

Sample Summary for Electronic Document Submittal

Form F

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 # 2019080299

Lead Agency: City of Brea

Project Title: Brea Mall Mixed Use Project

Project Location: Brea Orange
City *County*

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

As a result of the recent acquisition of the Sears parcel, the Simon Property Group is proposing redevelopment of the Sears parcel of the Brea Mall. The proposed redevelopment would be on a 17.5-acre area in the southwest portion of the mall site that includes the Sears parcel and adjoining transition areas adjacent to Nordstrom and Macy's. The proposed project involves demolishing the Sears department store and associated auto center (161,990 square feet) and 12 acres of surface parking in order to allow a mix of uses—including retail, for-rent residential apartments, a resort-type fitness center, and a public gathering space (large "central green" and plaza). The project would result in a net increase of 149,625 square feet of retail use and 312 residential units on the approximately 17.5-acre portion of the Sears parcel within the 74-acre Brea Mall site. The project site is currently designated in the General Plan as Regional Commercial and zoned C-C Major Shopping Center Zone, with a P-D Precise Development overlay. The proposed project would require a General Plan Amendment and zone change to Mixed Use I to accommodate the proposed residential component of the project

Please 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 determined that Implementation of the proposed project would result in significant and unavoidable impacts to Transportation. In addition to Transportation impacts, mitigation measures were identified to reduce impacts to Air Quality, Cultural and Paleontological Resources, Hazards and Hazardous Materials, and Tribal Cultural Resources. Mitigation measures for the following these impacts are included in Chapter 5, Environmental Impacts , in the DEIR.

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.

Prior to preparation of the DEIR, the Notice of Preparation was distributed for comment from August 16, 2019, to September 16, 2019. A public scoping meeting was held at the City of Brea on August 28, 2019. NOP comment letters received during the review period are summarized in Chapter 2, Introduction (see Table 2-1, NOP and Scoping Meeting Comment Summary), and identify potential environmental issues associated with cultural resources, tribal cultural resources, air quality, transportation, land use and planning, noise, population and housing, public services, utilities and service systems, and greenhouse gas emissions.

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, a Conditional Use Permit for the Health Fitness Center, a Conditional Use Permit to Serve Alcohol, Amendment/New Sign Program, Approval of Lot Line Adjustment, a Conditional Use Permit for Modifications to the Parking Standards of the Zoning Code, Approval of Building Plan Check, Approval of Building and Grading Permits, and Approval of a Development Agreement.
- City of Brea Fire Department: Approval of Building Plan Check for Site Plan and Emergency Access, Approval of Fire Master Plan
- Santa Ana Regional Water Quality Control Board: Issuance of NPDES Permit and Construction Permit