City of Brea
Notice of Preparation of a Draft Program Environmental Impact Report for "Brea 2050: Focused General Plan Update and Brea Core Specific Plan" and Notice of Scoping Meeting

Date: August 25, 2025

Subject: Notice of Preparation of a Draft Program Environmental Impact Report for "Brea 2050: Focused General Plan Update and Brea Core Specific Plan" and Notice of Scoping Meeting

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

Lead Agency: City of Brea, Community Development Department, Planning Division

Project Title: Brea 2050: Focused General Plan Update and Brea Core Specific Plan

NOTICE IS HEREBY GIVEN that the City of Brea (City) will prepare a Program Environmental Impact Report (PEIR) for "Brea 2050: Focused General Plan Update (Focused GPU) and Brea Core Specific Plan (BCSP)" (together referred to as the project). The purpose of this notice is to (1) serve as a Notice of Preparation (NOP) of the PEIR pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15082; (2) advise and solicit comments and suggestions regarding the scope and content of the PEIR to be prepared for the project; and (3) notice the public scoping meeting.

NOTICE OF PREPARATION: The City, as the lead agency under CEQA, is soliciting public and agency input. The City requests that responsible and trustee agencies respond in a manner consistent with the CEQA Guidelines, Section 15082(b). Pursuant to California Public Resources Code, Section 21080.4, responsible and trustee agencies must submit any comments in response to this notice no later than 30 days after receipt. The public review period will start on Monday, August 25, 2025, and will close on Wednesday, September 24, 2025. A copy of the NOP can be viewed electronically on the City's website at: https://www.cityofbrea.gov/166/Projects-in-Process and https://brea.generalplan.org/, as well as at the City of Brea, Community Development Department Counter (Planning Division), 3rd floor, 1 Civic Center Circle, Brea CA 92821.

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., Wednesday, September 24, 2025. Comments may be submitted in hard copy/mail to City of Brea, Planning Division, 1 Civic Center Circle, Brea, CA 92821, or via email at brea2050@cityofbrea.gov. Please include **"CEQA Comments for Brea 2050: Focused GPU and BCSP"** in the subject line.

PUBLIC SCOPING MEETING: The City will hold a scoping meeting in conjunction with this NOP to present the project and the PEIR 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 PEIR. The public scoping meeting will be held during the time and location listed below:

Date: Thursday, September 4, 2025
Time: 6:00 p.m.– 7:00 p.m.
Location: City of Brea City Hall
Conference Center (2nd floor)
1 Civic Center Circle
Brea, CA 92821

PROJECT LOCATION: The project encompasses the City and its sphere of influence, collectively referred to as the planning area. The City is in the northeastern corner of Orange County, where the boundaries of Orange, Los Angeles, and San Bernardino Counties converge. The City is bordered by unincorporated Orange County land and the Los Angeles County line to the north; Chino Hills State Park and the San Bernardino County line to the east; the Cities of Yorba Linda, Placentia, and Fullerton to the south; and the City of La Habra to the west. The Orange Freeway (State Route [SR-] 57) bisects the City from north to south. The three major east–west roadways are Imperial Highway (SR-90), Carbon Canyon Road (SR-142), and Lambert Road.

The BCSP area is generally bounded by Lambert Road to the north, Imperial Highway (SR-90) to the south, Berry Street to the west, and SR-57 and Associated Road to the east. Figure 1, Regional Location, shows the planning area in a regional context, and Figure 2, Proposed Focused General Plan Update Land Uses, illustrates the City's planning boundaries, including its sphere of influence and the BCSP area.

PROJECT BACKGROUND: State law requires that every local jurisdiction adopt a comprehensive, long-term general plan, typically with a 20-year horizon. A general plan represents the community's view of its future and is often referred to as a blueprint for growth and development. State law requires that a general plan contain eight elements: land use, circulation, housing, open space, noise, safety, environmental justice, and conservation. General plans must be periodically updated to respond to new state laws, changing conditions, and emerging issues and opportunities. The purpose of the Brea General Plan is to create a policy framework that articulates a vision for the City's long-term physical form and development while preserving and enhancing the quality of life for the City's residents.

In 2003, the City adopted the Brea General Plan. The 2003 Brea General Plan comprises six chapters—Introduction, Community Development, Housing, Community Resources, Community Services, and Public Safety—that cover the required elements and additional topics of local relevance. Since 2003, the Housing chapter has been updated three times in compliance with California Housing Element law, with the most recent update adopted in August 2022 for the 6th Cycle Housing Element. No updates to the current Housing Element are expected to occur because of the Focused GPU or preparation of the new BCSP. In addition, the Public Safety chapter was last amended in 2021 in conjunction with the 6th Cycle Housing Element, and the land use designation map has been periodically amended to accommodate specific projects. At the time of its preparation, the 2003 Brea General Plan was based on forecasting and projections with a horizon year of 2020. As such, it is no longer a visioning document for the community and is due for an update.

In 2017, the City adopted the Brea Envisions Community Strategic Plan (2017 Brea Envisions) that identified several initiatives and values that the community had for the City's future. Following the adoption of the 2017 Brea Envisions, the City began to prepare a long-range plan for the central core of the City, known as the Brea Core Plan. As a first step, the Brea Connecting the Core Active Transportation Plan (Core Active Transportation Plan) was prepared and adopted in 2020. The 2020 Core Active Transportation Plan focuses on improving safety and access along major east–west corridors such as Lambert Road and Imperial Highway (SR-90), as well as north–south corridors such as Brea Boulevard and State College Boulevard. It identifies mobility challenges and recommends a toolbox of potential solutions to improve circulation within the City's core.

PROPOSED PROJECT: The project includes a focused update to, and implementation of, the 2003 Brea General Plan, specifically the Community Development (land use, circulation, economic development), Community Resources (open space), Community Services (recreation, education, cultural arts), and Public Safety chapters, with an emphasis on the land use and circulation components. Table 1, Existing, 2003 Brea General Plan, and Proposed Land Use Summary, includes the existing conditions and the proposed Focused GPU land use summary. As detailed in Table 1, the Focused GPU would allow for additional housing units and non-residential square footage across various land use categories within the incorporated City limits and would continue to allow for limited housing units in the unincorporated sphere of influence, consistent with the 2003 Brea General Plan. No changes to the development potential of existing Specific

Plans are proposed as part of the project. Figure 2 illustrates the City boundary and the City's sphere of influence, which together compose the Focused GPU planning area.

The project also includes a new specific plan, the BCSP, which would implement the values identified in the 2017 Brea Envisions and the goals, policies, and recommendations of the 2020 Core Active Transportation Plan. The BCSP would establish land uses, provide mobility recommendations and streetscape improvements, propose infrastructure upgrades to support proposed development, and outline implementation strategies for the BCSP area. This area is identified as the Specific Plan – Brea Core Study Area on Figure 2, which depicts the proposed Focused GPU land uses. Figure 3, Proposed Brea Core Specific Plan Zoning, illustrates the proposed zoning for the BCSP area. The BCSP would allow for the development of 4,752 residential units and 6,379,588 square feet of non-residential uses within the BCSP area.

Table 1. Existing, 2003 Brea General Plan, and Proposed Land Use Summary

General Plan Designation	Existing Conditions				2003 Brea General Plan				Proposed General Plan Update			
	Units	Pop.	NRSF	Jobs	Units	Pop.	NRSF	Jobs	Units	Pop.	NRSF	Jobs
Cemetery	–	–	–	–	–	–	–	–	–	–	–	–
General Commercial	–	–	285,349	690	–	–	362,776	874	–	–	351,758	848
General Industrial	–	–	4,489,591	10,855	–	–	5,178,449	12,478	–	–	5,178,449	12,478
High Density Residential	2,556	7,285	–	–	2,592	7,388	101,393	244	2,677	7,630	–	–
Hillside Residential	127	361	–	–	615	1,752	–	770	615	1,752	–	–
Light Commercial	–	–	132,251	320	–	–	135,153	326	–	–	135,153	326
Light Industrial	–	–	7,477,742	18,080	–	–	10,481,374	27,073	–	–	10,481,374	25,256
Low Density Residential	6,668	19,005	–	–	6,702	19.100	6,819	16	6,775	19,310	–	–
Medium Density Residential	1,545	4,403	–	–	1,575	4,489	–	–	1,575	4,489	–	–
MU-18	130	369	160,691	389	256	730	197,495	476	256	730	197,495	476
MU-50	1,692	4,823	1,752,420	4,237	1,724	4,913	2,680,921	4,643	2,727	7,772	5,047,309	12,162
Open Space	–	–	–	–	–	–	–	–	–	–	–	–
Parcelized ROW	–	–	–	–	–	–	–	–	–	–	–	–
Parks/Recreation	–	–	843,197	2,039	24	69	1,403,516	3,382	–	–	974,932	2,349
Public Facilities	–	–	33,598	81	27	78	76,737	185	–	–	76,502	184
Recreational Commercial	–	–	49,657	120	–	–	369,077	120	–	–	369,077	889
Specific Plan – Birch Hills	475	1,353	572,055	1,383	475	1,353	572,055	1,383	475	1,353	572,055	1,383
Specific Plan – Brea 265	–	–	–	–	1,100	3,134	17,424	42	1,100	3,134	17,424	42

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	Units	Pop.	NRSF	Jobs	Units	Pop.	NRSF	Jobs	Units	Pop.	NRSF	Jobs
Specific Plan – Brea Core Study Area (Proposed)	**1,417**	**4,040**	**5,113,863**	**12,365**	**2,461**	**7,013**	**6,087,642**	**14,669**	**4,752**	**13,542**	**6,379,588**	**15,373**
Specific Plan – Brea Industrial[1]	–	–	570,000	1,378	–	–	806,078	1,942	–	–	806,078	1,942
Specific Plan – Olinda Ranch	622	1,773	–	–	622	1.773	–	–	622	1,773	–	–
Specific Plan – Tomlinson Park	321	915	–	–	321	915	–	–	321	915	–	–
Specific Plan – Tonner Hills	793	2,259	–	–	793	2,259	–	–	793	2,259	–	–
City Limit Total	**16,345**	**46,585**	**21,480,414**	**51,937**	**19,287**	**54,967**	**28,476,908**	**68,624**	**22,688**	**64,660**	**30,587,193**	**73,709**
Hillside Residential	–	–	–	–	1,048	2,987	–	–	1,048	2,987	–	–
Open Space	–	–	–	–	–	–	–	–	–	–	–	–
Parks/Recreation	–	–	–	–	–	–	–	–	–	–	–	–
Public Facilities	–	–	–	–	–	–	–	–	–	–	–	–
SOI Total	**–**	**–**	**–**	**–**	**1,048**	**2,987**	**–**	**–**	**1,048**	**2,987**	**–**	**–**
Grand Total	**16,345**	**46,585**	**21,480,414**	**51,937**	**20,335**	**57,954**	**28,476,908**	**68,624**	**23,736**	**67,647**	**30,587,193**	**73,709**

Notes: MU = Mixed Use; NRSF = non-residential square feet; Pop = population; ROW = right-of-way; SOI = sphere of influence

[1] Additional development potential exists within the Brea Industrial Specific Plan area under the existing/adopted Specific Plan; this development potential (beyond existing conditions) is reflected accordingly in the Proposed General Plan Update development potential totals.

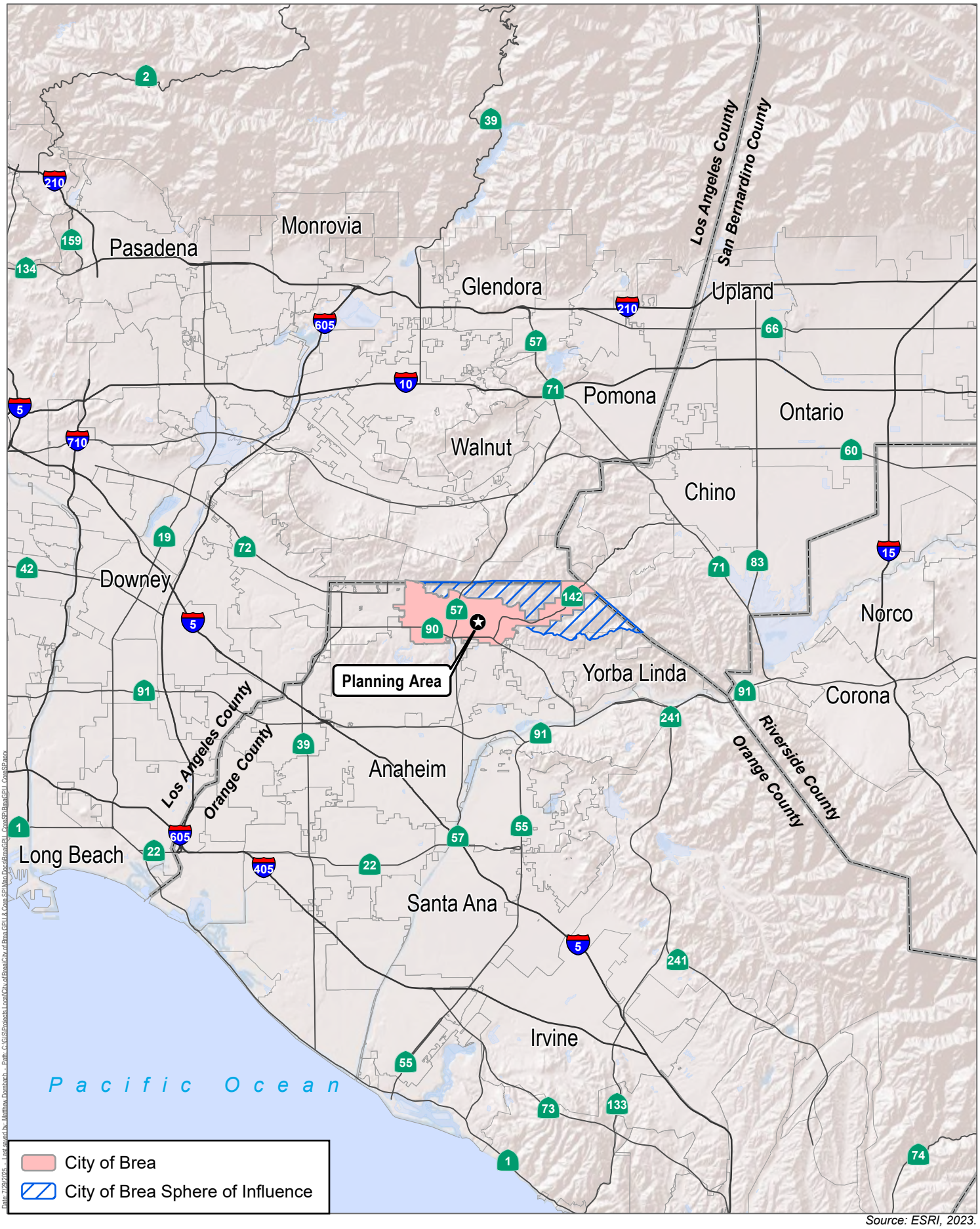
POTENTIAL ENVIRONMENTAL EFFECTS: In compliance with CEQA Guidelines, Sections 15060(d) and 15082, the City will not be preparing an initial study and will begin work directly on the Draft PEIR. CEQA Guidelines, Section 15168, states that a PEIR may be prepared on a series of actions that can be characterized as one large project and are related either (1) geographically; (2) as logical parts in the chain of contemplated actions; (3) in connection with issuance of rules, regulations, plans, or other general criteria to govern the conduct of a continuing program; or (4) as individual activities carried out under the same authorizing statutory or regulatory authority and having generally similar environmental effects that can be mitigated in similar ways. The PEIR will be prepared in accordance with the requirements of the CEQA Statute and Guidelines, as amended. Pursuant to CEQA Guidelines, Section 15146, the degree of specificity in the PEIR will correspond to the degree of specificity involved in the Focused GPU and BCSP. The PEIR will focus on the primary effects that can be expected to follow from adoption of the project and will not be as detailed as an EIR on the specific development or construction projects that may follow. However, the PEIR can serve to streamline environmental review of future projects, including any future updates to the Brea City Code (BCC), which may be necessary to create consistency with the Focused GPU and/or BCSP.

The City's preliminary review anticipates that the project would not result in potentially significant impacts as it relates to the Agriculture and Forestry Resources and Mineral Resources impact areas. The City will

focus on potentially significant effects of the project in the PEIR while briefly explaining the reasons that other effects will not be potentially significant. The City anticipates that the project could result in potentially significant impacts for the following impact areas: Aesthetics, Air Quality, Biological Resources, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Population and Housing, Public Services, Recreation, Transportation, Tribal Cultural Resources, Utilities and Service Systems, and Wildfire.

The Draft PEIR will address the short- and long-term effects of the project on the environment. Mitigation measures will be proposed for impacts that are determined to be potentially significant. In addition, the PEIR will describe a range of reasonable alternatives to the project in accordance with CEQA Guidelines, Section 15126, 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 review from Monday, August 25, 2025, to Wednesday, September 24, 2025, on the City's website at https://www.cityofbrea.gov/166/Projects-in-Process and https://brea.generalplan.org/, as well as at the City's Community Development Department Counter (Planning Division), 3rd floor, 1 Civic Center Circle, Brea, CA 92821.



Source: ESRI, 2023.

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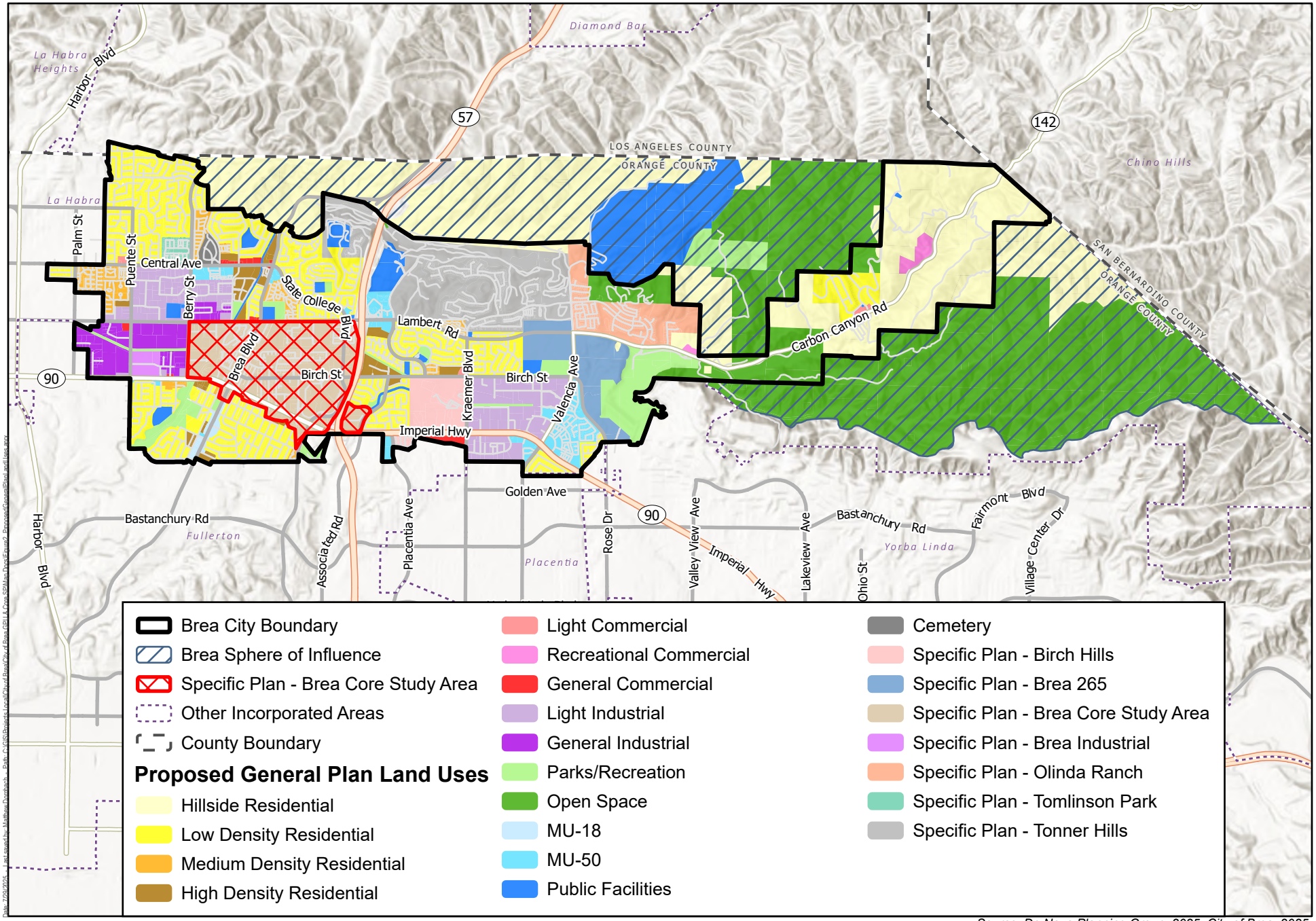
Figure 1

Regional Location

Focused General Plan Update and Brea Core Specific Plan



Source: De Novo Planning Group, 2025; City of Brea, 2025.

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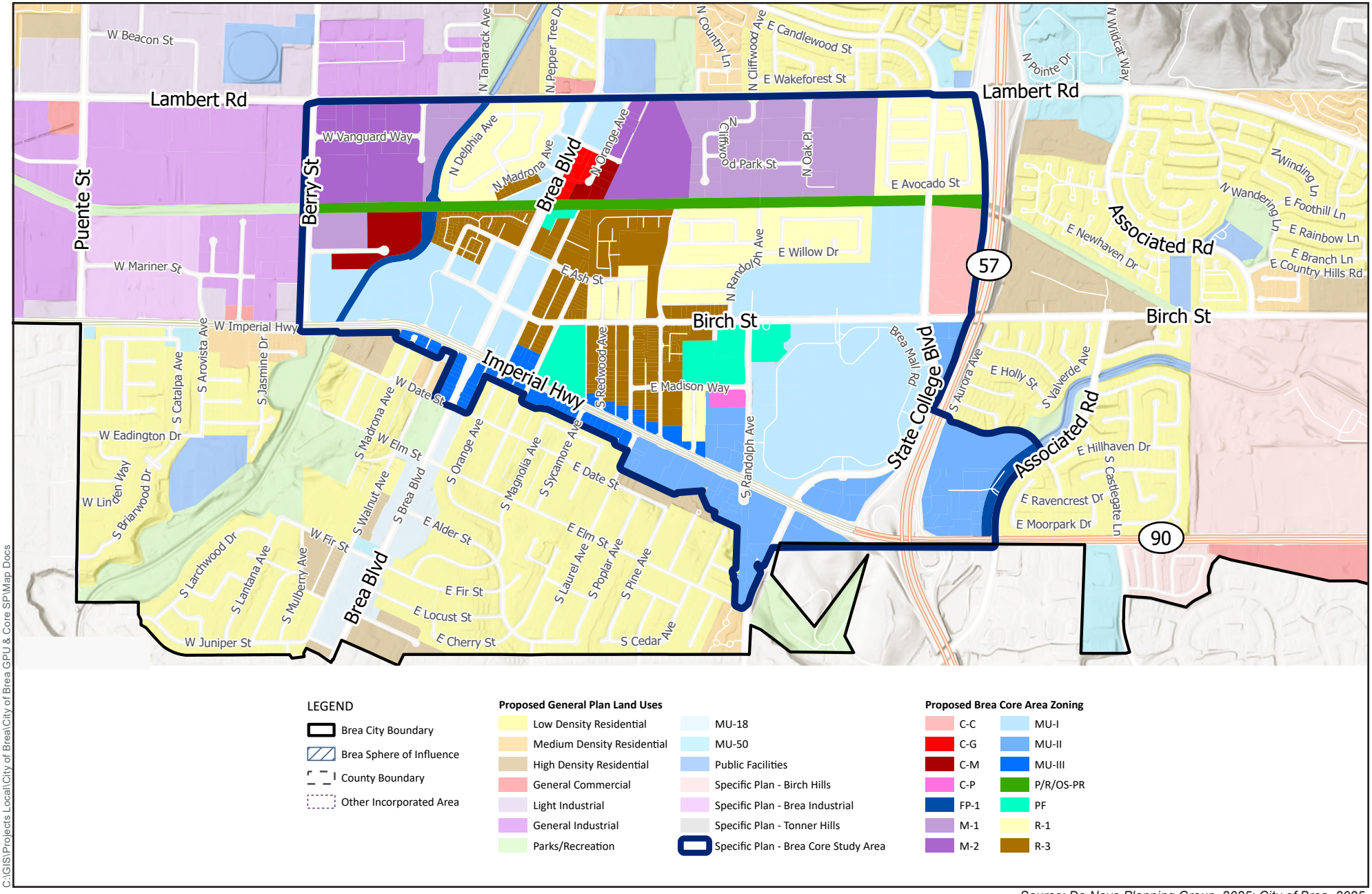
Figure 2

Proposed Focused General Plan Update Land Uses



LEGEND

- Brea City Boundary
- Brea Sphere of Influence
- County Boundary
- Other Incorporated Area

Proposed General Plan Land Uses

- Low Density Residential
- Medium Density Residential
- High Density Residential
- General Commercial
- Light Industrial
- General Industrial
- Parks/Recreation
- MU-18
- MU-50
- Public Facilities
- Specific Plan - Birch Hills
- Specific Plan - Brea Industrial
- Specific Plan - Tonner Hills
- Specific Plan - Brea Core Study Area

Proposed Brea Core Area Zoning

- C-C
- C-G
- C-M
- C-P
- FP-1
- M-1
- M-2
- MU-I
- MU-II
- MU-III
- P/R/OS-PR
- PF
- R-1
- R-3

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Source: De Novo Planning Group, 2025; City of Brea, 2025.

Harris & Associates

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Feet

Figure 3

Proposed Brea Core Specific Plan Zoning

Focused General Plan Update and Brea Core Specific Plan