



**CITY OF BREA
NOTICE OF AVAILABILITY
OF A DRAFT ENVIRONMENTAL IMPACT REPORT
for the BREA PLAZA EXPANSION PROJECT**

Date: August 5, 2021

Subject: Notice of Availability of a Draft Environmental Impact Report for the Brea Plaza Expansion Project
(State Clearinghouse No. 2020079022)

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

Lead Agency/Sponsor: City of Brea, Planning Division

Project Title: Brea Plaza Expansion Project

Review Period: August 5, 2021 through September 20, 2021 (45 days)

NOTICE IS HEREBY GIVEN that the City of Brea has prepared a Draft Environmental Impact Report (DEIR) for the proposed Brea Plaza Expansion Project (State Clearinghouse No. 2020079022) to address the potential environmental effects associated with implementation of the project. Pursuant to Public Resources Code Section 21165 and the California Environmental Quality Act Guidelines (CEQA Guidelines) Section 15050, the City of Brea is 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 DEIR will be available for a 45-day public review from **Thursday, August 5, 2021, through Monday, September 20, 2021**. Pursuant to Public Resources Code Section 21080.4, responsible and trustee agencies must submit any comments in response to this notice no later than 45 days after receipt.

Copies of the DEIR are available for review at the following locations:

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 accessed online at: www.cityofbrea.net/projectsinprocess.

WRITTEN COMMENTS: We ask that any person wishing to comment on the DEIR provide written comments by the end of the public review period at 5:00 p.m., **Monday, September 20 2021**, addressed to Juan Arauz, AICP, Senior Planner, City of Brea – Planning Division, at juana@ci.brea.ca.us or by mail to the City of Brea at the address above.

PROJECT LOCATION: The proposed project would be on 2.2 acres in the northwest portion of the Brea Plaza Shopping Center—1639 East Imperial Highway—which encompasses approximately 16 acres in Brea. The Brea Plaza Shopping Center is bounded by the Mercury Insurance office development to the north, South Associated Road and a single-family residential neighborhood to the east, Imperial Highway/State Route 90 (SR-90) and commercial development in Fullerton to the south, and SR-57 to the west.

PROJECT DESCRIPTION: The proposed project would require the demolition of the 18,450-square-foot Brea Plaza 5 Cinemas (1,110 seats) and 139 surface parking spaces, and subsequent development of a new building on approximately 2.2 acres in the northwestern portion of the 16-acre Brea Plaza Shopping Center to accommodate the proposed residential and office uses and parking. The proposed project would result in an eight-story, mixed-use building with 189 residential units, approximately 21,355 square-feet of office space, and 397 parking spaces (with 10 tandem stalls). Since the circulation of the Notice of Preparation (NOP) and Scoping Meeting, the proposed project has been revised to eliminate the hotel component, reduce the number of residential units, and increase the amount of parking provided. The proposed project would require a General Plan Amendment and a Zone Change from General Commercial (C-G) to Mixed-Use I (MU-I), and the applicant would submit a request for a development agreement.


ENVIRONMENTAL ISSUES: Based on the analysis in the DEIR and comment letters received in response to the NOP, the City determined that implementation of the proposed project would not result in any significant and unavoidable impacts.

Project Sponsor: City of Brea

Consulting Firm: PlaceWorks

Date: August 5, 2021

Signature:



Juan Arauz, AICP, Senior Planner