


Notice of Determination

To: <input checked="" type="checkbox"/> Office of Planning and Research U.S. Mail: P.O. Box 3044 Sacramento, CA 95812-3044 <input checked="" type="checkbox"/> County Clerk-Recorder County of Orange 601 N. Ross Street Santa Ana, CA 92701	From: City of Newport Beach Planning Division 100 Civic Center Drive P.O. Box 1768 Newport Beach, CA 92658-8915 (949) 644-3200	
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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): N/A

Project Title: Residences at 1600 Dove Street Project, Addendum No. 9 to the City of Newport Beach General Plan Update Environmental Impact Report

Project Applicant: The Picerne Group, 5000 Birch Street, East Tower, Suite 600, Newport Beach, CA 92660
Attention: Satish Lion (949) 267-1573

Project Location – Specific: 1600 Dove Street, Newport Beach, CA 92660

Project Location – City: Newport Beach **Project Location – County:** Orange

Project Description: Project is a 7-story apartment development consisting of 282 residential units. Residential units within the Project would include a mix of studios, one-bedroom units, two-bedroom units, and potentially three-bedroom units. The Project qualifies for a 50 percent density bonus in exchange for affordable units. Under the State Density Bonus Law (SDBL), the Project is entitled to a 50 percent density bonus, three incentives/concessions and unlimited waivers from development standards. The Project is requesting two incentives/concessions related to partial park fee waiver and affordable unit mix and three development standard waivers related to park dedication, density, and height.

This is to advise that the Newport Beach City Council, as Lead Agency, approved the following applications and actions to approve the above-described 1600 Dove Street Residences Project:

- General Plan Amendment (GPA): A GPA to increase the base density of the Project by 49 dwelling units and update Anomaly No. 12 of the General Plan to include the additional residential units.
- Traffic Study: Traffic Study pursuant to NBMC Chapter 15.40 (Traffic Phasing Ordinance) to analyze the potential impacts of the Project pertaining to transportation (level of service) in comparison to the analysis in the General Plan EIR.
- Development Agreement (DA): DA pursuant to Section 15.45.020 of the NBMC to provide the Applicant with the vested right to develop the Project for a term of 10 years and to provide negotiated public benefits to the City.
- Affordable Housing Implementation Plan (AHIP): A plan specifying how the Project would meet the City's affordable housing requirements, in exchange for a request of 50 percent increase in density including a request for three development standard waivers related to height, park dedication requirement, and overall residential density along with two development concessions related to the payment of park in-lieu fees and affordable unit mix pursuant to Chapter 20.32 (Density Bonus) of the NBMC and Government Code Section 65915 et seq. ("State Density Bonus Law").

- Addendum No. 9 to Newport Beach General Plan Update EIR: A Program Environmental Impact Report (SCH 2006011119) was prepared and certified previously for the General Plan Update pursuant to provisions of CEQA. The Addendum addresses reasonably foreseeable environmental impacts resulting from the Project.

The City Council action also included overriding the Airport Land Use Commission's determination of project inconsistency with the Airport Environs Land Use Plan.

The City of Newport Beach as a (Lead Agency or Responsible Agency) has approved the above-described project on Aug 27, 2024 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 Addendum No. 9 to the General Plan Program Environmental Impact Report and record of project approval is available to the General Public at: City of Newport Beach, Planning Division, 100 Civic Center Drive, Newport Beach, CA 92660

Signature (Public Agency):  Name/Title: Liz Westmoreland, Senior Planner
Contact Phone No.: 949-644-3234

Date 08/29/2024 Date Received for filing at OPR: 08/29/2024

Authority cited: Sections 21083, Public Resources Code.
Reference: Sections 21000-21174, Public Resources Code.