



## Notice of Determination

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To: Orange County Clerk-Recorder  
601 N. Ross Street  
Santa Ana, CA 92701

From: City of Newport Beach  
Community Development Department  
100 Civic Center Drive  
Newport Beach, CA 92660

Office of Planning and Research  
1400 Tenth Street  
Sacramento, CA 95814

Contact: Mr. David Lee  
Phone: (949) 644-3225

**Subject:** *Filing of Notice of Determination in compliance with Section 21152 of the Public Resources Code*

**State Clearinghouse Number:** 2006011119

**Project Title:** 1401 Quail Street Residential Project (PA 2023-0040)

**Project Applicant:** Intracorp Homes, 895 Dove Street, Ste. 400, Newport Beach, California 92660

**Project Location:** 1401 Quail Street, Newport Beach, Orange County, California (APN No. 427-332-04). The 1.71-acre project site is at the northwest corner of Quail Street and Spruce Avenue.

**Project Description:** The project includes demolition of one single-story commercial office building totaling approximately 22,956 square feet and a 1,744 square foot ancillary garage, and construction of 67 for sale condominiums in an 81-foot, six-story podium building. The unit mix for the proposed project incorporates several different floor plans, for two-bedroom and three-bedroom configurations ranging from 1,304 to 3,174 square feet. The proposed development would be 139,546 net square feet with a density of 39 du/ac. Of the 67 units, 59 units would be market rate and 8 units would be affordable housing units.

The project required the following approvals by the City of Newport Beach City Council:

Adopt Resolution No.2024-25 to adopt Addendum No. 8 to the certified Final 2006 General Plan Update Program Environmental Impact Report (General Plan Program EIR), as amended, for the Residences at 1401Quail Street Residential Project (PA2023-0040);

Adopt Resolution No. 2024-26, to approve a General Plan Amendment, Site Development Review, Vesting Tentative Tract Map, and Affordable Housing Implementation Plan 1401Quail Street Residential Project (PA2023-0040);

Introduce Ordinance No. 2024-10 to approve a Planned Community Development Plan Amendment for the 1401Quail Street Residential Project with the second reading on April 23, 2024;

Introduce Ordinance No. 2024-11, approving a Development Agreement for the 1401Quail Street Residential Project with the second reading on April 23, 2024;

Adopt Resolution No. 2024-27, finding the 1401Quail Street Residential Project is consistent with the purposes of the State Aeronautics Act and overriding the Orange County Airport Land Use Commission's determination that the 1401Quail Street Residential Project is inconsistent with the 2008 John Wayne Airport Environs Land Use Plan.

The 1401Quail Street Residential Project Addendum to the to the General Plan EIR evaluates whether the Project would have any new significant or more severe significant adverse environmental impacts beyond those analyzed

and addressed in the General Plan Program EIR. The Addendum confirmed that the Project would not result in new or more severe significant adverse impacts and that none of the circumstances set forth in Public Resources Code Section 21166 or CEQA Guidelines Section 15162(a) were present, and that no further environmental review is necessary for the Project.

This is to advise that the City of Newport Beach, as Lead Agency, approved the above-described Project at the April 9, 2024 City Council meeting, and has made the following determinations regarding the above described project.

1. An Environmental Impact Report (SCH 2006011119) previously was prepared and certified for the General Plan Program EIR pursuant to the provisions of CEQA. An Addendum was prepared and adopted which confirms that the Project would not result in new or more severe significant adverse impacts and that none of the circumstances set forth in Public Resources Code Section 21166 or CEQA Guidelines Section 15162(a) were present.
2. Compliance with General Plan policies were made a condition of the approval of the Project.
3. A mitigation reporting or monitoring plan is not required for an Addendum.
4. A Statement of Overriding Considerations was not adopted for the Project.
5. Findings were made pursuant to the provisions of CEQA.

This is to certify that the General Plan Program EIR, 1401 Quail Street Residential Project Addendum to the General Plan Program EIR, and the record of the Project is available to the general public at the City of Newport Beach, Community Development Department, 100 Civic Center Drive, Newport Beach, CA 92660.

Signature: 

Name/Title: David Lee, Senior Planner

Date: April 10, 2024.