



City of Brea Notice of Preparation of a Draft Environmental Impact Report for the Brea 265 Specific Plan and Notice of Scoping Meeting

Date: December 14, 2018

Subject: Notice of Preparation (NOP) and Scoping Meeting for the Brea 265 Specific Plan Draft Environmental Impact Report (EIR)

To: State Clearinghouse, Responsible and Trustee Agencies, Interested Individuals and Organizations

Lead Agency: City of Brea, Planning Division

Project Title: Brea 265 Specific Plan

NOTICE IS HEREBY GIVEN that the City of Brea will prepare an environmental impact report (EIR) for the Brea 265 Specific Plan. 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 extended public review period will commence on Friday, December 14, 2018, and will close on Wednesday, January 23, 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:
<https://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., January 23, 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.

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 public scoping meeting will be an open house format and held during the time and location listed below:

Date: January 16, 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

PROJECT LOCATION: The Project Site consists of a 260-acre site located in the City of Brea and City's Sphere of Influence, north of State Route 90 (SR-90) and east of State Route 57 (SR-57). The 43-acre portion of the Project Site is in the incorporated City of Brea, and 217-acre portion of the Project Site is in the City's Sphere of Influence area.

The project site is located to the south of Lambert Road/Carbon Canyon Road, north of Rose Drive, east of Valencia Avenue and west of Carbon Canyon Regional Park, as shown on Figure 1. The Specific Plan area is bisected by Valencia Avenue which runs in a north-south direction, and by Lambert Road which runs in an east-west direction.

EXISTING CONDITIONS: The Project Site is generally bordered by residential uses to the west and north. A small area devoted to oil operations and open space is also to the north. The Olinda Elementary School, the Brea Sports Park, and the mixed-use community of La Floresta are adjacent to the site's southern border. Carbon Canyon Regional Park and the Carbon Canyon Dam are adjacent to the site's eastern border.

The 260-acre Project Site is an active oil operations site operated by Aera Energy, with the exception of the southern agricultural area. The Project Site has been used for oil production continuously since the early 1900s. Of the approximately 190 wells drilled on the site 110 remain in operation and produce approximately 500 barrels per day. The majority of the site is relatively flat with elevations gradually increasing in the north-eastern portions of the project, falling into the 0-10% slope range.

GENERAL PLAN AND ZONING: The Project Site is designed as Hillside Residential and Low Density Residential by the General Plan, and zoned HR Hillside Residential and R-1 Single-Family Residential.

PROJECT DESCRIPTION: The Brea 265 Specific Plan proposes a master planned residential community of low-, medium-, and high-density residential neighborhoods, parks, recreational amenities and open space, linked together by an extensive trail network that connects to the Tracks at Brea and other regional systems. At buildout, the Proposed Project would provide 301 low density units, 273 medium-density units, and 526 high-density units, totaling 1,100 units with an overall average density of approximately 4 dwelling units per acre, provide 18.1 acres of parks/recreations uses and 55.7 acres of open space. The proposed land use summary is shown in Table 1. The Conceptual Land Use Plan is shown on Figure 2. One of the fundamental design principles of the Proposed Project would be to create a walkable environment integrated with parks, open space, and trails, while providing a diverse, multi-generational housing choices, a pedestrian focused public realm, sustainable site planning, landscaping and building design elements, and natural open space preservation.

Table 1 Proposed Land Use Summary

Land Use	Acreage (Acres)	Density Range	Units
Low Density Residential	77.7	1 – 6 du/ac	301
Medium Density Residential	28.0	6.1 – 12.0 du/ac	273
High Density Residential	54.3	12.1 – 24.99 du/ac	526
Parks/Paseo/Parkways	18.1	---	---
Open Space/Slopes	55.7	---	---
Master Plan Roadways	26.2	---	---
Total	260.0	n/a	1,100 Units

Once the project entitlements are complete, all on-site oil operations would be discontinued and abandoned, and wells and production facilities would be remediated in accordance with Federal, State and local regulations. No residual oil operations will remain in the proposed residential community. The Proposed Project would change the current land use designations to "Brea 265 Specific Plan."

POTENTIAL ENVIRONMENTAL 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 EIR will analyze the following topics in detail: Aesthetics, Agricultural and Forestry Resources, Air Quality, Biological Resources, Cultural Resources, Geology/Soils, Greenhouse Gas Emissions, Hazards & Hazardous Materials, Hydrology/Water Quality, Land Use/Planning, Mineral Resources, Noise, Population and Housing, Public Services, Recreation Transportation/Traffic, Tribal Cultural Resources, Utilities/Service Systems, and Energy.

The Draft EIR will address the short- and long-term effects of the Proposed Project on the environment. Mitigation measures will be proposed for impacts that are determined to be potentially significant. A mitigation monitoring program will also be developed for any mitigation measures incorporated in the analysis. In addition, the Draft EIR will describe a range of reasonable alternatives to the Proposed Project, or to its location, which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project.

SCOPING REVIEW PERIOD: This NOP will be available for an extended review from December 14, 2018, to January 23, 2019 on the City's website at www.cityofbrea.net/projectsinprocess. Hardcopies will be available at the Community Development Counter, 3rd Floor and the Brea Library, 1 Civic Center Circle, Brea, CA 92821

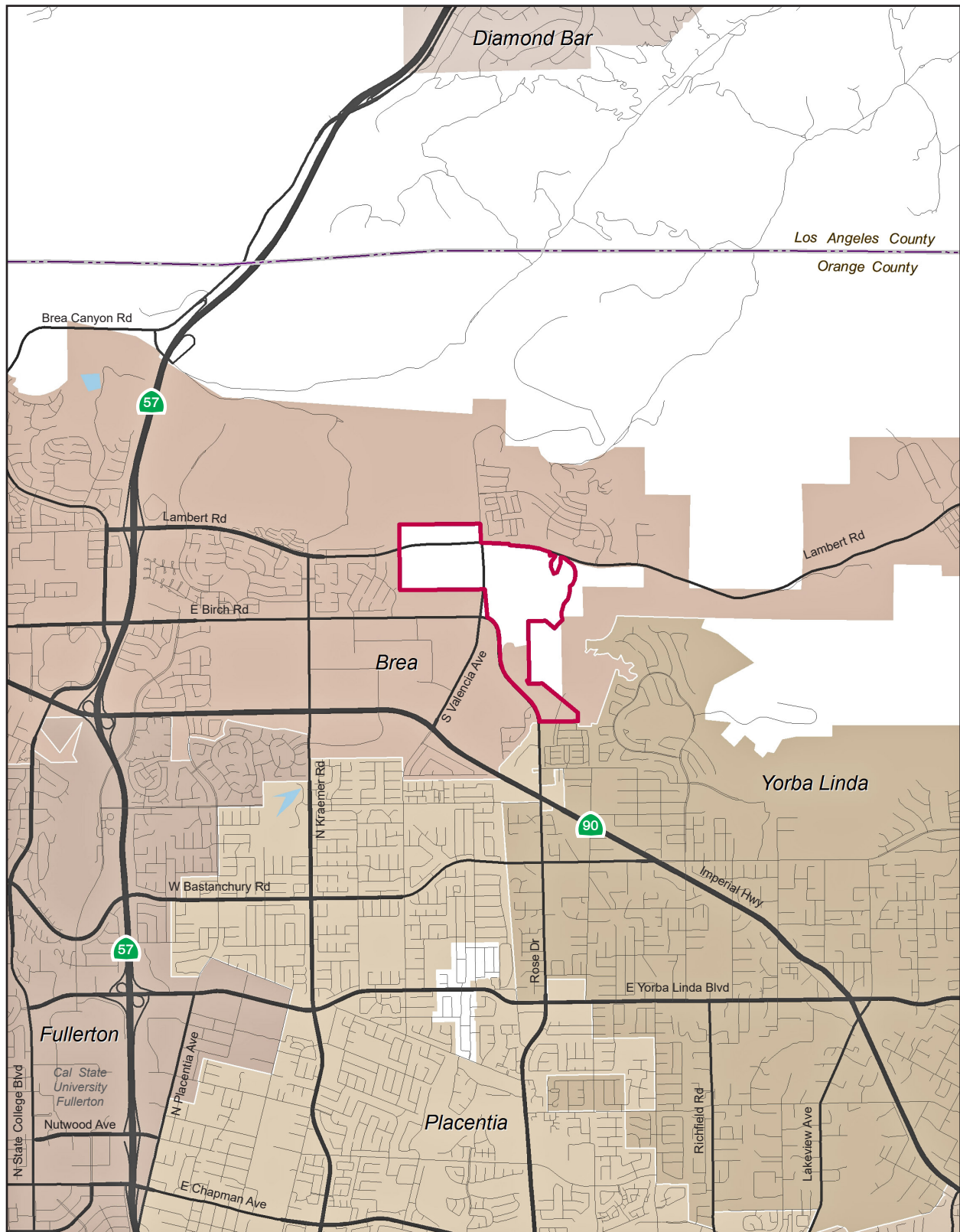
Date: December 14, 2018

Signature:


 Maribeth Tinio, Senior Planner

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Figure 1 - Local Vicinity



— Specific Plan Boundary

Note: Unincorporated county areas are shown in white.

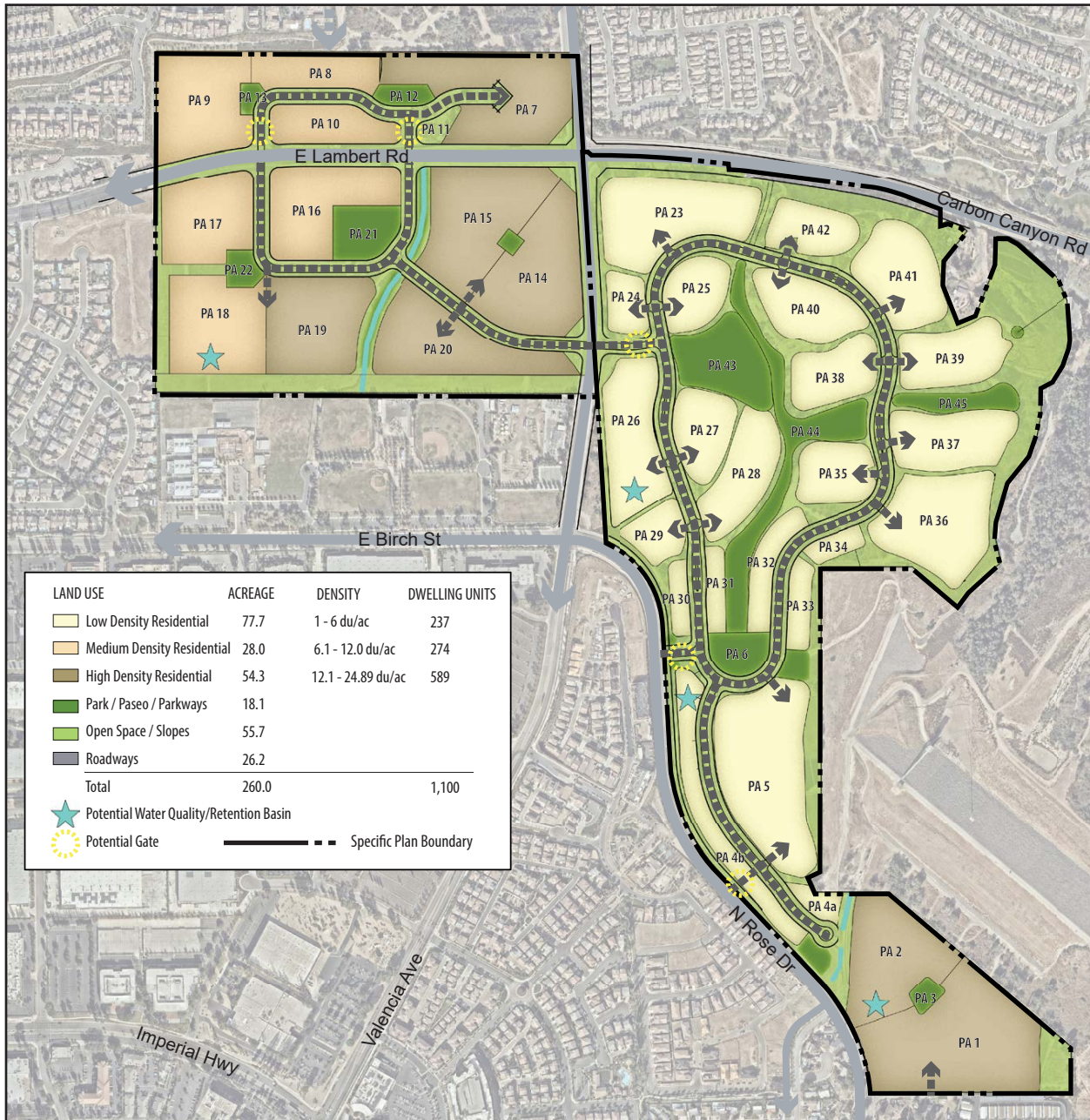
Source: ESRI, 2018

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Figure 2 - Conceptual Land Use Plan



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