

FILED

OCT 02 2019

HUGH NGUYEN, CLERK-RECORDER

BY: VN DEPUTY

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

50.00
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201985001008 9:23 am 10/02/19

390 SC3 Z01

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Notice of Exemption

To: County Clerk County of Orange Public Services Division Santa Ana, CA 92702	From: 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:
Bethel and Ridge Demolition and Subdivision (PA2019-085)

Project Applicant:
Jeff Bethel and Steve Ridge

Project Location – Specific:
365 Via Lido Soud, Units 1, 2, 3 and 4 (see attached Vicinity Map)

Project Location – City: Newport Beach	Project Location – County: Orange
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Description of Nature, Purpose, and Beneficiaries of Project:
The project is an approved tentative parcel map and coastal development permit to subdivide the applicants' property into two separate parcels. The coastal development permit also approved the demolition of an existing four-unit residential structure and waiver of the minimum lot width and lot area standards associated with the proposed subdivision. No new construction is proposed as a part of this project. The tentative parcel map and demolition plan for the project are provided as Exhibits 1 and 2.

Name of Public Agency Approving Project: City of Newport Beach	Name of Person or Agency Carrying Out Project: Jeff Bethel and Steve Ridge
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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 (Existing Facilities) & 15303 (New Construction)

Statutory Exemptions. State code number: _____

Reasons why project is exempt:

A Class 1 exemption consists of 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 existing or former use. This includes the demolition and removal of multifamily residential structures up to and including six dwelling units (Section 15301(l)(2)). The project proposes the demolition of four dwelling units and any future development will not expand the existing use.

A Class 3 exemption consists of construction and location of limited numbers of new, small facilities or structures. This includes a duplex or similar multi-family residential structure totaling no more than four dwelling units and in urbanized areas, apartments, duplexes, and similar structures designed for not more than six dwelling units (Section 15303(b)). The project proposes the subdivision of a parcel which will allow for the construction of not more than four dwelling units.

Lead Agency Contact Person: Jaime Murillo, Principal Planner	Area Code/Telephone/Extension: (949) 644-3209
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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: <u>[Signature]</u>	Date: October 1, 2019	Title: Principal Planner
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Signed by Lead Agency Signed by Applicant

POSTED

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

ORANGE COUNTY CLERK-RECORDER DEPARTMENT
BY: VN DEPUTY

SCALE: 1" = 10'

SHEET 1 OF 1 SHEETS

TENTATIVE PARCEL No. 2019-126

IN THE CITY OF NEWPORT BEACH
COUNTY OF ORANGE, STATE OF CALIFORNIA

EXISTING PARCELS: 1
ACREAGE: 0.145 AC.

DATE OF PREPARATION
APRIL, 2019

OWNER / DEVELOPER
JEFFREY JAMES MITCHELL AND BRONCKE MARIE MITCHELL
TRUSTEES OF 2018 MITCHELL FAMILY TRUST
DATED JANUARY 28, 2018
STEPHEN JOHN BRIDGE LARS SHELLEY LARSEN BRIDGE
TRUSTEES OF THE STEPHEN JOHN BRIDGE AND SHELLEY
MARIE BRIDGE AN LIVING TRUST DATED MAY 22, 2018

SITE ADDRESS
342 VIA LIDO ROAD
NEWPORT BEACH, CA 92663

ZONING
R1

PROPOSED USE OF LAND
RESIDENTIAL

NUMBER OF PARCELS
TWO

FLOOD ZONE
ZONE X

EASEMENTS
THERE ARE NO EASEMENTS OF RECORD
AFFECTING THE SUBJECT PROPERTY

SURVEYOR
FORREST ENGINEERING & SURVEYING INC.
MICHAEL A. FORREST P.L.S.
3231 BROADWAY ST.
HUNTINGTON BEACH, CA 92648
(714) 963-8763

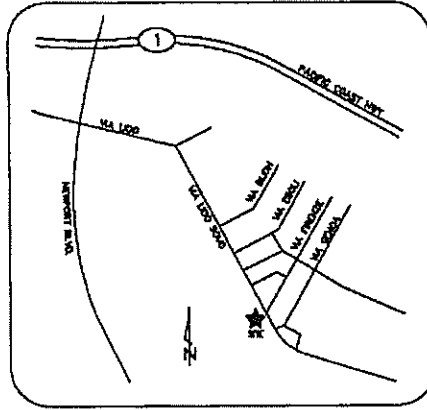


NOTE: SECTION 87001 OF THE CALIFORNIA BUSINESS AND PROFESSIONAL CODE STATES THAT THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A LICENSED LAND SURVEYOR IN THE PRACTICE OF LAND SURVEYING OR THE PREPARATION OF MAPS, PLATS, REPORTS, RECORDS OR OTHER SURVEYING DOCUMENTS ONLY CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

REAL PROPERTY IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

LOT 823 & THE SOUTHEASTERLY 10' OF LOT 822 & THE NORTHWESTERLY HALF OF LOT 824 OF TRACT NO. 887 IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 28, PAGES 25-36 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 423-187-04



NEIGHBORHOOD MAP
NOT TO SCALE

UTILITY NOTES

- GAS** - SOUTHERN CALIFORNIA GAS COMPANY (700) 427-2200
- ELECTRICITY** - SOUTHERN CALIFORNIA Edison COMPANY (700) 655-6560
- CABLE** - TRAC WANNER COMMUNICATIONS (800) 862-2233
- WATER** - CITY OF NEWPORT BEACH (949) 844-3300
- SEWER** - CITY OF NEWPORT BEACH (949) 844-3300
- TELEPHONE** - AT&T (800) 331-0600
- WASTE** - CITY OF NEWPORT BEACH (949) 844-3300

SEWER AND STORM DRAIN

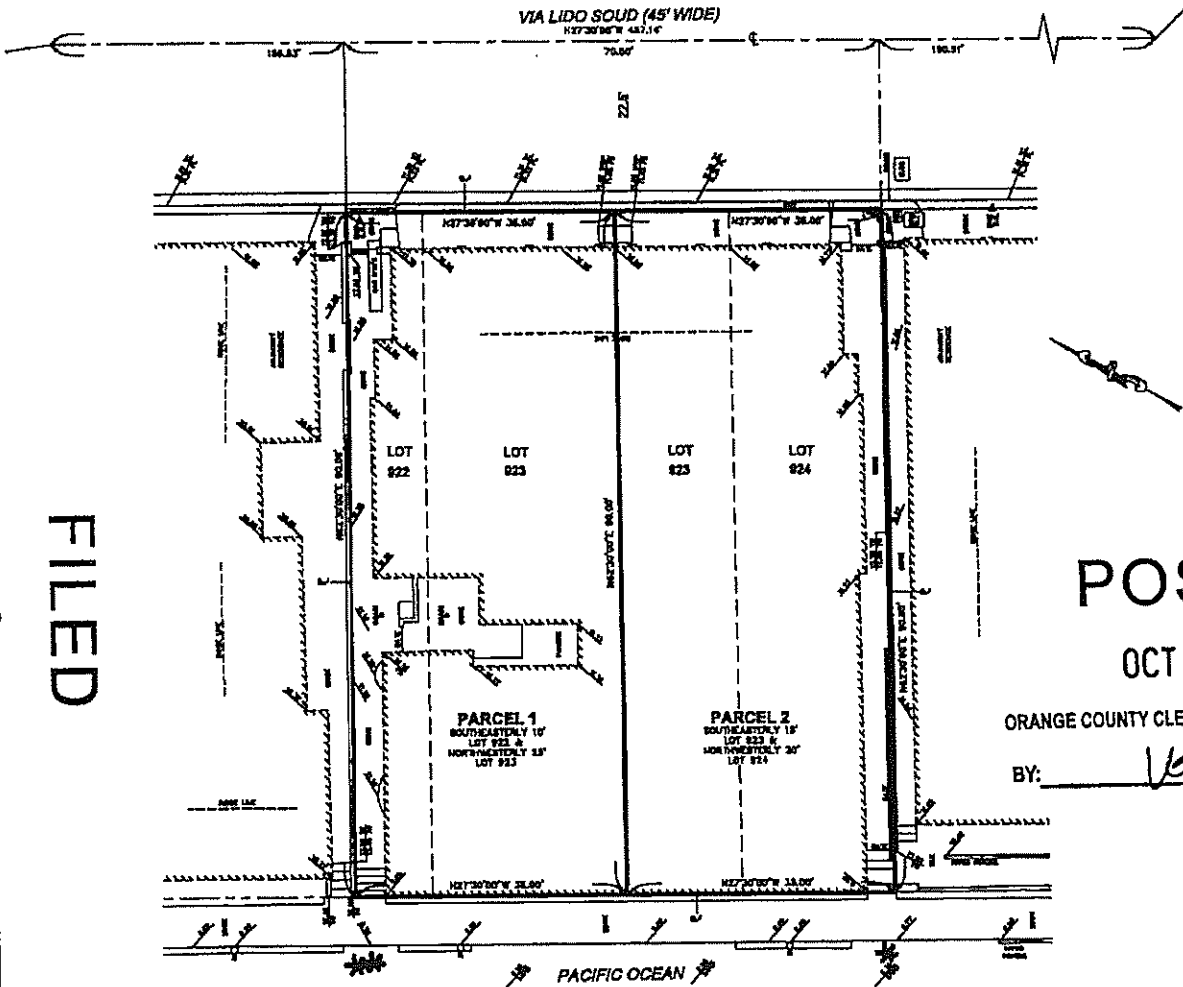
TO INTO EXISTING CITY FACILITY.

SURVEYOR'S NOTE

THIS PROJECT IS A 1024.130 (M) DEVIATION FROM LEGAL STANDARDS. BOUNDARY AND TOPOGRAPHIC MEASUREMENTS SHOWN HEREIN ARE BASED ON TOPOGRAPHIC CONTOURS AND FOUND MONUMENTS IN THE COURSE OF A FIELD SURVEY PERFORMED IN OCTOBER OF 2018. OBTAINED BOUNDARY AND ADJACENT INFORMATION WILL BE REFLECTED ON THE FINAL PARCEL MAP.

BENCHMARK

DCM BENCHMARK 1403-12-70
ELEVATION BY GCS 2011 - POINT 3 3/4" DCS ALUMINUM BENCHMARK BSK STAMPED "1403-12-70" SET IN THE NORTHWEST CORNER OF A 4 FT. BY 6.5 FT. CONCRETE CATCH BASIN MONUMENT IS LOCATED IN THE SOUTHEAST CORNER OF THE INTERSECTION OF VIA LIDO ROAD AND PALLAS AVENUE. 18.3 FT. NORTHEAST OF THE CENTERLINE OF VIA LIDO ROAD AND 4 FT. EASTERN OF THE BOUNDARY BEGINNING OF CLINE BENCH. MONUMENT IS LEVEL WITH: CORNER.
ELEVATION = 118.6' (NAVD83)



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ORANGE COUNTY CLERK-RECORDER DEPARTW

BY: [Signature] DEPI

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

3-08-19

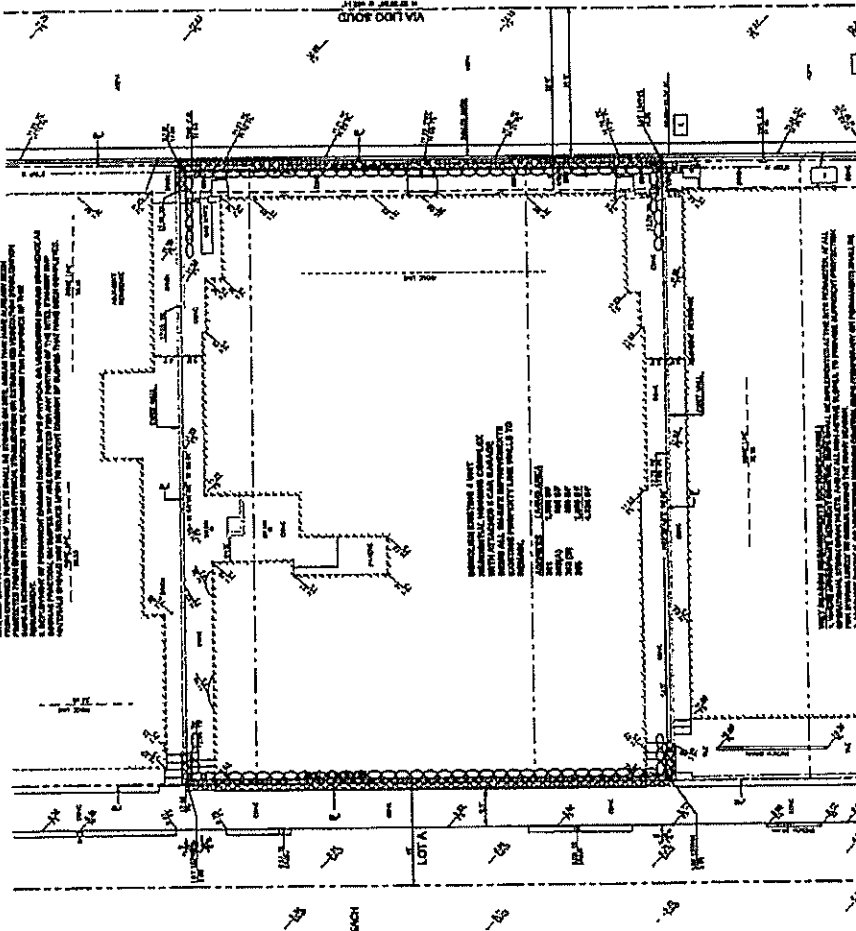
CRAIG S. HAMPTON
 P.E. No. 10211
 1501 S. TAYLOR ROAD, SUITE 100
 SANTA ANA, CALIFORNIA 92705
 (714) 261-1111
 www.hamptoninc.com

LEGEND

- ○ ○ ○ ○ BOUNDARY SURVEY
- 1/4" WOOD TEMPORARY CONSTRUCTION FENCE

DEMO PLAN NOTES

- 1. ALL DEMOS SHALL BE IN ACCORDANCE WITH THE CALIFORNIA DEMOLITION ACT (PUBLIC LAW 94-143).
- 2. ALL DEMOS SHALL BE IN ACCORDANCE WITH THE CALIFORNIA AIR RESOURCES ACT (PUBLIC LAW 94-163).
- 3. ALL DEMOS SHALL BE IN ACCORDANCE WITH THE CALIFORNIA WATER RESOURCES ACT (PUBLIC LAW 94-166).
- 4. ALL DEMOS SHALL BE IN ACCORDANCE WITH THE CALIFORNIA WASTE MANAGEMENT ACT (PUBLIC LAW 94-168).
- 5. ALL DEMOS SHALL BE IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (PUBLIC LAW 94-171).
- 6. ALL DEMOS SHALL BE IN ACCORDANCE WITH THE CALIFORNIA HISTORIC PRESERVATION ACT (PUBLIC LAW 94-172).
- 7. ALL DEMOS SHALL BE IN ACCORDANCE WITH THE CALIFORNIA FIRE SAFETY ACT (PUBLIC LAW 94-173).
- 8. ALL DEMOS SHALL BE IN ACCORDANCE WITH THE CALIFORNIA LABOR RELATIONS ACT (PUBLIC LAW 94-174).
- 9. ALL DEMOS SHALL BE IN ACCORDANCE WITH THE CALIFORNIA EMPLOYMENT RELATIONS ACT (PUBLIC LAW 94-175).
- 10. ALL DEMOS SHALL BE IN ACCORDANCE WITH THE CALIFORNIA CIVIL SERVICE ACT (PUBLIC LAW 94-176).
- 11. ALL DEMOS SHALL BE IN ACCORDANCE WITH THE CALIFORNIA GOVERNMENT EMPLOYERS' LIABILITY ACT (PUBLIC LAW 94-177).
- 12. ALL DEMOS SHALL BE IN ACCORDANCE WITH THE CALIFORNIA LABOR-MANAGEMENT DISPUTE RESOLUTION ACT (PUBLIC LAW 94-178).
- 13. ALL DEMOS SHALL BE IN ACCORDANCE WITH THE CALIFORNIA LABOR-MANAGEMENT DISPUTE RESOLUTION ACT (PUBLIC LAW 94-179).
- 14. ALL DEMOS SHALL BE IN ACCORDANCE WITH THE CALIFORNIA LABOR-MANAGEMENT DISPUTE RESOLUTION ACT (PUBLIC LAW 94-180).
- 15. ALL DEMOS SHALL BE IN ACCORDANCE WITH THE CALIFORNIA LABOR-MANAGEMENT DISPUTE RESOLUTION ACT (PUBLIC LAW 94-181).
- 16. ALL DEMOS SHALL BE IN ACCORDANCE WITH THE CALIFORNIA LABOR-MANAGEMENT DISPUTE RESOLUTION ACT (PUBLIC LAW 94-182).
- 17. ALL DEMOS SHALL BE IN ACCORDANCE WITH THE CALIFORNIA LABOR-MANAGEMENT DISPUTE RESOLUTION ACT (PUBLIC LAW 94-183).
- 18. ALL DEMOS SHALL BE IN ACCORDANCE WITH THE CALIFORNIA LABOR-MANAGEMENT DISPUTE RESOLUTION ACT (PUBLIC LAW 94-184).
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- 33. ALL DEMOS SHALL BE IN ACCORDANCE WITH THE CALIFORNIA LABOR-MANAGEMENT DISPUTE RESOLUTION ACT (PUBLIC LAW 94-199).
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NOTICE TO CONTRACTOR: THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SANTA ANA AND THE CALIFORNIA STATE DEPARTMENT OF INDUSTRIAL RELATIONS (DIR) PRIOR TO THE COMMENCEMENT OF DEMOLITION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES TO REMAIN ON THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL DEMOLISHED MATERIALS FROM THE SITE AND THE PROTECTION OF THE SURROUNDING AREA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF ALL WORKERS AND THE PUBLIC DURING THE DEMOLITION PROCESS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL HISTORIC AND CULTURAL RESOURCES ON THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ENVIRONMENTAL RESOURCES ON THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL NEIGHBORHOODS AND COMMUNITIES SURROUNDING THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL TRAFFIC AND TRANSPORTATION ROUTES DURING THE DEMOLITION PROCESS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES TO REMAIN ON THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL DEMOLISHED MATERIALS FROM THE SITE AND THE PROTECTION OF THE SURROUNDING AREA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF ALL WORKERS AND THE PUBLIC DURING THE DEMOLITION PROCESS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL HISTORIC AND CULTURAL RESOURCES ON THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ENVIRONMENTAL RESOURCES ON THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL NEIGHBORHOODS AND COMMUNITIES SURROUNDING THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL TRAFFIC AND TRANSPORTATION ROUTES DURING THE DEMOLITION PROCESS.

DEMOLITION PLAN



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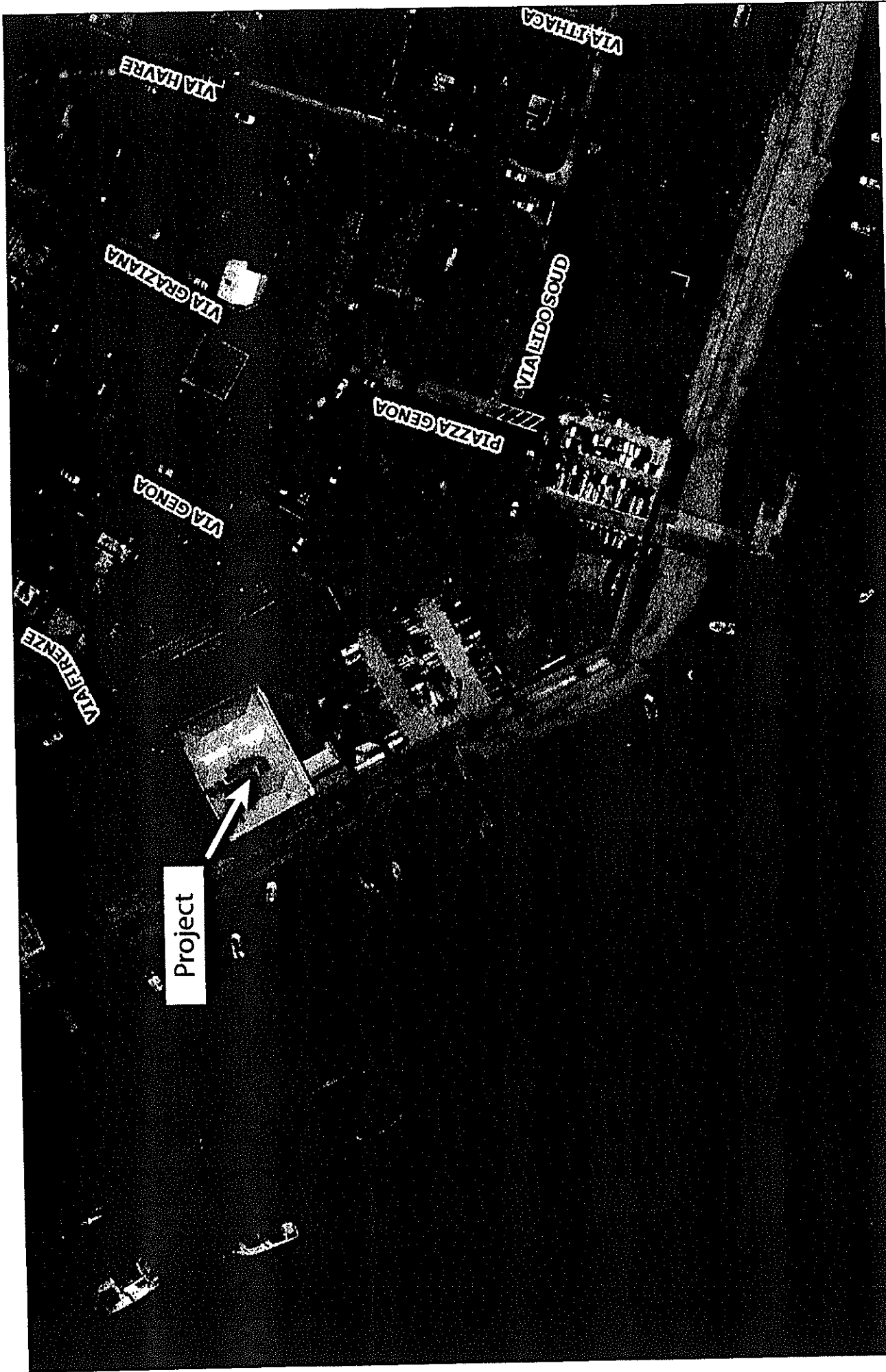
PROJECT NO. PROJECT NAME CITY OF SANTA ANA PROJECT ADDRESS PROJECT DATE		DRAWING NO. DRAWING DATE	SHEET NO. SHEET DATE	SHEET 1 OF 2 SHEETS	TOWNGRAPHIC SURVEY WILSON VALLEY BLACK CA HERTFORD BLACK CA	SHEET 1 OF 2 SHEETS
PROJECTED BY PROJECT ENGINEER & ARCHITECT, INC. PROJECT MANAGER PROJECT ARCHITECT PROJECT ENGINEER		CHECKED BY PROJECT ARCHITECT	DATE OF REVISION THE REVISIONS TO THIS PLAN ARE THE PROPERTY OF THE ARCHITECT AND SHALL BE KEPT IN CONFIDENCE BY THE CONTRACTOR.	REVISIONS REVISION NO. 1 REVISION DATE	LEGAL ENGINEERING LEGAL ENGINEER LEGAL FIRM	SHEET NO. SHEET DATE
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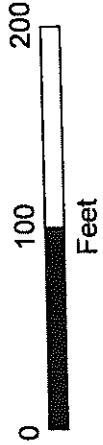
Exhibit 2



Project

Disclaimer:
Every reasonable effort has been made to assure the accuracy of the data provided, however, The City of Newport Beach and its employees and agents disclaim any and all responsibility from or relating to any results obtained in its use.

9/18/2019



NBGIS
NEWPORT BEACH



Vicinity Map

Orange County
Clerk-Recorder's Office
Hugh Nguyen

601 N. Ross Street
92701

County

Finalization: 20190000352300
10/2/19 9:33 am
390 SC3

Item	Title	Count
1	C06	1
Certified Copy: Birth (Public)		
Document ID		Amount
DOC# 92418		28.00
Time Recorded 9:33 am		

Total	28.00
-------	-------

Payment Type	Amount
Cash	tendered 28.00

Amount Due 0.00

THANK YOU
PLEASE RETAIN THIS RECEIPT
FOR YOUR RECORDS

www.ocrecorder.com

