

## Notice of Determination

**To:**  
Office of Planning and Research  
[CEQA Submit](#)

**From:**  
Department of Fish and Wildlife  
South Coast Region  
3883 Ruffin Road  
San Diego, CA 92123  
Contact: Andrew Aitken  
Email: Andrew.Aitken@wildlife.ca.gov  
Phone: (562) 525-9688



Lead Agency  
City of Brea  
1 Civic Center Circle, Level 3  
Brea, CA 92821  
Jason Killebrew  
(714) 990-7758

**SUBJECT:** Filing of Notice of Determination pursuant to Public Resources Code section 21108

**State Clearinghouse Number:** 2018121035

**Project Title:** Brea 265 (Streambed Alteration Agreement EPIMS-ORA-29010-R5)

**Project Location (Orange County):** The Brea 265 Project is located on lands that include three unnamed drainages, tributary to Fullerton Creek and Carbon Canyon Creek, in the County of Orange, State of California; Township 3, Range 9 West, U.S. Geological Survey (USGS) map Yorba Linda; Assessor's Parcel Number 320-073-09.

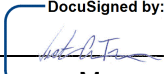
**Project Description:** The California Department of Fish and Wildlife (CDFW) has executed Streambed Alteration Agreement (EPIMS-ORA-29010-R5), pursuant to Fish and Game Code section 1602, to the project Applicant, Sycamore Development Brea 265 LLC, as represented by George Basye.

The Project is a master-planned residential development and stream impacts are limited to the undergrounding of three unnamed drainages. The oil wells and production facilities will be abandoned and remediated in advance of implementing Project activities. Drainages A, B, and C will undergo oil remediation activities where asphalt-like materials, pipelines, and buried steel cables will be removed. At buildout, the Project will provide 1,100 living units, 15.1 acres of public parks and recreation areas, approximately 48 acres of on-site open space, and 52.86 acres of off-site open space.

This is to advise that CDFW, acting as a Responsible Agency, approved the project described above on February 6, 2025, and has made the following determinations regarding the project pursuant to California Code of Regulations section 15096, subdivision (i):

1. The project **will not** have a significant effect on the environment. This determination is limited to effects within CDFW's permitting jurisdiction as a Responsible Agency.
2. CDFW considered the environmental impact report prepared by the Lead Agency for this project pursuant to California Code of Regulations section 15096, subdivision (f).
3. Mitigation measures **were** made a condition of CDFW's approval of the project.
4. A Mitigation Reporting or Monitoring Plan **was** adopted by CDFW for this project.
5. A Statement of Overriding Considerations **was not** adopted by CDFW for this project.
6. Findings **were** made by CDFW pursuant to California Code of Regulations section 15091.

The Final EIR prepared for the project is available to the general public at the office location listed above for the Lead Agency. CDFW's record of project approval as a Responsible Agency is available at CDFW's regional office.

DocuSigned by:  Date: 2/6/2025

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Victoria Tang, Environmental Program Manager

Date Received for filing at OPR: \_\_\_\_\_