

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Brea Plaza Hotel and Apartments Expansion Project

Lead Agency: City of Brea Contact Person: Sheri Vander Dussen
Mailing Address: 1 Civic Center Circle Phone: 714.990.7674
City: Brea Zip: 92821 County: Orange

Project Location: County: Orange City/Nearest Community: Brea
Cross Streets: South Associated Road, Imperial Highway Zip Code: 92821
Longitude/Latitude (degrees, minutes and seconds): -117 ° 88 ' 3477 " N / 33 ° 91 ' 2314 " W Total Acres: 3.8
Assessor's Parcel No.: 319-391-01, -02, -03, -04 Section: Twp.: 3S Range: 10W Base:
Within 2 Miles: State Hwy #: SR-90, SR-57 Waterways: Craig Regional Park Lake
Airports: NA Railways: NA Schools: Brea Olinda USD

Document Type:

CEQA: [X] NOP [] Draft EIR NEPA: [] NOI Other: [] Joint Document
[] Early Cons [] Supplement/Subsequent EIR [] EA [] Final Document
[] Neg Dec (Prior SCH No.) [] Draft EIS [] Other:
[] Mit Neg Dec Other:

Local Action Type:

[] General Plan Update [] Specific Plan [X] Rezone [] Annexation
[X] General Plan Amendment [] Master Plan [] Prezone [X] Redevelopment
[] General Plan Element [] Planned Unit Development [X] Use Permit [] Coastal Permit
[] Community Plan [X] Site Plan [] Land Division (Subdivision, etc.) [] Other:

Development Type:

[X] Residential: Units 194 Acres
[X] Office: Sq.ft. 17,863 Acres Employees
[X] Commercial: Sq.ft. 5,019 Acres Employees
[] Industrial: Sq.ft. Acres Employees
[] Educational:
[] Recreational:
[] Water Facilities: Type MGD
[] Transportation: Type
[] Mining: Mineral
[] Power: Type MW
[] Waste Treatment: Type MGD
[] Hazardous Waste: Type
[X] Other: Hotel - 150 rooms

Project Issues Discussed in Document:

[X] Aesthetic/Visual [] Fiscal [X] Recreation/Parks [X] Vegetation
[X] Agricultural Land [X] Flood Plain/Flooding [X] Schools/Universities [X] Water Quality
[X] Air Quality [X] Forest Land/Fire Hazard [] Septic Systems [X] Water Supply/Groundwater
[X] Archeological/Historical [X] Geologic/Seismic [X] Sewer Capacity [X] Wetland/Riparian
[X] Biological Resources [X] Minerals [X] Soil Erosion/Compaction/Grading [X] Growth Inducement
[] Coastal Zone [X] Noise [X] Solid Waste [X] Land Use
[X] Drainage/Absorption [X] Population/Housing Balance [X] Toxic/Hazardous [X] Cumulative Effects
[X] Economic/Jobs [X] Public Services/Facilities [X] Traffic/Circulation [] Other:

Present Land Use/Zoning/General Plan Designation:

General Commercial

Project Description: (please use a separate page if necessary)

The proposed project is a mixed-use project that would result in demolition of the existing 1,100-seat theater, 7,500 square feet of restaurant space, and 149 surface parking spaces and the subsequent development of a five- to six-story L-shaped structure with 194 residential units (including co-living units); 150 hotel rooms; 5,019 square feet of restaurant space; 17,863 square feet of co-working office space; and a 342,275-square-foot parking garage on 3.8 acres in the northwestern portion of the Brea Plaza Shopping Center site. The proposed project would result in a net increase of 194 residential units and 150 hotel rooms, and a net decrease of 3,068 square feet of commercial space. Approval of the project would require a general plan amendment and zone change from General Commercial to Mixed Used II, the applicant would submit a request for a development agreement

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

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| <input checked="" type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District #12 | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB #8 |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region #5 | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Housing & Community Development | |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date July 27, 2020 Ending Date August 26, 2020

Lead Agency (Complete if applicable):

Consulting Firm: <u>PlaceWorks</u>	Applicant: <u>BOSC Realty Advisors</u>
Address: <u>3 MacArthur Place</u>	Address: <u>888 West Big Beaver Road</u>
City/State/Zip: <u>Santa Ana, CA 92707</u>	City/State/Zip: <u>Troy, MI 48084</u>
Contact: <u>Nicole Vermilion</u>	Phone: <u>248-792-5075</u>
Phone: <u>714-966-9220</u>	

Signature of Lead Agency Representative: Nicole Vermilion Date: 7/27/2020

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.