



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/
PHONE (714) 834-5284 FAX (714) 834-2500

CITY OF NEWPORT BEACH
3300 NEWPORT BEWPORT BEACH
NEWPORT BEACH, CA 92685

RECEIVED BY
COMMUNITY
JUL 10 2013
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 05/31/2013

It remained posted for 30 (thirty) days.

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

By: AGUIRRE, IDALIA

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

MAY 31 2013

HUGH NGUYEN, CLERK-RECORDER

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



50.00

201385000415 11:14 am 05/31/13
46 SC3 Z01
0.00 50.00 0.00 0.00 0.00 0.00 0.00 0.00

Notice of Exemption

BY: HA DEPUTY

To:
County Clerk
County of Orange
Public Services Division
Santa Ana, CA 92702

From:
City of Newport Planning Division
3300 Newport Boulevard P.O. Box 1768
Newport Beach, CA 92658-8915
(949) 644-3200



Project Title: The Bluffs Shopping Center Sign Program Amendment (CS2013-002), Modification Permit (MD2013-006) - PA2013-055

Project Applicant: Irvine Company, John Murphy, 101 Innovation, Irvine, CA 92617-3040, (949) 720-3237

Project Location – Specific: The project is located at 1300 Bison Avenue within the Bluffs Shopping Center in the City of Newport Beach. The Center is bounded by Bison Avenue to the south, Macarthur Boulevard to the west, and California Highway 73 to the northeast as shown on Exhibit 1 attached hereto.

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

Description of Nature, Purpose and Beneficiaries of Project: On May 30, 2013, the Zoning Administrator approved a Modification Permit and an amendment to the Bluffs Shopping Center's Comprehensive Sign Program in order to allow two (2) additional project identification wall signs and two (2) new vehicular-oriented directional signs.

Name of Public Agency Approving Project: City of Newport Beach

POSTED

Name of Person or Agency Carrying out Project: Irvine Company

MAY 31 2013

Exempt Status: (check one):

HUGH NGUYEN, CLERK-RECORDER

- 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: Class 11 (Accessory Structures), Sec. 15311
- Statutory Exemptions. State code number: _____

BY: HA DEPUTY

Reasons why project is exempt: The City considered any potential environmental effects of the proposed project. Based on the Zoning Administrator review and all supporting materials provided, the Zoning Administrator determined that the project is exempt from further environmental review consistent with the Class 11 – Accessory Structures exemption under CEQA Guidelines section 15311. Class 11 consists of construction or replacement of minor structures accessory to (appurtenant to) existing commercial, industrial or institutional facilities including on-premise signs. The additional signs are accessory to the primary use of the site which is designated as General Commercial in the Land Use Element of the City's General Plan. The addition of the signs is consistent with Class 11 construction and replacement of minor structures and will, therefore, have no significant environmental impact. The Zoning Administrator found the following to determine that the project is exempt from further CEQA review:

1. The project has been reviewed, and it qualifies for a categorical exemption pursuant to Section 15311 of the California Environmental Quality Act under Class 11 (Accessory Structures) of the Implementing Guidelines of the California Environmental Quality Act.

2. Class 11 includes construction or replacement of minor structures such as on-premise signs accessory to (appurtenant to) the existing retail commercial shopping center. The proposed wall and vehicular-oriented directional signs are incidental and accessory to the principal use of the property and does not intensify or alter the use.

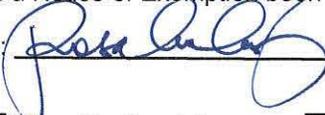
Lead Agency

Contact Person: Rosalinh Ung, Associate Planner

Area Code/Telephone/Extension: (949) 644-3208

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: 

Date: 5/30/13

Title: ASSOCIATE 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.

FILED

MAY 31 2013

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BY:  DEPUTY

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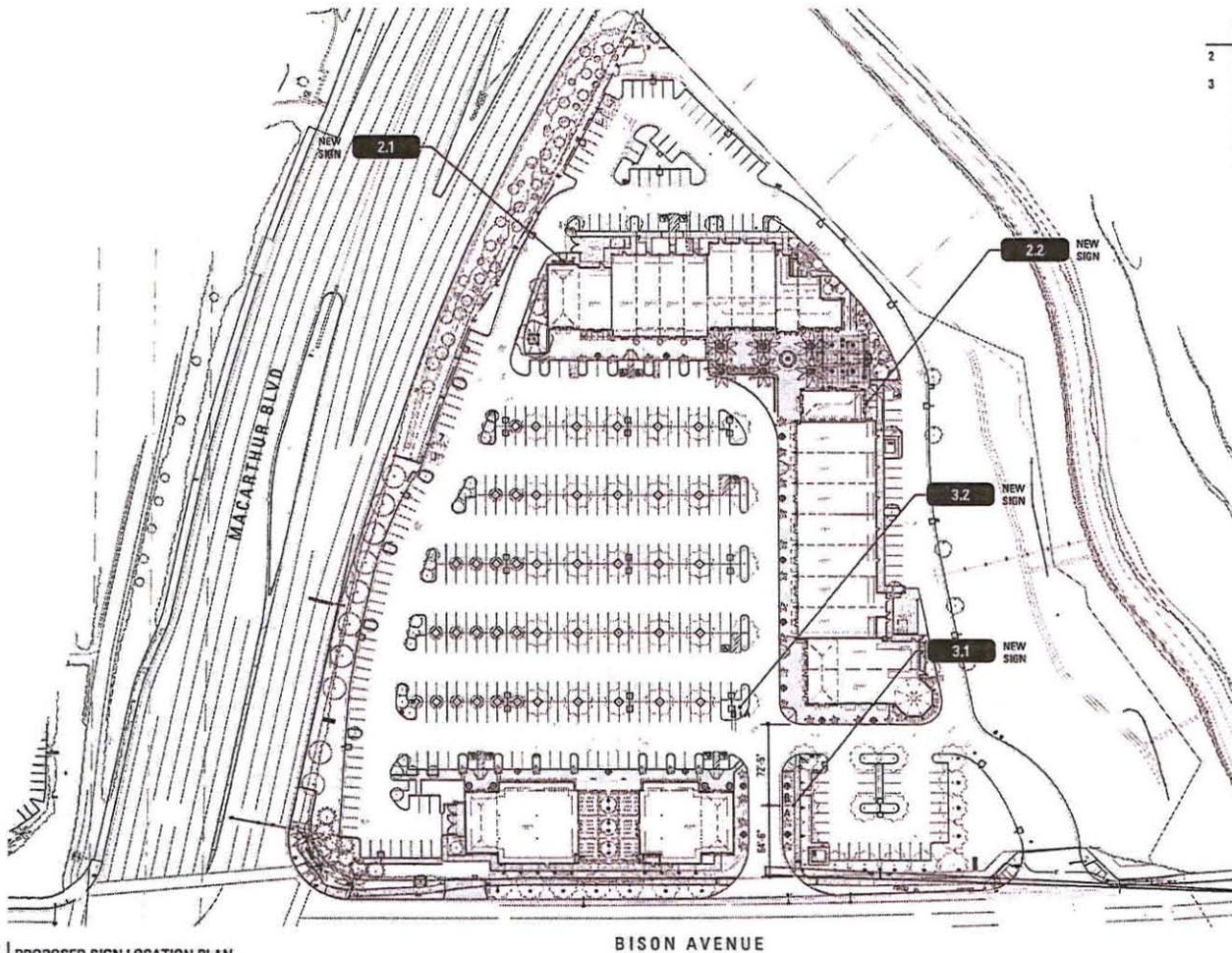
BY: HN DEPUTY

POSTED

MAY 31 2013

HUGH NGUYEN, CLERK-RECORDER

BY: HN DEPUTY



SIGN LEGEND		QTY	18_SF_07_24
2	PROJECT ID WALL SIGN	2 (NEW)	
3	VEHICULAR DIRECTIONAL	2 (NEW)	

1 PROPOSED SIGN LOCATION PLAN
SCALE: 1" = 100'



Davies Associates
Environmental Graphics
Davies Associates, Inc.
9424 Dayton Way
Suite 217
Beverly Hills, CA 90210
tel 310.247.9572
fax 310.247.9590
www.daviesla.com

This drawing and the designs included herein as instruments of service are and shall remain the property of Davies Associates, Inc., whether or not the project for which they are made is executed. They are not to be used by the Owner/Client on other projects or portions of this project except by agreement in writing with Davies Associates, Inc.

The Bluffs Shopping Center

Newport Beach, California
Project No. 13005

Irvine Company
Retail Properties

Documentation

04.10.13 NP

Proposed Sign Location Plan

Sign Type 2
Project ID Wall Sign
Sign Type 3
Vehicular Directional

G1