

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk

County of: Monterey

168 W. Alisal Street, 1st floor

Salinas, CA 93901

From: (Public Agency): City of Marina
Community Development Department
211 Hillcrest Avenue, Marina, CA 93933

(Address)

FILED

JUN 04 2026

XOCHITL MARINA CAMACHO
MONTEREY COUNTY CLERK
DEPUTY

2026-0075

Project Title: DRIVE-THROUGH USE FOR GAS STATION, CONVENIENCE STORE, AND CAR WASH

Project Applicant: Harbhajan Dadwal

Project Location - Specific:

3001 Second Avenue (Opportunity Area 1A of Dunes Development)

Project Location - City: Marina

Project Location - County: Monterey

Description of Nature, Purpose and Beneficiaries of Project:

Proposed conversion of approximately 2,000 square feet of an approved convenience store into a drive-through restaurant at 3001 Second Avenue (Opportunity Area 1A of the Dunes Development).

Name of Public Agency Approving Project: City of Marina

Name of Person or Agency Carrying Out Project: Harbhajan Dadwal

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: Consistent with EIR 2004091167 per CEQA § 15183, PRC § 21083.3(b)
- ☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt:

Consistent with CEQA Guidelines § 15183 and Cal. Pub. Resources Code § 21083.3(b), the proposed project will not result in new significant environmental impacts or effects or a substantial increase in the severity of significant effects previously identified in EIR No. 2004091167, which was certified for the University Villages Specific Plan (UVSP). The Specific Plan and its associated EIR contemplated that previously approved uses at the site, including gas station, convenience store, and car wash were all permitted uses within the MU-Mixed Use district within the UVSP. Addition of a drive-through restaurant consistent with the originally-permitted use is a conditionally-permitted use in main commercial districts within the City and would not result in any new impacts not previously identified.

Lead Agency

Contact Person: Guido Persicone

Area Code/Telephone/Extension: 831-884-1289

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: Guido Persicone
for Guido Persicone
Signed by Lead Agency

Date: 6/4/26

Title: Planning Services Manager

Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____