

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

From:
Public Agency: City of Brea
Address: 1 Civic Center Circle
Brea CA 92821
Contact: Rebecca M. Pennington
Phone: 714 671 4404

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

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): 2024071235

Project Title: Greenbriar Residential Development Project

Project Applicant: Lennar Homes of California, LLC

Project Location (include county): 1698-1700 Greenbriar Lane, Brea CA 92821 Orange County

Project Description:

The Project consists of demolition of an existing office building, parking structure, surface parking and associated landscape area, and subsequent construction/operation of 179 single family attached units, including landscaping and common open space on a 9.7-acre site.

On April 15, 2025, the City Council took the following actions regarding the Project: refer to attached page

This is to advise that the City of Brea has approved the above (Lead Agency or Responsible Agency)

described project on April 15, 2025 and has made the following determinations regarding the above described project.

- 1. The project 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 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 not adopted for this project.
6. Findings were made pursuant to the provisions of CEQA.

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:

1 Civic Center Circle, City of Brea CA 92821

Signature (Public Agency): [Signature] Title: Assistant City Manager/CD Director

Date: April 15, 2025 Date Received for filing at OPR:

On April 15, 2025, the City Council waived the full reading and adopted Ordinance No. 1257, an Ordinance of the City of Brea approving Zone Change No. 2024-02 for the Greenbriar Residential Development Project and Ordinance No. 1258, an Ordinance of the City of Brea approving Development Agreement No. 2024-01 by and between the City of Brea and Lennar Homes of California, LLC regarding the Greenbriar Residential Development.

Note: A separate NOD on was filed on April 2, 2025, for the City Council action to adopt resolutions to approve the subject project, which included the following entitlements:

- 1) Environmental Impact Report (EIR) No. 2024-01: (State Clearinghouse No. 2024071235) to analyze the environmental impacts resulting from construction and operation of the proposed project, which is prepared pursuant to the California Environmental Quality Act (CEQA) and CEQA Guidelines;
- 2) Vesting Tentative Tract Map (TTM) No. 2024-01: to allow for a condominium map;
- 3) General Plan Amendment (GPA) No. 2024-02: to modify the project site's General Plan land use designation from General Commercial to a Mixed-Use II land use designation; and
- 4) Precise Development (PD) No. 2024-02: to demolish an existing 164,908 square foot office building, a three-level parking structure, and surface parking and associated landscape areas, and construct a residential development consisting of 179 single-family units (detached and attached) with a private recreational area.

This action also included introduction of Ordinance No. 1257 for Zone Change No. 2024-02, and Ordinance No. 1258 for Development Agreement No. 2024-01.