

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 # _____

Project Title: Greenbriar Residential Development

Lead Agency: City of Brea Contact Person: Rebecca Pennington
 Mailing Address: 1 Civic Center Circle Phone: 714-990-7674
 City: Brea Zip: 92821 County: Orange

Project Location: County: Orange City/Nearest Community: Brea
 Cross Streets: South Associated Road and Greenbriar Lane Zip Code: 92821
 Lat. / Long.: 33 ° 54 ' 49.9 " N / 117 ° 52 ' 50 " W Total Acres: 9.7
 Assessor's Parcel No.: 319-102-34 Section: _____ Twp.: 3S Range: 10W Base: _____
 Within 2 Miles: State Hwy #: SR-90, SR-57 Waterways: Craig Regional Park Lake
 Airports: N/A Railways: N/A Schools: Brea Olinda USD

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 180 Acres _____ Water Facilities: Type _____ MGD _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational _____ Waste Treatment: Type _____ MGD _____
 Recreational _____ 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 Wildlife
 Coastal Zone Noise Solid Waste Growth Inducing
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Land Use
 Economic/Jobs Public Services/Facilities Traffic/Circulation Cumulative Effects
 Other Tribal Cultural Resources, Greenhouse Gas Emissions, Energy

Present Land Use/Zoning/General Plan Designation:

General Commercial/C-G

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

The proposed Project would require demolition of the existing office building, parking structure, and parking lot, and subsequent construction and operation of 180 attached residential units on the 9.7-acre site. Vehicular access to the residential property would be solely via Greenbriar Lane. No vehicular access would be provided to the Brea Plaza Shopping Center or directly to South Associated Road. Vehicular access to the Project site would require minor reconfiguration of Greenbriar Lane. The proposed Project would require a General Plan Amendment from General Commercial to Mixed-Use II and a Zone Change from C-G Zone to MU-II Zone. In addition, the proposed Project includes other entitlements, such as a Precise Development, Tentative Tract Map, Development Agreement, and a Conditional Use Permit.

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 an "X".
If you have already sent your document to the agency please denote that with an "S".

<input checked="" 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 Highway Patrol	<input type="checkbox"/>	Parks & Recreation
<input checked="" type="checkbox"/>	Caltrans District # <u>12</u>	<input type="checkbox"/>	Pesticide Regulation, Department of
<input type="checkbox"/>	Caltrans Division of Aeronautics	<input type="checkbox"/>	Public Utilities Commission
<input type="checkbox"/>	Caltrans Planning (Headquarters)	<input type="checkbox"/>	Reclamation Board
<input type="checkbox"/>	Coachella Valley Mountains Conservancy	<input checked="" type="checkbox"/>	Regional WQCB # <u>8</u>
<input type="checkbox"/>	Coastal Commission	<input type="checkbox"/>	Resources Agency
<input type="checkbox"/>	Colorado River Board	<input type="checkbox"/>	S.F. Bay Conservation & Development Commission
<input type="checkbox"/>	Conservation, Department of	<input type="checkbox"/>	San Gabriel & Lower L.A. Rivers and Mtns Conservancy
<input type="checkbox"/>	Corrections, Department of	<input type="checkbox"/>	San Joaquin River Conservancy
<input type="checkbox"/>	Delta Protection Commission	<input type="checkbox"/>	Santa Monica Mountains Conservancy
<input type="checkbox"/>	Education, Department of	<input type="checkbox"/>	State Lands Commission
<input type="checkbox"/>	Energy Commission	<input type="checkbox"/>	SWRCB: Clean Water Grants
<input checked="" type="checkbox"/>	Fish & Game Region # <u>5</u>	<input type="checkbox"/>	SWRCB: Water Quality
<input type="checkbox"/>	Food & Agriculture, Department of	<input type="checkbox"/>	SWRCB: Water Rights
<input type="checkbox"/>	Forestry & Fire Protection	<input type="checkbox"/>	Tahoe Regional Planning Agency
<input type="checkbox"/>	General Services, Department of	<input type="checkbox"/>	Toxic Substances Control, Department of
<input type="checkbox"/>	Health Services, Department of	<input type="checkbox"/>	Water Resources, Department of
<input type="checkbox"/>	Housing & Community Development	<input type="checkbox"/>	Other _____
<input type="checkbox"/>	Integrated Waste Management Board	<input type="checkbox"/>	Other _____
<input checked="" type="checkbox"/>	Native American Heritage Commission		
<input type="checkbox"/>	Office of Emergency Services		

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

Starting Date August 1, 2024

Ending Date September 3, 2024

Lead Agency (Complete if applicable):

Consulting Firm: PlaceWorks

Address: 3 MacArthur Place

City/State/Zip: Santa Ana, CA 92707

Contact: Nicole Vermilion

Phone: 714-966-9220

Applicant: Carlson Strategic Land Solutions

Address: 27134A Paseo Espada, Suite 323

City/State/Zip: San Juan Capistrano, CA 92675

Phone: 949-542-7043

Signature of Lead Agency Representative: _____

Nicole Vermilion

Date: _____

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