CITY OF BREA
NOTICE OF PREPARATION
of a DRAFT ENVIRONMENTAL IMPACT REPORT
for the BREA PLAZA HOTEL AND APARTMENTS
EXPANSION PROJECT
and NOTICE OF SCOPING MEETING

Date: July 27, 2020
Subject: Notice of Preparation (NOP) and Scoping Meeting for the Brea Plaza Hotel and
Apartments Expansion 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: Brea Plaza Hotel and Apartments Expansion Project

NOTICE IS HEREBY GIVEN that the City of Brea will prepare an environmental impact report (EIR) for the Brea Plaza Hotel and
Apartments Expansion Project. The City is the lead agency for the project. The purpose of this notice is to
(1) serve as a Notice of Preparation 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 Monday, July 27, 2020, and will close on Wednesday, August 26, 2020. A copy of the NOP can be
viewed electronically on the City’s webpage at: www.cityofbrea.net/projectsinprocess

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 5:00 p.m., Wednesday, August 26, 2020, addressed to Sheri Vander Dussen, Contract
Planner, City of Brea – Planning Division, at sheri.vanderdussen@kimley-horn.com, or by mail to the City of Brea,
Planning Division Level 3, 1 Civic Center Circle, Brea, CA 92821.

PUBLIC SCOPING MEETING: The City will hold a scoping meeting in conjunction with this NOP in order to present the
project and the EIR process, and to provide an opportunity for agency representatives and the public to assist the lead
agency in determining the scope and content of the environmental analysis for the EIR. As a result of the expanding
outbreak of COVID-19 and restrictions placed on in-person gatherings throughout the State of California under
Executive Order N-29-20, the City will host an online public meeting to receive public comments on the scope of the
EIR, rather than an in-person event. The online public meeting will be hosted on the evening of Wednesday, August 12,
2020, at 6:30 PM and conducted via a live Zoom meeting. In order to participate in the scoping meeting, please email
your full name and physical address to sheri.vanderdussen@kimley-horn.com by 5 PM on Wednesday, August 12,
2020 to obtain the Zoom meeting invite. The scoping meeting will begin with a presentation at 6:30 PM and will be
followed by questions from the public.
PROPERTYLLOCATION: As shown on Figure 1, Aerial Photograph, and Figure 2, Regional Location, The Brea Plaza Shopping Center—1639 East Imperial Highway—encompasses approximately 16 acres in the City of Brea. The Brea Plaza Shopping Center is east of State Route 57 (SR-57) and is generally bounded by the Mercury Insurance office development to the north, South Associated Road and a single-family residential neighborhood to the east, Imperial Highway/SR-90, and commercial development in the City of Fullerton to the south, and SR-57 to the west.

EXISTING CONDITIONS: Based on a review of historical aerial photographs, the Brea Plaza Shopping Center began operations in the early 1980s. The Brea Plaza Shopping Center is developed with 165,329 square feet of commercial space and includes a mix of tenants, including Mothers Market (north side), Buca di Beppo (west side), Lucille’s Smokehouse Bar-B-Que (south side), Chick-fil-A (south side), Friar Tux (northeast side), Total Wine and More (west side), Custom Comfort Mattress (northwest side), Grand Salon (west side), and Brea Plaza 5 Cinemas (northwest side). There are 725 parking spaces within the Brea Plaza Shopping Center. Additionally, the applicant has an easement with Mercury Insurance for approximately 180 spaces during business hours, all surface spaces (approximately 500 spaces) after 5 pm and on weekends. Vehicular access to Brea Plaza Shopping Center is provided via a right-turn only and a full access driveway on Associated Road, and a right-turn only on Imperial Highway plus the signalized intersection of Imperial Highway at SR-57 northbound (NB) ramps/Brea Plaza.

PROJECT DESCRIPTION: The proposed project would require the demolition of the 18,450-square-foot Brea Plaza 5 Cinemas (1,110 seats), the 7,500-square-foot Buca di Beppo, and 149 surf ace parking spaces, and subsequent development of an L-shaped building on approximately 3.8 acres in the northwestern portion of the 16-acre Brea Plaza Shopping Center to accommodate the proposed hotel, residential, restaurant, and office uses, and parking. Table 1, Brea Plaza Hotel and Apartments Expansion Project Land Use Summary, identifies the existing and proposed improvements. The proposed project would result in a net increase of 150 hotel rooms, 194 residential units, 198 parking spaces, and a reduction of 3,068 commercial square feet on the 3.8-acre portion of the 16-acre site. Figure 3, Conceptual Site Plan, shows the overall conceptual site plan, including office, residential, hotel, and restaurant uses, and parking. Figure 4, Conceptual Mixed-Use Building Cross Section, shows the conceptual building cross-sections, with their respective square footages, in relation to the existing commercial uses onsite. The proposed project would require a general plan amendment (GPA), a change from General Commercial (C-G) to Mixed Use II; the applicant would submit a request for a development agreement (DA).

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 that 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 City EIR will discuss potential environmental impacts of the proposed project, including potential pre-construction, construction, and operations impacts. The DEIR will analyze potential environmental effects of the proposed project, including: Air Quality, Cultural Resources, Greenhouse Gas Emissions, Land Use and Planning, Population and Housing, Noise, Transportation, and Tribal Cultural Resources. The project site is not on a list compiled pursuant to Government Code section 65962.5.

Date: July 27, 2020

Signature:

Tracy Steinbruegg, Community Development Director

ATTACHMENTS:

Figure 1 - Aerial Photograph
Figure 2 - Regional Location
Figure 3 - Conceptual Site Plan
Figure 4 - Conceptual Mixed-Use Building Cross Section
<table>
<thead>
<tr>
<th>Tenant</th>
<th>Existing (SQFT)</th>
<th>Demolition (SQFT)</th>
<th>New Construction</th>
<th>Total Site</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Residential</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Residential</td>
<td>—</td>
<td>—</td>
<td>104^2</td>
<td>229,855</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>194</td>
<td>229,855</td>
</tr>
<tr>
<td><strong>Hotel</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Hotel</td>
<td>—</td>
<td>—</td>
<td>150</td>
<td>92,538</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>150</td>
<td>92,538</td>
</tr>
<tr>
<td><strong>Commercial</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Office</td>
<td>—</td>
<td>—</td>
<td>17,863</td>
<td>17,863</td>
</tr>
<tr>
<td>Medical Office</td>
<td>1,596</td>
<td>—</td>
<td>—</td>
<td>1,596</td>
</tr>
<tr>
<td>Restaurants^1</td>
<td>42,649</td>
<td>7,500</td>
<td>5,019</td>
<td>40,188</td>
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<tr>
<td>1,100 Seat Movie Theater</td>
<td>18,450</td>
<td>18,450</td>
<td>—</td>
<td>0</td>
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<tr>
<td>Grocery Store</td>
<td>16,206</td>
<td>—</td>
<td>—</td>
<td>16,206</td>
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<tr>
<td>Retail</td>
<td>68,415</td>
<td>—</td>
<td>—</td>
<td>68,415</td>
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<tr>
<td>Liquor Store</td>
<td>18,013</td>
<td>—</td>
<td>—</td>
<td>18,013</td>
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<tr>
<td><strong>Subtotal Commercial</strong></td>
<td>165,329</td>
<td>25,950</td>
<td>—</td>
<td>162,261</td>
</tr>
<tr>
<td><strong>Parking</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3-Level Parking Structure (BG, L1, L2)</td>
<td>—</td>
<td>—</td>
<td>347 spaces</td>
<td>347 spaces</td>
</tr>
<tr>
<td>Surface Parking</td>
<td>725^4 spaces</td>
<td>149 spaces</td>
<td>347 spaces NA</td>
<td>347 spaces</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>165,329</td>
<td>25,950</td>
<td>150 rooms 194 units</td>
<td>484,654</td>
</tr>
<tr>
<td><strong>Net Change</strong></td>
<td>150 hotel rooms; 194 residential units; -3,068 Commercial SQFT; 198 parking spaces</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Notes: SQFT = square footage; BG = below ground; L1 = Level 1; L2 = Level 2

1 The residential building includes 3,000 square feet of self-storage space for the exclusive use of the residences.
2 Co-living bedrooms are not counted as individual apartments. If the co-living unit bedrooms were counted as individual units, then the total apartment count goes to 220.
3 The total square footage includes the square footage of the hotel and residential building, but excludes the parking structure. The 'net changed' total includes only the commercial component since the residential component is reflected as rooms and the hotel component is reflected as square feet.
4 There are a total of 725 stalls on the 18-acre site plus an additional 180 spaces during business hours and all surface spaces after 5 PM and weekend (roughly 500) through an easement with Mercury Insurance.
Note: Unincorporated county areas are shown in white.

Source: ESRI, 2020
BREA PLAZA HOTEL AND APARTMENTS EXPANSION PROJECT NOP
CITY OF BREA

Figure 4 - Conceptual Mixed-Use Building Cross Section

Source: Architects Orange, 2019

RESTAURANT
5,019 SF

HOTEL
92,538 SF
150 KEYS

OFFICE
17,863 SF

RESIDENTIAL
226,855 SF
194 UNITS

PARKING (B1, L1 & L2)
157,797 SF
347 STALLS

EXISTING RETAIL

EXISTING RETAIL

Source: Architects Orange, 2019