



# CITY OF BREA NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT for the GREENBRIAR RESIDENTIAL DEVELOPMENT PROJECT

**Date:** December 12, 2024

**Subject:** **Notice of Availability (NOA)** of a Draft Environmental Impact Report for the Greenbriar Residential Development Project (State Clearinghouse No. 2024071235)

**To:** State Clearinghouse, State Responsible Agencies, State Trustee Agencies, Other Public Agencies, Interested Parties

**Lead Agency/Sponsor:** City of Brea, Planning Division

**Project Applicant:** Lennar Homes of California, Inc.

**Project Title:** Greenbriar Residential Development Project

**Review Period:** December 13, 2024, through January 28, 2025

**NOTICE IS HEREBY GIVEN** that the City of Brea has prepared a Draft Environmental Impact Report (DEIR) for the Greenbriar Residential Development Project (State Clearinghouse No. 2024071235) to address the potential environmental effects associated with implementation of the proposed Project. Pursuant to Public Resources Code Section 21165 and the California Environmental Quality Act Guidelines (CEQA Guidelines) Section 15050, the City of Brea is the lead agency for the Project. The purpose of this notice is to (1) serve as a Notice of Availability (NOA) of a DEIR pursuant to the CEQA Guidelines Section 15087 and (2) advise and solicit comments regarding the content of the DEIR.

**NOTICE OF AVAILABILITY:** Pursuant to Public Resources Code Section 21083 and CEQA Guidelines Section 15087, the DEIR will be available for a 45-day public review from **Friday, December 13, 2024, through Tuesday, January 28, 2025**. Pursuant to Public Resources Code Section 21080.4, responsible and trustee agencies must submit any comments in response to this notice prior to the close of the specified public review period.

The DEIR is available to be viewed online on the City’s webpage at [www.ci.brea.ca.us/166/Projects-in-Process](http://www.ci.brea.ca.us/166/Projects-in-Process) and at the following locations during regular business hours, starting **Friday, December 13, 2024**:

**Brea City Hall\***

Brea Civic & Cultural Center  
1 Civic Center Circle, 3<sup>rd</sup> Floor  
Brea, CA 92821

**Brea Library**

Brea Civic & Cultural Center  
1 Civic Center Circle, 1<sup>st</sup> Floor  
Brea, CA 92821

**Brea Community Center**

695 Madison Way  
Brea, CA 92821

*\*Brea City Hall is closed between December 24, 2024, and January 2, 2025, due to the holiday closure. However, Brea Library and Brea Community Center will be open during their regular business hours. Please check with each facility for their holiday hours.*

**WRITTEN COMMENTS:** The City asks that any person wishing to comment on the DEIR provide written comments by the end of the public review period at 5:00 p.m., **Tuesday, January 28, 2025**, addressed to Rebecca Pennington, Senior Planner, City of Brea, Planning Division, at [rebeccap@cityofbrea.net](mailto:rebeccap@cityofbrea.net), or by mail to the Brea City Hall at the address above (Brea City Hall – 3<sup>rd</sup> Floor, 1 Civic Center Circle, Brea, CA 92821). Please include “**CEQA Greenbriar Residential Development Project**” in the subject line.

**PROJECT LOCATION:** 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 the City of 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, which 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 179 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 following discretionary actions and approvals are proposed for the Project implementation:

- » **Certification of Environmental Impact Report (EIR No. 2024-01).** The EIR for Greenbriar Residential Development Project has been prepared in accordance with CEQA and the CEQA Guidelines. Prior to the approval of the proposed Project, the EIR must be certified by the City Council in conjunction with approvals of any Project related entitlements.
- » **General Plan Amendment (GPA No. 2024-02).** The City of Brea General Plan Land Use Map would be amended from the current “General Commercial” to the proposed “Mixed-Use II” designation.
- » **Rezoning (ZC No. 2024-02).** The City of Brea Zoning Map would be amended from the current “General Commercial (C-G)” Zone to “Mixed-Use II (MU-II)” Zone.
- » **Vesting Tentative Tract Map (TTM No. 2024-01)/Precise Development (PD No. 2024-02).** Approval of a vesting tentative tract map and Precise Development for the subdivision of the 9.7-acre site for a residential community.
- » **Development Agreement (DA No. 2024-01).** Approve a development agreement between the City of Brea and the Project Applicant (Lennar Homes of California, Inc) in conjunction with the proposed Project. It establishes vesting of development rights and entitlements and identifies Project improvements, timing of improvements, and the responsibilities and rights of both the City and the Project Applicant.

**ENVIRONMENTAL ISSUES:** Based on the analysis in the DEIR and comment letters received in response to the Notice of Preparation (NOP), the City determined that implementation of the proposed Project would result in less than significant impacts related to air quality, cultural and paleontological resources, greenhouse gas emissions, hazards and hazardous materials, and tribal cultural resources with mitigation. No significant unavoidable impacts were identified. The Project site is not on a list compiled pursuant to Government Code §65962.5.

**COMMUNITY DEVELOPMENT DEPARTMENT**

*Rebecca M. Pennington*  
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Rebecca Pennington, Senior Planner