



HUGH NGUYEN
CLERK-RECORDER

BIRTH AND DEATH RECORDS
FICTITIOUS BUSINESS NAMES
MARRIAGE LICENSES/RECORDS
NOTARY REGISTRATION
ORANGE COUNTY ARCHIVES
PASSPORTS
PROPERTY RECORDS

CITY OF NEWPORT BEACH
100 CIVIC CENTER DR
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 03/24/2022

It remained posted for 30 (thirty) days.

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

By: Sandra Lopez 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

RECEIPT NUMBER:
 30 — 03/24/2022 — 0238
 STATE CLEARINGHOUSE NUMBER (If applicable)
 2006011119

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF NEWPORT BEACH COMMUNITY DEVELOPMENT DEPARTMENT	LEAD AGENCY EMAIL	DATE 03/24/2022
COUNTY/STATE AGENCY OF FILING Orange	DOCUMENT NUMBER 202285000244	

PROJECT TITLE

RESIDENCE AT 1300 BRISTOL STREET (PA2021-161)

PROJECT APPLICANT NAME BCD NEWPORT BEACH, LLC (THE PICERNE GROUP)	PROJECT APPLICANT EMAIL	PHONE NUMBER (949)644-3227
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) | \$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 |
|
 | | | |
| <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 \$ 3,589.25

SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE DEPUTY CLERK, SANDRA VALENCIA LOPEZ
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POSTED

MAR 24 2022

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: [Signature] DEPUTY

Hugh Nguyen, Clerk-Recorder



3589.25

202285000244 2:26 pm 03/24/22

414 Vitlndx Z02

0.00 50.00 0.00 0.00 0.00 0.00 0.00 0.00

FILED

MAR 24 2022

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: [Signature] 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. Chelsea Crager
Phone: (949) 644-3227

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

State Clearinghouse Number: 2006011119

Project Title: Residences at 1300 Bristol Street (PA2021-161)

Project Applicant: BCD Newport Beach, LLC (The Picerne Group), , 5000 Birch Street, Ste. 600, Newport Beach, California 92660

Project Location: 1300 Bristol Street North, Newport Beach, Orange County, California (APN No. 427-342-01). The approximately 1.97-net-acre project site is generally bordered by Spruce Street to the northwest and a surface parking lot to the north and southeast. The project site abuts northbound Bristol Street North which runs northwest to southeast near the site.

Project Description: The project includes demolition of 2-story office building (33,292 sf) and construction of a 6-story podium residential building with 3 levels of parking: 1 level at grade and two levels of subterranean parking. The Project would have 193 multi-family rental units, inclusive of 169 market rate units and 24 affordable units. Of the 24 affordable units, 12 units would be for very-low-income households and 12 units would be for low-income households. The project required the following approvals by the City of Newport Beach City Council:

Approval of Resolution No. 2022-19 adopting Addendum No. ER2022-001 to the 2006 General Plan Update Program Environmental Impact Report (EIR) and the 2008-2014 City of Newport Beach Housing Element Update Initial Study/Negative Declaration (IS/ND) for the Residences at 1300 Bristol Street Project located at 1300 Bristol Street North (PA2020-061). The City Council approved Resolution No. 2022-19.

Approval of Resolution No. 2022-20 approving Major Site Development Review No. SD2021-003, Affordable Housing Implementation Plan No. AH2022-001, Traffic Study No. TS2022-001 for the Residences at 1300 Bristol Street Project located at 1300 Bristol Street North, and Transfer of Development Rights No. TD2022-001 for the transfer to 77 residential units from the Uptown Newport Planned Community to 1300 Bristol Street North. The City Council approved Resolution No. 2022-20.

The Residences at 1300 Bristol Street Addendum to the to the 2006 General Plan Update Program EIR and the 2008-2014 City of Newport Beach Housing Element Update IS/ND (collectively, General Plan Program EIR) evaluates whether the project (i.e., 169 multi-family residential units) would have any new significant or more severe significant adverse environmental impacts beyond those analyzed and addressed in the certified final 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 15162(a) were present, and that no further environmental review is necessary for the project.

20-03-24-2022-0238

This is to advise that the City of Newport Beach, as Lead Agency, approved the above described project at the March 22, 2022 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 confirmed the project did 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 Guideline 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 1300 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. Because City Hall is currently closed to the public due to COVID-19, please first contact the City (contact information is provided on page one).

Signature: Chelsea Crago

Name/Title: Chelsea Crago, Associate Planner

Date: March 22, 2022.

POSTED

MAR 24 2022

ORANGE COUNTY CLERK-RECORDER DEPARTMENT
BY: [Signature] DEPUTY

FILED

MAR 24 2022

ORANGE COUNTY CLERK-RECORDER DEPARTMENT
BY: [Signature] DEPUTY

Orange County
Clerk-Recorder's Office
Hugh Nguyen

601 N. Ross Street
92701

County

Finalization: 20220000112530
3/24/22 2:26 pm
414 VitIndx

Item	Title	Count
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1	202	1
EIR: Environmental Impact Report		

Document ID	Amount
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DOC# 202285000244	3589.25
Time Recorded 2:26 pm	

Total	3589.25
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Payment Type	Amount
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Credit Card tendered	3589.25
# 893135	

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

www.ocrecorder.com

