Protection Agency's (EPA) Tier 4 Interim emissions standards for off-road diesel-powered construction equipment with more than 50 horsepower for the following activities, unless it can be demonstrated to the City of Brea Building and Safety Division that such equipment is not available:</p> <ul style="list-style-type: none"> ▪ Remediation phase ground disturbing activities (e.g., site preparation, grading, and trenching) ▪ Phase 1 ground disturbing activities (e.g., site preparation, grading, and trenching) ▪ Phase 1 building/structure construction ▪ Phase 2 ground disturbing activities (e.g., site preparation, grading, and trenching) <p>Any emissions control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by Tier 4 Interim</p>	Less than significant.

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Table 1-2 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
		<p>emissions standards for a similarly sized engine, as defined by the California Air Resources Board’s regulations.</p> <p>Prior to construction, the project engineer shall ensure that all construction (e.g., grading) plans clearly show the requirement for EPA Tier 4 Interim emissions standards for construction equipment over 50 horsepower for the specific activities stated above. During construction, the construction contractor shall maintain a list of all operating equipment in use on the construction site for verification by the City of Brea. The construction equipment list shall state the makes, models, Equipment Identification Numbers, Engine Family Numbers, and number of construction equipment onsite. Equipment shall be properly serviced and maintained in accordance with the manufacturer’s recommendations. Construction contractors shall also ensure that all nonessential idling of construction equipment is restricted to 5 minutes or less in compliance with Section 2449 of the California Code of Regulations, Title 13, Article 4.8, Chapter 9.</p>	
Impact 5.3-2: Long-term operation of the proposed project would generate emissions of VOC in exceedance of SCAQMD’s threshold criteria.	Potentially significant impact.	Mitigation Measures GHG-1 and GHG-2.	Significant and unavoidable.
Impact 5.3-3: Long-term operation of the land uses associated with buildout of the proposed project would not expose sensitive receptors to substantial concentrations of criteria air pollutants or toxic air contaminants.	Less than significant impact.	No mitigation measures are required.	Not applicable.
Impact 5.3-4: Construction-related emissions associated with land uses accommodated under the proposed project would not expose sensitive receptors to substantial concentrations of criteria air pollutants.	Less than significant impact.	No mitigation measures are required.	Not applicable.

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Table 1-2 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
Impact 5.3-5: Project-related construction activities would result in potentially significant cancer risk impacts to nearby off-site residences.	Potentially significant impact.	Mitigation Measure AQ-1.	Less than significant.
Impact 5.3-6: The proposed project would generate long-term emissions that cumulatively contribute to the nonattainment designations in the SoCAB and therefore conflict with the South Coast AQMD Air Quality Management Plan.	Potentially significant impact.	Mitigation Measures GHG-1 and GHG-2.	Significant and unavoidable.
Impact 5.3-7: The proposed project would not result in other emissions that would adversely affect a substantial number of people.	Less than significant impact.	No mitigation measures are required.	Not applicable.
5.4 BIOLOGICAL RESOURCES			
Impact 5.4-1: The proposed project could have a substantial effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service.	Potentially significant impact.	<p>BIO-1 The project applicant shall provide a minimum of 52.86 acres of open space lands offsite within and immediately adjacent to the existing Puente-Chino Hills wildlife corridor as determined by the U.S. Fish and Wildlife Service, which may include properties owned by SWEPI/Aera Energy that are within or adjacent to the Chino Hills State Park. The proposed land conservation shall be offered to the Chino Hills State Park for consideration of acquisition. See Figure 5.4-7, <i>Regional Open Space and Proposed Mitigation Lands Map</i>.</p> <p>BIO-2 A Habitat Conservation Plan (HCP) pursuant to Section 10(a)(1)(B) of the Federal Endangered Species Act (FESA) or Biological Opinion pursuant to Section 7 shall be developed as part of formal consultation with the US Fish and Wildlife Service (USFWS) for impacts to 10.33 acres of occupied and suitable coastal California gnatcatcher habitat. Upon development of the HCP or completion of the Section 7 consultation and issuance of the Biological Opinion, the USFWS can issue incidental take permits for listed species where the HCP or Biological Opinion specifies, at a minimum, the following:</p> <p>(1) The level of impact that will result from the taking, (2) Steps that will minimize and mitigate the impacts, (3) Funding necessary to implement the plan, (4) Alternative actions to the taking considered by the applicant and the reasons why such alternatives were not chosen, and (5) Such other measures</p>	Less than significant.

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Table 1-2 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
		<p>that the USFWS may require in accordance with the HCP or the Biological Opinion, as applicable.</p> <p>The project applicant shall perform the following restoration activities offsite within the 52.86 acres proposed for dedication within and immediately adjacent to the existing Puente-Chino Hills wildlife corridor, as determined by the U.S. Fish and Wildlife Service, which may include properties owned by SWEPI/Aera Energy that are within or adjacent to the Chino Hills State Park, as outlined in Mitigation Measure BIO 1:</p> <ul style="list-style-type: none"> ▪ Coastal Sage Scrub Establishment/Restoration (10.33 acres mitigated at 2:1 ratio): 20.66 acres ▪ Prepare Habitat Restoration Plan that will include the following components—Location, Site Preparation Methods, Plant Palette, Planting Methods, Maintenance Requirements, Monitoring and Reporting Procedures, Performance Standards. <p>The project applicant shall begin coastal sage scrub restoration activities (e.g., soil prep, seeding) no later than one year after issuance of the first permit that allows for ground disturbance (e.g., grading permit).</p> <p>It is expected that the USFWS will include monitoring requirements to ensure nesting activities are not directly or indirectly impacted as a result of project initiation. The take of active coastal California gnatcatcher nests, which includes harassment of the bird due to grading noise and vibrations, is not permitted from February 15 through July 1. Therefore, grading and removal of habitat during this time frame shall only be permitted if the following conditions are met to the satisfaction of the USFWS.</p> <ul style="list-style-type: none"> ▪ During grading, if active nests are found within 500 feet of the grading, the grading activity shall be stopped until such time as mitigation measures are implemented to the satisfaction of the USFWS. There is no guarantee that grading will be allowed to resume during the nesting season. ▪ Before issuance of a clearing/grading permit, if grading or clearing is to occur between February 15 and July 1, the project applicant shall 	

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Table 1-2 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
		<p>provide to the City of Brea a letter from a qualified biologist retained by the project applicant, with a scope of work for a coastal sage scrub habitat and coastal California gnatcatcher survey, and a report for the area to be cleared and/or graded, and coastal sage scrub habitat areas within 500 feet of that area. The biologist shall coordinate with the USFWS to determine the appropriate survey methodology. The purpose of the survey is to determine if any active gnatcatcher nests are in the area to be cleared or graded, or in coastal sage scrub habitat within 500 feet of such an area. To be considered qualified, the biologist must provide the City with a copy of a valid Coastal California Gnatcatcher Recovery Permit from the USFWS.</p> <p>The scope of work shall explain the survey methodology for the biological survey and the proposed coastal California gnatcatcher nest monitoring activities during the clearing/grading operation. Should the report show, to the satisfaction of the USFWS, that gnatcatcher nests are not present within the area to be graded/cleared, or within coastal sage scrub habitat located within 500 feet of said area, approval may be granted to commence clearing/grading within the coastal California gnatcatcher nesting season from February 15 through July 1.</p> <ul style="list-style-type: none"> ▪ If coastal California gnatcatchers are nesting within the area to be graded/cleared, or within coastal sage scrub habitat within 500 feet of said area, no grading will be allowed during this time until mitigation measures are implemented to the satisfaction of the USFWS. ▪ The biologist must attend the City's preconstruction meeting for the project and must be present onsite during all clearing/grading activities to monitor that the clearing/grading activities stay within the designated limits. During this period, the biologist shall also monitor and survey the habitat within the area to be cleared/graded and any habitat within 500 feet of that area for any evidence that a coastal California gnatcatcher nest(s) exists or is being built. If evidence of a coastal California gnatcatcher nest(s) is discovered, the grading operation shall cease in that area and be directed to a location more than 500 feet from the nest(s). 	

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Table 1-2 Summary of Environmental Impacts, Mitigation Measures and Levels of Significance After Mitigation

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		<ul style="list-style-type: none"> ▪ Upon completion of the clearing/grading activities, the applicant's biologist shall submit to the City of Brea and USFWS a biological monitoring report summarizing the observations of the biologist, including whether any coastal California gnatcatchers or evidence of active coastal California gnatcatcher nests were present during clearing and grading activities in the area and any habitat within 500 feet of the area. <p>BIO-3 A Habitat Conservation Plan (HCP) pursuant to Section 10(a)(1)(B) of the Federal Endangered Species Act (FESA) or Biological Opinion pursuant to Section 7 shall be developed as part of formal consultation with the US Fish and Wildlife Service (USFWS) for impacts to 1.37 acres of least Bell's vireo habitat. Upon development of the HCP or completion of the Section 7 consultation and issuance of the Biological Opinion, the USFWS can issue incidental take permits for listed species where the HCP or Biological Opinion specifies, at a minimum, the following:</p> <p>(1) the level of impact that will result from the taking, (2) steps that will minimize and mitigate the impacts, (3) funding necessary to implement the plan, (4) alternative actions to the taking considered by the applicant and the reasons why such alternatives were not chosen, and (5) other measures that the USFWS or CDFW may require as being necessary or appropriate for the HCP or Biological Opinion.</p> <p>The project applicant shall perform the following preservation and/or restoration activities offsite within the 52.86 acres proposed for dedication within and immediately adjacent to the existing Puente-Chino Hills wildlife corridor as determined by the U.S. Fish and Wildlife Service, which may include properties owned by SWEPI/Aera Energy that are within or adjacent to the Chino Hills State Park, as outlined in Mitigation Measure BIO 1.</p> <ul style="list-style-type: none"> ▪ Blue Elderberry Scrub Establishment (1.37 acres mitigated at 2:1 ratio): 2.74 acres ▪ Prepare Habitat Restoration Plan that shall include the following components—Location, Site Preparation Methods, Plant Palette, 	

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		<p>Planting Methods, Maintenance Requirements, Monitoring and Reporting Procedures, Performance Standards.</p> <p>It is expected that the USFWS will include monitoring requirements to ensure nesting activities are not directly or indirectly impacted as a result of project initiation. The take of active least Bell's vireo nests, which includes harassment of the bird due to grading noise and vibrations, is not permitted from April 14 through July 31. Therefore, grading and removal of habitat during this time frame shall only be permitted if the following conditions are met to the satisfaction of the USFWS.</p> <ul style="list-style-type: none"> ▪ During grading, if active nests are found within 500 feet of the grading, the grading activity shall stop until mitigation measures are implemented to the satisfaction of the USFWS. There is no guarantee that grading will be allowed to resume during the nesting season. 	
<p>Impact 5.4-2: The proposed project could have a substantial adverse effect on riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service; and could have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.</p>	<p>Potentially significant impact.</p>	<p>See Mitigation Measures BIO-1 and BIO-2.</p> <p>BIO-4 Prior to issuance of a grading permit, the project applicant shall obtain a 404 Nationwide Permit from the US Army Corps of Engineers (USACE), a 401 Certification issued by the Regional Water Quality Control Board (RWQCB), and a 1602 Streambed Alteration Agreement (SAA) from the California Department of Fish and Wildlife (CDFW) for impacts to jurisdictional resources. During the permit/certification processes, a Regulatory Habitat Mitigation Monitoring Plan (HMMP) shall be developed and approved by USACE, CDFW, and RWQCB, as outlined in the HMMP.</p> <p>Total impact area that requires mitigation by 404 Nationwide Permit from USACE and 401 Certification from RWQCB shall not be less than 0.602 acre. And total impact area subject to Section 1602 SAA by CDFW mitigation shall not be less than 0.896 acre (0.833 acre of drainage channel and 0.063 acre of riparian habitat). Total impact area subject to Section 1602 SAA is inclusive of the USACE/RWQCB impact area; therefore, mitigation for Section 1602 impacts also address the impacts to USACE/RWQCB jurisdictional resources.</p> <p>Impacts to jurisdictional resources shall be mitigated at a ratio greater than 3:1 (0.896 acre mitigated at 3:1 ratio is 2.688 acres). The project applicant shall establish and/or reestablish 2.74 acres of streambed and associated</p>	<p>Less than significant.</p>

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		<p>blue elderberry woodland as outlined in Mitigation Measure BIO-3. The 2.74 acres will collectively mitigate impacts to 0.896 acre of jurisdictional resources, 1.37 acres of blue elderberry woodland, and 0.03 acre of black willow thicket at a location approved by CDFW and the RWQCB within the 52.86 acres proposed for dedication within and immediately adjacent to the existing Puente-Chino Hills wildlife corridor, which may include properties owned by SWEPI/Aera Energy that are within or adjacent to the Chino Hills State Park, as outlined in Mitigation Measure BIO 1.</p> <p>Regulatory Habitat Mitigation Monitoring Plan</p> <p>If restoration mitigation (as stated above) is selected, the project applicant shall develop a Regulatory Habitat Mitigation Monitoring Plan (HMMP) for impacts to jurisdictional resources, including black willow thickets (state rarity ranking of S3). The HMMP shall be prepared by a qualified biologist and approved by USACE, CDFW, and RWQCB. The project applicant shall begin restoration activities (e.g., soil prep, seeding, planting) no later than one year after issuance of the first permit that allows ground disturbance (e.g., grading permit). The project applicant shall be fully responsible for implementing the revegetation program until the restoration areas have met the success criteria outlined in the HMMP. The regulatory agencies shall have final authority over mitigation area sign-off. The HMMP shall include, at a minimum, 1) project description, 2) mitigation goals, 3) description of mitigation site, 4) implementation approach, 5) maintenance/monitoring approach, 6) success criteria/contingency measures, and 7) funding mechanism.</p>	
<p>Impact 5.4-3: The proposed project could interfere substantially with the movement of native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites.</p>	<p>Potentially significant impact.</p>	<p>Mitigation Measures BIO-1 through BIO-3.</p>	<p>Less than significant.</p>
<p>Impact 5.4-4: The proposed project could conflict with local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.</p>	<p>Potentially significant impact.</p>	<p>Mitigation Measures BIO-1 through BIO-4.</p>	<p>Less than significant.</p>

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<p>Impact 5.4-5: The proposed project would not conflict with the provisions of an adopted habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.</p>	Potentially significant impact.	Mitigation Measures BIO-1 and BIO-2.	Less than significant.
5.5 CULTURAL RESOURCES			
<p>Impact 5.5-1: Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5.</p>	Less than significant impact.	No mitigation measures are required.	Not applicable.
<p>Impact 5.5-2: Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5.</p>	Potentially significant impact.	<p>CUL-1 Prior to ground disturbance, a cultural resources mitigation and monitoring plan (CRMMP) shall be prepared and implemented. The CRMMP shall require:</p> <ul style="list-style-type: none"> ▪ Monitoring during grading and other earth-moving activities in undisturbed sediments. ▪ Treatment plan for potential resources that includes: <ul style="list-style-type: none"> • Data to be collected. • Requirements for professional identification and/or other special studies as appropriate. • Requirements for curation at an accredited museum for artifacts meeting significance criteria. ▪ A comprehensive final mitigation compliance report that includes: <ul style="list-style-type: none"> • A catalog of specimens with museum numbers. • An appendix with a letter from the museum stating that it is in possession of the materials. <p>In the event of an unanticipated discovery, all work must be suspended within 50 feet of the find until a qualified archaeologist evaluates it.</p>	Less than significant.

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Impact 5.5-3: Grading activities could potentially disturb human remains.	Less than significant impact.	No mitigation measures are required.	Not applicable.
5.6 ENERGY			
Impact 5.6-1: The project would not result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation.	Less than significant impact.	No mitigation measures are required.	Not applicable.
Impact 5.6-2: The project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency.	No impact.	No mitigation measures are required.	Not applicable.
5.7 GEOLOGY AND SOILS			
Impact 5.7-1: The proposed project would not directly or indirectly cause substantial adverse effect, including the risk of loss, injury, or death involving rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map.	No impact.	No mitigation measures are required.	Not applicable.
Impact 5.7-2: The proposed project would not directly or indirectly cause substantial adverse effect, including the risk of loss, injury, or death involving strong seismic ground shaking.	Less than significant impact.	No mitigation measures are required.	Not applicable.
Impact 5.7-3: The proposed project would not directly or indirectly cause substantial adverse effect related to on- or offsite liquefaction, landslide, lateral spreading, subsidence, or collapse.	Less than significant impact.	No mitigation measures are required.	Not applicable.
Impact 5.7-4: Project development could cause substantial soil erosion or the loss of topsoil.	Less than significant impact.	No mitigation measures are required.	Not applicable.

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<p>Impact 5.7-5: The project site is not located on expansive soils that create substantial direct or indirect risks to life or property.</p>	<p>Less than significant impact.</p>	<p>No mitigation measures are required.</p>	<p>Not applicable.</p>
<p>Impact 5.7-6: Project development could directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.</p>	<p>Potentially significant impact.</p>	<p>GEO-1 The project applicant shall implement a Paleontological Resource Impact Mitigation Program and conduct full-time monitoring by a qualified paleontologist when disturbing deposits with a Potential Fossil Yield Classification (PFYC) ranking of 3 or greater. If unanticipated fossils are unearthed during construction, work shall be halted in that area until a qualified paleontologist can assess the significance of the find. Sediment samples shall be collected in the deposits and processed to determine the small-fossil potential in the project area, and any fossils recovered during mitigation should be deposited in an accredited and permanent scientific institution. Work may resume immediately a minimum of 50 feet away from the find. This procedure shall be included in the Worker Environmental Awareness Program training provided to construction personnel.</p> <p>Only qualified, trained paleontologists with specific expertise in the type of fossils being evaluated shall determine the scientific significance of paleontological resources. Fossils are considered to be scientifically significant if one or more of the following criteria apply:</p> <ol style="list-style-type: none"> 1. The fossils provide information on the evolutionary relationships and developmental trends among organisms, living or extinct. 2. The fossils provide data useful in determining the age(s) of the rock unit or sedimentary stratum, including data important in determining the depositional history of the region and the timing of geologic events therein. 3. The fossils provide data regarding the development of biological communities or interaction between paleobotanical and paleozoological biotas. 4. The fossils demonstrate unusual or spectacular circumstances in the history of life. 	<p>Less than significant.</p>

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		<p>5. The fossils are in short supply and/or in danger of being depleted or destroyed by the elements, vandalism, or commercial exploitation and are not found in other geographic locations.</p> <p>If fossils are considered to be scientifically significant, the fossils shall be curated in perpetuity at an accredited repository after excavations have finished, and nonvertebrate fossils (plants, shells, trace fossils, etc.) may be collected as a representative sample when numerous fossils of the same species are present.</p>	
5.8 GREENHOUSE GAS EMISSIONS			
<p>Impact 5.8-1: Buildout of the proposed project would generate a substantial increase in GHG emissions compared to existing conditions and would have a significant impact on the environment.</p>	<p>Potentially significant impact.</p>	<p>GHG-1 The project developer(s) shall design and build all residential homes to meet/include the following:</p> <ul style="list-style-type: none"> a) Tier 2 requirements for Division A4.1, Planning and Design, as outlined under Section A4.203.1.2.2 of Appendix A4 Residential Voluntary Measures of the 2019 California Green Building Standards Code. b) Tier 2 requirements for Division A4.2, Energy Efficiency, as outlined under Section A4.203.1.2.2 of Appendix A4 Residential Voluntary Measures of the 2019 California Green Building Standards Code. c) Tier 2 requirements for Division A4.3, Water Efficiency and Conservation, as outlined under Section A4.601.5.2 of Appendix A4 Residential Voluntary Measures of the 2019 California Green Building Standards Code; comply with at least three elective measures selected from Division A4.3 of Appendix A4 Residential Voluntary Measures of the 2019 California Green Building Standards Code. d) No wood-burning or gas-powered fireplaces shall be installed in any of the dwelling units. e) Install a home battery storage unit (e.g., Tesla Powerwall) for all single-family units that are fitted with a solar photovoltaic generation system. At minimum, all installed battery storage units shall meet the requirements in Reference Joint Appendix 12 of the 2022 Building Energy Efficiency Standards. 	<p>Significant and unavoidable.</p>

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		<p>f) Install a battery storage unit(s) (e.g., Tesla Powerwall) for all multifamily residential buildings that are fitted with a solar photovoltaic generation system. At minimum, all installed battery storage units shall meet the requirements in Reference Joint Appendix 12 of the 2022 Building Energy Efficiency Standards.</p> <p>g) All buildings will be all electric, meaning that electricity is the only permanent source of energy for water heating; mechanical; heating, ventilation, and air conditioning (HVAC) (i.e., space-heating and space cooling); cooking; and clothes-drying, and there is no gas-meter connection. All major appliances (e.g., dishwashers, refrigerators, clothes washers and dryers, and water heaters) provided/installed shall be electric-powered EnergyStar-certified or of equivalent energy efficiency, where applicable.</p> <p>Prior to the issuance of building permits for new development projects within the project site, the project developer(s) shall show provide documentation (e.g., building plans) to the City of Brea Building Division official or his/her designee, to verify implementation of the of the design requirements listed above in this mitigation measure. Prior to the issuance of the certificate of occupancy, the City of Brea shall verify implementation of the design requirements specified above.</p> <p>GHG-2 The project developer shall design public-use parking lots that:</p> <p>a) Provide electric vehicle (EV) charging stations. At minimum, the number of EV charging stations shall equal the Tier 2 Nonresidential Voluntary Measures of the California Green Building Standards Code, Section A5.106.5.3.2.</p> <p>b) Provide parking for low-emitting, fuel-efficient, and carpool/van vehicles. At minimum, the number of preferential parking spaces shall equal the Tier 2 Nonresidential Voluntary Measures of the California Green Building Standards Code, Section A5.106.5.1.2</p> <p>Prior to the issuance of building permits for new development projects within the project site, the project developer(s) shall provide documentation (e.g., site plans) to the City of Brea Building Division official or his/her designee, to</p>	

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		verify implementation of the of the design requirements specified above in this mitigation measure. Prior to the issuance of the certificate of occupancy, the City of Brea shall verify implementation of the design requirements specified above.	
Impact 5.8-2: Implementation of the proposed project would not conflict with plans adopted for the purpose of reducing GHG emissions.	Less than significant impact.	No mitigation measures are required.	Not applicable.
5.9 HAZARDS AND HAZARDOUS MATERIALS			
Impact 5.9.1: The proposed project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.	Less than significant impact.	No mitigation measures are required.	Not applicable.
Impact 5.9.2: The proposed project could create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.	Potentially significant impact.	<p>HAZ-1 An additional Phase II Environmental Site Assessment (ESA) shall be performed at the historical sumps and the drainage channel already investigated under the Focused Phase II ESA to better define and evaluate the vertical and lateral extent of impacted soils. In addition, a Phase II ESA shall be prepared to investigate other historical sumps, oil wells, former tank areas, roads, manifolds and pipelines, and the agricultural land that were not included in the Focused Phase II ESA. Phase II ESAs shall include strategic test pits and trenching, near-surface and shallow soil testing, and drilling of deep soil borings at the areas of potential environmental concern identified in the Phase I ESA and the Focused Phase II ESA (DEIR Appendix H and Appendix I).</p> <p>The additional Phase II ESA investigations shall be conducted in accordance with guidelines developed by the Department of Toxic Substances Control (DTSC) and US Environmental Protection Agency (EPA) for site assessments. The Phase II ESA investigation shall be submitted to the City of Brea Community Development Department for review and approval by an independent third-party reviewer.</p> <p>HAZ-2 All cleaning, dismantling, and removal of oil field production tanks shall be conducted in compliance with permitting, sampling, monitoring, and handling requirements of the applicable regulatory oversight agency or agencies. A</p>	Less than significant.

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		<p>Phase II Environmental Site Assessment shall be conducted upon completion of tank and facility removal operations.</p> <p>HAZ-3 If the Phase II Environmental Site Assessment (ESA) testing described in MM HAZ-1 reveals concentrations of contaminants (TPH, VOCs, SVOCs, PCBs, OCPs, OPPs, soil vapor, etc.) above acceptable health-based screening levels for residential exposure, those areas shall be defined and remediated to below the health-based level of concern, and the project applicant shall prepare a remedial action plan (RAP). The RAP shall be reviewed and approved by the appropriate oversight regulatory agencies (Orange County Health Care Agency–Environmental Health Division, Orange County Fire Authority, Regional Water Quality Control Board, etc.) prior to issuance of a grading permit for an affected area. Remediation may include bioremediation, excavation, and disposal of impacted soil. The construction contractor shall implement the recommendations outlined in the RAP.</p> <p>HAZ-4 Verification soil sampling (confirmation sampling) shall be conducted after remediation of impacted soils that exceeded the approved remedial action plan (RAP) criteria. Verification sampling shall be conducted under the direction of the regulatory oversight agency representative and shall be collected and analyzed in compliance with the approved RAP or as directed by the regulatory oversight agency.</p> <p>HAZ-5 The project applicant shall retain an experienced petroleum environmental consultant to document the remediation efforts during all remediation phases, overall site grading, and implementation of the project mitigation measures in accordance with the approved remedial action plan. At completion of the site remediation, site closure reports containing environmental documentation shall be submitted to the appropriate oversight regulatory agencies for approval. A closure letter from the Orange County Health Care Agency shall be obtained to document the completion of remediation activities prior to the issuance of building permits.</p> <p>HAZ-6 Prior to commencing grading operations, the project applicant shall consult with the California Department of Conservation, Geologic Energy Management Division (CalGEM), to ensure that all oil wells on the project site have been identified and are plugged and abandoned in accordance with</p>	

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		<p>applicable CalGEM regulations. Any oil well that has not previously been abandoned, as evidenced by the issuance of a “Report of Well Abandonment” issued by CalGEM, shall be plugged and abandoned in accordance with CalGEM regulations and shall meet all CalGEM requirements. Abandonments shall be completed prior to the commencement of grading within 50 feet of such a well.</p> <p>Any previously abandoned well that is within 100 feet of a proposed structure or within a street right-of-way shall be evaluated and reabandoned, if necessary, to meet updated CalGEM standards prior to building permit approval.</p>	
		HAZ-7 No habitable buildings shall be built closer than 10 feet to an abandoned wellbore.	
		HAZ-8 In the event that any crude oil pipelines remain in operation on the project site, they shall be relocated at least 100 feet from any building and buried beneath the ground surface or in compliance with county, state, or federal setback requirements, whichever is greater.	
		HAZ-9 Existing 30-inch SoCal Gas gas line shall be located within a minimum of 10 feet easement and shall not be located within any private residential lot.	
		HAZ-10 Prior to issuance of building permits, soils adjacent to oil wells abandoned in development areas shall be mitigated to meet residential cleanup requirements of an approved remedial action plan.	
		HAZ-11 Prior to issuance of any building permits, any abandoned well within 300 feet of a planned habitable structure shall be mitigated to the current guidelines of the City of Brea Fire Department. All habitable structures within 300 feet of an abandoned well shall follow methane mitigation methods approved by the City’s Combustible Soil-Gas Guideline. Any mitigation measure required of habitable structures shall be reflected on any plans submitted for building permits or occupancy permits.	
		HAZ-12 Prior to issuance of any building permit for any Planning Area following remediation and decommission efforts on the areas of the existing oil and gas production operations, the project applicant shall prepare a combustible	

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		gas/methane assessment study by a registered professional and submit it to the City of Brea Fire Department for review and approval. The study shall meet the requirements of the City's Combustible Soil-Gas Guideline and contain a detailed description of the site investigation, including the methodology and data collection techniques used. If detectable levels of methane are encountered on the project site that exceed the City of Brea Fire Department standards, the project applicant shall submit a mitigation plan to the City of Brea Fire Department and implement remedial measures as directed by the City's Fire Department.	
Impact 5.9-3: The proposed project would emit hazardous emissions or handle hazardous or acutely hazardous materials, substance, or waste within one-quarter mile of an existing or proposed school.	Potentially significant impact.	Mitigation Measures HAZ-1 through HAZ-12.	Less than significant.
Impact 5.9-4: The project site is on a site that is on a list of hazardous materials compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or the environment.	Potentially significant impact.	Mitigation Measures HAZ-1 through HAZ-12.	Less than significant.
Impact 5.9-5: The project site is not within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport.	No impact.	No mitigation measures are required.	Not applicable.
Impact 5.9-6: Project development would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.	Less than significant impact.	No mitigation measures are required.	Not applicable.
Impact 5.9-7: The proposed project would not expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires.	Less than significant impact.	No mitigation measures are required.	Not applicable.

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5.10 HYDROLOGY AND WATER QUALITY			
Impact 5.10-1: The proposed project would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality; provide substantial additional sources of polluted runoff; or conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan.	Less than significant impact.	No mitigation measures are required.	Not applicable.
Impact 5.10-2: Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin.	Less than significant impact.	No mitigation measures are required.	Not applicable.
Impact 5.10-3: Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in a substantial erosion or siltation on- or off-site.	Less than significant impact.	No mitigation measures are required.	Not applicable.
Impact 5.10-4: The proposed project could substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite; create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage system.	Potentially significant impact.	HYD-1 Prior to approval of a final site improvement plans, the project applicant shall prepare a Final Hydrology and Hydraulic (H&H) report in compliance with the City of Brea’s Master Plan of Drainage 2013 requirements for review and approval by the City of Brea Public Works Department. The H&H report shall address and assess all proposed connections to the downstream system, and appropriate mitigation measures shall be submitted to the City of Brea so that the downstream systems are not impacted.	Less than significant.

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Impact 5.10-5: The proposed project would not impede or redirect flood flows.	Potentially significant impact.	HYD-2 Prior to recordation of any final subdivision map for areas below the Carbon Canyon Dam, the project applicant shall submit an emergency response plan (Plan) that meets the approval of the Brea Fire Department. The Plan shall provide emergency response protocols, and for the final subdivision map east of Rose Drive within the Carbon Canyon Dam inundation area, the Plan shall also demonstrate compliance with the dam failure inundation buyer notification provisions of state law.	Less than significant.
Impact 5.10-6: The proposed project would not cause the release of pollutants due to project inundation from being in the flood hazard, tsunami, or seiche zones.	Less than significant impact.	No mitigation measures are required.	Not applicable.
5.11 LAND USE AND PLANNING			
Impact 5.11-1: Project implementation would not divide an established community.	No impact.	No mitigation measures are required.	Not applicable.
Impact 5.11-2: Project implementation would not conflict with applicable plans adopted for the purpose of avoiding or mitigating an environmental effect.	Less than significant impact.	No mitigation measures are required.	Not applicable.
5.12 MINERAL RESOURCES			
Impact 5.12-1: The proposed project would not result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state.	Less than significant impact.	No mitigation measures are required.	Not applicable.
Impact 5.12-2: The proposed project would not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan.	No impact.	No mitigation measures are required.	Not applicable.

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5.13 NOISE			
<p>Impact 5.13-1: Construction activities would result in temporary noise increases in the vicinity of the project site that could exceed standards.</p>	<p>Potentially significant impact.</p>	<p>N-1</p> <p>Prior to any construction activity such as grading, site preparation, or issuance of building permits, a note shall be provided on construction plans indicating that during construction activities and phasing the project applicant shall be responsible for requiring contractors to implement the following measures to limit construction-related noise to a performance standard of 80 dBA L_{eq} at the property line of the nearest sensitive receptor:</p> <ul style="list-style-type: none"> ▪ Section 8.20.070 of the Brea Municipal Code limits construction activity to the daytime hours between 7:00 am to 7:00 pm on Monday through Saturday. Construction is not allowed on Sundays and federal holidays. If construction outside of these hours is necessary for construction of a project under the Specific Plan, construction noise shall be limited to the City of Brea exterior noise standards summarized in Table 5.13-3, <i>City of Brea Exterior Noise Standards</i>. ▪ During the entire active construction period, equipment and trucks used for project construction shall utilize the best available noise control techniques (e.g., improved mufflers, use of intake silencers, ducts, engine enclosures, and acoustically attenuating shields or shrouds), wherever feasible. ▪ Require that impact tools (e.g., jack hammers and hoe rams) be hydraulically or electrically powered wherever possible. Where the use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used along with external noise jackets on the tools. ▪ Stationary equipment such as generators and air compressors shall be located as far as feasible from nearby noise-sensitive uses. ▪ Stockpiling shall be located as far as feasible from nearby noise-sensitive receptors. ▪ Construction traffic shall be limited—to the extent feasible—to approved haul routes established by the City. 	<p>Less than significant.</p>

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Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<ul style="list-style-type: none"> ▪ At least 10 days prior to the start of construction activities, a sign shall be posted at the entrance(s) to the job site, clearly visible to the public, that includes permitted construction days and hours as well as the telephone numbers of the City's and contractor's authorized representatives to respond in the event of a noise or vibration complaint. If the authorized contractor's representative receives a complaint, he/she shall investigate, take appropriate corrective action, and report the action to the City. ▪ Signs shall be posted at the job site entrance(s), within the on-site construction zones, and along queueing lanes (if any) to reinforce the prohibition of unnecessary engine idling. All other equipment shall be turned off if not in use for more than 5 minutes. ▪ During the entire active construction period and to the extent feasible, the use of noise-producing signals, including horns, whistles, alarms, and bells, shall be for safety warning purposes only. The construction manager shall use smart back-up alarms, which automatically adjust the alarm level based on the background noise level, or switch off back-up alarms and replace with human spotters in compliance with all safety requirements and laws. ▪ Erect temporary noise barriers, where feasible, when construction noise is predicted to exceed the noise standards after other measures have been considered, or occur at nighttime, or when the anticipated construction duration is greater than is typical (e.g., two years or more). 	
Impact 5.13-2: Implementation of the proposed project would result in long-term operation-related noise that would not exceed standards.	Less than significant impact.	No mitigation measures are required.	Not applicable.
Impact 5.13-3: Construction during Plan buildout would generate construction vibration that could exceed standards.	Potentially significant impact.	N-2 Prior to issuance of a building permit for a project requiring pile driving within 135 feet of fragile structures such as historical resources, within 100 feet of nonengineered timber and masonry buildings (e.g., most residential buildings), or within 75 feet of engineered concrete and masonry (no plaster), or requiring a vibratory roller within 25 feet of any structure, the project applicant shall prepare a noise and vibration analysis to assess and mitigate	Less than significant.

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Table 1-2 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
		potential noise and vibration impacts related to these activities. This noise and vibration analysis shall be conducted by a qualified and experienced acoustical consultant or engineer. The vibration levels shall not exceed Federal Transit Administration (FTA) architectural damage thresholds—e.g., 0.12 inch per second (in/sec) peak particle velocity (PPV) for fragile or historical resources, 0.2 in/sec PPV for nonengineered timber and masonry buildings, and 0.3 in/sec PPV for engineered concrete and masonry—or the City threshold of 0.003 in/sec root-mean-square (70 vibration decibel [VdB]). If vibration levels would exceed this threshold, alternative uses such as static rollers and drilling piles as opposed to pile driving shall be used.	
Impact 5.13-4: The proximity of the project site to an airport or airstrip would not result in exposure of future residents and workers to excessive airport-related noise.	No impact.	No mitigation measures are required.	Not applicable.
5.14 POPULATION AND HOUSING			
Impact 5.14-1: The proposed project would not induce unplanned substantial population growth in an area, directly by proposing residential units and indirectly by providing extension of roads or other infrastructure.	Less than significant impact.	No mitigation measures are required.	Not applicable.
Impact 5.14-2: The proposed project would not displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere.	No impact.	No mitigation measures are required.	Not applicable.
5.15 PUBLIC SERVICES			
FIRE PROTECTION AND EMERGENCY SERVICES			
Impact 5.15-1: The proposed project would not result in a substantial adverse physical impact associated with the provisions of new or physically altered fire protection facilities, the construction of which could cause significant	Less than significant impact.	No mitigation measures are required.	Not applicable.

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Table 1-2 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
<p>environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for fire protection services.</p>			
POLICE PROTECTION			
<p>Impact 5.15-2: The proposed project would not result in a substantial adverse physical impact associated with the provisions of new or physically altered police protection facilities, the construction of which could cause significant environmental impacts, however, the proposed project could adversely affect service ratios, response times, or other performance objectives for police protection services.</p>	<p>Potentially significant impact.</p>	<p>PS-1 Prior to issuance approval of each tentative tract map, the project applicant shall demonstrate compliance with the site planning guidelines referred to as Crime Prevention Through Environmental Design (CPTED). CPTED is based on the principle that proper design and effective use of buildings and public spaces in neighborhoods can lead to a reduction in the fear and incidence of crime, and an improvement in the quality of life. These guidelines are intended to optimize the ability of the police department to respond quickly and effectively to calls for assistance and also to incorporate crime prevention measures into the design of future homes, open space areas, and public trails. Examples of such measures include minimizing vegetation or structural screening that could obstruct visibility into public parks by passing patrol units; installation of special locks and/or electronic security devices; incorporation of practical access control (doors, fences); promote surveillance through minimum security lighting, windows, and landscaping; and provide territorial reinforcement through proper signage and sidewalks.</p>	<p>Less than significant.</p>
SCHOOL SERVICES			
<p>Impact 5.15-3: The proposed project would not result in a substantial adverse physical impact associated with the provisions of new or physically altered school facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable performance objectives for school services.</p>	<p>Less than significant impact.</p>	<p>No mitigation measures are required.</p>	<p>Not applicable.</p>

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Table 1-2 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
LIBRARY SERVICES			
Impact 5.15-4: The proposed project would not result in a substantial adverse physical impact associated with the provisions of new or physically altered library facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable performance objectives for library services.	Potentially significant impact.	PS-2 Prior to each building permit, the Project Applicant shall pay library impact fees to the County of Orange to offset its fair share of the costs of providing additional library resources and shall provide proof of payment to the City of Brea. A fair-share cost per unit shall be established in coordination with the County of Orange.	Less than significant.
5.16 RECREATION			
Impact 5.16-1: The proposed project would not increase the use of existing neighborhood and regional parks, or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated.	Less than significant impact.	No mitigation measures are required.	Not applicable.
Impact 5.16-2: The proposed project would not include recreational facilities that might have an adverse physical effect on the environment.	Less than significant impact.	No mitigation measures are required.	Not applicable.
5.17 TRANSPORTATION			
Impact 5.17-1: The proposed project would conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities.	Less than significant impact.	No mitigation measures are required.	Not applicable.
Impact 5.17-2: The proposed project would not conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b).	Less than significant impact.	No mitigation measures are required.	Not applicable.

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Table 1-2 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
Impact 5.17-3: The proposed project would not substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment).	Less than significant impact.	No mitigation measures are required.	Not applicable.
Impact 5.17-4: The proposed project would not result in inadequate emergency access.	Less than significant impact.	No mitigation measures are required.	Not applicable.
5.18 TRIBAL CULTURAL RESOURCES			
Impact 5.18-1: The proposed project would not cause a substantial adverse change in the significance of a tribal cultural resource that is listed or eligible for listing in the California Register of Historical Resources or in a local register of historical resources as defined in Public Resources Code section 5020.1(k).	Less than significant impact.	No mitigation measures are required.	Not applicable.
Impact 5.18-2: The proposed project would 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 impact.	TCR-1 Prior to the commencement of any ground disturbing activity at the project site, the project applicant shall retain a Native American Monitor approved by the Gabrieleno Band of Mission Indians-Kizh Nation—the tribe that consulted on this project pursuant to Assembly Bill 52 (the “Tribe” or the “Consulting Tribe”)—and in concurrence with the City of Brea as the CEQA lead agency. A copy of the executed contract shall be submitted to the City of Brea Planning and Building Department prior to the issuance of any permit necessary to commence a ground-disturbing activity. <ul style="list-style-type: none"> ▪ The Tribal monitor shall only be present on-site during the construction phases that involve ground-disturbing activities. Ground disturbing activities are defined by the Tribe as activities that may include, but are not limited to, pavement removal, potholing or auguring, grubbing, tree removals, boring, grading, excavation, drilling, and trenching, within the project area. 	Less than significant.

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Table 1-2 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
		<ul style="list-style-type: none"> ▪ The Tribal Monitor shall complete daily monitoring logs that provide descriptions of the day’s activities, including construction activities, locations, soil, and any cultural materials identified. <p>The on-site monitoring shall be concluded when all ground-disturbing activities on the project site are completed, or when the Tribal Representatives and Tribal Monitor have indicated that all upcoming ground-disturbing activities at the project site have little to no potential for impacting Tribal Cultural Resources.</p> <p>TCR-2 If tribal cultural resources are inadvertently discovered during ground disturbing activities for this project. The following procedures will be carried out for treatment and disposition of the discoveries:</p> <ul style="list-style-type: none"> ▪ Upon discovery of any Tribal Cultural Resources, construction activities shall cease in the immediate vicinity of the find (not less than the surrounding 100 feet) until the find can be assessed. ▪ All Tribal Cultural Resources unearthed by project activities shall be evaluated by the qualified archaeologist and Tribal monitor approved by the Consulting Tribe. If the resources are Native American in origin, the Consulting Tribe will retain it/them in the form and/or manner the Tribe deems appropriate, for educational, cultural and/or historic purposes. ▪ If human remains and/or grave goods are discovered or recognized at the Project Site, all ground disturbance shall immediately cease, and the county coroner shall be notified per Public Resources Code Section 5097.98, and Health & Safety Code Section 7050.5. Human remains and grave/burial goods shall be treated alike per California Public Resources Code section 5097.98(d)(1) and (2). ▪ Work may continue on other parts of the Project Site while evaluation and, if necessary, mitigation takes place (CEQA Guidelines Section 15064.5[f]). If a non-Native American resource is determined by the qualified archaeologist to constitute a “historical resource” or “unique archaeological resource,” time allotment and funding sufficient to allow for implementation of avoidance measures, or appropriate mitigation, must be available. The treatment plan established for the resources shall 	

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Table 1-2 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
		<p>be in accordance with CEQA Guidelines Section 15064.5(f) for historical resources and PRC Sections 21083.2(b) for unique archaeological resources.</p> <p>Preservation in place (i.e., avoidance) is the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementation of archaeological data recovery excavations to remove the resource along with subsequent laboratory processing and analysis. Any historic archaeological material that is not Native American in origin shall be curated at a public, non-profit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County or the Fowler Museum, if such an institution agrees to accept the material. If no institution accepts the archaeological material, it shall be offered to a local school or historical society in the area for educational purposes.</p>	
5.19 UTILITIES AND SERVICE SYSTEMS			
<p>Impact 5.19-1: The proposed project would not require or result in the relocation or construction of new or expanded wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects. However, the proposed project would require new and expanded water distribution facilities.</p>	Potentially significant impact.	<p>USS-1 The project applicant shall coordinate with the City of Brea to make payments to fund its fair share of the following capital improvements related to offsite water systems, as identified in the City of Brea 2021 Water System Master Plan Update:</p> <ul style="list-style-type: none"> ▪ Increase pumping capacity to the 790 Zone at Berry Street booster pump station (BPS) by providing an additional high-pressure pump at Beery Street BPS with a minimum capacity of 1,778 gallons per minute (gpm). ▪ Construct new 24-inch pipelines in Valencia Avenue to increase system capacity to fill Valencia Reservoir. <ul style="list-style-type: none"> • Approximately 1,270 linear feet (LF) of new 24-inch pipeline from the Reservoir inlet/outlet to Sandpiper Way, replacing existing 12-inch pipeline. • Approximately 2,060 LF of new 24-inch pipeline from Lambert Road to Birch Street, replacing existing 12-inch pipeline. 	Less than significant.

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Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
Impact 5.19-2: The proposed project would have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years.	Less than significant impact.	No mitigation measures are required.	Not applicable.
Impact 5.19-3: The proposed project would result in a determination by the wastewater treatment provider which serves the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments.	Potentially significant impact.	USS-2 The project applicant shall coordinate with the City of Brea to make payments to fund its fair share of the following capital improvements: <ul style="list-style-type: none"> ▪ Reduce sewer flow downstream of MH 44 by providing one of the following options: <ul style="list-style-type: none"> • Construct a new 8-inch sewer line (approximately 300 feet) from MH 44 southward in Birch Street to MH 11 in Voyager Avenue. All flow originating upstream of MH 44 shall be diverted to Voyager Avenue, with the existing pipeline that continues down Birch Street plugged at MH 44; or • Construct a new 10-inch sewer line (approximately 1,900 feet) in Birch Street diverting all flow tributary to MH 44 westerly in Birch Street to MH 21 at Birch and Ranger Street. 	Less than significant.
Impact 5.19-4: The proposed project would not generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals.	Less than significant impact.	No mitigation measures are required.	Not applicable.
Impact 5.19-5: The proposed project would comply with federal, state, and local management and reduction statutes and regulations related to solid waste.	Less than significant impact.	No mitigation measures are required.	Not applicable.
5.20 WILDFIRE			
Impact 5.20-1: Implementation of the proposed project would not substantially impair an adopted emergency response plan or emergency evacuation plan.	Less than significant impact.	No mitigation measures are required.	Not applicable.

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Table 1-2 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
<p>Impact 5.20-2: Project development would not exacerbate wildfire risks due to slope, prevailing winds, and other factors, and would not thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of wildfire.</p>	<p>Less than significant impact.</p>	<p>No mitigation measures are required.</p>	<p>Not applicable.</p>
<p>Impact 5.20-3: Project development would not require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment.</p>	<p>Less than significant impact.</p>	<p>No mitigation measures are required.</p>	<p>Not applicable.</p>
<p>Impact 5.20-4: Project development could expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes.</p>	<p>Potentially significant impact.</p>	<p>Mitigation Measure HYD-2.</p>	<p>Less than significant.</p>