

Brea Plaza Hotel and Apartments Expansion Project

Environmental Impact Report (EIR) Scoping Meeting

August 12, 2020



Welcome!

❖ Tracy Steinkruger, Community Development Director, City of Brea



**Brea Plaza
Hotel and Apartments Expansion
Project**

Presenters and Meeting Format

❖ City

- Tracy Steinkruger, Community Development Director
- Sheri Vander Dussen, Contract Planner
- Estefany Franco, Associate Planner

❖ PlaceWorks (EIR)

- Nicole Vermilion, Principal
- Jasmine A. Osman, Project Planner

❖ 6:30 PM – Presentation

- Project Description and CEQA Process
- Questions / comments from the public at the end of presentation

WHAT IS THE PURPOSE OF THE SCOPING MEETING?

- ❖ Provide opportunity for public input
 - Listen to your thoughts and concerns
- ❖ Determine EIR scope, focus, and content
 - Identify environmental topics
 - Identify potential impacts
 - Identify ways to avoid or reduce impacts

WHAT THIS MEETING IS NOT

- ❖ Not a Public Hearing
 - ❖ This is the Beginning of the Public Process
 - ❖ First Opportunity for Feedback
 - ❖ No Decision is Made At Tonight's Meeting
 - ❖ Merits of the Project are Not Discussed
-
- ❖ Focus of the Meeting is the EIR and to make sure the EIR addresses the appropriate environmental concerns.

ONLINE PARTICIPATION



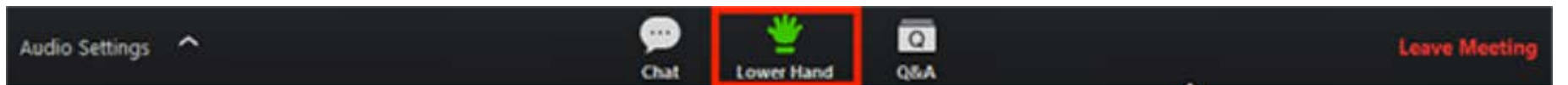
How to Make Comments In the Zoom Meeting

❖ Laptop/Desktop

- Click the “Raise Hand” button in the Webinar Controls



- The host will be notified that you have raised your hand.
- Click the “Lower Hand” button when your question has been answered or if you no longer have a question.



How to Make Comments In the Zoom Meeting

❖ Cellphone

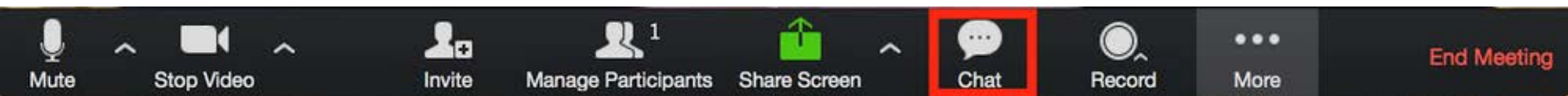
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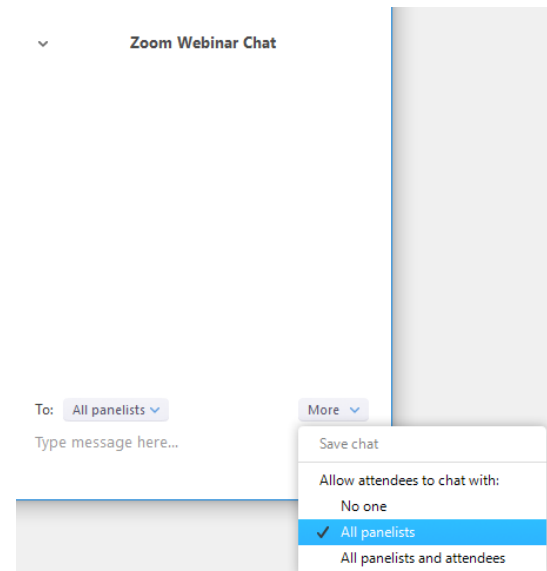
Resolving Technical Issues During Zoom Meeting

❖ “Chat” Feature

- Chat will be in the controls at the bottom of your screen (it will be on the right if you are not in full screen mode).



- Type your message and press Enter to send.
 - Direct your questions on technical issues only to the host by clicking on the drop down next to **To:**.



PROJECT DESCRIPTION



Project Site & Area Boundary



Area of Disturbance

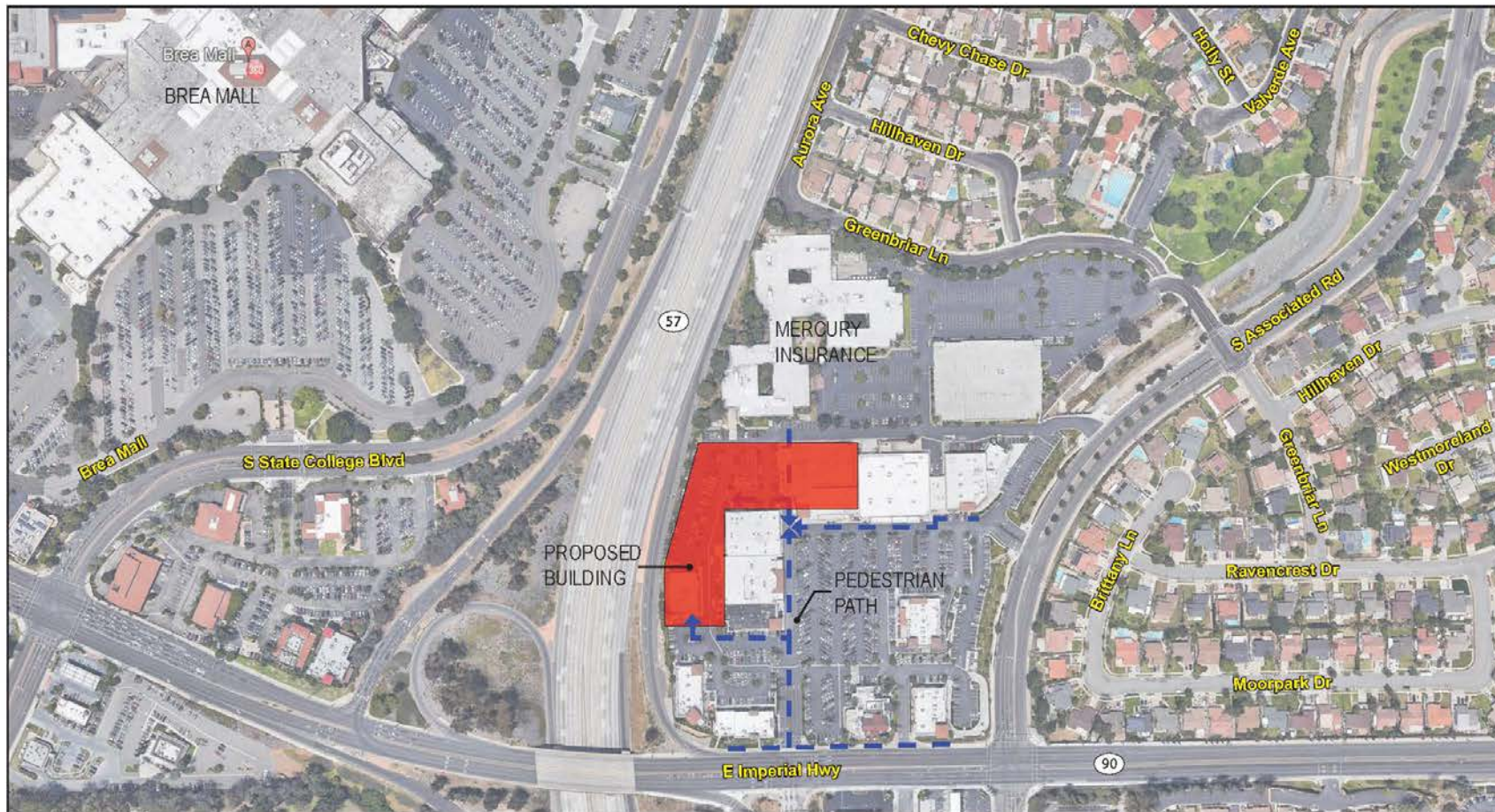
Project Boundary

Source: Nearmap, 2020

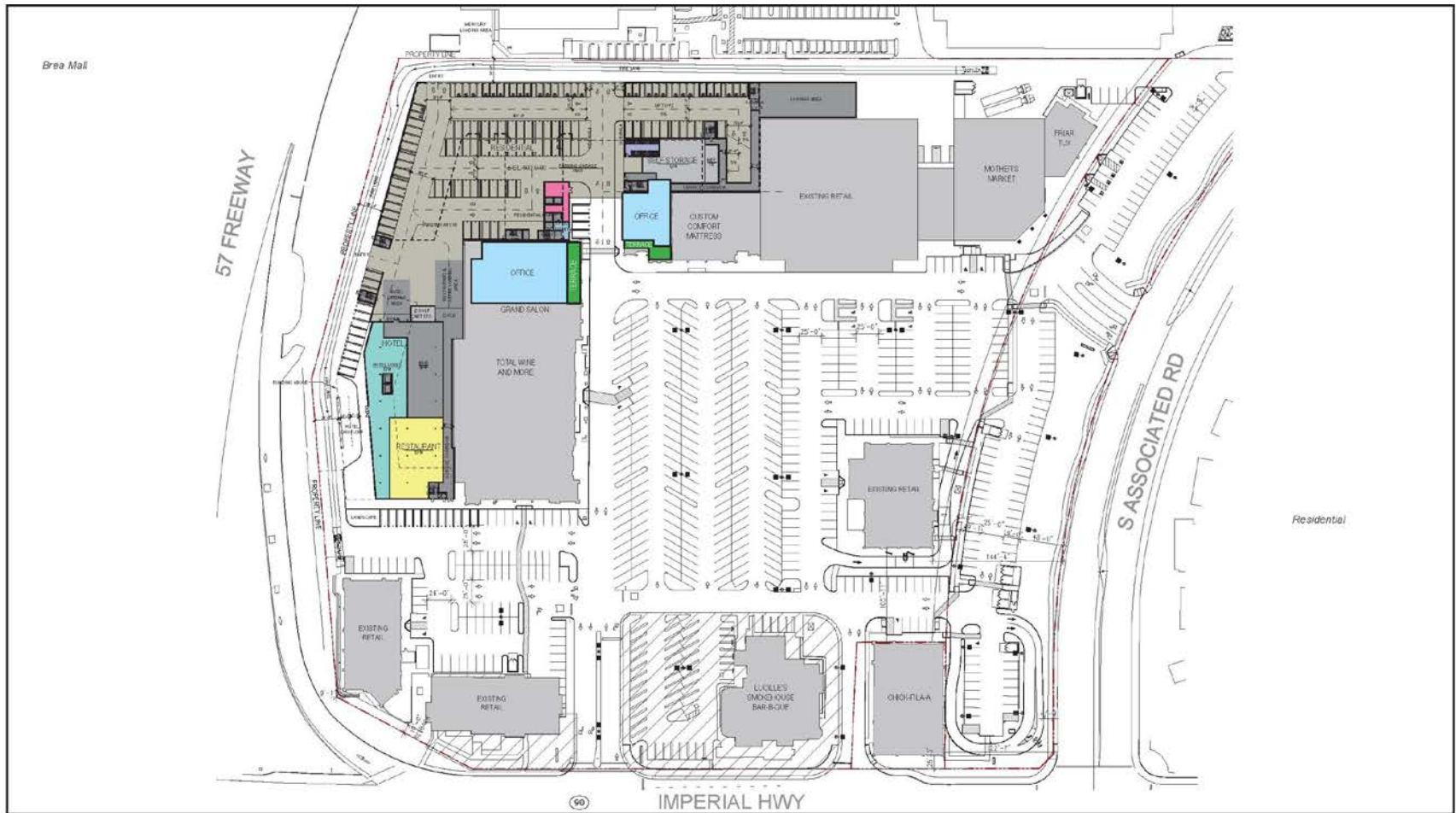
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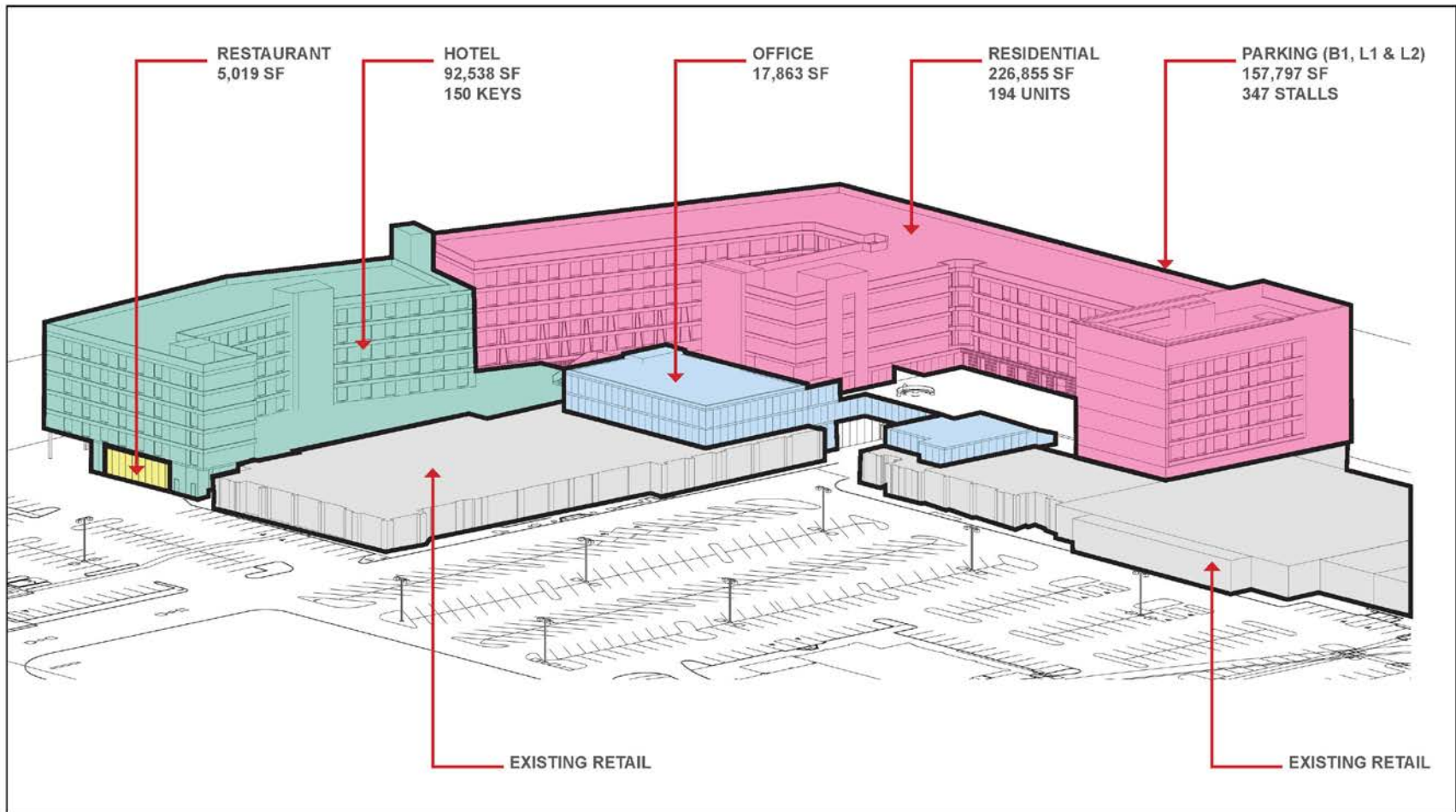
Brea Plaza



Conceptual Site Plan



Mixed-Use Building



Preliminary List of Entitlements Requested

- ❖ General Plan Amendment: General Commercial to Mixed Use II
- ❖ Zoning Code Amendment: General Commercial to Mixed Use II
- ❖ Development Agreement: Requested by applicant; not required by city
- ❖ Variance: Height of residential and hotel buildings
- ❖ Conditional Use Permit (CUP): To allow service of alcoholic beverages at hotel/restaurant

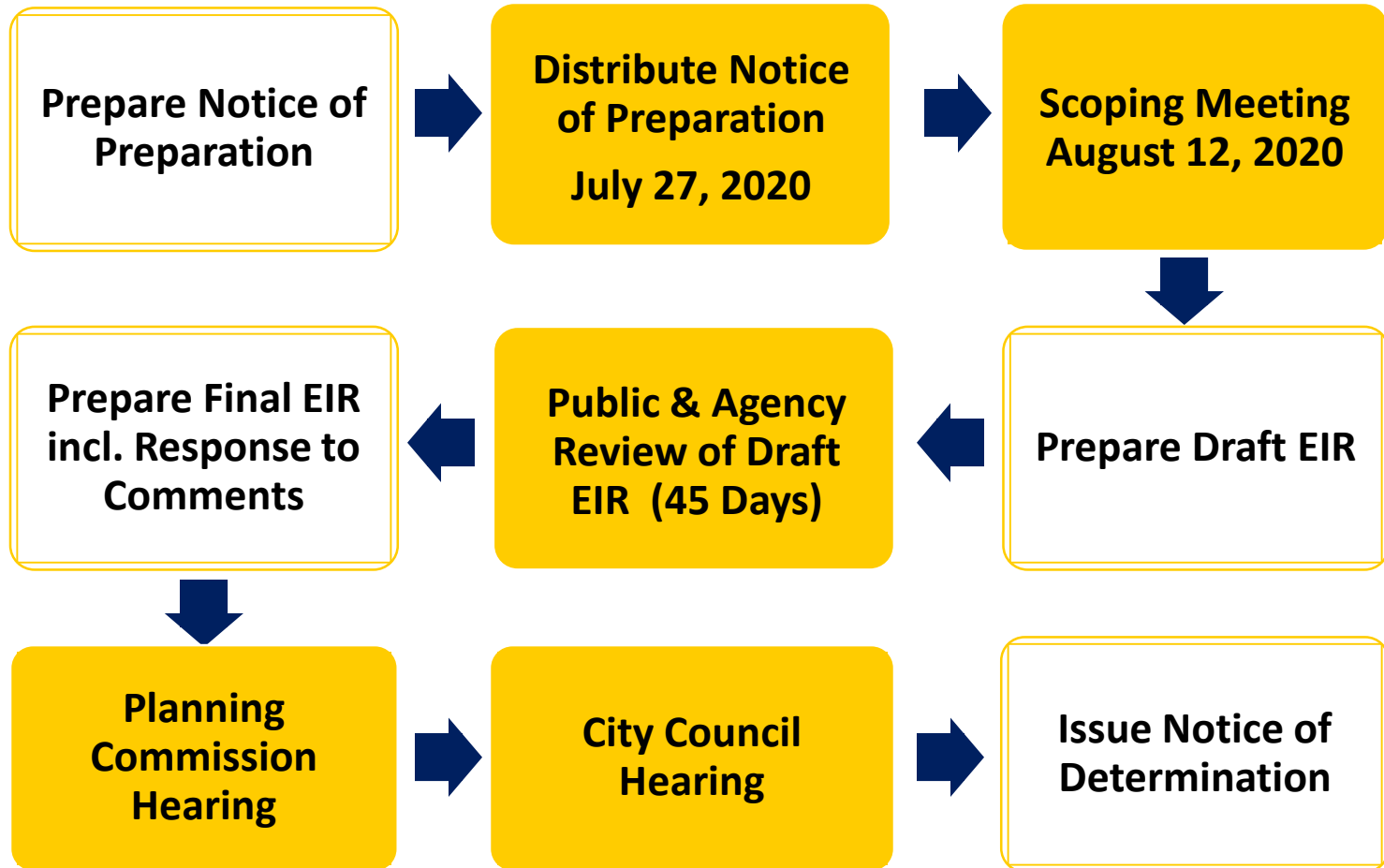
ENVIRONMENTAL REVIEW



WHAT IS THE PURPOSE OF CEQA AND THE EIR?

- ❖ California Environmental Quality Act (CEQA) [pronounced “SEE- quah]
- ❖ An EIR discloses project impacts to public and decision-makers AND
- ❖ Identifies ways to avoid or reduce environmental impacts

OVERVIEW OF EIR PROCESS



OPPORTUNITIES FOR PUBLIC INPUT

WHAT IS A NOTICE OF PREPARATION?

- ❖ 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 an EIR will be prepared
- ❖ Solicits input regarding the scope, focus, and content of the upcoming EIR
- ❖ 30-day public review period

Haven't seen the NOP, Find it here: www.cityofbrea.net/projectsinprocess



WHICH TOPICS ARE COVERED IN THE EIR?

- ❖ Aesthetics
- ❖ Agriculture Resources
- ❖ Air Quality
- ❖ Biological Resources
- ❖ Cultural Resource
- ❖ Energy
- ❖ Geology and Soils
- ❖ Greenhouse Gas Emissions
- ❖ Hazards & Hazardous Materials
- ❖ Hydrology and Water Quality
- ❖ Land Use and Planning
- ❖ Mineral Resources
- ❖ Noise
- ❖ Population and Housing
- ❖ Public Services
- ❖ Recreation
- ❖ Transportation
- ❖ Utilities and Service Systems
- ❖ Tribal Cultural Resources
- ❖ Wildfire

WHAT TECHNICAL STUDIES WILL BE INCLUDED IN THE EIR?

- ❖ Traffic and Transportation – LLG Engineering
- ❖ Noise Study – PlaceWorks
- ❖ Air Quality & Greenhouse Gas (GHG) Emissions—
PlaceWorks

WHAT ARE THE OPPORTUNITIES FOR COMMENT?

- ❖ Notice of Preparation
 - Began July 27, 2020 and ends August 26, 2020
 - Noticed on July 27, 2020 in Brea Star Progress
- ❖ Available for review on City of Brea's website at:
www.cityofbrea.net/projectsinprocess
- ❖ Scoping Meeting tonight

WHAT ARE FUTURE OPPORTUNITIES FOR REVIEW AND COMMENT?

- ❖ Draft EIR (Winter 2020)
 - Circulation period of 45 days

- ❖ Final EIR (Early 2021)
 - Includes responses to comments
 - Final EIR available for review

- ❖ Hearings
 - Planning Commission public hearing
 - City Council public hearing

HOW TO SUBMIT COMMENTS

❖ Comments on the NOP and Scoping Meeting may be submitted in the following ways:

1. Send by email to sheri.vanderdussen@kimley-horn.com
2. Mail comments to:

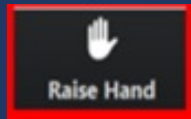
City of Brea – Planning Division, Level 3
Attn: Sheri Vander Dussen
1 Civic Center Circle
Brea, CA 92821

All comments must be sent by **5 PM** on **August 26, 2020**.

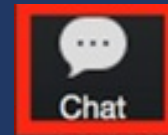
If you would like to be included on the City's distribution list to receive updates on this project, please indicate so via email to:
sheri.vanderdussen@kimley-horn.com

QUESTIONS?

❖ “Raise Hand”



❖ Direct your technical issues/questions to
“Ask Me a Question” via “Chat”



❖ Speakers limited to 3 minutes

THANK YOU FOR PARTICIPATING!

For more information, visit us at:
www.cityofbrea.net/projectsinprocess



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