



ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

30-04/03/2025-0201

202585000265

FILED

April 3, 2025

HUGH NGUYEN
CLERK - RECORDER

By Hugh Nguyen
Deputy clerk

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. 2025-01: TO ALLOW AN UPGRADE OF THE EXISTING OFF-SITE SALE OF BEER AND WINE ALCOHOL LICENSE (TYPE 20) TO A FULL OFF-SITE ALCOHOL LICENSE (TYPE 21) AT AN EXISTING CONVENIENCE STORE (7-ELEVEN) 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 IN THE OFFICE OF THE ORANGE
 COUNTY CLERK-RECORDER ON 04/03/2025
 Posted 04/03/2025 Removed _____
 Returned to agency on _____
 DEPUTY 483

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.: **CONDITIONAL USE PERMIT NO. 2025-01: TO ALLOW AN UPGRADE OF THE EXISTING OFF-SITE SALE OF BEER AND WINE ALCOHOL LICENSE (TYPE 20) TO A FULL OFF-SITE ALCOHOL LICENSE (TYPE 21) AT AN EXISTING CONVENIENCE STORE (7-ELEVEN) LOCATED IN A (C-G) GENERAL COMMERCIAL ZONE WITH A (PD) PRECISE DEVELOPMENT OVERLAY**

PROJECT LOCATION: 3310 East Imperial Highway, Brea, CA 92821

PROJECT DESCRIPTION: Upgrade an existing off-site sale of beer and wine alcohol license (Type 20) to an off-site sale of beer, wine, and distilled spirits (Type 21) at an existing convenience store (7-Eleven) within an existing 2,124 square foot standalone building.


Name of Public Agency Approving Project: City of Brea

Project Applicant & Address: Dayna Epley of 7-Eleven Inc.
P.O. Box 139044
Dallas, TX 91740
972-828-7084

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 because the off-site sale of beer, wine, and distilled spirits as it would be an ancillary service to the existing convenience store and does not include physical expansions or modification of the existing building. Therefore, the Project is categorically exempt from the provisions of CEQA.


Joanne Hwang, City Planner

3/25/25
Date

FILED

APR 03 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 **Start Over** **Save**

RECEIPT NUMBER:
 30-04/03/2025-0201
 STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF BREA	LEAD AGENCY EMAIL	DATE 04/03/2025
COUNTY/STATE AGENCY OF FILING ORANGE COUNTY	DOCUMENT NUMBER 202585000265	
PROJECT TITLE		

CONDITIONAL USE PERMIT NO. 2025-01; TO ALLOW AN UPGRADE OF THE EXISTING OFF-SITE SALE OF BEER AND WINE ALCOHOL LICENSE (TYPE 20) TO A FULL OFF-SITE ALCOHOL LICENSE (TYPE 21) AT AN EXISTING CONVENIENCE STORE (7-ELEVEN) LOCATED IN A (C-G) GENERAL COMMERCIAL ZONE WITH A (PD) PRECISE DEVELOPMENT OVERLAY

PROJECT APPLICANT NAME DAYNA EPLEY OF 7-ELEVEN INC.	PROJECT APPLICANT EMAIL	PHONE NUMBER (972) 828-7084
PROJECT APPLICANT ADDRESS P.O. BOX 139044	CITY DALLAS	STATE TX
		ZIP CODE 91740

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 (GRP) 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 Kalci Do Deputy Clerk
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