

Appendix A2: NOP Comments

Appendices

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NATIVE AMERICAN HERITAGE COMMISSION

August 1, 2024

Rebecca Pennington
City of Brea
1 Civic Center Circle
Brea CA 92821



Re: 2024071235 Greenbriar Residential Development Project, Orange County

Dear Ms. Pennington:

The Native American Heritage Commission (NAHC) has received the Notice of Preparation (NOP), Draft Environmental Impact Report (DEIR) or Early Consultation for the project referenced above. The California Environmental Quality Act (CEQA) (Pub. Resources Code §21000 et seq.), specifically Public Resources Code §21084.1, states that a project that may cause a substantial adverse change in the significance of a historical resource, is a project that may have a significant effect on the environment. (Pub. Resources Code § 21084.1; Cal. Code Regs., tit.14, §15064.5 (b) (CEQA Guidelines §15064.5 (b)). If there is substantial evidence, in light of the whole record before a lead agency, that a project may have a significant effect on the environment, an Environmental Impact Report (EIR) shall be prepared. (Pub. Resources Code §21080 (d); Cal. Code Regs., tit. 14, § 5064 subd.(a)(1) (CEQA Guidelines §15064 (a)(1)). In order to determine whether a project will cause a substantial adverse change in the significance of a historical resource, a lead agency will need to determine whether there are historical resources within the area of potential effect (APE).

CEQA was amended significantly in 2014. Assembly Bill 52 (Gatto, Chapter 532, Statutes of 2014) (AB 52) amended CEQA to create a separate category of cultural resources, "tribal cultural resources" (Pub. Resources Code §21074) and provides that a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment. (Pub. Resources Code §21084.2). Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource. (Pub. Resources Code §21084.3 (a)). **AB 52 applies to any project for which a notice of preparation, a notice of negative declaration, or a mitigated negative declaration is filed on or after July 1, 2015.** If your project involves the adoption of or amendment to a general plan or a specific plan, or the designation or proposed designation of open space, on or after March 1, 2005, it may also be subject to Senate Bill 18 (Burton, Chapter 905, Statutes of 2004) (SB 18). **Both SB 18 and AB 52 have tribal consultation requirements.** If your project is also subject to the federal National Environmental Policy Act (42 U.S.C. § 4321 et seq.) (NEPA), the tribal consultation requirements of Section 106 of the National Historic Preservation Act of 1966 (154 U.S.C. 300101, 36 C.F.R. §800 et seq.) may also apply.

The NAHC recommends consultation with California Native American tribes that are traditionally and culturally affiliated with the geographic area of your proposed project as early as possible in order to avoid inadvertent discoveries of Native American human remains and best protect tribal cultural resources. Below is a brief summary of portions of AB 52 and SB 18 as well as the NAHC's recommendations for conducting cultural resources assessments.

Consult your legal counsel about compliance with AB 52 and SB 18 as well as compliance with any other applicable laws.



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NAHC HEADQUARTERS
1550 Harbor Boulevard
Suite 100
West Sacramento,
California 95691
(916) 373-3710
nahc@nahc.ca.gov

AB 52 has added to CEQA the additional requirements listed below, along with many other requirements:

1. Fourteen Day Period to Provide Notice of Completion of an Application/Decision to Undertake a Project:

Within fourteen (14) days of determining that an application for a project is complete or of a decision by a public agency to undertake a project, a lead agency shall provide formal notification to a designated contact of, or tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, to be accomplished by at least one written notice that includes:

- a. A brief description of the project.
- b. The lead agency contact information.
- c. Notification that the California Native American tribe has 30 days to request consultation. (Pub. Resources Code §21080.3.1 (d)).
- d. A "California Native American tribe" is defined as a Native American tribe located in California that is on the contact list maintained by the NAHC for the purposes of Chapter 905 of Statutes of 2004 (SB 18). (Pub. Resources Code §21073).

2. Begin Consultation Within 30 Days of Receiving a Tribe's Request for Consultation and Before Releasing a Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report: A lead agency shall begin the consultation process within 30 days of receiving a request for consultation from a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project. (Pub. Resources Code §21080.3.1, subs. (d) and (e)) and prior to the release of a negative declaration, mitigated negative declaration or Environmental Impact Report. (Pub. Resources Code §21080.3.1 (b)).

- a. For purposes of AB 52, "consultation shall have the same meaning as provided in Gov. Code §65352.4 (SB 18). (Pub. Resources Code §21080.3.1 (b)).

3. Mandatory Topics of Consultation If Requested by a Tribe: The following topics of consultation, if a tribe requests to discuss them, are mandatory topics of consultation:

- a. Alternatives to the project.
- b. Recommended mitigation measures.
- c. Significant effects. (Pub. Resources Code §21080.3.2 (a)).

4. Discretionary Topics of Consultation: The following topics are discretionary topics of consultation:

- a. Type of environmental review necessary.
- b. Significance of the tribal cultural resources.
- c. Significance of the project's impacts on tribal cultural resources.
- d. If necessary, project alternatives or appropriate measures for preservation or mitigation that the tribe may recommend to the lead agency. (Pub. Resources Code §21080.3.2 (a)).

5. Confidentiality of Information Submitted by a Tribe During the Environmental Review Process: With some exceptions, any information, including but not limited to, the location, description, and use of tribal cultural resources submitted by a California Native American tribe during the environmental review process shall not be included in the environmental document or otherwise disclosed by the lead agency or any other public agency to the public, consistent with Government Code §6254 (r) and §6254.10. Any information submitted by a California Native American tribe during the consultation or environmental review process shall be published in a confidential appendix to the environmental document unless the tribe that provided the information consents, in writing, to the disclosure of some or all of the information to the public. (Pub. Resources Code §21082.3 (c)(1)).

6. Discussion of Impacts to Tribal Cultural Resources in the Environmental Document: If a project may have a significant impact on a tribal cultural resource, the lead agency's environmental document shall discuss both of the following:

- a. Whether the proposed project has a significant impact on an identified tribal cultural resource.
- b. Whether feasible alternatives or mitigation measures, including those measures that may be agreed to pursuant to Public Resources Code §21082.3, subdivision (a), avoid or substantially lessen the impact on the identified tribal cultural resource. (Pub. Resources Code §21082.3 (b)).

7. Conclusion of Consultation: Consultation with a tribe shall be considered concluded when either of the following occurs:

- a. The parties agree to measures to mitigate or avoid a significant effect, if a significant effect exists, on a tribal cultural resource; or
- b. A party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached. (Pub. Resources Code §21080.3.2 (b)).

8. Recommending Mitigation Measures Agreed Upon in Consultation in the Environmental Document: Any mitigation measures agreed upon in the consultation conducted pursuant to Public Resources Code §21080.3.2 shall be recommended for inclusion in the environmental document and in an adopted mitigation monitoring and reporting program, if determined to avoid or lessen the impact pursuant to Public Resources Code §21082.3, subdivision (b), paragraph 2, and shall be fully enforceable. (Pub. Resources Code §21082.3 (a)).

9. Required Consideration of Feasible Mitigation: If mitigation measures recommended by the staff of the lead agency as a result of the consultation process are not included in the environmental document or if there are no agreed upon mitigation measures at the conclusion of consultation, or if consultation does not occur, and if substantial evidence demonstrates that a project will cause a significant effect to a tribal cultural resource, the lead agency shall consider feasible mitigation pursuant to Public Resources Code §21084.3 (b). (Pub. Resources Code §21082.3 (e)).

10. Examples of Mitigation Measures That, If Feasible, May Be Considered to Avoid or Minimize Significant Adverse Impacts to Tribal Cultural Resources:

- a. Avoidance and preservation of the resources in place, including, but not limited to:
 - i. Planning and construction to avoid the resources and protect the cultural and natural context.
 - ii. Planning greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria.
- b. Treating the resource with culturally appropriate dignity, taking into account the tribal cultural values and meaning of the resource, including, but not limited to, the following:
 - i. Protecting the cultural character and integrity of the resource.
 - ii. Protecting the traditional use of the resource.
 - iii. Protecting the confidentiality of the resource.
- c. Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places.
- d. Protecting the resource. (Pub. Resource Code §21084.3 (b)).
- e. Please note that a federally recognized California Native American tribe or a non-federally recognized California Native American tribe that is on the contact list maintained by the NAHC to protect a California prehistoric, archaeological, cultural, spiritual, or ceremonial place may acquire and hold conservation easements if the conservation easement is voluntarily conveyed. (Civ. Code §815.3 (c)).
- f. Please note that it is the policy of the state that Native American remains and associated grave artifacts shall be repatriated. (Pub. Resources Code §5097.991).

11. Prerequisites for Certifying an Environmental Impact Report or Adopting a Mitigated Negative Declaration or Negative Declaration with a Significant Impact on an Identified Tribal Cultural Resource: An Environmental Impact Report may not be certified, nor may a mitigated negative declaration or a negative declaration be adopted unless one of the following occurs:

- a. The consultation process between the tribes and the lead agency has occurred as provided in Public Resources Code §21080.3.1 and §21080.3.2 and concluded pursuant to Public Resources Code §21080.3.2.
- b. The tribe that requested consultation failed to provide comments to the lead agency or otherwise failed to engage in the consultation process.
- c. The lead agency provided notice of the project to the tribe in compliance with Public Resources Code §21080.3.1 (d) and the tribe failed to request consultation within 30 days. (Pub. Resources Code §21082.3 (d)).

The NAHC's PowerPoint presentation titled, "Tribal Consultation Under AB 52: Requirements and Best Practices" may be found online at: http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation_CalEPAPDF.pdf

SB 18

SB 18 applies to local governments and requires local governments to contact, provide notice to, refer plans to, and consult with tribes prior to the adoption or amendment of a general plan or a specific plan, or the designation of open space. (Gov. Code §65352.3). Local governments should consult the Governor's Office of Planning and Research's "Tribal Consultation Guidelines," which can be found online at: https://www.opr.ca.gov/docs/09_14_05_Updated_Guidelines_922.pdf.

Some of SB 18's provisions include:

1. **Tribal Consultation**: If a local government considers a proposal to adopt or amend a general plan or a specific plan, or to designate open space it is required to contact the appropriate tribes identified by the NAHC by requesting a "Tribal Consultation List." If a tribe, once contacted, requests consultation the local government must consult with the tribe on the plan proposal. **A tribe has 90 days from the date of receipt of notification to request consultation unless a shorter timeframe has been agreed to by the tribe.** (Gov. Code §65352.3 (a)(2)).
2. **No Statutory Time Limit on SB 18 Tribal Consultation**. There is no statutory time limit on SB 18 tribal consultation.
3. **Confidentiality**: Consistent with the guidelines developed and adopted by the Office of Planning and Research pursuant to Gov. Code §65040.2, the city or county shall protect the confidentiality of the information concerning the specific identity, location, character, and use of places, features and objects described in Public Resources Code §5097.9 and §5097.993 that are within the city's or county's jurisdiction. (Gov. Code §65352.3 (b)).
4. **Conclusion of SB 18 Tribal Consultation**: Consultation should be concluded at the point in which:
 - a. The parties to the consultation come to a mutual agreement concerning the appropriate measures for preservation or mitigation; or
 - b. Either the local government or the tribe, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached concerning the appropriate measures of preservation or mitigation. (Tribal Consultation Guidelines, Governor's Office of Planning and Research (2005) at p. 18).

Agencies should be aware that neither AB 52 nor SB 18 precludes agencies from initiating tribal consultation with tribes that are traditionally and culturally affiliated with their jurisdictions before the timeframes provided in AB 52 and SB 18. For that reason, we urge you to continue to request Native American Tribal Contact Lists and "Sacred Lands File" searches from the NAHC. The request forms can be found online at: <http://nahc.ca.gov/resources/forms/>.

NAHC Recommendations for Cultural Resources Assessments

To adequately assess the existence and significance of tribal cultural resources and plan for avoidance, preservation in place, or barring both, mitigation of project-related impacts to tribal cultural resources, the NAHC recommends the following actions:

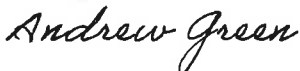
1. Contact the appropriate regional California Historical Research Information System (CHRIS) Center (https://ohp.parks.ca.gov/?page_id=30331) for an archaeological records search. The records search will determine:
 - a. If part or all of the APE has been previously surveyed for cultural resources.
 - b. If any known cultural resources have already been recorded on or adjacent to the APE.
 - c. If the probability is low, moderate, or high that cultural resources are located in the APE.
 - d. If a survey is required to determine whether previously unrecorded cultural resources are present.
2. If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
 - a. The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum and not be made available for public disclosure.
 - b. The final written report should be submitted within 3 months after work has been completed to the appropriate regional CHRIS center.

3. Contact the NAHC for:
 - a. A Sacred Lands File search. Remember that tribes do not always record their sacred sites in the Sacred Lands File, nor are they required to do so. A Sacred Lands File search is not a substitute for consultation with tribes that are traditionally and culturally affiliated with the geographic area of the project's APE.
 - b. A Native American Tribal Consultation List of appropriate tribes for consultation concerning the project site and to assist in planning for avoidance, preservation in place, or, failing both, mitigation measures.

4. Remember that the lack of surface evidence of archaeological resources (including tribal cultural resources) does not preclude their subsurface existence.
 - a. Lead agencies should include in their mitigation and monitoring reporting program plan provisions for the identification and evaluation of inadvertently discovered archaeological resources per Cal. Code Regs., tit. 14, § 15064.5(f) (CEQA Guidelines § 15064.5(f)). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American with knowledge of cultural resources should monitor all ground-disturbing activities.
 - b. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the disposition of recovered cultural items that are not burial associated in consultation with culturally affiliated Native Americans.
 - c. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the treatment and disposition of inadvertently discovered Native American human remains. Health and Safety Code § 7050.5, Public Resources Code § 5097.98, and Cal. Code Regs., tit. 14, § 15064.5, subdivisions (d) and (e) (CEQA Guidelines § 15064.5, subds. (d) and (e)) address the processes to be followed in the event of an inadvertent discovery of any Native American human remains and associated grave goods in a location other than a dedicated cemetery.

If you have any questions or need additional information, please contact me at my email address:
Andrew.Green@NAHC.ca.gov.

Sincerely,



Andrew Green
Cultural Resources Analyst

cc: State Clearinghouse

August 14, 2024

Rebecca Pennington, Senior Planner
City of Brea, Planning Division, Level 3
1 Civic Center Circle, Brea CA 92821

SUBJECT: Greenbriar Residential Development Project - Notice of Preparation of an Environmental Impact Report

Thank you for providing the Notice of Preparation of an Environmental Impact Report for Greenbriar Residential Development Project located at southwest corner of South Associated Road and Greenbriar Lane, at 1680 through 1700 Greenbriar Lane in Brea. The Orange County Sanitation District (OC San) has reviewed it and would request a sewer study report be submitted to OC San for review, which is necessary to obtain a sewer capacity verification.

If you have any questions regarding this letter, please contact Kevin Hadden, Planning Division, at (714) 593-7462 or khadden@ocsan.gov.

Brown, Andrew

Digitally signed by Brown, Andrew
DN: E=abrown@ocsan.gov, CN="Brown, Andrew", OU=750 -
Project Management Office, OU=Engineering,
OU=OCSDUsers, OU=All Users, OU=OCSDEndUserSupport,
DC=inhaldeocsd, DC=ocsm
Reason: I have reviewed this document
Date: 2024.08.15 06:47:06-0700'

Andrew Brown, Engineering Supervisor
Planning Division
(714) 593-7052

AB/KH:op

https://ocsdgov.sharepoint.com/sites/Planning/CEQA_Externally_Generated/2024_Comment_Letters/City_of_Brea

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Speaker Card – EIR Scoping Meeting

Project: Greenbriar Residential Development

Date: 8/21/2024

Please fill out the below information and return the speaker card to city staff. *Required.

Name*: Ted Gribble E-Mail: tedgribble@gmail.com
(Please Print)

Do you represent an organization? Yes No Name of Organization: _____

Are you a resident of Brea? Yes No

Address: 311 Amberwick Ln.

Your comments regarding the upcoming Greenbriar Residential Development Project EIR:

- Parking on Greenbriar + Aurora, especially near dangerous corner. Consider no-parking zones to mitigate.
- increased traffic through Aurora → Euc → Redbay. Traffic light @ Redbay x Birch?
- Increased pressure on Country Hills Elementary, need to push BOUSD to change BHHS to Middle School.

Please return this card to Rebecca Pennington, Senior Planner, City of Brea- Planning Division, at the end of the Scoping Meeting. Please use back if needed.

California Department of Transportation

DISTRICT 12
1750 East 4th Street, Suite 100 | SANTA ANA, CA 92705
(657) 328-6000 | FAX (657) 328-6522 TTY 711
<https://dot.ca.gov/caltrans-near-me/district-12>



September 3, 2024

Ms. Rebecca Pennington
Senior Planner
City of Brea
1 Civic Center Circle.
Brea, CA. 92821

File: LDR/CEQA
SCH: 2024071235
12-ORA-2024-02630
SR 57, PM: 20.08
SR 90, PM: 5.652

Dear Ms. Pennington,

Thank you for including the California Department of Transportation (Caltrans) in the review of the Notice of Preparation (NOP) of an Environmental Impact Report (EIR) for the Greenbriar Residential Development. The proposed Project would require demolition of an existing office building, parking structure, and parking lot, and the 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.

The approximately 9.7-acre Project site (Assessor's Parcel Number 319-102-34) is located at the southwest corner of South Associated Road and Greenbriar Lane, at 1698 through 1700 Greenbriar Lane in Brea. The Project site is generally bounded by Greenbriar Lane to the north, the Fullerton Creek drainage channel and South Associated Road to the east, State Route 57 (SR 57) to the west, and the Brea Plaza Shopping Center and State Route 90 (SR 90) to the south.

State Routes 57 and 90 are both owned and operated by Caltrans. Therefore, Caltrans is a responsible agency on this project, and has the following comments:

1. Caltrans looks forward to the City's discussion of existing transit route services for all such as local, intra-county, and/or interregional bus services within the nearby proposed project location including the regional connectivity into the rail services provided by Metrolink and Amtrak Pacific Surfliner.

2. Please provide discussion of City's multimodal mobility strategies for improvement opportunities and coordination efforts that will accommodate additional demand for transit services related to this proposed project.
3. Please encourage the use of transit among future residents, visitors, and workers of the development. Increasing multimodal transportation will lead to a reduction to congestion, Vehicle Miles Traveled, and improve air quality.
4. Please provide adequate wayfinding signage and related amenities for transit stops where needed within the project vicinity.
5. Please consider the creation of emergency plans that include emergency routes and paths. This can alleviate congestion in the event of an emergency and allow EMS to easily access the site.
6. Please ensure the project site provides posted speed signs.
7. Please consider providing pick-up point services or automated parcel systems (e.g. Amazon Lockers) so that deliveries can be made with one truck stop instead of multiple stops to individual residences.
8. Bicycle parking design may need to accommodate cargo bikes, such as for food delivery services. This can alleviate the need for delivery trucks and GHG emissions associated with them.
9. During construction, please ensure that appropriate detours and safety measures are in place to prioritize the mobility, access, and safety of bicyclists, pedestrians, and transit users. If adjacent sidewalks or bike lanes need to be closed during construction, please ensure that closures and detours are clearly signed.
10. Please consider providing electric charging stations for personal vehicle use. This encourages adoption of electric or hybrid vehicles.
11. Please provide discussion addressing Equity and housing affordability.
12. Please ensure that a Vehicle Miles Traveled (VMT) Traffic Impact Study (TIS) is completed and submitted per Caltrans guidelines relating to all Caltrans facilities. See link for guidance: <https://dot.ca.gov/-/media/dot-media/programs/transportation-planning/documents/sb-743/2020-05-20-approved-vmt-focused-tisg-all1y.pdf>
13. Please ensure that the VMT analysis is completed per Caltrans guidelines in the Transportation Impact Study Guide. 2. Please complete an LOS and queuing analysis per the City of Brea General plan.

14. Please review and provide analysis of the storage length of all turn pockets in order to ensure adequacy at the following:
 - a. SR-90 and SR 57 South Bound off ramp
 - b. SR-90 and SR 57 North Bound off ramp
 - c. SR-90 and Associated Rd
 - d. SR-90 and Castlegate Ln/Placentia AvePlease use the OC Congestion Management Program (CMP) report to help with analysis of these intersections, and OC Transportation Analysis Model (OCTAM) projected volumes.
15. If an impact analysis leads to findings that the queuing and delay of the SR-57 on/off ramps and SR-90 Imperial Highway are significant, please coordinate with Caltrans District 12 Local Development for the development of a Traffic Mitigation Agreement or similar efforts.
16. The proposed project is outside of State right of way. However, with the increase in vehicular traffic from the proposed project, state facilities including freeway ramps and highway intersections may be adversely impacted. It is recommended the EIR include the following:
 - a. A discussion of any potential impacts to state route 57 on-ramp and off-ramp intersections and SR-90 Imperial Highway as a result of the proposed project should be identified in the project documentation as they are at or near their traffic operational capacities.
 - b. Queue analysis of the on and off ramps at SR-57 and SR-90 Imperial Highway.
 - c. The merging and diverging on and off ramps at SR-90 Imperial Highway to and from mainline SR-57.
 - d. An operational and safety analysis at South Associated Road and SR-90 Imperial Highway.
17. Consider the additional AM and PM peak traffic volumes and the impact on the delay of the surrounding intersections, including the on/off ramps. These additional trips could impact the operation of the signals/ramp meters and respective freeway system.
18. Any work performed within Caltrans right-of-way (R/W) will require discretionary review and approval by Caltrans and an encroachment permit will be required for any work within the Caltrans R/W prior to construction. Prior to submitting to Caltrans Permit's branch, applicant should fill out Applicant's Checklist to Determine Applicable Review Process (QMAP List) Form TR-0416 to determine if project oversight/coordination with Caltrans Project Manager is needed. Applicant must

submit a signed Standard Encroachment Permit application form TR-0100 along with a deposit payable to Caltrans. Deposit amount will be dependent on when the application is submitted. Public corporations are legally exempt from encroachment permit fees. However, contractors working for public corporations are not exempt from fees. Please note that all utility work should be disclosed prior to permit submittal, and utility companies are to apply for separate permits for their corresponding work.

19. Project plans and traffic control plans must be stamped and signed by a licensed engineer. For all plans, including traffic control plans, Caltrans R/W lines should be clearly labeled, which includes existing and proposed (if there are any changes to Caltrans R/W), the north arrow, the edge of pavement, and edge of the sidewalk, if applicable. When submitting the application, please include final Environmental Clearance Documentation, relevant design details including design exception approvals and construction and drainage plans, traffic control plans, traffic management plan and traffic impact study if proposed traffic delay of 30 minutes above normal recurring traffic delay is anticipated, any Caltrans R/W certifications if needed, maintenance agreement as needed, shoring plans for any excavation 5-feet or more, ADA certification, and any letter of authorizations.
20. Please submit all applications and associated documents/plans via email to D12.Permits@dot.ca.gov until further notice. Caltrans Encroachment Permits will be transitioning to an online web portal base for all applications in Fall 2023. Further details to be announced on the Caltrans Encroachment Permits homepage. Additional information regarding encroachment permits may be obtained by contacting the Caltrans Permits Office at (657) 328-6246. For specific details on Caltrans Encroachment Permits procedure and any future updates regarding the application process and permit rates, please visit the Caltrans Encroachment Permits homepage at <https://dot.ca.gov/programs/traffic-operations/ep>.

Caltrans' mission is to provide a safe and reliable transportation network that serves all people and respects the environment. Please continue to coordinate with Caltrans for any future developments that could potentially impact State transportation facilities. If you have any questions, please do not hesitate to contact Julie Lugaro at Julie.lugaro@dot.ca.gov.

Sincerely,



Scott Shelley

City of Brea
September 3, 2024
Page 5

Branch Chief,
LDR-Climate Change-Transit Planning
Caltrans, District 12






Greenbriar Residential Development - 12-ORA-2024-02630

Final Audit Report

2024-09-03

Created:	2024-09-03
By:	Julie Lugaro (s136148@dot.ca.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAQFKgJJblbSM1uqCIIBSpKyEiKnBya8fN

"Greenbriar Residential Development - 12-ORA-2024-02630" History

-  Document created by Julie Lugaro (s136148@dot.ca.gov)
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-  Document emailed to Scott Shelley (scott.shelley@dot.ca.gov) for signature
2024-09-03 - 9:28:17 PM GMT
-  Email viewed by Scott Shelley (scott.shelley@dot.ca.gov)
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Signature Date: 2024-09-03 - 10:03:30 PM GMT - Time Source: server- IP address: 149.136.33.247
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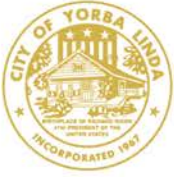
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-----Original Message-----

From: Carolyn Dail [REDACTED]
Sent: Tuesday, September 3, 2024 11:26 AM
To: Pennington, Rebecca <rebeccap@ci.brea.ca.us>
Subject: Mercury-Greenbriar development

To help maintain aesthetics and noise, are the mature trees going to be kept both along Greenbriar and within the property? These trees help mute noise from the freeway and help keep area cooler. Plus of course for their natural beauty. Also for aesthetics and noise, would it be possible for the taller units with rooftop decks to be moved to center of project? To have these taller units right across from current residents is not fair as would invade privacy, sight lines, and noise would carry farther into our development. Can a wall be maintained along Greenbriar to provide privacy and help with aesthetics? Also fewer units (any with just one car garage or tandem parking) need to be built in order to make sure there is enough parking overall and to provide more green space for people with children and/or pets. What will be done to prevent overflow parking in front of existing homes as well? Will any units be ADA compliant? More housing in Brea needs to be accessible to people with disabilities or the elderly.

Sent from my iPad



September 03, 2024

Ms. Rebecca Pennington, Senior Planner
1 Civic Center Circle
Brea, CA 92821

Subject: **NOTICE OF PREPARATION OF A DRAFT EIR FOR THE GREENBRIAR RESIDENTIAL DEVELOPMENT PROJECT IN THE CITY OF BREA**

Dear Ms. Pennington:

The City of Yorba Linda Community Development Department (Department) has reviewed the Notice of Preparation (NOP), dated July 31, 2024, for the 180-unit Greenbriar Residential Development Project.

The Department appreciates the opportunity to comment on this NOP. At this time, the Department does not have any comment based on the distance between the Project site to the City of Yorba Linda's west boundary line. The Department looks forward to the release of the Draft EIR and defers comments, if necessary, after review of the traffic and transportation analyses in the Draft EIR.

Thank you again for the invitation to comment on the NOP.

Kind regards,

Eva Choi

Eva Choi
Senior Planner

