

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

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

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

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 2000 Five Point, Suite 305, Irvine CA 92618

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 (date) described project.

- 1. The project [] will [] 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. [] A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [] were [] were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [] was [] was not] adopted for this project.
5. A statement of Overriding Considerations [] was [] was not] adopted for this project.
6. Findings [] were [] were not] 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:

FILED

Authority cited: Sections 21083, Public Resources Code. Reference Section 21000-21174, Public Resources Code.

APR 16 2025

HUGH NGUYEN, CLERK-RECORDER

BY: [Signature] DEPUTY



ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

30-041021 2025-0198

202585000260

FILED

April 2, 2025

HUGH NGUYEN
CLERK - RECORDER

By [Signature]
Deputy clerk

Complete and attach this form to each CEQA Notice filed with the County Clerk-Recorder

TYPE OR PRINT CLEARLY

Project Title

GREENBRIAR RESIDENTIAL DEVELOPMENT PROJECT

Check Document being Filed:

- Environmental Impact Report (EIR)
- Mitigated Negative Declaration (MND) or Negative Declaration (ND)
- Notice of Exemption (NOE)
- Other (Please fill in type):

FILED

APR 16 2025

HUGH NGUYEN, CLERK-RECORDER

BY: [Signature] DEPUTY

**FILED IN THE OFFICE OF THE ORANGE
COUNTY CLERK-RECORDER ON 04/02/2025**
 Posted 04/02/2025 Removed _____
 Returned to agency on _____
 DEPUTY 483

Filing fees are due at the time a Notice of Determination/Exemption is filed with our office. For more information on filing fees and No Effect Determinations, please refer to California Code of Regulations, Title 14, section 753.5.



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To:
 Office of Planning and Research
 U.S. Mail: Street Address:
 P.O. Box 3044 1400 Tenth St., Rm 113
 Sacramento, CA 95812-3044 Sacramento, CA 95814

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

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

Lead Agency (if different from above):
 Address: _____
 Contact: _____
 Phone: _____

FILED

APR 16 2025

HUGH NGUYEN, CLERK-RECORDER
BY: KS DEPUTY

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 2000 Five Point, Suite 365, Irvine, CA 92618

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 1, 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 1, 2025 and has made the following determinations regarding the above
(date)
described project.

1. The project [will 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.
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [were were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [was was not] adopted for this project.
5. A statement of Overriding Considerations [was was not] adopted for this project.
6. Findings [were were not] 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 1, 2025 Date Received for filing: APR 02 2025

FILED

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.

APR 02 2025
HUGH NGUYEN, CLERK-RECORDER
BY: KD DEPUTY
Revised 2011

- 1) Adopted a resolution certifying the EIR No. 2024-01 (SCH 2024071235);
- 2) Adopted resolutions approving the following entitlements based on findings and conclusions in the corresponding resolutions, and subject to the recommended conditions of approval: General Plan Amendment No. 2024-02, Tentative Tract Map No. 2024-01 (TTM No. 19394), and Precise Development No. 2024-02; and
- 3) Introduced by title only and waived further reading of an ordinance approving Zone Change No. 2024-02 and Development Agreement No. 2024-01, based on findings and conclusions in the corresponding ordinances.

FILED

APR 16 2025

HUGH NGUYEN, CLERK-RECORDER

BY: SR DEPUTY

FILED

APR 02 2025

HUGH NGUYEN, CLERK-RECORDER

BY: KD DEPUTY



State of California - Department of Fish and Wildlife
2025 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

Print Scan Save

RECEIPT NUMBER:
 30-04/02/2025-0198
 STATE CLEARINGHOUSE NUMBER (if applicable)
 2024071235

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF BREA	LEAD AGENCY EMAIL	DATE 04/02/2025
COUNTY/STATE AGENCY OF FILING ORANGE COUNTY	DOCUMENT NUMBER 202585000260	
PROJECT TITLE GREENBRIAR RESIDENTIAL DEVELOPMENT PROJECT		

PROJECT APPLICANT NAME LENNAR HOMES OF CALIFORNIA, LLC	PROJECT APPLICANT EMAIL	PHONE NUMBER (714) 671-4404
PROJECT APPLICANT ADDRESS 2000 FIVE POINT, SUITE 365	CITY IRVINE	STATE CA
		ZIP CODE 92618

PROJECT APPLICANT (Check appropriate box)

- Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

- | | | |
|---|-------------|-------------|
| <input checked="" type="checkbox"/> Environmental Impact Report (EIR) | \$ 4,123.50 | \$ 4,123.50 |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND) | \$ 2,968.75 | |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW | \$ 1,401.75 | |
|
 | | |
| <input type="checkbox"/> Exempt from fee | | |
| <input type="checkbox"/> Notice of Exemption (attach) | | |
| <input type="checkbox"/> CDFW No Effect Determination (attach) | | |
| <input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy) | | |
| <hr/> | | |
| <input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only) | \$ 850.00 | \$ 50.00 |
| <input checked="" type="checkbox"/> County documentary handling fee | \$ 50.00 | |
| <input type="checkbox"/> Other | | |

PAYMENT METHOD:

- Cash
 Credit
 Check
 Other

TOTAL RECEIVED \$ 4,173.50

SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE Kalci Do Deputy Clerk
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FILED

APR 16 2025

HUGH NGUYEN, CLERK-RECORDER

BY: DEPUTY



State of California - Department of Fish and Wildlife
2025 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

Print **Start Over** **Save**

RECEIPT NUMBER:
 30 — 04/16/2025 — 0255
 STATE CLEARINGHOUSE NUMBER (If applicable)
2024071235

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF BREA	LEAD AGENCY EMAIL	DATE 04/16/2025
COUNTY/STATE AGENCY OF FILING Orange <input checked="" type="checkbox"/>		DOCUMENT NUMBER 202585000325

PROJECT TITLE

GREENBRIAR RESIDENTIAL DEVELOPMENT PROJECT

PROJECT APPLICANT NAME LENNAR HOMES OF CALIFORNIA, LLC	PROJECT APPLICANT EMAIL	PHONE NUMBER (714)671-4404
PROJECT APPLICANT ADDRESS 2000 FIVEPOINT, SUITE 365	CITY IRVINE	STATE CA
		ZIP CODE 92618

PROJECT APPLICANT (Check appropriate box)

- Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

- | | | | |
|---|------------|----|-------|
| <input type="checkbox"/> Environmental Impact Report (EIR) | \$4,123.50 | \$ | 0.00 |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND) | \$2,968.75 | \$ | 0.00 |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW | \$1,401.75 | \$ | 0.00 |
|
 | | | |
| <input type="checkbox"/> Exempt from fee | | | |
| <input type="checkbox"/> Notice of Exemption (attach) | | | |
| <input type="checkbox"/> CDFW No Effect Determination (attach) | | | |
| <input checked="" type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy) | | | |
| <hr/> | | | |
| <input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only) | \$850.00 | \$ | 0.00 |
| <input checked="" type="checkbox"/> County documentary handling fee | | \$ | 50.00 |
| <input type="checkbox"/> Other | | \$ | |

PAYMENT METHOD:

- Cash
 Credit
 Check
 Other

TOTAL RECEIVED \$ 50.00

SIGNATURE X <i>S. Luna</i>	AGENCY OF FILING PRINTED NAME AND TITLE SARAH LUNA, DEPUTY CLERK
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