



**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

SEP 15 2021

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

CITY OF  
NEWPORT BEACH

Office of the Orange County Clerk-Recorder  
**Memorandum**

SUBJECT: NOTICE OF EXEMPTION

The attached notice was received, filed and a copy was posted on 07/28/2021

**It remained posted for 30 (thirty) days.**

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

By: Al Obaidi Nadia 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 \*\*\*

POSTED

JUL 28 2021

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: NA DEPUTY

Recorded in Official Records, Orange County  
Hugh Nguyen, Clerk-Recorder



50.00


\* \$ R 0 0 1 3 0 3 1 2 4 8 \$ \*

202185000588 11:02 am 07/28/21

323 OR03A Z01

0.00 50.00 0.00 0.00 0.00 0.00 0.00 0.00

Notice of Exemption

<b>To:</b> County Clerk County of Orange Public Services Division Santa Ana, CA 92702	<b>From:</b> 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:** 2510 West Coast Highway Mixed Use Project

**Project Applicant:** 2510 W. Coast Hwy. LLC & 2510 W. Coast Hwy. Eat LLC , 17475 Gillette Ave, Irvine CA 92614

Attention: Mark Moshayed

**Project Location – Specific:** 2510 & 2530 West Coast Highway, Newport Beach, CA

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

**Description of Nature, Purpose and Beneficiaries of Project:** The project will replace an existing auto sales office with a mixed-use development consisting of 36 residential dwelling units and a 5,096-square-foot office. The residential component will consist of 8 studio units, 22 one-bedroom units and 6 two-bedroom units. Three of the units will be set aside for workforce housing and made affordable to very low-income households under State density bonus law.

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

**Name of Person or Agency Carrying out Project:** 2510 W. Coast Hwy. LLC & 2510 W. Coast Hwy. Eat LLC , 17475 Gillette Ave, Irvine CA 92614

**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:** 15332, Class 32
- Statutory Exemptions. State code number: \_\_\_\_\_

FILED

JUL 28 2021

HUGH NGUYEN, CLERK-RECORDER

BY: NA DEPUTY

**Reasons why project is exempt:** This project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332 under Class 32 (In-fill Development Projects) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has no potential to have a significant effect on the environment.

CEQA Class 32 consists of projects characterized as in-fill development meeting the conditions described above. The proposed project consists of 36 multi-family residential units and 5,096 square foot office. It is consistent with the City's General Plan land use and zoning designations. There is no reasonable probability that the proposed project will have a significant effect on the environment due to unusual circumstances, nor will the project result in any short-term or long-term environmental impacts that were not previously considered in the Newport Beach General Plan and General Plan EIR. Implementation of the proposed project will not result in any adverse effects on sensitive biological resources, traffic, air quality, noise or water quality

**Lead Agency**

**Contact Person/Title:** Matt Schneider, Principal Planner **Contact Phone No./Ext:** 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

2021-07-28/32/EO-03

Applicant:

Signature: Matt Schriber Title: Principal Planner Date: July 28, 2021

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.

04/04/2019

**POSTED**

**JUL 28 2021**

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: NA DEPUTY

**FILED**

**JUL 28 2021**

HUGH NGUYEN, CLERK-RECORDER

BY: NA DEPUTY



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

RECEIPT NUMBER:  
 30 — 07/28/2021 — 0570  
 STATE CLEARINGHOUSE NUMBER (If applicable)  
 N/A

**SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.**

LEAD AGENCY <b>CITY OF NEWPORT PLANNING DIVISION</b>	LEAD AGENCY EMAIL	DATE <b>07/28/2021</b>
COUNTY/STATE AGENCY OF FILING Orange	DOCUMENT NUMBER <b>202185000588</b>	

PROJECT TITLE

**2510 WEST COAST HIGHWAY MIXED USE PROJECT**

PROJECT APPLICANT NAME 2510 W. COAST HWY. LLC & 2510 W. COAST HWY. EAT LLC.,	PROJECT APPLICANT EMAIL	PHONE NUMBER <b>(949)644-3219</b>
PROJECT APPLICANT ADDRESS <b>17475 GILLETTE AVE</b>	CITY <b>Irvine</b>	STATE <b>CA</b>
		ZIP CODE <b>92614</b>

**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)  | \$3,445.25 | \$ | 0.00 |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)                                   | \$2,480.25 | \$ | 0.00 |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW | \$1,171.25 | \$ | 0.00 |
| <br>  |            |    |      |
| <input checked="" type="checkbox"/> Exempt from fee   |            |    |      |
| <input checked="" type="checkbox"/> Notice of Exemption (attach)                                    |            |    |      |
| <input type="checkbox"/> CDFW No Effect Determination (attach)                                      |            |    |      |
| <input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)           |            |    |      |

- |   |          |    |       |
|---|----------|----|-------|
| <input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only) | \$850.00 | \$ | 0.00  |
| <input checked="" type="checkbox"/> County documentary handling fee   |          | \$ | 50.00 |
| <input type="checkbox"/> Other  |          | \$ |       |

**PAYMENT METHOD:**

- Cash   
  Credit   
  Check   
  Other   
 TOTAL RECEIVED   
 \$ 50.00

SIGNATURE <b>X / Nadia Al Obaidi</b>	AGENCY OF FILING PRINTED NAME AND TITLE <b>NADIA AL OBAIDI, DEPUTY CLERK</b>
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