



ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

30-04/25/2025-0298

202585000380

FILED

April 25, 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. 2026-04 TO ESTABLISH AND OPERATE AN ADMINISTRATIVE AND PROFESSIONAL OFFICE USE AT 420 APOLLO STREET, UNIT A

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 04/25/2025

Posted 04/25/2025 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. 2025-04: TO ESTABLISH AND OPERATE AN ADMINISTRATIVE AND PROFESSIONAL OFFICE USE AT 420 APOLLO STREET, UNIT A**

PROJECT LOCATION: 420 Apollo Street, Unit A, Brea, CA 92821

PROJECT DESCRIPTION: Establish an administrative and professional office within an existing 3,330-square-foot tenant space that is located in an M-1 Light Industrial Zone business center.


Name of Public Agency Approving Project: City of Brea

Project Applicant & Address: Caroline Tseng of F.P.L Evergreen LLC
1275 Saint Albans Road
San Marino, CA 91108
Carolinet@capbarbell.com

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. 15301)
- Statutory Exemption (15282(s))
- 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 Class 1 exemption applies to the Project because the Project is limited to establishing a professional office use in an existing tenant space and will not include a physical expansion or modification to the existing building.




Jason Killebrew, Assistant City Manager/Community Development Director



Date

FILED

APR 25 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 **Print/View** **Save**

RECEIPT NUMBER:
 30-04/25/2025-0298
 STATE CLEARINGHOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF BREA	LEAD AGENCY EMAIL	DATE 04/25/2025
COUNTY/STATE AGENCY OF FILING ORANGE COUNTY	DOCUMENT NUMBER 202585000380	
PROJECT TITLE		

CONDITIONAL USE PERMIT NO. 2025-04 TO ESTABLISH AND OPERATE AN ADMINISTRATIVE AND PROFESSIONAL OFFICE USE AT 420 APOLLO STREET, UNIT A

PROJECT APPLICANT NAME CAROLINE TSENG OF F.P.L EVERGREEN LLC	PROJECT APPLICANT EMAIL	PHONE NUMBER (626) 705-5315
PROJECT APPLICANT ADDRESS 1275 SAINT ALBANS ROAD	CITY SAN MARINO	STATE CA
		ZIP CODE 91108

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 Kalci Do Deputy Clerk
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