

Sample Summary for Electronic Document Submittal

15 copies of this document may be included when a Lead Agency is submitting electronic copies of environmental impact reports, negative declarations, mitigated negative declarations, or notices of preparation to the SCH. The SCH will still accept other summaries, such as an EIR summary prepared pursuant to CEQA Guidelines Section 15123, attached to the electronic copies of the document.

SCH # _____

Lead Agency: City of Brea

Project Title: Greenbriar Residential Development Project

Project Location: Brea Orange
City *County*

Please provide a Project Description (Proposed Actions, location, and/or consequences).

The proposed Project would require demolition of the existing office building, parking structure, and parking lot, and subsequent construction and operation of 180 attached residential units on the 9.7-acre site. Vehicular access to the residential property would be solely via Greenbriar Lane. No vehicular access would be provided to the Brea Plaza Shopping Center or directly to South Associated Road. Vehicular access to the Project site would require minor reconfiguration of Greenbriar Lane. The proposed Project would require a General Plan Amendment from General Commercial to Mixed-Use II and a Zone Change from C-G Zone to MU-II Zone. In addition, the proposed Project includes other entitlements, such as a Precise Development, Tentative Tract Map, Development Agreement, and a Conditional Use Permit.

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

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 the 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 EIR will discuss potential environmental impacts of the proposed Project, including potential pre-construction, construction, and operations impacts. The EIR will analyze potential environmental effects of the Project, including: Aesthetics, Air Quality, Cultural and Paleontological Resources, Energy, Greenhouse Gas Emissions, Land Use and Planning, Noise, Population and Housing, Public Services, Recreation, Transportation, Tribal Cultural Resources, and Utilities and Service Systems. The Project site is not on a list compiled pursuant to Government Code § 65962.5.

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

N/A

Please provide a list of the responsible or trustee agencies for the project.

- City of Brea: Certification of EIR, Approval of a General Plan Amendment, Approval of Zone Change, Precise Development Review, Tentative Tract Map, Development Agreement, Conditional Use Permit, Approval of Building Plan Check, Approval of Building and Grading Permits, Approval of a Development Agreement Request, Approval of Building Plan Check for Site Plan and Emergency Access
- Santa Ana Regional Water Quality Control Board: Issuance of NPDES Permit and Construction Permit