Print From

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 #: _____

Project Title: Costco Wholesale Facility and Fueling Station Project

Lead Agency: City of Brea

Contact Name: Cristal Nava, Assistant Planner

Email: cristaln@cityofbrea.net Phone Number: 714.671.4408

Project Location: Brea (*City*) Orange (*County*)

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

The 18.65-acre project site is at 200 South Kraemer Street in the City of Brea (Assessor's Parcel No. 320-221-24). The proposed project entails development of a 159,889-SF Costco wholesale facility and fueling station, with associated site improvements, on the project site. Construction of the proposed project would require demolition of the three existing buildings and parking areas, retainment of 38 existing ornamental trees, removal of 214 ornamental trees, and associated on-site and off-site improvements, including the removal and relocation of driveways on Ranger Street and Birch Street and the removal of an existing driveway along Kraemer Boulevard.

The Costco wholesale facility would be constructed on the northeastern portion of the project site and include typical Costco departments: sales floor, bakery, meat, cooler/freezer facilities, pharmacy, optical center, hearing aid center, food service, tire center, food court, and associated back-of-house functions. Loading docks would be on the southeast corner of the warehouse. Loading docks would be on the southeast corner of the warehouse. Outdoor equipment would include two trash compactors and emergency generators. A Costco fueling facility would be constructed on the western portion of the project site. The fueling facility would be housed under a prefabricated canopy, with 20 fuel islands and 40 fueling pumps that would be accessed via one-way queuing lanes. Three underground storage tanks (two 40,000-gallon gasoline tanks and one 1,500-gallon additive tank) and associated monitoring and safety equipment would be installed. A total of 943 parking stalls would be provided onsite. Ingress/egress to the site would be provided on East Birch Street, South Kraemer Boulevard, and Ranger Street, and truck access would be primarily from Ranger Street.

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 of Brea determined that it would prepare an Environmental Impact Report (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 demolition, preconstruction, construction, and operations impacts.

The EIR will analyze potential environmental effects of the proposed project for Aesthetics, Agriculture and Forestry Resources, Air Quality, Biological Resources, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Noise, Population and Housing, Public Services, Recreation, Transportation, Tribal Cultural Resources, Utilities and Service Systems, and Wildfire.

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

N/A

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

-City of Brea: certification of EIR, issuance of conditional use permit, approval of building, grading, and tree removal permits, and zone variance for alcohol sales

-Santa Ana Regional Water Quality Control Board: Issuance of NPDES Permit and Construction Permit