



# Hugh Nguyen

Orange County Clerk - Recorder

P.O. Box 238 Santa Ana, CA 92702  
 12 Civic Center Plaza, Room 106 Santa Ana, CA 92701  
 Phone: (714) 834-2500  
 www.ocrecorder.com

RECEIVED BY  
 COMMUNITY  
 DEVELOPMENT

MAR 18 2019

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 DETERMINATION - EIR

The attached notice was received, filed and a copy was posted on 02/13/2019

**It remained posted for 30 (thirty) days.**

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

By: Al Obaidi Nadia 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 \*\*\*

FILED

POSTED

FEB 13 2019

FEB 13 2019

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



3321.0

\* \$ R 0 0 1 0 6 3 6 8 3 4 \$ \*


201985000121 11:13 am 02/13/19

323 OR02 Z02

0.00 50.00 0.00 0.00 0.00 0.00 0.00 0.00

ORANGE COUNTY CLERK-RECORDER DEPARTMENT  
BY: NA DEPUTY BY: NA DEPUTY

Notice of Determination

<b>To:</b> <input checked="" type="checkbox"/> Office of Planning and Research <i>U.S. Mail:</i> P.O. Box 3044 Sacramento, CA 95812-3044  <input checked="" type="checkbox"/> County Clerk County of Orange Public Services Division Santa Ana, CA 92702	<b>From:</b> City of Newport Beach Planning Division 100 Civic Center Drive P.O. Box 1768 Newport Beach, CA 92658-8915 (949) 644-3200	
<i>Street Address:</i> 1400 Tenth St, Rm 113 Sacramento, CA 95814		

**SUBJECT:** FILING ON Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2016071062

Project Title: Harbor Pointe Senior Living Project (PA2015-210)

Project Applicant: Centerpointe Senior Living, LLC; c/o Entitlement Advisors, 3 Park Plaza, 17<sup>th</sup> Floor, Irvine, CA 92614

Attention: Carol Mentor McDermott, AICP

**Project Location – Specific:** The Project site at 101 Bayview Place in Newport Beach is approximately 1.5 acres and is approximately 0.30-mile north of Newport Bay. It is located southwest of SR-73, less than 0.25-mile from the intersection of Jamboree Road and Bristol Street. Specifically, the subject property is immediately bound by Bristol Street and SR-73 on the northeast, Bayview Place and a six-story office building complex on the southeast, Baycrest Court condominiums on the southwest, and a three-story office building and the Santa Ana Heights residential neighborhood to the northwest.

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

**Project Description:** The proposed Harbor Pointe Senior Living Project involves demolition of an existing approximately 8,800-square-foot restaurant and development of an 84,517 square-foot, three-story, 101-unit (120-bed) assisted living and memory care units and associated ancillary uses and subsurface parking. The units would consist of 42 assisted living studios, 27 assisted living one-bedroom units, 12 assisted living two-bedroom units, 13 memory care one-bedroom units, and 7 memory care two-bedroom units. The facility would include indoor and outdoor amenities, landscaping, drive aisles, and a passenger drop-off. The proposed Project consists of the following approvals by the City of Newport Beach City Council:

Adoption of Resolution No. 2019-13, A Resolution of the City Council of the City of Newport Beach, California, Certifying Environmental Impact Report No. ER2018- 001, Making Facts and Findings, and Approving a Mitigation Monitoring and Reporting Program in Accordance with the California Environmental Quality Act for the Harbor Pointe Senior Living Project - A Senior Convalescent and Congregate Care Facility Located at 101 Bayview Place (PA2015-210);

Adoption of Resolution No. 2019-14, A Resolution of the City Council of the City of Newport Beach, California, Approving General Plan Amendment No. GP2015-004 to Change the Land Use Designation from General Commercial (CO-G) to Private Institutional (PI) for the Harbor Pointe Senior Living Project - A Senior Convalescent and Congregate Care Facility Located at 101 Bayview Place (PA2015-210);

Introduction of Ordinance No. 2019-3, An Ordinance of the City Council of the City of Newport Beach, California, Adopting Planned Community Development Plan Amendment No. PD2015-005 Amending Area 5 of the Bayview Planned Community (PC-32) for the Harbor Pointe Senior Living Project - A Senior Convalescent and Congregate Care Facility Located at 101 Bayview Place (PA2015-210), and pass to second reading on February 26, 2019;

30-2019-0117

Adoption of Resolution No. 2019-15, A Resolution of the City Council of the City of Newport Beach, California, Approving Major Site Development Review No. SD2015-007, and Conditional Use Permit No. UP2015-047 for the Harbor Pointe Senior Living Project - A Senior Convalescent and Congregate Care Facility Located at 101 Bayview Place (PA2015-210); and

Introduction of Ordinance No. 2019-4, An Ordinance of the City Council of the City of Newport Beach, California, Approving Development Agreement No. DA2018-006 for the Harbor Pointe Senior Living Project - A Senior Convalescent and Congregate Care Facility Located at 101 Bayview Place (PA2015-210), and pass to second reading on February 26, 2019.

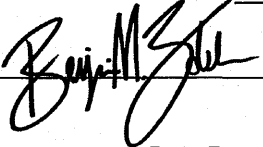
This is to advise that the City of Newport Beach, 100 Civic Center Drive, Newport Beach, CA 92660

(Lead Agency or  Responsible Agency)

has approved the above described project on 2/12/2019, and has made the following determinations regarding the above described project.

1. The project (will will not) have a significant effect on the environment.
2.  An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.  
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures (were were not) made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan (was was not) adopted for this project.
5. A statement of Overriding Considerations (was was not) adopted for this project.
6. Findings (were were not) made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at: 100 Civic Center Drive, Newport Beach, CA 92660

Signature (Public Agency)::  Name/Title: Benjamin Zdeba, Associate Planner  
 Contact Phone No.: (949) 644-3253

Date 02/13/2019 Date Received for filing at OPR: 2/14/2019

Authority cited: Sections 21083, Public Resources Code.  
Reference: Sections 21000-21174, Public Resources Code.

**FILED**  
**FEB 13 2019**  
 ORANGE COUNTY CLERK-RECORDER DEPARTMENT  
 BY: NA DEPUTY

**POSTED**  
**FEB 13 2019**  
 ORANGE COUNTY CLERK-RECORDER DEPARTMENT  
 BY: NA DEPUTY



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&amp;Email

RECEIPT NUMBER:

30-2019 0117

STATE CLEARINGHOUSE NUMBER (If applicable)

2016071062

**SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.**

LEAD AGENCY CITY OF NEWPORT BEACH		LEAD AGENCY EMAIL	DATE 02/13/2019
COUNTY/STATE AGENCY OF FILING Orange		DOCUMENT NUMBER 201985000121	
PROJECT TITLE HARBOR POINTE SENIOR LIVING PROJECT (PA2015-210)			
PROJECT APPLICANT NAME CENTERPOINTE SENIOR LIVING, LLC; C/O ENTITLEMENT ADVISORS		PROJECT APPLICANT EMAIL	PHONE NUMBER (949) 644-3253
PROJECT APPLICANT ADDRESS 3 PARK PLAZA, 17TH FLOOR		CITY IRVINE	STATE CA
		STATE CA	ZIP CODE 92614
PROJECT APPLICANT (Check appropriate box)			
<input type="checkbox"/> Local Public Agency		<input type="checkbox"/> School District	
<input type="checkbox"/> Other Special District		<input type="checkbox"/> State Agency	
		<input checked="" type="checkbox"/> Private Entity	

**CHECK APPLICABLE FEES:**

- |   |            |    |                   |
|---|------------|----|-------------------|
| <input checked="" type="checkbox"/> Environmental Impact Report (EIR)                                       | \$3,271.00 | \$ | <u>3,271.00</u>   |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)   | \$2,354.75 | \$ | <u>0.00</u>       |
| <input type="checkbox"/> Certified Regulatory Program document (CRP)  | \$1,112.00 | \$ | <u>0.00</u>       |
| <br>  |            |    |                   |
| <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   | \$ | <u>0.00</u>       |
| <input checked="" type="checkbox"/> County documentary handling fee   |            | \$ | <u>50.00</u>      |
| <input type="checkbox"/> Other  |            | \$ | <u>          </u> |

**PAYMENT METHOD:**

- Cash     Credit     Check     Other

**TOTAL RECEIVED** \$ 3,321.00

SIGNATURE

AGENCY OF FILING PRINTED NAME AND TITLE

NADIA AL OBAIDI, DEPUTY CLERK