



Hugh Nguyen  
Clerk - Recorder

Orange County  
Clerk-Recorder's Office  
12 Civic Center Plaza, Room 106, P.O. Box 238, Santa Ana, CA 92702  
web: www.oc.ca.gov/recorder/  
PHONE (714) 834-2500 FAX (714) 834-5284

CITY OF NEWPORT BEACH  
3300 NEWPORT BEWPORT BEACH  
NEWPORT BEACH, CA 92685

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 02/28/2014

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

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

By: DIAZ, PRISCILLA 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 hors 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 \*\*\*

RECEIVED  
2014 FEB -8 AM 9:19  
OFFICE OF  
THE CITY CLERK  
CITY OF NEWPORT BEACH

FILED

FEB 28 2014

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: [Signature] DEPUTY

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



50.00

201485000160 9:54 am 02/28/14

281 12 Z01

0.00 50.00 0.00 0.00 0.00 0.00 0.00 0.00

**Notice of Determination**

<b>To:</b> <input checked="" type="checkbox"/> Office of Planning and Research U.S. Mail: <u>Street Address:</u> P.O. Box 3044 1400 Tenth St, Rm 113 Sacramento, CA 95812-3044 Sacramento, CA 95814  <input checked="" type="checkbox"/> County Clerk County of Orange Public Services Division Santa Ana, CA 92702	<b>From:</b> City of Newport Planning Division 100 Civic Center Drive P.O. Box 1768 Newport Beach, CA 92658-8915 (949) 644-3200
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FEB 28 2014

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: [Signature] DEPUTY

**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):** 2012101003

**Project Title:** Back Bay Landing

**Project Applicant:** Bayside Village Marina, LLC, 300 E. Coast Highway, Newport Beach CA 92660 (949) 412-8981

**Project Location – Specific:** 300 East Coast Highway (north and south of East Coast Highway west of Bayside Drive and east and south of the Upper Newport Bay Channel)

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

**Project Description:** The proposed project involves land use amendments to provide the legislative framework that would allow for future mixed-use development of the site. On February 11, 2014, the City Council introduced 1) Ordinance No. 2014-3 approving an amendment to the Zoning Code expanding the boundaries of Planned Community District PC-9; and 2) Ordinance No. 2014-4 approving a Planned Community Development Plan establishing appropriate zoning regulations and development standards for the site. A Notice of Determination was filed on February 13, 2014, for the actions related to this project that were approved on February 11, 2014. On February 25, 2014, the City Council adopted (1) Ordinance No. 2014-3 approving an amendment to the Zoning Code expanding the boundaries of Planned Community District PC-9; and 2) Ordinance No. 2014-4 approving a Planned Community Development Plan establishing appropriate zoning regulations and development standards for the site. Specific project design and site development review approvals will be sought at a later time.

This is to advise that the City of Newport Beach has approved the above described Lead Agency or  Responsible Agency

project on 02/25/2014 and has made the following determinations regarding the above described project.

- The project (will will not) have a significant effect on the environment.
- 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.
- Mitigation measures (were were not) made a condition of the approval of the project.
- A mitigation reporting or monitoring plan (was was not) adopted for this project.
- A statement of Overriding Considerations (was was not) adopted for this project.
- Findings (were were not) made pursuant to the provisions of CEQA.

Receipt # 449717

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:

City of Newport Beach Planning Division, 100 Civic Center Drive, Newport BEach, CA 92660

Signature (Public Agency):  Title: Senior Planner

Date 02/27/2014 Date Received for filing at OPR: \_\_\_\_\_

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

**POSTED**

**FEB 28 2014**

ORANGE COUNTY CLERK RECORDER DEPARTMENT

BY:  DEPUTY

**FILED**

**FEB 28 2014**

ORANGE COUNTY CLERK RECORDER DEPARTMENT

BY:  DEPUTY

FILED

FEB 28 2014

FILED

FEB 13 2014

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

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



3079.75

\* \$ R 0 0 0 6 5 0 3 9 8 7 \$ \*

201485000099 10:21 am 02/13/14

107 SC1 Z02

0.00 50.00 0.00 0.00 0.00 0.00 0.00 0.00

BY: DEPUTY HUGH NGUYEN, CLERK-RECORDER

**Notice of Determination** DEPUTY

**To:**

Office of Planning and Research  
 U.S. Mail: Street Address:  
 P.O. Box 3044 1400 Tenth St, Rm 113  
 Sacramento, CA 95812-3044 Sacramento, CA 95814

County Clerk  
 County of Orange  
 Public Services Division  
 Santa Ana, CA 92702

**From:**  
 City of Newport Planning Division  
 100 Civic Center Drive  
 P.O. Box 1768  
 Newport Beach, CA 92658-8915  
 (949) 644-3200



POSTED

FEB 13 2014

HUGH NGUYEN, CLERK-RECORDER  
BY: DEPUTY

**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):** 2012101003

**Project Title:** Back Bay Landing

**Project Applicant:** Bayside Village Marina, LLC, 300 E. Coast Highway, Newport Beach CA 92660 (949) 412-8981

**Project Location – Specific:** 300 East Coast Highway (north and south of East Coast Highway west of Bayside Drive and east and south of the Upper Newport Bay Channel)

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

**Project Description:**

The proposed project involves land use amendments to provide the legislative framework that would allow for future mixed-use development of the site. Amendments to the General Plan and Coastal Land Use Plan are required to change the land use designations to a Mixed-Use Horizontal designation, and a Code Amendment and adoption of Planned Community Development Plan is proposed to establish appropriate zoning regulations and development standards for the site. Other requested approvals are a Lot Line Adjustment and Traffic Study pursuant to the City's Traffic Phasing Ordinance. Specific project design and site improvement approvals will be sought at a later time.

This is to advise that the City of Newport Beach has approved the above described Lead Agency or  Responsible Agency)

project on 02/11/2014 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.

POSTED

FEB 28 2014

ORANGE COUNTY CLERK-RECORDER DEPARTMENT  
BY: DEPUTY

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:

City of Newport Beach Planning Division, 100 Civic Center Drive, Newport BEach, CA 92660

Signature (Public Agency): [Signature] Title: Senior Planner

Date 02/12/2014 Date Received for filing at OPR: \_\_\_\_\_

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

**POSTED**

FEB 13 2014

HUGH NGUYEN, CLERK-RECORDER

BY: [Signature] DEPUTY

**FILED**

FEB 13 2014

HUGH NGUYEN, CLERK-RECORDER

BY: [Signature] DEPUTY

**RECEIVED**

FEB 13 2014

STATE CLEARINGHOUSE

**FILED**

FEB 28 2014

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: [Signature] DEPUTY

**POSTED**

FEB 28 2014

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: [Signature] DEPUTY



State of California - Department of Fish and Wildlife  
**2014 ENVIRONMENTAL FILING FEE CASH RECEIPT**  
 DFW 753.5a (Rev. 09/13)

RECEIPT# **446871**  
 STATE CLEARING HOUSE # (If applicable)  
**2012101003**

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

LEAD AGENCY <b>City of Newport Beh</b>		DATE <b>2-13-14</b>
COUNTY/STATE AGENCY OF FILING <b>County of Orange</b>		DOCUMENT NUMBER <b>201485000099</b>
PROJECT TITLE <b>Back Bay Landing</b>		
PROJECT APPLICANT NAME <b>Bayside Village Marina, LLC</b>		PHONE NUMBER <b>949-412-8981</b>
PROJECT APPLICANT ADDRESS <b>300 E Coast Highway</b>	CITY <b>Newport Beh</b>	STATE <b>CA</b>
PROJECT APPLICANT (Check appropriate box):		ZIP CODE <b>92660</b>
<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)                               | \$3,029.75 | \$ <b>3029.75</b> |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)                                   | \$2,181.25 | \$ _____          |
| <input type="checkbox"/> Application Fee Water Diversion (State Water Resources Control Board only) | \$850.00   | \$ _____          |
| <input type="checkbox"/> Projects Subject to Certified Regulatory Programs (CRP)                    | \$1,030.25 | \$ _____          |
| <input checked="" type="checkbox"/> County Administrative Fee                                       | \$50.00    | \$ <b>50.</b>     |
| <input type="checkbox"/> Project that is exempt from fees   |            |                   |
| <input type="checkbox"/> Notice of Exemption (attach)   |            |                   |
| <input type="checkbox"/> CDFW No Effect Determination (attach)                                      |            |                   |
| <input type="checkbox"/> Other _____  |            | \$ <b>3079.75</b> |

PAYMENT METHOD:

- Cash     Credit     Check     Other \_\_\_\_\_

TOTAL RECEIVED \$ **3079.75**

SIGNATURE <b>X N Malone</b>	TITLE <b>Deputy</b>
--------------------------------	------------------------

WHITE - PROJECT APPLICANT

YELLOW - CDFW/ASB

PINK - LEAD AGENCY

GOLDEN ROD - COUNTY CLERK

**FILED**

**FEB 28 2014**

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY:  DEPUTY

**POSTED**

**FEB 28 2014**

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY:  DEPUTY

FILED

FEB 28 2014

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: [Signature] DEPUTY

POSTED

FEB 28 2014

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: [Signature] DEPUTY

Orange County  
Clerk-Recorder's Office  
Hugh Nguyen

630N Broadway Bldg. 12 Suite  
101  
Santa Ana, CA, 92701

County

Finalization: 20140000045410  
2/13/14 10:21 am  
107 SGI

Item	Title	Count
1	Z02	1
	Fish & Game: Env Impact Report	
	Document ID	Amount
DOC# 201485000099		3079.75
Time Recorded 10:21 am		

OC CLERK RECORDER  
24031 EL TORO RD # 150  
LAGUNA HILLS, CA 92653

02/13/2014 10121108  
MID: 000000001727223  
TID: 03744161  
226015190996

CREDIT CARD  
MC SALE

CARD: XXXXXXXXXXXXX4724  
INVOICE 0009  
Batch #1 000386  
CLERK 0107  
APP Code1 01333J  
Entry Model Swiped  
Model Online  
Tax Amt 40.00

SALE AMT \$3079.75

Total 3079.75

Payment Type Amount

Credit Card tendered 3079.75  
# mc 013333J

Amount Due 0.00

THANK YOU  
PLEASE RETAIN THIS RECEIPT  
FOR YOUR RECORDS  
www.ocrecorder.com

PLEASE RETAIN FOR YOUR RECORDS  
THANK YOU! WWW.OCRECORDER.COM

CUSTOMER COPY

RECEIVED

FEB 13 2014

STATE CLEARING HOUSE



State of California - Department of Fish and Wildlife  
**2014 ENVIRONMENTAL FILING | CASH RECEIPT**  
 DFW 753.5a (Rev. 09/13)

RECEIPT# **449717**

STATE CLEARING HOUSE # (if applicable)  
**2012101003**

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

LEAD AGENCY	<b>City of Newport Beach</b>			DATE	<b>2-28-14</b>
COUNTY/STATE AGENCY OF FILING	<b>Orange County Clerk Recorder</b>			DOCUMENT NUMBER	<b>201405000160</b>
PROJECT TITLE	<b>Back Bay Landing</b>				
PROJECT APPLICANT NAME	<b>Seaside Village Marina, LLC</b>			PHONE NUMBER	<b>(714) 412-8981</b>
PROJECT APPLICANT ADDRESS	CITY	STATE	ZIP CODE		
<b>300 E. Coast Hwy</b>	<b>Newport Beach</b>	<b>Ca</b>	<b>92660</b>		

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)                               | \$3,029.75 | \$ | <b>0</b>   |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)                                   | \$2,181.25 | \$ |            |
| <input type="checkbox"/> Application Fee Water Diversion (State Water Resources Control Board only) | \$850.00   | \$ |            |
| <input type="checkbox"/> Projects Subject to Certified Regulatory Programs (CRP)                    | \$1,030.25 | \$ |            |
| <input checked="" type="checkbox"/> County Administrative Fee                                       | \$50.00    | \$ | <b>50-</b> |
| <input type="checkbox"/> Project that is exempt from fees   |            |    |            |
| <input type="checkbox"/> Notice of Exemption (attach)   |            |    |            |
| <input type="checkbox"/> CDFW No Effect Determination (attach)                                      |            |    |            |
| <input type="checkbox"/> Other  |            | \$ |            |

*receipt # 44687  
 previous filing paid 201405000099*

PAYMENT METHOD:

- Cash   
  Credit   
  Check   
  Other

TOTAL RECEIVED \$ **50-**

SIGNATURE	TITLE
<b>X [Signature]</b>	<b>Deputy</b>