



HUGH NGUYEN
CLERK-RECORDER

RECEIVED BY
COMMUNITY
DEVELOPMENT

JUL 19 2022

CITY OF
NEWPORT BEACH

BIRTH AND DEATH RECORDS
FICTITIOUS BUSINESS NAMES
MARRIAGE LICENSES/RECORDS
NOTARY REGISTRATION
ORANGE COUNTY ARCHIVES
PASSPORTS
PROPERTY RECORDS

CITY OF NEWPORT PLANNING DIVISION
100 CIVIC CENTER DRIVE PO BOX 1768
NEWPORT BEACH, CA 92658

Office of the Orange County Clerk-Recorder
Memorandum

SUBJECT: NOTICE OF EXEMPTION

The attached notice was received, filed and a copy was posted on 06/13/2022

It remained posted for 30 (thirty) days.

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

By: Sandra Lopez 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 ***



State of California - Department of Fish and Wildlife
2022 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/22) Previously DFG 753.5a

Print **StartOver** **Save**

RECEIPT NUMBER:
 30 — 06/13/2022 — 0511
 STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF NEWPORT PLANNING DIVISION	LEAD AGENCY EMAIL	DATE 06/13/2022
COUNTY/STATE AGENCY OF FILING Orange <input type="checkbox"/>	DOCUMENT NUMBER 202285000516	

PROJECT TITLE

22ND STREET LOFTS (PA2022-011)

PROJECT APPLICANT NAME MCFADDEN PLACE LLC, ATT:MARIO MAROVIC	PROJECT APPLICANT EMAIL	PHONE NUMBER (949)813-5683
PROJECT APPLICANT ADDRESS 3334 EAST COAST HIGHWAY	CITY CORONA DEL MAR	STATE CA
	STATE CA	ZIP CODE 92663

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) | \$3,539.25 | \$ | <u>0.00</u> |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND) | \$2,548.00 | \$ | <u>0.00</u> |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW | \$1,203.25 | \$ | <u>0.00</u> |

- Exempt from fee
 Notice of Exemption (attach)
 CDFW No Effect Determination (attach)
 Fee previously paid (attach previously issued cash receipt copy)

- | | | | |
|---|----------|----|-------------------|
| <input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only) | \$850.00 | \$ | <u>0.00</u> |
| <input checked="" type="checkbox"/> County documentary handling fee | | \$ | <u>50.00</u> |
| <input type="checkbox"/> Other | | \$ | <u> </u> |

PAYMENT METHOD:

- Cash
 Credit
 Check
 Other
 TOTAL RECEIVED
 \$ 50.00

SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE DEPUTY CLERK, SANDRA VALENCIA LOPEZ
-----------------------	---

FILED

JUN 13 2022



50.00

202285000516 11:42 am 06/13/22

414 OR05A Z01

0.00 50.00 0.00 0.00 0.00 0.00 0.00 0.00

Notice of Exemption

HUGH NGUYEN, CLERK-RECORDER

BY: _____ DEPUTY

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
---	---



Project Title: 22nd Street Lofts (PA2022-011)

(949) 813-5683

Project Applicant: McFadden Place LLC, 3334 East Coast Highway, Corona del Mar, CA 92625

Attention: Mario Marovic

Project Location – Specific: 106, 108, and 110 22nd Street, Newport Beach, CA 92663

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

Description of Nature, Purpose and Beneficiaries of Project: Demolition of three existing structures and construction of a new three-story mixed-use building consisting of three commercial suites (2,647 sf total) on the ground floor and three residential condominium units (7,073 sf total) on the second and third levels. The following applications and requests are required to implement the project as proposed:

- A site development review is requested to allow the mixed-use project and increase the allowed height from the base height limit of 31 feet for sloping roofs to a height limit of 35 feet within the shoreline height limitation area.
- A conditional use permit is requested to waive 7 of the 10 required parking spaces for the commercial use. The design complies with residential parking standards by providing 2 covered spaces per unit and 1 guest space.
- A coastal development permit is required to allow the development of a mixed-use structure within the coastal zone.
- A tentative parcel map is requested to merge three underlying legal lots and to allow for each residential unit and the commercial component to be sold separately as condominiums.

Name of Public Agency Approving Project: City of Newport Beach

Name of Person or Agency Carrying out Project: Mario Marovic, McFadden Place LLC, 3334 East Coast Highway, Corona del Mar, CA 92625

POSTED

JUN 13 2022

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: _____ DEPUTY

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: Class 3 (Sec. 15303-New Construction) and

Class 15 (Sec. 15315- Minor Land Divisions)

Statutory Exemptions. State code number: _____

Reasons why project is exempt: Class 3 exempts new commercial construction of less than 10,000 square feet in floor area, demolition of up to three single-family residences, and construction of up to three single-family residences in urban areas zoned for such use, if not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive.

The exceptions to this categorical exemption under Section 15300.2 are not applicable. The project location does not impact an environmental resource of hazardous or critical concern, does not result in cumulative impacts, does not have a significant effect on the environment due to unusual circumstances, does not damage scenic resources within a state scenic highway, is not a hazardous waste site, and is not identified as a historical resource.

1150-2022-01-00-03

Class 15 exempts 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 will merge three adjacent lots, allow the individual sale of the three residential units and one commercial unit, and is consistent with all of the requirements of the Class 15 exemption.

Lead Agency

Contact Person/Title: Jaime Murillo, Principal Planner **Contact Phone No./Ext:** (949) 644-3209

If filed by applicant:

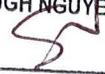
- 1. Attach certified document of exemption finding.
- 2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature:  **Title:** Deputy Director **Date:** June 13, 2022

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.

04/04/2019

FILED
JUN 13 2022
 HUGH NGUYEN, CLERK-RECORDER
 BY:  DEPUTY

POSTED
JUN 13 2022
 ORANGE COUNTY CLERK-RECORDER DEPARTMENT
 BY:  DEPUTY