



Hugh Nguyen
Orange County Clerk - Recorder
P.O. Box 238 Santa Ana, CA 92702
601 N. Ross Street Santa Ana, CA 92701
Phone: (714) 834-2500
www.ocrecorder.com

RECEIVED BY
COMMUNITY
DEVELOPMENT
FEB 06 2020
CITY OF
NEWPORT BEACH

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 12/16/2019

It remained posted for 30 (thirty) days.

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

By: Victoria Grijalva 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: 20190000458235
12/16/19 12:13 pm
390 SC3

Item	Title	Count
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1	Z01	1
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EIR: Exempt or Previously Paid Document ID	Amount
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DOC# 201985001251	50.00
Time Recorded 12:13 pm	

Total	50.00
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Payment Type	Amount
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Credit Card tendered	50.00
# 02620z	

Amount Due	0.00
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THANK YOU
PLEASE RETAIN THIS RECEIPT
FOR YOUR RECORDS

www.ocrecorder.com





State of California - Department of Fish and Wildlife

2019 ENVIRONMENTAL FILING FEE CASH RECEIPT

DFW 753.5a (Rev. 01/01/18) Previously DFG 753.5a

Print	StartOver	Finalize&Email
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RECEIPT NUMBER:
30-2019 1242

STATE CLEARINGHOUSE NUMBER (If applicable)
N/A

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF NEWPORT BEACH - PLANNING DIVISION	LEAD AGENCY EMAIL	DATE 12/16/2019
COUNTY/STATE AGENCY OF FILING Orange	DOCUMENT NUMBER 201985001251	

PROJECT TITLE
BAY HOUSE 2100, LLC LOT LINE ADJUSTMENT (PA2019-229)

PROJECT APPLICANT NAME BAY HOUSE 2100, LLC	PROJECT APPLICANT EMAIL	PHONE NUMBER (949) 644-3225
PROJECT APPLICANT ADDRESS 2100 EAST BALBOA BLVD.	CITY NEWPORT BEACH	STATE CA
		ZIP CODE 92661

PROJECT APPLICANT (Check appropriate box)

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

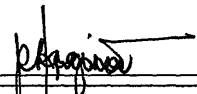
CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$3,271.00	\$	0.00
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,354.75	\$	0.00
<input type="checkbox"/> Certified Regulatory Program document (CRP)	\$1,112.00	\$	0.00
<input type="checkbox"/> Exempt from fee			
<input type="checkbox"/> Notice of Exemption (attach)			
<input type="checkbox"/> CDFW No Effect Determination (attach)			
<input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)			
<hr/>			
<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	0.00
<input checked="" type="checkbox"/> County documentary handling fee		\$	50.00
<input type="checkbox"/> Other		\$	

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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FILED

DEC 16 2019

HUGH NGUYEN, CLERK-RECORDER

BY: [Signature] DEPUTY

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



50.00

* \$ R 0 0 1 1 3 4 9 2 0 6 \$ *

201985001251 12:13 pm 12/16/19

390 SC3 Z01

0.00 50.00 0.00 0.00 0.00 0.00 0.00 0.00



30-2019-1242

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: Bay House 2100, LLC Lot Line Adjustment (PA2019-229)	
Project Applicant: Bay House 2100, LLC - 2100 East Balboa Blvd. Newport Beach CA 92661	
Project Location - Specific: 2021 East Bay Avenue and 2100 East Balboa Boulevard (See attached Vicinity Map)	
Project Location - City: Newport Beach	Project Location - County: Orange
Description of Nature, Purpose, and Beneficiaries of Project: The project is an approved lot line adjustment to adjust the boundary between two contiguous parcels owned by the applicant and located on the Balboa Peninsula. Land will be taken from 2100 East Balboa Boulevard and reallocated to 2021 East Bay Avenue. The area of adjustment is approximately 1,535 square feet. There will be no change in the number of parcels. The lot line adjustment site plan is provided as Exhibit 1 and the reallocated portion of land is highlighted.	
Name of Public Agency Approving Project: City of Newport Beach	Name of Person or Agency Carrying Out Project: Bay House 2100, 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 15305 (Minor Alterations in Land Use Limitations)</u> <input type="checkbox"/> Statutory Exemptions. State code number: _____	
Reasons why project is exempt: A Class 5 exemption consists of minor alterations in land use limitations in areas with an average slope of less than 20 percent, which do not result in any changes in land use or density, including but not limited to minor lot line adjustments not resulting in the creation of any new parcel. The proposed boundary adjustment affects the property line between two parcels. No new parcels are created by the lot line adjustment. The land use for the parcels remains the same, there is no intensification of use, and the parcels continue to comply with the Coastal Zone R-1 Development Standards with respect to lot width and lot area (Newport Beach Local Coastal Program Implementation Plan Section 21.18.020).	
Lead Agency Contact Person: David S. Lee, Assistant Planner	Area Code/Telephone/Extension: (949) 644-3225
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: December 12, 2019
Title: Assistant Planner	

Signed by Lead Agency Signed by Applicant

POSTED

DEC 16 2019

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

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

BY: [Signature] DEPUTY

FILED

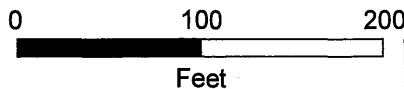
DEC 16 2019

NBGIS
NEWPORT BEACH



HUGH NGUYEN, CLERK-RECORDER

BY: *h*



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.

POSTED

12/4/2019

DEC 16 2019

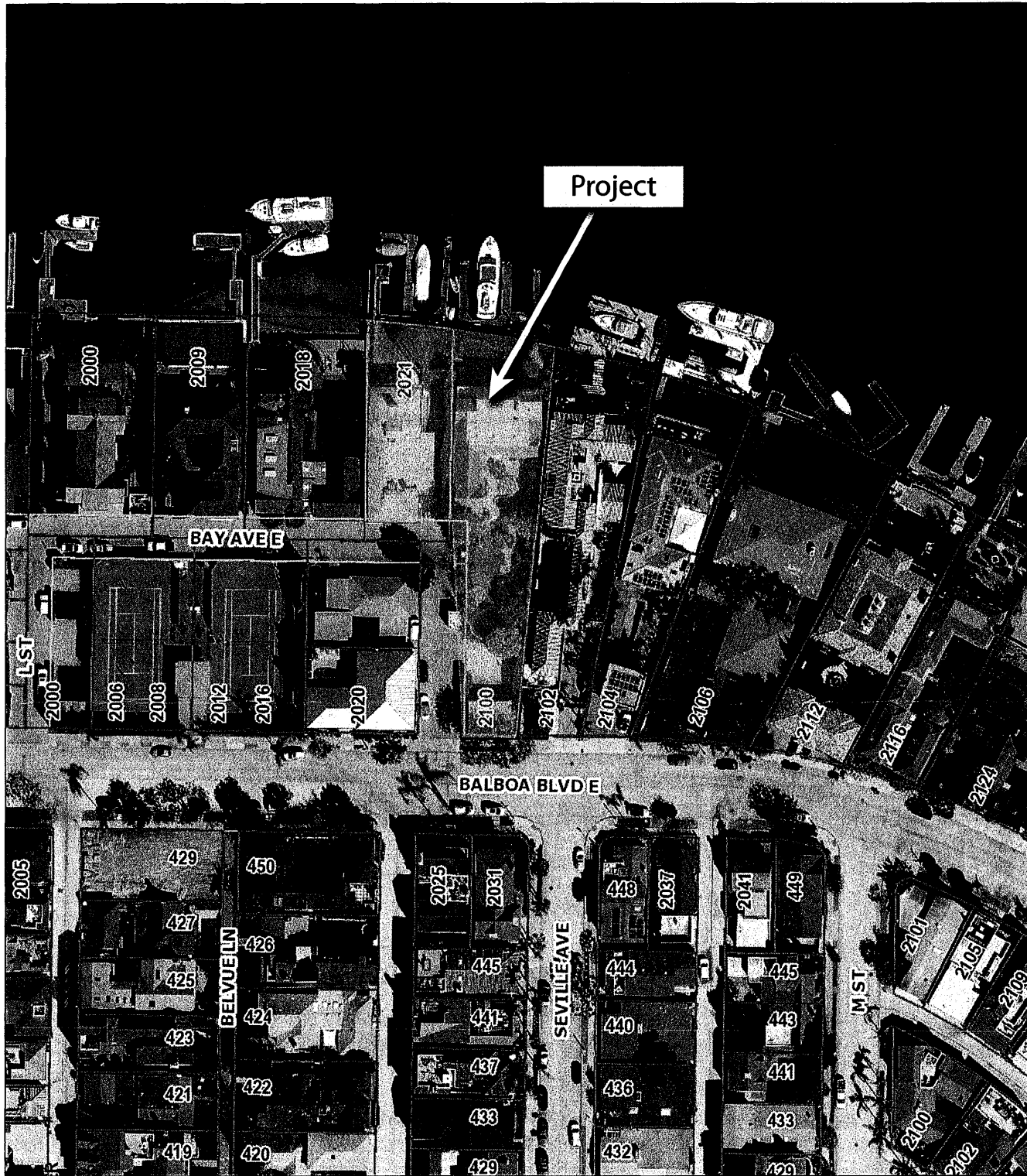
Vicinity Map

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY:

h

DEPUTY

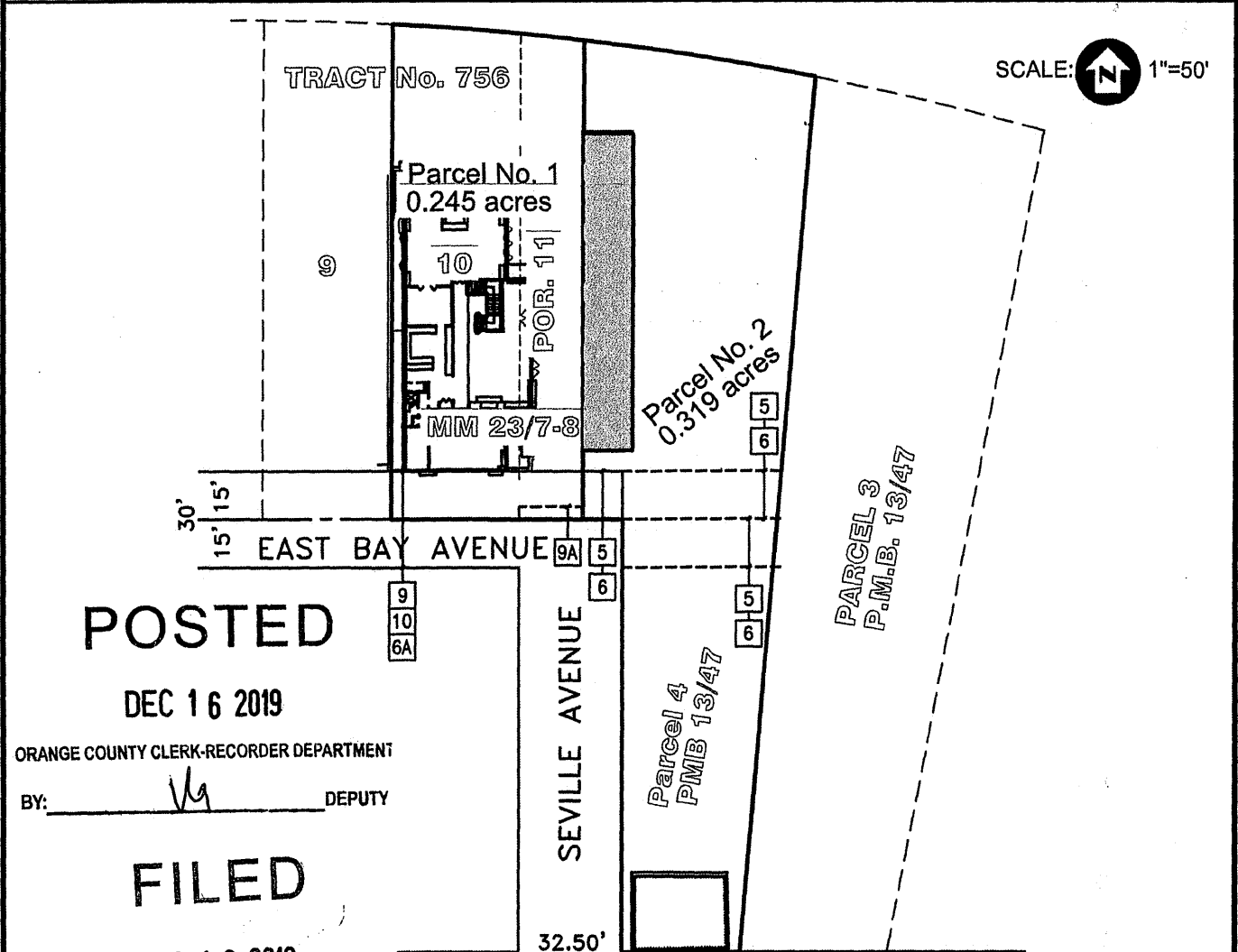


BY: _____
DEPUTY

EXHIBIT 'C'
CITY OF NEWPORT BEACH
LOT LINE ADJUSTMENT LLA 2019-002
 (SITE PLAN)

SHEET 1 OF 2

Owners	Existing Parcels AP Number	Proposed Parcels Reference Number
RICK J. CARUSO, TRUSTEE OF THE RICK AND TINA CARUSO LIVING TRUST, DATED FEBRUARY 12, 1992	048-240-15	PARCEL 1
BAY HOUSE 2100, LLC, A DELAWARE LIMITED LIABILITY COMPANY	048-240-38	PARCEL 2



POSTED

DEC 16 2019

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: WJ DEPUTY

FILED

DEC 16 2019

HUGH NGUYEN, CLERK-RECORDER

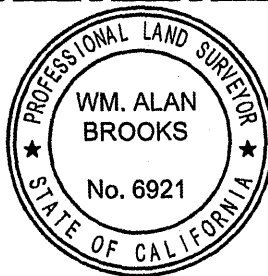
BY: WJ DEPUTY

EAST BALBOA BOULEVARD

LEGEND:

- EXISTING LOT LINE TO REMAIN
- EXISTING LOT LINE TO BE REMOVED
- EASEMENT LINE

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, RIGHTS, RIGHTS OF WAY, AND OTHER MATTERS OF RECORD, IF ANY.



PREPARED BY ME OR UNDER MY DIRECTION ON: 11/19/2019

Wm. Alan Brooks
 Wm Alan Brooks LS 6129