



## CEQA NOTICE OF EXEMPTION

**TO:** Orange County Clerk-Recorder  
601 N. Ross Street  
Santa Ana, CA 92701

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

**PROJECT TITLE/CASE NO.:** Disposition, Development, and Loan Agreement for a Permanent Supportive Affordable Housing Project

**PROJECT LOCATION:** 323 North Brea Boulevard

**PROJECT DESCRIPTION:** The project consists of a Disposition, Development, and Loan Agreement with JHC-Acquisitions LLC to develop a Permanent Supportive Housing Project on City-owned property at 323 North Brea Boulevard. The project also includes adoption of City Council Resolution No. 2024-031 to declare the project site exempt from the Surplus Land Act.

**DECISION BODY/DATE:** City Council; May 21, 2024

**Name of Public Agency Approving Project:** City of Brea

**Project Applicant & Address:** Jamboree Housing Corporation  
17701 Cowan Ave., Suite 200  
Irvine, CA 92614

**Exempt Status: (Check one)**

- |   |   |
|---|---|
| <input type="checkbox"/> Ministerial (Sec. 21080(b)(1); 15268)              | <input type="checkbox"/> Categorical Exemption                  |
| <input type="checkbox"/> Declared Emergency (Sec. 21080(b)(3); 15269(a))    | <input checked="" type="checkbox"/> Statutory Exemption (15194) |
| <input type="checkbox"/> Emergency Project (Sec. 21080(b)(4); 15269 (b)(c)) | <input checked="" type="checkbox"/> Other: Section 15061(b)(3)  |

**Reason why project is exempt:** Approval of the Disposition, Development, and Loan Agreement ("DDLA") is exempt from California Environmental Quality Act (CEQA) review pursuant to State CEQA Guidelines Section 15061(b)(3), as the it can be seen with certainty that there is no possibility that the approval of the DDLA and adoption of Resolution 2024-031 themselves may have a significant effect on the environment.

In addition, the Permanent Supporting Housing Project in which the approved DDLA and Resolution 2024-031 govern is exempt from CEQA review pursuant to State CEQA Guidelines Section 15194, as it: (i) meets the threshold criteria set forth in State CEQA Guidelines Section 15192; (ii) is located in an urbanized area, adjacent to parcels developed with urban uses along at least 75% of the Property's perimeter; (iii) will be served by existing utilities; (iv) neither contains any environmentally sensitive resources such as wetlands, endangered species, hazardous sites, historical resources, fire hazards, or open spaces, nor is likely to have any impact with respect to such matters; (v) is consistent with the City's Zoning Ordinance and the City's General Plan, for which a community wide environmental review was completed when the City's General Plan was last adopted; and (vi) is subject to legal commitments to ensure the continued availability and use affordable housing units that will exceed 30 years.

Jason Killebrew, Community Development Director

5/23/24

Date