



ORANGE COUNTY  
CLERK-RECORDER  
CEQA FILING COVER SHEET

Recorded in Official Records, Orange County  
Hugh Nguyen, Clerk-Recorder



50.00

\* \$ R 0 0 1 5 3 0 3 3 1 7 \$ \*

202485001094 2:53 pm 12/17/24

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0.00 50.00 0.00 0.00 0.00 0.00 0.00 0.00

30-1211712024-1077

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

CONDITIONAL USE PERMIT NO. 2024-07: TO ALLOW THE ON-SITE CONSUMPTION OF BEER, WINE, AND DISTILLED SPIRITS AT A NEW RESTAURANT (OUR NEST) LOCATED IN A (C-G) GENERAL COMMERCIAL ZONE WITH A (PD) PRECISE DEVELOPMENT OVERLAY

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

DEC 17 2024

HUGH NGUYEN, CLERK-RECORDER

BY: M.G. DEPUTY

FILED IN THE OFFICE OF THE ORANGE  
COUNTY CLERK-RECORDER ON December 17, 2024  
Posted for 30 days  
DEPUTY MELISSA GOMEZ

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  
801 N. Ross Street  
Santa Ana, CA 92701

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

**FILED**

**DEC 17 2024**

HUGH NGUYEN, CLERK-RECORDER

BY: M.G. DEPUTY

**PROJECT TITLE/CASE NO.:**

**CONDITIONAL USE PERMIT NO. 2024-07: TO ALLOW THE ON-SITE CONSUMPTION OF BEER, WINE, AND DISTILLED SPIRITS AT A NEW RESTAURANT (OUR NEST) LOCATED IN A (C-G) GENERAL COMMERCIAL ZONE WITH A (PD) PRECISE DEVELOPMENT OVERLAY**

**PROJECT LOCATION:**

732 North Brea Boulevards, Brea, CA 92821

**PROJECT DESCRIPTION:**

Establish the on-site sale and consumption of beer, wine, and distilled spirits at a new restaurant (Our Nest) within an existing 4,134 square foot commercial tenant suite.

**Name of Public Agency Approving Project:**

City of Brea

**Project Applicant & Address:**

Jonpaul Ugay of Our Nest  
11232 Larry Lyn Drive  
Whittier, CA 90603  
714-686-4337  
Info@ournestfullerton.com

**Exempt Status: (Check one)**

- |   |  |
|---|--|
| <input type="checkbox"/> Ministerial (Sec. 21080(b)(1); 15268)              | <input checked="" type="checkbox"/> Categorical Exemption (Sec. 15301) |
| <input type="checkbox"/> Declared Emergency (Sec. 21080(b)(3); 15269(a))    | <input type="checkbox"/> Statutory Exemption (15282(s))                |
| <input type="checkbox"/> Emergency Project (Sec. 21080(b)(4); 15269 (b)(c)) | <input type="checkbox"/> Other:  |

**Reason why 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 on-site sale and consumption of beer, wine, and distilled spirits because the proposed on-site sale and consumption of beer, wine, and distilled spirits at the Project site Project is limited to adding an ancillary service to a restaurant and does not include physical expansions or modification of the existing building. Therefore, the Project is categorically exempt from the provisions of CEQA.

  
\_\_\_\_\_  
Jason Killbrow, Community Development Director

12/10/24  
\_\_\_\_\_  
Date



State of California - Department of Fish and Wildlife  
**2024 ENVIRONMENTAL DOCUMENT FILING FEE**  
**CASH RECEIPT**  
 DFW 753.5a (REV. 01/01/23) Previously DFG 753.5a

Print

StartOver

Save

RECEIPT NUMBER:  
 30 — 12/17/2024 — 1077  
 STATE CLEARINGHOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE, TYPE OR PRINT CLEARLY.

|   |                                 |                    |
|---|---------------------------------|--------------------|
| LEAD AGENCY<br>CITY OF BREA             | LEAD AGENCY EMAIL               | DATE<br>12/17/2024 |
| COUNTY/STATE AGENCY OF FILING<br>Orange | DOCUMENT NUMBER<br>202485001094 |                    |

PROJECT TITLE

CONDITIONAL USE PERMIT NO. 2024-07: TO ALLOW THE ON-SITE CONSUMPTION OF BEER, WINE, AND DIST..

|  |                         |                                |
|--|-------------------------|--------------------------------|
| PROJECT APPLICANT NAME<br>JONPAUL UGAY OF OUR NEST | PROJECT APPLICANT EMAIL | PHONE NUMBER<br>(714) 686-4337 |
| PROJECT APPLICANT ADDRESS<br>11232 LARRY LYN DRIVE | CITY<br>WHITTIER        | STATE<br>CA                    |
|  |                         | ZIP CODE<br>90603              |

PROJECT APPLICANT (Check appropriate box)

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

CHECK APPLICABLE FEES:

- |   |            |    |       |
|---|------------|----|-------|
| <input type="checkbox"/> Environmental Impact Report (EIR)  | \$4,051.25 | \$ | 0.00  |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)   | \$2,916.75 | \$ | 0.00  |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW         | \$1,377.25 | \$ | 0.00  |
| <br>  |            |    |       |
| <input checked="" type="checkbox"/> Exempt from fee   |            |    |       |
| <input checked="" type="checkbox"/> Notice of Exemption (attach)  |            |    |       |
| <input type="checkbox"/> CDFW No Effect Determination (attach)  |            |    |       |
| <input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)                   |            |    |       |
| <hr/>   |            |    |       |
| <input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only) | \$850.00   | \$ | 0.00  |
| <input checked="" type="checkbox"/> County documentary handling fee   |            | \$ | 50.00 |
| <input type="checkbox"/> Other  |            | \$ |       |

PAYMENT METHOD:

- Cash   
  Credit   
  Check   
  Other   
 TOTAL RECEIVED \$ 50.00

|  |  |
|--|--|
| SIGNATURE<br><b>X</b> <i>Melissa Gomez</i> | AGENCY OF FILING PRINTED NAME AND TITLE<br>MELISSA GOMEZ, DEPUTY |
|--|--|