

**TO:** Property Owners within a 500-Foot Radius  
**FROM:** City of Brea, Community Development Department  
**SUBJECT:** DEVELOPMENT AGREEMENT NO. DA 12-01, ENVIRONMENTAL IMPACT REPORT NO. EIR 11-01, GENERAL PLAN AMENDMENT NO. GPA 12-01, ZONE CHANGE NO. ZC 12-01, AND VESTING TENTATIVE TRACT MAP NO. TT 17389

NOTICE IS HEREBY GIVEN, pursuant to State Law, that a public hearing will be held by the Planning Commission to determine whether or not the subject request shall be approved under the provisions of State Law and the Brea City Code as follows:

**DATE AND TIME OF HEARING:** Tuesday, April 24, 2012 at 7:00 p.m.  
*All interested persons may appear and be heard at that time.*

**PLACE OF HEARING:** Brea Civic & Cultural Center, Council Chambers  
1 Civic Center Circle, Brea, CA 92821

**REQUEST:** A proposal to develop the Central Park Village Brea Mixed Use project on a 15.40-acre site generally located at the southwest and southeast corner of Site Drive and Central Avenue. The proposed mixed-use project would develop the property with a maximum of 452 residential units and 66,000 square feet of commercial (retail and medical office) space. The properties included in "Central Park Village Brea" proposal are legally described as Assessor Parcel Numbers 296-241-03, 04, and 05 as recorded in the Office of the Orange County Clerk-Recorder.

**PROPERTY INVOLVED:** 340 to 420 West Central Avenue

**APPLICANT:** Brea Central, LLC.  
500 Newport Center Drive, Suite 900  
Newport Beach, California 92660

**ENVIRONMENTAL INFORMATION:** In accordance with the California Environmental Quality Act and City of Brea Procedures, Final Environmental Impact Report No. EIR 11-01 has been prepared for the project and is available for review in the offices of the Community Development Department and the City's website [www.cityofbrea.net](http://www.cityofbrea.net).

**AREA MAP:**



**IF YOU CHALLENGE DEVELOPMENT AGREEMENT NO. DA 12-01, GENERAL PLAN AMENDMENT NO. GPA 12-01, ZONE CHANGE NO. ZC 12-01, AND TENTATIVE TRACT MAP NO. TT 17389 AND THE ENVIRONMENTAL DETERMINATIONS IN COURT, YOU MAY BE LIMITED TO RAISING ONLY THOSE ISSUES YOU OR SOMEONE ELSE RAISED AT A PUBLIC HEARING OR DESCRIBED IN WRITTEN CORRESPONDENCE DELIVERED TO THE CITY OF BREA AT, OR PRIOR TO, THE CONCLUSION OF THE PUBLIC HEARING.**

*FOR FURTHER INFORMATION ON THIS SUBJECT, PLEASE CONTACT THE PLANNING DIVISION AT (714) 990-7674.*

**COMMUNITY DEVELOPMENT DEPARTMENT**

David M. Crabtree, AICP  
Deputy Director / City Planner