



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Thursday, January 26, 2023**, at **10:00 a.m.** or soon thereafter as the matter shall be heard, a public hearing will be conducted online via Zoom. The Zoning Administrator of the City of Newport Beach will consider the following application:

Aeronutronic Ford Soil Vapor Remediation - A limited term permit for the construction of a soil vapor extraction and treatment system for a term of 12 months. The soil vapor extraction and treatment system will consist of a 20-foot width by 12-foot depth by 10-foot height treatment system building, an underground pipe network (approximately 2,400 linear ft), and 13 extraction wells for soil gas remediation. The project requests a 3.2-foot separation distance where the required separation is 8 feet between buildings and encroachment in the 5-foot front setback per the PC-24 (Aeronutronic Ford Planned Community) development standards.

The project is categorically exempt under Section 15330 under Class 30 (Minor Actions to Prevent, Minimize, Stabilize, Mitigate or Eliminate the Release or Threat of Release of Hazardous Waste or Hazardous Substances) of the State CEQA (California Environmental Quality Act) Guidelines.

All interested parties may appear and present testimony regarding this application. If you challenge this project in court, you may be limited to raising only those issues you raised at the public hearing or in written correspondence delivered to the City or before the public hearing. Administrative procedures for appeals are provided in the Newport Beach Municipal Code Section 20.52.040 (Limited Term Permits). The application may be continued to a specific future meeting date, and if such an action occurs, additional public notice of the continuance will not be provided.

The agenda, staff report, and corresponding documents will be available by end of business day on the Friday preceding the public hearing and may be reviewed at the Community Development Department Permit Center (Bay C-1st Floor), at 100 Civic Center Drive, Newport Beach, CA 92660 or the City of Newport Beach website at www.newportbeachca.gov/zoningadministrator. **Please review the Zoning Administrator Agenda for Zoom participation instructions.** Individuals not able to attend the meeting may contact the Planning Division or access the City's website after the meeting to review the action on this application. All mail or written communications (including email) from the public, residents, or applicants regarding an agenda item must be submitted by 12:00 p.m. on the business day immediately before the meeting. This allows time for the Zoning Administrator to adequately consider the submitted correspondence.

For questions regarding this public hearing item please contact Jenny Tran, Assistant Planner at 949-644-3212 or jtran@newportbeachca.gov, 100 Civic Center Drive, Newport Beach, CA 92660.

Project File No.: PA2022-0180

Activity: Limited Term Permit

Zone: PC24 (Aeronutronic Ford Planned Community)

General Plan: RM (Multiple Residential)

Location: 94 Hartford Drive

Applicant: Wood Environment & Infrastructure Solutions, Inc.