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Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Residences at Newport Center

Lead Agency: City of Newport Beach

Contact Name: Liz Westmoreland

Email: LWestmoreland@newportbeachca.gov Phone Number: 949-644-3234

Project Location: Newport Beach (*City*) Orange (*County*)

Project Description (Proposed actions, location, and/or consequences).

The Project site is approximately 1.26 acres and is located at the physical address of 150 Newport Center Drive, Newport Beach, CA. Project Applicant is proposing to construct a four-story structure that would contain 28 luxury condominium units and common space areas over a two-level below-grade parking garage. Development of the Project would entail demolition of the Newport Beach Car Wash and the construction and operation of the 28-unit condominium structure. The proposed structure would reach a height of approximately 53 feet with additional height for rooftop appurtenances. Implementation of the Project would require the following discretionary approvals from the City of Newport Beach: General Plan Amendment – to change the site's land use designation from Regional Commercial Office (CO-R) to to Multiple Residential (RM); Zone Code Amendment – to change the site's zoning classification from Office Regional (OR) to Planned Community (PC) District; Planned Community Development Plan - to establish land uses and development standards for the Project site;Tentative Tract Map – to establish a 28-unit residential condominium subdivision map on the 1.26-acre Project site; and a Development Agreement.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The City of Newport Beach has determined that an EIR will be prepared based on the Project's potential to cause significant environmental effects. Based on information presented in a CEQA Initial Study, the City concluded that following topics will be evaluated in detail in the EIR.

Aesthetics; Air Quality; Biological Resources; Cultural Resources; Geology and Soils; Greenhouse Gas Emissions; Hazards and Hazardous Materials; Land Use and Planning; Noise; Tribal Cultural Resources; Mandatory Findings of Significance

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

There are currently no known areas of controversy known to the Lead Agency. In accordance with Public Resources Code Section 21083.9(a)(2) and CEQA Guidelines Section 15082(c), the City of Newport Beach will hold a virtual scoping meeting on Monday, November 30, 2020, at 6:00 p.m., in which interested parties are invited to identify issues to be addressed in the EIR.

Provide a list of the responsible or trustee agencies for the project.

Santa Ana Regional Water Quality Control Board (RWQCB)
Orange County Health Care Agency (OCHCA)