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 ***

(714) 834-2500 ✦ FAX: (714) 834-2675 ✦ OCRECORDER.COM ✦ OCARCHIVES.COM
<table>
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<tr>
<th>Name: Newport Center Anacapa Assoc LLC</th>
<th>CHECK DATE: 9/29/2021</th>
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<tr>
<td><strong>NAME:</strong> County of Orange</td>
<td><strong>CHECK DATE:</strong> 9/29/2021</td>
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<tr>
<td><strong>Development Reserve EIR Fish and Wildlife Fees</strong></td>
<td><strong>3,445.25</strong></td>
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<tr>
<th>Name: Newport Center Anacapa Assoc LLC</th>
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<tr>
<td><strong>NAME:</strong> County of Orange</td>
<td><strong>CHECK DATE:</strong> 9/29/2021</td>
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<tr>
<td><strong>Development Reserve Recording Fees for CEQA</strong></td>
<td><strong>50.00</strong></td>
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Notice of Determination

To:  
Office of Planning and Research  
U.S. Mail: Street Address:  
P.O. Box 3044 1400 Tenth St, Rm 113  
Sacramento, CA 95812-3044 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 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
(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.
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

SEEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY
CITY OF NEWPORT BEACH PLANNING DIVISION

COUNTY/STATE AGENCY OF FILING
Orange

PROJECT TITLE
RESIDENCES AT NEWPORT CENTER

PROJECT APPLICANT NAME
NEWPORT CENTER ANACAPA ASSOCIATES, LLC, ATTN: RON SODERLING

PROJECT APPLICANT ADDRESS
901 DOVE STREET

PROJECT APPLICANT (Check appropriate box)
□ Local Public Agency □ School District □ Other Special District □ State Agency □ Private Entity

CHECK APPLICABLE FEES:
☐ Environmental Impact Report (EIR) $3,445.25 $3,445.25
☐ Mitigated/Negative Declaration (MND)(ND) $2,480.25 $0.00
☐ 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)

☐ Water Right Application or Petition Fee (State Water Resources Control Board only) $850.00 $0.00
☐ County documentary handling fee $50.00
☐ Other

PAYMENT METHOD:
☐ Cash ☐ Credit ☐ Check ☐ Other TOTAL RECEIVED $3,495.25

SIGNATURE

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  

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EIR: Environmental Impact Report  

Document ID  

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Amount Due  

0.00  

THANK YOU  
PLEASE RETAIN THIS RECEIPT  
FOR YOUR RECORDS  

www.ocrecorder.com