



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.: **PLAN REVIEW NO. 2023-08 AND TREE PERMIT REMOVAL NO. 2023-01:
A REQUEST TO CONSTRUCT A NEW 56,000 SQUARE FOOT
WAREHOUSE BUILDING IN A LIGHT INDUSTRIAL (M-1) ZONE.**

PROJECT LOCATION: 3200 Nasa Street (APN: 320-303-11, 320-303-10)

PROJECT DESCRIPTION: To allow for the demolishing of the existing surface parking to construct a new 56,000 square foot warehouse building with one driveway, new parking, and new landscape.

Name of Public Agency Approving Project: City of Brea

Project Applicant & Address: Menlo Business Park, LLC
1005 Mission Mill Road
Whittier, CA 90601

Exempt Status: (Check one)

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|---|--|
| <input type="checkbox"/> Ministerial (Sec. 21080(b)(1); 15268) | <input checked="" type="checkbox"/> Categorical Exemption (Sec. 15332) |
| <input type="checkbox"/> Declared Emergency (Sec. 21080(b)(3); 15269(a)) | <input type="checkbox"/> Statutory Exemption (15282(s)) |
| <input type="checkbox"/> Emergency Project (Sec. 21080(b)(4); 15269 (b)(c)) | <input type="checkbox"/> Other: |

Reason why project is exempt: Class 32 applies to in-fill development projects that meet the following conditions: (a) the Project is consistent with the applicable general plan designation and all applicable general plan policies as well as the applicable designation and regulations; (b) the proposed development occurs on a project site of no more than five acres substantially surrounded by urban uses; (c) the Project has no value as a habitat for endangered, rare, or threatened species; (d) approval of the Project would not result in any significant effects relating to traffic, noise, air quality or water quality; and (e) the site can be adequately served by all required utilities and public services. As demonstrated by the technical analysis, which includes Traffic and Vehicle Miles Traveled Analysis, Noise and Vibration Memorandum, Air Quality Memorandum, and Preliminary Water Quality Management Plan, the Project would not have any significant effect related to traffic, noise, air quality, and water quality. The Project meets all of Class 32 conditions and is therefore categorically exempt.



Jason Killebrew, Community Development Director



Date