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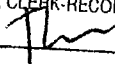
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 <p>CITY OF NEWPORT BEACH 3300 Newport Boulevard P.O. Box 1768 Newport Beach, CA 92658-8915 (949) 644-3200</p>	<h1>NOTICE OF EXEMPTION</h1>
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To: <input type="checkbox"/> Office of Planning and Research P.O. BOX 3044 Sacramento, CA 95812-3044		From: City of Newport Beach Planning Division 3300 Newport Boulevard P.O. Box 1768 Newport Beach, CA 92658-8915	
<input type="checkbox"/> County Clerk, County of Orange Public Services Division Santa Ana, CA 92702		Date received for filing at OPR/County Clerk:	
Project Name and Activity Number:	Bristol Chevron Service Station	Applicant Name and Contact Information	Chevron Products Co. Attn: Jeff Van Riper 145 S. State College Blvd. Brea, Ca 92822 714-671-3499
Project Location – Specific	2121 Bristol Street		
Project Location - City:	Newport Beach	Project Location – County	Orange
Project Description:	Amend the existing use permit to construct the following: a 2,945-square-foot convenience store, an additional automated car wash bay next to an existing renovated car wash bay, a new canopy with five new dispensers, and a trash enclosure with recycling bins. Demolition would include three service bays, a snack shop, an existing canopy and six dispensers. The existing underground storage tanks and the Healy clean air system will remain. Also included in the request is a Type 20 (Off Sale Beer & Wine) ABC license.		


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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 Existing_ Section 15332, of the California Environmental Quality Act (CEQA) Guidelines - Class 32 (In-Fill Development Projects)**
- Statutory Exemptions. State code number _____
- General Rule (Sec. 15061(b)(3))

Reasons why project is exempt

1. This project has been determined to be categorically exempt under the requirements of the California Environmental Quality Act under Class 32 (In-fill Development Projects). Class 32 consists of projects characterized as in-fill development meeting the conditions described in this section.

(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.

The subject property has a land use designation of General Commercial (CG) within the General Plan. The CG designation is intended to provide for a wide variety of commercial activities oriented primarily to serve citywide or regional needs. Fuel/service stations, convenience stores, and car washing facilities are permitted uses within this land use designation.

The property is located within the Commercial General (CG) Zoning District. The convenience market and automated car wash uses are permitted as accessory uses to the service station with approval of a conditional use permit (CUP).

- (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.*

The project site is located at the intersection of Irvine Avenue and Bristol Street, which are designated as "major roads" in the Circulation Element of the General Plan. This site is 39,956 square feet (0.92 acre) in area and is completely surrounded by urban uses. The Del Taco parking lot is directly adjacent the southeast property line. Adjacent the southwest property line are two parcels (under common ownership). The parcel fronting on Irvine Avenue is developed with a mini mart and the land locked property to the rear is developed with a vacant commercial office building which is currently being used for private storage by the mini mart owner.

- (c) The project site has no value as habitat for endangered, rare or threatened species.*

The site is currently fully developed with an existing service station and paved surface parking lot, and does not contain any habitat for endangered, rare or threatened species. Vegetation that exists on-site consists of non-native ornamental landscaping.

- (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.*

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Traffic:

Per comments from the Public works Department, the proposed project will not result in additional trip generation per ITE standards.

Noise:

The proposed redevelopment of the existing service station and addition of an automated car wash bay will not generate a substantial increase in noise levels as compared to the existing service station operation. The car wash bays have been designed and hours have been limited to 7:00 a.m. to 10:00 p.m. to comply with the noise ordinance.

Air Quality:

The addition of the car wash bay and larger convenience store will not result in an overall increase in the average daily trips (ADT) to the site. The applicant expects construction to take place in two phases. The first phase will take approximately 3 months and the second phase will take a maximum 3 months. The project will be conditioned to comply with the regional AQMP established by the SCAQMD. This will ensure that any construction impacts are minimized.

Water Quality:

The applicant has completed a Water Quality Management Plan (WQMP) and will be required to comply with all requirements of the Zoning Code and Municipal Code related to water quality.

(e) The site can be adequately served by all required utilities and public services.

Sewer collection and wastewater treatment services are provided by the City of Newport Beach and the Orange County Sanitation District. All utilities (i.e. electricity, natural gas, and telephone) are currently available and serve the existing site. Fire and police protection facilities and services are located off of Jamboree Road on Santa Barbara Drive.

Name of Public Agency Approving Project: City of Newport Beach

Date of Approval: 9/20/12

Contact Person: Melinda Whelan Title: Assistant Planner

Signature: Melinda Whelan Tel.No. 949-644-3221

Date: 9/20/12