



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
MAY 17 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

The attached notice was received, filed and a copy was posted on 04/10/2024

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

30-04110|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 Vitlndx 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 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

Filing fees are due at the time a Notice of Determination/Exemption is filed with our office. For more information on filing fees and No Effect Determinations, please refer to California Code of Regulations, Title 14, section 753.5.



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: 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:

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

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 Westmeland
Senior Planner

Date: April 9, 2024.

FILED

APR 10 2024

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: C.H DEPUTY



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

Print **Start Over** **Save**

RECEIPT NUMBER:
 30 — 04/10/2024 — 0280
 STATE CLEARINGHOUSE NUMBER (If applicable)
 2006011119

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF NEWPORT BEACH	LEAD AGENCY EMAIL	DATE 04/10/2024
COUNTY/STATE AGENCY OF FILING Orange	DOCUMENT NUMBER 202485000289	

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:

- | | | | |
|---|------------|----|----------|
| <input checked="" type="checkbox"/> Environmental Impact Report (EIR) | \$4,051.25 | \$ | 4,051.25 |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND) | \$2,916.75 | \$ | 0.00 |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW | \$1,377.25 | \$ | 0.00 |
|
 | | | |
| <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 | \$ | 0.00 |
| <input checked="" type="checkbox"/> County documentary handling fee | | \$ | 50.00 |
| <input type="checkbox"/> Other | | \$ | |

PAYMENT METHOD:

- Cash
 Credit
 Check
 Other

TOTAL RECEIVED \$ 4,101.25

SIGNATURE 	AGENCY OF FILING PRINTED NAME AND TITLE CARINA HERRERA, DEPUTY
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Hugh Nguyen
Orange County Clerk-Recorder
601 N. Ross Street
Santa Ana, CA 92701

County

Finalization: 20240000096163
4/10/24 1:54 pm
477 VitIndx

Item	Title	Count
1	Z02	1
EIR: Environmental Impact Report		
Document ID		Amount
DOC# 202485000289		4101.25
Time Recorded 1:54 pm		

Total	4101.25
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Payment Type	Amount
Check tendered # 1066	4101.25

Amount Due	0.00
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THANK YOU
PLEASE RETAIN THIS RECEIPT
FOR YOUR RECORDS

www.ocrecorder.com

