



CITY OF BREA NOTICE OF AVAILABILITY of a DRAFT ENVIRONMENTAL IMPACT REPORT for the MERCURY LANE RESIDENTIAL PROJECT

Date: July 24, 2019

Subject: Notice of Availability (NOA) for the Mercury Lane Residential Project Draft Environmental Impact Report, State Clearinghouse (SCH) No. 2018121032

To: State Clearinghouse, State Responsible Agencies, State Trustee Agencies, Other Public Agencies, Interested Organizations

Lead Agency/Sponsor: City of Brea, Planning Division

Project Title: Mercury Lane Residential Project

NOTICE IS HEREBY GIVEN that the City of Brea has prepared a Draft Environmental Impact Report (DEIR) for the Mercury Lane Residential Project (SCH No. 2018121032). Pursuant to Public Resources Code Section 21165 and the CEQA Guidelines (CA Code of Regulations) Section 15050, the City of Brea the lead agency for the project. The purpose of this notice is to (1) serve as a Notice of Availability (NOA) of a DEIR pursuant to the CEQA Guidelines Section 15087 and (2) advise and solicit comments regarding the content of the DEIR.

NOTICE OF AVAILABILITY: Pursuant to Public Resources Code Section 21083 and CEQA Guidelines Section 15087, the public review period will commence on **July 24, 2019**, and will close on **September 9, 2019**. The City, as lead agency, requests that responsible and trustee agencies respond in a manner consistent with Section 15082(b) of the CEQA Guidelines. Pursuant to Public Resources Code Section 21080.4, responsible agencies must submit any comments in response to this notice no later than 45 days after receipt. A copy of the EIR is available for review online at www.cityofbrea.net/projectsinprocess and at the City of Brea offices and at the Brea Branch of the Orange County Public Library.

City of Brea – Planning Division, Level 3
1 Civic Center Circle
Brea, CA 92821

Brea Library
1 Civic Center Circle, Level 1
Brea, CA 92821

The document can also be viewed electronically on the City's webpage at: www.cityofbrea.net/projectsinprocess

WRITTEN COMMENTS: We ask that any person wishing to comment on the EIR provide written comments by the end of the public review period at 5:00 p.m., **September 9, 2019**, addressed to Maribeth Tinio, Senior Planner, City of Brea – Planning Division, at maribetht@cityofbrea.net or by mail to the City of Brea at the address above.

PROPERTY LOCATION: The 1.01-acre project site is on the southeast corner of Berry Street and Mercury Lane in the City of Brea, California (Assessor's Parcel Number [APN] 296-141-05). The project site is approximately 1.5 miles northwest of State Route 57 (SR-57) and 0.1 mile north of Imperial Highway (SR-90).

EXISTING CONDITIONS: The project site is vacant and undeveloped, with one California pepper tree near the access gate of the eastern half of the site. The project site is surrounded by light industrial land, general industrial, and commercial office uses. A railroad spur is approximately 0.1 mile north of the site on Berry Street and dead-ends at the Brea Trail, which begins just northeast of the project site.

PROJECT DESCRIPTION: The proposed Mercury Lane Residential Project would result in the development of a 5-story, approximately 68-foot-tall, 141,137-square-foot podium structure with 114 workforce housing units. Vehicular site

access would be provided off of Mercury Lane. Parking would be provided in two levels of the parking garage (street level and above-grade). A staircase and elevator would provide access from Berry Street to the third-story courtyard containing recreational amenities (barbeques, bocce ball court). The project site is currently designated in the General Plan as Light Industrial and zoned Commercial-Industrial (C-M). Approval of the project would require a zone change to Planned Community (PC) Zone.

ENVIRONMENTAL ISSUES: Based on the analysis in the EIR and comment letters received in response to the Notice of Preparation (NOP), the City determined that the following environmental issues would be further analyzed in the EIR:

- Air Quality
- Cultural Resources
- Greenhouse Gases
- Hazards and Hazardous Materials
- Land Use and Planning
- Noise
- Population and Housing
- Public Services
- Transportation
- Tribal Cultural Resources

The Draft EIR addresses the short- and long-term effects of the Mercury Lane Residential Project on the environment. Mitigation measures are proposed for impacts that are determined to be potentially significant.

Date: July 24, 2019

Signature:



Jennifer Lilley, AICP, City Planner