



Notice of Preparation and Scoping Meeting for the Residences at Newport Center Environmental Impact Report

DATE: November 5, 2020

TO: Reviewing Agencies and Other Interested Parties

FROM: City of Newport Beach, Community Development Department, 100 Civic Center Drive, First Floor Bay B, Newport Beach, CA 92660

PROJECT TITLE: Residences at Newport Center; City Case No. PA2020-020

PROJECT APPLICANT: Newport Center Anacapa Associates, LLC

NOP REVIEW PERIOD: November 5, 2020, through December 7, 2020

In its capacity as Lead Agency under the California Environmental Quality Act (CEQA), the City of Newport Beach (City) will prepare an Environmental Impact Report (EIR) for the Newport Residences Project (Project). In accordance with CEQA and the State CEQA Guidelines Section 15082, the City is providing this Notice of Preparation (NOP) to solicit comments and suggestions from public agencies, organizations, and individuals regarding: (1) the scope and content of the EIR and (2) the environmental issues and alternatives to be addressed in the EIR.

PROJECT LOCATION:

The Project site is approximately 1.26 acres and is located at the physical address of 150 Newport Center Drive, Newport Beach, CA, which is south of the Fashion Island shopping center and Newport Center Drive, west of Anacapa Drive, and northeast of the Gateway Plaza office park. Currently, the site is occupied by the Newport Beach Car Wash. 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).



PROJECT DESCRIPTION:

Newport Center Anacapa Associates, LLC (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 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;
- **Major Site Development Review** – to allow for the development of a four-story structure containing 28 luxury condominium units and common space areas over a two-level below-grade parking garage;

- **Tentative Tract Map** – to establish a 28-unit residential condominium subdivision map on the 1.26-acre Project site; and
- **Development Agreement** – to provide the Project Applicant with the assurance that the 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 assurance that certain obligations of the Project Applicant will be met.

NOP AVAILABILITY:

This Notice of Preparation and accompanying Initial Study can be accessed online at: <http://www.newportbeachca.gov/ceqa>. Paper copies are available for review at the City of Newport Beach Community Development Department during business hours at 100 Civic Center Drive, First Floor Bay B, Newport Beach, California, 92660.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The City 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. The Initial Study further describes the anticipated scope of the environmental analysis for each topic.

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

WRITTEN COMMENTS:

The City of Newport Beach requests your careful review and consideration of this notice, and it invites any and all input and comments from interested Agencies, persons, and organizations regarding the preparation of the EIR. Due to the time limits mandated by State law, your response to this NOP must be sent to the City of Newport Beach at the earliest possible date, but no later than 30 days after receipt of this notice or **December 7, 2020**. Please include the name, phone number, and address of a contact person in your response. If your agency or organization will be a Responsible or Trustee Agency for this Project, please so indicate.

Submit all comments or other responses to this notice in writing by mail or e-mail to:

Liz Westmoreland, Associate Planner
 City of Newport Beach, Community Development Department
 100 Civic Center Drive, First Floor Bay B
 Newport Beach, California 92660
lwestmoreland@newportbeachca.gov
 949.644.3234

NOTICE OF PUBLIC SCOPING MEETING:

In accordance with Public Resources Code Section 21083.9(a)(2) and CEQA Guidelines Section 15082(c), the City will hold a public scoping meeting on **November 30, 2020, 5:00 PM**, at which participants will receive a brief presentation on the Project and have the opportunity to provide comments on the scope of the information and analysis to be included in the EIR. Pursuant to the direction of the Governor of California as a response to reducing the spread of COVID-19, this scoping meeting will be

conducted as an online webinar via Zoom. If you wish to participate, please visit the link below to register for the meeting using a valid email address. You will receive a confirmation email allowing you to join the meeting:

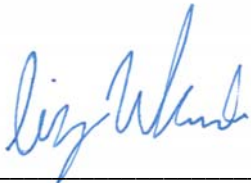
https://zoom.us/webinar/register/WN_TaDIB-M-Rtyo4TfojHQ5HQ

You may also participate via telephone/audio only by calling 669-900-9128. The webinar ID is 974 8209 9307. In order to minimize background noise please leave yourself muted when you join the meeting. Attendees will be prompted to "raise their hand" during the public feedback portions of the meeting if they would like to speak or by pressing *9 if participating via telephone.

Please know that it is important for the City to allow public participation at this meeting. If you are unable to participate in the meeting via the process set forth above, please contact Associate Planner, Liz Westmoreland and we will attempt to accommodate you.

ANTICIPATED SCHEDULE:

The Project schedule, as currently envisioned, contemplates that the Draft EIR will be available for public review in Spring of 2021. A 45-day public review period will be provided, after which responses to comments received will be prepared. The Newport Beach Planning Commission will then hold a public hearing and make a recommendation on certification of the EIR to the City Council. Planning Commission and City Council public hearings are anticipated in mid-2021.



Liz Westmoreland, Associate Planner
City of Newport Beach
Date: November 5, 2020