



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

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|2024-0281

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



4101.25

* \$ R U U 1 4 8 8 7 4 8 9 \$ *

202485000291 3:25 pm 04/10/24

477 VitIdx 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

1401 QUAIL STREET RESIDENTIAL PROJECT (PA 2023-0040)

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



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: Mr. David Lee
Phone: (949) 644-3225

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

State Clearinghouse Number: 2006011119

Project Title: 1401 Quail Street Residential Project (PA 2023-0040)

Project Applicant: Intracorp Homes, 895 Dove Street, Ste. 400, Newport Beach, California 92660

Project Location: 1401 Quail Street, Newport Beach, Orange County, California (APN No. 427-332-04). The 1.71-acre project site is at the northwest corner of Quail Street and Spruce Avenue.

Project Description: The project includes demolition of one single-story commercial office building totaling approximately 22,956 square feet and a 1,744 square foot ancillary garage, and construction of 67 for sale condominiums in an 81-foot, six-story podium building. The unit mix for the proposed project incorporates several different floor plans, for two-bedroom and three-bedroom configurations ranging from 1,304 to 3,174 square feet. The proposed development would be 139,546 net square feet with a density of 39 du/ac. Of the 67 units, 59 units would be market rate and 8 units would be affordable housing units.

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

Adopt Resolution No.2024-25 to adopt Addendum No. 8 to the certified Final 2006 General Plan Update Program Environmental Impact Report (General Plan Program EIR), as amended, for the Residences at 1401Quail Street Residential Project (PA2023-0040);

Adopt Resolution No. 2024-26, to approve a General Plan Amendment, Site Development Review, Vesting Tentative Tract Map, and Affordable Housing Implementation Plan 1401Quail Street Residential Project (PA2023-0040);

Introduce Ordinance No. 2024-10 to approve a Planned Community Development Plan Amendment for the 1401Quail Street Residential Project with the second reading on April 23, 2024;

Introduce Ordinance No. 2024-11, approving a Development Agreement for the 1401Quail Street Residential Project with the second reading on April 23, 2024;

Adopt Resolution No. 2024-27, finding the 1401Quail Street Residential Project is consistent with the purposes of the State Aeronautics Act and overriding the Orange County Airport Land Use Commission's determination that the 1401Quail Street Residential Project is inconsistent with the 2008 John Wayne Airport Environs Land Use Plan.


The 1401Quail Street Residential Project 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, 1401Quail Street Residential Project 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: David Lee, Senior Planner

Date: April 10, 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

STAMPED

Save

RECEIPT NUMBER:
 30 — 04/10/2024 — 0281
 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 202485000291	

PROJECT TITLE
 1401 QUAIL STREET RESIDENTIAL PROJECT (PA 2023-0040)

PROJECT APPLICANT NAME INTRACORP HOMES	PROJECT APPLICANT EMAIL	PHONE NUMBER (949) 644-3225
PROJECT APPLICANT ADDRESS 895 DOVE STREET, STE. 400	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 X	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: 20240000096403
4/10/24 3:25 pm
477 VitIndx

Item	Title	Count
1	Z02	1
EIR: Environmental Impact Report		
Document ID		Amount
DOC# 202485000291		4101.25
Time Recorded 3:25 pm		

Total	4101.25
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Payment Type	Amount
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Check tendered # 25058	4051.25
Check tendered # 25059	50.00

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

www.ocrecorder.com

