

Notice of Determination

Appendix D

To:

Office of Planning and Research
U.S. Mail: Street Address:
P.O. Box 3044 1400 Tenth St., Rm 113
Sacramento, CA 95812-3044 Sacramento, CA 95814

County Clerk
County of: Orange
Address: 601 N. Ross Street
Santa Ana, CA 92701

From:

Public Agency: City of Brea
Address: 1 Civic Center Circle, Level 3
Brea CA, 92821
Contact: Jason Killebrew
Phone: 714-990-7758

Lead Agency (if different from above):
Address:
Contact:
Phone:

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2022060598

Project Title: Brea Gaslight Square Redevelopment Project

Project Applicant: Dwight Manley, 330 W BIRCH STREET, #E-201, BRECA, CA 92821

Project Location (include county): Northwest corner of Imperial Highway (SR-90) and South Flower Avenue intersection, located in the City of Brea within the County of Orange.

Project Description: General Plan Amendment (GPA No. 2022-02) to amend the City's General Plan Land Use Map to change the land use designation for the 1.88-acre Project Site from "Office/Financial" to "Mixed Use III." First reading of Zone Change (ZC No. 2022-02) to amend the City's Zoning District Map to change the zoning classification of the 1.88-acre Project Site from "Administrative and Professional Office (C-P)" with a "Precise Development (P-D)" overlay to "Mixed Use III." Plan Review (PR No. 2022-03) to allow for the demolition of four existing buildings totaling in 18,873 square feet and the construction of two new commercial buildings, which include a 6,000 square-foot building (2,400 square feet for a sit-down restaurant space and 3,600 square feet for retail or medical office space) and a 2,000 square-foot drive-through restaurant building, along with associated site improvements on the southern 0.95-acre portion of the Project Site. Conditional Use Permit (CUP No. 2022-03) to allow for the proposed drive-through restaurant use in the eastern portions of the Project Site.

This is to advise that the City of Brea (Lead Agency Responsible Agency) has approved the above described project on May 16, 2023 and has made the following determinations regarding the above described project.

- 1. The project will have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan was adopted for this project.
5. A statement of Overriding Considerations was adopted for this project.
6. Findings were made pursuant to the provisions of CEQA.

POSTED

MAY 17 2023

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

This is to certify that the Final EIR with comments and responses and record of project approval is available to the General Public at: City of Brea - Planning Division, 1 Civic Center Circle, Level 3, Brea, California 92821 and online at https://www.ci.brea.ca.us/166/Projects-In-Process

Signature (Public Agency): Jason Killebrew

Date: May 16, 2023

Title: Community Development Director
Recorded in Official Records, Orange County
Hugh Nguyen, Clerk-Recorder



3889.25

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.

FILED

202385000422 11:36 am 05/17/23
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MAY 17 2023

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

RY: C.C DEPUTY

30-0517|2023-0415



State of California - Department of Fish and Wildlife
2023 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/22) Previously DFG 753.5a

Print StartOver Save

RECEIPT NUMBER:
 30 — 05/17/2023 — 0415
 STATE CLEARINGHOUSE NUMBER (If applicable)
 2022060598

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF BREA	LEAD AGENCY EMAIL	DATE 05/17/2023
COUNTY/STATE AGENCY OF FILING Orange	DOCUMENT NUMBER 202385000422	

PROJECT TITLE

BREA GASLIGHT SQUARE REDEVELOPMENT PROJECT

PROJECT APPLICANT NAME DWIGHT MANLEY	PROJECT APPLICANT EMAIL	PHONE NUMBER (714)990-7758
PROJECT APPLICANT ADDRESS 330 W BIRCH STREET #E-201	CITY BREA	STATE CA
		ZIP CODE 92821

PROJECT APPLICANT (Check appropriate box)

- Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

- | | | | |
|---|------------|----|-----------------|
| <input checked="" type="checkbox"/> Environmental Impact Report (EIR) | \$3,839.25 | \$ | <u>3,839.25</u> |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND) | \$2,764.00 | \$ | <u>0.00</u> |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW | \$1,203.25 | \$ | <u>0.00</u> |
|
 | | | |
| <input type="checkbox"/> Exempt from fee | | | |
| <input type="checkbox"/> Notice of Exemption (attach) | | | |
| <input type="checkbox"/> CDFW No Effect Determination (attach) | | | |
| <input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy) | | | |
| <hr/> | | | |
| <input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only) | \$850.00 | \$ | <u>0.00</u> |
| <input checked="" type="checkbox"/> County documentary handling fee | | \$ | <u>50.00</u> |
| <input type="checkbox"/> Other | | \$ | <u>50.00</u> |

PAYMENT METHOD:

- Cash
 Credit
 Check
 Other

TOTAL RECEIVED \$ 3,889.25

SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE DEPUTY CLERK, CARINA CORTES
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