

Notice of Exemption

2020100432

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: Shvetz Subdivision	
Project Applicant: Ashley and Brendon Shvetz	
Project Location – Specific: 2400 Santiago Avenue, Southeasterly 120.00 feet of Lot 297, Newport Heights, APN 426-101-07 (Exhibits 1 and 2)	
Project Location – City: Newport Beach	Project Location – County: Orange
Description of Nature, Purpose, and Beneficiaries of Project: A general plan amendment and tentative parcel map to subdivide an existing residential lot into two separate residential lots. (Exhibit 3)	
Name of Public Agency Approving Project: City of Newport Beach	Name of Person or Agency Carrying Out Project: Ashley Shvetz
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 15303, Class 3</u> <input type="checkbox"/> Statutory Exemptions. State code number _____	

Reasons why project is exempt: The project is exempt from CEQA pursuant to Section 15303 (New Construction or Conversion of Small Structures) because it has no potential to have a significant effect on the environment. Class 3 consists of construction and location of limited numbers of new, small facilities or structures, including one single-family residence. The Project will create an additional lot with the potential for development of one additional dwelling unit. While no construction is currently proposed, this action would enable the future construction of a single-family residence without additional discretionary review.

There are no other changes involved with the Project which would adversely affect the environment. The Project is consistent with the existing RS-D General Plan and the R-1 Zoning Code designations, maintains the Zoning Code development standards for lot width, area and setbacks, satisfies the Fire Department requirement for emergency access, and the Project density and traffic will not exceed the thresholds established by the City that would trigger the need for a vote per City Charter Section 423.

The exceptions to this categorical exemption under Section 15300.2 of the CEQA Guidelines are not applicable because the Project location does not impact an environmental resource of hazardous or critical concern, does not result in cumulative impacts, does not have a significant effect on the environment due to unusual circumstances, does not damage scenic resources within a state scenic highway, is not a hazardous waste site, and is not identified as a historical resource.

Lead Agency Contact Person: David Lee, Associate 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: 	Date: 10/21/20
Title: Associate Planner	

Signed by Lead Agency Signed by Applicant

Governor's Office of Planning & Research

Oct 23 2020

STATE CLEARINGHOUSE



Project Site



NBGiS
NEWPORT BEACH



0 584 1,169

Feet

EXHIBIT 1

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.



Project Site



NBGiS
NEWPORT BEACH

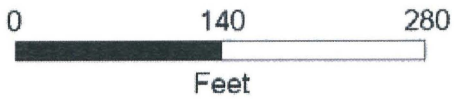
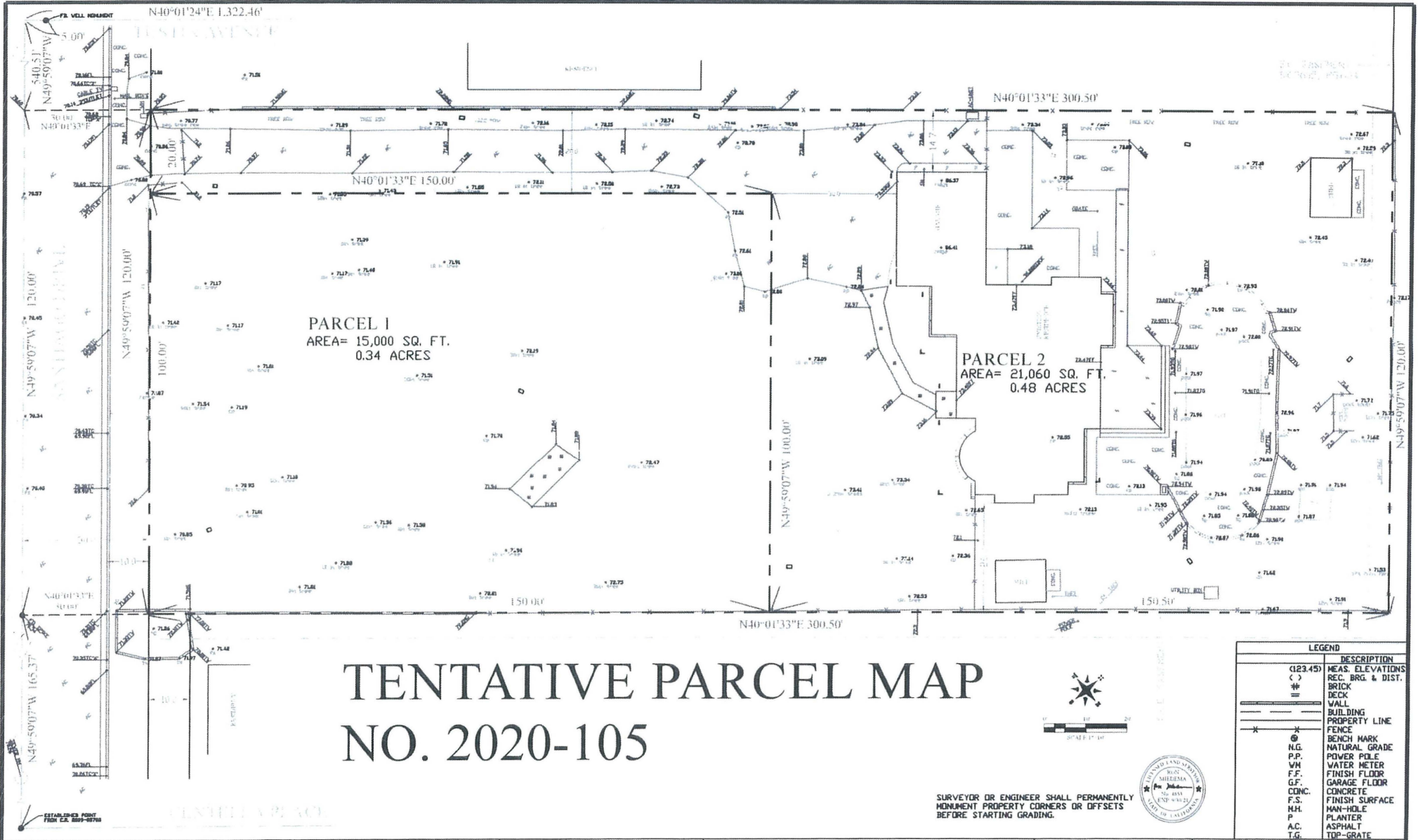


EXHIBIT 2

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.



RJM SURVEYING INC.
RJM SURVEYING INC.
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LAGUNA HILLS, CA 92653
(949) 858-2924 OFFICE
(949) 422-1869 CELL
RJM SURVEYING@CDX.NET

JOB# (75-64) DATE: 1/16/2020

RECORD OWNER:
ASHLEY SHVETZ AND BRENDON SHVETZ
2400 SANTIAGO DRIVE
NEWPORT BEACH, CA 92660

SUBDIVIDER:
ASHLEY SHVETZ AND BRENDON SHVETZ
2400 SANTIAGO DRIVE
NEWPORT BEACH, CA 92660

LEGAL DESCRIPTION:
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:
THE SOUTHEASTERLY 120.00 FEET OF LOT 297, NEWPORT HEIGHTS, IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 4 PAGE 63 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, CALIFORNIA.
APN 426-101-07

BENCH MARK:
BENCH MARK # CH-16-71
DATUM NAVD83
ELEVATION# 84.189

ADDRESS OF PROJECT:
2400 SANTIAGO DRIVE
NEWPORT BEACH