



Hugh Nguyen
Clerk - Recorder

Orange County
Clerk-Recorder's Office

12 Civic Center Plaza, Room 106, P.O. Box 238, Santa Ana, CA 92702

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RECEIVED BY
COMMUNITY

AUG 21 2015

DEVELOPMENT
CITY OF NEWPORT BEACH

CITY OF NEWPORT BEACH, PLANNING DIVISION
100 CIVIC CENTER DRIVE
NEWPORT BEACH, CA 92658-9518

Office of the Orange County Clerk-Recorder
Memorandum

SUBJECT: NOTICE OF AVAILABILITY

The attached notice was received, filed and a copy was posted on 07/02/2015

It remained posted for 30 (thirty) days.

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

By: EVE LEE 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 ***

NOTICE OF AVAILABILITY OF INITIAL STUDY/MND

Project Title and Activity Number

Ebb Tide Residential Project - Activity Number(s): Planning Application PA2014-110/Planned Development Permit No. PL2015-001.

Project Location – Specific

The Ebb Tide Residential Project site is located in the West Newport Mesa area of the City of Newport Beach, in the County of Orange. The site is located approximately 0.75 miles north of the Newport Bay and 1 mile north of the Pacific Ocean. The Project site is located within an area generally bound by 15th Street to the south, 16th Street to the north, Placentia Avenue to the west, and Superior Avenue to the east. The Project site is located at 1560 Placentia Avenue abutting the City's boundary with the City of Costa Mesa at the northern property line. Regional access to the site is provided via State Route 55, which is located approximately 0.25 mile east of the Project site. Pacific Coast Highway, which is located approximately 0.7 mile south of the site, also provides regional access. Local access to the site is provided via Placentia Avenue and Superior Avenue.

Project Location – City**Project Location – County**

Newport Beach

County of Orange

Description of Nature and Purpose of Project:

The proposed Project consists of demolition of 73 existing mobile home spaces, three fixed structures (a central business office with laundry room, a resident club room with adjacent swimming pool, and a small residence), and related surface improvements to accommodate the development of 81 single-family detached condominium dwelling units. The Project site is located at 1560 Placentia Avenue within the West Newport Mesa area of Newport Beach. The Project requires City of Newport Beach approval of a Planned Development Permit, Traffic Study, Tentative Tract Map 17772, Demolition Permit, Grading Permit, and Building Permit(s).

POSTED

JUL 02 2015

HUGH NGUYEN, CLERK-RECORDER

BY:  DEPUTY

The Significant Effects on the Environment, if any, Anticipated as a Result of the Project:

The City of Newport Beach, Community Development Department conducted an Initial Study, which determined that the proposed project would not have an effect on the environment.

Lead Agency Division

City of Newport Beach, Planning Division

Address where copy of the Initial Study and all documents referenced in the Initial Study are available:

City of Newport Beach Planning Division
100 Civic Center Drive P.O. Box 1768
Newport Beach, CA 92658-8915

Date of Issue:

07/02/2015

Review Period:

30 Days

Date, Time and Location of Public Hearing, if any:

August 06, 2015 at 6:30 p.m. in the Council Chambers of the Newport Beach City Hall,
100 Civic Center Drive, Newport Beach, California

Contact Person

Area Code - Telephone - Extension

Fern Nueno, AICP, Associate Planner –

City Council Chambers, Newport Beach City Hall
100 Civic Center Drive
Newport Beach, CA 92658-9518
(949) 644-3200

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JUL 02 2015

HUGH NGUYEN, CLERK-RECORDER

BY: _____



DEPUTY

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Ebb Tide Residential Project

Lead Agency: City of Newport Beach
Mailing Address: 100 Civic Center Drive, PO Box 1768
City: Newport Beach Zip: 92658
Contact Person: Fern Nueno, Associate Planner
Phone: 949-644-3200
County: United States

Project Location: County: Orange City/Nearest Community: Newport Beach
Cross Streets: Placentia Avenue/16th Street Zip Code: 92658
Longitude/Latitude (degrees, minutes and seconds): 33 037 52.10" N / 117 055 50.71" W Total Acres: 4.70
Assessor's Parcel No.: 424-131-189 Section: 21 Twp.: 06S Range: 10W Base:
Within 2 Miles: State Hwy #: SR-55 Waterways: Santa Ana River, Newport Bay
Airports: Railways: Schools: Victoria Elementary

Document Type:

CEQA: [] NOP [] Draft EIR NEPA: [] NOI Other: [] Joint Document
[] Early Cons [] Supplement/Subsequent EIR [] EA [] Final Document
[] Neg Dec (Prior SCH No.) [] Draft EIS [] Other:
[X] Mit Neg Dec Other: [] FONSI

Local Action Type:

[] General Plan Update [] Specific Plan [] Rezone [] Annexation
[] General Plan Amendment [] Master Plan [] Prezone [] Redevelopment
[] General Plan Element [X] Planned Unit Development [] Use Permit [] Coastal Permit
[] Community Plan [] Site Plan [] Land Division (Subdivision, etc.) [] Other:

Development Type:

[X] Residential: Units 81 Acres 4.70
[] Office: Sq.ft. Acres Employees [] Transportation: Type
[] Commercial: Sq.ft. Acres Employees [] Mining: Mineral
[] Industrial: Sq.ft. Acres Employees [] Power: Type MW
[] Educational: [] Waste Treatment: Type MGD
[] Recreational: [] Hazardous Waste: Type
[] Water Facilities: Type MGD [] Other:

Project Issues Discussed in Document:

[X] Aesthetic/Visual [] Fiscal [X] Recreation/Parks [] Vegetation
[X] Agricultural Land [] Flood Plain/Flooding [] Schools/Universities [X] Water Quality
[X] Air Quality [] Forest Land/Fire Hazard [] Septic Systems [X] Water Supply/Groundwater
[X] Archeological/Historical [X] Geologic/Seismic [X] Sewer Capacity [] Wetland/Riparian
[X] Biological Resources [X] Minerals [X] Soil Erosion/Compaction/Grading [] Growth Inducement
[] Coastal Zone [X] Noise [X] Solid Waste [X] Land Use
[X] Drainage/Absorption [X] Population/Housing Balance [X] Toxic/Hazardous [] Cumulative Effects
[] Economic/Jobs [X] Public Services/Facilities [X] Traffic/Circulation [] Other:

Present Land Use/Zoning/General Plan Designation:

Multiple Residential (RM) with Height (H) Overlay/Multiple Residential

Project Description: (please use a separate page if necessary)

The proposed Project consists of demolition of 73 existing mobile home spaces, three fixed structures (a central business office with laundry room, a resident club room with adjacent swimming pool, and a small residence), and related surface improvements to accommodate the development of 81 single-family detached condominium dwelling units. The Project site is located at 1560 Placentia Avenue within the West Newport Mesa area of Newport Beach. The Project requires City of Newport Beach approval of a Planned Development Permit, Traffic Study, Tentative Tract Map 17772, Demolition Permit, Grading Permit, and Building Permit(s).

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Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

JUL 02 2015

Revised 2010

HUGH NGUYEN, CLERK-RECORDER

BY:

Signature

DEPUTY

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

- Air Resources Board
- Boating & Waterways, Department of
- California Emergency Management Agency
- California Highway Patrol
- Caltrans District # _____
- Caltrans Division of Aeronautics
- Caltrans Planning
- Central Valley Flood Protection Board
- Coachella Valley Mtns. Conservancy
- Coastal Commission
- Colorado River Board
- Conservation, Department of
- Corrections, Department of
- Delta Protection Commission
- Education, Department of
- Energy Commission
- Fish & Game Region # _____
- Food & Agriculture, Department of
- Forestry and Fire Protection, Department of
- General Services, Department of
- Health Services, Department of
- Housing & Community Development
- Native American Heritage Commission

- Office of Historic Preservation
- Office of Public School Construction
- Parks & Recreation, Department of
- Pesticide Regulation, Department of
- Public Utilities Commission
- Regional WQCB # _____
- Resources Agency
- Resources Recycling and Recovery, Department of
- S.F. Bay Conservation & Development Comm.
- San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
- San Joaquin River Conservancy
- Santa Monica Mtns. Conservancy
- State Lands Commission
- SWRCB: Clean Water Grants
- SWRCB: Water Quality
- SWRCB: Water Rights
- Tahoe Regional Planning Agency
- Toxic Substances Control, Department of
- Water Resources, Department of
- Other: _____
- Other: _____

Local Public Review Period (to be filled in by lead agency)

Starting Date 07/02/2015 Ending Date 07/31/2015

Lead Agency (Complete if applicable):

Consulting Firm: AECOM
 Address: 999 Town and Country Road
 City/State/Zip: Orange, CA 92868
 Contact: Thomas Holm, AICP
 Phone: 714-770-1647

Applicant: Ebb Tide, LLC
 Address: PO Box 19583
 City/State/Zip: Irvine, CA 92623
 Phone: 949-943-7669

Signature of Lead Agency Representative: _____ for Fern Nueno, Associate Planner Date: 07/01/2015

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

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BY: *HN* DEPUTY