

POSTED

FILED

SEP 12 2019

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



NO FEE

* \$ R 0 0 1 1 1 1 9 9 8 4 \$ *

201985000925 10:31 am 09/12/19

380 231A Z01

0.00 50.00 0.00 0.00 0.00 0.00 0.00 0.00


ORANGE COUNTY CLERK-RECORDER DEPARTMENT

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: [Signature] DEPUTY

BY: [Signature] DEPUTY

Notice of Determination

<p>To:</p> <p><input checked="" type="checkbox"/> Office of Planning and Research U.S. Mail: P.O. Box 3044 Sacramento, CA 95812-3044</p> <p><input checked="" type="checkbox"/> County Clerk County of Orange Public Services Division Santa Ana, CA 92702</p>	<p>Street Address: 1400 Tenth St, Rm 113 Sacramento, CA 95814</p>	<p>From:</p> <p>City of Newport Beach Planning Division 100 Civic Center Drive P.O. Box 1768 Newport Beach, CA 92658-8915 (949) 644-3200</p> 
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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): 2016021023

Project Title: Vivante Senior Housing (PA2018-185)

Project Applicant: City of Newport Beach, Community Development Department, 100 Civic Center Drive, Newport Beach, CA 92660

Attention: Makana Nova, Associate Planner

Project Location – Specific: The project site is located in Newport Center, which includes residential, hospitality, and high- and low-rise office buildings surrounding the Fashion Island regional mall. The site itself is approximately 2.9 acres (126,600 square feet) and is located at 850 and 856 San Clemente Drive in Newport Center (Assessor's Parcel Numbers 442-261-05 and 442-261-17). The project site is generally bounded by Santa Cruz Drive to the east, Santa Barbara Drive to the west, San Joaquin Hills Road to the north, and San Clemente Drive to the south.

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

Project Description: Since certification of the 2016 Museum House Certified EIR, a modified project has been contemplated for the demolition of the existing Orange County Museum of Art (23,632 square feet) and associated administrative office building (13,935 square feet) to accommodate the development of a 183,983-square-foot, six-story combination senior housing (90-unit residential dwelling units) and memory care facility (27 beds). As determined through a review of the adopted Museum House 2016 Certified EIR, the 2019 Modified Project would not involve new significant environmental effects or a substantial increase in the severity of significant effects already identified in the 2016 Certified EIR. Given this finding, an Addendum in accordance with CEQA Guidelines 15164 to the existing EIR was prepared.

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

- a) Found that the EIR Addendum for the Vivante Senior Housing Project certified by the City Council on August 13, 2019, and Museum House Project Environmental Impact Report (EIR) No. ER2016-002 (SCH No. 2016021023) certified by the City Council on November 29, 2016, by Resolution No. 2016-126 was prepared for the project in compliance with California Environmental Quality Act (CEQA), the State CEQA Guidelines, and City Council Policy K-3;
- b) Adoption of Ordinance No. 2019-13, An Ordinance of the City Council of the City of Newport Beach, California, adopting Planned Community Development Plan No. PC2018-001 amending the San Joaquin Plaza Planned Community (PC-19) located at 850 and 856 San Clemente Drive (PA2018-185)), (Attachment A); and
- c) Adoption of Ordinance No. 2019-14, An Ordinance of the City Council of the City of Newport Beach, California, Approving Development Agreement No. DA2018-005 for the Vivante Senior Housing project located at 850 and 856 San Clemente Drive (PA2018-185) (Attachment B).

This is to advise that the City of Newport Beach, 100 Civic Center Drive, Newport Beach, CA 92660

30-2019-0898

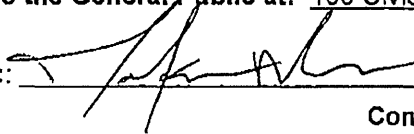
(Lead Agency or Responsible Agency)

has approved the above described project on 09/10/19 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: 100 Civic Center Drive, Newport Beach, CA 92658-8915

Signature (Public Agency):



Name/Title: Makana Nova, Associate Planner

Contact Phone No.: 949-644-3249

Date 09/11/2019

Date Received for filing at OPR: _____

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

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ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: _____

DEPUTY

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BY: _____ DEPUTY



State of California—Natural Resources Agency
CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE
2015 ENVIRONMENTAL FILING FEE CASH RECEIPT

RECEIPT#
30-2016 1281
STATE CLEARING HOUSE # (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

LEAD AGENCY CITY OF NEWPORT BEACH			DATE 12/01/2016
COUNTY/STATE AGENCY OF FILING Orange			DOCUMENT NUMBER 201685001314
PROJECT TITLE MUSEUM HOUSE RESIDENTIAL PROJECT (PA2015-152)			
PROJECT APPLICANT NAME RELATED CALIFORNIA URBAN HOUSING, LLC			PHONE NUMBER (949) 644-3219
PROJECT APPLICANT ADDRESS 18201 VON KARMAN AVENUE STE 900	CITY IRVINE	STATE CA	ZIP CODE 92612
PROJECT APPLICANT (Check appropriate box):			
<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)	\$3,070.00	\$	3,070.00
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,210.25	\$	0.00
<input type="checkbox"/> Application Fee Water Diversion (State Water Resources Control Board only)	\$850.00	\$	0.00
<input type="checkbox"/> Projects Subject to Certified Regulatory Programs (CRP)	\$1,043.75	\$	0.00
<input checked="" type="checkbox"/> County Administrative Fee	\$50.00	\$	50.00
<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 _____		\$	_____

PAYMENT METHOD:

Cash
 Credit
 Check
 Other _____

TOTAL RECEIVED \$ 3,120.00

SIGNATURE X	PRINTED NAME AND TITLE HAZEL L. BENNETT, K DEPUTY CLERK
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BY: [Signature] DEPUTY

Orange County
Clerk-Recorder's Office
Hugh Nguyen

630N Broadway Blvd, 12 Suite
101
Santa Ana, CA, 92701

County

Finalization: 20160000454806
12/1/16 12:41 pm
41 304

Item	Title	Count
1	Z02	1
	Fish & Game: Environmental Impact Report	
	Document ID	Amount
DOC#	201685001314	3120.00
	Time Recorded	12:41 pm

Total 3120.00

Payment Type Amount

Check	tendered	3070.00
	# 1065	
Check	tendered	50.00
	# 1066	

Amount Due 0.00

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



State of California - Department of Fish and Wildlife
2019 ENVIRONMENTAL FILING FEE CASH RECEIPT
 DFW 753.5a (Rev. 01/01/18) Previously DFG 753.5a

Print **StartOver** **Finalize&Email**

RECEIPT NUMBER:
 30-2019 0898
 STATE CLEARINGHOUSE NUMBER (If applicable)
 2016021023

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF NEWPORT BEACH PLANNING DIVISION	LEAD AGENCY EMAIL	DATE 09/12/2019
COUNTY/STATE AGENCY OF FILING Orange	DOCUMENT NUMBER 201985000925	

PROJECT TITLE
VIVANTE SENIOR HOUSING (PA2018-185)

PROJECT APPLICANT NAME CITY OF NEWPORT BEACH, COMMUNITY DEVELOPMENT DEPARTMENT	PROJECT APPLICANT EMAIL	PHONE NUMBER (949) 644-3200
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PROJECT APPLICANT ADDRESS 100 CIVIC CENTER DRIVE	CITY NEWPORT BEACH	STATE CA	ZIP CODE 92660
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PROJECT APPLICANT (Check appropriate box)

Local Public Agency School District Other Special District State Agency Private Entity

CHECK APPLICABLE FEES:

- Environmental Impact Report (EIR) \$3,271.00 \$ _____ 0.00
- Mitigated/Negative Declaration (MND)(ND) \$2,354.75 \$ _____ 0.00
- Certified Regulatory Program document (CRP) \$1,112.00 \$ _____ 0.00

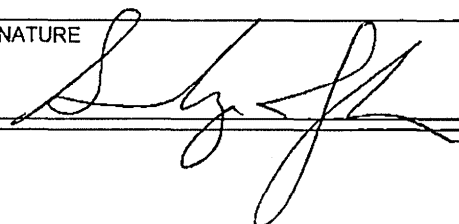
- Exempt from fee
 - Notice of Exemption (attach)
 - CDFW No Effect Determination (attach)
- Fee previously paid (attach previously issued cash receipt copy)

- Water Right Application or Petition Fee (State Water Resources Control Board only) \$850.00 \$ _____ 0.00
- County documentary handling fee \$ _____ 0.00
- Other \$ _____

PAYMENT METHOD:

- Cash Credit Check Other

TOTAL RECEIVED \$ _____ 0.00

SIGNATURE X 	AGENCY OF FILING PRINTED NAME AND TITLE SARAHY JURADO, DEPUTY CLERK
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Orange County
Clerk-Recorder's Office
Hugh Nguyen

601 N. Ross Street
92701

County

Finalization: 20190000321444
9/12/19 10:31 am
380 231A

Item	Title	Count
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1	Z01	1
EIR: Exempt or Previously Paid Document ID		Amount

DOC# 201985000925	50.00
Time Recorded 10:31 am	

Total	0.00
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Payment Type	Amount
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NO FEE	50.00
Amount Due	0.00

THANK YOU
PLEASE RETAIN THIS RECEIPT
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