



NOTICE OF EXEMPTION

TO: <input type="checkbox"/> Office of Planning and Research 1400 Tenth Street, Rm. 121 Sacramento, CA 95814	<input checked="" type="checkbox"/> Orange County Clerk-Recorder P.O. Box 238 Santa Ana, CA 92702
FROM: City of Lake Forest – Community Development Department Planning Division 100 Civic Center Drive Lake Forest, CA 92630	

Project Title:	Affordable Housing Agreement between the City of Lake Forest, the Lake Forest Housing Authority, and National Community Renaissance		
Project Applicant:	City of Lake Forest and Lake Forest Housing Authority		
Project Location – Specific:	22471 Aspan Street (APN: 617-491-04)		
Project Location – City:	Lake Forest	County:	Orange County
Description of Nature, Purpose and Beneficiaries of Project:	<p>This project is an affordable housing agreement between the City of Lake Forest, the Lake Forest Housing Authority, and National Community Renaissance. The agreement commits the City and Authority to a total of \$4.35 million loan of the City's Affordable Housing In Lieu Fees and the Authority's Low and Moderate Income Housing Asset Fund for the development of a 50-unit affordable housing apartment complex developed by National Community Renaissance. The development project is currently being processed as ministerial by-right process. The Agreement also stipulates the legal terms and conditions for the City and Authority loan.</p>		
Public Agency Approving Project:	City of Lake Forest City Council and Lake Forest Housing Authority		
Name of Person/Agency Undertaking Project:	City of Lake Forest/Lake Forest Housing Authority 100 Civic Center Drive Lake Forest, CA 92630	National Community Renaissance 9692 Haven Avenue, Suite 100 Rancho Cucamonga, CA 91730	
Exempt Status:			
<input type="checkbox"/> Ministerial (Sec. 21080(b)(1); 15268) <input type="checkbox"/> Declared Emergency (Sec. 21080(b)(3); 15269(a))			
<input type="checkbox"/> Emergency Project (Sec. 21080(b)(4); 15269(b)(c))			
<input type="checkbox"/> Categorical Exemption (Sec. & Class):			
<input type="checkbox"/> Statutory Exemption (Code Number):			
<input checked="" type="checkbox"/> Other. Explanation: State CEQA Guidelines Sections 15060(c)(3) and 15378(b)(4), Government Code Section 21080(b)(1) and 65651(b)(2)			

Reason Why Project is Exempt: The proposed project is not subject to the California Environmental Quality Act (CEQA) pursuant to Sections 15060(c)(3) and 15378(b)(4) of the State CEQA Guidelines, which provides that the definition of a CEQA project does not include the creation of government funding mechanisms or other government fiscal activities, which do not involve any commitment to any specific project which may result in a potentially significant physical impact on the environment. The AHA is not a project because it is

an agreement to provide financial assistance for a ministerially approved affordable housing development that was not a project subject to CEQA review pursuant to Government Code Section 21080(b)(1). As such, the AHA is not a project subject to CEQA and no further environmental review is required. Notwithstanding the foregoing, the City also finds that if the AHA is a project subject to CEQA, the action approving the AHA is exempt from CEQA as it is in furtherance of a permanent supportive housing project which is statutorily exempt from CEQA pursuant to California Government Code Section 65651(b)(2) that was not a project subject to CEQA review pursuant to Government Code Section 21080(b)(1).

Lead Agency Contact Person:	Jennifer Mansur, AICP – Senior Planner	
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Was a public hearing held by the Lead Agency to consider the exemption?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Date of Public Hearing
		March 18, 2025

Date Received for Filing:

Jennifer Mansur 3/19/25
Signature (Lead Agency Representative) Date