

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2022060598

Project Title: Gaslight Square Redevelopment Project

Lead Agency: City of Brea Contact Person: Cecilia Madrigal-Gonzalez
 Mailing Address: 1 Civic Center Cir, Brea CA 92821 Phone: 714-671-4408
 City: Brea Zip: 92821 County: Orange

Project Location: County: Orange City/Nearest Community: Brea
 Cross Streets: Imperial Highway/Orange Avenue/Flower Avenue Zip Code: 92821

Longitude/Latitude (degrees, minutes and seconds): 33 ° 54 ' 58.968 " N / 117 ° 53 ' 53.952 " W Total Acres: 1.88
 Assessor's Parcel No.: 319-292-31, -33, -35, and -36 Section: 14 Twp.: 3 South Range: 10 West Base: SB/Meridian
 Within 2 Miles: State Hwy #: 90, 57 Waterways: N/A
 Airports: N/A Railways: N/A Schools: Laurel Elementary School, Brea Junior High School

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI _____

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: _____

Development Type:

Residential: Units _____ Acres _____
 Office: Sq.ft. _____ Acres _____ Employees _____
 Commercial: Sq.ft. 8000 Acres 0.95 Employees _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____
 Educational: _____
 Recreational: _____
 Water Facilities: Type _____ MGD _____

Transportation: Type _____
 Mining: Mineral _____
 Power: Type _____ MW _____
 Waste Treatment: Type _____ MGD _____
 Hazardous Waste: Type _____
 Other: _____

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: _____

Present Land Use/Zoning/General Plan Designation:

General Plan Land Use Designation: Office/Financial Commercial; Zoning: C-P (PD)

Project Description: (please use a separate page if necessary)

The Project involves the redevelopment of approximately 0.95-acre of a 1.88-acre property. 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 redevelopment, 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 8,000 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 space and 3,600 s.f. of retail or medical office space. In addition, a 2,000 s.f. drive-through restaurant is proposed at the northwest corner of South Flower Avenue and Imperial Highway. Discretionary approvals required to implement the proposed Project include a General Plan Amendment (GPA No. 2022-02), Zone Change (ZC No. 2022-02), Plan Review (PR No. 2022-03), and Conditional Use Permit (CUP No. 2022-03).

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X". If you have already sent your document to the agency please denote that with an "S".

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| <input type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District # 12 | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input type="checkbox"/> Regional WQCB # _____ |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region # 5 | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Housing & Community Development | <input type="checkbox"/> Other: _____ |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date January 25, 2023 Ending Date March 13, 2023

Lead Agency (Complete if applicable):

Consulting Firm: <u>T&B Planning, Inc.</u>	Applicant: <u>Manley Fanticola Holdings, Inc</u>
Address: <u>3200 El Camino Real, Suite</u>	Address: <u>330 W. Birch St, Suite 201</u>
City/State/Zip: <u>Irvine, CA 92602</u>	City/State/Zip: <u>Brea CA 92821</u>
Contact: <u>Kristen Goddard, Senior Planner</u>	Phone: <u>714-990-2405</u>
Phone: <u>714-505-6360 Ext. 115</u>	

Signature of Lead Agency Representative:  Date: 1/25/23

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.