



City of Brea

Notice of Availability

of a Draft Program Environmental Impact Report for “Brea 2050: Focused General Plan Update and Brea Core Specific Plan”

Date: February 12, 2026

Subject: **Notice of Availability (NOA)** of a Draft Program Environmental Impact Report for the “Brea 2050: Focused General Plan Update and Brea Core Specific Plan” (State Clearinghouse No. 2025081123)

To: State Clearinghouse, State Responsible Agencies, State Trustee Agencies, Other Public Agencies, Interested Parties

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

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

Review Period: **February 12, 2026, through March 30, 2026**

NOTICE IS HEREBY GIVEN that the City of Brea (City) has prepared a Draft Program Environmental Impact Report (PEIR) for the Brea 2050: Focused General Plan Update and Brea Core Specific Plan Project (Proposed Project or Project) (State Clearinghouse No. 2025081123) to address the potential environmental effects associated with implementation of the Proposed Project. Pursuant to California Public Resources Code, Section 21165, and the California Environmental Quality Act (CEQA) Guidelines (Guidelines), Section 15050, the City is the lead agency for the Proposed Project. The purpose of this notice is to (1) serve as a Notice of Availability (NOA) of a Draft PEIR pursuant to the CEQA Guidelines, Section 15087, and (2) advise and solicit comments regarding the content of the Draft PEIR.

NOTICE OF AVAILABILITY: Pursuant to California Public Resources Code, Section 21083, and CEQA Guidelines, Section 15087, the Draft PEIR will be available for public review from **Thursday, February 12, 2026, through Monday, March 30, 2026**. Responsible and trustee agencies, organizations, and interested members of the public are invited to comment on the information presented in this Draft PEIR during the public review period.

The Draft PEIR is available to be viewed online on the City’s webpage 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**, and the **Brea Community Center, 695 East Madison Way, Brea, CA 92821**, during normal business hours starting **Thursday, February 12, 2026**:

WRITTEN COMMENTS: The City asks 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 30, 2026**. 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 MEETING: A public hearing will be held before the Planning Commission on the Proposed Project and the Draft PEIR at a regularly scheduled meeting, on **Tuesday, April 14, 2026, at 6:00 p.m.**, at

Brea Civic & Cultural Center, Council Chambers (1 Civic Center Circle, Brea, CA 92821). Any agencies, organizations, and interested members of the public are invited to attend and provide comments on the Proposed Project and Draft PEIR. Please note that the Proposed Project will be considered by the Planning Commission for recommendation and that final action will be considered by the City Council at a later date. Any future public hearing associated with the Proposed Project will be separately noticed, according to all applicable laws.

PROJECT LOCATION: The Proposed Project encompasses the City and its Sphere of Influence, referred to as the Project 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) and Valencia Avenue bisect 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. Refer to Figure 1, Project Location and Proposed General Plan Land Use Map.

The Brea Core Specific Plan (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. Refer to Figure 1.

PROJECT DESCRIPTION: The Proposed Project involves the adoption and implementation of the Focused General Plan Update (GPU) for the City of Brea and its Sphere of Influence. The Focused GPU constitutes a comprehensive update to the City's existing 2003 Brea General Plan, ensuring its policies and programs align with current community needs, State mandates, and planning principles based on the General Plan Audit prepared in 2023. The Focused GPU includes comprehensive updates to all chapters of the 2003 Brea General Plan. It would update the Community Development, Community Resources (merged with Community Services element), and Public Safety Elements, and introduces two new Elements—Mobility and Economic Development—resulting in a total of five updated General Plan Elements. Table 1, Existing, 2003 Brea General Plan and Proposed Land Use Summary, includes the existing conditions and the proposed Focused GPU land use summary.

The Project also includes a new specific plan, the BCSP, which would implement the values identified in the 2017 Brea Envisions Community Strategic Plan and the goals, policies, and recommendations of the 2020 Brea Connecting the 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. 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

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	Units	Pop.	NRSF	Jobs	Units	Pop.	NRSF	Jobs	Units	Pop.	NRSF	Jobs
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	–	–
Mixed Use 18 ¹	130	369	160,691	389	256	730	197,495	476	256	730	197,495	476
Mixed Use 50 ²	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
Specific Plan – Brea Core (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

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
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: NRSF = non-residential square feet; Pop = population; ROW = right-of-way; SOI = Sphere of Influence

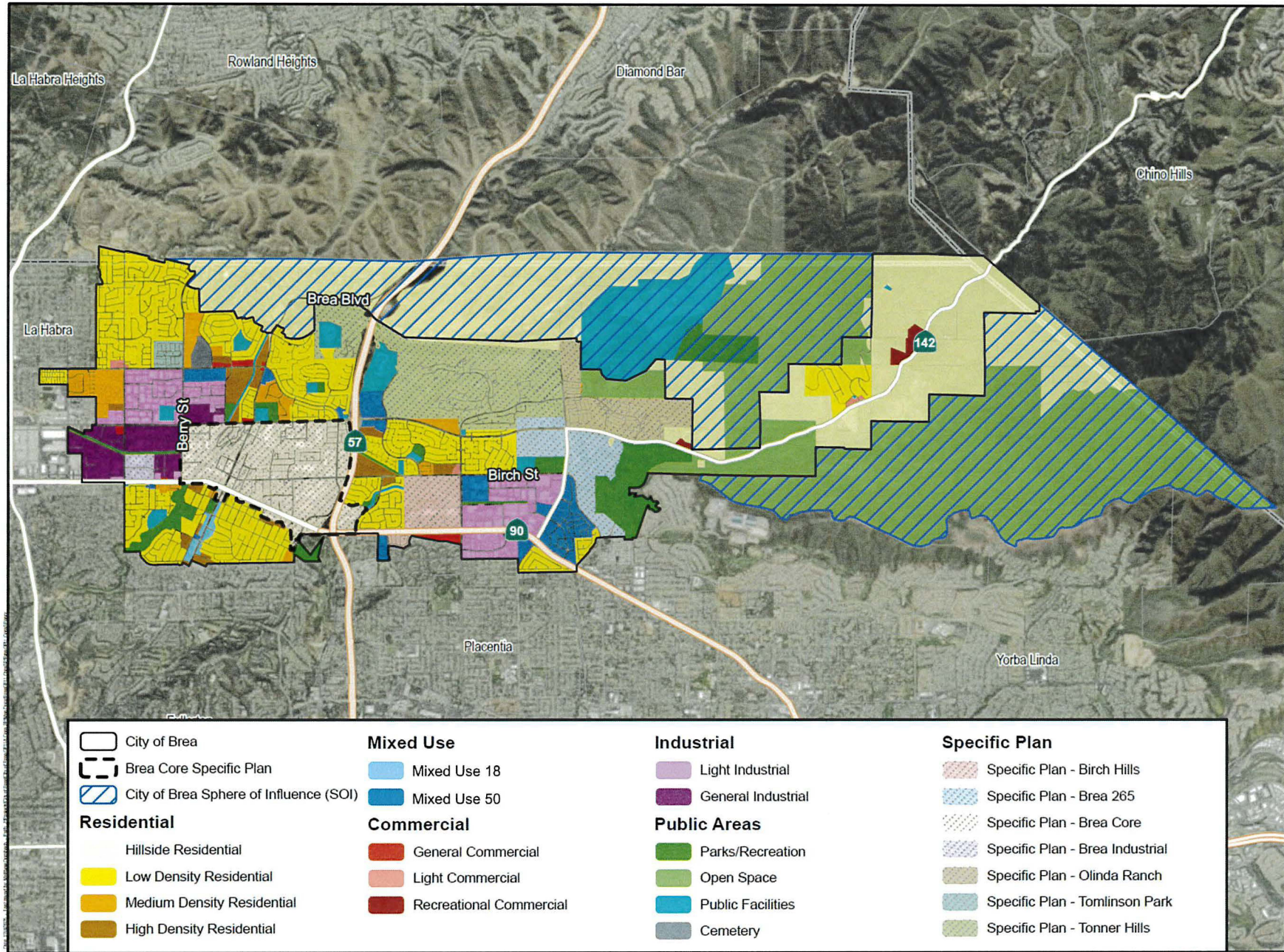
- ¹ Additional development potential exists within the Brea Industrial Specific Plan area under the existing/adopted Specific Plan; this development potential (beyond existing conditions) is reflected accordingly in the Proposed General Plan Update development potential totals.
- ² Mixed Use 18 is the proposed land use designation under the Proposed Project, and the current General Plan land use designation is Mixed Use III.
- ³ Mixed Use 50 is the proposed land use designation under the Proposed Project, and the current General Plan land use designations include Mixed Use I, Mixed Use II, General Commercial, Light Industrial, Neighborhood Commercial, and Office/Financial.

ENVIRONMENTAL ISSUES: Based on the analysis in the Draft PEIR and comment letters received in response to the Notice of Preparation (NOP), the City determined that implementation of the Proposed Project would result in less than significant impacts related to aesthetics, biological resources, cultural resources, energy, geology and soils, hazards and hazardous materials, hydrology and water quality, land use and planning, public services, transportation, tribal cultural resources, utilities and service systems, and wildfire with implementation of mitigation. The Draft PEIR did identify that the Proposed Project would create significant and unavoidable impacts related to air quality, greenhouse gas emissions, and noise even with the implementation of feasible mitigation.

The Project area contains properties that are included on one or more hazardous materials site lists compiled pursuant to California Government Code, Section 65962.5. The Focused GPU does not propose development at specific sites. Site-specific hazardous materials conditions will be evaluated as part of future discretionary project review, as appropriate.

Signature: 
 Maribeth Tinio, City Planner
 City of Brea

Figure 1. Project Location and Proposed General Plan Land Use Map



Source: De Novo Planning Group, 2025; City of Brea, 2025; Maxar Imagery, 2024.