

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

Program Environmental Impact Report
Scoping Meeting

Tonight's Agenda



1. Introduction

▪ **City Staff:**

- Joanne Hwang, AICP, City Planner
- Jason Killebrew, Assistant City Manager/Community Development Director

▪ **City's Consultant:**

- De Novo Planning Group
- Harris & Associates

2. Project Overview

3. California Environmental Quality Act (CEQA) Process & PEIR Topics

4. Questions / Comments from the public at the end of presentation

Brea 2050: Project Overview

Focused General Plan Update



- Focused update to the Brea General Plan
 - Current General Plan was adopted in 2003
 - Emphasis on Land Use and Circulation Elements
- Main intent is to reflect City's changing demographics, economic conditions, land use patterns, infrastructure/transportation networks and new State legislation
 - Updates to the existing land use designations
 - Plans for additional housing units and non-residential square footage across various land use categories within the incorporated City limits
 - No changes to the development potential of existing Specific Plans are proposed as part of the project, except the new Brea Core Specific Plan

Brea Core Specific Plan (BCSP)



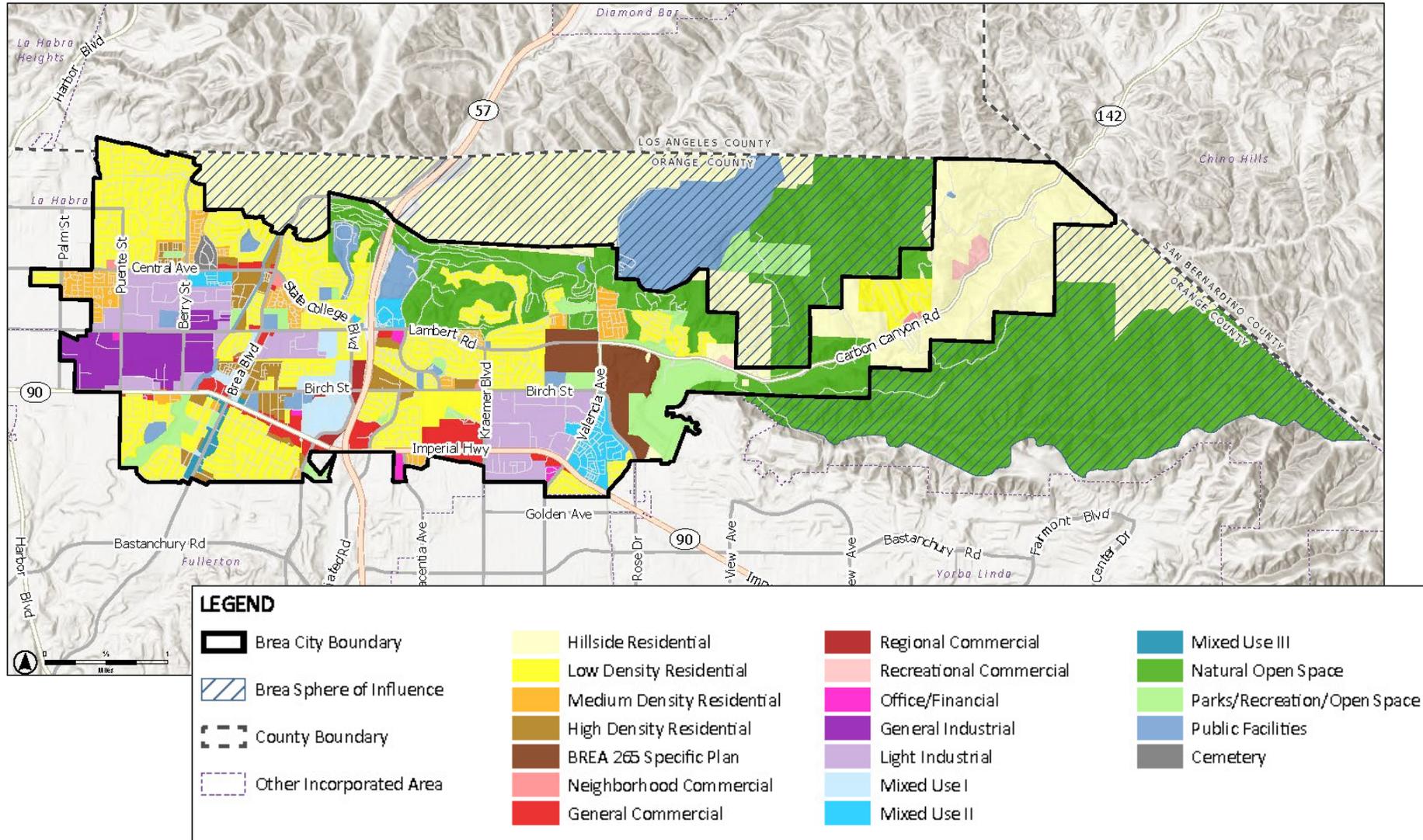
- New Specific Plan for Brea Core area, implementing:
 - Values identified in the 2017 Brea Envisions
 - Goals, policies, and recommendations of the 2020 Core Active Transportation Plan
- Establishes land uses, provide mobility recommendations and streetscape improvements, propose infrastructure upgrades to support proposed development, and outline implementation strategies
- Plans for additional housing units and non-residential square footage

Summary of Estimated Projections

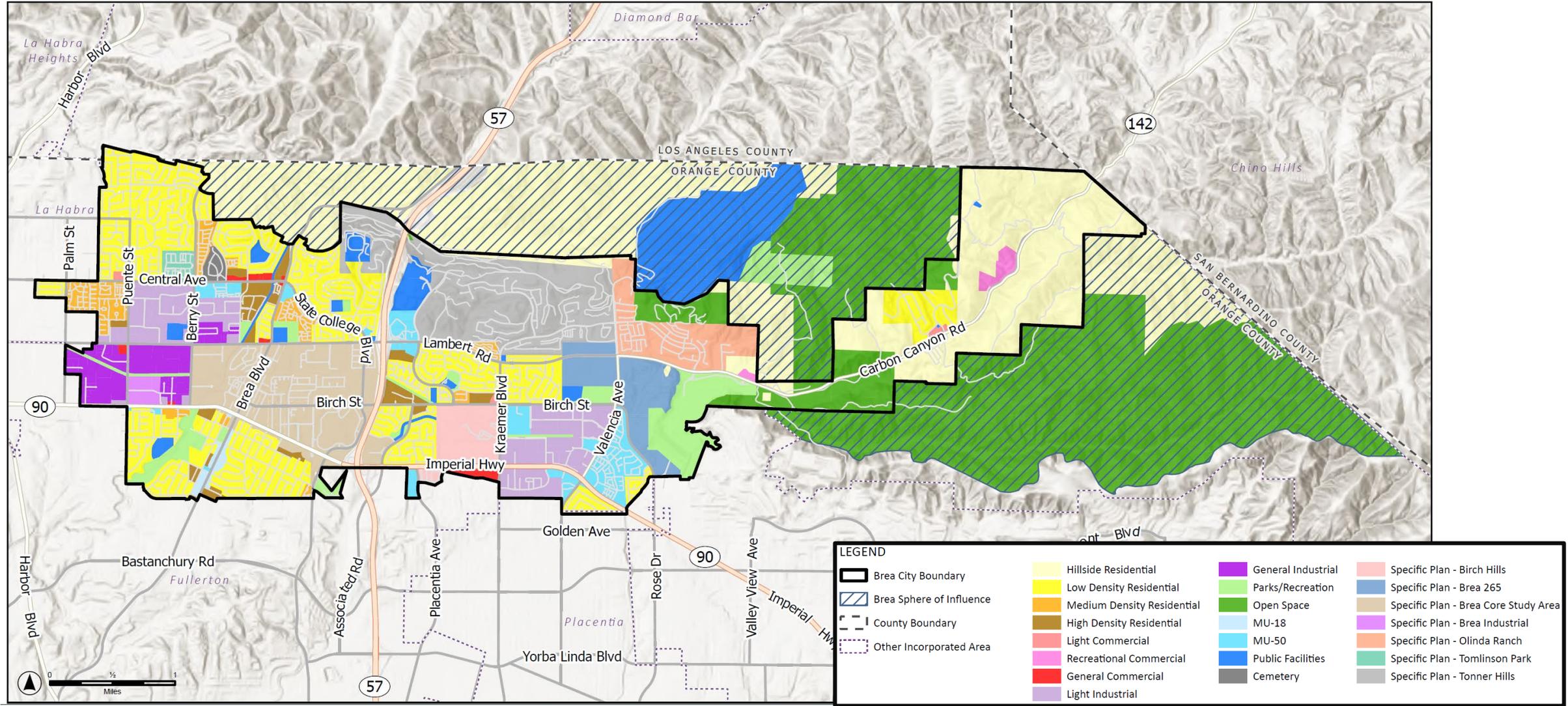


	Existing Condition	Current General Plan (2003)	Proposed (Brea 2050)	Net Change (Current Plan vs. Proposed Plan)	
				Value	Percent
Citywide (Excluding Brea Core)					
Units	14,928	16,826	17,936	1,110	6.6%
Non-Residential Square Footage	16,366,551	22,389,266	24,207,605	1,818,339	8.1%
Brea Core Area					
Units	1,417	2,461	4,752	2,291	93.1%
Non-Residential Square Footage	5,113,863	6,087,642	6,379,588	291,946	4.8%
Sphere of Influence					
Units	-	1,048	1,048	-	0%
Non-Residential Square Footage	-	-	-	-	0%
TOTAL PLANNING AREA					
Units	16,345	20,335	23,736	3,401	16.7%
Non-Residential Square Footage	21,480,414	28,476,908	30,587,193	2,110,285	7.4%

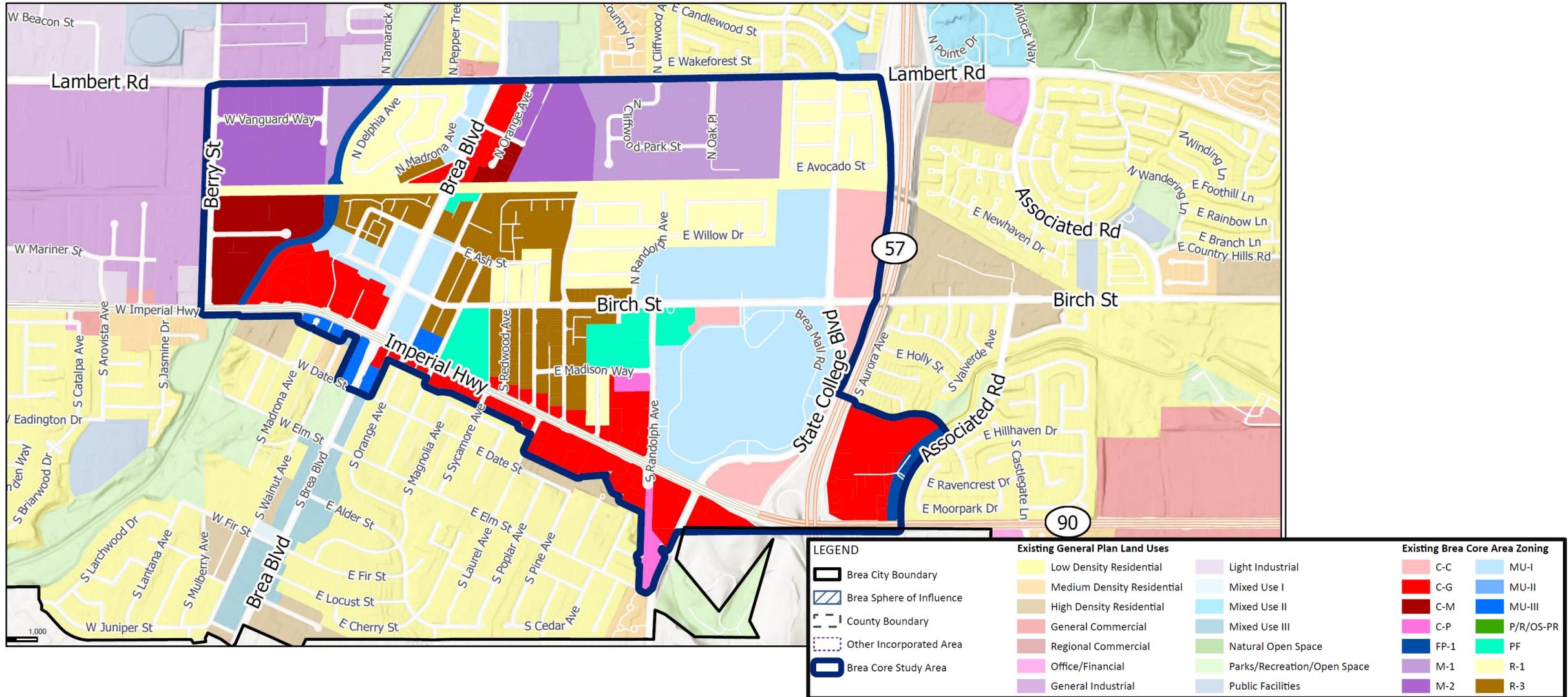
Existing General Plan Land Uses



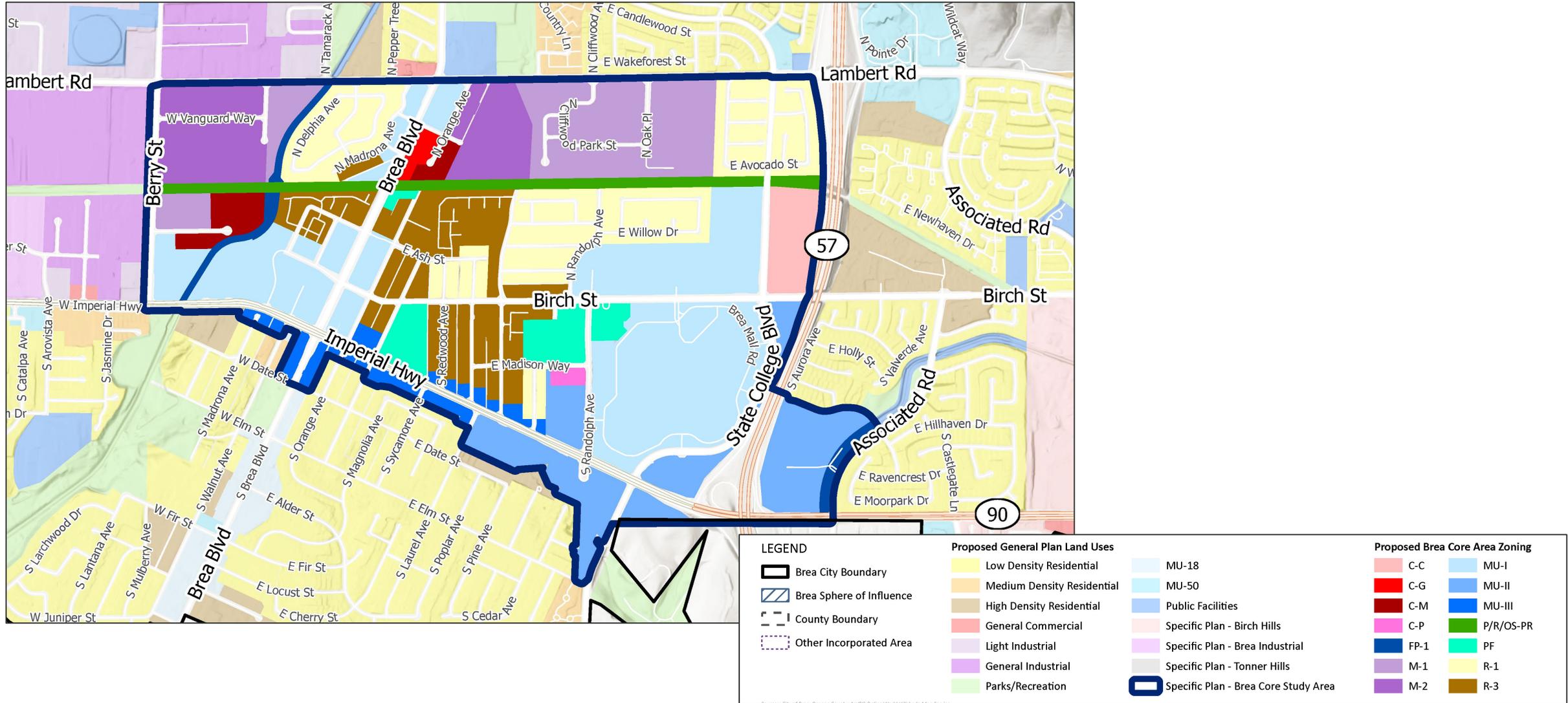
Proposed General Plan Land Uses



Existing Brea Core Zoning



Proposed Brea Core Zoning



CEQA Process and PEIR Topics

Purpose of the CEQA



- Disclose potential significant environmental effects of proposed actions
- Identify ways to avoid/reduce adverse environmental effects
- Consider feasible alternatives to proposed actions
- Foster interagency coordination in review of projects
- Enhance public participation in the planning process

Notice of Preparation (NOP)



- Contains a brief description of the project, its location, and where documents relating to the project can be found
- Notifies responsible agencies and other interested parties that a PEIR will be prepared
- Solicits input regarding the scope, focus, and content of the upcoming PEIR
- Distributed and available during a 30-day public review and comment period (8/25/2025 – 9/24/25)

Purpose of the Scoping Meeting



- Purpose is to:
 - Provide a description of the proposed project
 - Provide opportunity for public input to determine the “scope” of the PEIR

- Scope of environmental analysis is determined by:
 - Responses to Notice of Preparation (NOP) from responsible agencies
 - Input from the community (including comments during this scoping meeting)

The PEIR Process



Topics to be Analyzed in Detail



- 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
- Wildfire

Other Topics



- Cumulative Impacts
 - Consider the impacts of other developments in the City in combination with the project
- Alternatives
 - PEIR requires an analysis of a “reasonable range” of alternatives
 - Alternatives analyzed will include the required “No Project” alternative
 - Project alternatives to be determined during analysis of Draft PEIR

PEIR Schedule



- NOP published: August 25, 2025
- Close of NOP Public Comment Period: September 24, 2025 at 5:00 PM
- Public Review of Draft PEIR: Fall2025/Winter 2026 (estimated)
- Response to Comments/Final PEIR: Winter 2026 (estimated)
- Planning Commission: Winter/Spring 2026 (estimated)
- Final PEIR/City Council Hearing: Spring 2026 (estimated)

We Welcome Your Comments



- The scope, focus, and content of the PEIR
- Suggested mitigation measures to avoid/reduce environmental effects
- Suggested alternatives to avoid/reduce environmental effects

We Welcome Your Comments



- Tonight – Provide oral/written comments
- Via US Mail To:

City of Brea
Planning Division
1 Civic Center Circle
Brea, California 92821

- Via Email To:

brea2050@cityofbrea.gov

****All comments must be submitted by September 24, 2025, at 5:00 PM****

Questions/Comments?