



CITY OF BREA NOTICE OF PREPARATION of a DRAFT ENVIRONMENTAL IMPACT REPORT for the BREA MALL MIXED USE PROJECT and NOTICE OF SCOPING MEETING

Date: August 16, 2019

Subject: Notice of Preparation (NOP) and Scoping Meeting for the Brea Mall Mixed Use Project Draft Environmental Impact Report

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

Lead Agency/Sponsor: City of Brea, Planning Division

Project Title: Brea Mall Mixed Use Project

NOTICE IS HEREBY GIVEN that the City of Brea will prepare an environmental impact report (EIR) for the Brea Mall Mixed Use Project. The City is the lead agency for the project. The purpose of this notice is to (1) serve as a Notice of Preparation of an EIR pursuant to the California Environmental Quality Act (CEQA) Guidelines § 15082, (2) advise and solicit comments and suggestions regarding the scope and content of the EIR to be prepared for the project, and (3) notice the public scoping meeting.

NOTICE OF PREPARATION: The City of Brea, as Lead Agency, requests that responsible and trustee agencies respond in a manner consistent with § 15082(b) of the CEQA Guidelines. Pursuant to CEQA § 21080.4, responsible agencies must submit any comments in response to this notice no later than 30 days after receipt. The public review period will commence on **Friday, August 16, 2019**, and will close on **Monday, September 16, 2019**. A copy of the NOP is available for review 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 NOP provide written comments by the end of the public review period at 5:00 p.m., **Monday, September 16, 2019**, addressed to Jessica M. Magaña, Associate Planner, City of Brea – Planning Division, at jessicam@ci.brea.ca.us, or by mail to the City of Brea at the address above.

PUBLIC SCOPING MEETING: The City will hold a scoping meeting in conjunction with this NOP in order to present the project and the EIR process, and to provide an opportunity for agency representatives and the public to assist the lead agency in determining the scope and content of the environmental analysis for the EIR. The meeting will be an Open House format. The public scoping meeting will be held at the time and location listed below:

Date: Wednesday, August 28, 2019
Time: 5:00 p.m. – 7:00 p.m.
Location: City of Brea City Hall, Community Room B
1 Civic Center Circle
Brea, CA 92821

PROPERTY LOCATION: As shown on Figure 1, *Aerial Photograph*, and Figure 2, *Regional Location*, The Brea Mall—1065 Brea Mall, City of Brea—encompasses approximately 74 acres in northeast Orange County. The Brea Mall is west of State Route 57 (SR-57) and is generally bounded by State College Boulevard to the east, Imperial Highway (State Route 91) to the south, South Randolph Avenue to the west, the City of Brea City Hall and Embassy Suites by Hilton to the northwest, and East Birch Street to the north. The project site is generally in the southwest portion of the Brea Mall site formerly occupied by Sears.

EXISTING CONDITIONS: The Brea Mall first opened its doors in 1977 with 306,000 square feet of retail space, originally anchored by Sears and May Company California. The mall has been through several expansions since then. The mall currently encompasses approximately 1,291,433 square feet and consists of a central retail core with major department stores (“anchors”), including Nordstrom (west side); JC Penney (north side); Macy’s Men, Children, & Home (northeast side); and Macy’s (southeast side). Surrounding the retail core are several free-standing retail structures along the Brea Mall Circle (referred to as the “outlot” or “out parcels”), including the Olive Garden, Red Lobster, and The Cheesecake Factory.¹ The mall can be accessed from three of the surrounding streets—State College Boulevard, South Randolph Avenue, and Birch Street. Mall parking is provided via surface spaces and three parking structures. On January 4, 2018, Sears (southwest side, former anchor) identified that, as part of a plan to close 103 stores nationwide, the Sears department store would be closing. Sears closed in April 2018. The first floor of the former Sears building is now being leased by a retail store.

PROJECT DESCRIPTION: As a result of the recent acquisition of the Sears parcel, the Simon Property Group is proposing redevelopment of the Sears parcel of the Brea Mall. The proposed redevelopment would be on a 17.5-acre area in the southwest portion of the mall site that includes the Sears parcel and adjoining transition areas adjacent to Nordstrom and Macy’s. The proposed project involves demolishing the Sears department store and associated auto center (161,990 square feet) and 12 acres of surface parking in order to allow a mix of uses—including retail, for-rent residential apartments, a resort-type fitness center, and a public gathering space (large “central green” and plaza). Table 2, *Brea Mall Mixed Use Project Land Use Summary*, identifies the existing and proposed improvements. The project would result in a net increase of 149,625 square feet of retail use and 312 residential units on the approximately 17.5-acre portion of the Sears parcel within the 74-acre Brea Mall site. Figure 3, *Conceptual Site Plan*, shows the overall conceptual site plan, including both the residential and retail components, and outdoor plazas and gathering spaces. Figure 4, *Conceptual Residential Building Site Plan*, shows the conceptual site plan for the proposed residential building, and Figure 5, *Conceptual Mall Buildings*, shows the site plan for the main retail component developed around the outdoor plazas and gathering spaces. The project site is currently designated in the General Plan as Regional Commercial and zoned C-C Major Shopping Center Zone, with a P-D Precise Development overlay. The proposed project would require a General Plan Amendment and zone change to Mixed Use I to accommodate the proposed residential component of the project.

POTENTIAL SIGNIFICANT EFFECTS: As authorized by the State CEQA Guidelines, based on preliminary review, the City determined that it would prepare an EIR for the proposed project, and therefore, it is beginning work directly on the EIR process and will focus on potentially significant effects of the proposed project in that EIR, while briefly indicating the reasons that other effects will not be potentially significant. An Initial Study is not required to determine that an EIR will be prepared and is therefore not attached. The City EIR will discuss potential environmental impacts of the proposed project, including potential pre-construction, construction, and operations impacts. The DEIR will analyze potential environmental effects of the project, including: Air Quality, Cultural Resources, Greenhouse Gas Emissions, Land Use and Planning, Population and Housing, Noise, Transportation, and Tribal Cultural Resources. The project site is not on a list compiled pursuant to Government Code section 65962.5.

¹ There is a BJ’s Restaurant at the corner of Imperial Highway and Randolph; however, the restaurant and its parking lot are a separate parcel not owned by the Simon Property Group or any of the retail anchors. Therefore, they are not considered part of the mall property.

Table 1 Brea Mall Mixed Use Project Land Use Summary

Tenant	Existing GLA (sq. ft.)	Demolition (sq. ft.)	New Construction GLA (sq. ft.)	Total Mall GLA (sq. ft.)
Major Department Stores				
Sears	161,990	-161,990	—	0
Macy's ¹	182,360	—	—	182,360
Nordstrom	176,540	—	—	176,540
JC Penny	135,800	—	—	135,800
Macy's Men & Home	192,060	—	—	192,060
Major Department Stores	848,750	-161,990	0	686,760
Small Shops				
Sporting Goods	—	—	50,019	50,019
Fitness Center	—	—	128,000	128,000
Level 1 Mall	224,522	—	123,053	347,575
Level 2 Mall	207,992	—	10,543	218,535
Total Small Shops	432,514	0	311,615	744,129
Outlots¹				
Cheesecake Factory Outlot	10,169	—	—	10,169
Total Mall	1,291,433	-161,990	311,615	1,441,058
Residential				
Medium Density Residential (7-story)	—	—	312 units	312 units
Residential Square Feet	—	—	380,947	
Net Change from Existing	—	—	312	149,625

GLA = gross leasable area

1. Macy's owns the buildings occupied by Red Lobster and Olive Garden; therefore, the GLA for Macy's includes these restaurants. BJ's is not owned by Simon properties; therefore, the square footage for this outlot facility is not included in this table.

Date: August 15, 2019

Signature:

Jessica M. Magaña, Associate Planner

ATTACHMENTS:

- Figure 1 – Aerial Photograph
- Figure 2 – Regional Location
- Figure 3 – Conceptual Site Plan
- Figure 4 – Conceptual Residential Building Plan
- Figure 5 – Conceptual Mall Buildings Site Plan

Figure 1 - Aerial Photograph

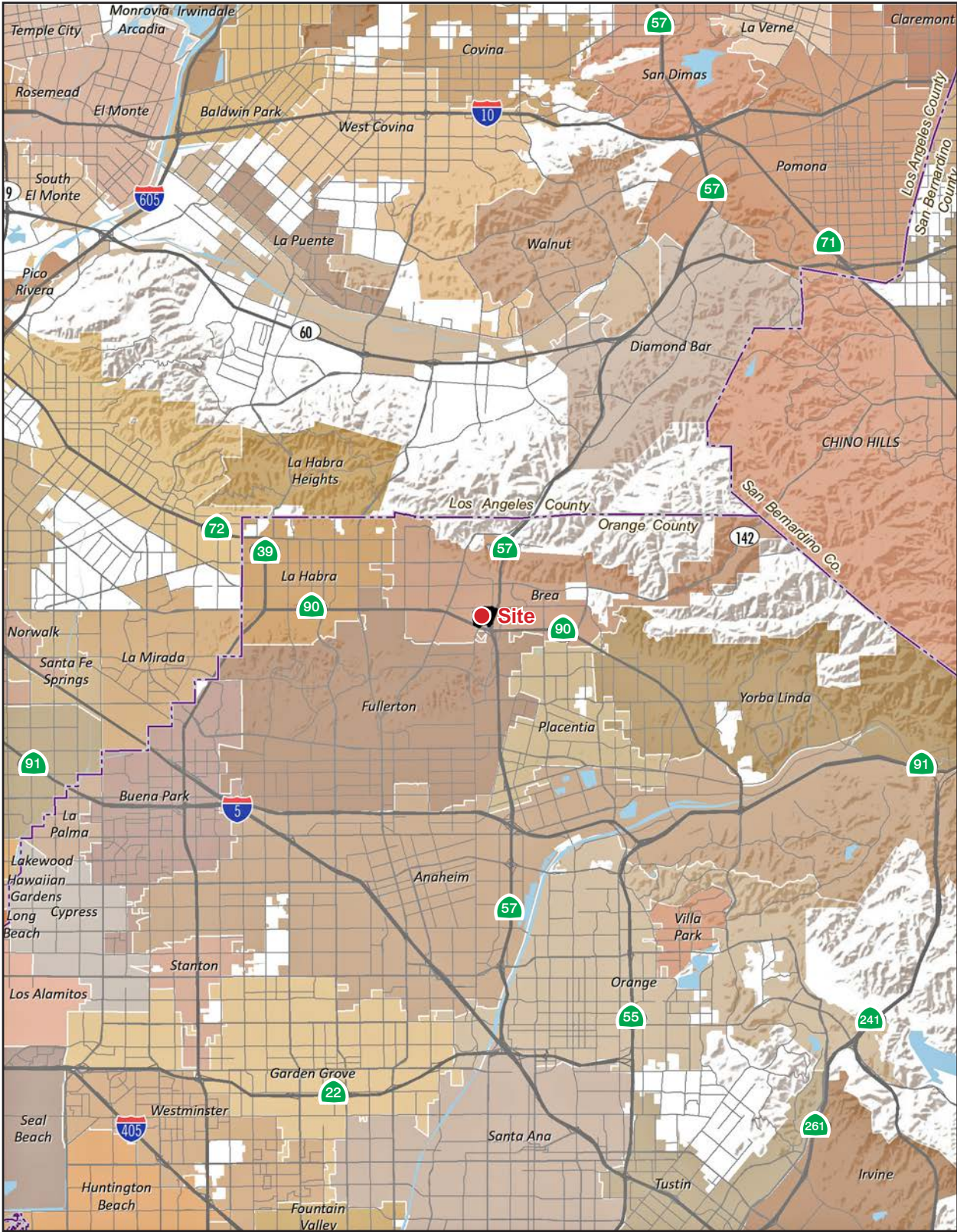


	Brea Mall Boundary		Project Area Boundary		
	Olive Garden		Nordstrom Parking Structure		Cheesecake Factory
	Red Lobster		JCPenny		
	Macy's		Brea Civic Center Embassy		
	Sears		Suites		
	Nordstrom		BJ's Brewhouse		

0 700
Scale (Feet)

Source: ESRI, 2019

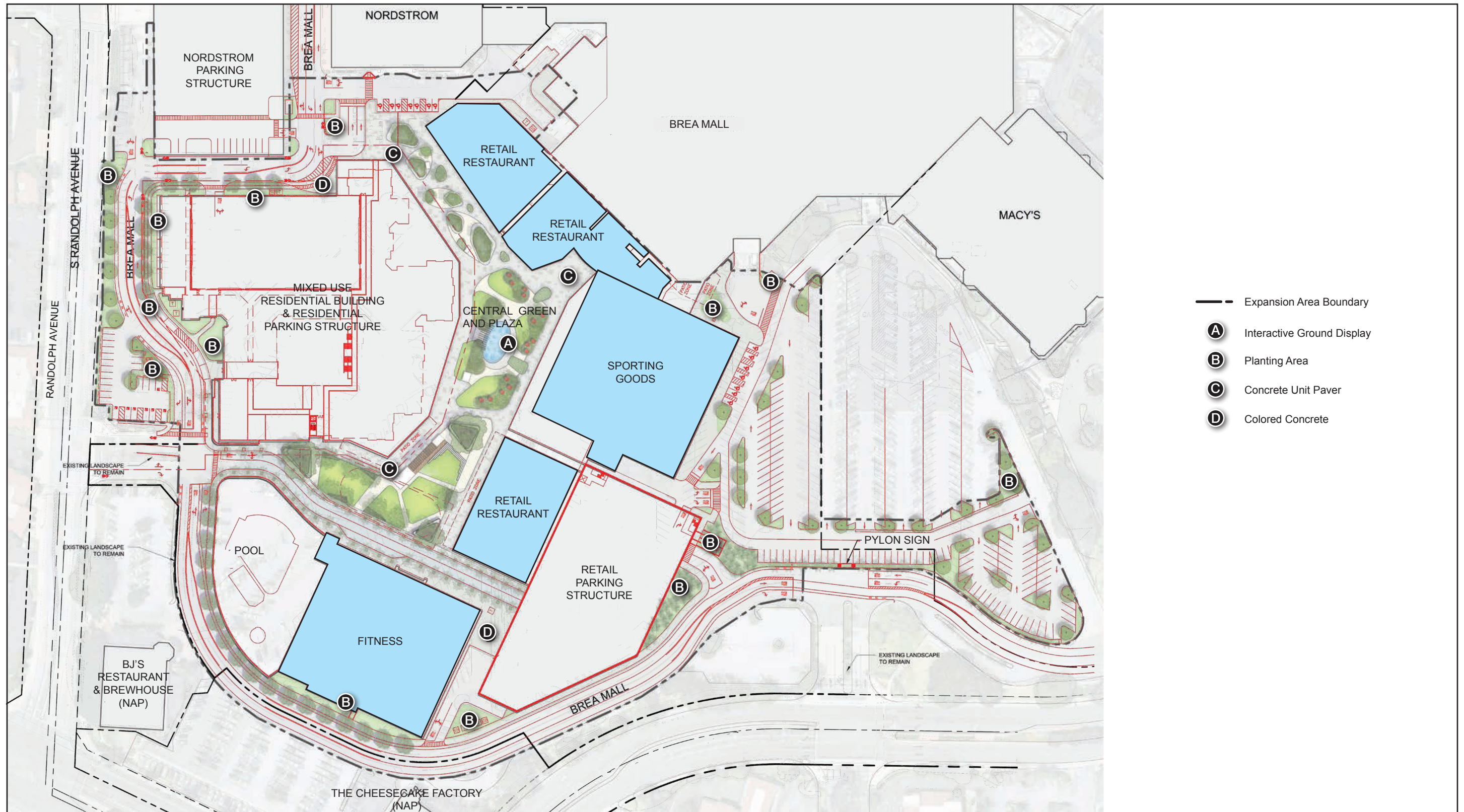
Figure 2 - Regional Location



Note: Unincorporated county areas are shown in white.

Source: ESRI, 2019

Figure 3 - Conceptual Site Plan



- Expansion Area Boundary
- Ⓐ Interactive Ground Display
- Ⓑ Planting Area
- Ⓒ Concrete Unit Paver
- Ⓓ Colored Concrete

0 150
Scale (Feet)



Figure 4 - Conceptual Residential Building Plan

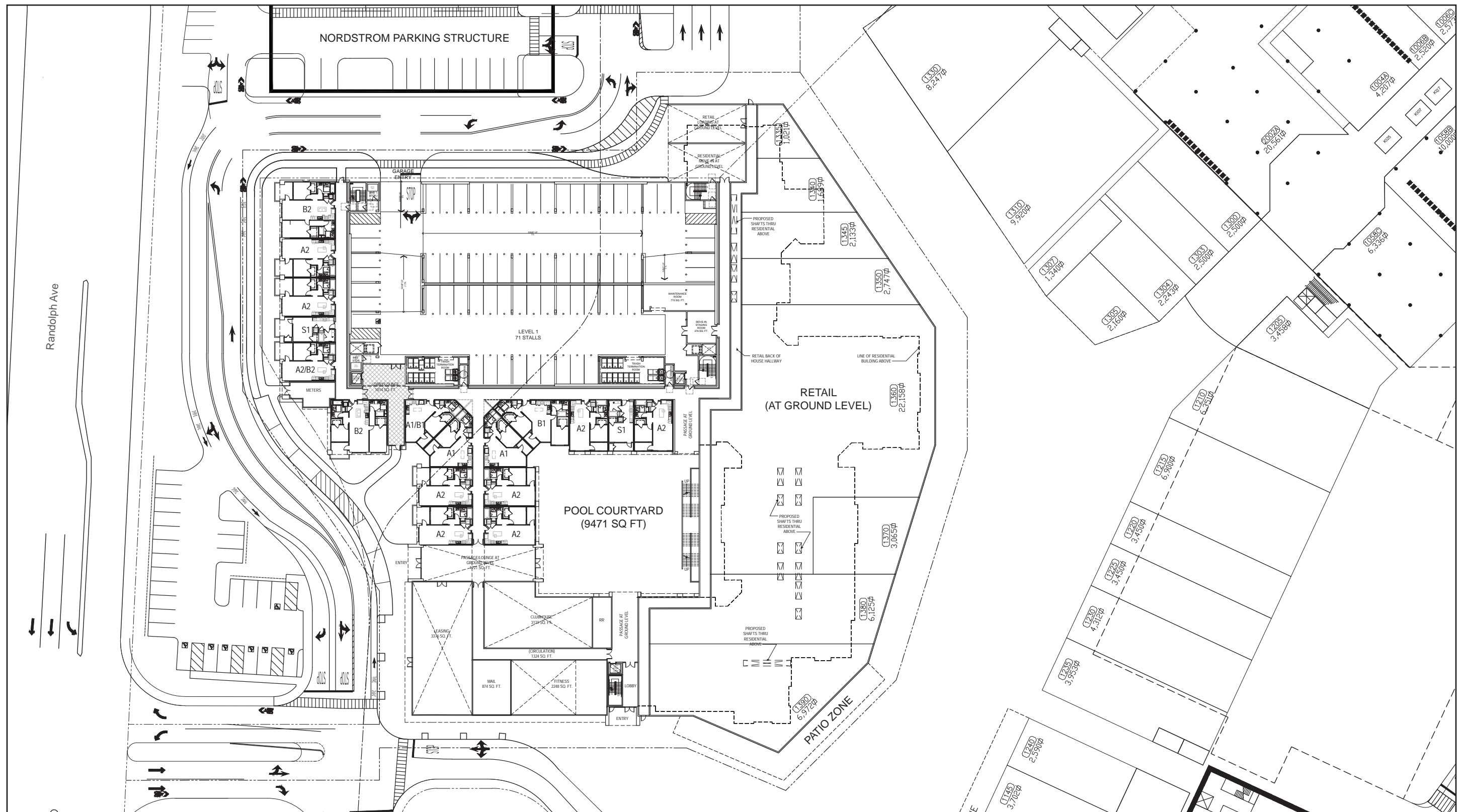


Figure 5 - Conceptual Mall Buildings Site Plan

