

To: Office of Planning and Research
 PO Box 3044
 1400 Tenth Street, Room 113
 Sacramento, CA 95812-3044

From: California Energy Commission
 1516 Ninth Street, MS-48
 Sacramento, CA 95814

Project Applicant: Jamboree Housing Corporation

Project Title: Paseo Adelanto: City Hall and Permanent Supportive Zero-Emission Affordable Housing

Project Location – Specific: 32400 Paseo Adelanto

Project Location – City: San Juan Capistrano 92675 **Project Location – County:** Orange

Description of Nature, Purpose and Beneficiaries of Project:

Under grant agreement EPC-21-026, the California Energy Commission (CEC) will provide a grant of \$1,000,000 to Jamboree Housing Corporation for feasibility studies, building design, and energy analysis activities only.

The purpose of this project is to research and design a mixed-use development that can be home to a new city hall and 50 affordable, permanent supportive housing units serving the community's most disadvantaged and vulnerable populations. This innovative complex will combine advanced renewable energy technologies, cutting-edge sustainable design, construction techniques, green operational practices with a highly innovative municipal partnership and funding model to create a unique mixed-use development that ensures the benefit of sustainable buildings and technologies accrue to disadvantaged populations to whom they are usually inaccessible.

Beneficiaries will include future occupants of this development if built; the City of San Juan Capistrano and investor-owned utility ratepayers. Ratepayer benefits will include greater electricity reliability, lower costs, and increased safety by providing on-site renewable energy and microgrid islandable technology, at no additional cost to low-income housing residents. During power outages and natural disasters, end users will still maintain access to electricity, increasing safety during these events. This design is intended to be a replicable template for developing zero-emission, affordable housing projects across the State.

Name of Public Agency Approving Project: California Energy Commission

Name of Person or Agency Carrying Out Project: Jamboree Housing Corporation

Exempt Status: *(check one)*

- Ministerial Exemption (Pub. Resources Code § 21080(b)(1); Cal. Code Regs., tit. 14, § 15268);
- Declared Emergency (Pub. Resources Code § 21080(b)(3); Cal. Code Regs., tit. 14, § 15269(a));
- Emergency Project (Pub. Resources Code § 21080(b)(4); Cal. Code Regs., tit. 14, § 15269(b)(c));
- Categorical Exemption. State type and section number
Cal. Code Regs., tit. 14, §15262
- Statutory Exemptions. State code number.
- Common Sense Exemption. (Cal. Code Regs., tit. 14, §15061(b)(3))

Reasons why project is exempt:

Authority cited: Sections 21083 and 21110, Public Resources Code. Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

The grant agreement will fund feasibility, design, and planning studies for an all-electric, mixed-use development, which has not been approved, adopted, or funded by the CEC, and which will not result in the adoption of a plan that will have a legally binding effect on later activities. This falls within title 14, Cal. Code Regs. tit. 14, § 15262, Feasibility and Planning Studies: The CEC has considered environmental factors.

The grant agreement will fund the design of a mixed-use development project and the improvement of methods for possible use in advanced energy development and microgrid efforts (e.g., planning, architectural, and engineering work). Activities will include information collection, research, design, and energy and emissions analyses. Activities will also include economic analysis, preparation of conceptual drawings and design plans, performance modeling, and construction feasibility analysis.

No construction or changes to the physical environment will be funded by the grant or occur during the design and analysis work. The design activities will take place in existing office buildings, and professionals will visit the proposed development site. Therefore, there is no possibility that the activities may have a significant effect on the environment,

The grant agreement is covered by the commonsense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. This falls within title 14, Cal. Code Regs. tit. 14, § 15061(b)(3), Common Sense Exemption.

Lead Agency

Contact Person: Molly Mahoney **Area code/Telephone/Ext:** 916-776-0790

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: Molly Mahoney **Date:** 4/26/2022 **Title:** Energy Analyst

Signed by Responsible Agency

Signed by Lead Agency

Signed by Applicant

Date received for filing at OPR: _____