



**CITY OF BREA
NOTICE OF PREPARATION
of a DRAFT ENVIRONMENTAL IMPACT REPORT for
the GREENBRIAR RESIDENTIAL DEVELOPMENT
PROJECT and NOTICE OF SCOPING MEETING**

Date: July 31, 2024

Subject: Notice of Preparation (NOP) and Scoping Meeting for the Greenbriar Residential Development Project Draft Environmental Impact Report

To: State Clearinghouse, State Responsible Agencies, State Trustee Agencies, Other Public Agencies, Interested Organizations

Lead Agency/Sponsor: City of Brea, Planning Division

Project Title: Greenbriar Residential Development

NOTICE IS HEREBY GIVEN that the City of Brea will prepare an environmental impact report (EIR) for the Greenbriar Residential Development Project (“Project”). The City is the lead agency for the proposed Project. The purpose of this notice is to (1) serve as a Notice of Preparation (NOP) of an EIR pursuant to the California Environmental Quality Act (CEQA) Guidelines § 15082, (2) advise and solicit comments and suggestions regarding the scope and content of the EIR to be prepared for the project, and (3) notice the public scoping meeting.

NOTICE OF PREPARATION: The City of Brea, as Lead Agency, requests that responsible and trustee agencies respond in a manner consistent with § 15082(b) of the CEQA Guidelines. Pursuant to CEQA § 21080.4, responsible agencies must submit any comments in response to this notice no later than 30 days after receipt. The public review period will commence on **Thursday, August 1, 2024**, and will close on **Tuesday, September 3, 2024**. A copy of the NOP can be viewed electronically on the City’s web page at: <https://www.ci.brea.ca.us/166/Projects-in-Process>, as well as at the City of Brea, Planning Division, Level 3, 1 Civic Center Circle, Brea CA 92821.

WRITTEN COMMENTS: We ask that any person wishing to comment on the NOP provide written comments by the end of the public review period **at 6:00 pm, Tuesday, September 3, 2024**, addressed to Rebecca Pennington, Senior Planner, City of Brea, Planning Division, at rebeccap@cityofbrea.net, or by mail to the City of Brea Planning Division at the address above.

PUBLIC SCOPING MEETING: The City will hold a scoping meeting in conjunction with this NOP to present the Project and the EIR process and to provide an opportunity for agency representatives and the public to assist the lead agency with determining the scope and content of the environmental analysis for the EIR. The public scoping meeting will be held at the following time and location:

Date: Wednesday, August 21, 2024
Time: 6:00 p.m. – 7:00 p.m.
Location: City of Brea City Hall, Conference Center (2nd Floor)
1 Civic Center Circle
Brea, CA 92821

PROPERTY LOCATION: As shown on Figure 1, *Regional Location*, Figure 2, *Local Vicinity*, and Figure 3, *Aerial Photograph*, 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 to the south.

EXISTING CONDITIONS: The Project site is currently developed with a 164,908-square-foot office building that was constructed in 1976, was most recently occupied by the Mercury Insurance Company. Other structures on the Project site include a three-story parking structure.

PROJECT DESCRIPTION: 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. Figure 4, *Conceptual Site Plan*, shows the proposed uses on the Project site.

POTENTIAL SIGNIFICANT EFFECTS: As authorized by the State CEQA Guidelines, based on preliminary review, the City determined that it would prepare an EIR for the proposed Project, and therefore it is beginning work directly on the EIR process and will focus on potentially significant effects of the proposed Project in the EIR, while briefly indicating the reasons that other effects will not be potentially significant. An Initial Study is not required to determine that an EIR will be prepared and is therefore not attached. The EIR will discuss potential environmental impacts of the proposed Project, including potential pre-construction, construction, and operations impacts. The EIR will analyze potential environmental effects of the Project, including: Aesthetics, Air Quality, Cultural and Paleontological Resources, Energy, Greenhouse Gas Emissions, Land Use and Planning, Noise, Population and Housing, Public Services, Recreation, Transportation, Tribal Cultural Resources, and Utilities and Service Systems. The Project site is not on a list compiled pursuant to Government Code § 65962.5.

Date: July 31, 2024

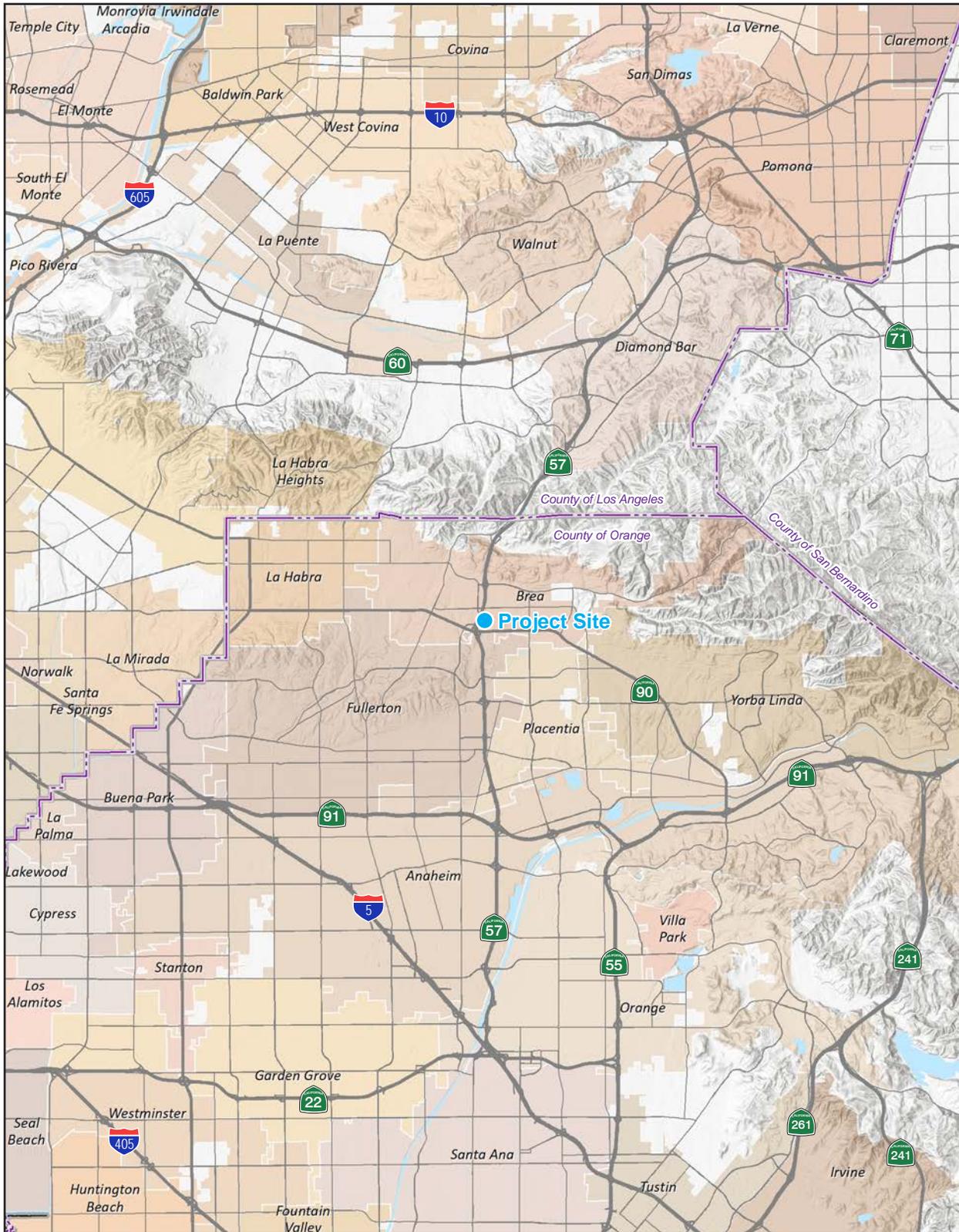
Signature:

Rebecca Pennington
Rebecca Pennington, Senior Planner

ATTACHMENTS:

- Figure 1 – Regional Location
- Figure 2 – Local Vicinity
- Figure 3 – Aerial Photograph
- Figure 4 – Conceptual Site Plan

Figure 1 - Regional Location



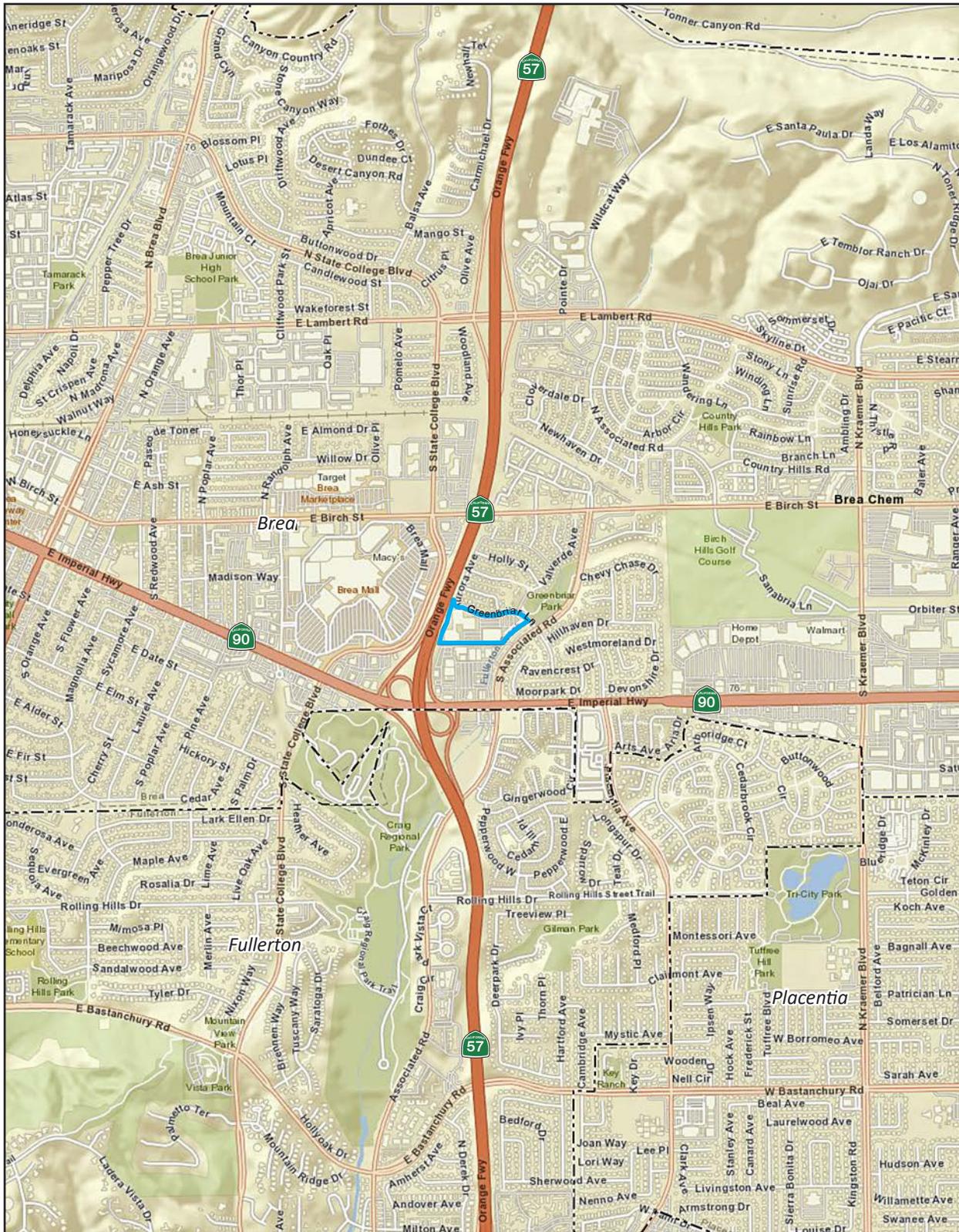
--- County Boundary

Note: Unincorporated county areas are shown in white.

Source: Generated using ArcMap 2024.



Figure 2 - Local Vicinity



— Project Boundary

- - - City Boundary

Source: Generated using ArcMap 2024.

0 2,000
Scale (Feet)



Figure 3 - Aerial Photograph



— Project Boundary

0 300
Scale (Feet)



Source: Nearmap 2024.

Figure 4 - Conceptual Site Plan



— Project Boundary

0 120
Scale (Feet)



Source: AO 2018.