



**Hugh Nguyen**  
**Clerk - Recorder**

**Orange County**  
**Clerk-Recorder's Office**  
**12 Civic Center Plaza, Room 106, P.O. Box 238, Santa Ana, CA 92702**  
web: [www.oc.ca.gov/recorder/](http://www.oc.ca.gov/recorder/)  
PHONE (714) 834-2500 FAX (714) 834-5284

*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 02/26/2015

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

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

By: JACK, MARY 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 \*\*\*

FILED

FEB 25 2015

HUGH NGUYEN, CLERK-RECORDER

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



NO FEE

201585000157 8:22 am 02/26/15

292 11 201

0.00 50.00 0.00 0.00 0.00 0.00 0.00 0.00

BY: 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:** Lido Partners Settlement Agreement

**Project Applicant:** City of Newport Beach, 100 Civic Center Drive, Newport Beach, CA 92660, (949)644-3210

**Project Location – Specific:** Former City Hall site located at 3300 Newport Blvd.; Via Lido Plaza located at 3415-3461 Via Lido; and the southerly ±175 feet of Via Oporto public right of way north of 32<sup>nd</sup> St. (See attached maps)

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

**Description of Nature, Purpose and Beneficiaries of Project:** Settlement agreement leading to the modification delivery truck access to an existing shopping center (Via Lido Plaza) that requires the modification and realignment of parking spaces, landscape planters, and drive aisles within Via Lido Plaza and a new driveway for delivery truck access to Via Oporto approximately 175 feet north of 32nd Street. The portion of Via Oporto from the new driveway to 32nd Street will be converted to 2-way traffic. The purpose of the project is to discontinue delivery truck access to Via Lido Plaza across the former City Hall site by providing access by Via Oporto. Beneficiaries: City of Newport Beach, 100 Civic Center Dr., Newport Beach, CA 92660 and Lido Partners, 3425 Via Lido, Ste. 250, Newport Beach, CA 92663

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

**Name of Person or Agency Carrying out Project:** City of Newport Beach

POSTED

**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: Sections 15301 & 15303
- Statutory Exemptions. State code number: \_\_\_\_\_

FEB 25 2015

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: [Signature] DEPUTY

**Reasons why project is exempt:** The action is exempt from the California Environmental Quality Act ("CEQA") pursuant to Section 15301 (Existing Facilities) and Section 15303 (New Construction) 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. Approval of this Settlement Agreement will lead to the partial reconfiguration of an existing parking lot within Via Lido Plaza and a new driveway approach for delivery vehicles to Via Oporto and the conversion of approximately 175 feet of Via Oporto to 2-way traffic. Section 15301 exempts minor alteration of existing public or private facilities involving negligible or no expansion of use. The changes to the parking lot involve restriping parking spaces and minor changes to parking lot landscaping. The minor reduction of off-street parking for Via Lido Plaza (seven spaces) does not reduce parking below the minimum required. The change from one-way to two-way traffic for a portion of Via Oporto required no physical change to the street other than new striping and signs. Section 15303 exempts the construction of limited new small facilities or structures such as a drive approach within an existing street.

**Lead Agency**

**Contact Person:** James Campbell

**Area Code/Telephone/Extension:** 949-644-3210

**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:** JW Campbell

**Date:** 2/25/2015

**Title:** Principal Planner

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**

**FEB 25 2015**

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: \_\_\_\_\_ DEPUTY

**FILED**

**FEB 25 2015**

**HUGH NGUYEN, CLERK-RECORDER**

BY: \_\_\_\_\_ DEPUTY

VIA LIDO PLAZA PROJECT SUMMARY	
<b>SITE AREA</b>	
± 4.92 Acres	± 214,108 SF.
<b>BUILDING AREA</b>	
<b>TOTAL:</b>	86,591 SF
<b>PARKING AREA</b>	
PROVIDED:	312 STALLS
REQUIRED:	296 STALLS
SURPLUS:	16 STALLS
<b>Legend</b>	
	Current Truck Route

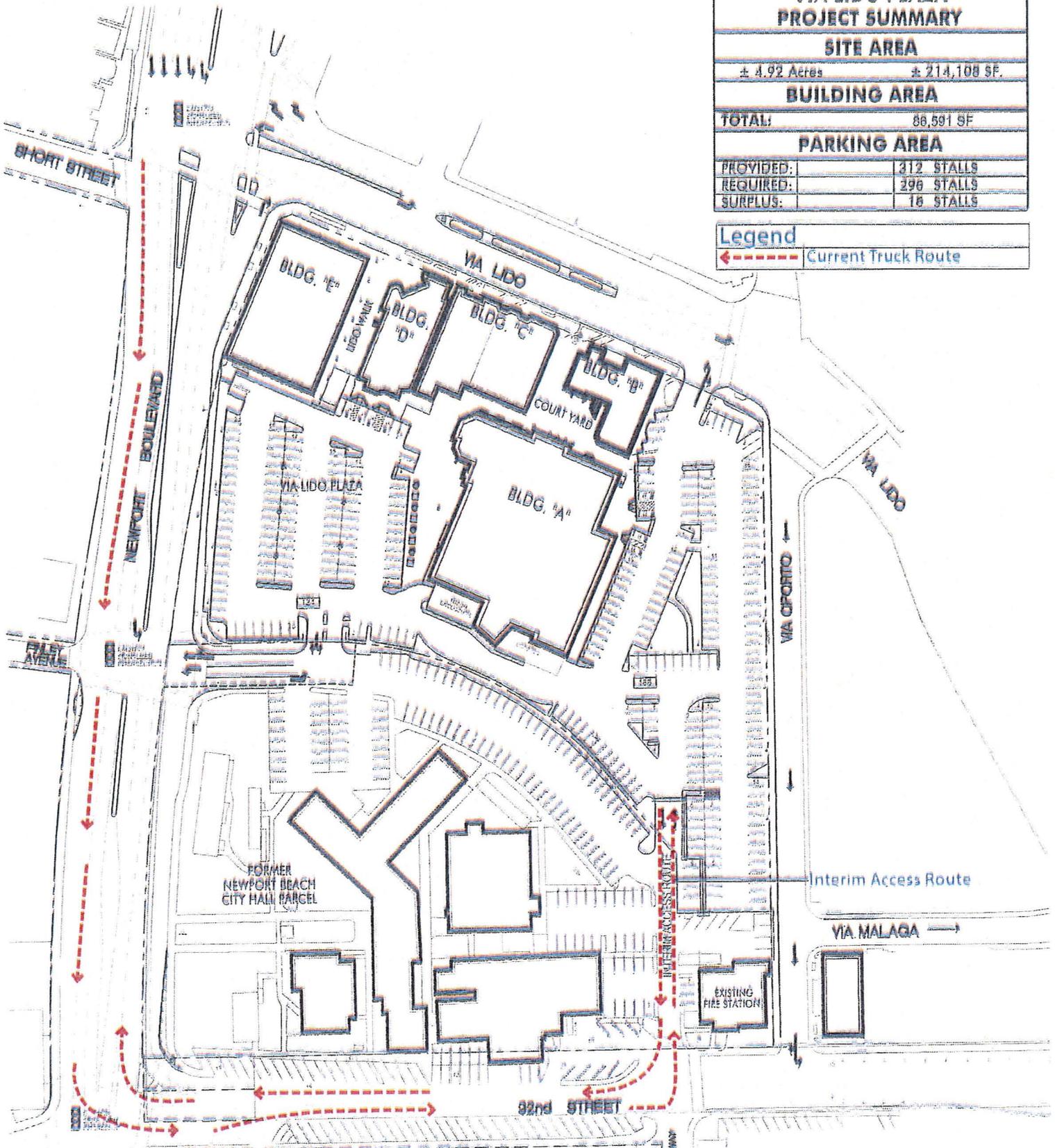


EXHIBIT "3" Depiction of Lido Village Partners Property

VIA LIDO PLAZA  
NEWPORT BEACH, CA



VIA LIDO PLAZA PROJECT SUMMARY		
<b>SITE AREA</b>		
± 4.92 Acres		± 214,108 SF.
<b>BUILDING AREA</b>		
<b>TOTAL:</b>	86,591 SF	
<b>PARKING AREA (proposed)</b>		
PROVIDED:	ESTIMATED:	305 STALLS
REQUIRED:	ESTIMATED:	289 STALLS
SURPLUS:	ESTIMATED:	16 STALLS
<b>Legend</b>		
	"New Truck Access Route"	
	Future Proposed Validated Parking Control Area	

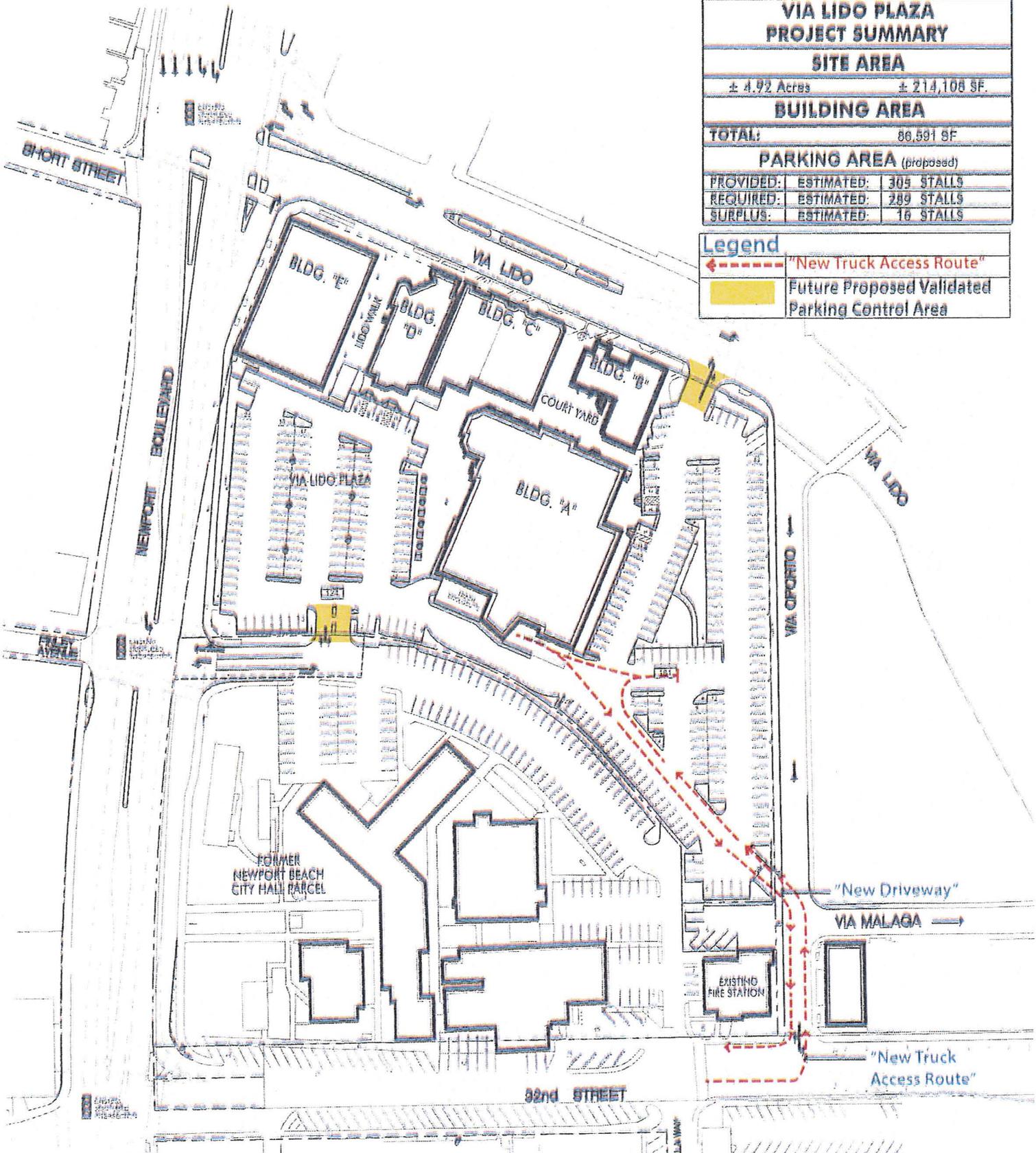


Exhibit "3-A": New Truck Access Route

VIA LIDO PLAZA  
NEWPORT BEACH, CA





State of California—Natural Resources Agency  
**CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE**  
**2015 ENVIRONMENTAL FILING FEE CASH RECEIPT**

RECEIPT#	30-2015 0140
STATE CLEARING HOUSE # (if applicable)	N/A

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

LEAD AGENCY NEWPORT BEACH		DATE 02/26/2015	
COUNTY/STATE AGENCY OF FILING Orange		DOCUMENT NUMBER 201585000157	
PROJECT TITLE LIDO PARTNERS SETTLEMENT AGREEMENT			
PROJECT APPLICANT NAME CITY OF NEWPORT BEACH		PHONE NUMBER ( 949 ) 644-3200	
PROJECT APPLICANT ADDRESS 100 CIVIC CENTER DR	CITY NEWPORT BRACH	STATE CA	ZIP CODE 92658

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)	\$3,069.75	\$	0.00
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,210.00	\$	0.00
<input type="checkbox"/> Application Fee Water Diversion (State Water Resources Control Board only)	\$850.00	\$	0.00
<input type="checkbox"/> Projects Subject to Certified Regulatory Programs (CRP)	\$1,043.75	\$	0.00
<input type="checkbox"/> County Administrative Fee	\$50.00	\$	0.00
<input checked="" type="checkbox"/> Project that is exempt from fees			
<input checked="" type="checkbox"/> Notice of Exemption (attach)			
<input type="checkbox"/> CDFW No Effect Determination (attach)			
<input type="checkbox"/> Other _____		\$	_____

PAYMENT METHOD:

- Cash    
  Credit    
  Check    
  Other \_\_\_\_\_

TOTAL RECEIVED \$ 0.00

SIGNATURE

X

PRINTED NAME AND TITLE

ROBERT URIOSTEGUI, DEPUTY

Orange County  
Clerk-Recorder's Office  
Hugh Nguyen

630N Broadway Bldg. 12 Suite  
101  
Santa Ana, CA, 92701

County

Finalization: 20150000063984  
2/26/15 8:22 am  
292 11

Item	Title	Count
1	Z01	1
	EIR Administrative Fee	
	Document ID	Amount

DOC# 201585000157 50.00  
Time Recorded 8:22 am

Total 0.00

Payment Type Amount

NO FEE 50.00  
Amount Due 0.00

THANK YOU  
PLEASE RETAIN THIS RECEIPT  
FOR YOUR RECORDS  
[www.ocrecorder.com](http://www.ocrecorder.com)