



ORANGE COUNTY  
CLERK-RECORDER  
CEQA FILING COVER SHEET

30-04103/2025-0199

202585000263

FILED

April 03, 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

BREA PLAZA SHOPPING CENTER RESIDENTIAL 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 IN THE OFFICE OF THE ORANGE  
COUNTY CLERK-RECORDER ON April 3, 2025

Posted for 30 days

DEPUTY KALCI DO

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.

**Notice of Determination**

**Appendix D**

**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 St.  
Santa Ana, CA 92701

**From:**

Public Agency: City of Brea CDD  
Address: 1 Civic Center Circle  
Brea, CA 92821

Contact: Jessica Newton, Senior Planner  
Phone: 714-671-4439

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): 2020079022

Project Title: Brea Plaza Shopping Center Residential Project

Project Applicant: City of Brea

Project Location (include county): 1639 East Imperial Highway, Brea, CA, 92821, Orange County

**Project Description:**

Brea Plaza Shopping Center Residential Project or the Modified Project following the April 1, 2025, City Council Actions to approve the Project Resolutions and introduce by title only waive the further reading of an ordinance approving the zone change for the Project.

See attachment for full Project Description.

This is to advise that the City of Brea has approved the above  
( Lead Agency or  Responsible Agency)

described project on 4/1/2025 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:

City of Brea Community Development Department 1 Civic Center Circle Brea, CA 92821

Signature (Public Agency):  Title: Asst. City Manager/CD Director

Date: April 1, 2025 Date Received for filing a **FILED**

APR 03 2025

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

HUGH NGUYEN, CLERK-RECORDER Revised 2011

BY:  DEPUTY

**Project Description:**

Brea Plaza Shopping Center Residential Project or the Modified Project includes the construction of a 4-story apartment building consisting of 120 units atop a 2-story aboveground parking structure. Units would consist of a mix of studio, one-bedroom, and two-bedroom units. The apartment building would also include a main lobby and office, mail room, bike room, fitness center, community room, and outdoor terrace located on the top floor. The 2-story parking structure would include 95 parking stalls.

On April 1, 2025, the City Council took the following actions regarding the Project: 1) Adopted resolutions to approve the following entitlements based on the findings and conclusions in the corresponding resolutions, and subject to the recommended conditions of approval: General Plan Amendment No. 2024-01, Density Bonus No. 2024-01, Precise Development No. 2024-01, and Conditional Use Permit Nos. 2024-03, 2024-04, and 2025-05; and 2) Introduced by title only and waived further reading of an ordinance approving Zone Change No. 2024-01 based on findings and conclusions in the corresponding ordinance. Additionally, in conjunction with the aforementioned actions, the City Council determined that EIR SCH No. 2020079022 Addendum No. 1 (Addendum) is the appropriate environmental document for the Project, approved the Addendum, and confirmed that the mitigation monitoring reporting program associated with EIR SCH No. 2020079022, as updated, remains valid for the Project, and that no further environmental analysis is required.

**FILED**

APR 03 2025

HUGH NGUYEN, CLERK-RECORDER

BY:



DEPUTY



State of California - Department of Fish and Wildlife  
**2022 ENVIRONMENTAL DOCUMENT FILING FEE**  
**CASH RECEIPT**  
 DFW 753.5a (REV. 01/01/22) Previously DFG 753.5a

Print **StartOver** Save

RECEIPT NUMBER:  
 30 — 05/05/2022 — 0363  
 STATE CLEARINGHOUSE NUMBER (if applicable)  
 2020079022

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY <b>CITY OF BREA PLANNING DEPARTMENT</b>	LEAD AGENCY EMAIL	DATE <b>05/05/2022</b>
COUNTY/STATE AGENCY OF FILING Orange	DOCUMENT NUMBER <b>202285000377</b>	

PROJECT TITLE

**BREA PLAZA EXPANSION PROJECT**

PROJECT APPLICANT NAME <b>BOSC REALTY ADVISORS</b>	PROJECT APPLICANT EMAIL	PHONE NUMBER <b>(714)990-7674</b>
PROJECT APPLICANT ADDRESS <b>888 W BIG BEAVER RD SUITE 200</b>	CITY <b>TROY</b>	STATE <b>MI</b>
		ZIP CODE <b>48084</b>

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)  | \$3,539.25 | \$ | 0.00 |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)                                   | \$2,548.00 | \$ | 0.00 |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW | \$1,203.25 | \$ | 0.00 |

- Exempt from fee  
      Notice of Exemption (attach)  
      CDFW No Effect Determination (attach)  
 Fee previously paid (attach previously issued cash receipt copy)

- |   |          |    |       |
|---|----------|----|-------|
| <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 	AGENCY OF FILING PRINTED NAME AND TITLE <b>DEPUTY CLERK, SANDRA VALENCIA LOPEZ</b>
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**FILED**

APR 03 2025

HUGH NGUYEN, CLERK-RECORDER

BY: DEPUTY



\* \$ R 0 0 1 3 7 1 4 1 8 7 \$ \*

Print Form

202285000377 10:59 am 05/05/22

414 Vitlndx Z01

0.00 50.00 0.00 0.00 0.00 0.00 0.00 0.00

Notice of Determination

Appendix D

To:  Office of Planning and Research
U.S. Mail: Street Address:
P.O. Box 8044 1400 Tenth St., Rm 113
Sacramento, CA 95812-3044 Sacramento, CA 95814

From: Public Agency: City of Brea Planning Department
Address: 1 Civic Center Circle, Level 3
Brea, CA 92821
Contact: Juan Arauz, AICP
Phone: 714.990.7874

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

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

FILED

MAY 05 2022

ORANGE COUNTY CLERK-RECORDER DEPARTMENT
BY: 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): 2020079022

Project Title: Brea Plaza Expansion Project

Project Applicant: BOSCO Realty Advisors - 888 W Big Beaver Rd Suite 200 Troy Michigan 48064

Project Location (include county): 1639 East Imperial Highway, Brea, CA, Orange County

Project Description: The proposed project would demolish the 18,450-SF Brea Plaza 5 Cinemas and 139 surface parking spaces, and would develop a 6-story, 65-foot-tall mixed use building (with up to 155 residential units, a maximum of 7,500 SF office and 6,300 SF retail, and 2-story parking structure) on a 2.2 acre area of the approximately 15-acre site.

This is to advise that the City of Brea has approved the above described project on May 3, 2022 and has made the following determinations regarding the above described project.

(date)

- 1. The project [ ] will [x] will not have a significant effect on the environment.
2. [x] An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [x] were [ ] were not made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [x] was [ ] was not adopted for this project.
5. A statement of Overriding Considerations [ ] was [x] was not adopted for this project.
6. Findings [x] 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:

City of Brea Planning Department - Level 3, 1 Civic Center Circle, City of Brea, CA 92821

Signature (Public Agency): Title: Senior Planner

Date: May 3, 2022 Date Received for filing at OPR:

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

FILED

Revised 2011 APR 03 2025

HUGH NGUYEN, CLERK-RECORDER
BY: DEPUTY

30-05-05-2022-0303

POSTED

MAY 05 2022

ORANGE COUNTY CLERK-RECORDER DEPARTMENT
BY: DEPUTY

Orange County  
Clerk-Recorder's Office  
Hugh Nguyen

601 N. Ross Street  
92701

County

Finalization: 20220000147563  
4/20/22 12:41 pm  
414 11A

Item	Title	Count
------	-------	-------

1	202	1
MIR: Environmental Impact Report		

Document ID	Amount
-------------	--------

DOC# 202285000317	3589.25
Time Recorded 12:41 pm	

Total	3589.25
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Payment Type	Amount
--------------	--------

Check tendered	3589.25
# 51468	

Amount Due 0.00

THANK YOU  
PLEASE RETAIN THIS RECEIPT  
FOR YOUR RECORDS

[www.ocrecorder.com](http://www.ocrecorder.com)



FILED

APR 03 2025

HUGH NGUYEN, CLERK-RECORDER

BY: HN DEPUTY

FILED

MAY 05 2022

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: HN DEPUTY

POSTED

MAY 05 2022

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: HN DEPUTY



ORANGE COUNTY  
CLERK-RECORDER  
CEQA FILING COVER SHEET

Recorded in Official Records, Orange County  
Hugh Nguyen, Clerk-Recorder



3589.2

\* S R 0 0 1 3 6 0 1 5 6 3 6 \*  
202285000317 12:41 pm 04/20/22  
414 11A 202  
0.00 50.00 0.00 0.00 0.00 0.00 0.00 0.00

THIS SPACE FOR CLERK'S USE ONLY

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

TYPE OR PRINT CLEARLY

Project Title

BREA PLAZA EXPANSION 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**

MAY 05 2022

ORANGE COUNTY CLERK-RECORDER DEPARTMENT  
BY: [Signature] DEPUTY

**POSTED**

APR 20 2022

HUGH NGUYEN, CLERK-RECORDER  
BY: [Signature] DEPUTY

**FILED**

APR 20 2022

HUGH NGUYEN, CLERK-RECORDER  
BY: [Signature] DEPUTY

0140-2022-02-10-02

FILED IN THE OFFICE OF THE ORANGE  
COUNTY CLERK-RECORDER ON April 20, 2022  
Posted April 20, 2022 Removed \_\_\_\_\_  
Returned to agency on \_\_\_\_\_  
DEPUTY SANDRA VALENCIA LOPEZ

**POSTED**

MAY 05 2022

ORANGE COUNTY CLERK-RECORDER DEPARTMENT  
BY: [Signature] DEPUTY

**FILED**

APR 03 2025

HUGH NGUYEN, CLERK-RECORDER

BY: [Signature] DEPUTY

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.



State of California - Department of Fish and Wildlife  
**2022 ENVIRONMENTAL DOCUMENT FILING FEE**  
**CASH RECEIPT**  
 DFW 763.5a (REV. 01/01/22) Previously DFG 753.5a

Print Start Over Save

RECEIPT NUMBER:  
 30 — 04/20/2022 — 0310  
 STATE CLEARINGHOUSE NUMBER (if applicable)  
 202079022

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY:

LEAD AGENCY <b>CITY OF BREA PLANNING DEPARTMENT</b>	LEAD AGENCY EMAIL	DATE <b>04/20/2022</b>
COUNTY/STATE AGENCY OF FILING <b>Orange</b>		DOCUMENT NUMBER <b>202285000317</b>
PROJECT TITLE		

**BREA PLAZA EXPANSION PROJECT**

PROJECT APPLICANT NAME <b>BOSC REALTY ADVISORS</b>	PROJECT APPLICANT EMAIL	PHONE NUMBER <b>(714)990-7674</b>
PROJECT APPLICANT ADDRESS <b>888 W BIG BEAVER RD SUITE 200</b>	CITY <b>TROY</b>	STATE <b>MI</b>
		ZIP CODE <b>48084</b>
PROJECT APPLICANT (Check appropriate box)		
<input type="checkbox"/> Local Public Agency <input type="checkbox"/> School District <input type="checkbox"/> Other Special District <input type="checkbox"/> State Agency <input checked="" type="checkbox"/> Private Entity		

CHECK APPLICABLE FEES:

- Environmental Impact Report (EIR) \$3,539.25 \$ 3,539.25
- Mitigated/Negative Declaration (MND)(ND) \$2,540.00 \$ 0.00
- Certified Regulatory Program (CRP) document - payment due directly to CDFW \$1,203.25 \$ 0.00
- Exempt from fee
  - Notice of Exemption (attach)
  - CDFW No Effect Determination (attach)
- Fee previously paid (attach previously issued cash receipt copy)
- Water Right Application or Petition Fee (State Water Resources Control Board only) \$850.00 \$ 0.00
- County documentary handling fee \$ 50.00
- Other \$

PAYMENT METHOD:

- Cash   
  Credit   
  Check   
  Other   
 TOTAL RECEIVED \$ 3,589.25

SIGNATURE <b>X</b>	AGENCY OF FILING PRINTED NAME AND TITLE <b>DEPUTY CLERK, SANDRA VALENCIA LOPEZ</b>
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**FILED**

**POSTED**

**MAY 05 2022**

**MAY 05 2022**

ORANGE COUNTY CLERK-RECORDER DEPARTMENT  
 BY: DEPUTY

ORANGE COUNTY CLERK-RECORDER DEPARTMENT  
 BY: **FILED**

**APR 03 2025**  
 DFW 763.5a (REV. 01/01/22)

**HUGH NGUYEN, CLERK-RECORDER**

BY: DEPUTY

Notice of Determination

Appendix D

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 Planning Department  
 Address: 1 Civic Center Circle, Level 3  
 Brea, CA 92821  
 Contact: Juan Arauz, AICP  
 Phone: 714.990.7874

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

FILED  
 APR 20 2022  
 HUGH NGUYEN, CLERK-RECORDER  
 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): 2920079022

Project Title: Brea Plaza Expansion Project

Project Applicant: BOSO Realty Advisors 888 W. Big Beaver Rd Suite 200 Troy Michigan 48064

Project Location (include county): 1639 East Imperial Highway, Brea, CA Orange County

Project Description: The proposed project would demolish the 18,450-SF Brea Plaza 5 Cinemas and 130 surface parking spaces, and would develop an 8-story, 65-foot-tall mixed use building (155 residential units, 6,000 SF office, 6,300 SF retail, and 2-story parking structure) on 2.2 acres of the 16-acre site.

This is to advise that the City of Brea has approved the above  
 Lead Agency or  Responsible Agency  
 described project on April 19, 2022 and has made the following determinations regarding the above  
 (date)  
 described project.

- The project  will  will not have a significant effect on the environment.
- 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.
- Mitigation measures  were  were not made a condition of the approval of the project.
- A mitigation reporting or monitoring plan  was  was not adopted for this project.
- A statement of Overriding Considerations  was  was not adopted for this project.
- 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:

City of Brea Planning Department - Level 3, 1 Civic Center Circle, City of Brea, CA 92821

Signature (Public Agency): \_\_\_\_\_ Title: Senior Planner  
 Date: April 19, 2022 Date Received for filing at OPR: \_\_\_\_\_

FILED  
 APR 20 2022  
 HUGH NGUYEN, CLERK-RECORDER  
 DEPUTY

Authority cited: Sections 21108, Public Resources Code.  
Reference Section 21000-21174, Public Resources Code.

POSTED

FILED

MAY 05 2022

MAY 05 2022

APR 03 2025

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

HUGH NGUYEN, CLERK-RECORDER

BY: [Signature] DEPUTY

30-04-20-2022 0210



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**   **StartOver**   **Save**

RECEIPT NUMBER:  
 30 — 04/03/2025 — 0199  
 STATE CLEARINGHOUSE NUMBER (If applicable)  
**2020079022**

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY <b>CITY OF BREA</b>	LEAD AGENCY EMAIL	DATE <b>04/03/2025</b>
COUNTY/STATE AGENCY OF FILING Orange	DOCUMENT NUMBER <b>202585000263</b>	

PROJECT TITLE  
**BREA PLAZA SHOPPING CENTER RESIDENTIAL PROJECT**

PROJECT APPLICANT NAME <b>CITY OF BREA</b>	PROJECT APPLICANT EMAIL	PHONE NUMBER <b>(714)671-4439</b>
PROJECT APPLICANT ADDRESS <b>1 CIVIC CENTER CIRCLE</b>	CITY <b>BREA</b>	STATE <b>CA</b>
		ZIP CODE <b>92821</b>

**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)			

<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	0.00
<input type="checkbox"/> County documentary handling fee		\$	0.00
<input type="checkbox"/> Other		\$	

**PAYMENT METHOD:**

Cash  
  Credit  
  Check  
  Other

**TOTAL RECEIVED**   \$   0.00

SIGNATURE <b>x KALCI DO</b>	AGENCY OF FILING PRINTED NAME AND TITLE <b>KALCI DO, DEPUTY CLERK</b>
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