



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

RECEIVED BY  
COMMUNITY

APR 19 2016

DEVELOPMENT  
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 03/11/2016

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

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

By: Rose M. Solorio 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 \*\*\*

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



50.00

201685000242 10:02 am 03/11/16

230 SC4 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:** Newport Center Drive Tentative Parcel Map No. 2015-177 (PA2015-213)

**Project Applicant:** Irvine Company Office Properties, Attn: Churchill Bunn, 111 Innovation, Irvine, CA 92617 (949) 720-4030

**Project Location – Specific:** 500, 520 and 550 Newport Center Dr., 545 and 555 San Nicolas Dr.

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

**Description of Nature, Purpose and Beneficiaries of Project:** The project is the approval of a tentative parcel map (attached) to create four parcels for refinancing purposes. Three of the four parcels would each consist of an existing office building (500, 520 and 550 Newport Center Drive) and the fourth parcel would consist of the shared parking facilities for the three office buildings (545 and 555 San Nicolas Drive).

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

**Name of Person or Agency Carrying out Project:** Irvine Company Office Properties, Churchill Bunn

**Exempt Status: (check one):**

*550 NEWPORT CENTER DR.  
NEWPORT BEACH, CA 92658*

- 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:** Sec. 15315 - Class 15 - Minor Land Divisions **DEPUTY**
- Statutory Exemptions. State code number:** \_\_\_\_\_

**POSTED**

**MAR 11 2016**

**HUGH NGUYEN, CLERK-RECORDER**

**Reasons why project is exempt:** The Class 15 Exemption allows the division of property in urbanized areas zoned for residential, commercial or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels are available, the parcel was not involved in a division of a larger parcel within the previous two years and the parcel does not have an average slope greater than 20 percent. The Tentative Parcel Map is consistent with all of the requirements of the Class 15 Exemption.

**Lead Agency**

**Contact Person:** Patrick Alford **Area Code/Telephone/Extension:** (949) 644-3235

**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:** Melinda Whelan **Date:** 3/10/16 **Title:** Zoning Administrator

Signed by Lead Agency  Signed by Applicant

**FILED** *Assistant Planner*

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

**MAR 11 2016**

**HUGH NGUYEN, CLERK-RECORDER**

**BY:** [Signature] **DEPUTY**

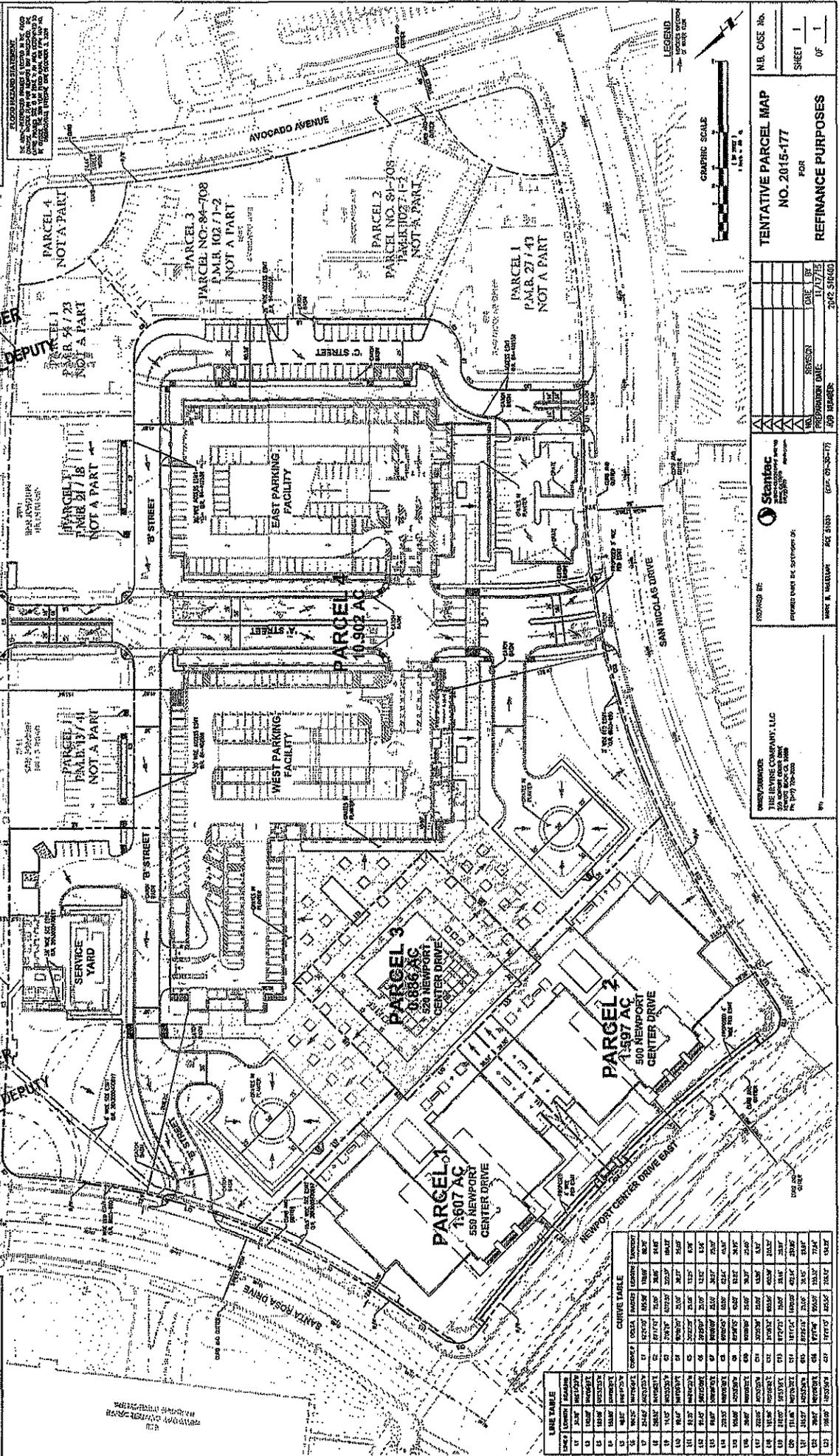
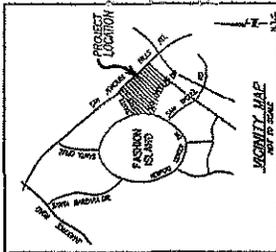
**POSTED**  
**MAR 11 2016**

BY: *[Signature]*  
 HUGH NGUYEN, CLERK-RECORDER  
 DEPUTY

**TENTATIVE PARCEL MAP**  
**No. 2015-177**

**FILED**  
**MAR 10 2016**

BY: *[Signature]*  
 HUGH NGUYEN, CLERK-RECORDER  
 DEPUTY



**LEGEND**

**CHURCH TABLE**

CHURCH	AREA	PERCENTAGE	CHURCH	AREA	PERCENTAGE
1	1,807	100%	1	1,807	100%
2	1,397	100%	2	1,397	100%
3	1,086	100%	3	1,086	100%
4	902	100%	4	902	100%
5	54	100%	5	54	100%
6	18	100%	6	18	100%
7	15	100%	7	15	100%
8	12	100%	8	12	100%
9	10	100%	9	10	100%
10	8	100%	10	8	100%
11	7	100%	11	7	100%
12	6	100%	12	6	100%
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15	3	100%	15	3	100%
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94	1	100%	94	1	100%
95	1	100%	95	1	100%
96	1	100%	96	1	100%
97	1	100%	97	1	100%
98	1	100%	98	1	100%
99	1	100%	99	1	100%
100	1	100%	100	1	100%

**TENTATIVE PARCEL MAP**  
**NO. 2015-177**  
 FOR  
**REFINANCE PURPOSES**

PREPARED BY: **Stantec**  
 THE BAYVIEW COMPANY, LLC  
 200 NEWPORT CENTER DRIVE  
 NEWPORT, CA 94558  
 PREPARED FOR: **THE BAYVIEW COMPANY, LLC**  
 200 NEWPORT CENTER DRIVE  
 NEWPORT, CA 94558

DATE: 11/17/15  
 PREPARATION DATE: 2012 SR0400

PROJECT NO. N.B. CASE NO. SHEET 1 OF 1



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

RECEIPT#  
 30-2016 234  
 STATE CLEARING HOUSE # (if applicable)  
 N/A

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

LEAD AGENCY CITY OF NEWPORT PLANNING DIVISION		DATE 03/11/2016	
COUNTY/STATE AGENCY OF FILING Orange		DOCUMENT NUMBER 201685000242	
PROJECT TITLE NEWPORT CENTER DRIVE TENTATIVE PARCEL MAP NO. 2015-177 (PA2015-213)			
PROJECT APPLICANT NAME IRVINE COMPANY OFFICE PROPERTIES, CHURCHILL BUNN			PHONE NUMBER ( )
PROJECT APPLICANT ADDRESS 550 NEWPORT CENTER DR	CITY NEWPORT BEACH	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)	\$3,070.00	\$	0.00
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,210.25	\$	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 checked="" type="checkbox"/> County Administrative Fee	\$50.00	\$	50.00
<input type="checkbox"/> Project that is exempt from fees			
<input 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 \$ 50.00

SIGNATURE 	PRINTED NAME AND TITLE ERNESTO TREJO DEPUTY CLERK
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<input type="checkbox"/> Other _____		\$	_____

PAYMENT METHOD:

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  Credit   
  Check   
  Other \_\_\_\_\_

TOTAL RECEIVED \$ 50.00

SIGNATURE 	PRINTED NAME AND TITLE <b>ERNESTO TREJO DEPUTY CLERK</b>
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