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 ***
<table>
<thead>
<tr>
<th>Lead Agency</th>
<th>Lead Agency Email</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>City of Newport Beach</td>
<td></td>
<td>11/18/2021</td>
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</table>

<table>
<thead>
<tr>
<th>County/State Agency of Filing</th>
<th></th>
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<tbody>
<tr>
<td>Orange</td>
<td></td>
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<table>
<thead>
<tr>
<th>Project Title</th>
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**Corona del Mar 76 Service Station Remodel**

<table>
<thead>
<tr>
<th>Project Applicant Name</th>
<th>Project Applicant Email</th>
<th>Phone Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hamid Kianipur</td>
<td></td>
<td>(949)644-3200</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Project Applicant Address</th>
<th>City</th>
<th>State</th>
<th>Zip Code</th>
</tr>
</thead>
<tbody>
<tr>
<td>2201 East Coast Highway</td>
<td>Newport Beach</td>
<td>CA</td>
<td>92625</td>
</tr>
</tbody>
</table>

**Check Applicable Fees:**
- Mitigated/Negative Declaration (MND)/ND: $2,480.25
- Certified Regulatory Program (CRP) document - payment due directly to CDFW: $1,171.25

**Exempt from fee:**
- Notice of Exemption (attach)
- CDFW No Effect Determination (attach)
- Fee previously paid (attach previously issued cash receipt copy)

**Payment Method:**
- Cash
- Credit
- Check
- Other

<table>
<thead>
<tr>
<th>Total Received</th>
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</thead>
<tbody>
<tr>
<td>50.00</td>
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</tbody>
</table>

**Signature:**

**Agency of Filing Printed Name and Title:**

Deputy Clerk, Claudia Franco
Notice of Exemption

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.
Orange County
Clerk-Recorder's Office
Hugh Nguyen

601 N. Ross Street
92701

County

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

<table>
<thead>
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<th>Item</th>
<th>Title</th>
<th>Count</th>
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<tbody>
<tr>
<td>1</td>
<td>Z01 EIR: Exempt or Previously Paid</td>
<td>1</td>
</tr>
</tbody>
</table>

Document ID Amount

DOC# 202185000956 50.00

Time Recorded 1:37 pm

Total Amount

Payment Type Amount

Credit Card tendered 50.00
# 064293

Amount Due 0.00

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 #: XXXXXXXXXX05104
SEQ #: 6
Batch #: 451
INVOICE #: 6
CLERK: 0383
Approval Code: 064293
Entry Method: Manual
Mode: Online
Tax Amount: $0.00
Cust Code: M

SALE AMOUNT $50.00

CUSTOMER COPY