

HUGH NGUYEN
CLERK-RECORDER

RECEIVED BY
COMMUNITY
DEVELOPMENT

APR 30 2020

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

Office of the Orange County Clerk-Recorder
Memorandum

SUBJECT: NOTICE OF EXEMPTION

The attached notice was received, filed and a copy was posted on 02/04/2020

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 ***

Orange County
Clerk-Recorder's Office
Hugh Nguyen

601 N. Ross Street
92701

County

Finalization: 20200000046565
2/4/20 9:40 am
230 SC4

Item	Title	Count
1	Z01	1
EIR: Exempt or Previously Paid Document ID		Amount
DOC# 202085000096		50.00
Time Recorded 9:40 am		

Total	50.00
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Payment Type	Amount
Credit Card tendered # v-0009g	50.00

Amount Due 0.00

THANK YOU
PLEASE RETAIN THIS RECEIPT
FOR YOUR RECORDS

www.ocrecorder.com





State of California - Department of Fish and Wildlife
2020 ENVIRONMENTAL FILING FEE CASH RECEIPT
 DFW 753.5a (Rev. 01/01/18) Previously DFG 753.5a

Print **StartOver** **Finalize&Email**

RECEIPT NUMBER:
 30-2020 0106
 STATE CLEARINGHOUSE NUMBER (If applicable)
 N/A

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF NEWPORT PLANNING DIVISION	LEAD AGENCY EMAIL	DATE 02/04/2020
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COUNTY/STATE AGENCY OF FILING Orange	DOCUMENT NUMBER 202085000096
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PROJECT TITLE
 24 HARBOR ISLAND PROPERTY LINE WALL VARIANCE (PA2019-059), COASTAL DEVELOPMENT PERMIT CD2019-021, VARIANCE VA2019-004

PROJECT APPLICANT NAME SOCAL LAND CO., LLC	PROJECT APPLICANT EMAIL	PHONE NUMBER (949) 644-3227
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PROJECT APPLICANT ADDRESS P.O. BOX 226789	CITY LOS ANGELES	STATE CA	ZIP CODE 90022
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PROJECT APPLICANT (Check appropriate box)

Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

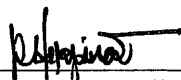
<input type="checkbox"/> Environmental Impact Report (EIR)	\$3,343.25	\$	<u>0.00</u>
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,406.75	\$	<u>0.00</u>
<input type="checkbox"/> Certified Regulatory Program document (CRP)	\$1,136.50	\$	<u>0.00</u>

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 REGINA RIVERA, DEPUTY CLERK
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POSTED

FEB 04 2019

HUGH NGUYEN, CLERK-RECORDER

BY: [Signature] DEPUTY

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



50.00

202085000096 9:40 am 02/04/20

230 SC4 Z01

0.00 50.00 0.00 0.00 0.00 0.00 0.00 0.00

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: 24 Harbor Island Property Line Wall Variance (PA2019-059), Coastal Development Permit CD2019-021, Variance VA2019-004	
Project Applicant: SoCal Land Co., LLC, PO Box 226789, Los Angeles, CA 90022, Blake Quinn, Manager, (562) 659-3454	
Project Location – Specific: 24 Harbor Island, Newport Beach, CA 92660 (See attached Vicinity Map)	
Project Location – City: Newport Beach	Project Location – County: Orange
Description of Nature, Purpose, and Beneficiaries of Project: Increase in height of segment of approved, unbuilt wall from 3.5' in height to 6' in height along southeasterly property line. The proposed segment of wall that would increase in height is located within a side setback area that is regulated as a front setback for the purpose of regulating accessory structures to title 20 (Planning and Zoning) and 21 (Local coastal Program Implementation Plan) of the Newport Beach Municipal Code (NBMC) because a site-specific setback is identified on Setback Map No S-8. Fences and walls may not exceed 3.5' in height in front setback areas pursuant to NBMC Sections 20.30.040 and 21.30.040 (Fences, Hedges, Walls, and Retaining Walls). The applicant requests approval of a variance to allow the increase in height of a segment of the approved, unbuilt, wall. The increased wall height will provide privacy and allow for the use of the property as a side yard, consistent with the prevailing development in the surrounding area.	
Name of Public Agency Approving Project: City of Newport Beach	Name of Person or Agency Carrying Out Project: SoCal Land Co., LLC
Exempt Status: (check one): <input type="checkbox"/> Ministerial (Sec. 21080(b)(1); 15268); <input type="checkbox"/> Declared Emergency (Sec. 21080(b)(3); 15269(a)); <input type="checkbox"/> Emergency Project (Sec. 21080(b)(4); 15269(b)(c)); <input checked="" type="checkbox"/> Categorical Exemption. State type and section number: <u>Section 15303 (New Construction or Conversion of Small Structures)</u> <input type="checkbox"/> Statutory Exemptions. State code number: _____	
Reasons why project is exempt: Class 3 of Section 15303 New Construction or Conversion of Small Structures provides for the construction and location of limited numbers of new, small facilities or structures including but not limited to one single family residence or a second dwelling unit in residential zone. Class 3 also provides for the construction of accessory (Appurtenant) including but are not limited to garages, carports, patios, swimming pools, and fences. The proposed project includes the increase in height of a segment of an approved, unbuilt, wall which is accessory to the residential structure constructed on the site. The 120-foot long, 6-foot tall block wall segment along the southeasterly property line is depicted on Exhibit A. A side yard wall is an allowable type of accessory structure to be constructed at a residential property under Section 15303(e). The location of the wall was previously approved under building permit X2017-3743, and there is no change to the location of the wall. The proposed project will allow for an increase in height of a segment of the wall from 3.5' to 6' in height. The height increase will not result in any environmental impacts.	
Lead Agency Contact Person: Chelsea Crager, Associate Planner	Area Code/Telephone/Extension: (949) 644-3227
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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Signature: <u>[Signature]</u>	Date: January 23, 2020
Title: Associate Planner	

Signed by Lead Agency Signed by Applicant

FILED

FEB 04 2020

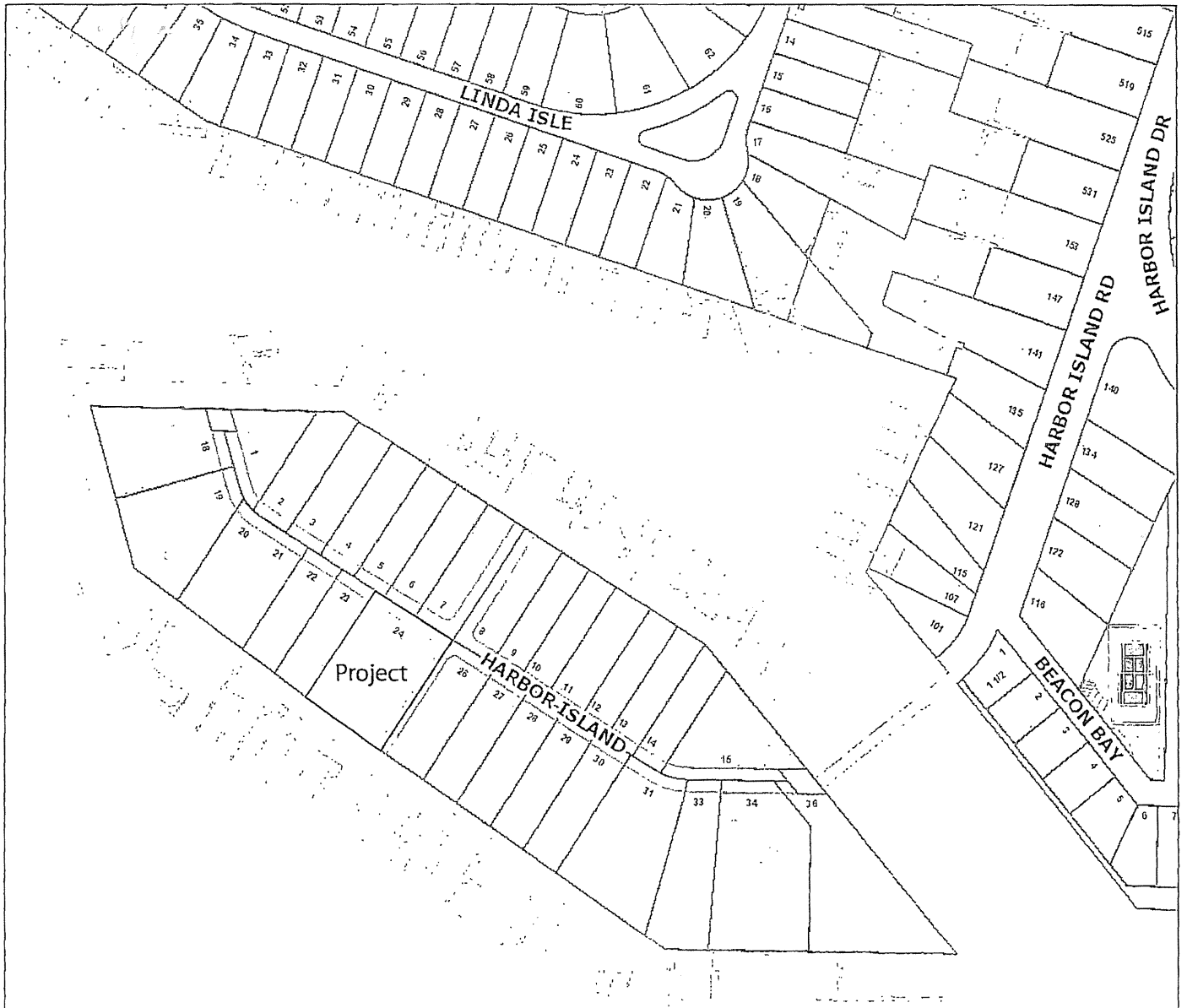
HUGH NGUYEN, CLERK-RECORDER

BY:

[Signature]

DEPUTY

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



POSTED

FEB 04 2019

HUGH NGUYEN, CLERK-RECORDER

BY: PK DEPUTY

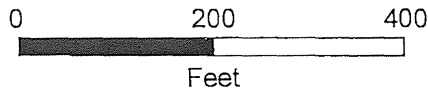
FILED

FEB 04 2020

HUGH NGUYEN, CLERK-RECORDER

BY: PK DEPUTY

NBGIS
NEWPORT BEACH



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.

1/27/2020

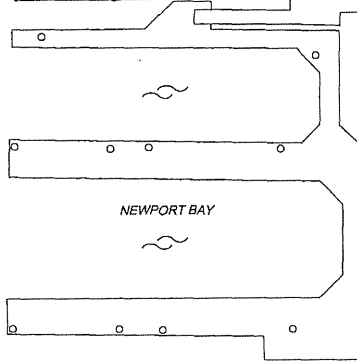
Vicinity Map

POSTED

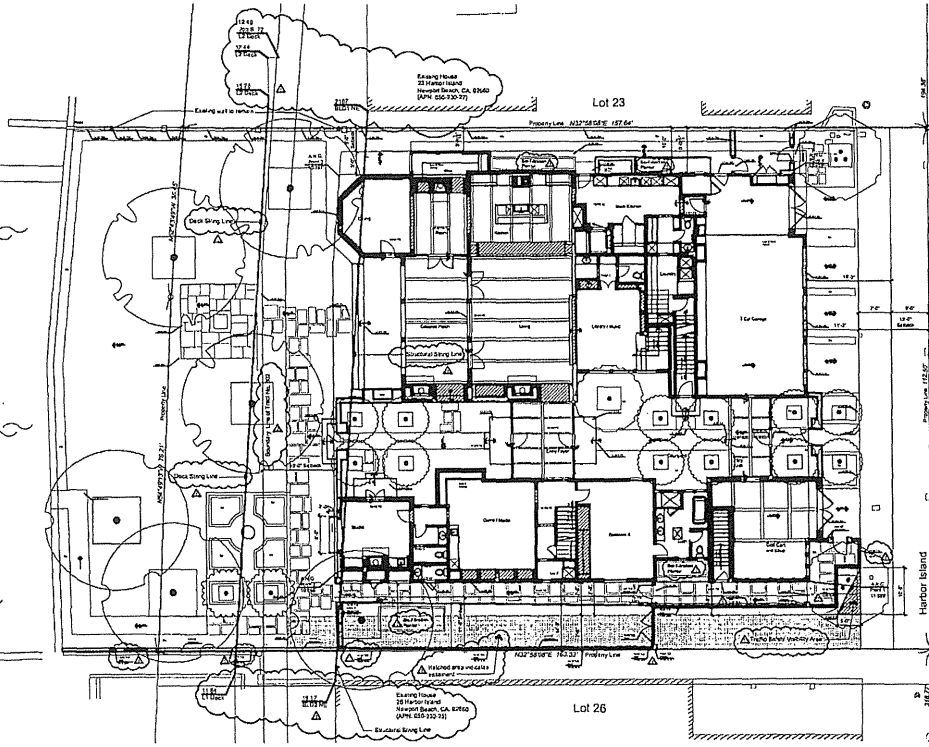
FEB 04 2019

HUGH NGUYEN, CLERK-RECORDER

BY: [Signature] DEPUTY



NEWPORT BAY



Lot 23

Lot 26

SCALE: 1/8" = 1'-0"

FORREST STUDIO
 323 HARBOR AVENUE
 SUITE 101
 NEWPORT BEACH, CA 92660
 949.441.1278
 185 HARBOR AVENUE SUITE 101
 NEWPORT BEACH, CA 92660

ritnerGROUP
 300 WEST BROADWAY SUITE 100
 NEWPORT BEACH, CA 92660
 TEL: (949) 426-0200 FAX: (949) 426-0201
 RITNER GROUP, INC. 2015 UNIVERSITY AVENUE SUITE 100
 NEWPORT BEACH, CA 92660 TEL: (949) 426-0200 FAX: (949) 426-0201



HARBOR ISLAND RESIDENCE
 21 Harbor Island
 Newport Beach, CA 92660

Lot 26 & 27 of Tract 100
 APRIL 05 2004

TELEPHONE:
 FAX:
 PROJECT MANAGER: HJR
 PROJECT DESIGNER: LNW
 DRAWN BY:
 PROJECT NUMBER: 13023
 PROJECT DATE: 1/20/14-1/14/14

ARCHITECTURAL SITE PLAN

SP-1.1

BY: [Signature]
 HUGH NGUYEN, CLERK-RECORDER
 FEB 04 2020

FILED
 Architectural Site Plan

From the Board of Supervisors
 Resolution No. 13023
 Adopted on 1/20/14

Approved by the Board of Supervisors
 Resolution No. 13023
 Adopted on 1/20/14

Approved by the Board of Supervisors
 Resolution No. 13023
 Adopted on 1/20/14

General Notes:

1. Refer to the Drainage Plan sheets for existing grade elevations and finish grade elevations.
2. Surveyor or Engineer shall permanently monument property corners or offsets before starting grading.
3. Fences, Gates, Walls, Planter Boxes, Pallet covers, and other freestanding structures cannot exceed 6 feet height from natural Grade within required side yard setback.
4. Finish grade within 10 feet of the new structural additions shall be sloped a minimum of 2% away from the building for drainage purposes.
5. Addition, remodels or renovations of a single family home with an existing pool require the suction outlet of the existing pool, spa, or hot tub to be upgraded so as to be equipped with an approved and encased cover meeting the current standards of ASTM or ASME per section 116209 HSC.
6. The discharge of pot-pourie to any storm drainage system is prohibited. No soil waste, petroleum, hydrocarbons, acid petroleum, construction waste materials, or hazardous materials on construction sites or by construction activities shall be placed, conveyed or discharged into the street, gutter or storm drain system.
7. In accordance with Planning Area 6 (PA6) of the Harbor Island Zone and the Comprehensive Plan (CPZ), this house is a Single Family Dwelling.

Area Tabulation

Max Level	2,321 Sq. Ft.
Min Level	1,553 Sq. Ft.
Max Floor	1,553 Sq. Ft.
Min Floor	1,553 Sq. Ft.
Max Deck	1,553 Sq. Ft.
Min Deck	1,553 Sq. Ft.
Max Pool	1,553 Sq. Ft.
Min Pool	1,553 Sq. Ft.
Max Carport	1,553 Sq. Ft.
Min Carport	1,553 Sq. Ft.
Max Garage	1,553 Sq. Ft.
Min Garage	1,553 Sq. Ft.
Max Other	1,553 Sq. Ft.
Min Other	1,553 Sq. Ft.
Total Area	9,738 Sq. Ft.

Planning Criteria

Setback	15'
Front	15'
Side	5'
Back	15'
Max Height	11.0'
Max Floor Area	1,553 sq. ft.
Max Deck Area	1,553 sq. ft.
Max Pool Area	1,553 sq. ft.
Max Carport Area	1,553 sq. ft.
Max Garage Area	1,553 sq. ft.
Max Other Area	1,553 sq. ft.
Total Area	9,738 sq. ft.

EXHIBIT A