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
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.

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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.

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How to Make Comments In the Zoom Meeting

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

- Brea Mall
- Residential
- Greenbriar Park
- Residenti
- Craig Regional Park
- North Fullerton KinderCar
- SCE Substation
- Commercial

Area of Disturbance
Project Boundary
Source: Nisemap, 2020
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
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

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OVERVIEW OF EIR PROCESS

Prepare Notice of Preparation

Distribute Notice of Preparation
July 27, 2020

Scoping Meeting
August 12, 2020

Prepare Draft EIR

Public & Agency Review of Draft EIR (45 Days)

Prepare Final EIR incl. Response to Comments

Planning Commission Hearing

City Council Hearing

Issue Notice of Determination

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](http://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