



50.00

Project Charge No. CP23-0053

**FILED**

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202385000841 3:50 pm 09/28/23

390 SC3A Z01

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SEP 28 2023

HUGH NGUYEN, CLERK-RECORDER

BY: [Signature] DEPUTY



**POSTED**

**OC Public Works/OC DEVELOPMENT**

300 N. FLOWER STREET

P. O. BOX 4048

SANTA ANA, CALIFORNIA 92702-4048

SEP 28 2023

HUGH NGUYEN, CLERK-RECORDER

BY: [Signature] DEPUTY

# NOTICE OF EXEMPTION

TO: COUNTY CLERK  
COUNTY OF ORANGE

FROM: COUNTY OF ORANGE  
OC DEVELOPMENT

Project Title: Changed Plan for the purpose of renovating and expanding the existing outdoor patio area at Javier's and reconcile documented square footage with a recent site survey.

Description, Nature, Purpose and Beneficiaries of Project: The project proposes to renovate and expand the existing outdoor patio area at Javier's and reconcile documented square footage with a recent site survey conducted by Stantec engineering. The renovation will expand the existing 2,455 square-foot outdoor patio area to 4,588 square feet and add 377 square feet of interior space to the existing 7,495 square foot building for a total of 7,832 square feet of interior space.

Location: The project is located within Crystal Cove Shopping Center, a retail center located on an 1s8-acre site in portions of Planning Areas 3B and 14 of the Newport Coast Planned Community at Pacific Coast Highway between Crystal Heights Drive and Reef Point Drive.

Name of Public Agency Approving Project: County of Orange, *Public Works*

Name of Person or Agency Carrying Out Project: Irvine Company, Property Owner

Address of Person or Agency Carrying Out Project: 7948 E. Coast Highway, Newport Beach

Exempt Status: (Check One)

- Ministerial (Sec. 15268)
- Declared Emergency (Sec. 15269 (a))
- Emergency Project (Sec. 15269(a)&(b))
- General Rule (Sec. 15061(b)(3))
- Statutory Exemption: State Code number

Date of Decision

[Signature]

X Categorical Exemption: State classes and section number(s): Class 1, Sec. 15301, and Class 11, Sec. 15311

Reasons why project is exempt: The California Environmental Quality Act (CEQA) allows categorical exemptions for projects that have been determined not to have a significant effect on the environment. (CEQA Guidelines §15300-15332). Following is a brief analysis of why the project is consistent with Class 1 and Class 11 categorical exemptions.

### Class 1 Categorical Exemption

The Class 1 (Section 15301) exemption provides for the operation, 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 the use beyond that existing at the time of the lead agency's determination. Examples include:

(a) Interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances;

The Class 1 (Section 15301) exemption provides for the operation, 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 the use beyond that existing at the time of the lead agency's determination. The project site is a 125,000 square foot shopping center on approximately 18 acres. The proposed patio addition would result in a negligible expansion of the existing restaurant use.

**Class 11 Categorical Exemption**

*Class 11 consists of construction, or replacement of minor structures accessory (appurtenant to) existing commercial, industrial, or institutional facilities...*

As discussed in Class 1 above, the project site is a 125,000 square foot shopping center on approximately 18 acres. The proposed patio renovation and expansion is accessory to the existing commercial shopping center and restaurant use.

The California Environmental Quality Act (CEQA) allows categorical exemptions for projects that have been determined not to have a significant effect on the environment. (CEQA Guidelines §15300-15332. Each component of the project, including the demolition of the existing residence and accessory structures, and the reconstruction of the residence and accessory structures, meets criteria outlined in the Class 1 and Class 11 exemptions. The project will not result in a cumulative impact or a significant environmental effect and will not damage scenic or historic resources and the appropriate environmental document for this project is a Notice of Exemption. Standard conditions of approval applied by the County for all construction projects of this nature will address any short-term construction related concerns.

Project Contact Person: Kevin Canning, Contract Planner  
CEQA Contact Person: Kevin Canning, Contract Planner

Phone: (714) 667-8847  
Phone: (714) 667-8847

Signature:   
Title: Contract Planner

**POSTED**

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BY:  DEPUTY



Hugh Nguyen  
Orange County Clerk-Recorder  
601 N. Ross Street  
Santa Ana, CA 92701

County

Finalization: 20230000271856  
9/28/23 3:50 pm  
390 SC3A

Item	Title	Count
1	201	1
EIR: Exempt or Previously Paid Document ID		Amount
DOC# 20238500084		50.00
Time Recorded 3:50 pm		
Total		50.00
Payment Type		Amount
Credit Card tendered # 718264		50.00
Amount Due		0.00

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