



Hugh Nguyen
Clerk - Recorder

Orange County
Clerk-Recorder's Office
12 Civic Center Plaza, Room 106, P.O. Box 238, Santa Ana, CA 92702
web: www.oc.ca.gov/recorder/
PHONE (714) 834-2500 FAX (714) 834-5284

CITY OF NEWPORT BEACH
100 CIVIC CENTER DR PO BOX 1768
NEWPORT BEACH, CA 92658-8915

Office of the Orange County Clerk-Recorder
Memorandum

SUBJECT: NOTICE OF EXEMPTION

The attached notice was received, filed and a copy was posted on 12/04/2015

It remained posted for 30 (thirty) days.

Hugh Nguyen
Clerk - Recorder
In and for the County of Orange

By: HARO, RICARDO

Deputy

Public Resource Code 21092.3

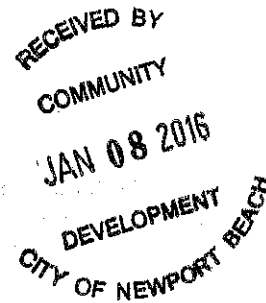
The notice required pursuant to Sections 21080.4 and 21092 for an environmental impact report shall be posted in the office of the County Clerk of each county *** in which the project will be located and shall remain posted for a period of 30 days. The notice required pursuant to Section 21092 for a negative declaration shall be so posted for a period of 20 days, unless otherwise required by law to be posted for 30 days. The County Clerk shall post notices within 24 hours of receipt.

Public Resource Code 21152

All notices filed pursuant to this section shall be available for public inspection, and shall be posted ***** within 24 hours of receipt** in the office of the County Clerk. Each notice shall remain posted for a period of 30 days.

*** Thereafter, the clerk shall return the notice to the local **lead** agency *** within a notation of the period it was posted. The local **lead** agency shall retain the notice for not less than nine months.

Additions or changes by underline; deletions by ***



FILED
PA2015-140

DEC 04 2015

HUGH NGUYEN, CLERK-RECORDER

Recorded in Official Records, Orange County
Hugh Nguyen, Clerk-Recorder
50.00
* \$ R 0 0 0 8 0 0 6 1 4 6 \$ *
201585001172 11:42 am 12/04/15
242 SC1 Z01
0.00 50.00 0.00 0.00 0.00 0.00 0.00 0.00

BY: [Signature] DEPUTY
Notice of Exemption

1148

To: County Clerk County of Orange Public Services Division Santa Ana, CA 92702	From: City of Newport Planning Division 100 Civic Center Drive P.O. Box 1768 Newport Beach, CA 92658-8915 (949) 644-3200
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Project Title: Bluffs Shopping Center Wasa Sushi Restaurant Expansion (PA 2015-140) ESK

Project Applicant: Bronnie Lee (Wasa Sushi), 1346 Bison Avenue, Newport Beach, CA 92660
(949) 760-1511

Project Location – Specific: The Bluffs Shopping Center is located at the corner of MacArthur Boulevard and Bison Avneue. The shopping center is bounded by MacArthur Boulevard, Bison Avenue and State Highway 73. A vicinity map is attached hereto.

Project Location – City: Newport Beach **Project Location – County:** Orange

Description of Nature, Purpose and Beneficiaries of Project: Wasa Sushi is expanding and remodeling the existing 1,574 square foot eating and drinking establishment into an adjacent 2,024 square foot tenant space for a combined floor area of 3,590 square feet. The existing facility is comprised of a dining room with sushi bar, kitchen, restrooms and office. The expansion area includes a new dining room, bar and four teppenyaki grills. The project includes an upgrade from a Type 41 ABC License (On-Sale Beer and Wine) to a Type 47 ABC License (On-Sale General) and approval of an off-street parking modification to reduce the required number of parking spaces by one space. Hours of operation for the existng facility are 10:00 a.m. to 10:00 p.m. daily. The expansion portion of the site will operate only during the hours of 4:00 p.m. to 10:00 p.m.

The site is designated CG (General Commercial) by the General Plan Land Use Element and is located within the commercial designated area of the Bonita Canyon Planned Community Zoning District. The use is consistent with the General Plan and the Planned Community.

Name of Public Agency Approving Project: City of Newport Beach **POSTED**

Name of Person or Agency Carrying out Project: Bronnie Lee (Wasa Sushi)

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. State type and section number: Class 1 - Existing Facilities (Section 15301)

Statutory Exemptions. State code number: _____

DEC 04 2015

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BY: [Signature] DEPUTY


Reasons why project is exempt: The Class 1 - Existing Facilities - exemption includes the operaion, repair, maintenance, permitting, leasing, licensing or minor alteration of existing public or private structures, facilities, mechanical equipment or topographical features involving negligible or no expansion of use. The proposed interior alterations of an existing structure will have no impact on the environment. The expansion of an existing restaurant into an adjacent tenant space will not alter the use or result in additional or more severe impacts.

Lead Agency
Contact Person: Gregg Ramirez

Area Code/Telephone/Extension: (949) 644-3219

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature:  Date: 12/3/15 Title: Senior Planner

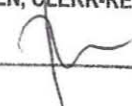
Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

FILED

DEC 04 2015

HUGH NGUYEN, CLERK-RECORDER

BY:  DEPUTY

POSTED

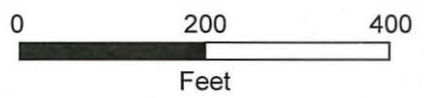
DEC 04 2015

HUGH NGUYEN, CLERK-RECORDER

BY:  DEPUTY



Newport
Beach
GIS



Disclaimer: Every reasonable effort has been made to assure the accuracy of the data provided, however, The City of Newport Beach and its employees and agents disclaim any and all responsibility from or relating to any results obtained in its use.

Imagery: 2009-2013 photos provided by Eagle Imaging www.eagleaerial.com

12/3/2015



State of California—Natural Resources Agency
CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE
2015 ENVIRONMENTAL FILING FEE CASH RECEIPT

RECEIPT# 30-2015 1148
STATE CLEARING HOUSE # (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

LEAD AGENCY CITY OF NEWPORT BEACH	DATE 12/04/2015
COUNTY/STATE AGENCY OF FILING Orange	DOCUMENT NUMBER 201585001172

PROJECT TITLE
BLUFFS SHOPPING CENTER WASA SUSHI RESTAURANT EXPANSION

PROJECT APPLICANT NAME BRONNIE LEE (WASSA SUSHI)	PHONE NUMBER (949) 644-3219
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PROJECT APPLICANT ADDRESS 1346 BISON AVENUE	CITY NEWPORT BEACH	STATE CA	ZIP CODE 92660
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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)	\$3,069.75	\$	0.00
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,210.00	\$	0.00
<input type="checkbox"/> Application Fee Water Diversion (State Water Resources Control Board only)	\$850.00	\$	0.00
<input type="checkbox"/> Projects Subject to Certified Regulatory Programs (CRP)	\$1,043.75	\$	0.00
<input checked="" type="checkbox"/> County Administrative Fee	\$50.00	\$	50.00
<input type="checkbox"/> Project that is exempt from fees			
<input checked="" type="checkbox"/> Notice of Exemption (attach)			
<input type="checkbox"/> CDFW No Effect Determination (attach)			
<input type="checkbox"/> Other _____		\$	_____

PAYMENT METHOD:

Cash
 Credit
 Check
 Other _____

TOTAL RECEIVED \$ 50.00

SIGNATURE 	PRINTED NAME AND TITLE RICARDO HARO, DEPUTY CLERK
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