

FILED

SEP 29 2021

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY:                     

DEPUTY

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



3495.25

202185000820 3:25 pm 09/29/21

383 180 Z02

0.00 50.00 0.00 0.00 0.00 0.00 0.00 0.00

## Notice of Determination

<b>To:</b> <input checked="" type="checkbox"/> Office of Planning and Research U.S. Mail: P.O. Box 3044 Sacramento, CA 95812-3044  <input checked="" type="checkbox"/> County Clerk County of Orange Public Services Division Santa Ana, CA 92702	<b>From:</b> City of Newport Beach Planning Division 100 Civic Center Drive P.O. Box 1768 Newport Beach, CA 92658-8915 (949) 644-3200
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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):** #2020110087

**Project Title:** Residences at Newport Center

**Project Applicant:** Newport Center Anacapa Associates, LLC

901 Dove Street, Newport Beach, CA 92660

Attention: Ron Soderling

**Project Location – Specific:** 150 Newport Center Drive, Newport Beach, CA 92660

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

**Project Description:** The Residences at Newport Center residential project involves the proposed entitlement of a 1.26-acre property for the demolition and removal of "The Newport Beach Car Wash" and the redevelopment of the site with a proposed mid-rise residential building to consist of a 28-unit residential condominium building with subterranean parking. The project involves applications for a Development Agreement, a General Plan Amendment, a Zoning Code Amendment, Planned Community Development Plan, a Major Site Development Review, and a Tentative Tract Map as described below.

1. General Plan Amendment - to change the project site's existing land use designation from Regional Commercial Office (CO-R) to Multiple Residential (RM) and create a new Anomaly Location for the project site that authorizes a maximum development density of 28 dwelling units.
2. Zoning Code Amendment - to change the site's zoning classification from Office Regional (OR) to Planned Community (PC) District.
3. Planned Community Development Plan - to establish a planned community development plan (PCDP) over the project site that includes development and design standards for 28 residential condominium units. In order to establish a PCDP, a waiver of the minimum site area of 10 acres of developed land is necessary.
4. Major Site Development Review - to allow the construction of a mid-rise residential condominium building with 28 dwelling units and common open space areas over a two-level subterranean parking garage.
5. Tentative Tract Map - to establish a 28-unit residential condominium subdivision map on a 1.26-acre site that would allow each unit to be sold individually.
6. Development Agreement - to provide the project applicant with the assurance that development of the project may proceed subject to the rules and regulations in effect at the time of project approval and to provide the City with the assurance that certain obligations of the project applicant will be met.

**This is to advise that the** City of Newport Beach, 100 Civic Center Drive, Newport Beach, CA 92648

POSTED

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ORANGE COUNTY CLERK-RECORDER DEPARTMENT

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DEPUTY

30-0922/2021-0797

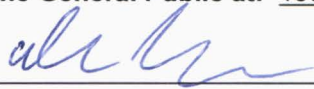
(☒Lead Agency or ☐ Responsible Agency)

has approved the above described project on 9/28/21 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: Liz Westmoreland, Associate Planner

Contact Phone No.: 949-644-3234

Date 9/29/21

Date Received for filing at OPR: 9/29/21

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





State of California - Department of Fish and Wildlife

**2021 ENVIRONMENTAL FILING FEE CASH RECEIPT**

DFW 753.5a (REV. 01/01/21) Previously DFG 753.5a

Print

StartOver

Save

RECEIPT NUMBER:

30 — 09/29/2021 — 0797

STATE CLEARINGHOUSE NUMBER (If applicable)

2020110087

**SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.**

LEAD AGENCY

CITY OF NEWPORT BEACH PLANNING DIVISION

LEAD AGENCY EMAIL

DATE

09/29/2021

COUNTY/STATE AGENCY OF FILING

Orange

DOCUMENT NUMBER

202185000820

PROJECT TITLE

**RESIDENCES AT NEWPORT CENTER**

PROJECT APPLICANT NAME

NEWPORT CENTER ANACAPA ASSOCIATES, LLC, ATTN: RON SODERLING

PROJECT APPLICANT EMAIL

PHONE NUMBER

(949) 644-3200

PROJECT APPLICANT ADDRESS

901 DOVE STREET

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)	\$3,445.25	\$	3,445.25
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,480.25	\$	0.00
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,171.25	\$	0.00

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

<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	0.00
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<input checked="" type="checkbox"/> County documentary handling fee		\$	50.00
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<input type="checkbox"/> Other		\$	
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**PAYMENT METHOD:**☐ Cash ☐ Credit ☒ Check ☐ Other**TOTAL RECEIVED** \$ 3,495.25

SIGNATURE

X

AGENCY OF FILING PRINTED NAME AND TITLE

DEPUTY CLERK, CLAUDIA FRANCO

Orange County  
Clerk-Recorder's Office  
Hugh Nguyen

601 N. Ross Street  
92701

County

Finalization: 20210000528036  
9/29/21 3:25 pm  
383 180

Item	Title	Count
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1	Z02	1
EIR: Environmental Impact Report		

Document ID	Amount
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DOC# 202185000820	3495.25
Time Recorded 3:25 pm	

Total	3495.25
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Payment Type	Amount
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Check	tendered	3445.25
# 1321		
Check	tendered	50.00
# 1320		

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

[www.ocrecorder.com](http://www.ocrecorder.com)

