

FILED

2019100070

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



OCT 02 2019

HUGH NGUYEN, CLERK-RECORDER

201985001008 9:23 am 10/02/19

390 SC3 Z01

0.00 50.00 0.00 0.00 0.00 0.00 0.00 0.00

BY: VN DEPUTY



Notice of Exemption

<b>To:</b> County Clerk County of Orange Public Services Division Santa Ana, CA 92702	<b>From:</b> 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:**  
Bethel and Ridge Demolition and Subdivision (PA2019-085)

**Project Applicant:**  
Jeff Bethel and Steve Ridge

**Project Location – Specific:**  
365 Via Lido Soud, Units 1, 2, 3 and 4 (see attached Vicinity Map)

<b>Project Location – City:</b> Newport Beach	<b>Project Location – County:</b> Orange
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**Description of Nature, Purpose, and Beneficiaries of Project:**  
The project is an approved tentative parcel map and coastal development permit to subdivide the applicants' property into two separate parcels. The coastal development permit also approved the demolition of an existing four-unit residential structure and waiver of the minimum lot width and lot area standards associated with the proposed subdivision. No new construction is proposed as a part of this project. The tentative parcel map and demolition plan for the project are provided as Exhibits 1 and 2.

<b>Name of Public Agency Approving Project:</b> City of Newport Beach	<b>Name of Person or Agency Carrying Out Project:</b> Jeff Bethel and Steve Ridge
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**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: Sections 15301 (Existing Facilities) & 15303 (New Construction)

Statutory Exemptions. State code number: \_\_\_\_\_

**Reasons why project is exempt:**

A Class 1 exemption consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. This includes the demolition and removal of multifamily residential structures up to and including six dwelling units (Section 15301(l)(2)). The project proposes the demolition of four dwelling units and any future development will not expand the existing use.

A Class 3 exemption consists of construction and location of limited numbers of new, small facilities or structures. This includes a duplex or similar multi-family residential structure totaling no more than four dwelling units and in urbanized areas, apartments, duplexes, and similar structures designed for not more than six dwelling units (Section 15303(b)). The project proposes the subdivision of a parcel which will allow for the construction of not more than four dwelling units.

<b>Lead Agency Contact Person:</b> Jaime Murillo, Principal Planner	<b>Area Code/Telephone/Extension:</b> (949) 644-3209
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**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

<b>Signature:</b> <u>[Signature]</u>	<b>Date:</b> October 1, 2019	<b>Title:</b> Principal Planner
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Signed by Lead Agency  Signed by Applicant **Governor's Office of Planning & Research**

**POSTED**

OCT 02 2019

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STATE CLEARINGHOUSE

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

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: VN DEPUTY

SCALE: 1" = 10'

SHEET 1 OF 1 SHEETS

# TENTATIVE PARCEL No. 2019-126

IN THE CITY OF NEWPORT BEACH  
COUNTY OF ORANGE, STATE OF CALIFORNIA

EXISTING PARCELS: 1

ACREAGE: 0.145 AC.

DATE OF PREPARATION

APRIL, 2019

OWNER / DEVELOPER

JEFFREY JAMES BETHEL AND BRIGITTE MARIE BETHEL  
TRUSTEES OF 2018 BETHEL FAMILY TRUST  
DATED JANUARY 23, 2018  
STEPHEN JOHN BIRGE AND SHELLEY LAURE BIRGE  
TRUSTEES OF THE STEPHEN JOHN BIRGE AND SHELLEY  
LAURE BIRGE AN LIVING TRUST DATED MAY 22, 2018

SITE ADDRESS

312 VIA LIDO BOUL  
NEWPORT BEACH, CA 92663

ZONING

RT

PROPOSED USE OF LAND

RESIDENTIAL

NUMBER OF PARCELS

TWO

FLOOD ZONE

ZONE X

EASEMENTS

THERE ARE NO EASEMENTS OF RECORD  
AFFECTING THE SUBJECT PROPERTY

SURVEYOR

FORREST D'AMORENDA & SURVEYING INC.  
MICHAEL A. FORREST P.L.S.  
22311 BROADWAY ST.  
NEWINGTON BEACH, CA 92644  
(714) 963-8783

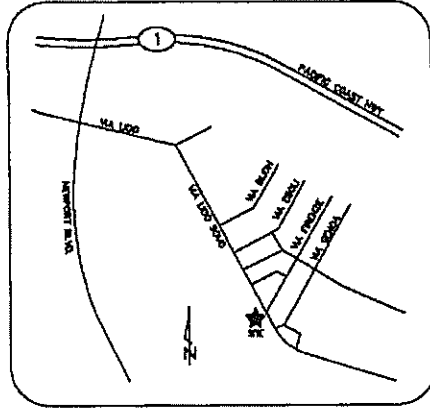


NOTED: SECTION 8770.5 OF THE CALIFORNIA BUSINESS AND  
PROFESSIONAL CODE STATES THAT THE USE OF THE WORD  
CERTIFY OR CERTIFICATION BY A LICENSED LAND SURVEYOR  
IN THE PRACTICE OF LAND SURVEYING OR THE PREPARATION  
OF MAPS, PLATS, REPORTS, SPECIFICATIONS OR OTHER  
SURVEYING DOCUMENTS ONLY CONSTITUTES AN EXPRESSION  
OF PROFESSIONAL OPINION REGARDING THOSE FACTS OR  
FIGURES WHICH ARE THE SUBJECT OF THE CERTIFICATION  
AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE  
OTHER EXPRESSED OR IMPLIED.

REAL PROPERTY IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA,  
DESCRIBED AS FOLLOWS:

LOT 923 IS THE SOUTHEASTERLY 10' OF LOT 922 & THE NORTHWESTERY HALF OF LOT 924 OF  
TRACT NO. 887 IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA,  
AS PER MAP RECORDED IN BOOK 28, PAGES 23-24 OF MISCELLANEOUS MAPS, IN THE OFFICE  
OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 423-187-04



NEIGHBORHOOD MAP  
NOT TO SCALE

### UTILITY NOTES

GAS -

SOUTHERN CALIFORNIA GAS COMPANY  
(709) 427-2200

ELECTRICITY -

SOUTHERN CALIFORNIA Edison COMPANY  
(709) 655-6420

CABLE -

THE WARNER COMMUNICATIONS  
(949) 942-2232

WATER -

CITY OF NEWPORT BEACH  
(949) 844-3308

SEWER -

CITY OF NEWPORT BEACH  
(949) 844-3308

TELEPHONE -

AT&T  
(800) 331-0800

TRASH -

CITY OF NEWPORT BEACH  
(949) 844-3308

### SEWER AND STORM DRAIN

TO INTO EDWARDS CITY FACILITY.

### SURVEYOR'S NOTE

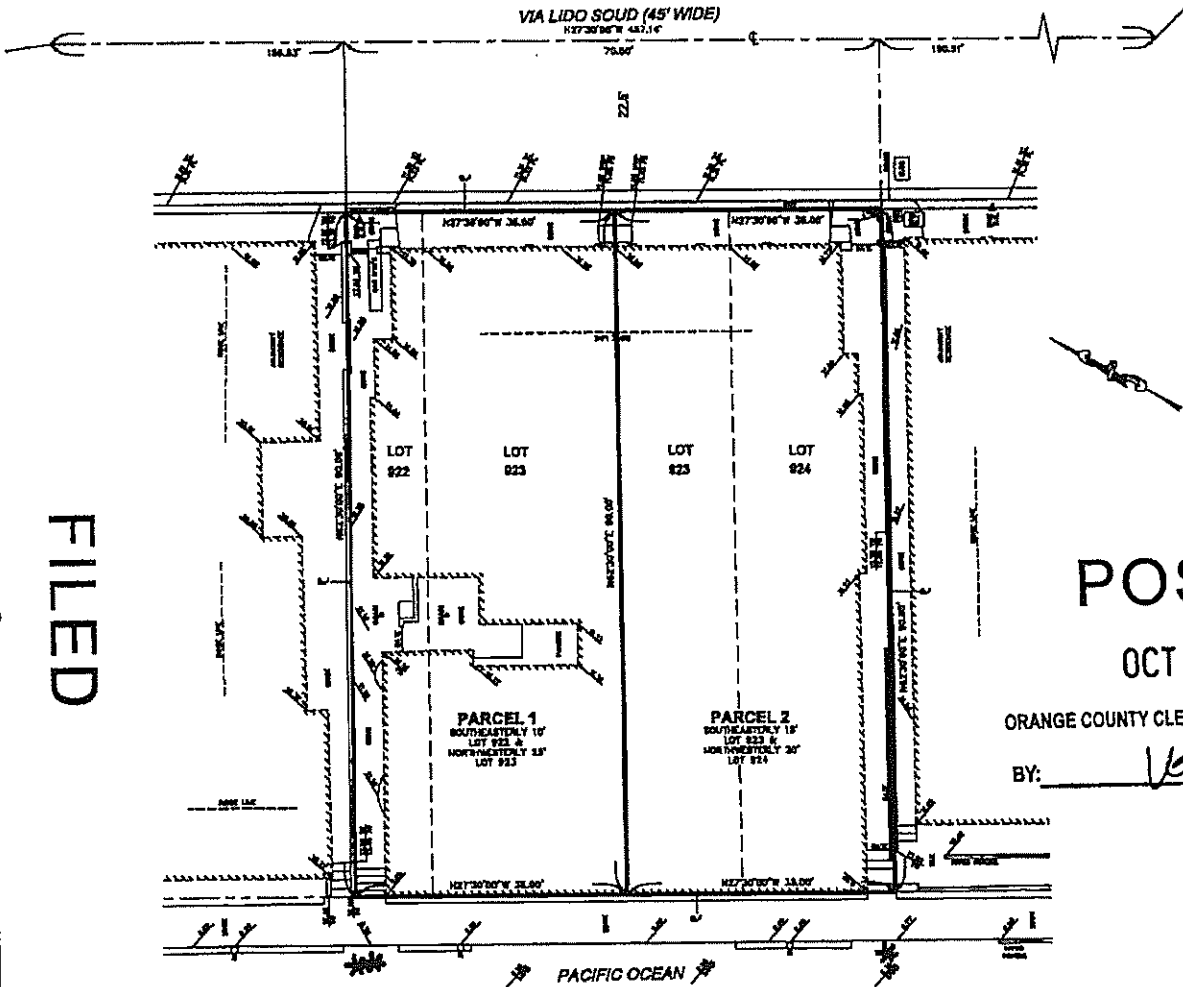
THIS PROJECT IS A 1/2"=1" (2) DEVIATION  
FROM DESIGN STANDARDS. BOUNDARY AND  
TOPOGRAPHIC MEASUREMENTS SHOWN HEREON  
ARE BASED ON REPRODUCTION COORDINATES AND  
FIELD MEASUREMENTS IN THE COURSE OF A FIELD  
SURVEY PERFORMED IN OCTOBER OF 2018.  
DETAILED BOUNDARY AND MEASUREMENT  
INFORMATION WILL BE REFLECTED ON THE FINAL  
PARCEL MAP.

### BENCHMARK

DCS BENCHMARK 1003-12-70

DEMONSTRATED BY GCS 2011-TOANG 3 2/4" DCS  
ALUMINUM BENCHMARK BSK STAMPED  
1003-12-70, SET IN THE NORTHWEST CORNER  
OF A 4 FT. BY 6.5 FT. CONCRETE CATCH  
BASIN. MONUMENT IS LOCATED IN THE  
SOUTHEAST CORNER OF THE INTERSECTION OF  
VIA LIDO BOUL AND PIAZZA MONA. 11.3 FT.  
NORTHEAST OF THE CENTERLINE OF VIA LIDO  
BOUL AND 4 FT. EASTERN OF THE SOUTHWEST  
CORNER OF CLERK BUREAU. MONUMENT IS  
LEVEL WITH SURFACE.

ELEVATION = 11.84' (NAVD83)



FILED  
OCT 02 2019

POSTED

OCT 02 2019

ORANGE COUNTY CLERK-RECORDER DEPARTM

BY: [Signature] DEPI



BY: [Signature] HUGH NGUYEN, CLERK-RECORDER  
DEPUTY

3-05-19

3-05-19

**CRAIG S. HAMILTON**  
 LICENSED CIVIL ENGINEER  
 LICENSE NO. 40482  
 13015 S. GARDNER AVENUE, SUITE 100  
 NEWPORT BEACH, CA 92646  
 PHONE: 949.261.2511  
 FAX: 949.261.2512  
 EMAIL: CHAMILTON@CSHENGINEERING.COM

**LEGEND**

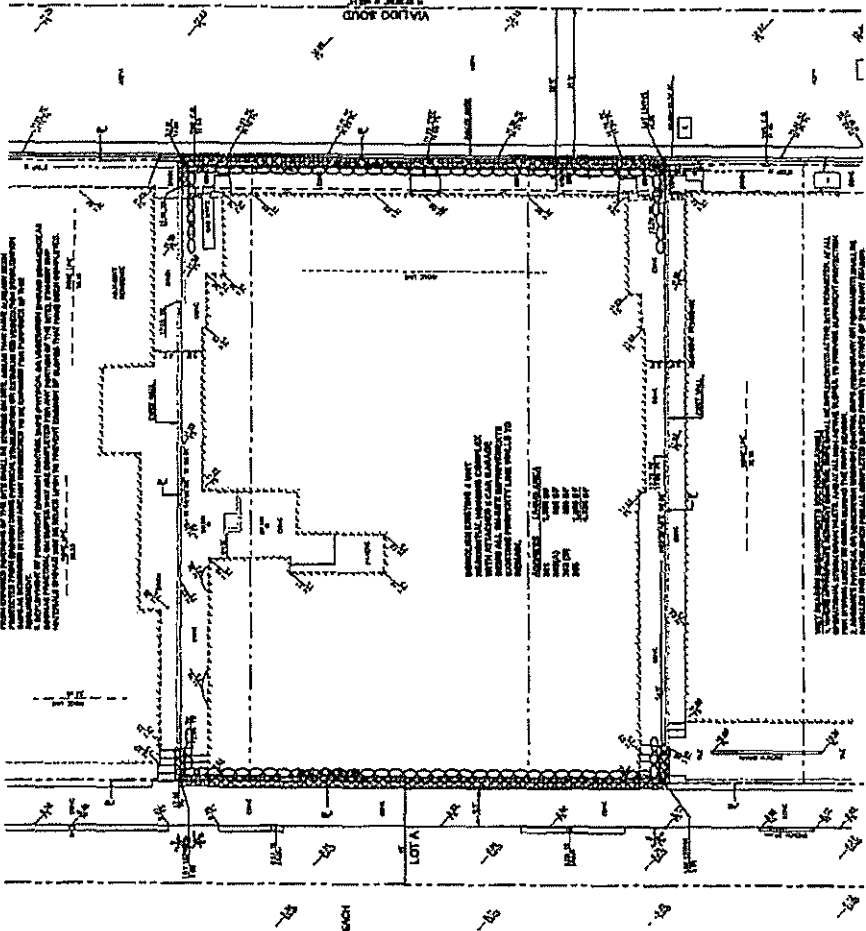
-  EROSION CONTROL: SWAPRAS 2 LAYERS W/IN
-  1FT HIGH TEMPORARY CONSTRUCTION FENCE

**DEMO PLAN NOTES**

1. ALL DEMOS SHALL BE MET AT TIME OF MEASUREMENT TO PREVENT DRAFT INVENTION SHALL BE CHIPPED
2. ALL DEMO SITE SHALL BE CLEAN AND LAYERS W/IN
3. STREET AND SIDEWALK SHALL BE MAINTAINED ON SITE BETWEEN EROSION CONTROL DITCHES SHALL BE MAINTAINED ON SITE BETWEEN EROSION CONTROL DITCHES
4. ALL DEMO SHALL BE MET AT TIME OF MEASUREMENT TO PREVENT DRAFT INVENTION SHALL BE CHIPPED
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23. ALL DEMO SHALL BE MET AT TIME OF MEASUREMENT TO PREVENT DRAFT INVENTION SHALL BE CHIPPED
24. ALL DEMO SHALL BE MET AT TIME OF MEASUREMENT TO PREVENT DRAFT INVENTION SHALL BE CHIPPED
25. ALL DEMO SHALL BE MET AT TIME OF MEASUREMENT TO PREVENT DRAFT INVENTION SHALL BE CHIPPED

**NOTICE TO THE PUBLIC**  
 I, the undersigned, certify that the above described work was performed in accordance with all applicable provisions of the Building Code, and that the work was completed in accordance with the plans and specifications on file with the City of Newport Beach, California. I, the undersigned, further certify that the above described work was performed in accordance with the applicable provisions of the Building Code, and that the work was completed in accordance with the plans and specifications on file with the City of Newport Beach, California.

**DEMOLITION PLAN**



LEGEND

- EXISTING FOUNDATION
- EXISTING CURB
- EXISTING SIDEWALK
- EXISTING DRIVE
- EXISTING UTILITY
- EXISTING EASEMENT
- EXISTING PROPERTY LINE
- EXISTING LOT LINE
- EXISTING STREET
- EXISTING SIDEWALK
- EXISTING DRIVE
- EXISTING UTILITY
- EXISTING EASEMENT
- EXISTING PROPERTY LINE
- EXISTING LOT LINE
- EXISTING STREET

<p>PROJECT:  <b>CRAIG S. HAMILTON</b>          CIVIL ENGINEER          LICENSE NO. 40482</p>	<p>DATE OF SHEET:  <b>3-05-19</b></p>	<p>SCALE OF SHEET:  <b>AS SHOWN</b></p>	<p>DATE OF SHEET:  <b>3-05-19</b></p>	<p>PROJECT NO.  <b>13015 S. GARDNER AVENUE</b></p>	<p>DATE OF SHEET:  <b>3-05-19</b></p>	<p>PROJECT NO.  <b>13015 S. GARDNER AVENUE</b></p>	<p>DATE OF SHEET:  <b>3-05-19</b></p>	<p>PROJECT NO.  <b>13015 S. GARDNER AVENUE</b></p>
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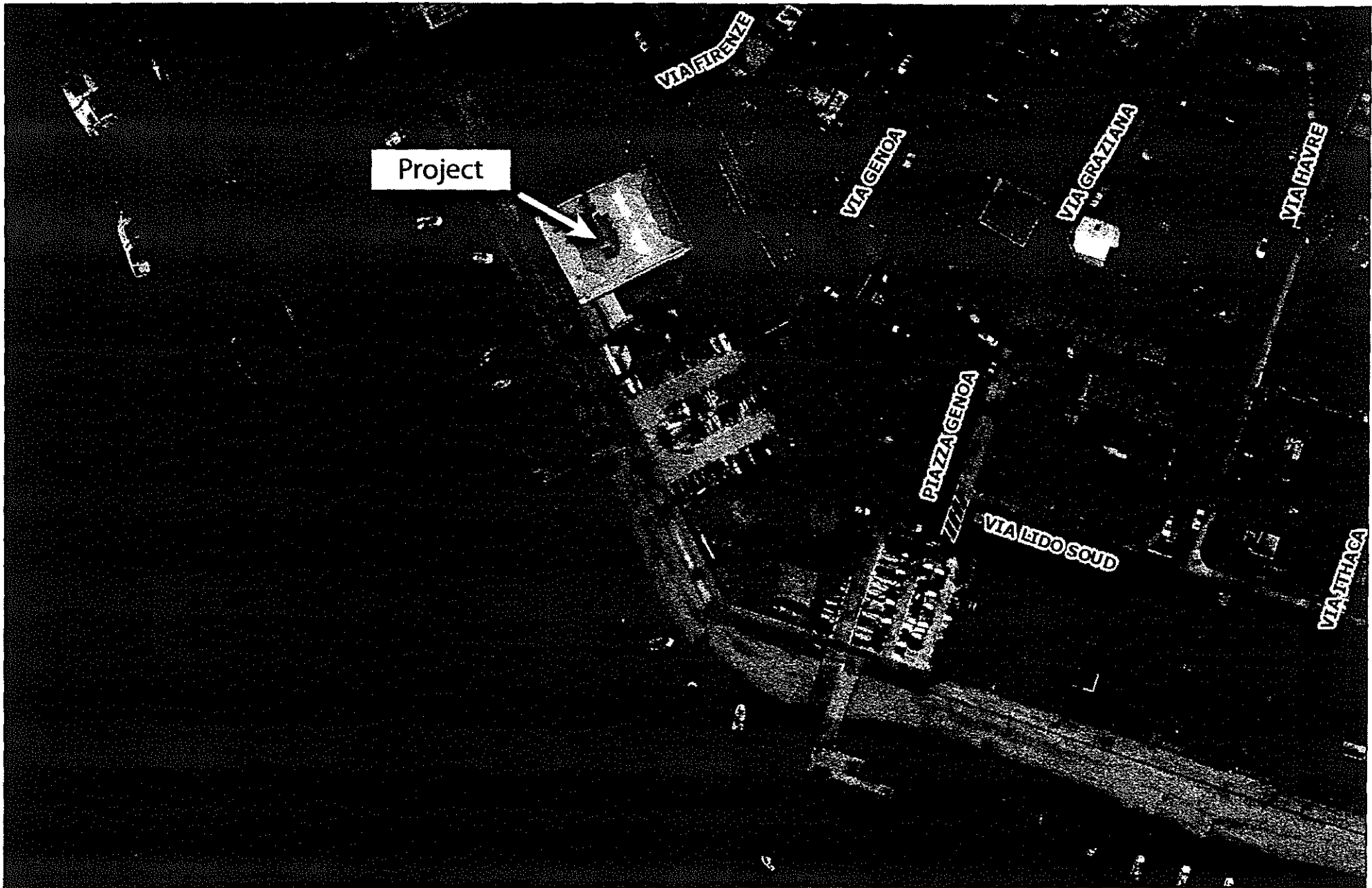
**Exhibit 2**

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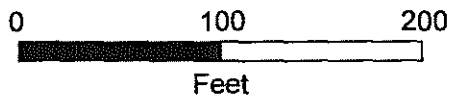
**POSTED**  
**OCT 02 2019**  
 ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: VS DEPUTY

BY: VG 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.

9/18/2019

Vicinity Map

Orange County  
Clerk-Recorder's Office  
Hugh Nguyen

601 N. Ross Street  
92701

County

Finalization: 20190000352300  
10/2/19 9:33 am  
390 SC3

Item	Title	Count
1	C06	1
Certified Copy: Birth (Public)		
Document ID		Amount
DOC# 92418		28.00
Time Recorded 9:33 am		

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Total	28.00
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Payment Type	Amount
Cash tendered	28.00

Amount Due 0.00

THANK YOU  
PLEASE RETAIN THIS RECEIPT  
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[www.ocrecorder.com](http://www.ocrecorder.com)

