



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 28 2022
 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 05/13/2022

It remained posted for 30 (thirty) days.

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

By: Angel Estrada 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 ***



State of California - Department of Fish and Wildlife
2022 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/22) Previously DFG 753.5a

Print

Scan/Over

Save

RECEIPT NUMBER:

30 — 05/13/2022 — 0432

STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY

CITY OF NEWPORT BEACH PLANNING DIVISION

LEAD AGENCY EMAIL

DATE

05/13/2022

COUNTY/STATE AGENCY OF FILING

Orange

DOCUMENT NUMBER

202285000423

PROJECT TITLE

RITZ-CARLTON RESIDENCES PROJECT (PA2021-296)

PROJECT APPLICANT NAME

NEWPORT CENTER HOTEL, LLC

PROJECT APPLICANT EMAIL

PHONE NUMBER

(949)644-3200

PROJECT APPLICANT ADDRESS

4901 BIRCH STREET

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)	\$3,539.25	\$	3,539.25
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,548.00	\$	0.00
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,203.25	\$	0.00

☐ Exempt from fee☐ Notice of Exemption (attach)☐ CDFW No Effect Determination (attach)☐ Fee previously paid (attach previously issued cash receipt copy)

<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 \$ 3,589.25

SIGNATURE

AGENCY OF FILING PRINTED NAME AND TITLE

DEPUTY CLERK, SANDRA VALENCIA LOPEZ



ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

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



3589.25

* \$ R 0 0 1 3 7 3 0 8 2 0 \$ *

202285000423 11:51 am 05/13/22

401 SC4A Z02

0.00 50.00 0.00 0.00 0.00 0.00 0.00 0.00

THIS SPACE FOR CLERK'S USE ONLY

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

TYPE OR PRINT CLEARLY

Project Title

RITZ-CARLTON RESIDENCES PROJECT (PA2021-296)

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

MAY 13 2022

HUGH NGUYEN, CLERK-RECORDER

BY: [Signature] DEPUTY

POSTED

MAY 13 2022

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: [Signature] DEPUTY

FILED IN THE OFFICE OF THE ORANGE
COUNTY CLERK-RECORDER ON May 13, 2022

Posted May 13, 2022 Removed _____

Returned to agency on _____

DEPUTY ANGEL ESTRADA

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.

POSTED

FILED

MAY 13 2022

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

MAY 13 2022

BY: AS DEPUTY

HUGH NGUYEN, CLERK-RECORDER

BY: AS DEPUTY**Notice of Determination****To:**☒ Office of Planning and Research

U.S. Mail:

P.O. Box 3044

Sacramento, CA 95812-3044

Street Address:

1400 Tenth St, Rm 113

Sacramento, CA 95814

☒ County Clerk-Recorder

County of Orange

601 N. Ross Street

Santa Ana, CA 92701

From:

City of Newport Beach Planning Division

100 Civic Center Drive

P.O. Box 1768

Newport Beach, CA 92658-8915

(949) 644-3200

**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):** N/A**Project Title:** Ritz-Carlton Residences Project (PA2021-296)**Project Applicant:** Newport Center Hotel, LLC, 4901 Birch Street, Newport Beach, CA 92660Attention:**Project Location – Specific:** 900 Newport Center Drive, Newport Beach, Orange County, California 92660 (VEA Newport Beach, A Marriott Resort and Spa)**Project Location – City:** Newport Beach **Project Location – County:** Orange

Project Description: Project Description: The Ritz-Carlton Residences Project involves conversion of up to 30 percent of the existing 532-room hotel at the VEA Newport Beach, A Marriott Resort and Spa (formerly the Newport Beach Marriott) into hotel branded residences, pursuant to City Council Policy K-4 (Reducing the Barriers to the Creation of Housing) and Director's Determination No. DD2021-001. The proposed 22-story building would include up to 159 units and provide amenities including a spa, pool, event lawn, and gym/fitness center. A new 5-level, 408-space subterranean parking structure would be constructed beneath the new residential building. A new 6-level, 400-space parking structure would replace the existing hotel parking structure in substantially the same location and continue to serve the VEA Newport Beach hotel.

This is to advise that the Newport Beach Planning Commission approved the following applications and actions as it pertains to the project described above:

- Major Site Development Review No. SD2021-005: A site development review in accordance with Newport Beach Municipal Code (NBMC), Section 20.52.080 to allow for the construction of the Project
- Modification Permit No. MD2022-001: A modification permit in accordance with NBMC Section 20.52.050 to allow for the tandem parking spaces
- Conditional Use Permit No. UP2021-053: A conditional use permit in accordance with NBMC Section 20.52.020 consistent with the requirement consistent with the requirement of Director's Determination No. DD2021-001
- Coastal Development Permit No. CD2021-077: A coastal development permit in accordance with NBMC Section 21.52.015 authorizing the construction of the Project within the Coastal Zone
- Vesting Tentative Tract Map No. NT2021-003: A vesting tentative tract map for condominium purposes in accordance with NBMC Section 19.20.040
- Addendum to the 2006 General Plan Update Program Environmental Impact Report: Pursuant to CEQA, the addendum addresses reasonably foreseeable environmental impacts resulting from the proposed development.

20-05-13-7022-0132

The City of Newport Beach as a (☒ Lead Agency or ☐ Responsible Agency) has approved the above-described project on May 12, 2022 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.

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 92658-8915

Signature (Public Agency):



Name/Title: Jim Campbell, Deputy Community Development Director

Contact Phone No.: 949-644-3210

Date 05/13/2022

Date Received for filing at OPR: 05/16/2022

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

POSTED

MAY 13 2022

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: Alh DEPUTY

FILED

MAY 13 2022

HUGH NGUYEN, CLERK-RECORDER

BY: Alh DEPUTY

D:\Projects\NEW\W003300\GRAPHICS\Addendum\SitePlan_20220309.ai



Overall Site Plan
The Ritz-Carlton Residences Project



ORANGE COUNTY CLERK-RECORDER DEPARTMENT

MAY 13 2022

POSTED

HUGH NGUYEN, CLERK-RECORDER

MAY 13 2022

FILED

DEPUTY _____ BY: _____

DEPUTY _____ BY: _____

Source: MVE + Partners, 2022

Exhibit 2-3



(03/09/2022 JVR) R:\Projects\NEW\W003300 - Ritz-Carlton Residences\Graphics\Addendum\SitePlan.pdf

Orange County
Clerk-Recorder's Office
Hugh Nguyen

601 N. Ross Street
92701

County

Finalization: 20220000177864
5/13/22 11:51 am
401 SC4A

Item	Title	Count
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1	Z02	1
EIR: Environmental Impact Report		

Document ID	Amount
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DOC# 202285000423	3589.25
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Time Recorded 11:51 am

Total	3589.25
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Payment Type	Amount
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Check tendered	2598.00
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104

Credit Card tendered	991.25
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05696g

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

www.ocrecorder.com

