



**CITY OF BREA  
NOTICE OF PREPARATION  
of a DRAFT ENVIRONMENTAL IMPACT REPORT  
for the GASLIGHT SQUARE REDEVELOPMENT PROJECT  
and NOTICE OF SCOPING MEETING**

**Date:** June 20, 2022  
**Subject:** Notice of Preparation and Scoping Meeting for the Gaslight Square Redevelopment 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:** Gaslight Square Redevelopment Project

**NOTICE IS HEREBY GIVEN** that the City of Brea (City) will prepare an environment impact report (EIR) for the Gaslight Square Redevelopment Project ("Project"). The City is the lead agency for the project. The purpose of this notice is to (1) serve as a Notice of Preparation (NOP) of an EIR pursuant to the California Environment Quality Act (CEQA) Guidelines Section 15082, (2) 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 determined that the proposed project would require preparation of a full-scope EIR; thus, an Initial Study was not prepared in conjunction with this NOP. The City of Brea, as Lead Agency, requests that responsible and trustee agencies respond in a manner consistent with Section 15082(b) of the CEQA Guidelines. Pursuant to Section 21080.4 of the CEQA Guidelines, all 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 **Monday, June 20, 2022** and will close on **Wednesday, July 20, 2022**. A copy of the NOP can be viewed electronically on the City's webpage at: [www.cityofbrea.net/projectsinprocess](http://www.cityofbrea.net/projectsinprocess)

**PUBLIC SCOPING MEETING:** The City will hold a scoping meeting 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 public scoping meeting will be held at the time and location listed below:

Date: June 28, 2022  
Time: 6:00 p.m. – 7:00 p.m.  
Location: Community Room A (2<sup>nd</sup> Floor)  
1 Civic Center Circle  
Brea, CA 92821

**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., Wednesday, July 20, 2022**, addressed to:

City of Brea – Planning Division  
Cecilia Madrigal-Gonzalez, Assistant Planner  
1 Civic Center Circle, Level 3  
Brea, CA 92821

Or

at [ceciliamg@cityofbrea.net](mailto:ceciliamg@cityofbrea.net)

**PROPERTY LOCATION:** As shown on *Figure 1 - Aerial Photograph*, the Project site, commonly known as Gaslight Square Center, is approximately 1.88 acres in size and is located at 255 East Imperial Highway in the City of Brea. The Gaslight Square Center is generally bounded by a City owned parking lot and residential uses to the north, Laurel Elementary School to the east, across

generally bounded by a City owned parking lot and residential uses to the north, Laurel Elementary School to the east, across Flower Street, commercial uses to the south across Imperial Highway/SR-90, and commercial uses and a City-owned parking structure to the west, across Orange Avenue.

**PROJECT DESCRIPTION:** The project location is at 255 E. Imperial Hwy., commonly known as the Gaslight Square. The Gaslight Square is currently developed with five existing commercial buildings, totaling 23,558 square feet. The project proposes to retain two of the existing five buildings that are currently used for medical uses. The remaining three commercial buildings totaling 18,286 square feet would be demolished to facilitate the construction of a 2,000 square foot drive-through restaurant with an outdoor seating area and a 6,000 square foot commercial building consisting of 2,400 square feet of restaurant and 3,600 square feet of medical or retail space ("Project"). The drive-through restaurant building would be located on the southeast portion of the site and could accommodate 12 vehicles within the drive-through. The restaurant and retail/medical building would be located at the southwest portion of the site. New landscape is proposed throughout the site featuring new trees and planters. The project would also reconfigure the existing parking lot and proposes 92 parking spaces on-site and 12 parking space off-site, for a total of 104 spaces. As proposed the new buildings architectural style is modern with a variety of exterior material including wood siding, concrete, smooth stucco, brick and aluminum. At this time, the project is not proposing any specific tenants or businesses. The project is requesting the following entitlements: (1) Precise Development for the construction of the new commercial buildings, (2) General Plan Amendment from Office/Financial Commercial to MixedUse III, (3) Zone Change from C-P (PD) Commercial, Administrative and Professional Office (Precise Development) to MU-III (Mixed Use III), (4) Conditional Use Permit to allow a drive-through restaurant and (5) Amendment to Conditional Use Permit No. 90-20 to amend the Brea Gaslight Square sign program.

**POTENTIAL SIGNIFICANT EFFECTS:** The EIR to be prepared will discuss potential environment impacts of the proposed project, including potential pre-construction, construction, and operations impacts, and whether the implementation of the proposed project would reduce environmental impacts, or whether additional mitigations measures would be required to ensure that environmental impacts are reduced to the extent feasible. The EIR will address the proposed project's potential impacts to the following environmental topics:

- Aesthetics
- Agricultural and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources/Trial Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation
- Utilities and Services Systems
- Wildfire

Date: June 16, 2022

Signature:



Jason Killebrew, Community Development Director

ATTACHMENT(s):

Figure 1 – Aerial Photograph



**FIGURE 1—Aerial Photograph**  
*Gaslight Square Redevelopment Project • 255 E. Imperial Highway, Brea California*



- Project Boundary
- ..... Area of Disturbance