



ORANGE COUNTY  
CLERK-RECORDER  
CEQA FILING COVER SHEET

30-09/11/2025-0683

202585000870

**FILED**

September 11, 2025  
HUGH NGUYEN  
CLERK - RECORDER

By: [Signature]  
Deputy clerk

Complete and attach this form to each CEQA Notice filed with the County Clerk-Recorder

TYPE OR PRINT CLEARLY

Project Title

PLN-202-00046

**Check Document being Filed:**

- Environmental Impact Report (EIR)
- Mitigated Negative Declaration (MND) or Negative Declaration (ND)
- Notice of Exemption (NOE)
- Other (Please fill in type):

**FILED IN THE OFFICE OF THE ORANGE  
COUNTY CLERK-RECORDER ON 09/11/2025**  
Posted 09/11/2025 Removed \_\_\_\_\_  
Returned to agency on \_\_\_\_\_  
**DEPUTY 461**

Filing fees are due at the time a Notice of Determination/Exemption is filed with our office. For more information on filing fees and No Effect Determinations, please refer to California Code of Regulations, Title 14, section 753.5.

# Notice of Exemption

Appendix E

**To:** Office of Planning and Research  
 P.O. Box 3044, Room 113  
 Sacramento, CA 95812-3044  
 County Clerk  
 County of: Orange  
 500 S. Main Street, SE  
 Orange, CA 92868

**From:** (Public Agency): City of Brea  
1 Civic Center Circle  
Brea, CA 92821  
 (Address)

**FILED**

SEP 11 2025

HUGH NGUYEN, CLERK-RECORDER

Project Title: PLN-2025-00046 BY: [Signature] DEPUTY

Project Applicant: Jamboree Housing Corporation (17701 Cowan Ave, Suite 200, Irvine, CA 92614)

Project Location - Specific:  
323 N. Brea Blvd., (APN:296-301-02)

Project Location - City: Brea Project Location - County: Orange

Description of Nature, Purpose and Beneficiaries of Project:

A 39-unit affordable, permanent supportive, multifamily housing project, comprising of 38 one-bedrooms and one two-bedroom manager apartment. The building is proposed on a 0.437 acre city-owned parcel in a mixed-use zone.

Name of Public Agency Approving Project: City of Brea

Name of Person or Agency Carrying Out Project: Cristal Nava, CristalN@cityofbrea.gov

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. State type and section number: \_\_\_\_\_
- Statutory Exemptions. State code number: \_\_\_\_\_

Reasons why project is exempt:

The permanent supportive housing project qualifies under the provisions of the Assembly Bill 2162, and would be exempt from the requirements of CEQA pursuant to Section 15268 (Ministerial Projects) of the CEQA guidelines.

Lead Agency  
 Contact Person: Marie Dao, MarieD@cityofbrea.gov Area Code/Telephone/Extension: 714-671-4461

**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: [Signature] Date: 9/10/2025 Title: SVP

Signed by  Lead Agency     Applicant

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

Date Received for filing at OPR: \_\_\_\_\_



Density Bonus No. 2024-02A  
323 North Brea Boulevard – Permanent Supportive Housing  
September 10, 2025

Accordingly, a Notice of Exemption (NOE) was prepared for the Disposition, Development, and Loan Agreement approved by the City Council on May 21, 2024, as the project was determined to be exempt from CEQA. As part of this DB amendment application approval, a wet-signed NOE must be filed with the OC Clerk-Recorder prior to permit submittal, but it is highly encouraged that the applicant submit within five working days following the approval date above as it establishes a 35-day statute of limitations period on legal challenges. If a NOE is not filed, the appeal period for the exemption decision extends to 180 days.

If you have any questions or need additional information, you may contact Assistant Planner Cristal Nava at 714-671-4408 or via email at [CristalN@cityofbrea.gov](mailto:CristalN@cityofbrea.gov), or myself at 714-671-4461 or via email at [MarieD@cityofbrea.gov](mailto:MarieD@cityofbrea.gov).

Sincerely,

*Marie Dao*

Marie Dao  
Senior Management Analyst

**FILED**

SEP 11 2025

HUGH NGUYEN, CLERK-RECORDER

BY:  DEPUTY

Attachments:

- A. Conditions of Approval
- B. Approved Request Letter
- C. Approved Project Plans
- D. Thermal Radiation Mitigation Compliance Memo
- E. Disposition, Development, and Loan Agreement

Cc: Joanne Hwang, AICP, City Planner  
Jessica Newton, Senior Planner  
Christian Varela, Building Official  
Nicole Pesqueira, Fire Marshal  
Ryan Chapman, City Engineer  
Cristal Nava, Assistant Planner



SEP 11 2025

HUGH NGUYEN, CLERK-RECORDER

BY:  DEPUTY

approval of, or exercise of rights granted by, this permit. Applicant's obligation to indemnify, defend, and hold the Indemnitees free and harmless as required hereinabove shall include, but is not limited to, paying all fees and costs incurred by legal counsel of the Indemnitees' choice in representing the Indemnitees in connection with any such claims, losses, lawsuits, or actions, and any award of damages, judgments, verdicts, court costs or attorneys' fees in any such lawsuit or action.

10. For all proposed work, the Applicant shall submit a building permit application with stamped plans from a licensed professional to the Building & Safety Division. At this time, building permits are only accepted *digitally and through email*. More information on the building permit process can be found here: <https://www.ci.brea.ca.us/124/Building-Safety-Division>.
11. All designs shall comply with the Codes adopted at the time of the permit submittal, currently the 2022 CA Building, Mechanical, Electrical, Plumbing, Cal Green, Energy, Fire Codes, City of Brea Municipal Code & ordinance.
12. The following requires separate submittals and permit issuance:
  - a. Demo work
  - b. Building construction documents
  - c. Civil construction documents (Grading Plans)
  - d. Landscape construction documents
  - e. Accessory structures (trash enclosure(s)) construction documents
  - f. Fire Sprinklers
  - g. PV Systems
13. A site-specific Geotechnical Soils Investigation is required upon formal submittal of the building plan check plans to Building & Safety.
14. The Applicant shall provide written evidence to the Building & Safety Division that a geotechnical engineer has been retained to monitor the grading operation and assure implementation of the site grading recommendations. All recommendations shall be implemented to the performance standards specified in the Soil Investigation report and to the satisfaction of the geotechnical engineer, City Engineer and Building Official. Evidence of implementation shall be provided to the Building & Safety Division prior to issuance of a building permit.
15. The geotechnical engineer of record shall review the grading plans, foundation plans and foundation details for conformance with the Geotechnical Investigation Report, stamp and sign plans and details.
16. The Applicant shall be responsible to obtain the permission to perform any work on adjacent private properties.

Density Bonus No. 2024-02A  
323 North Brea Boulevard – Permanent Supportive Housing  
September 10, 2025


17. All public improvements, and improvements within the public right-of-way and public easement areas, shall be designed and constructed per current City standards and all other jurisdictional requirements.
18. A City of Brea Public Works Encroachment Permit shall be obtained prior to any construction, improvements, or staging in the public right-of-way or within existing public easement areas
19. At the time of building permit application submittal, the Applicant shall submit an Affordable Housing Plan describing how the development will comply with the provisions of Chapter 20.40.090 of the Brea City Code (please see code for detailed information). Applicant shall also enter into an Affordable Housing Agreement with the City to ensure that all requirements of Chapter 20.40 of the Brea City Code are satisfied (please see code for detailed information).

END

**FILED**

SEP 11 2025

HUGH NGUYEN, CLERK-RECORDER

BY:  DEPUTY



State of California - Department of Fish and Wildlife  
**2025 ENVIRONMENTAL DOCUMENT FILING FEE**  
**CASH RECEIPT**  
 DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

**Print**      **SEARCH**      **Save**

RECEIPT NUMBER:  
 30-09/11/2025-0683  
 STATE CLEARINGHOUSE NUMBER (If applicable)

**SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.**

LEAD AGENCY CITY OF BREA	LEAD AGENCY EMAIL	DATE 09/11/2025
COUNTY/STATE AGENCY OF FILING ORANGE COUNTY	DOCUMENT NUMBER 202585000870	

PROJECT TITLE  
 PLN-202-00048

PROJECT APPLICANT NAME JAMBOREE HOUSING CORPORATION	PROJECT APPLICANT EMAIL	PHONE NUMBER (714) 671-4481
PROJECT APPLICANT ADDRESS 17701 COWAN AVE, SUITE 200	CITY IRVINE	STATE CA
		ZIP CODE 92614

**PROJECT APPLICANT (Check appropriate box)**

Local Public Agency     
  School District     
  Other Special District     
  State Agency     
  Private Entity

**CHECK APPLICABLE FEES:**

- Environmental Impact Report (EIR)      \$ 4,123.50 \$ \_\_\_\_\_
- Mitigated/Negative Declaration (MND)(ND)      \$ 2,968.75 \$ \_\_\_\_\_
- Certified Regulatory Program (CRP) document - payment due directly to CDFW      \$ 1,401.75 \$ \_\_\_\_\_

- Exempt from fee
  - Notice of Exemption (attach)
  - CDFW No Effect Determination (attach)
- Fee previously paid (attach previously issued cash receipt copy)

- Water Right Application or Petition Fee (State Water Resources Control Board only)      \$ 850.00 \$ \_\_\_\_\_
- County documentary handling fee      \$ 50.00 \$ \_\_\_\_\_ **50.00**
- Other      \$ \_\_\_\_\_

**PAYMENT METHOD:**

- Cash     Credit     Check     Other     
 TOTAL RECEIVED    \$ \_\_\_\_\_ **50.00**

SIGNATURE  <b>X</b> <i>S. Luna</i>	AGENCY OF FILING PRINTED NAME AND TITLE Sarah Luna    Deputy Clerk
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