



# Hugh Nguyen

Orange County Clerk - Recorder

P.O. Box 238 Santa Ana, CA 92702  
12 Civic Center Plaza, Room 106 Santa Ana, CA 92701  
Phone: (714) 834-2500  
www.ocrecorder.com

RECEIVED BY  
COMMUNITY

FEB 15 2017

DEVELOPMENT  
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 - PRIOR FILING

The attached notice was received, filed and a copy was posted on 12/15/2016

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

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

By: Trejo, Ernesto 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 \*\*\*



CITY OF NEWPORT BEACH

100 Civic Center Drive
Newport Beach, CA 92660
(949) 644-3309

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



50.00

\* \$ R 0 0 0 8 9 3 0 0 8 4 \$ \*

201685001356 11:59 am 12/15/16

214 OR02 Z01

0.00 50.00 0.00 0.00 0.00 0.00 0.00 0.00

NOTICE OF DETERMINATION

To:

X

Office of Planning and Research
State Clearinghouse
1400 Tenth Street
Sacramento, CA 95814

X

County Clerk, County of Orange
12 Civic Center Plaza, Room 101
Santa Ana, CA 92701

From: City of Newport Beach
Planning Division
100 Civic Center Drive
Newport Beach, CA 92660
Orange County

Date received for filing at OPR:

POSTED

DEC 15 2016

ORANGE COUNTY CLERK-RECORDER DEPARTMENT
BY: DEPUTY

Subject: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

Name of Project: Museum House Residential Project (PA2015-152)
Applicant: Related California Urban Housing, LLC
18201 Von Karman Avenue, Suite 900, Irvine, CA 92612

State Clearinghouse Number: 2016021023
City Contact Person: Gregg Ramirez, Senior Planner
Telephone No.: (949) 644-3219

Project Location: 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 two acres (86,942 square feet) and is located at 850 San Clemente Drive in Newport Center (Assessor's Parcel Number 442-261-05). 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 Description: The proposed project consists of the demolition of the existing 23,632-square-foot Orange County Museum of Art building and associated hardscape and landscaping improvements to accommodate the development of a 25-story, 100-unit residential condominium tower with two levels of subterranean parking. This is a second Notice of Determination for the proposed project and consists of the following approvals by the City of Newport Beach City Council:

- Adoption of Ordinance No. 2016-23, An Ordinance of the City Council of the City of Newport Beach, California, Adopting Planned Community Development Plan No. PC2015-001 Amending the San Joaquin Plaza Planned Community (PC-19) Located at 850 and 856 San Clemente Drive (PA2015-152)
Adoption of Ordinance No. 2016-24, An Ordinance of the City Council of the City of Newport Beach, California, Approving Development Agreement No. DA2016-001 for the 100-Unit Museum House Multi-Family Residential Project Located at 850 San Clemente Drive (PA2015-152)

This is to advise that the City of Newport Beach has approved the above-described project on December 13, 2016 and has made the following determinations regarding the above-described project:

- The City is [X] Lead Agency [ ] Responsible Agency for the project.
The project [X] will [ ] will not have a significant effect on the environment.
[X] An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
[ ] A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
Mitigation measures [X] were [ ] were not made a condition of the approval of the project.
A Statement of Overriding Considerations [X] was [ ] was not adopted for this project.
Findings [X] were [ ] were not made pursuant to the provisions of CEQA.

The Environmental Impact Report and record of project approval is available for review at the Planning Division of the City of Newport Beach, 100 Civic Center Drive, Newport Beach, CA 92660; (949) 644-3200.

Gregg Ramirez, Senior Planner

Date

FILED

DEC 15 2016

ORANGE COUNTY CLERK-RECORDER DEPARTMENT
BY: DEPUTY



# CITY OF NEWPORT BEACH

100 Civic Center Drive  
Newport Beach, CA 92660  
(949) 644-3309

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



3120.00

\* \$ R 0 0 0 8 8 9 3 7 0 0 \$ \*  
201685001314 12:41 pm 12/01/16  
41 304 Z02  
0.00 50.00 0.00 0.00 0.00 0.00 0.00 0.00

## NOTICE OF DETERMINATION

**FILED**

DEC 01 2016

To:

Office of Planning and Research  
State Clearinghouse  
1400 Tenth Street  
Sacramento, CA 95814

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

From: City of Newport Beach  
Planning Division  
100 Civic Center Drive  
Newport Beach, CA 92660  
Orange County

County Clerk, County of Orange  
12 Civic Center Plaza, Room 101  
Santa Ana, CA 92701

DEPUTY

Date received for filing at OPR:

**FILED**

DEC 15 2016

ORANGE COUNTY CLERK-RECORDER DEPARTMENT  
BY:

Subject: Filing of Notice of Determination in compliance with Section 21108 or 21109 of the Public Resources Code.

**POSTED**

Name of Project:  
Applicant:

Museum House Residential Project (PA2015-152)  
Related California Urban Housing, LLC  
18201 Von Karman Avenue, Suite 900, Irvine, CA 92612

DEC 01 2016

HUGH NGUYEN, CLERK-RECORDER

BY: DEPUTY

State Clearinghouse Number:  
2016021023

City Contact Person:  
Gregg Ramirez, Senior Planner

Telephone No.:  
(949) 644-3219

**Project Location:** 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 two acres (86,942 square feet) and is located at 850 San Clemente Drive in Newport Center (Assessor's Parcel Number 442-261-05). 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 Description:** The proposed project consists of the demolition of the existing 23,632-square-foot Orange County Museum of Art building and associated hardscape and landscaping improvements to accommodate the development of a 25-story, 100-unit residential condominium tower with two levels of subterranean parking. The proposed project consists of the following approvals by the City of Newport Beach City Council:

- Adoption of **Resolution No. 2016-126**, A Resolution of the City Council of the City of Newport Beach, California, Certifying Environmental Impact Report No. ER2016-002 and Approving a Mitigation Monitoring and Reporting Program for the Museum House Project Located at 850 San Clemente Drive (PA2015-152)
- Adoption of **Resolution No. 2016-127**, A Resolution of the City Council of the City of Newport Beach, California, Approving General Plan Amendment No. GP 2015-001 to Change the Land Use Designation from Private Institutional (PI) to Multi-Unit Residential (RM-100), for a 100-Unit Residential Project Located at 850 San Clemente Drive and Adopting California Environmental Quality Act Facts and Findings and a Statement of Overriding Considerations regarding the Museum House Project (PA2015-152)
- Introduction of **Ordinance No. 2016-23**, An Ordinance of the City Council of the City of Newport Beach, California, Adopting Planned Community Development Plan No. PC2015-001 Amending the San Joaquin Plaza Planned Community (PC-19) Located at 850 and 856 San Clemente Drive (PA2015-152), and pass to second reading on December 13, 2016
- Adoption of **Resolution No. 2016-128**, A Resolution of the City Council of the City of Newport Beach, California, Approving Site Development Review No. SD2016-001 for the 100-Unit Museum House Residential Project and Revoking Use Permit No. UP2005-017 and Modification Permit No. MD 2004-059 Related to the Orange County Museum of Art Located at 850 San Clemente Drive (PA2015-152)

30-2016-1281

**POSTED**

DEC 15 2016

ORANGE COUNTY CLERK-RECORDER DEPARTMENT  
BY:

- Adoption of **Resolution No. 2016-129**, A Resolution of the City Council of the City of Newport Beach, California, Approving Tentative Tract Map No. NT2016-001 for the 100-Unit Museum House Residential Project Located at 850 San Clemente Drive (PA2015-152)
- Adoption of **Resolution No. 2016-130**, A Resolution of the City Council of the City of Newport Beach, California, Approving Traffic Study No. TS2015-004 for the 100-Unit Museum House Residential Project Located at 850 San Clemente Drive (PA2015-152)
- Introduction of **Ordinance No. 2016-24**, An Ordinance of the City Council of the City of Newport Beach, California, Approving Development Agreement No. DA2016-001 for the 100-Unit Museum House Multi-Family Residential Project Located at 850 San Clemente Drive (PA2015-152), and pass on to a second reading on December 13, 2016

This is to advise that the **City of Newport Beach** has approved the above-described project on **November 29, 2016** and has made the following determinations regarding the above described project:

1. The City is  Lead Agency  Responsible Agency for the project.
2. The project  will  will not have a significant effect on the environment.
3.  An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
4.  A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
5. Mitigation measures  were  were not made a condition of the approval of the project.
6. A Statement of Overriding Considerations  was  was not adopted for this project.
7. Findings  were  were not made pursuant to the provisions of CEQA.

The Environmental Impact Report and record of project approval is available for review at the Planning Division of the City of Newport Beach, 100 Civic Center Drive, Newport Beach, CA 92660; (949) 644-3200.

  
 \_\_\_\_\_  
 Gregg Ramirez, Senior Planner

11/30/16  
 Date

**POSTED**

**DEC 01 2016**

HUGH NGUYEN, CLERK-RECORDER

BY:  DEPUTY

**FILED**

**DEC 01 2016**

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY:  DEPUTY

**FILED**

**DEC 15 2016**


ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY:  DEPUTY

**POSTED**

**DEC 15 2016**

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

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):

- Local Public Agency   
  School District   
  Other Special District   
  State Agency   
  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
----------------	--

**FILED**

DEC 15 2016

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: DEPUTY

**POSTED**

DEC 15 2016

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: DEPUTY



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

RECEIPT#  
 30-2016 1320  
 STATE CLEARING HOUSE # (if applicable)  
 2016021023

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

LEAD AGENCY CITY OF NEWPORT BEACH PLANNING DIVISION	DATE 12/15/2016
COUNTY/STATE AGENCY OF FILING Orange	DOCUMENT NUMBER 201685001356

PROJECT TITLE  
 MUSEUM HOUSE RESIDENTIAL PROJECT (PA2015-152)

PROJECT APPLICANT NAME RELATED CALIFORNIA URBAN HOUSING, LLC	PHONE NUMBER ( 949 ) 644-3219
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PROJECT APPLICANT ADDRESS 18201 VON KARMAN AVE, STE 900	CITY IRVINE	STATE CA	ZIP CODE 92612
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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) PREVIOUSLY FILED 12/01/2016   | \$3,070.00 | \$ | 0.00  |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)                                   | \$2,210.25 | \$ |       |
| <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 RECEIPT 30-2016 1281   
 TOTAL RECEIVED \$ 50.00

SIGNATURE

x

PRINTED NAME AND TITLE

ERNESTO TREJO DEPUTY CLERK