



HUGH NGUYEN
CLERK-RECORDER

BIRTH AND DEATH RECORDS
FICTITIOUS BUSINESS NAMES
MARRIAGE LICENSES/RECORDS
NOTARY REGISTRATION
ORANGE COUNTY ARCHIVES
PASSPORTS
PROPERTY RECORDS

RECEIVED BY
COMMUNITY
DEVELOPMENT
JAN 03 2022

CITY OF
NEWPORT BEACH

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 11/18/2021

It remained posted for 30 (thirty) days.

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

By: Claudia L Franco Gutierrez

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 ***



State of California - Department of Fish and Wildlife
2021 ENVIRONMENTAL FILING FEE CASH RECEIPT
DFW 753.5a (REV. 01/01/21) Previously DFG 753.5a

Print

Stamp Over

Save

RECEIPT NUMBER:

30 — 11/18/2021 — 0933

STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY

CITY OF NEWPORT BEACH

LEAD AGENCY EMAIL

DATE

11/18/2021

COUNTY/STATE AGENCY OF FILING

Orange

DOCUMENT NUMBER

202185000956

PROJECT TITLE

CORONA DEL MAR 76 SERVICE STATION REMODEL

PROJECT APPLICANT NAME

HAMID KIANIPUR

PROJECT APPLICANT EMAIL

PHONE NUMBER

(949)644-3200

PROJECT APPLICANT ADDRESS

2201 EAST COAST HIGHWAY

CITY

NEWPORT BEACH

STATE

CA

ZIP CODE

92625

PROJECT APPLICANT (Check appropriate box)

☐ Local Public Agency

☐ School District

☐ Other Special District

☐ State Agency

☒ Private Entity

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)

\$3,445.25

\$

0.00

☐ Mitigated/Negative Declaration (MND)(ND)

\$2,480.25

\$

0.00

☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW

\$1,171.25

\$

0.00

☒ 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

\$

0.00

☒ County documentary handling fee

\$

50.00

☐ Other

\$

PAYMENT METHOD:

☐ Cash

☒ Credit

☐ Check

☐ Other

TOTAL RECEIVED

\$

50.00

SIGNATURE

X

AGENCY OF FILING PRINTED NAME AND TITLE

DEPUTY CLERK, CLAUDIA FRANCO

FILED

NOV 18 2021

HUGH NGUYEN, CLERK-RECORDER

BY:

DEPUTY

Notice of Exemption

Recorded in Official Records, Orange County

Hugh Nguyen, Clerk-Recorder



50.00

202185000956 1:37 pm 11/18/21

383 82A Z01

0.00 50.00 0.00 0.00 0.00 0.00 0.00 0.00

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



Project Title: Corona del Mar 76 Service Station Remodel

Project Applicant: Hamid Kianipur 2201 East Coast Highway, Corona del Mar, CA 92625

Project Location – Specific: 2201 East Coast Highway, Newport Beach, CA 92625

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

Description of Nature, Purpose and Beneficiaries of Project:

The project includes a conditional use permit and coastal development permit to remodel and expand an existing convenience store including a waiver of some service station development standards and the introduction of a Tyle 20 (Off-Sale Beer and Wine) Alcohol Beverage Control License

Name of Public Agency Approving Project: City of Newport Beach

Name of Person or Agency Carrying out Project: Hamid Kianipur 2201 East Coast Highway, Newport Beach, CA 92625

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 - 15301
☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt: The Project consists a remodel of an existing 1,763-square-foot service station and convenience market, including the conversion of vehicle service bays to market floor area and a 232-square-foot addition. The fully developed site does not contain any sensitive environmental, historical or scenic resources to nullify finding the project categorically exempt.

Lead Agency

Contact Person/Title: Chelsea Crager, Associate Planner Contact Phone No./Ext: 949-644-3227

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: Chelsea Crager Title: Associate Planner Date: 11/17/21

☒ 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.

POSTED

NOV 18 2021

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: [Signature] DEPUTY

30-11/17/2021-0933

Orange County
Clerk-Recorder's Office
Hugh Nguyen

601 N. Ross Street
92701

County

Finalization: 20210000613904
11/18/21 1:37 pm
383 82A

Item	Title	Count
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1	Z01	1
EIR: Exempt or Previously Paid		
Document ID		Amount

DOC# 202185000956	50.00
Time Recorded 1:37 pm	

Total	50.00
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Payment Type	Amount
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Credit Card tendered	50.00
# 064293	

Amount Due	0.00
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THANK YOU
PLEASE RETAIN THIS RECEIPT
FOR YOUR RECORDS

www.ocrecorder.com



O.C. CLERK RECORDER
601 N. ROSS ST.
SANTA ANA, CA 92701

11/18/2021 13:39:20

CREDIT CARD

VISA SALE

Card #	XXXXXXXXXXXX5104
SEQ #:	6
Batch #:	451
INVOICE	6
CLERK	0383
Approval Code:	064293
Entry Method:	Manual
Mode:	Online
Tax Amount:	\$0.00
Cust Code:	
Card Code:	M

SALE AMOUNT \$50.00

CUSTOMER COPY