



ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

30-11/26/2025-0914

202585001150

FILED

November 26, 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

MINOR CONDITIONAL USE PERMIT NO. 2025-15

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 11/26/2025
Posted 11/26/2025 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.



FILED

NOV 26 2025

HUGH NGUYEN, CLERK-RECORDER

BY: SL DEPUTY

CEQA NOTICE OF EXEMPTION

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

FROM: City of Brea | Community Development Department
1 Civic Center Circle
Brea, CA 92821
Attn: Esteban Rubiano, Assistant Planner

Project Title/Case No.:

MINOR CONDITIONAL USE PERMIT NO. 2025-15: TO ALLOW A CALIFORNIA STATE DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL ("ABC") TYPE 41 (ON-SALE BEER AND WINE - EATING PLACE) LICENSE AND ALLOW CONSUMPTION OF ALCOHOL LOCATED IN A (MU-I) MIXED USE-I ZONE WITH A (PD) PRECISE DEVELOPMENT OVERLAY

Project Location:

2072 Brea Mall, Brea, CA 92821

Project Description:

A request to allow on-site sale of beer and wine (Type 41) at an existing cafe restaurant (Check n' Play) within the Brea Mall.

Name of Public Agency Approving Project:

City of Brea

Project Applicant, Address, Email, & Phone Number:

Steffanie Balsells
steff@checknplay.com
2072 Brea Mall
Brea, CA 92821
(949)202-6725

Exempt Status: (Check one)

- | | |
|---|---|
| ☐ Ministerial | ☒ Categorical Exemption (<u>Sec. 15301</u>) |
| ☐ Declared Emergency | ☐ Statutory Exemption |
| ☐ Emergency Project | ☐ Other: |

Reason why the project is exempt: Class 1 is applicable to the operation, repair, maintenance, permitting, leasing, licensing or minor alteration of existing public or private structures, facilities, involving negligible or no expansion of existing or former use. The Class 1 exemption applies to the Project because the on-site sale of beer and wine would be an ancillary service to the existing cafe restaurant and does not include physical expansions or modification of the existing building. Therefore, the Project is categorically exempt from the provisions of CEQA.

Melissa Furio
Melissa Furio, Community Development Manager

11/26/25
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

Print	Cancel	Save
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RECEIPT NUMBER:

30-11/26/2025-0914

STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF BREA	LEAD AGENCY EMAIL	DATE 11/26/2025
COUNTY/STATE AGENCY OF FILING ORANGE COUNTY	DOCUMENT NUMBER 202585001150	
PROJECT TITLE		

MINOR CONDITIONAL USE PERMIT NO. 2025-15

PROJECT APPLICANT NAME STEFFANIE BALSSELLS	PROJECT APPLICANT EMAIL	PHONE NUMBER (949) 202-6725
PROJECT APPLICANT ADDRESS 2072 BREA MALL	CITY BREA	STATE CA
		ZIP CODE 92821

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 Sarah Luna Deputy Clerk
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