



# CITY OF BREA NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT for the BREA MIXED USE PROJECT

**Date:** January 16, 2020

**Subject:** Notice of Availability (NOA) of a Draft Environmental Impact Report for the Brea Mall Mixed Use Project (State Clearinghouse No. 2019080299)

**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 Mall Mixed Use Project

**Review Period** January 16, 2020 through March 2, 2020 (45 days)

NOTICE IS HEREBY GIVEN that the City of Brea has prepared a Draft Environmental Impact Report (DEIR) for the Brea Mall Mixed Use Project (State Clearinghouse No. 2019080299) 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 **Thursday, January 16, 2020, through Monday, March 2, 2020**. 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, 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 accessed online at: [www.cityofbrea.net/projectsinprocess](http://www.cityofbrea.net/projectsinprocess)

**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., **Monday, March 2, 2020**, addressed to Jessica M. Magaña, Associate Planner, City of Brea – Planning Division, at [jessicam@cityofbrea.net](mailto:jessicam@cityofbrea.net) or by mail to the City of Brea at the address above.

**PROJECT LOCATION:** The Brea Mall—1065 Brea Mall, City of Brea—encompasses approximately 74 acres in northeast Orange County. The Brea Mall is west of State Route 57 (SR-57) and is generally bounded by State College Boulevard to the east, Imperial Highway (State Route 91) to the south, South Randolph Avenue to the west, the City of Brea City Hall and Embassy Suites by Hilton to the northwest, and East Birch Street to the north. The project site is generally in the southwest portion of the Brea Mall site formerly occupied by Sears.

**PROJECT DESCRIPTION:** As a result of the recent acquisition of the Sears parcel, the Simon Property Group is proposing redevelopment of the Sears parcel of the Brea Mall. The proposed redevelopment would be on a 17.5-

acre area in the southwest portion of the mall site that includes the Sears parcel and adjoining transition areas adjacent to Nordstrom and Macy's. The proposed project involves demolishing the Sears department store and associated auto center (161,990 square feet) and 12 acres of surface parking in order to allow a mix of uses—including retail, for-rent residential apartments, a resort-type fitness center, and a large "central green" and plaza. The project would result in a net increase of 149,625 square feet of retail use and 312 residential units on the approximately 17.5-acre portion of the Sears parcel within the 74-acre Brea Mall site. The project site is currently designated in the General Plan as Regional Commercial and zoned C-C Major Shopping Center Zone, with a P-D Precise Development overlay. The proposed project would require a General Plan Amendment and zone change to Mixed Use I to accommodate the proposed residential component of the project.

**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 to Transportation.

**Project Sponsor:** City of Brea

**Consulting Firm:** PlaceWorks

**Date:** January 16, 2020

**Signature:**



Jennifer A. Liley, AICP, City Planner