

RESOLUTION NO. 2025-22

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BREA
CERTIFYING A FINAL ENVIRONMENTAL IMPACT REPORT FOR THE
GREENBRIAR RESIDENTIAL DEVELOPMENT PROJECT AND ADOPTING
CALIFORNIA ENVIRONMENTAL QUALITY ACT FINDINGS OF FACT AND
MITIGATION MONITORING AND REPORTING PROGRAM REGARDING THE
SAME**

A. RECITALS:

(i) Lennar Homes of California, LLC has applied for approval of the Greenbriar Residential Development Project, which includes Environmental Impact Report No. 2024-01 (EIR No. 2024-01), General Plan Amendment No. 2024-02 (GPA No. 2024-02), Zone Change No. 2024-02 (ZC No. 2024-02), Vesting Tentative Tract Map No. 2024-01 (TTM No. 19394), Precise Development No. 2024-02 (PD No. 2024-02), and Development Agreement No. 2024-01 (DA No. 2024-01), which would allow the demolition of an existing 164,908 square foot office building, a three-level parking structure, and surface parking and associated landscape areas, and construction of a residential development consisting of 179 single-family units (detached and attached) including landscaping and common open space areas, which would include a private park (the “Project”), for that certain real property located at 1698-1700 Greenbriar Lane and further legally described as Assessor Parcel Number 319-102-34, as shown in the latest records of the County of Orange Assessor’s Office (the “Project Site”).

(ii) The Project Site is a 9.7-acre property that is situated west of South Associated Road, south of Greenbriar Lane, and north of the Brea Plaza Shopping Center.

(iii) The Project Site currently has a General Plan Land Use designation of General Commercial and a zoning designation of C-G General Commercial with a PD

Precise Development Overlay. GPA No. 2024-02 would amend the General Plan Land Use designation of the Project Site from General Commercial to Mixed Use II.

(iv) The City has prepared an Environmental Impact Report (EIR) to analyze the environmental effects of the Project pursuant to the requirements of the California Environmental Quality Act (CEQA), Public Resources Code § 21000 et seq. The City circulated the Notice of Preparation of the EIR for a 30-day public review with a comment period from August 1, 2024 to September 3, 2024; held a public scoping meeting to receive comments on the appropriate scope of the EIR on August 21, 2024; and circulated the Draft EIR for a 45-day public review with a comment period from December 13, 2024 to January 28, 2025.

(v) The Final EIR for the Project (State Clearinghouse No. 2024071235) consists of the Draft EIR, public comments on the Draft EIR, the City's responses to those comments, and revisions to the Draft EIR that clarified, amplified, or made insignificant modifications to the document and did not change it in any way that deprives the public of a meaningful opportunity to comment upon a substantial adverse environmental effect or a feasible way to mitigate or avoid such an effect.

(vi) Pursuant to Public Resources Code Section 21081 and CEQA Guidelines Section 15091, the City has prepared CEQA Findings of Fact (FOF) regarding the Final EIR (CEQA Findings), which is attached as Exhibit A to this Resolution.

(vii) Pursuant to Public Resources Code Section 21081.6, the City has prepared a Mitigation Monitoring and Reporting Program (MMRP) for the Project, which is attached as Exhibit B to this Resolution.

(viii) On March 11, 2025, the Planning Commission held a noticed public hearing on the Project and the Final EIR, during which it received and considered all evidence and testimony presented prior to recommending that the City Council certify the EIR and approve the Project subject to modified Conditions of Approval and additional recommendations to be considered by the City Council.

(ix) On April 1, 2025, the City Council held a noticed public hearing on the Project and the Final EIR, during which it received and considered all evidence and testimony presented prior to adoption of this Resolution.

(x) The documents and other material that constitute the record of the proceedings concerning the Project upon which this Resolution is based are kept by the City of Brea Community Development Department, located at 1 Civic Center Circle, Brea, California 92821.

(xi) All legal prerequisites to the adoption of this Resolution have occurred.

B. RESOLUTION:

NOW, THEREFORE, the City Council of the City of Brea does find, determine, and resolve as follows:

SECTION 1. All facts set forth above in Part A, Recitals, are true and correct.

SECTION 2. This Resolution is based on facts set forth above, the entirety of the evidence presented at the above-referenced public hearing, including all written evidence and testimony presented during the hearing, and the independent judgment of the City Council.

SECTION 3. The City Council approves and adopts CEQA FOF found in Exhibit A and the MMRP found in Exhibit B, which are incorporated herein as though set forth in full. All mitigation measures described in the MMRP shall be binding upon the Project and the persons assigned in the MMRP to implement such measures.

SECTION 4. The City Council certifies as follows:

a. The Final EIR for the Project has been completed in compliance with CEQA.

b. The Final EIR for the Project was presented to the City Council and the City Council reviewed and considered the information contained in the Final EIR prior to deciding whether to approve the Project.

c. The Final EIR for the Project reflects the City's independent judgement and analysis.

SECTION 5. City staff shall file a Notice of Determination regarding the Final EIR with the County of Orange within five working days of final Project approval.

SECTION 6. The City Clerk shall certify to the adoption of this Resolution.

ADOPTED AND APPROVED this 1st day of April 2025.

Blair Stewart, Mayor

ATTEST: _____
Lillian Harris-Neal, City Clerk

I, Lillian Harris-Neal, City Clerk of the City of Brea, do hereby certify that the foregoing Resolution was adopted at a regular meeting of the City Council of the City of Brea, held on the 1st day of April 2025, by the following vote:

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Applicant: Lennar Homes of California, LLC

EIR No. 2024-01

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

Dated:

Lillian Harris-Neal, City Clerk