

5.11 Public Services and Utilities

5.11.1 Methodology

The potential for adverse impacts on public services and utilities was evaluated based on information concerning current service levels and the ability of the service providers to accommodate the increased demand created by the La Floresta Development Proposal. Services questionnaires sent to agencies and responses received from service providers are contained in Appendix H. In addition, a Water Supply Assessment for the proposed project was conducted in March 2006 by Daniel Boyle Engineering under contract to the City of Brea. This study is contained in Appendix I.

5.11.2 Setting

PROJECT SITE CONDITIONS

The proposed La Floresta Development Proposal is located in a suburban area mostly surrounded by residential, commercial, and industrial uses. The sites are adjacent to existing improved roadways and utility systems that would provide for easy access to water, sewer, and other services. The key public services and utilities that would be required to service the proposed Project are described in the following sections. Refer to Appendix H for additional detail contained in correspondence with service agencies.

Fire Protection

Both Sites

The City of Brea Fire Department is an "all risk" type of department. The varied nature of emergency response requirements in Brea, and throughout the County, dictate that the Brea Fire Department utilize an all-risk, multi-function approach to emergency response management. Brea firefighters provide a diverse range of services to Brea residents and the working population including:

- Structural firefighting
- High angle rescue
- Wildland firefighting
- Trench rescue
- Hazardous materials response
- Swift water rescue
- Urban search and rescue
- Emergency medical response
- Fire prevention inspections
- Public education

The Fire Prevention Bureau is staffed by 1 Fire Marshall, 1 Fire Protection Analyst, and 1 Fire Prevention Specialist. Some of the services provided by Brea Fire Prevention include:

- Technical plan review
- Construction inspections
- Permit issuance
- Public education
- Fire investigation
- Code enforcement
- Annual fire inspections/company inspections
- Code development
- Weed abatement/fuel modification

The City has an Emergency Preparedness Coordinator on staff. The responsibilities of this position include planning, preparedness, response and recovery responsibilities for City staff specifically, and the City of Brea generally. Specific support and planning efforts for businesses or associations remains the responsibility of the individual property owner and/or tenant. This position resides in the Fire Services Department.

In the event of a large-scale incident, the City Fire Department relies on mutual aid agreements with the Orange County Fire Authority and other fire departments.

The City has four fire stations at the following locations:

- Station 1 – 555 N. Berry
- Station 2 – 200 N. Brea Blvd.
- Station 3 – 400 N. Kraemer
- Station 4 – 170 Olinda Place

Station 3 is the closest to the proposed project area. This station houses Engine 3 and a paramedic engine, and is staffed by a captain, one engineer, and one firefighter. Response time from this station to the project area is estimated to be 4 minutes, which meets current standards. The response time from Station 2 is estimated at 6 minutes and the response time from Station 1 is estimated at 8 minutes.

Police Protection

Both Sites

The City of Brea Police Department provides police protection services to the project area. The Police Department is located in the Brea Civic and Cultural Center at 1 Civic Center Circle. This facility is approximately 3 miles from the project area. The response time to the project area is approximately 3 to 5 minutes.

The Brea Police Department has mutual aid agreements with all Orange County law enforcement agencies, including the County Sheriff's Department.

School Services

Both Sites

The Birch Hills site and a portion of the La Floresta Village site are within the Brea-Olinda Unified School District (BOUSD). The southern portion of the La Floresta Village is currently within Placentia-Yorba Linda Unified School District (PYLUSD). The portion of the La Floresta Village site that is currently within the PYLUSD is proposed to be annexed to the Brea-Olinda Unified School District. In order to address the possibility that the proposed annexation may not occur, this EIR addresses potential impacts to both school districts with no changes assumed in existing district boundaries.

The following BOUSD schools would serve the Project sites:

Grades K-5

Olinda Elementary School
 109 Lilac Lane
 Brea, California
 Current enrollment – 319
 Current capacity - 333

Grades 6-8

Brea Junior High School
 400 N. Brea Boulevard
 Brea, California
 Current enrollment – 1,012
 Current capacity – 1,186

Grades 9-12

Brea-Olinda High School
 789 Wildcat Way
 Brea, California
 Current enrollment – 2,051
 Current capacity – 1,969

As these figures indicate, all BOUSD schools that would serve the Project are currently near or over capacity.

A new elementary school that would serve a portion of project area is currently under design at the corner of Birch Street and Valencia Avenue in Brea, however projected construction costs for Phase I exceed currently available funds.

La Floresta Village Site

A portion of the La Floresta Village site is located within the Placentia-Yorba Linda Unified School District (PYLUSD). The following schools would serve this area if no changes in existing school district boundaries occur.

Grades K-5

Rose Drive Elementary School
4700 Rose Drive
Yorba Linda, California
Current Enrollment – 347
Current capacity – 628

Grades 6-8

Yorba Linda Middle School
4777 Casa Loma Avenue
Yorba Linda, California
Current enrollment – 825
Current capacity – 850

Grades 9-12

El Dorado High School
1651 N. Valencia Avenue
Placentia, California
Current enrollment – 2,473
Current capacity – 2,475

As these figures indicate, Yorba Linda Middle School and El Dorado High School are currently near capacity, and there are no current plans for expansion or alteration of these facilities. Rose Drive Elementary School currently has available capacity.

Park Facilities and Recreational Services

Park Facilities

Brea benefits from an assortment of neighborhood, community, and regional parks distributed throughout the City. Passive open space and park areas account for five percent of the land area within the corporate City limits. Chino Hills State Park alone, a natural wilderness park with hiking, biking, and equestrian trails, encompasses 3,400 acres.

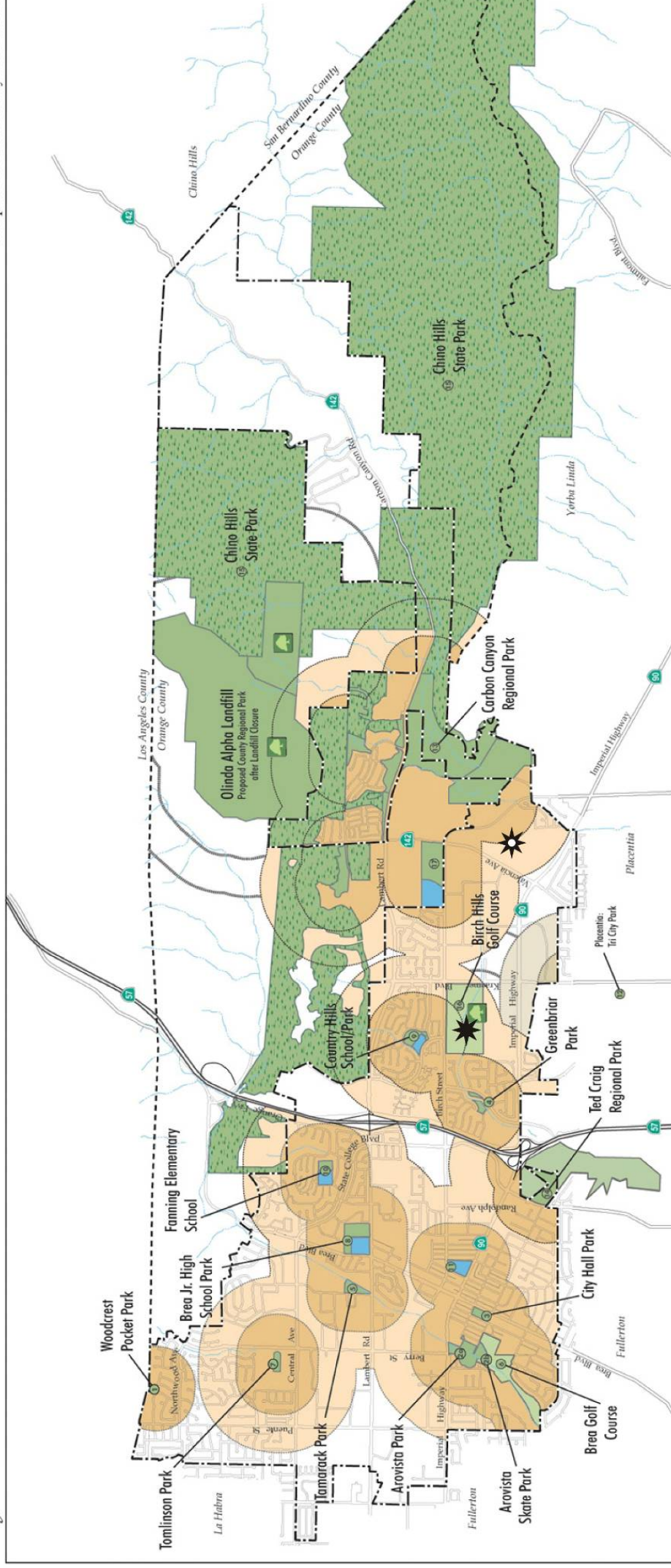
The Brea park system consists of public neighborhood parks, community parks, and school grounds with joint-use agreements. Carbon Canyon and Craig regional parks, although located at least partially within Brea, are owned and maintained by Orange County. The City owns, operates, and maintains 12 parks primarily designed and used for active recreation. Joint-use agreements with the Brea-Olinda Unified School District for use of school grounds and play areas provide residents with an additional 58 acres of park area. Exhibit 5.11-1 Illustrates the City's Parks and Open Space Plan as contained in the Community Resources Element of the General Plan.

Brea has established a service standard of 5 acres of park and recreation facilities per 1,000 residents. Based on Department of Finance estimates as of January 1, 2006, Brea has a population of 39,560 residents. Park acreage in the City totals approximately 331 acres. Utilizing these figures, the City has a ratio of 8.4 acres of parkland for every 1,000 residents.

General Plan: Parks and Open Space Plan

Imagine Brea

Chapter 4: Community Resources



Source: City of Brea; Cotton/Bridges/Associates, 2002.

- Legend**
- City Boundary
 - Sphere of Influence
 - Creeks, Streams, and Drainage Channels
 - Parks and Recreation Facilities
 - Parks and Recreation Facilities
 - Open Space
 - Golf Course
 - Public Facilities (Schools)
 - Potential Future Parks

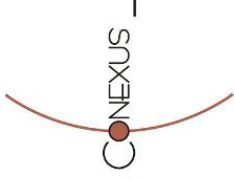
- Park Names**
1. Woodcrest Park
 - 2a. Arovista Park
 - 2b. Arovista Skatopark
 3. City Hall Park
 4. Greenbriar Park
 5. Tamarack Park
 6. Brea Golf Course
 7. Tomlinson Park
 8. Brea Junior High School Park
 9. Country Hills School/Park
 10. Fanning Elementary School

- Parks and Recreation Service Areas***
- Brea Parks
1/4 and 1/2 mile radii
 - Tri-City Park
1/4 and 1/2 mile radii
(Located in the City of Placentia)
 - Potential Future Parks
1/4 and 1/2 mile radii

* Note: Pocket/mini park radius is 1/4 mile.

- ★ La Floresta Village
- ★ Birch Hills Golf Course

Source: City of Brea General Plan, August 19, 2003



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Trails

The City's Trails Plan is contained in the Community Resources Element of the General Plan, and is illustrated in Exhibit 5.11-2. Trails are identified in three general classification categories:

1. Regional Trails: Serve as service trails which are included in the Orange County Master Plan of Hiking and Riding Trails. Regional Trails double as major links in Brea's trail system. These are all multi-use trails suitable for hiking, mountain biking, and horse riding.
2. Community Trails: These multi-use trails that can be a service road, a rail right-of-way, a flood control channel right-of-way, or adjacent to a street right-of-way. They can also be used by equestrians or hikers. Some of these trails are in an urban setting, while others are in open space areas.
3. Local Trails: These are public trails that serve a local purpose. The trails are usually short and may connect to the major and regional trails. The trails could be dedicated to a single use such as hiking or riding.

As shown in the Trails Plan, the La Floresta Village site is bordered on all sides by designated urban walkway trails along Imperial Highway, Valencia Avenue and Rose Drive. Access to the Carbon Canyon Regional Trail is available across Rose Drive to the northeast.

In the Trails Plan, the Birch Hills site is traversed by the Fullerton Trail, a Community nature/wilderness trail that follows the Loftus Channel.

Bikeways

Brea has adopted three bikeway standards that parallel those presented in OCTA's *Bikeways Strategic Plan*.

1. Class I Bike Path: Provides for bicycle travel on a right-of-way completely separated from the street;
2. Class II Bike Lane: Provides a striped lane for one-way travel within the street; and
3. Class III Bike Routes: Provides routes that are signed but not striped.

The City's Bike Plan, as shown in Exhibit 5.11-3, includes an existing Class II Bike Lane along Rose Drive, and proposed Class I Bike Paths along Imperial Highway, Valencia Drive, and through the La Floresta Village site to connect the Carbon Canyon Bike Path to the Loftus Channel and the Fullerton Trail through the Birch Hills site.

Recreational Services

The Brea Community Services Department coordinates an array of recreational activities, classes, and programs. These include all types of leisure and self-improvement pursuits for all age groups, with a focus on meeting youth, adult, and senior citizen needs.

Programs include youth and teen after-school programs, adult and teen sports leagues, and fitness classes for all ages. The Department publishes a recreation schedule each quarter that provides residents with a guide to programs and activities at the Brea Community Center as well as other sites throughout the community. Program offerings are evaluated and adjusted as needed in response to identified needs and interests of Brea residents.

Library Services

The Orange County Public Library system provides services to the City of Brea at the Brea Branch Library in the Civic and Cultural Center at 1 Civic Center Circle. No expansion of this facility is currently planned.

Wastewater Treatment

The local sewage collection system provides wastewater collection services to all areas within the City's corporate boundaries, portions of unincorporated Orange County, and a small portion of Placentia. The gravity system consists of over 100 miles of pipe, the majority of which consist of vitrified clay pipe ranging in size from 8 to 27 inches in diameter. The service area consists of 10 major sewer drainage areas that flow into City trunk sewers, which in turn outlet to Orange County Sanitation District (OCSD) facilities. OCSD collects sewage from cities throughout Orange County and treats it at regional facilities in Fountain Valley and Huntington Beach.

In 2001, the City conducted an extensive analysis of the local sewer system to identify deficiencies in the existing system and to anticipate long-term needs as the City accommodates new residential and other uses. A sewer system model projected wastewater flows associated with build-out consistent with General Plan land use policy.

Ensuring adequate sewer service throughout the entire planning area will require replacement facilities and the extension of new infrastructure to serve new development. Exhibit 5.11-4 illustrates required sewer system improvements Citywide. Exhibit 4.2-12 (page 4-65) and 4.2-26 (page 4-103) illustrate planned sewer system improvements for the La Floresta Village and Birch Hills sites, respectively.

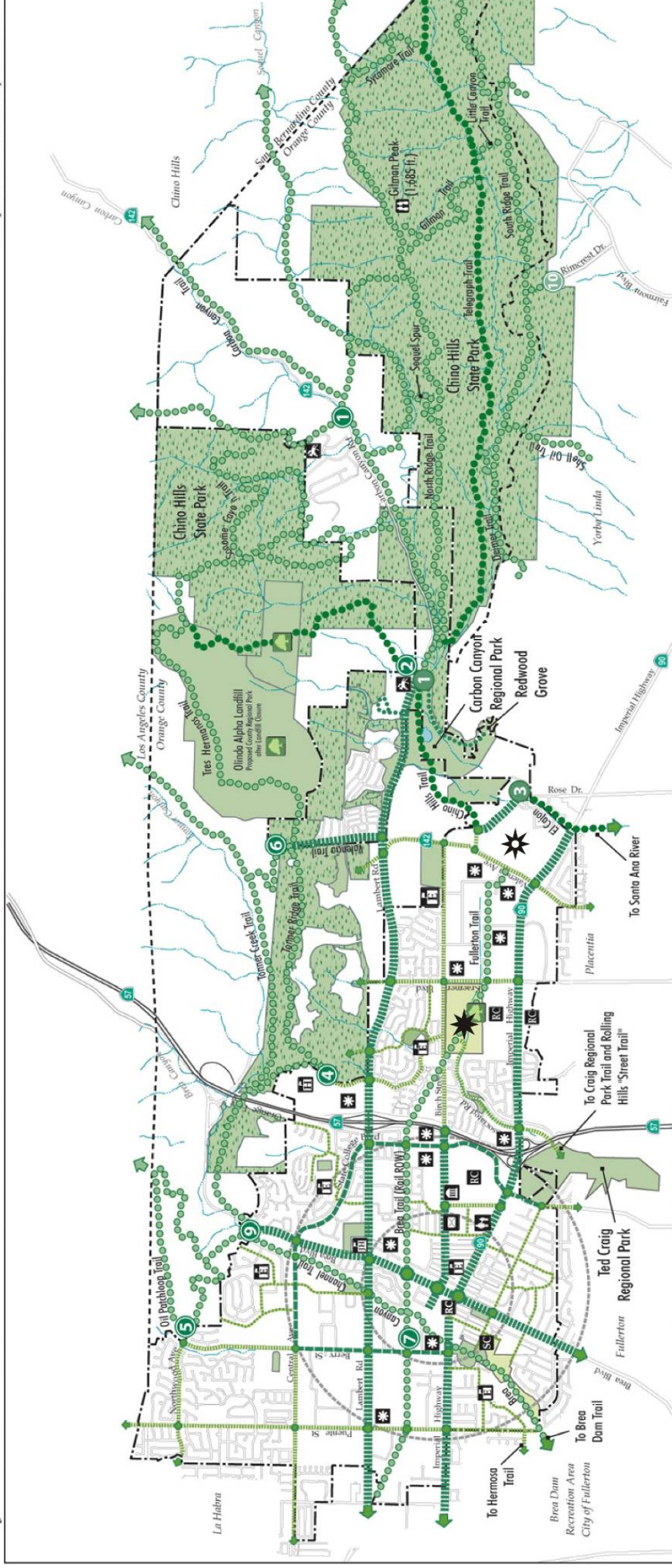
The Sewer Master Plan establishes the following priorities for recommended master plan capital improvements:

1. Facilities identified, as deficient under existing peak flow conditions shall be given high priority. For facilities known to require frequent maintenance, those facilities shall be considered of highest priority.
2. Facilities identified as deficient under ultimate conditions and dependent on future development shall be given a moderate priority.
3. Facilities affecting the greatest number of customers or which would cause the most damage in the event of failure are given higher priority rankings than those that do not. This means that downstream facilities with larger tributary flows receive higher priority than upstream facilities.

General Plan: Trails Plan

Imagine Brea

Chapter 3: Community Resources



Source: City of Brea, Cotton/Bridges/Associates, RTKL, and Brea Chamber of Commerce; 2002.

Legend

- City Boundary
- Sphere of Influence
- Creeks, Streams, and Drainage Channels

Parks and Recreation Facilities

- Parks and Recreation Facilities
- Open Space (Chino Hills State Park)
- Golf Course
- Potential Future Parks

Nature/Wilderness Trails
(Hiking, equestrian, and mountain biking)

- Regional Trail
- Community Trail
- Local Trail
- Staging Areas/Trail Head
(Hiking, equestrian, and mountain biking)
- Proposed Staging Areas/Trail Head
- Outside Brea's Planning Area
Staging Areas/Trail Head
(Hiking only - no equestrian or mountain biking access)

Urban Walkway Trails

- Landscaped Corridors
- Major Linkage (Downtown Circuit)
- Major Linkage
- Neighborhood Linkages

Activity Nodes

- Elementary School
- Junior High School
- High School
- Post Office
- Senior Center
- Equestrian Stables
- Civic and Cultural Center
(Includes City Hall, Courts, Theatre, School District Offices, and Library)
- Brea Community Center
- Major Commercial Retail Center
- Major Employment Center
(Over 500 employees)

Radius from Downtown Brea

- 1/4 mile (for minutes walking distance)
- 1/2 mile (for minutes walking distance)

- ★ La Floresta Village
- ★ Birch Hills Golf Course

Source: City of Brea General Plan, August 19, 2003



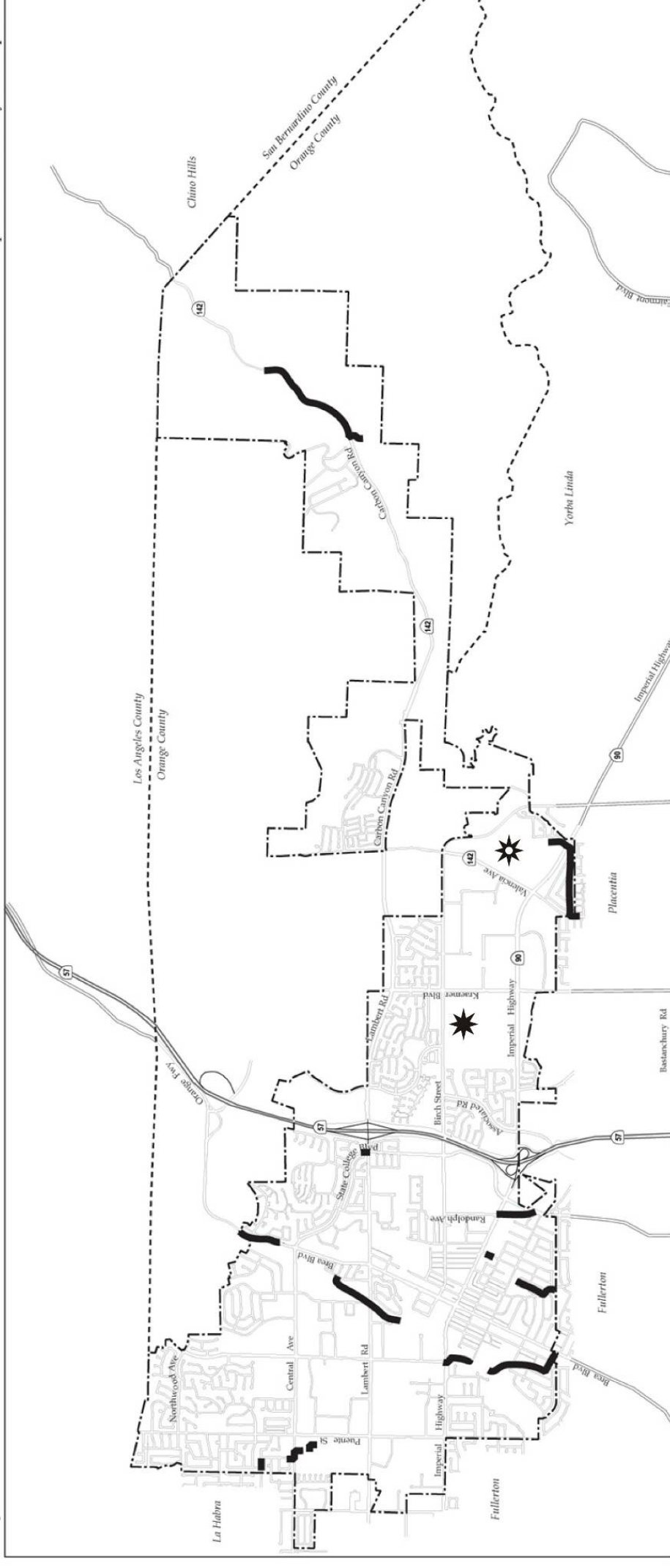
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General Plan: Sewer System Improvements

Imagine Brea

Chapter 2: Community Development



Source: City of Brea Sewer Master Plan Update, May 2001.



- Legend
- City Boundary
 - Sphere of Influence
 - Sewer System Improvements
 - ★ La Floresta Village
 - ★ Birch Hills Golf Course

Source: City of Brea General Plan, August 19, 2003

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OCSD operates two treatment plants. Plant #1 (Fountain Valley) has a capacity of 138 million gallons per day (MGD) and a current volume of 83 MGD. Plant #2 (Huntington Beach) has a capacity of 168 MGD and currently operates at 151 MGD. Sewer trunk lines currently have capacity to handle additional development. The trunk line that would serve the La Floresta Village site is projected to operate at less than 50% capacity in 2030 and the trunk line serving the Birch Hills site is projected to operate at 50-75% capacity in 2030. No improvements are planned prior to 2030. (Source: Adam Nazaroff, Cooperative Projects Engineer, OCSD, May 2006)

Water Supply and Distribution Services

Because the groundwater quality of the La Habra basin underlying Brea is poor, the City purchases water supplies from two agencies: the Metropolitan Water District of Southern California (MWD) and the California Domestic Water Company (CDWC). The one groundwater well owned by the City is used strictly for irrigation purposes. Brea's distribution facilities include supply connections to MWD and CDWC, as well as emergency connections with neighboring agencies. Water enters the distribution systems from transmission mains through various pressure reducing stations and the Berry Street Pumping Station. Water is stored in reservoirs in the hills and other functionally strategic locations, and the City also has storage capacity in the Orange County Reservoir, which is jointly owned by Brea, La Habra, and Fullerton.

In 2002, the City prepared a Water System Master Plan that analyzed the domestic water system to determine what improvements would be required over the long term to best serve established development, as well as requirements for new facilities based on the build-out of the General Plan land use plan. Over the long term, projected water demands are expected to increase from a 2002 baseline use of about 9.8 million gallons per day to 18.1 million gallons per day at build-out, an increase of 85 percent. To meet this anticipated demand, the City will be required to increase the capacity of the MWD OC-29 connection by five cubic feet per second. Also, low water pressure at higher elevations in Olinda Village and lack of sufficient pumping capacity at the Berry Street Booster Pumping Station will require upgrades to the pressure system. There are no major water system improvements needed or planned in the immediate vicinity of the proposed Project (Source: General Plan Figure CD-11 – Water System Improvements).

SB 221, passed by the state legislature in 2001, requires developers of projects with more than 500 residential units to verify that enough water supplies exist to support the projected population increase. SB 610 of 2001 (California Water Code §10910) requires water suppliers to assess their available water supplies and provide local water retailers with that information. The retail water suppliers must utilize that information when assessing the water needs of new projects, and provide the information to developers, which is required prior to approval of new projects. For projects subject to CEQA, a Water Supply Assessment (WSA) must be prepared to document the sufficiency of available water supplies to meet the projected demand from the new project, and analysis must be incorporated into all environmental impact reports. The City has conducted a WSA for the La Floresta Development Proposal, which is contained in Appendix I to this EIR.

Solid Waste Disposal

Solid waste disposal is provided in landfills operated by the Orange County Integrated Waste Management Department (IWMD). IWMD owns and operates three active landfills. The Frank R. Bowerman Landfill, located in northern Irvine, is scheduled to operate until approximately 2022. The Prima Deshecha Landfill, located in San Juan Capistrano, is scheduled to operate until 2067.

The La Floresta Development Proposal would be served by the Olinda Alpha Landfill, which is located at 1942 N. Valencia Avenue in unincorporated Orange County just north of the City of Brea. The landfill encompasses 565 acres of which 420 acres are permitted for waste disposal. The maximum daily permitted tonnage for this facility is 8,000 tons per day, although the landfill can only receive a maximum annual average daily tonnage of 7,000 tons per day. As of June 30, 2005, the Olinda Alpha Landfill had a remaining capacity estimated at 37.1 million cubic yards. The landfill is open from 6:00 a.m. to 4:00 p.m., Monday through Saturday, excluding the six major holidays, and is currently scheduled to close in approximately 2013. However, the County is currently considering an expansion to Olinda Alpha that would extend its lifespan to 2021. (Source: John Arnau, IWMD, May 2006).

REGULATORY SETTING

Fire Protection

Both Sites

City of Brea General Plan: Public Safety Element

The Public Safety Element contains the following fire protection policies that are relevant to the La Floresta Development Proposal

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

Police Protection

Both Sites

City of Brea General Plan: Public Safety Element

The Public Safety Element contains the following police services policies that are relevant to the La Floresta Development Proposal:

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

School Services

Both Sites

City of Brea General Plan: Community Services Element

The Community Services Element contains the following schools policies that are relevant to La Floresta Development Proposal:

- *Policy CS-3.2: Promote and support the quality public K-12 education system by working closely with the Brea Olinda Unified School District in determining and meeting community needs for public education and related activities.*
- *Policy CS-3.3: Work with the Brea Olinda Unified School District to investigate potential locations and funding sources for new schools.*

Park Facilities and Recreational Services

Both Sites

City of Brea General Plan: Community Services Element

The Community Resources Element of the General Plan contains the following parks, open space, trails, and recreation policies that are relevant to the La Floresta Development Proposal:

- *Policy CR-1.1: Develop a high-quality network of parks and recreational facilities that meet the needs of families, young adults, seniors, children, and disabled individuals.*
- *Policy CR-1.2: Provide a similar or equal level of parks and recreational facilities to all areas of the community.*
- *Policy CR-1.4: Incorporate into large-scale residential developments small neighborhood parks and greens suitable for unstructured play and passive recreation.*
- *Policy CR-1.6: Provide similar or equal attention to the development of facilities for individualized activities (casual park use, bicycling, walking, running, skating, and riding) as given to organized recreation and sports.*
- *Policy CR-2.1: Protect existing public parks and open space areas from non-recreational uses.*
- *Policy CR- 2.2: Ensure that sports facilities for organized sports do not displace existing casual use facilities and parks.*
- *Policy CR-3.5: Coordinate efforts with other public agencies regarding State and federal programs for existing and potential trails systems, recreational facilities and recreational programs.*
- *Policy CR-3.6: Encourage the development of recreational facilities by the private sector, including small parks and large-scale facilities requiring a high level of supporting services, supplies, and maintenance. Recreational facilities should be available to all members of the public.*
- *Policy CR-4.2: Select areas for open space preservation using an evaluation system that incorporates the following criteria: connectivity, access/recreations, sensitive areas, natural features, subdivision patterns, and buffer zones.*
- *Policy CR-5.1: Create an open space network that is part of both the natural and urban fabric of Brea and connects to the regional open space system.*
- *Policy CR-6.1: Create linkages to trails within Carbon Canyon and Chino Hills State Park existing and proposed trail system.*
- *Policy CR-6.3: Provide a useful, enjoyable, safe and efficient trail system for equestrians and hikers, with the following objectives and standards:*
 - Provide multi-purpose trails where possible to serve hikers, bicyclists, and horseback riders;
 - Link trails with adjacent City, County, and State trail systems;
 - Maintain trails in good condition, and free of litter and debris;
 - Design trails to be flexible and site-specific to minimize the impact on adjacent property and fragile habitats;
 - Provide a trail system with both short and long hikes and rides and serve the needs of both beginning and advanced hikers/riders;

- Utilize citizen volunteers to assist in the development, maintenance, and operation of trails and facilities;
 - Keep citizens aware of the trail system through publication of a trails map which also notes safety and courtesy tips;
 - Separate trails from automobile traffic when possible in order to provide safe conditions for riders and walkers;
 - Provide appropriate to mark all trails;
 - Design all trail entrances to prevent unwanted trail usage by motorized vehicles;
 - Locate trails to provide linkages between open space and the City greenway system.
- *Policy CR-6.4: Work to incorporate recreational amenities such as trail systems, bike paths and jogging paths with existing drainage ways, open space corridors and utility rights-of-ways so that natural resources are retained as assets in the community's recreational system and natural environment.*
 - *Policy CR-6.5: Coordinate with other public agencies regarding state and federal programs for existing and potential trail systems, recreational facilities and recreation programs.*
 - *Policy CR- 6.6: Develop the trail system illustrated in Figure CR-2. (Note: This is the Trails Plan shown in Exhibit 5.11-2, page 5.11-9, of this EIR.)*
 - *Policy CR-6.7: Require new developments to provide access and linkage to the citywide trail system; and*
 - *Policy CR-7.1: Encourage the development of landscaping, walkways and bike trails that provide direct pedestrian access between workplaces and residential neighborhoods.*

City of Brea General Plan: Community Development Element

The Community Development Element of the General Plan contains the following bicycle, trails and circulation policies that are relevant to the La Floresta Development Proposal:

- *Policy CD-11.3: Plan neighborhood streets, pedestrian walks, and bicycle paths as a system of fully connected routes throughout the City.*
- *Policy CD-12.6: Balance accommodations for automobiles, transit, bicycles, and pedestrians in the design of new streets and streetscape improvements.*
- *Policy CD-13.1: Develop and maintain a comprehensive and integrated system of bikeways that promotes bicycling riding for commuting and recreation.*
- *Policy CD-13.2: Provide for safe and convenient pedestrian connections to and from Downtown, other commercial districts, neighborhoods, and major activity centers within the City.*

- *Policy CD-13.4: Require new developments to provide for the use of alternative modes of transit via internal trails or travel ways – public or private – for pedestrians and vehicles other than cars. New developments shall include such features as well-designed sidewalks and parkways, bike lanes and paths, and dedicated bus turnouts.*

Wastewater Treatment

Both Sites

The Community Development Element contains the following infrastructure policies that are relevant to the La Floresta Development Proposal:

- *Policy CD-14.1: Coordinate the demands of new development with the capacity of water and sewer systems.*
- *Policy CD-14.2: Implement the City's water and sewer master plans to correct known deficiencies.*
- *Policy CD-14.3: Require that new developments fund fair-share costs associated with City provision of water, sewer, and storm drain service.*
- *Policy CD-14.4: Work with developers to ensure that adequate funding and support for required infrastructure is provided or ensured via bonds.*

Water Supply

Both Sites

The Community Development Element contains the following policies that are relevant to the La Floresta Development Proposal:

- *Policy CD-14.1: Coordinate the demands of new development with the capacity of water and sewer systems.*
- *Policy CD-14.2: Implement the City's water and sewer master plans to correct known deficiencies.*
- *Policy CD-14.3: Require that new developments fund fair-share costs associated with City provision of water, sewer, and storm drain service.*
- *Policy CD-14.4: Work with developers to ensure that adequate funding and support for required infrastructure is provided or ensured via bonds.*

5.11.3 Thresholds of Significance

According to the current CEQA Appendix G guidelines, impacts are considered potentially significant if they would result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered government facilities, the construction of which could cause

significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objective for any of the public services:

- Fire protection;
- Police protection;
- Schools;
- Parks; or
- Other public facilities.

This section of the EIR will also address Utilities and Service Systems issues. Checklist criteria applicable to this topic, which would be considered a significant impact, include:

- Exceedance of wastewater treatment requirements of the applicable Regional Water Quality Control Board;
- Requirement for or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects;
- Need for new or expanded water supply entitlements to serve the project;
- Determination by the wastewater treatment provider, which serves the project that it does not have adequate capacity to serve the project's projected demand in addition to the provider's existing and projected commitments;
- Determination by the provider of solid waste disposal that will serve the proposed project that it does not have a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs; or
- Non-compliance with federal, state, or local statutes and regulations related to solid waste generation or disposal.

The Initial Study prepared for the proposed Project, which is contained in Appendix A, examined these criteria and determined that the proposed Project would have potentially significant impacts on all public services.

Public services and utility impacts could also be considered significant if aspects of the Project were found to be inconsistent with applicable plans and policies as outlined in the preceding sub-section. Thus the following threshold is added:

- *Substantially conflict with applicable plans and regulations presented in Section 5.11. 2 under Regulatory Setting in this EIR.*

5.11.4 Project Impacts and Mitigation Measures

CONSISTENCY WITH APPLICABLE REGULATIONS AND PLANS

Both Sites

The proposed Project incorporates necessary supporting physical infrastructure systems for La Floresta Village, as illustrated in Exhibits 4.2-5 through 4.2-15, and for the Birch Hills site as illustrated in Exhibits 4.2-19 through 4.2-29 contained in the Project Description

(Section 4.2). In addition, the La Floresta Development Proposal incorporates a system of trails and recreational facilities for the La Floresta Village site, as illustrated in Exhibits 4.2-10 and 11; and for the Birch Hills site as shown in Exhibits 4.2-24 and 25, in Section 4.2 – Project Description.

The City has been in the process of reviewing project design features for compliance with City policies and regulations, and various refinements have occurred in the proposed plans as a result. If additional adjustments are determined necessary during the public review process, they will be made during review of subsequent Precise Development Plans. In addition, the impact discussion under individual topics in the following sections demonstrates that the proposed Project would comply with the intent of General Plan policies outlined in the Section 5.11.2, primarily as a result of features incorporated in the proposed plans. Where this may not be the case, additional mitigation measures are outlined in the following sections. With mitigation measures outlined in the following sections under individual topics, no conflicts with pertinent polices of the City General Plan would occur with the proposed Project.

Level of Significance: Potentially significant.

Mitigation Measures: Mitigation measures necessary to eliminate any potential policy impacts are outlined in the following sections.

Level of Significance after Mitigation: Less than significant.

FIRE PROTECTION

Both Sites

The Brea Fire Department provides emergency response to wildland fires, hazardous materials incidents, urban fires, and emergency medical services (EMS). Wildland fire hazards would be less than significant since there is no undeveloped land surrounding the Birch Hills site, and the nearest wildland to the La Floresta Village site is across Rose Drive and the Project would be surrounded by greenbelts and trails. Hazardous materials issues are primarily related to the former oil wells and use of hazardous materials on the sites. These issues are addressed in Section 5.6.

The current response time for fire and paramedic services to both sites is approximately 4 minutes, which meets City standards. However, the proposed Project would increase traffic levels on the surrounding road network, which could cause an increase in emergency response times due to traffic congestion (Source: Dana Kemper, Brea Fire Marshall, April 2006).

The Project would also be expected to generate an increase in calls for service, especially EMS since the Project would include senior housing. Older persons typically have a higher rate of medical emergencies, which would result in additional demands on paramedic services. These impacts would be significant, and the provision of an additional engine company would be required on the east side of the City in order to ensure adequate fire protection and EMS. The City currently has no plans or budget for

an additional engine company, therefore the Project sponsor would be required to contribute to this expansion on a fair-share basis in order to mitigate this impact.

Level of Significance: Potentially significant.

Mitigation Measures:

PS-1 Fire Protection

Prior to issuance of each Certificate of Occupancy, the applicant shall pay fees to offset its fair-share of the cost of additional Fire Department equipment and personnel needed to ensure adequate service levels. A community facilities district (CFD) may be established for this purpose.

Level of Significance after Mitigation: Less than significant.

POLICE PROTECTION

Both Sites

Population increases and the addition of businesses typically generate additional calls for service in a community. In 2004, Brea Police Department (PD) responded to 19,233 calls for service. Of those, 6,735 originated from residences and 12,498 were from businesses. Police Department statistics indicate that residential units generate an average of 0.47 calls for service annually, while businesses generate an average of 4.07 calls per year. Based on these figures and an estimated 25 new businesses, the proposed Project would be expected to generate approximately 629 additional calls per year from residences and 102 additional calls from businesses, or a total of 731 annual calls for service. (Source: Captain Bill Hutchinson, Brea Police Department, April 2006)

The current service level is 663 annual service calls per patrol officer; therefore, the proposed Project would be expected to generate a need for one additional patrol officer.

City statistics also show that 0.466 investigative cases are generated for each service call. As a result, 340 additional cases would be expected based on 731 new service calls. The current level of service is 560 cases per investigator; therefore, the proposed Project would be expected to generate a need for 0.6 additional investigators.

Communications personnel are also impacted by increases in calls for service. Each dispatcher currently handles approximately 1,400 calls per year, therefore one additional half-time dispatcher would be needed to maintain current service levels.

Records support personnel handle approximately 800 items per person annually. Records technicians handle arrest packets for submission to the District Attorney, court filings, citation routing, false alarm permits and billings, and miscellaneous filing and customer service. It is expected that the proposed Project would generate the need for one additional part-time records technician.

These impacts would be significant unless additional staffing and equipment were provided. Therefore, the project sponsor would be required to contribute to this expansion on a fair-share basis in order to mitigate this impact.

Level of Significance: Potentially significant.

Mitigation Measures:

PS-2 Police Protection

Prior to issuance of each Certificate of Occupancy, the applicant shall pay fees to offset its fair-share of the cost of additional Police Department equipment and personnel needed to ensure adequate service levels. A community facilities district (CFD) may be established for this purpose.

Level of Significance after Mitigation: Less than significant.

SCHOOL SERVICES

Both Sites

Brea Olinda Unified School District (BOUSD)

The Brea-Olinda Unified School District is proposed to provide educational services to a portion of the La Floresta Village development project and the entire Birch Hills development project. As previously indicated, there are three schools that would serve the Project site including Olinda Elementary School, Brea Junior High School, and Brea-Olinda High School. These schools are currently near or over capacity according to school district officials.

Brea-Olinda Unified School District uses a student generation rate of 0.597 students per residential unit. According to the District's estimates, the portion of the proposed Project within BOUSD District boundaries would generate 197 elementary students, 71 junior high students and 121 high school students.

Current enrollments and capacities for each of the three schools serving the La Floresta Village site are shown in Table 5.11-1 below. Available capacity is then compared to the District's estimate of student generation. This analysis shows that the current capacity of both elementary and high schools would be exceeded with the proposed Project, while the junior high would remain below capacity (excluding other growth). These estimates include a number of planning areas that may be developed with age-restricted housing. As a result, estimates shown in Table 5.11-1 represent a worst case impact on the Brea Olinda School District.

**Table 5.11-1
Brea Olinda Unified School District –
School Impact Assessment with Project Development -
La Floresta Development Proposal**

School	Current Enrollment	Current Capacity	Existing Surplus (+) Deficit (-)	Estimated New Students from La Floresta Village	Projected Surplus (+) Deficit (-)
Olinda Elementary	319	333	+14	197	-183
Brea Jr. High	1,012	1,186	+174	71	+103
Brea-Olinda High School	2,051	1,969	-82	121	-203
Source: Brea-Olinda Unified School District, May 2006 Note: Estimates shown assume no change in current Brea Olinda School District boundaries.					

To offset impacts to school facilities, *Government Code* §5995 establishes an allowable school impact fee, which is assessed upon new development to offset its impacts to school facilities. Under state law, payment of school impact fees is considered full mitigation for all potential impacts to schools.

As noted above, the southern portion of the La Floresta Village site is within the Placentia-Yorba Linda school district. The Brea-Olinda Unified School district has initiated discussions with the Placentia-Yorba Linda District and the Orange County Committee on School District Organization regarding the realignment of the district boundaries so that the entire La Floresta Village site would be within the Brea-Olinda district. This is not considered a potentially significant impact, but the realignment would enable all La Floresta Village residents to attend the same schools, thereby enhancing community consistency and identity. For purposes of analysis, however, this impact assessment assumes that no change would in school district boundaries.

Level of Significance: Potentially significant.

Mitigation Measures:

PS-3 School Fees

Prior to issuance of each Certificate of Occupancy, the applicant shall pay school impact fees as negotiated with the Brea Olinda Unified School District to offset its fair share of the cost of additional school facilities determined necessary to serve the portion of the La Floresta Development Proposal located within BOUSD boundaries.

Level of Significance after Mitigation: Less than significant.

La Floresta Village Site

Placentia Yorba Linda Unified School District (PYLUSD)

The Placentia-Yorba Linda Unified School District would provide educational services to a portion of the La Floresta Village development project. As previously indicated, there are

three schools that would serve the area of the La Floresta Village site within existing PYLUSD boundaries, including the Rose Drive Elementary School, Yorba Linda Middle School and El Dorado High School. Yorba Linda Middle School and El Dorado High School are currently near or over capacity, according to information provided by school district officials.

The Placentia-Yorba Linda Unified School District uses a student generation rates of 0.5655 students per single family residential unit, and .3919 students per multiple – family residential unit. Utilizing these aggregate factors, it is estimated that the portion of the proposed La Floresta Village development within PYLUSD boundaries would generate a total of approximately 193 students, as illustrated in Table 5.11-2.

**Table 5.11-2
Estimated Student Generation –
Placentia-Yorba Linda Unified School District -
La Floresta Village Development**

Planning Area	Type of Dwelling Units	Estimated Number of Dwelling Units	Student Generation Rate	Estimated Student Generation
PA 4a	Townhomes @ 13 du/ac.	Although a very small portion of PA 4a may be in the PYLUSD, no units are assumed	n/a	-0-
PA 4b	Live/Work Townhomes @ 13.0 du/ac.	35 du (all of PA 4b is assumed to be within the PYLUSD although a small portion appears to be outside.)	.3719/du	13 students
PA 5	10 Live/Work Units; 140 Condominium Units	150 Total	.3719/du	56 students
PA 6	Live/Work SFD @ 4.6 du/ac.	23 du	.5655/du	13 students
PA 7	Townhomes @ 15.0 du/ac.	150 du	.3719/du	56 students
PA 8	Zero Lot Line SF @ 6 du/ac.	98 du	.5655/du	55 students
PA 9	Senior Living @ 28.5 du/ac.	200 du	No student generation is assumed.	-0-
PA 10	Active Adult SF @ 5 du/ac.	35 du (approx. 1/3 of the PA)	No student generation is assumed.	-0-
Total	n/a	691 dwelling units	n/a	193 Estimated Students

Sources: CONEXUS, November 2006; and PYLUSD, November 2006.

Current enrollments and capacities for each of the three schools serving the La Floresta Village site are shown in Table 5.11-3. Available capacity is then compared to the estimate of student generation. Because school district planners provided only aggregate student generation rates by type of dwelling unit, impacts to individual schools cannot be determined. Typically, however, student generation is highest per dwelling unit for the elementary school level and lowest for the high school level. As

shown in Table 5.11-3, Rose Drive Elementary School currently has substantial surplus capacity, thus it appears that the proposed La Floresta Village development would not result in the need for the physical expansion of this facility. Surplus capacity at the Yorba Linda Middle School and at El Dorado High School is more limited and the proposed La Floresta Village Development could impact these facilities adversely. As was noted previously, the project applicant has been in discussions with PYLUSD officials about the possibility of de-annexing the portion of the La Floresta Village Development currently within PYLUSD boundaries.

**Table 5.11-3
Placentia-Yorba Linda Unified School District
School Impact Assessment with Project Development Located in PYLUSD**

School	Current Enrollment	Current Capacity	Existing Surplus (+) Deficit (-)	Estimated New Students from La Floresta Village	Projected Surplus (+) Deficit (-)
Rose Drive Elementary	347	628	+283	not available	not available
Yorba Linda Middle School	825	850	+25	not available	not available
El Dorado High School	2473	2,475	+2	not available	not available
Note: Estimates assume no change in PYLUSD boundaries. Source: Placentia Yorba Unified School District, Facilities & Planning, November 2006					

In any event, *Government Code* §65995 establishes an allowable school impact fee, which is assessed upon new development to offset its impacts to school facilities. Under state law, payment of school impact fees is considered full mitigation for all potential impacts to schools.

Mitigation Measures:

PS-4 School Fees

Prior to issuance of each Certificate of Occupancy, the applicant shall pay school impact fees as negotiated with the Placentia Yorba Linda School District to offset its fair share of the cost of additional school facilities determined necessary to serve the portion of the La Floresta Village Development located within the PYLUSD boundaries.

Level of Significance after Mitigation: Less than significant.

PARK FACILITIES AND RECREATIONAL SERVICES

Park Facilities

La Floresta Village Site

The Illustrative Site Plan (Exhibit 4.2-2, page 4-7) and the Open Space Plan (Exhibit 4.2-11a, page 4-61) for La Floresta Village show an Active Adult Recreation Center encompassing 3.27 acres (PA 11). This center is proposed to include a pool, a spa, a

gym, a bocce ball court, picnic areas, gardens, a meeting room and restroom facilities, and would be reserved for residents and guests of the Active Adult communities planned within the La Floresta Village development. A 0.8-acre recreation center with a pool, spa and meeting room is also planned in Planning Area 8. A linear park would border the eastern boundary of the La Floresta Village site with the Vesuvius neighborhood. This park is proposed to be 50 feet wide and include a meandering paved trail as illustrated in Exhibit 4.2-11b, La Floresta Village–Linear Park Edge Conditions. Park acreage for La Floresta Village is detailed in Table 5.11-4.

**Table 5.11-4
Open Space and Recreation Acreage -
La Floresta Village**

Planning Area / Amenity	Acreage	
Linear Park	3.7	
Perimeter Trails	6.1	
PA 1	0.2	(Open Space)
PA 3	0.8	(Open Space)
PA 4	0.5	(Open Space)
PA 5	0.4	(Open Space)
PA 6	0.3	(Open Space)
PA 7	0.9	(Open Space)
PA 8	0.1	(Open Space)
	0.7	(Rec Center)
PA 11	4.3	(Open Space/Rec Ctr)
Total	18.0	
Source: EDAW, August 2006		

The City's standard for parkland is 5 acres per 1,000 population. Based on the proposed 1,088 residential units and an average household size of 2.78 persons per dwelling unit¹⁰, the La Floresta Village development project would generate approximately 3,025 persons at build-out, which would require 15.15 acres of parkland according to the City standard. The La Floresta Village plan would not comply if only linear park area is considered. If all open space, trails and recreation facilities illustrated in Table 5.11-4 are considered, however, the La Floresta Village plan would exceed the city standard by 2.85 acres. Consequently, no adverse impacts to park facilities as a result of the La Floresta Village plan are anticipated.

Birch Hills Site

The Birch Hills Illustrative Site Plan (Exhibit 4.2-17, page 4-79) shows a Community Facility with a clubhouse. This facility would be available for public community use. No new public parkland is proposed as part of the Birch Hills development, although the existing golf course would be preserved and re-configured (75.6 acres, or 83% of the site) as part of the planned development, as shown in Table 5.11-5. The golf course, which is presently

¹⁰ Source: California Department of Finance, Series E-5 City/County Population and Housing Estimates, 1/1/2006 (<http://www.dof.ca.gov/HTML/DEMOGRAP/E-5a.xls>)

operated by a Chevron concessionaire, would also be turned over to the City of Brea for operations and revenue generation.

Using the methodology described for the La Floresta Village development, the proposed 247 new residential units would yield 687 persons at build-out. According to the City's standard, 3.45 acres of parkland would be required as part of the Birch Hills development project. The Birch Hills plan therefore would exceed the standard by 61.45 acres, if only the golf course area is considered. If all other open space, trails and recreation facilities illustrated in Table 5.11-5 are considered, the Birch Hills plan would exceed the city standard by 66.45 acres. Consequently, no impacts to park facilities as a result of the Birch Hills plan are anticipated.

**Table 5.11-5
Open Space and Recreation Acreage -
Birch Hills**

Planning Area / Amenity	Acreage	
Golf Course	64.9	
Parkway	1.8	
Clubhouse	0.5	
Community Trail	1.4	
PA 12a	0.5	(Rec Center)
PA 12b	0.4	(Open Space)
	0.4	(Rec Center)
Total	69.9	
Source: EDAW, August 2006		

Level of Significance: Less than significant.

Mitigation Measures: None are required.

Level of Significance after Mitigation: Not applicable.

Trails

La Floresta Village Site

Community multi-use trails and Class I bike paths, as shown on Exhibit 4.2-7 – La Floresta Village: Conceptual Pedestrian Circulation Plan (page 4-51), and Exhibit 4.2-8 –La Floresta Village: Conceptual Bicycle Circulation Plan (page 4-53), are proposed along the Imperial Highway and Valencia Avenue edges to connect with the regional Fullerton, Valencia, Chino Hills and El Cajon trails, as well as additional pedestrian and Class III bicycle trails for circulation within the La Floresta Village development.

Exhibits 4.2-10a and 10b illustrate the cross-sections of these trails. A ten-foot-wide dual-purpose walking/bike trail is proposed along Imperial Highway and Valencia Avenue, in addition to a five-foot meandering decomposed granite (D.G.) trail all within a 30-foot landscape setback area. Along Valencia Avenue, the La Floresta Village development project proposes a five-foot meandering D.G. trail and a ten-foot sidewalk within the 30-

foot landscape setback area. The trail proposed along Rose Drive would also provide a five-foot meandering D.G. trail and a six-foot sidewalk within a 30-foot landscape setback area. A five-foot-wide Class II Bike Lane also currently runs along Rose Drive.

Linear parks 50 to 52 feet in width are proposed along the La Floresta Village boundaries abutting the existing residential neighborhood located to the east of the La Floresta Village site, as illustrated in Exhibit 4.2-11a – La Floresta Village: Conceptual Open Space Plan (page 4-61). Block walls are proposed along the linear park edge, as illustrated in Exhibit 4.2-9 – La Floresta Village: Conceptual Wall and Fence Plan (page 4-55). The linear parks are proposed to contain a five-foot meandering paved trail to accommodate hiking and biking throughout the community. Many of the existing trees will remain along the meandering trail to provide a buffer for the existing Vesuvius neighborhood on the east. Additional tree and shrub planting will provide shaded areas along the walk. Benches and other amenities are also anticipated within the linear park area.

The La Floresta Village development plan is considered consistent with City trail policies and plans, therefore no impacts are anticipated to trails facilities and no mitigation other than compliance with City trails policies and standards is required.

Level of Significance: Less than significant.

Mitigation Measures: None are required.

Level of Significance after Mitigation: Not applicable.

Birch Hills Site

A community multi-use trail is planned to connect with the regional Fullerton trail through the Birch Hills site along the Loftus Flood Control Channel, which traverses the site, as shown in Exhibit 3.4-4 (page 3-15). In addition, the proposed Birch Hills development would result in the connection of the property with the regional Brea Trail system. This plan is consistent with City plans and policies; therefore, no trails impacts are anticipated and no mitigation is required.

Level of Significance: Less than significant.

Mitigation Measures: None are required.

Level of Significance after Mitigation: Not applicable.

Bikeways

La Floresta Village Site

Community multi-use trails and Class I bike paths, as shown on Exhibit 4.2-7 – La Floresta Village: Conceptual Pedestrian Circulation Plan (page 4-51), and Exhibit 4.2-8 – La Floresta Village: Conceptual Bicycle Circulation Plan (page 4-53), are proposed along the Imperial Highway and Valencia Avenue edges to connect with the regional Fullerton, Valencia, Chino Hills and El Cajon trails, as well as additional pedestrian and Class III bicycle trails for circulation within the La Floresta community. The General Plan

Bike Plan (Exhibit 5.11-3 on page 5.11-11) calls for a Class I trail through the La Floresta site to connect the regional trails to the east and west. The applicant proposes to provide approximately 2 miles of perimeter trails, as shown in Exhibit 4.2-8 – La Floresta Village: Conceptual Bicycle Circulation Plan (page 4-53), and Exhibits 4.2-10a and 10b – La Floresta Village – Typical Landscape Conditions, Imperial Highway, Valencia Avenue, and Rose Drive. These proposed trails are considered to implement the intent of the General Plan Bike Plan and Trails Plan. No significant bikeway impacts are anticipated.

Level of Significance: Less than significant.

Mitigation Measures: None are required.

Level of Significance after Mitigation: Not applicable.

Birch Hills Site

The General Plan (Exhibit 5.11-3, page 5.11-11) shows two Class I Bike Paths through the Birch Hills site, one connecting to the Fullerton Trail and the other to Craig Regional Park. The Birch Hills development plan includes a community multi-use trail to connect with the regional Fullerton trail through the site along the Loftus Flood Control Channel, as shown in Exhibit 4.2-25 – Birch Hills: Conceptual Open Space Plan (page 4-101). In addition, the project proponents propose to connect this property with the regional Brea Trail system, as shown in Exhibit 4.2-22 – Birch Hills: Conceptual Bicycle Circulation (page 4-95). A pedestrian crossing would be provided at Birch Street and the entrance to the golf course is also proposed to be signalized to enhance safety of trail users.

Level of Significance: Less than significant.

Mitigation Measures: None are required.

Level of Significance after Mitigation: Not applicable.

Recreation Services

Both Sites

While the La Floresta Development Proposal would provide additional park and recreational facilities primarily intended to serve its residents, the increase in population would add to the demand for citywide recreation programs and services such as Family Resource Center services, senior services, parks and recreation programs, and cultural arts programs. These are considered to be potentially significant impacts. If the Birch Hills development project is approved and the City takes over the Birch Hills Golf Course, new revenues would be available to offset other possible cost increases such as those described above. With anticipated additional revenue, potential impacts to Recreation Services are considered less than significant.

Level of Significance: Less than significant.

Mitigation Measures: None are required.

Level of Significance after Mitigation: Not applicable.

LIBRARY SERVICES

Both Sites

The La Floresta Development Proposal would increase the library user population by approximately 2,670 persons, according to the Orange County Librarian. The County's service standard is 0.2 square feet of facilities and 1.5 book volumes per capita. The increase in population would require physical expansion of 534 square feet and 4,000 book volumes in order to maintain service standards. No expansion of the branch library is currently planned. Funding would be required to provide the additional books to meet the service standard. This is considered to be a potentially significant impact. The following mitigation measure would reduce this impact to a level that is less than significant.

Level of Significance: Potentially significant.

Mitigation Measures:

PS-5 Library Fees

Prior to issuance of each Certificate of Occupancy, the applicant shall pay library impact fees to offset its fair-share of the City's cost of providing additional resources to Project residents.

Level of Significance after Mitigation: Less than significant.

WASTEWATER TREATMENT

La Floresta Village Site

Sewer trunk lines and treatment plant capacity are adequate to handle the proposed development (Source: Adam Nazaroff, Cooperative Projects Engineer, OCSD, May 2006). Under current conditions, the Brea and Placentia sewer mains cannot convey the estimated peak flows without upsizing a significant number of segments. A sewer lift station discharging directly into the OCSD trunk line in Rose Drive is proposed with the La Floresta Village development project. This pump station must be designed and operated so that its peak volume does not exceed the capacity of the trunk line. Approval of OCSD would be required for this connection. The mitigation measure listed below would reduce this impact to a level that is less than significant.

Level of Significance: Potentially significant.

Mitigation Measures:

PS-6 Sewer Facilities

- a. *Prior to approval of the first final subdivision map for La Floresta Village (except maps for financing purposes only, the applicant shall submit a sewer system improvement phasing plan for the La Floresta Village development project meeting the approval of the City Engineer and the Orange County Sanitation District.*
- b. *Prior to issuance of a certificate of occupancy, sewer system improvements shall be installed in a manner meeting the approval of the City Engineer and the Orange County Sanitation District.*

Level of Significance after Mitigation: Less than significant.

Birch Hills Site

Planning Area 12a would be served by Kraemer Region 8 and Planning Area 12b would be served by Cypress Drainage Region 7. Adequate capacity currently exists in these systems. The following mitigation measure would ensure that adequate sewer facilities are provided to the Birch Hills development project.

Level of Significance: Potentially significant.

Mitigation Measures:**PS-7 Sewer Facilities**

- a. *Prior to approval of the first final subdivision map for Birch Hills (except maps for financing purposes only), the applicant shall submit a sewer system improvement phasing plan for the Birch Hills development project meeting the approval of the City Engineer and the Orange County Sanitation District.*
- b. *Prior to issuance of a certificate of occupancy, sewer system improvements shall be installed in a manner meeting the approval of the City Engineer and the Orange County Sanitation District.*

Level of Significance after Mitigation: Less than significant.

WATER SUPPLY**Both Sites**

As required by state law, a Water Supply Assessment was prepared for the La Floresta Development Proposal, which includes both the planned La Floresta Village and Birch Hills developments (see Appendix I). The WSA concluded that the City's water supply and reliability would be sufficient for the La Floresta Development Proposal through the next 20 years during normal, single dry and multiple dry year scenarios, and that the planned system improvements described in the 2002 Water Master Plan would ensure

adequate water service to the sites. Site improvements by the developer will be required to provide service connections to new homes and businesses.

Level of Significance: Potentially Significant.

Mitigation Measures:

PS-8 Water Facilities

- a. *Prior to approval of the first final subdivision map for either the La Floresta Village or Birch Hills site (except maps for financing purposes only) the applicant shall submit a water system improvement phasing plan for the development involved meeting the approval of the City Engineer.*
- b. *Prior to issuance of a certificate of occupancy, water system improvements shall be installed in a manner meeting the approval of the City Engineer.*

Level of Significance after Mitigation: Less than significant.

SOLID WASTE DISPOSAL

Both Sites

Although there are no formal General Plan policies applicable to solid waste disposal, an implementation program of the General Plan is to "Review development proposals for consistency with water, power, and solid waste disposal infrastructure requirements." (p. A-9) Solid waste disposal would be provided by the Orange County Integrated Waste Management Department (IWMD) at the Olinda Alpha Landfill, located north of the project area at 1942 N. Valencia Avenue. This landfill is estimated to have capacity to operate until 2013, and an expansion is being considered by the County that would allow it to operate until 2021. The La Floresta Development Proposal would not have a significant effect on the ability of IWMD to provide solid waste disposal. (Source: John Arnau, IWMD, May 2006)

Level of Significance before Mitigation: Less than significant.

Mitigation Measures: None are required.

Level of Significance after Mitigation: Not applicable.

5.11.5 Cumulative Impacts

Both Sites

All new developments contribute to increased demand for public services and utilities. Generally, the various service agencies incorporate growth anticipated in the adopted General Plan into their long range planning programs, which has been considered the context for both project specific and cumulative assessment of services and utilities

impacts in this EIR. This of the EIR has analyzed the potential public service and utility impacts associated with the La Floresta Development Proposal, including fire and police protection, schools, parks and recreational facilities, libraries, wastewater treatment, water supply and distribution systems and solid waste disposal, and concluded that no significant impacts would occur. In consideration of the preceding factors, the contribution of the La Floresta Development Proposal to cumulative impacts related to public services and utilities is less than considerable and, therefore, less than cumulatively significant despite the fact that a General Plan amendment is requested for the Birch Hills development. (As noted in the Project Description, the General Plan Amendment for Birch Hills would simply replace the existing Birch Hills Specific Plan with the proposed Birch Hills development plan, which is considered consistent with the General Plan.)

Level of Significance Before Mitigation: Less than significant.

Mitigation Measures: None are required.

Level of Significance after Mitigation: Not applicable.

5.11.6 Significant Unavoidable Impacts

Both Sites

With the implementation of existing requirements and the recommended mitigation measures, all potential service and utilities impacts would be reduced to a level that is less than significant.

