

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.

FILED

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

JUN 07 2023

Project Title: Brea Gaslight Square Redevelopment Project

Project Applicant: Dwight Manley, 330 W Birch Street, #E-201, Brea, CA 92821

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

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.

BY: C.C. DEPUTY

Project Description: The City of Brea City Council, on May 16, 2023, approved 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;" Plan Review (PR No. 2022-03) to allow 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; and conducted a first reading of a Zone Change (ZC No. 2022-02) to amend the City's Zoning District Map to change the zoning classification of the Project Site from "Administrative and Professional Office (C-P)" with a "Precise Development (P-D)" overlay to "Mixed Use III."

The City of Brea City Council on June 6, 2023 approved the second reading of Zone Change (ZC No. 2022-02) to amend the City's Zoning District Map to change the zoning classification of the Project Site from "Administrative and Professional Office (C-P)" with a "Precise Development (P-D)" overlay to "Mixed Use III."

This is to advise that the City of Brea (Lead Agency Responsible Agency) has approved the above described project on June 6, 2023 and has made the following determinations regarding the above described project.

- 1. The project [ ] will [ ] will not have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
3. A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [ ] were [ ] were not made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [ ] was [ ] was not adopted for this project.
5. A statement of Overriding Considerations [ ] was [ ] was not adopted for this project.
6. Findings [ ] were [ ] were not made pursuant to the provisions of CEQA.

POSTED

JUN 07 2023

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: C.C. DEPUTY

This is to certify that the Final EIR with comments and responses and record of project approval, or the Negative Declaration, 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):

Handwritten signature of Jason Killebrew

Date: June 6, 2023

Title: Community Development Director

Recorded in Official Records, Orange County
Hugh Nguyen, Clerk-Recorder



50.00

\* \$ R 0 0 1 4 3 9 1 0 7 0 \$ \*

202385000480 12:01 pm 06/07/23

477 VitIdx Z01

0.00 50.00 0.00 0.00 0.00 0.00 0.00 0.00

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

30-06107|2023-0472



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

RECEIPT NUMBER:  
 30 — 06/07/2023 — 0472  
 STATE CLEARINGHOUSE NUMBER (if applicable)  
**2022060598**

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY <b>CITY OF BREA</b>	LEAD AGENCY EMAIL	DATE <b>06/07/2023</b>
COUNTY/STATE AGENCY OF FILING Orange	DOCUMENT NUMBER <b>202385000480</b>	

PROJECT TITLE

**BREA GASLIGHT SQUARE REDEVELOPMENT PROJECT**

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

PROJECT APPLICANT (Check appropriate box)

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

CHECK APPLICABLE FEES:

- |   |            |    |       |
|---|------------|----|-------|
| <input type="checkbox"/> Environmental Impact Report (EIR)  | \$3,839.25 | \$ | 0.00  |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)   | \$2,764.00 | \$ | 0.00  |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW         | \$1,203.25 | \$ | 0.00  |
| <br>  |            |    |       |
| <input type="checkbox"/> Exempt from fee  |            |    |       |
| <input type="checkbox"/> Notice of Exemption (attach)   |            |    |       |
| <input type="checkbox"/> CDFW No Effect Determination (attach)  |            |    |       |
| <input checked="" 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   | \$ | 0.00  |
| <input checked="" type="checkbox"/> County documentary handling fee   |            | \$ | 50.00 |
| <input type="checkbox"/> Other  |            | \$ |       |

PAYMENT METHOD:

- Cash   
  Credit   
  Check   
  Other   
 TOTAL RECEIVED \$ 50.00

SIGNATURE <b>X</b>	AGENCY OF FILING PRINTED NAME AND TITLE <b>DEPUTY CLERK, CARINA CORTES</b>
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Notice of Determination

Appendix D

To:

Office of Planning and Research

U.S. Mail: P.O. Box 3044 Sacramento, CA 95812-3044

Street Address: 1400 Tenth St., Rm 113 Sacramento, CA 95814

FILED

County Clerk

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

JUN 07 2023

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

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.

BY: C.C. DEPUTY

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.

POSTED

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.

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

- 1. The project [ ] will [ ] will not 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 [ ] were not made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [ ] was [ ] was not adopted for this project.
5. A statement of Overriding Considerations [ ] was [ ] was not adopted for this project.
6. Findings [ ] were [ ] were not made pursuant to the provisions of CEQA.

BY: C.C. DEPUTY

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

BY: C.C. DEPUTY

Signature (Public Agency): Jason Killebrew Date: May 16, 2023

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

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

Barcode with number 3889.25 and date 202385000422 11:36 am 05/17/23

FILED

MAY 17 2023

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

30-05/17/2023-0415



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

PROJECT TITLE  
**BREA GASLIGHT SQUARE REDEVELOPMENT PROJECT**

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

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>0.00</u>

PAYMENT METHOD:

Cash   
  Credit   
  Check   
  Other

TOTAL RECEIVED \$ 3,889.25

SIGNATURE <b>X</b>	AGENCY OF FILING PRINTED NAME AND TITLE <b>DEPUTY CLERK, CARINA CORTES</b>
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**FILED** **POSTED**  
 JUN 07 2023 JUN 07 2023

ORANGE COUNTY CLERK-RECORDER DEPARTMENT ORANGE COUNTY CLERK-RECORDER DEPARTMENT  
 BY: C.C DEPUTY BY: C.C DEPUTY