CITY of BREA

CEQA NOTICE OF EXEMPTION

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

FILED

JUL 24 2024

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: C.H DEPUTY

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

PROJECT TITLE/CASE NO.:	**SOUTH BREA TOWNHOMES PROJECT - TENTATIVE TRACT MAP NO. 19315, DENSITY BONUS NO. 2023-01, AND PRECISE DEVELOPMENT NO. 2023-03**
PROJECT LOCATION:	685 South Brea Boulevard, Brea, CA 92821
PROJECT DESCRIPTION:	To demolish an approximately 6,592-square-foot commercial building and construction of a new housing development project that will include 29 residential single-family attached units and three live/work units, for a total of 32 units, dispersed in four buildings.
Name of Public Agency Approving Project:	City of Brea
Project Applicant & Address:	Brea 1 Inv, LLC 3121 Michelson Drive, Suite 150 Irvine, CA 92612 949-258-7542

Exempt Status: ***(Check one)***

- ☐ Ministerial *(Sec. 21080(b)(1); 15268)*
- ☐ Declared Emergency *(Sec. 21080(b)(3); 15269(a))*
- ☐ Emergency Project *(Sec. 21080(b)(4); 15269 (b)(c))*
- ☒ Categorical Exemption *(Sec. 15332)*
- ☐ Statutory Exemption (15282(s))
- ☐ Other:

Reason why project is exempt: Class 32 is applicable as the Project consisting of an approximately 0.99-acre housing development is considered in-fill development consistent with the development standards of the underlying zone meeting 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 regulation requirements; (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 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. Technical analyses prepared for the Project, which includes a Scoping Agreement for Traffic Impact Analysis, Noise Impact Study, Air Quality, Greenhouse Gas, and Energy Impact Study, and Preliminary Water Quality Management Plan, demonstrated that the Project would not have any significant effect related to traffic, noise, air quality, and water quality.

Joanne Hwang, City Planner

7/23/24

Date