



City of Brea

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CITY OF BREA NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE COSTCO WHOLESALE FACILITY AND FUELING STATION PROJECT AND NOTICE OF SCOPING MEETING

Date: October 5, 2026

Subject: Notice of Preparation (NOP) and Scoping Meeting for the Costco Wholesale Facility and Fueling Station Project Draft Environmental Impact Report

To: State Clearinghouse, State Responsible Agencies, State Trustee Agencies, Other Public Agencies, Interested Organizations and Individuals, Property Owners

Lead Agency City of Brea, Planning Division

Project Sponsor Costco Wholesale

Project Title: Costco Wholesale Facility and Fueling Station Project

NOTICE IS HEREBY GIVEN that the City of Brea will prepare an environmental impact report (EIR) for the Costco Wholesale Facility and Fueling Station Project ("proposed project"). The City is the lead agency for the proposed project. The purpose of this notice is to (1) serve as a Notice of Preparation (NOP) of an EIR pursuant to the California Environmental Quality Act (CEQA) Guidelines § 15082; (2) advise and solicit comments and suggestions regarding the scope and content of the EIR to be prepared for the proposed project; and (3) notice the public scoping meeting.

NOTICE OF PREPARATION: The City of Brea, as lead agency, requests that responsible and trustee agencies respond in a manner consistent with § 15082(b) of the CEQA Guidelines. Pursuant to CEQA § 21080.4, responsible agencies must submit any comments in response to this notice no later than 30 days after receipt. The public review period will commence on **Monday, October 5, 2026**, and will close on **Thursday, November 5, 2026**. A copy of the NOP can be viewed electronically on the City's web page at: <https://www.ci.brea.ca.us/166/Projects-in-Process>, as well as at the 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 NOP provide written comments by the end of the public review period **at 5:30 p.m., Thursday, November 5, 2026**, addressed to **Cristal Nava**, Assistant Planner, City of Brea, Planning Division, at cristaln@cityofbrea.gov, or by mail to the City of Brea Planning Division at the address above.

PUBLIC SCOPING MEETING: The City will hold a scoping meeting in conjunction with this NOP to present the proposed project and the EIR 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 EIR. The public scoping meeting will be held at the following time and location:

Date: Thursday, October 15, 2026
Time: 5:00 pm–7:00 pm
Location: Brea Civic & Cultural Center, Community Rooms A & B (2nd Floor)
1 Civic Center Circle
Brea, CA 92821

The scoping meeting will have an open house format.

PROPERTY LOCATION: As shown on Figure 1, *Regional Location*, and Figure 2, *Aerial Photograph*, the 18.65-acre project site is at 200 South Kraemer Boulevard in the City of Brea (Assessor's Parcel No. 320-221-24). The project site is generally bounded by East Birch Street to the north, Ranger Street to the east, South Kraemer Boulevard to the west, and the Beckman Coulter office plaza to the south. As shown on Figure 2, land uses surrounding the project site include single-family residences to the north across East Birch Street; Olinda Elementary School and Brea Sports Park to the northeast across East Birch Street; light industrial/office land uses to the south and east; Birch Hill Apartments to the southwest across South Kraemer Boulevard; and the Birch Hill Golf Course to the west across South Kraemer Boulevard.

EXISTING CONDITIONS: The project site is currently developed with three commercial/industrial buildings, surface parking lots, and landscaping, including 252 trees throughout the site. The buildings are occupied and include a 96,263-square-foot (SF) medical training laboratory, a 101,475-SF building that houses a medical laboratory equipment manufacturer and a laboratory facility, and a 49,243-SF corporate office building, for a total of 246,981 SF.

PROJECT DESCRIPTION: The proposed project entails development of a 159,889-SF Costco wholesale facility and fueling station, with associated site improvements, on the project site (see Figure 3, *Conceptual Site Plan*). Construction of the proposed project would require demolition of the three existing industrial buildings and parking areas, retention of 38 existing ornamental trees, removal of 214 ornamental trees, and associated on-site and off-site improvements, including the removal and relocation of driveways on Ranger Street and Birch Street and the removal of an existing driveway along Kraemer Boulevard.

The Costco wholesale facility would be constructed on the northeastern portion of the project site and include typical Costco departments: sales floor, bakery, meat, cooler/freezer facilities, pharmacy, optical center, hearing aid center, food service, tire center, food court, and associated back-of-house functions. Loading docks would be on the southeast corner of the warehouse. Outdoor equipment would include two trash compactors and emergency generators. Costco wholesale facility retail center hours are anticipated to be Monday through Friday from 9:00 am to 8:30 pm, Saturday from 8:30 am to 6:00 pm, and Sunday from 9:00 am to 6:00 pm.

A Costco fueling facility would be constructed on the western portion of the project site. The fueling facility would be housed under a prefabricated canopy, with 20 fuel islands and 40 fueling pumps that would be accessed via one-way queuing lanes. Three underground storage tanks (two 40,000-gallon gasoline tanks and one 1,500-gallon additive tank) and associated monitoring and safety equipment would be installed. The fueling facility hours are anticipated to be 5:00 am to 10:00 pm Monday through Friday, 6:00 am to 8:00 pm on Saturday, and 6:00 am to 7:30 pm on Sunday.

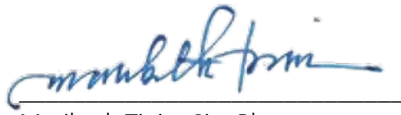
A total of 943 parking stalls would be provided onsite. Ingress/egress to the site would be provided on East Birch Street, South Kraemer Boulevard, and Ranger Street, and truck access would be primarily from Ranger Street.

GENERAL PLAN DESIGNATION AND ZONING: The application for the proposed project was submitted prior to adoption of the Brea 2050 Plan (general plan update), which redesignated the site as Mixed-Use 50. As a result, proposed project has been grandfathered under the previous general plan land use designation and zoning of M-1 (Light Industrial). Though consistent with the underlying M-1 general plan land use designation and zoning, the proposed project would require Planning Commission review for approval of a conditional use permit, plan review, and tree removal permit.

POTENTIALLY SIGNIFICANT EFFECTS: As authorized by the State CEQA Guidelines § 15060(d), based on preliminary review, the City has determined an EIR is required; and therefore, it is beginning work directly on the EIR process and will focus on potentially significant effects of the proposed project in the EIR while briefly indicating the reasons that other effects will not be potentially significant. An Initial Study is not required to determine that an EIR will be prepared and is therefore not attached. The EIR will discuss potential environmental impacts of the proposed project, including potential construction and operations impacts. The EIR will analyze potential environmental effects of the proposed project for 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, and Utilities and Service Systems. The proposed project site is not on a list compiled pursuant to Government Code § 65962.5.

Date: October 5, 2026

Signature:



Maribeth Tinio, City Planner

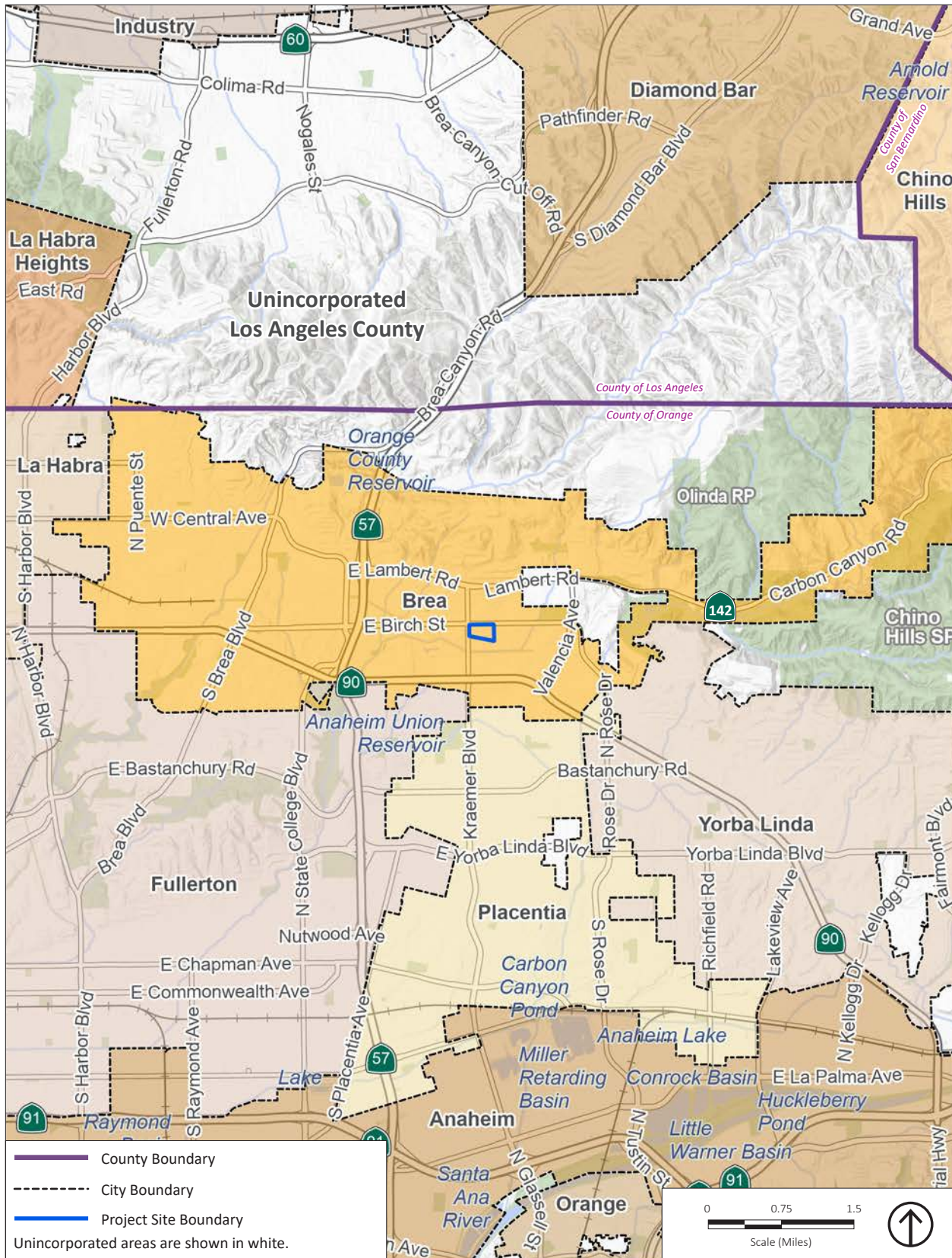
ATTACHMENTS:

Figure 1 – Regional Location

Figure 2 – Aerial Photograph

Figure 3 – Conceptual Site Plan

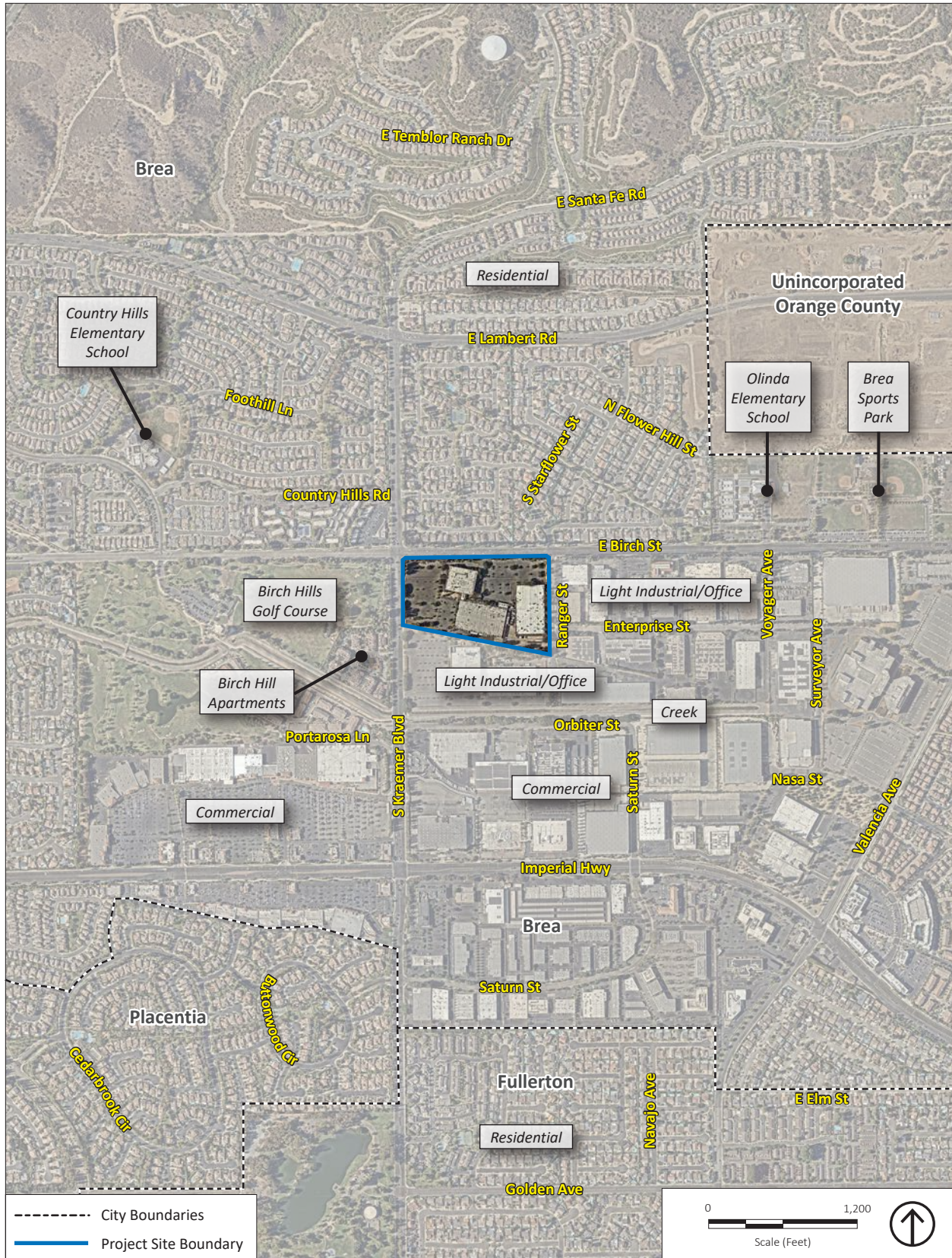
COSTCO WHOLESALE FACILITY AND FUELING STATION PROJECT
CITY OF BREA



Source: Generated using GIS Pro 2026.

Figure 1
Regional Location

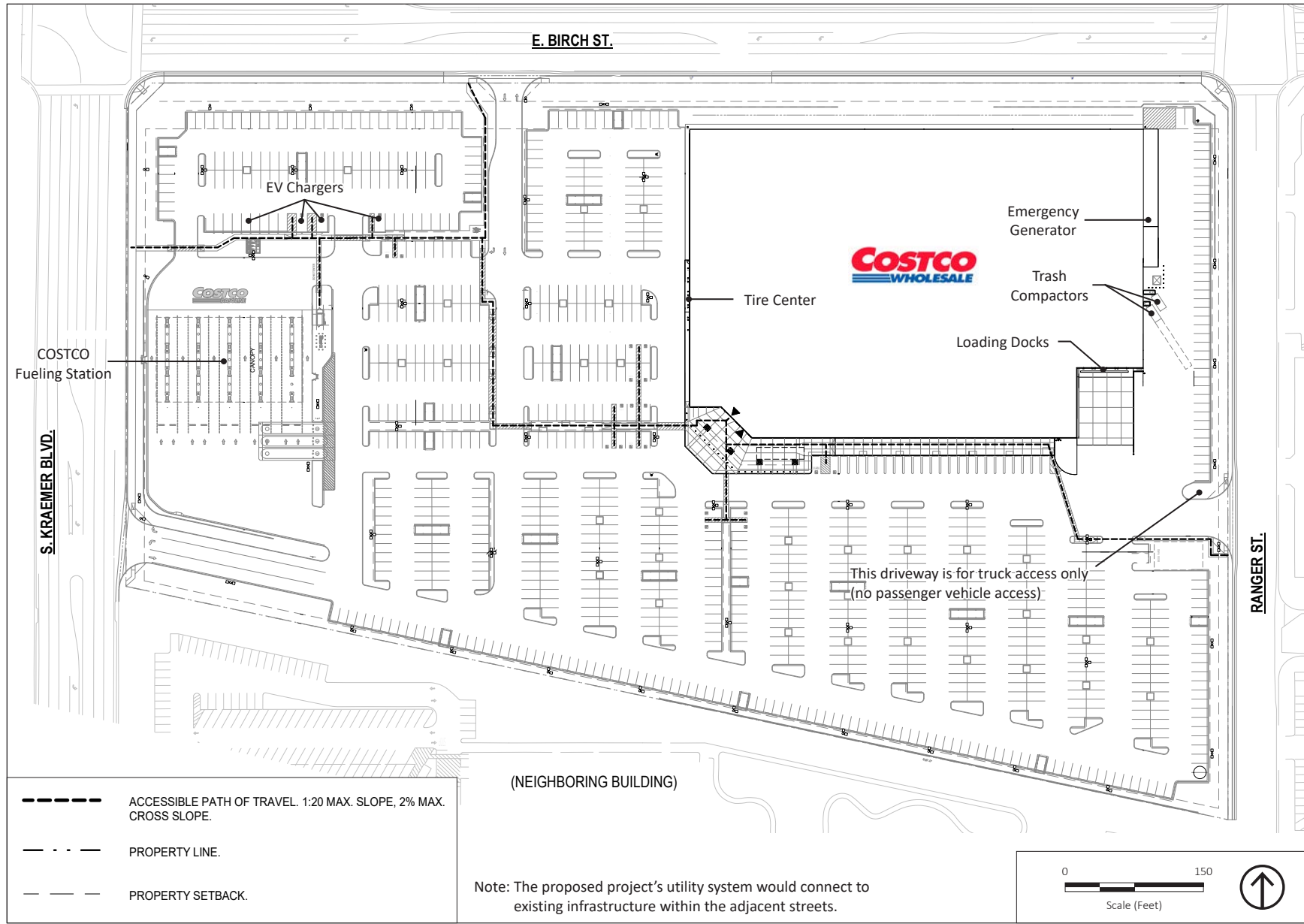
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Source: Nearmap 2026.

Figure 2
Aerial Photograph

**COSTCO WHOLESALE FACILITY AND FUELING STATION PROJECT
CITY OF BREA**



Source: Ware Malcomb 2026.

**Figure 3
Conceptual Site Plan**