

Scoping Meeting for Gaslight Square Redevelopment Project

June 28, 2022

Agenda



1. Welcome/Introductions
 - Project Manager: Cecilia Madrigal-Gonzalez, Assistant Planner
 - City staff: Joanne Hwang, AICP City Planner
 - City Consultant: Nicole Goddard, T&B Planning
2. Project Introduction
3. California Environmental Quality Act (CEQA) and Environmental Impact Report (EIR)
4. Notice of Preparation and Scoping Meeting
5. EIR Timeline
6. Tonight's Public Comments

Project Introduction

DEMO:

- Three of the five buildings
- Approx. 18,286 square feet

TO REMAIN:

- Two medical buildings (Brea Dentistry & Curtis Orthodontics)



Legend:

-  Demo
-  To Remain



Project Introduction

NEW CONSTRUCTION:

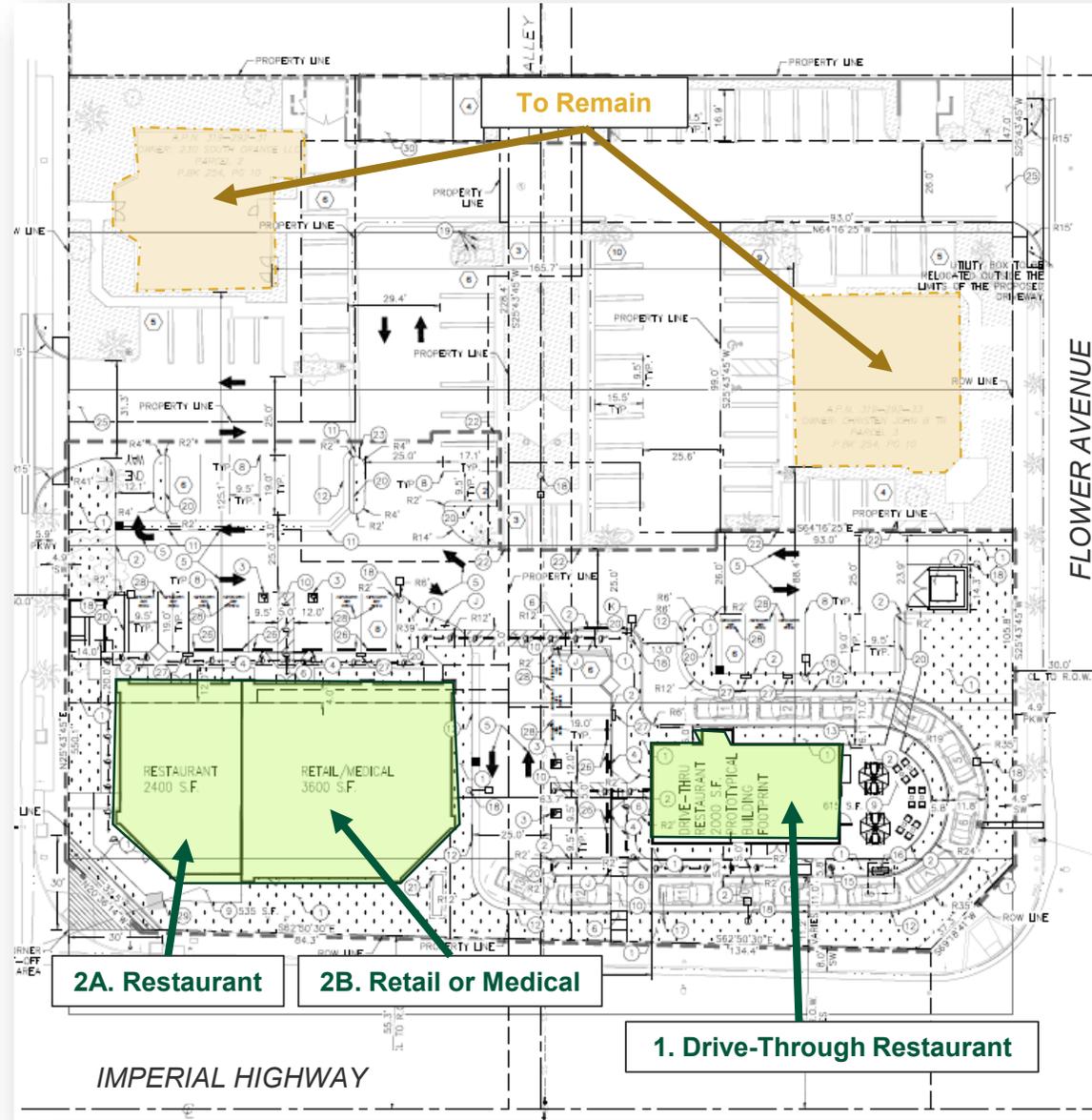
Two new buildings:

1. Drive-thru Restaurant (2,000 sq. ft.)
2. a. Restaurant (2,400 sq. ft)
b. Retail-or-Medical (3,600 sq. ft)

TOTAL: 8,000 sq. ft.

OTHER IMPROVEMENTS:

- Landscaping
- Reconfiguring the parking stalls



Legend:

-  New construction
-  To Remain

What is California Environmental Quality Act (CEQA) and Environmental Impact Report (EIR)?



- A state statute that requires public agencies to consider the environmental consequences of discretionary actions before approving plans, policies, or projects
 - Discloses project impacts
 - Foster inter-agency coordination and review
 - Identify ways to avoid or reduce environmental impacts

Purpose of an Environmental Impact Report (EIR)

- If an agency determines that the project may have a significant effect on the environment, an EIR must be prepared.
- Identify mitigation and analyze alternatives.
- Disclose why a project is approved if the project has significant impacts that cannot be reduced.

Notice of Preparation (NOP) and Scoping Meeting



- Notice of Preparation (NOP):
 - Once the lead agency has decided that an EIR is required for a project, it must send a Notice of Preparation (NOP) to responsible agencies and interested parties stating that an EIR will be prepared for the project
 - Solicits input regarding scope, focus, and contents of the upcoming EIR
 - **Public Review Comment Period: June 20, 2022, to July 20, 2022.**
- ***Purpose of the Scoping Meeting:***
 - Learn about the project
 - Provide an opportunity for public input regarding the “Scope” of the EIR as it relates to environmental issues (i.e. CEQA topics for analysis, potential mitigation measures, potential project alternatives)

EIR Timeline

*Timeline subject to change



Public input opportunities



June 20, 2022 to July 20, 2022
Notice of Preparation (NOP) - 30 day comment period



Summer 2022
Prepare Draft EIR



Fall 2022
Prepare Final EIR Including Response to Comments



TODAY
June 28, 2022
Public Scoping Meeting



Summer/Fall 2022
Public and Agency Review of Draft EIR (45 days)



Fall/Winter 2022
Planning Commission and City Council public hearings

Tonight's Public Comment



- Recommended time limit is 3 minutes. ***Please fill out a speaking card ahead of time or directly after your comment.***
- General Rules:
 - *Be courteous of everyone's time*
 - **This is not a time to discuss or debate the project. Please keep all comments and questions directed to the scope of the EIR**
 - *Refrain from speaking when others are speaking*

Public Comment Period - NOP



- **Opened:** June 20, 2022 at 8:00 a.m.
- **Closes:** July 20, 2022 at 5:00 p.m.
- ***Where can I view the NOP?*** – Visit the city’s website at cityofbrea.net/projectsinprocess
- ***How can I send in my comments?***

Email:

ceciliamg@cityofbrea.net

Or

Mail/Drop-off:

Planning Division (Attn: Cecilia Madrigal-Gonzalez)

3rd Floor - 1 Civic Center Cir., Brea CA 92821