



**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.

PROPERTY LOCATION: 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.

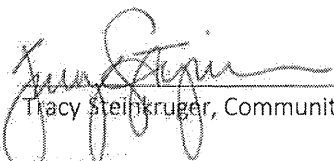
EXISTING CONDITIONS: Based on a review of historical aerial photographs, the Brea Plaza Shopping Center began operations in the early 1980s. The Brea Plaza Shopping Center is developed with 165,329 square feet of commercial space and includes a mix of tenants, including Mothers Market (north side), Buca 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, an 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 surface 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 zone 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 Steinkruger, 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 1 Brea Plaza Hotel and Apartments Expansion Project Land Use Summary

Tenant	Existing (SQFT.)	Demolition (SQFT)	New Construction		Total Site	
			Units or Rooms	SQFT	Units or Rooms	SQFT
Residential						
Residential ¹	—	—	194 ²	229,855	194	229,855
Hotel						
Hotel	—	—	150	92,538	150	92,538
Commercial						
Office	—	—	—	17,863	—	17,863
Medical Office	1,596	—	—	—	—	1,596
Restaurants ¹	42,649	7,500	—	5,019	—	40,168
1,100 Seat Movie Theater	18,450	18,450	—	—	—	0
Grocery Store	16,206	—	—	—	—	16,206
Retail	68,415	—	—	—	—	68,415
Liquor Store	18,013	—	—	—	—	18,013
Subtotal Commercial	165,329	25,950	—	22,882	—	162,261
Parking						
3-Level Parking Structure (BG, L1, L2)	—	—	347 spaces	342,275	347 spaces	342,275
Surface Parking	725 ⁴	149 spaces	347 spaces	NA	198 spaces	NA
Total ³	165,329	25,950	150 rooms 194 units	345,275	150 rooms 194 units	484,654
Net Change ³	150 hotel rooms; 194 residential units; -3,068 Commercial SQFT; 198 parking spaces					

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 16-acre site plus an additional 180 spaces during business hours and all surface spaces after 5 PM and weekend (roughly 500) though an easement with Mercury Insurance.

Figure 1 - Aerial Photograph



--- Area of Disturbance

— Project Boundary

Source: Nearmap, 2020

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Scale (Feet)

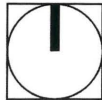
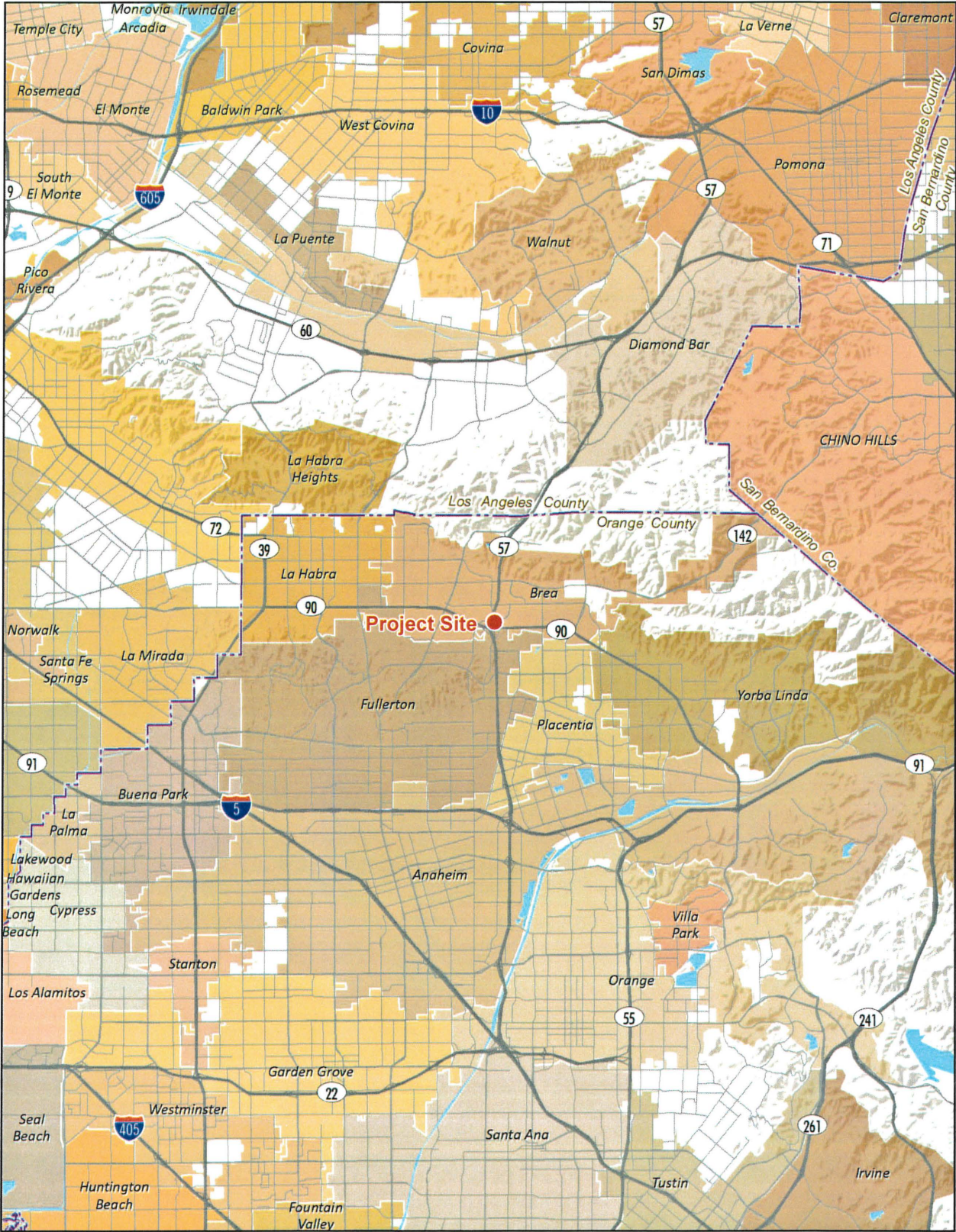


Figure 2 - Regional Location



Note: Unincorporated county areas are shown in white.

Source: ESRI, 2020

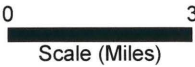
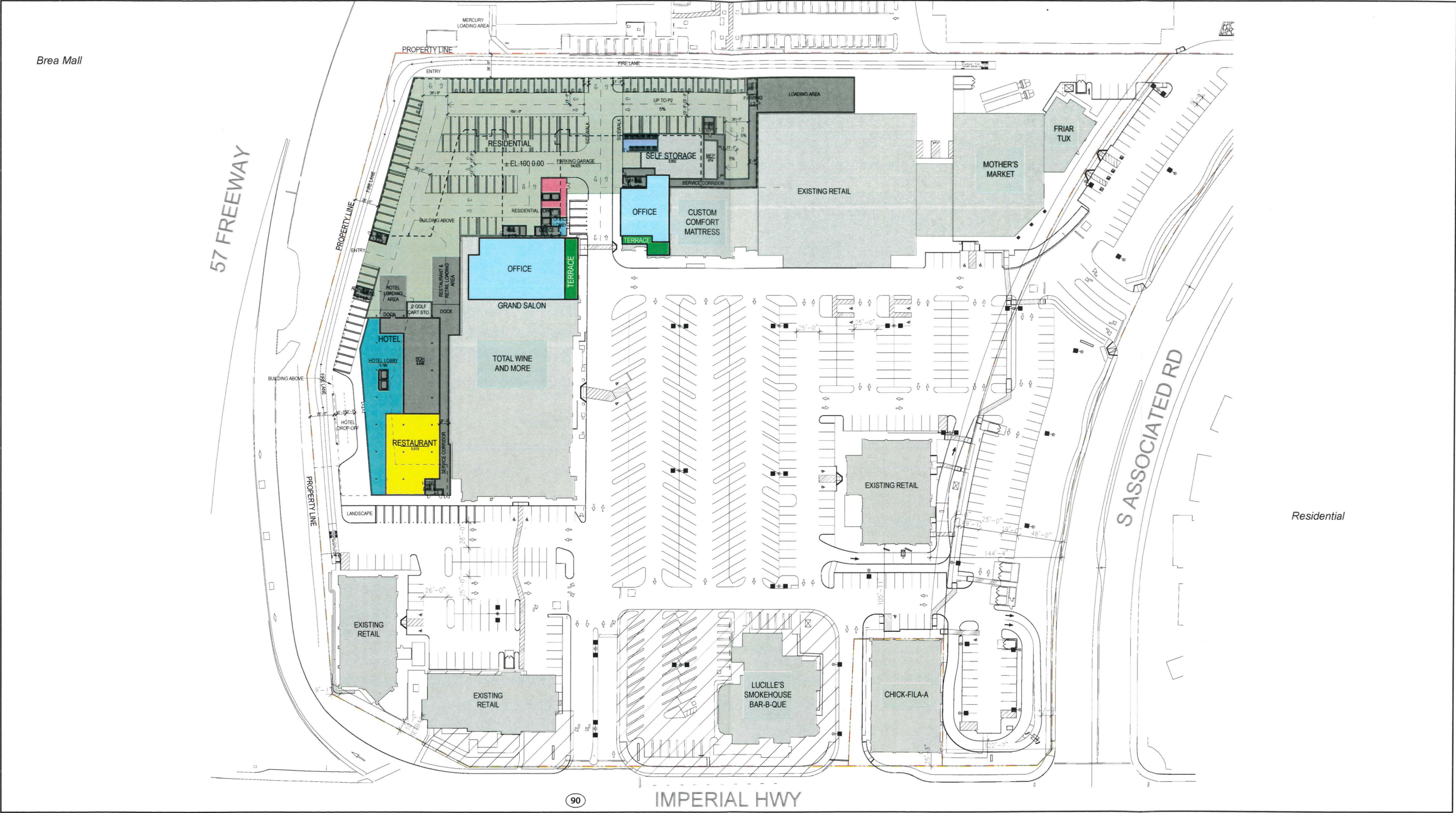
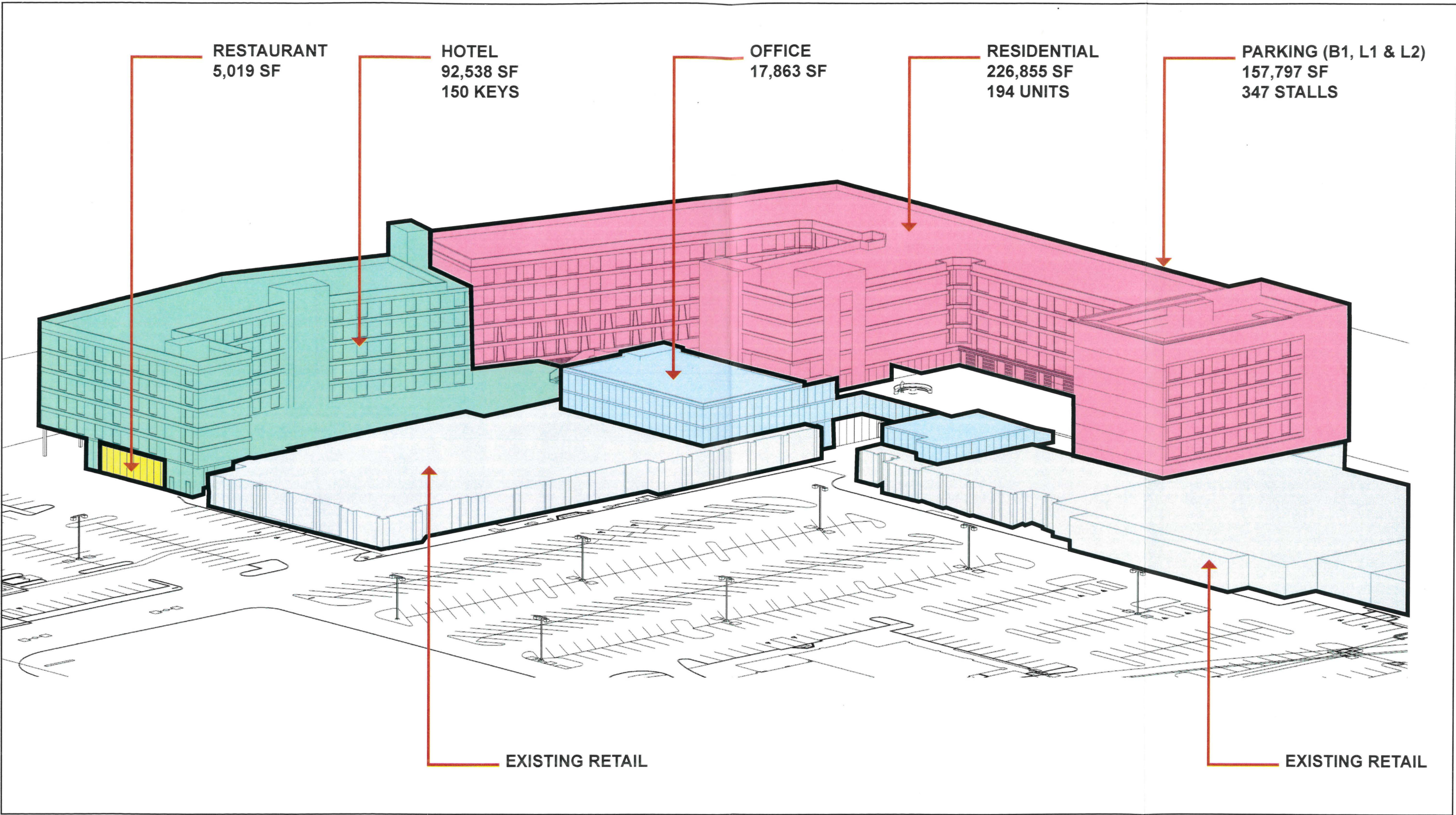


Figure 3 - Conceptual Site Plan



Source: Architects Orange, 2019

Figure 4 - Conceptual Mixed-Use Building Cross Section



Source: Architects Orange, 2019

