

# Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2022060598

Project Title: Brea Gaslight Square Redevelopment Project

Lead Agency: City of Brea

Contact Name: Cecilia Madrigal-Gonzalez

Email: ceciliamg@cityofbrea.net Phone Number: 714-990-7674

Project Location: Brea, Orange  
*City County*

Project Description (Proposed actions, location, and/or consequences).

The Project involves the redevelopment of approximately 0.95-acre of a 1.88-acre parcel (herein, "Project Site"). The subject property is currently occupied with six commercial/office buildings. The southern 0.95-acre portion of the Project Site would be redeveloped with two proposed commercial buildings. As part of the Project, four of the existing commercial/office buildings would be demolished, including two 2,799 square foot (s.f.) office buildings, a 3,166 s.f. office building, and a two-story office/commercial building that contains 10,109 s.f. of floor space. Two new commercial buildings would be constructed on-site. A 6,000 s.f. commercial building is proposed at the northeast corner of South Orange Avenue and Imperial Highway, which would include a 2,400 s.f. sit-down restaurant and 3,600 s.f. of retail or medical office uses. In addition, an approximate 2,000 s.f. drive-through restaurant is proposed at the northwest corner of South Flower Avenue and Imperial Highway. Future tenants of the new, proposed buildings were unknown at the time this EIR was prepared.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The City has determined the Implementation of the proposed Project would not result in any significant and unavoidable impacts. Biological Resources, Cultural Resources, Geology and Soils and Tribal Cultural Resources are all less than significant impact after mitigation.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Prior to the preparation of the DERI, the NOP was distributed for comments from June 20, 2022 to July 20, 2022. A public scoping meeting was held at the City of Brea on June 28, 2022. NOP comment letter received during the review period identified environmental issues associated with Transportation, Land Use and Planning, Air Quality, Noise and Cultural Resources. More details can be found in page 1-5, Chapter 1.

Provide a list of the responsible or trustee agencies for the project.

City of Brea Planning Commission: Recommend approval, conditional approval, or denial of GPA 2022-02, ZC No. 2022-02, PR No. 2022-03, and CUP No. 2022-03.

City of Brea City Council: Approve or deny approval of General Plan Amendment No. 2022-02 (GPA No. 2022-02).? Approve or deny approval of Zone Change No. 2022-02 (ZC No. 2022-02).? Approve, conditionally approve, or deny approval of Plan Review No. 2022-03 (PR No. 2022-03). Approve, conditionally approve, or deny approval of Conditional Use Permit No. 2022-03 (CUP No. 2022-03) Certify or reject the Project's EIR along with appropriate CEQA Findings.

Brea Olinda Unified School District: Discussion, negotiation and/or consultation necessary should South Flower Avenue be closed to end in a cul-de-sac- Imperial Highway.

California Department of Transportation: Encroachment permit and approvals should South Flower Avenue be closed to end in a cul-de-sac at Imperial Highway or should other improvements occur in the Imperial Highway right of way.

Santa Ana Regional Water Quality Control Board (RWQCB): Issuance of a Construction Activity General Construction Permit. Compliance with National Pollutant Discharge Elimination System (NPDES) Permit.

Southern California Edison: Approvals for electric utility connections and improvements. SoCal Gas? Approval of natural gas connections.