



# CITY OF BREA NOTICE OF PREPARATION of a DRAFT ENVIRONMENTAL IMPACT REPORT for the MERCURY RESIDENTIAL PROJECT and NOTICE OF SCOPING MEETING

**Date:** December 13, 2018

**Subject:** Notice of Preparation (NOP) and Scoping Meeting for the Mercury Residential Project Draft Environmental Impact Report

**To:** State Clearinghouse, State Responsible Agencies, State Trustee Agencies, Other Public Agencies, Interested Organizations

**Lead Agency/Sponsor:** City of Brea, Planning Division

**Project Title:** Mercury Residential Project

NOTICE IS HEREBY GIVEN that the City of Brea will prepare an environmental impact report (EIR) for the Mercury Residential Project. The City is the lead agency for the project. The purpose of this notice is to (1) serve as a Notice of Preparation 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 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 **Thursday December 13, 2018**, and will close on **Tuesday, January 22, 2019**. The meeting will be an Open House format. A copy of the NOP is available for review at the City of Brea offices and at the Brea Branch of the Orange County Public Library.

City of Brea – Planning Division, Level 3  
1 Civic Center Circle  
Brea, CA 92821

Brea Library  
1 Civic Center Circle, Level 1  
Brea, CA 92821

The document can also be viewed electronically on the City's webpage at: [www.cityofbrea.net/projectsinprocess](http://www.cityofbrea.net/projectsinprocess).

**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 5:00 p.m., **January 22, 2019**, addressed to Christy Teague, Contract Planner, City of Brea – Planning Division, at [christyt@ci.brea.ca.us](mailto:christyt@ci.brea.ca.us), or by mail to the City of Brea at the address above.

**PUBLIC SCOPING MEETING:** The City will hold a scoping meeting in conjunction with this NOP in order to present the 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 time and location listed below:

Date: January 14, 2019  
Time: 5:00 p.m. – 7:00 p.m.  
Location: City of Brea City Hall, Community Room B  
1 Civic Center Circle  
Brea, CA 92821

**PROPERTY LOCATION:** As shown on Figure 1, *Aerial Photograph*, and Figure 2, *Regional Location*, the 1.01-acre project site is on the southeast corner of Berry Street and Mercury Lane in the City of Brea, California (Assessor's Parcel Number [APN] 296-141-05). The project site is approximately 1.5 miles northwest of State Route 57 (SR-57) and 0.1 mile north of Imperial Highway (SR-90).

**EXISTING CONDITIONS:** The project site is vacant and undeveloped, with one California pepper tree near the access gate of the eastern half of the site. The project site is surrounded by light industrial land, general industrial, and commercial office uses. A railroad spur is approximately 0.1 mile north of the site on Berry Street and dead-ends at the Brea Trail, which begins just northeast of the project site.

**PROJECT DESCRIPTION:** The proposed Mercury Residential Project would result in the development of a 5-story, approximately 65-foot-tall, 171,433-square-foot podium structure with 120 workforce housing units (see Figure 3, *Conceptual Site Plan*). Vehicular site access would be provided off of Mercury Lane. Parking would be provided in three levels of the parking garage (basement, ground-floor, and second-floor parking). A staircase and elevator would provide access from Berry Street to the third-story courtyard containing recreational amenities (barbeques, bocce ball court). The project site is currently designated in the General Plan as Light Industrial and zoned Commercial-Industrial (C-M). Approval of the project would require a zone change to Planned Community (PC) Zone.

**POTENTIAL SIGNIFICANT EFFECTS:** As authorized by the State CEQA Guidelines, based on preliminary review, the City determined that it would prepare an EIR for the proposed project, and therefore it is beginning work directly on the EIR process and will focus on potentially significant effects of the proposed project in that 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 City EIR will discuss potential environmental impacts of the proposed project, including potential pre-construction, construction, and operations impacts. The DEIR will analyze potential environmental effects of the project, including: Air Quality, Cultural Resources, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Land Use and Planning, Population and Housing, Noise, Transportation and Traffic, and Tribal Cultural Resources. The project site is not on a list compiled pursuant to Government Code section 65962.5.

**Date:** December 13, 2018

**Signature:**

  
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Christy Teague, Contract Planner

**ATTACHMENTS:**

Figure 1 – Aerial Photograph

Figure 2 – Regional Location

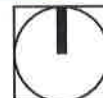
Figure 3 – Conceptual Site Plan

Figure 1 - Aerial Photograph



— Project Boundary

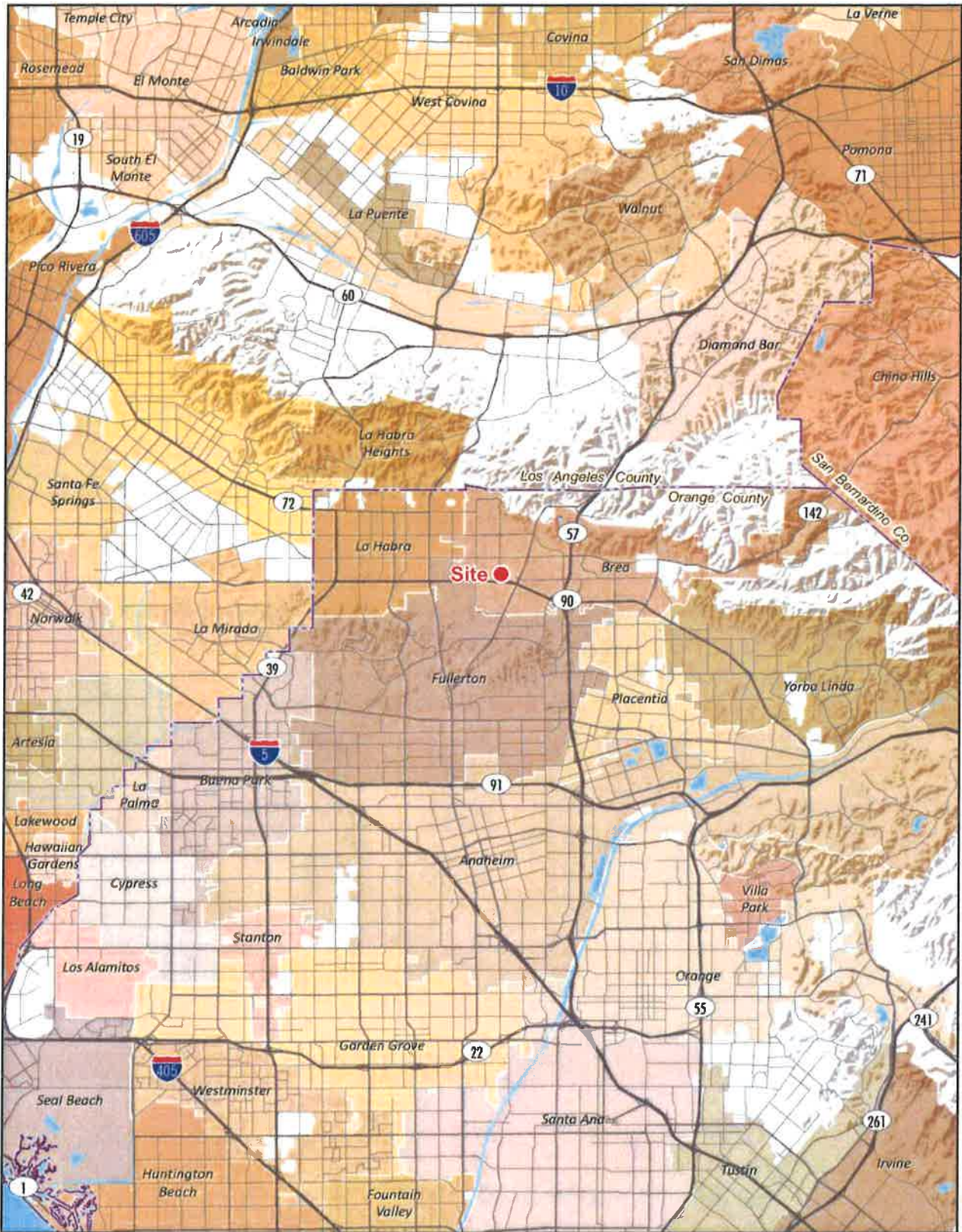
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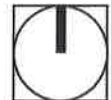
Source: ESRI, 2018

PlaceWorks

Figure 2 - Regional Location



Note: Unincorporated county areas are shown in white.



Source: ESRI, 2018

Figure 3 - Conceptual Site Plan

