



**NOTICE OF AVAILABILITY OF DRAFT ENVIRONMENTAL IMPACT REPORT (EIR)**  
**(SCH No. 2020110087)**  
**FOR THE RESIDENCES AT NEWPORT CENTER PROJECT**

**DATE:** April 29, 2021

**TO:** Reviewing Agencies and Other Interested Parties

**SUBJECT:** Notice of Availability of a Draft Environmental Impact Report (SCH # 2020110087) for the Residences at Newport Center residential project

**PROJECT APPLICANT:** Newport Anacapa Associates, LLC

**DRAFT REVIEW PERIOD:** April 29, 2021 – June 14, 2021 (45 days)

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Pursuant to the State of California Public Resources Code Section 21165 and the “Guidelines for Implementation of the California Environmental Quality Act” as amended to date, as Lead Agency, the City of Newport Beach is circulating for public review a Draft Environmental Impact Report (EIR) for the proposed Residences at Newport Center residential project.

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**Project Title and Activity Number**

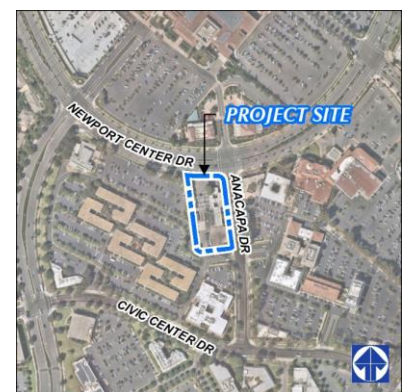
Residences at Newport Center – Activity Numbers: Planning Application File PA2020-020 / General Plan Amendment No. GP2020-001, Zoning Code Amendment No. CA2020-008, Planned Community Development Plan No. PC2020-001, Major Site Development Review No. SD2020-001, Tentative Tract Map No. NT2020-001, Development Agreement No. DA2020-001, Environmental Impact Report No. ER2021-002.

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**Project Location – Specific**

The Residences at Newport Center residential project is located at 150 Newport Center Drive in the Newport Center area of the City of Newport Beach, in the County of Orange. The project site is located south of the Fashion Island regional shopping center and south of Newport Center Drive, west of Anacapa Drive, and northeast of an existing office park (Gateway Plaza).

According to the City’s General Plan Figure LU3, Statistical Area Map, the project site is within the City of Newport Beach’s Newport Center/Fashion Island Sub-Area (Statistical Area L1).



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**Project Location – City**

Newport Beach

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**Project Location – County**

County of Orange

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**Description of Nature and Purpose of Project:**

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.

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**The Significant Effects on the Environment, if any, Anticipated as a Result of the Project:**

The Draft EIR for the Residences at Newport Center residential project concludes that the proposed project would result in no impacts to the environment that cannot be reduced to below a level of significance after the consideration of project design features, compliance with applicable federal, State and local regulations, and the application of the mitigation measures identified in the Draft EIR. Mitigation measures are required under the topics of Biological Resources to address the potential for migratory nesting birds, Cultural Resources, Tribal Cultural Resources, and Geology/Soils (Paleontological Resources) to address potential inadvertent discoveries of resources beneath the surface of the site during construction activities, and Geology/Soils to address potentially unstable soils and expansive soils that may be encountered during construction activities. All of the project's impacts on the environment would be less than significant or would be mitigated to less than significant. The Draft EIR reflects the independent judgment of City of Newport Beach and recognizes project design features, previous environmental evaluations, and standard construction and engineering practices as contributing to avoidance of potential impacts. The project site does not include any sites on an Environmental Protection Agency hazardous waste site list compiled pursuant to Government Code Section 65962.5.

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**Lead Agency**

City of Newport Beach, Planning Division

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**Address where copy of the Draft EIR and all documents referenced in the Draft EIR are available:**

The City of Newport Beach is the Lead Agency for this Draft EIR. Copies of the Draft EIR and technical appendices are available for a 45-day public review period beginning April 29, 2021, and ending June 14, 2021 at the City of Newport Beach City Hall, Planning Division, 100 Civic Center Drive, First Floor Bay B, Newport Beach, California 92660, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Thursday, and 8:00 a.m. and 4:00 p.m. on Friday. The document can also be accessed online at:



**CITY OF NEWPORT BEACH**

100 Civic Center Drive  
Newport Beach, California 92660

949 644-3200

[newportbeachca.gov/communitydevelopment](http://newportbeachca.gov/communitydevelopment)

[www.newportbeachca.gov/CEQA](http://www.newportbeachca.gov/CEQA). Additionally, copies of the document are also available for review at the following City public libraries:

Newport Beach Public Library  
Corona del Mar Branch  
420 Marigold Ave.  
Corona Del Mar, CA 92625

Newport Beach Public Library  
Balboa Branch  
100 East Balboa Boulevard  
Newport Beach, CA 92660

Newport Beach Public Library  
Mariners Branch  
1300 Irvine Avenue  
Newport Beach, CA 92660

Newport Beach Public Library  
Central Library  
1000 Avocado Avenue  
Newport Beach, CA 92660

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**Date of Issue:**

April 29, 2021

**Review Period:**

45 Days

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**Date, Time, and Location of Public Hearing, if any:**

A Planning Commission Meeting is tentatively scheduled for August 19, 2021, at 6:30 p.m. in the Council Chambers of the Newport Beach City Hall, 100 Civic Center Drive, Newport Beach, California

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**Contact Person**

All comments and responses to this notice should be submitted in writing to:

Liz Westmoreland, Associate Planner  
Newport Beach City Hall, First Floor Bay B  
100 Civic Center Drive  
Newport Beach, CA 92658-9518  
(949) 644-3234

The City will also accept responses to this notice submitted via e-mail received through the close of business on Monday, June 14, 2021. E-mail responses to this notice may be sent to [lwestmoreland@newportbeachca.gov](mailto:lwestmoreland@newportbeachca.gov).

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