



ORANGE COUNTY  
CLERK-RECORDER  
CEQA FILING COVER SHEET

30-04/02/2026-0259

202685000377

**FILED**

April 2, 2026

HUGH NGUYEN  
CLERK - RECORDER

By M. R.  
Deputy clerk

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

PLAN REVIEW NO. 2025-07: CHICK-FIL-A DRIVE THROUGH MODIFICATIONS

**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 04/02/2026  
 Posted 04/02/2026 Removed \_\_\_\_\_  
 Returned to agency on \_\_\_\_\_  
 DEPUTY 508

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

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

**PROJECT TITLE/CASE NO.:** PLAN REVIEW NO. 2025-07: CHICK-FIL-A DRIVE-THROUGH MODIFICATIONS

**PROJECT LOCATION:** 1647 East Imperial Highway, Brea, CA 92821

**PROJECT DESCRIPTION:** Modification of the existing drive-through facility to widen the dual stacking lanes, relocate two menu boards, remove an unpermitted drive-through canopy, install new canopies at the order window and over the drive-through, and minor landscape remodeling, in a Mixed-Use II Zone.

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

**Project Applicant, Address, E-mail, Phone Number:** Broneil Bet Govargez  
Kimley-Horn  
1000 Town & Country Road, Suite 700  
Orange, CA 92868  
[Bronell.bet@Kimley-horn.com](mailto:Bronell.bet@Kimley-horn.com) | 657-208-6818

**Exempt Status: (Check one)**

- |   |   |
|---|---|
| <input type="checkbox"/> Ministerial        | <input checked="" type="checkbox"/> Categorical Exemption ( <u>Sec. 15301</u> ) |
| <input type="checkbox"/> Declared Emergency | <input type="checkbox"/> Statutory Exemption                                    |
| <input type="checkbox"/> Emergency Project  | <input type="checkbox"/> Other:   |

**Reason why project is exempt:** The Class 1 exemption applies to the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures and facilities, involving negligible or no expansion of existing or former use. The Project qualifies for this exemption as the requested modifications are minor alterations to the drive-through of an existing restaurant within an established commercial center.

Maribeth Tinio/City Planner

04/01/26

Date

# FILED

APR 02 2026

HUGH NGUYEN, CLERK-RECORDER

BY: MaR DEPUTY