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201485000068 11:35 am 01/28/14

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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: Vallely Mixed-Use

Project Applicant: John Morgan, Architect, on behalf of property owner, John Vallely.

18682 Beachmont Ave. Santa Ana, CA 92705

Project Location – Specific: 508 South Bay Front, Newport Beach, California 92662

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

Description of Nature, Purpose and Beneficiaries of Project: The project is a Site Development Review to allow the construction of a three-story, mixed-use structure. The project includes 765 square feet of commercial use, one commercial parking space, and a 459-square-foot residential garage on the first floor, and a 1,942-square-foot residence above. The requests also includes a Conditional Use Permit for a reduction of the off-street parking requirement for the commercial use, and a Variance to deviate from the minimum nonresidential floor area requirement and maximum residential floor area limit.

Name of Public Agency Approving Project: City of Newport Beach

Name of Person or Agency Carrying out Project: John T. Morgan

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), Section 15303

Statutory Exemptions. State code number: _____

Reasons why project is exempt: Class 3 exempts the construction of limited numbers of new, small facilities or structures, including single-unit residences and offices up to 2,500 square feet in an urbanized area. The mixed-use project includes the construction of up to 765 square feet of office gross floor area and a 2,401-square-foot residence.

FILED

JAN 28 2014

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: [Signature] DEPUTY

POSTED

JAN 28 2014

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: [Signature] DEPUTY

Lead Agency

Contact Person: Fern Nueno _____

Area Code/Telephone/Extension: (949) 644-3200 _____

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: *F. Nueno* _____

Date: 01/28/2014 _____

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

JAN 28 2014

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: *[Signature]* DEPUTY

POSTED

JAN 28 2014

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: *[Signature]* DEPUTY



State of California - Department of Fish and Wildlife
2014 ENVIRONMENTAL FILING FEE CASH RECEIPT
 DFW 753.5a (Rev. 09/13)

RECEIPT# **446819**
 STATE CLEARING HOUSE # (If applicable)
 N/A

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

LEAD AGENCY: City of Newport Beach DATE: 7.28.2014
 COUNTY/STATE AGENCY OF FILING: Orange County Clerk-Recorder DOCUMENT NUMBER: 201485000062
 PROJECT TITLE: Valley Mixed-Use
 PROJECT APPLICANT NAME: John Morgan, Architect, on behalf of property owner, John Vallely PHONE NUMBER: (949) 644-3200
 PROJECT APPLICANT ADDRESS: 18682 Beachmont Ave CITY: Santa Ana STATE: CA ZIP CODE: 92705

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)	\$3,029.75	\$ _____
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,181.25	\$ _____
<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)	\$1,030.25	\$ _____
<input checked="" type="checkbox"/> County Administrative Fee	\$50.00	\$ <u>50.00</u>
<input type="checkbox"/> Project that is exempt from fees		
<input type="checkbox"/> Notice of Exemption (attach)		
<input type="checkbox"/> CDFW No Effect Determination (attach)		
<input type="checkbox"/> Other _____		\$ _____

PAYMENT METHOD:
 Cash Credit Check Other _____

TOTAL RECEIVED \$ 50.00

SIGNATURE: [Signature] TITLE: Deputy-Clerk

WHITE - PROJECT APPLICANT YELLOW - CDFW/ASB PINK - LEAD AGENCY GOLDEN ROD - COUNTY CLERK