



PA2020-020

HUGH NGUYEN

CLERK-RECORDER

BIRTH AND DEATH RECORDS
FICTITIOUS BUSINESS NAMES
MARRIAGE LICENSES/RECORDS
NOTARY REGISTRATION
ORANGE COUNTY ARCHIVES
PASSPORTS
PROPERTY RECORDS

RECEIVED BY
COMMUNITY
DEVELOPMENT

NOV 10 2021

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

The attached notice was received, filed and a copy was posted on 09/29/2021

It remained posted for 30 (thirty) days.

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

By: Claudia L Franco Gutierrez

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 ***

Newport Center Anacapa Assoc LLC**1321**

NAME: County of Orange

CHECK DATE: 9/29/2021

3,445.25

Development Reserve EIR Fish and Wildlife Fees

3,445.25

Newport Center Anacapa Assoc LLC**1320**

NAME: County of Orange

CHECK DATE: 9/29/2021

50.00

Development Reserve Recording Fees for CEQA

50.00

FILED

SEP 29 2021

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: OK

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

To:

☒ Office of Planning and Research

U.S. Mail:

P.O. Box 3044

Sacramento, CA 95812-3044

Street Address:

1400 Tenth St, Rm 113

Sacramento, CA 95814

☒ County Clerk

County of Orange

Public Services Division

Santa Ana, CA 92702

From:

City of Newport Beach Planning Division

100 Civic Center Drive

P.O. Box 1768

Newport Beach, CA 92658-8915

(949) 644-3200



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 CenterProject Applicant: Newport Center Anacapa Associates, LLC901 Dove Street, Newport Beach, CA 92660Attention: Ron SoderlingProject Location – Specific: 150 Newport Center Drive, Newport Beach, CA 92660Project 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

SEP 29 2021

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: OK

DEPUTY

30-092021-0797

(☒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 |
|-------------------------------------------------------------------------------------------------------------|----------|----|------|

| | | | |
|---------------------------------------------------------------------|--|----|-------|
| <input checked="" type="checkbox"/> County documentary handling fee | | \$ | 50.00 |
|---------------------------------------------------------------------|--|----|-------|

| | | | |
|--------------------------------|--|----|--|
| <input type="checkbox"/> Other | | \$ | |
|--------------------------------|--|----|--|

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 |
|------|-------|-------|
|------|-------|-------|

| | | |
|----------------------------------|-----|---|
| 1 | Z02 | 1 |
| EIR: Environmental Impact Report | | |

| Document ID | Amount |
|-------------|--------|
|-------------|--------|

| | |
|-----------------------|---------|
| DOC# 202185000820 | 3495.25 |
| Time Recorded 3:25 pm | |

| | |
|-------|---------|
| Total | 3495.25 |
|-------|---------|

| Payment Type | Amount |
|--------------|--------|
|--------------|--------|

| | | |
|--------------|----------|---------|
| Check # 1321 | tendered | 3445.25 |
| Check # 1320 | tendered | 50.00 |

| | |
|------------|------|
| Amount Due | 0.00 |
|------------|------|

THANK YOU
PLEASE RETAIN THIS RECEIPT
FOR YOUR RECORDS

www.ocrecorder.com

