



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 StartOver Save

RECEIPT NUMBER:  
 30 — 04/10/2024 — 0280  
 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 202485000289	

PROJECT TITLE

RESIDENCES AT 1400 BRISTOL STREET (PA2022-0296)

PROJECT APPLICANT NAME THE PICERNE GROUP	PROJECT APPLICANT EMAIL	PHONE NUMBER (949) 644-3234
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)	\$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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ORANGE COUNTY  
CLERK-RECORDER  
CEQA FILING COVER SHEET

30-0410|2024-0280

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



4101.25

\* \$ R 0 0 1 4 8 8 7 1 3 3 \$ \*

202485000289 1:54 pm 04/10/24

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

TYPE OR PRINT CLEARLY

Project Title

RESIDENCES AT 1400 BRISTOL STREET (PA2022-0296)

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

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.



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: Ms. Liz Westmoreland, AICP  
Phone: (949) 644-3234

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

**State Clearinghouse Number:** 2006011119

**Project Title:** Residences at 1400 Bristol Street (PA2022-0296)

**Project Applicant:** The Picerne Group, 5000 Birch Street, Ste. 600, Newport Beach, California 92660

**Project Location:** 1400 Bristol Street North, Newport Beach, Orange County, California (APN No. 427-332-02). The approximately 2.38-net-acre project site is located at northwest corner of Bristol Street and Spruce Street.

**Project Description:** The project includes demolition of two existing office buildings and construction of 229 for-rent units and a 422-space parking structure with a pedestrian bridge over the Spruce Street right-of-way to the approved but not yet constructed Residences at 1300 Bristol Street project. The parking structure includes one level on-grade (podium level) and two levels below grade with five levels of residential above the podium. Of the 229 units, 23 units would be affordable and restricted to very-low-income households. The remaining 203 units would be market-rate for-rent apartment units.

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

Adopt Resolution No. 2024-22 to adopt Addendum No. 7 to the certified Final 2006 General Plan Update Program Environmental Impact Report (General Plan Program EIR), as amended, for the Residences at 1400 Bristol Street Project (PA2022-0296);

Adopt Resolution No. 2024-23, to approve a General Plan Amendment, Site Development Review, Affordable Housing Implementation Plan and Traffic Study for the Residences at 1400 Bristol Street Project (PA2022-0296);

Introduce Ordinance No. 2024-8 to approve a Planned Community Development Plan Amendment for the Residences at 1400 Bristol Street Project with the second reading on April 23, 2024;

Introduce Ordinance No. 2024-9, approving a Development Agreement for the Residences at 1400 Bristol Street Project with the second reading on April 23, 2024;

Adopt Resolution No. 2024-24, finding the Residences at 1400 Bristol Project is consistent with the purposes of the State Aeronautics Act and overriding the Orange County Airport Land Use Commission's determination that the Residences at 1400 Bristol Project is inconsistent with the 2008 John Wayne Airport Environs Land Use Plan (PA2022-0296).

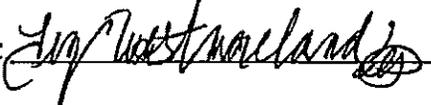
The Residences at 1400 Bristol Street Addendum to the to the General Plan EIR evaluates whether the Project would have any new significant or more severe significant adverse environmental impacts beyond those analyzed and addressed in the General Plan Program EIR. The Addendum confirmed that the Project 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, Residences at 1400 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.

Signature: 

Name/Title: Liz Westmeland  
Senior Planner

Date: April 9, 2024.

**FILED**

APR 10 2024

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: C.H DEPUTY