



ORANGE COUNTY  
CLERK-RECORDER  
CEQA FILING COVER SHEET

202585000815

**FILED**

August 29, 2025

HUGH NGUYEN

CLERK - RECORDER

By: *[Signature]*  
Deputy clerk

30-08|29|2025-0637

THIS SPACE FOR CLERK'S USE ONLY

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

TYPE OR PRINT CLEARLY

**Project Title**

PRECISE DEVELOPMENT NO.2024-04 AND CONDITIONAL USE PERMIT NOS.2024-08 AND 2024-09: RAISING CANES RESTAURANT PROJECT

**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 08/29/2025**

Posted 08/29/2025 Removed \_\_\_\_\_

Returned to agency on \_\_\_\_\_

DEPUTY 466

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.



# CEQA NOTICE OF EXEMPTION

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

# FILED

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

**AUG 29 2025**

**HUGH NGUYEN, CLERK-RECORDER**  
BY: KC DEPUTY

**PROJECT TITLE/CASE NO.:** **PRECISE DEVELOPMENT NO. 2024-04 AND CONDITIONAL USE PERMIT NOS. 2024-08 AND 2024-09: RAISING CANES RESTAURANT PROJECT**

**PROJECT LOCATION:** 200 South State College Boulevard, Brea, CA 92821

**PROJECT DESCRIPTION:** Request to allow the demolition of an existing 11,170 square-foot restaurant building and the construction of a new 3,164 square-foot restaurant building with a drive-through facility and outdoor dining area, and a comprehensive sign program for a new restaurant (Raising Cane's Restaurant).

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

**Project Applicant, Address, E-mail, Phone Number:** John Pollock  
Kimley-Horn  
3801 University Avenue, Suite 300  
Riverside, CA 92501  
john.pollock@kimley-horn.com | 951-346-2807

**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. 15303, 15332)
- Statutory Exemption (15282(s))
- Other:

**Reason why project is exempt:** Class 3 applies to construction and location of limited numbers of new, small facilities or structures. The Project proposes a new commercial restaurant building not exceeding 10,000 square feet in an urbanized area where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive. 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 in the technical analysis, which includes a Traffic Study, Vehicle Miles Traveled (VMT) Analysis, Noise and Vibration Analysis, Air Quality and Greenhouse Gas Analysis, and Preliminary Water Quality Management Plan, the Project would not have any significant effect related to traffic, noise, air quality, and water quality. As such, the Project meets both Class 3 and Class 32 conditions and is therefore categorically exempt.

  
\_\_\_\_\_  
Jason Killebrew, Assistant City Manager / Community Development Director

8/26/25  
\_\_\_\_\_  
Date



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

RECEIPT NUMBER:  
30-08/29/2025-0637

STATE CLEARINGHOUSE NUMBER (If applicable)

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

LEAD AGENCY CITY OF BREA	LEAD AGENCY EMAIL	DATE 08/29/2025
COUNTY/STATE AGENCY OF FILING ORANGE COUNTY	DOCUMENT NUMBER 202585000815	

PROJECT TITLE  
  
 PRECISE DEVELOPMENT NO.2024-04 AND CONDITIONAL USE PERMIT NOS.2024-08 AND 2024-09: RAISING CANES RESTAURANT PROJECT

PROJECT APPLICANT NAME JOHN POLLOCK	PROJECT APPLICANT EMAIL	PHONE NUMBER (951) 346-2807
PROJECT APPLICANT ADDRESS 3801 UNIVERSITY AVENUE, SUITE 300	CITY RIVERSIDE	STATE CA
		ZIP CODE 92501

**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  X	AGENCY OF FILING PRINTED NAME AND TITLE Kassidy Cendejas Deputy Clerk
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