



CITY OF BREA NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE BREA GASLIGHT SQUARE REDEVELOPMENT PROJECT

Date: January 25, 2023
Subject: Notice of Availability (NOA) of a Draft Environmental Impact Report for the Brea Gaslight Square Redevelopment Project (State Clearinghouse No. 2022060598)

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 Gaslight Square Redevelopment Project

Review Period: January 25, 2023 through March 13, 2023 (47 days) BY: M.G. DEPUTY

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ORANGE COUNTY CLERK-RECORDER DEPARTMENT

NOTICE IS HEREBY GIVEN that the City of Brea has prepared a Draft Environmental Impact Report (DEIR) for the Brea Gaslight Square Redevelopment Project (State Clearinghouse No. 2022060598) 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 **Wednesday, January 25, 2023, through Monday, March 13, 2023**. 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
1 Civic Center Circle, Level 3
Brea, CA 92821

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

The document also is available online at: <https://www.ci.brea.ca.us/166/Projects-in-Process>

WRITTEN COMMENTS: Any person wishing to comment on the DEIR must provide written comments by the end of the public review period at 12:00 p.m., **Monday, March 13, 2023**, addressed to Cecilia Madrigal-Gonzalez, Associate Planner, City of Brea - Planning Division, at ceciliamg@ci.brea.ca.us or by mail to the City of Brea at the address above.

PROJECT LOCATION: The Brea Gaslight Square Redevelopment Project Site is 1.88 acres, located in the southwestern portion of the City of Brea at the northwest corner of the Imperial Highway (SR-90) and South Flower Avenue intersection. The Project Site is located approximately 6.1 miles northeast of Interstate 5 (I-5), 10.7 miles south of Interstate 10 (I-10), and 11.7 miles east of Interstate 605 (I-605). The Project Site includes Accessor Parcel Numbers (APNs) 319-292-31, -33, -35, and -36.

PROJECT DESCRIPTION: The Project involves the redevelopment of approximately 0.95-acre of a 1.88-acre property. The subject property is currently occupied with six commercial/office buildings. The southern 0.95-acre portion of the Project Site would be redeveloped with two proposed commercial buildings. As part of the redevelopment, four of the existing commercial/office buildings would be demolished, including two 2,799 square foot (s.f.) office buildings, a 3,166 s.f. office building, and a two-story office/commercial building that contains 10,109 s.f. of floor space. Two new commercial buildings would be constructed on-site. A 6,000 s.f. commercial building is proposed at the northeast corner of South Orange Avenue and Imperial Highway, which would include a 2,400 s.f. sit-down restaurant and 3,600 s.f. of retail or medical office uses. In addition, a 2,000 s.f. drive-through restaurant is proposed at the northwest corner of South Flower Avenue and Imperial Highway. Discretionary approvals required to implement the proposed Project include a General Plan Amendment (GPA No. 2022-02), Zone Change (ZC No. 2022-02), Plan Review (PR No. 2022-02), and Conditional Use Permit (CUP No. 2022-03).

ENVIRONMENTAL ISSUES: Based on the analysis in the DEIR, the City determined that implementation of the proposed Project would not result in any significant and unavoidable impacts.

Project Sponsor: Manley Fanticola Holdings, LLC

CEQA Consulting Firm: T&B Planning, Inc.

Date: January 25, 2023

Signature:  _____

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