FILED

DEC 1.6 2019

HUGH NGUYEN, CLERK-RECORDER

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

201985001251 12:13 pm 12/16/19 390 SC3 Z01

Notice of Exemption

To:

<u> 2019120394</u>

To:	From:	TEMPON.		
County Clerk	City of Newport Planning			
County of Orange	100 Civic Center Drive			
Public Services Division	Newport Beach, CA 9265	58-8915		
Santa Ana, CA 92702	(949) 644-3200	31608		
Project Title:				
Bay House 2100, LLC Lot Line Adjustment (PA2019-229)				
Project Applicant:				
Bay House 2100, LLC				
Project Location - Specific:				
2021 East Bay Avenue and 2100 East Balboa Boulevard (See attached Vicinity Map)				
Project Location – City:	Project Location – County			
Newport Beach	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				
area of adjustment is approximately 1,535 square feet. There v		or 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: Name of Person or Agency Carrying Out Project:				
Name of Public Agency Approving Project:		Carrying Out Project:		
City of Newport Beach	Bay House 2100, LLC			
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. Section 15305 (Minor Alterations in Land Use Limitations)				
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:	Area Code/Telephone/Ext	ension:		
David S. Lee, Assistant Planner	(949) 644-3225			
If filed by applicant:	(0.10) 01.1 0220			
1. Attach certified document of exemption finding.				
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No				
	Date:	Title:		
Signature: Uullu	December 12, 2019	Assistant Planner		
1 (Viii)	DOGGHIDGE 12, 2010	Addictant Lambi		

Signed by Lead Agency Signed by Applicant

Governor's Office of Planning & Research

POSTED

DEC 16 2019

DEC 1 6 2019

STATE CLEARINGHOUSE 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: DEPUTY

SHEET 1 OF 2 EXHIBIT 'C' CITY OF NEWPORT BEACH **LOT LINE ADJUSTMENT LLA 2019-002** (SITE PLAN) Proposed Parcels **Existing Parcels** Owners Reference Number AP Number RICK J. CARUSO, TRUSTEE OF THE RICK AND TINA PARCEL 1 048-240-15 CARUSO LIVING TRUST, DATED FEBRUARY 12, 1992 BAY HOUSE 2100, LLC, A DELAWARE LIMITED PARCEL 2 048-240-38 LIABILITY COMPANY 1"=50" tract No. 756 Parcel No. 0.245 acres 9 MM 23/7-8 AVENUE國店 EAST BA' 원하 POSTED AVENUE DEC 1 6 2019 ORANGE COUNTY CLERK-RECORDER DEPARTMENT DEPUTY BY: FILED 32,50 DEC 1 6 2019 HUGH NGUYEN, CLERK-RECORDER EAST BALBOA BOULEVARD DEPUTY ONAL LAND LEGEND: WM. ALAN PREPARED BY ME OR UNDER MY EXISTING LOT LINE TO REMAIN

BROOKS

No. 6921

CAV

EXISTING LOT LINE TO BE REMOVED

- EASEMENT LINE SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS,

WAY, AND OTHER MATTERS OF RECORD, IF ANY.

RESTRICTIONS, RESERVATIONS, RIGHTS, RIGHTS OF

LS 6129

DIRECTION ON: 11/19/2019

Alan Brooks

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
Document	201 mpt or Previou	1 usly Paid Amount
	985001251	50.00
Time Rec	orded 12:13 p	m,

Total		50.00
Payment	Туре	Amount
Credit C	ard tendered 20z	50.00

Amount Due 0.00

THANK YOU
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