



CITY OF BREA NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT AND NOTICE OF PUBLIC HEARING for the BREA 265 SPECIFIC PLAN

Date: March 9, 2022

Subject: **Notice of Availability (NOA)** of a Draft Environmental Impact Report for the Brea 265 Specific Plan (State Clearinghouse No. 2018121035); and
Notice of Public Hearing for General Plan Amendment No. 2022-01, Zone Change No. 2022-01, Specific Plan No. 2022-01, Tentative Tract Map No. 16423 and Environmental Impact Report No. 2022-01, and Development Agreement No. 2022-01 for the Brea 265 Specific Plan

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 265 Specific Plan

Review Period: March 9, 2022 through April 22, 2022 (45 days)

Hearing Dates: March 22, 2022

NOTICE IS HEREBY GIVEN that the City of Brea has prepared a Draft Environmental Impact Report (DEIR) for the Brea 265 Specific Plan (State Clearinghouse No. 2018121035) to address the potential environmental effects associated with implementation of the Brea 265 Specific Plan. 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, March 9, 2022, through Friday, April 22, 2022**. 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.

The DEIR is available to be viewed online on the City's webpage at www.cityofbrea.net/projectsinprocess and at the following location:

- City of Brea – Planning Division, Level 3
1 Civic Center Circle
Brea, CA 92821

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., **Friday, April 22, 2022**, addressed to Wayne Carvalho, Senior Planner, City of Brea – Planning Division, at waynec@ci.brea.ca.us or by U.S. mail to the City of Brea at the address above. Please include “**CEQA Brea 265 Specific Plan**” in the subject line.

PROJECT LOCATION: The Brea 265 Specific Plan (project site) is in the City of Brea and the City’s sphere of influence (SOI) in northern Orange County. The project site encompasses 262.1 acres north of State Route 90 (SR-90) and east of SR-57. The 43-acre portion of the project site that is east of Rose Drive is in the incorporated City of Brea, and the remaining 219.1-acre portion of the project site is in the City’s SOI, to be annexed into the city. The project site is bordered by Lambert Road/Carbon Canyon Road to the north, Rose Drive to the south, Carbon Canyon Regional Park to the east, and residential uses and Valencia Avenue to the west. The project site is bisected by Valencia Avenue, which runs in a north-south direction, and by Lambert Road, which runs in an east-west direction.

PROJECT DESCRIPTION: The Brea 265 Specific Plan proposes a master planned residential community of low- and medium-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 up to 450 low-density units and 650 medium-density units—a total of 1,100 units with an overall average density of 4.2 dwelling units per acre. The maximum density for Low Density Residential (LDR) would be 6.0 du/ac and for Medium Density Residential (MDR) would be 12.0 du/ac. The maximum of 1,100 residential units would include 76 affordable housing units in accordance with the proposed Development Agreement and 1,024 market rate units. The proposed project also provides up to 15.1 acres of parks/recreations uses, 47.5 acres of open space, and 2.0 acres of rights-of-way. The following discretionary actions and approvals are proposed for the project implementation:

- » **Certification of Environmental Impact Report (EIR).** The EIR for Brea 265 has been prepared in accordance with CEQA and the CEQA Guidelines. Prior to the approval of the Brea 265 Specific Plan, the EIR must be certified by the City Council in conjunction with approvals of any project related entitlements.
- » **General Plan Amendment.** The City of Brea General Plan Land Use Map would be amended from the current “Hillside Residential” and “Low Density Residential.” designations to “Brea Specific Plan.”
- » **Specific Plan/Rezoning.** Approval of the Specific Plan is required for changing the zoning designations of the project site from “Hillside Residential (HR)” and “Single Family Residential (R-1)” to “Brea 265 Specific Plan” and for rezoning the 219.1-acre portion of the Specific Plan area currently in the County and in Brea’s SOI as well as the 43-acre portion of the site that is in Brea.
- » **Tentative Tract Map.** Approval of a tentative tract map for the subdivision of the 262-acre site for residential development, including park, recreation, and open space uses.
- » **Development Agreement.** Approve a development agreement between the City of Brea and the project applicant (Aera Energy) in conjunction with the Brea 265 Specific Plan/rezoning requests. It establishes vesting of development rights and entitlements and identifies project improvements, timing of improvements, and the responsibilities and rights of both the City and the project applicant.
- » **Annexation.** After the above discretionary actions have received approvals from the City Council, the 219.1-acre portion of the Brea 265 Site currently in Brea’s SOI will be annexed into the city, consistent with the 2005 pre-annexation agreement. At the time of approval by the City Council, the land use entitlements for the 43-acre portion of the project site in the city limits will become effective immediately or as provided for by state law. However, the entitlements for the unincorporated 219.1-acre portion of the project site approved by the City Council will take effect upon completion of the annexation process. Additionally, at the time of annexation for the project site, the unincorporated portion of Carbon Canyon Regional Park and the Clark-Hatch property will also be annexed.

ENVIRONMENTAL ISSUES: Based on the analysis in the DEIR and comment letters received in response to the Notice of Preparation (NOP), the City determined that implementation of the proposed project would result in significant and unavoidable impacts related to operational air quality and greenhouse gas emissions.



NOTICE OF PUBLIC HEARING for the BREA 265 SPECIFIC PLAN

PLANNING COMMISSION NOTICE OF SPECIAL PUBLIC HEARING FOR GENERAL PLAN AMENDMENT NO. 2022-01, ZONE CHANGE NO. 2022-01, SPECIFIC PLAN NO. 2022-01, TENTATIVE TRACT MAP NO. 16423, ENVIRONMENTAL IMPACT REPORT NO. 2022-01, AND DEVELOPMENT AGREEMENT NO. 2022-01 FOR THE BREA 265 SPECIFIC PLAN

NOTICE IS HEREBY GIVEN, pursuant to State Law, that a special public hearing will be held by the Planning Commission to determine whether or not the subject request shall be approved under the provisions of State Law and the Brea City Code as follows:

DATE AND TIME: Tuesday, March 22, 2022, 6:00 P.M.

All interested persons may appear and be heard at that time.

PLACE OF HEARING: Brea Civic & Cultural Center, Council Chambers
1 Civic Center Circle, Brea, CA 92821

FURTHER INFORMATION MAY BE OBTAINED BY CALLING THE PLANNING DIVISION AT (714) 990-7674 OR BY EMAILING planning@cityofbrea.net. ALL PERSONS WISHING TO PARTICIPATE BY TELECONFERENCE SHOULD CONTACT THE CITY NO LATER THAN 4:00 P.M. ON THE DAY OF THE MEETING (MARCH 22, 2022).

REQUEST: The Applicant, Aera Energy, LLC, is requesting the following entitlements: (1) General Plan Amendment No. 2022-01 to change the General Plan Land Use designation of the site from Hillside Residential and Low Density Residential to Brea 265 Specific Plan; (2) Zone Change No. 2022-01 to change the zoning of the site from HR and R-1 to Brea 265 Specific Plan; (3) Specific Plan No. 2022-01 for the adoption of a new specific plan providing up to 1,100 residential dwelling units, parks and recreational amenities, and open space and right of way improvements; (4) Tentative Tract Map No. 16423 for the subdivision of the project site for residential, parks and open space uses; and Development Agreement No. 2022-01 between the developer and City defining terms of development by vesting the City's approval and specifying public benefits and improvements.

LOCATION: The 262-acre site, commonly known as Brea 265, is generally bounded by Lambert Road/Carbon Canyon Road to the north, Carbon Canyon Regional Park to the east, Birch Street and Rose Drive to the South, and residential uses to the west.

ENVIRONMENTAL: As authorized by the State of California Environmental Quality Act (CEQA) Guidelines, based on preliminary review, the City determined that it would prepare an Environmental Impact Report (EIR) for the proposed project. An EIR has been prepared as a "Project EIR," as defined by Section 15161 of the CEQA Guidelines (California Code of Regulations, Title 14, Division 6, Chapter 3). This EIR examines the environmental impacts of the project and focuses on the changes in the environment that would result from the development project. The EIR examines all phases of the project, including planning, construction, and operation. The EIR can be accessed through the following link: <https://www.ci.brea.ca.us/166/Projects-in-Process>.

IF YOU CHALLENGE PROJECT AND RELATED ENVIRONMENTAL DETERMINATIONS IN COURT, YOU MAY BE LIMITED TO RAISING ONLY THOSE ISSUES YOU OR SOMEONE ELSE RAISED AT THE PUBLIC HEARING DESCRIBED IN THIS NOTICE, OR IN WRITTEN CORRESPONDENCE, DELIVERED TO THE COMMISSION AT, OR PRIOR TO, THE PUBLIC HEARING.

FOR FURTHER INFORMATION ON THIS SUBJECT, PLEASE CONTACT THE PLANNING DIVISION AT (714) 990-7674.

COMMUNITY DEVELOPMENT DEPARTMENT


Jason Killebrew, Community Development Director

Project Site - Brea 265 Specific Plan

