



HUGH NGUYEN

CLERK-RECORDER

BIRTH AND DEATH RECORDS
FICTITIOUS BUSINESS NAMES
MARRIAGE LICENSES/RECORDS
NOTARY REGISTRATION
ORANGE COUNTY ARCHIVES
PASSPORTS
PROPERTY RECORDS

RECEIVED BY
COMMUNITY
DEVELOPMENT

JUN 14 2024

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 - PRIOR FILING

The attached notice was received, filed and a copy was posted on 04/24/2024

It remained posted for 30 (thirty) days.

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

By: Carina Herrera 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
CEQA FILING COVER SHEET

30-04124|2024-0376

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



* \$ R 0 0 1 4 9 1 0 7 6 3 \$ *
202485000386 2:10 pm 04/24/24
477 VitIdx Z01
0.00 50.00 0.00 0.00 0.00 0.00 0.00 0.00

Complete and attach this form to each CEQA Notice filed with the County Clerk-Recorder

TYPE OR PRINT CLEARLY

Project Title

RESIDENCES AT 1400 BRISTOL STREET (PA2022-0296)

Check Document being Filed:

- Environmental Impact Report (EIR)
- Mitigated Negative Declaration (MND) or Negative Declaration (ND)
- Notice of Exemption (NOE)
- Other (Please fill in type): _____

FILED

APR 24 2024

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: C.H DEPUTY

FILED IN THE OFFICE OF THE ORANGE

COUNTY CLERK-RECORDER ON April 24, 2024

Posted for 30 days

DEPUTY CARINA HERRERA



FILED

APR 24 2024

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: C.H. DEPUTY

Notice of Determination

To:	Orange County Clerk-Recorder 601 N. Ross Street Santa Ana, CA 92701	From:	City of Newport Beach Community Development Department 100 Civic Center Drive Newport Beach, CA 92660
	Office of Planning and Research 1400 Tenth Street Sacramento, CA 95814	Contact:	Ms. Liz Westmoreland, AICP Phone: (949) 644-3234

Subject: *Filing of Notice of Determination in compliance with Section 21152 of the Public Resources Code*

State Clearinghouse Number: 2006011119

Project Title: Residences at 1400 Bristol Street (PA2022-0296)

Project Applicant: The Picerne Group, 5000 Birch Street, Ste. 600, Newport Beach, California 92660

Project Location: 1400 Bristol Street North, Newport Beach, Orange County, California (APN No. 427-332-02). The approximately 2.38-net-acre project site is located at northwest corner of Bristol Street and Spruce Street.

Project Description: The project includes demolition of two existing office buildings and construction of 229 for-rent units and a 422-space parking structure with a pedestrian bridge over the Spruce Street right-of-way to the approved but not yet constructed Residences at 1300 Bristol Street project. The parking structure includes one level on-grade (podium level) and two levels below grade with five levels of residential above the podium. Of the 229 units, 23 units would be affordable and restricted to very-low-income households. The remaining 203 units would be market-rate for-rent apartment units.

The project required the following approvals by the City of Newport Beach City Council:

Second Reading of Ordinance No. 2024-8 to approve a Planned Community Development Plan Amendment for the Residences at 1400 Bristol Street Project;

Second Reading of Ordinance No. 2024-9, approving a Development Agreement for the Residences at 1400 Bristol Street Project;

The Residences at 1400 Bristol Street Addendum to the to the General Plan EIR evaluates whether the Project would have any new significant or more severe significant adverse environmental impacts beyond those analyzed and addressed in the General Plan Program EIR. The Addendum confirmed that the Project would not result in new or more severe significant adverse impacts and that none of the circumstances set forth in Public Resources Code Section 21166 or CEQA Guidelines Section 15162(a) were present, and that no further environmental review is necessary for the Project.

This is to advise that the City of Newport Beach, as Lead Agency, approved the above-described Project at the April 9, 2024 City Council meeting, and has made the following determinations regarding the above described project.

1. An Environmental Impact Report (SCH 2006011119) previously was prepared and certified for the General Plan Program EIR pursuant to the provisions of CEQA. An Addendum was prepared and adopted which confirms that the Project would not result in new or more severe significant adverse impacts and

that none of the circumstances set forth in Public Resources Code Section 21166 or CEQA Guidelines Section 15162(a) were present.

2. Compliance with General Plan policies were made a condition of the approval of the Project.
3. A mitigation reporting or monitoring plan is not required for an Addendum.
4. A Statement of Overriding Considerations was not adopted for the Project.
5. Findings were made pursuant to the provisions of CEQA.

This is to certify that the General Plan Program EIR, Residences at 1400 Bristol Street Addendum to the General Plan Program EIR, and the record of the Project is available to the general public at the City of Newport Beach, Community Development Department, 100 Civic Center Drive, Newport Beach, CA 92660.

Signature: 

Name/Title: Liz Westmoreland
Senior Planner

Date: April 23, 2024.

FILED

APR 24 2024

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: C.H. DEPUTY



ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

30-0410|2024-0280

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



4101.25

* \$ R 0 0 1 4 8 8 7 1 3 3 \$ *

202485000289 1:54 pm 04/10/24

477 VitIndx Z02

0.00 50.00 0.00 0.00 0.00 0.00 0.00 0.00

Complete and attach this form to each CEQA Notice filed with the County Clerk-Recorder

TYPE OR PRINT CLEARLY

Project Title

RESIDENCES AT 1400 BRISTOL STREET (PA2022-0296)

Check Document being Filed:

- Environmental Impact Report (EIR)
- Mitigated Negative Declaration (MND) or Negative Declaration (ND)
- Notice of Exemption (NOE)
- Other (Please fill in type):

FILED

APR 24 2024

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: C.H DEPUTY

FILED

APR 10 2024

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: C.H DEPUTY

FILED IN THE OFFICE OF THE ORANGE
COUNTY CLERK-RECORDER ON April 10, 2024

Posted for 30 days

DEPUTY CARINA HERRERA



FILED

APR 24 2024

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: C.H. DEPUTY

FILED

APR 10 2024

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: C.H. DEPUTY

Notice of Determination

To:	Orange County Clerk-Recorder 601 N. Ross Street Santa Ana, CA 92701	From:	City of Newport Beach Community Development Department 100 Civic Center Drive Newport Beach, CA 92660
	Office of Planning and Research 1400 Tenth Street Sacramento, CA 95814	Contact: Phone:	Ms. Liz Westmoreland, AICP (949) 644-3234

Subject: *Filing of Notice of Determination in compliance with Section 21152 of the Public Resources Code*

State Clearinghouse Number: 2006011119

Project Title: Residences at 1400 Bristol Street (PA2022-0296)

Project Applicant: The Picerne Group, 5000 Birch Street, Ste. 600, Newport Beach, California 92660

Project Location: 1400 Bristol Street North, Newport Beach, Orange County, California (APN No. 427-332-02). The approximately 2.38-net-acre project site is located at northwest corner of Bristol Street and Spruce Street.

Project Description: The project includes demolition of two existing office buildings and construction of 229 for-rent units and a 422-space parking structure with a pedestrian bridge over the Spruce Street right-of-way to the approved but not yet constructed Residences at 1300 Bristol Street project. The parking structure includes one level on-grade (podium level) and two levels below grade with five levels of residential above the podium. Of the 229 units, 23 units would be affordable and restricted to very-low-income households. The remaining 203 units would be market-rate for-rent apartment units.

The project required the following approvals by the City of Newport Beach City Council:

Adopt Resolution No. 2024-22 to adopt Addendum No. 7 to the certified Final 2006 General Plan Update Program Environmental Impact Report (General Plan Program EIR), as amended, for the Residences at 1400 Bristol Street Project (PA2022-0296);

Adopt Resolution No. 2024-23, to approve a General Plan Amendment, Site Development Review, Affordable Housing Implementation Plan and Traffic Study for the Residences at 1400 Bristol Street Project (PA2022-0296);

Introduce Ordinance No. 2024-8 to approve a Planned Community Development Plan Amendment for the Residences at 1400 Bristol Street Project with the second reading on April 23, 2024;

Introduce Ordinance No. 2024-9, approving a Development Agreement for the Residences at 1400 Bristol Street Project with the second reading on April 23, 2024;

Adopt Resolution No. 2024-24, finding the Residences at 1400 Bristol Project is consistent with the purposes of the State Aeronautics Act and overriding the Orange County Airport Land Use Commission's determination that the Residences at 1400 Bristol Project is inconsistent with the 2008 John Wayne Airport Environs Land Use Plan (PA2022-0296).

The Residences at 1400 Bristol Street Addendum to the to the General Plan EIR evaluates whether the Project would have any new significant or more severe significant adverse environmental impacts beyond those analyzed and addressed in the General Plan Program EIR. The Addendum confirmed that the Project would not result in



State of California - Department of Fish and Wildlife
2024 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/23) Previously DFG 753.5a

RECEIPT NUMBER:
 30 — 04/24/2024 — 0376
 STATE CLEARINGHOUSE NUMBER (if applicable)
 2006011119

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF NEWPORT BEACH	LEAD AGENCY EMAIL	DATE 04/24/2024
COUNTY/STATE AGENCY OF FILING Orange	DOCUMENT NUMBER 202485000386	

PROJECT TITLE
 RESIDENCES AT 1400 BRISTOL STREET (PA2022-0296)

PROJECT APPLICANT NAME THE PICERNE GROUP	PROJECT APPLICANT EMAIL	PHONE NUMBER (949) 644-3234
PROJECT APPLICANT ADDRESS 5000 BIRCH STREET, STE. 600	CITY NEWPORT BEACH	STATE CA
		ZIP CODE 92660

PROJECT APPLICANT (Check appropriate box)

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

CHECK APPLICABLE FEES:

- Environmental Impact Report (EIR) \$4,051.25 \$ 0.00
- Mitigated/Negative Declaration (MND)(ND) \$2,916.75 \$ 0.00
- Certified Regulatory Program (CRP) document - payment due directly to CDFW \$1,377.25 \$ 0.00
- Exempt from fee
 - Notice of Exemption (attach)
 - CDFW No Effect Determination (attach)
- Fee previously paid (attach previously issued cash receipt copy)

- Water Right Application or Petition Fee (State Water Resources Control Board only) \$850.00 \$ 0.00
- County documentary handling fee \$ 50.00
- Other \$

PAYMENT METHOD:

Cash
 Credit
 Check
 Other
 TOTAL RECEIVED \$ 50.00

SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE CARINA HERRERA, DEPUTY
-----------------------	---

Hugh Nguyen
Orange County Clerk-Recorder
601 N. Ross Street
Santa Ana, CA 92701

County

Finalization: 20240000110621
4/24/24 2:10 pm
477 VitIndx

Item	Title	Count
1	201	1
EIR: Exempt or Previously Paid Document ID		Amount
DOC# 202485000386		50.00
Time Recorded 2:10 pm		

Total	50.00
-------	-------

Payment Type	Amount
Credit Card tendered # 803354	50.00

Amount Due 0.00

THANK YOU
PLEASE RETAIN THIS RECEIPT
FOR YOUR RECORDS

www.ocrecorder.com

