



**Tom Daly**  
**Orange County 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) 834-5284 FAX (714) 834-2500**

CITY OF NEWPORT BEACH PLANNING DEPARTMENT  
3300 NEWPORT BOULEVARD P.O. BOX 1768 ATTN: KAY SIMS  
NEWPORT BEACH, CA 92658-8915

RECEIVED BY  
COMMUNITY  
AUG 17 2012  
DEVELOPMENT  
CITY OF NEWPORT BEACH

Office of the Orange County Clerk-Recorder  
**Memorandum**

SUBJECT: NOTICE OF DETERMINATION - CAT. EXEMPT.

The attached notice was received, filed and a copy was posted on 06/28/2012

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

Tom Daly  
Orange County Clerk - Recorder  
In and for the County of Orange

By: DAVID CABRERA - CERVANTES

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 \*\*\*

PLEASE COMPLETE THIS INFORMATION

RECORDING REQUESTED BY:

City of Newport Beach

AND WHEN RECORDED MAIL TO:

3306 Newport Blvd.  
P.O. Box 1768  
Newport Beach, CA 92658-8915

Recorded in Official Records, Orange County  
Tom Daly, County Recorder



50.00

201285000663 12:33 pm 06/28/12

284 SC3 Z01

0.00 50.00 0.00 0.00 0.00 0.00 0.00 0.00

THIS SPACE IS FOR RECORDERS USE ONLY

Notice of Exemption

(Please fill in document title(s) on this line)

FILED

JUN 28 2012

TOM DALY, CLERK-RECORDER

By DCC DEPUTY

POSTED

JUN 28 2012

TOM DALY, CLERK-RECORDER

By DCC DEPUTY



**CITY OF NEWPORT BEACH**  
3300 Newport Boulevard  
P.O. Box 1768  
Newport Beach, CA 92658-8915  
(949) 644-3200

# NOTICE OF EXEMPTION

To:



Office of Planning and Research  
P.O. BOX 3044  
Sacramento, CA 95812-3044

From: *Lead Agency*

City of Newport Beach Planning Department  
3300 Newport Boulevard P.O. Box 1768  
Newport Beach, CA 92658-8915



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

Date received for filing at OPR/County Clerk:

Project Title:

2808 and 2812 Ocean Boulevard Lot Merger

Project Location – Specific

2808 and 2812 Ocean Boulevard

Project Location - City:

Newport Beach

Project Location – County

Orange

Project Description:

A lot merger to combine the following properties, under common ownership: portions of Lots 4, 5, and 6 of Block 34 located in Corona del Mar, more commonly known as 2808 and 2812 Ocean Boulevard. Also included in the application was a request to waive the requirement to file a parcel map.

**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-New Construction or Conversion of Small Structures (§15303), Class 5-Minor Alterations in Land Use Limitations (§15305), and Class 15 – Minor Land Divisions (§15315)
- ☐ Statutory Exemptions. State code number \_\_\_\_\_
- ☐ General Rule (Sec. 15061(b)(3))

**Reasons why project is exempt:**

The City of Newport Beach has considered any potential environmental effects of the proposed lot merger. On June 26, 2012, based on review of the City Council staff report and all supporting materials provided, the City Council determined by resolution that the lot merger is exempt from further environmental review based on the following Categorical Exemptions:

Class 3 (New Construction or Conversion of Small Structures, Section 15303) exempts projects that consist of construction and location of limited numbers of new, small facilities or structures and includes construction of one single-family dwelling unit in a residential zone. Anticipated re-development on the merged lot is limited to construction of a single-family home and typical accessory structures. This activity, therefore, would qualify for a Class 3 Exemption.

Class 5 (Minor Alterations in Land Use Limitations) exempts projects which consist of minor alterations in land use limitations in areas with an average slope of less than twenty percent, which do not result in any changes in land use or in density, including but not limited to, minor lot line adjustments not resulting in the creation of any new parcel. The existing and proposed properties have a slope less than twenty percent. The Land Use Element of the General Plan designates the subject properties as Single-Unit Residential Detached (RS-D), which is intended to provide primarily for single-family residential units on a single legal lot and does not include condominiums or cooperative housing. The Coastal Land Use Plan designates the properties as Single-Unit Residential Detached (RSD-B) which provides for density ranges from 6.0-9.9 DU/AC. The density ranges, policies and narrative of the CLUP indicate that the density



range is representative of the predominant development of the entire RSD-B area in old Corona del Mar and that development should not exceed the maximum density. The Zoning Code designation is Single-Unit Residential (R-1), which is also intended for single-family residential development. The proposed development of a single-unit dwelling on the merged lot is consistent with these designations.

Class 15 (Minor Land Divisions, Section 15315) exempts divisions of property zoned for residential use into four or fewer parcels when in conformance with the General Plan and zoning, no variances or exceptions are required, and all services and access are available. In this case, the lot merger will combine the existing lots into one lot, which will comply with the General Plan and zoning regulations. Additionally, access to the merged lot is provided and all services are available.

**Project Applicant:** John and Julie Guida

**Applicant Contact:** John Guida

8 Old Course Drive

Newport Beach, CA. 92660

c: 219.629.0471 [gweeds@msn.com](mailto:gweeds@msn.com)

Name of Public Agency Approving Project: City of Newport Beach

Date of Approval: June 26, 2012

Contact Person: Kay Sims Title: Assistant Planner

Signature: Kay Sims Tel.No. (949) 644-3237 Date: June 27, 2012

DR. CLEVELAND RECORDED  
FOR DEPOSIT ONLY  
WELLS FARGO BANK  
4946 11-9817  
First Document #: 201285000663  
Last Document #: 201285000663  
06/28/12 9:23 284  
20120000164249 50.00



State of California—The Resources Agency  
DEPARTMENT OF FISH AND GAME  
**2012 ENVIRONMENTAL FILING FEE CASH RECEIPT**

RECEIPT #	<b>429899</b>
STATE CLEARING HOUSE # (If applicable)	N/A

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

LEAD AGENCY	City of Newport Beach			DATE	6-28-12
COUNTY/STATE AGENCY OF FILING	Orange County Clerk Recorder			DOCUMENT NUMBER	201285000663
PROJECT TITLE	2808 and 2812 Ocean Blvd lot Merger				
PROJECT APPLICANT NAME	John and Julie Guida			PHONE NUMBER	949 644 3237
PROJECT APPLICANT ADDRESS	CITY	STATE	ZIP CODE		
8 Old Course Dr.	Newport Beach	Ca	92660		

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)  | \$2,919.00 | \$ | _____ |
| <input type="checkbox"/> Mitigated/Negative Declaration (ND)(MND)                                   | \$2,101.50 | \$ | _____ |
| <input type="checkbox"/> Application Fee Water Diversion (State Water Resources Control Board Only) | \$850.00   | \$ | _____ |
| <input type="checkbox"/> Projects Subject to Certified Regulatory Programs (CRP)                    | \$992.50   | \$ | _____ |
| <input checked="" type="checkbox"/> County Administrative Fee                                       | \$50.00    | \$ | 50 -  |
| <input type="checkbox"/> Project that is exempt from fees   |            |    |       |
| <input checked="" type="checkbox"/> Notice of Exemption   |            |    |       |
| <input type="checkbox"/> DFG No Effect Determination (Form Attached)                                |            |    |       |
| <input type="checkbox"/> Other _____  |            | \$ | _____ |

PAYMENT METHOD:

- ☐ Cash    ☐ Credit    ☐ Check    ☐ Other \_\_\_\_\_

TOTAL RECEIVED \$ **50 -**

SIGNATURE	TITLE
<b>X</b> <i>Pinella Gonzalez</i>	<i>Deputy</i>

WHITE - PROJECT APPLICANT    YELLOW - DFG/ASB    PINK - LEAD AGENCY    GOLDEN ROD - COUNTY CLERK    DFG 753.5a (Rev. 11/11)