



CITY OF NEWPORT BEACH
3300 Newport Boulevard
P.O. Box 1768
Newport Beach, CA 92658-8915
(949) 644-3200

Notice of Intent to Adopt a Negative Declaration

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| To: | | From: | |
| <input type="checkbox"/> Office of Planning and Research <input checked="" type="checkbox"/> State Clearinghouse P.O. BOX 3044 Sacramento, CA 95812-3044 | | City of Newport Beach Planning Department 3300 Newport Boulevard P.O. Box 1768 Newport Beach, CA 92658-8915 | |
| <input checked="" type="checkbox"/> County Clerk, County of Orange <input type="checkbox"/> Public Services Division Santa Ana, CA 92702 | | Date: November 21, 2012 | |
| Public Review Period: | 30 days (November 26 to December 26, 2012) | | |
| Project Name: | Newport Beach City Hall Reuse Project | | |
| Project Location: | 3300 Newport Boulevard, Newport Beach, CA | | |
| Project Description: | <p>The City of Newport Beach is proposing to amend the Land Use Element of the Newport Beach General Plan and the Coastal Land Use Plan to allow for the redevelopment/reuse of the existing City Hall Complex property. In addition, the City is also proposing a change of zone that would accommodate the mixed use development contemplated by the City. The land use designation on the City's Land Use Element Map would be amended to replace the "Public Facilities (PF) land use designation to "Mixed Use-Horizontal" (MU-H5). Similarly, the Coastal Land Use Plan would also be amended to amend the Public Facilities (PF) designation to reflect the "Mixed Use" (MU) designation. Finally, the "Public Facilities" (PF) zoning on the subject property would also be changed to "MU-LV" (Mixed Use-Lido Village) in order to allow for the redevelopment/reuse of the subject property as contemplated by the City. The Mixed Use land use designation and zoning, if approved for the 4.26-acre property, would allow for potential mixed-use development that could include up to 15,000 square feet of retail commercial or a community center, up to 99,675 square feet of hotel uses, up to 99 market rate multiple-family residential dwelling units, and retention and/or replacement of Fire Station No. 2. In addition, the proposed land use and zoning would also allow for the provision 1.3 acres of public open space, including public plazas and promenades. In addition to the mixed residential development that would be permitted by the proposed General Plan and Coastal Land Use Plan Amendments and Zone Change, the City is also contemplating several public street improvements in accordance with the Lido Villa Design Guidelines.</p> | | |

Finding: Pursuant to the provisions of City Council K-3 pertaining to procedures and guidelines to implement the California Environmental Quality Act, the City of Newport Beach has evaluated the proposed project and determined that the proposed project would not have a significant effect on the environment and therefore recommended preparation of a Mitigated Negative Declaration (MND). The MND reflects the independent judgment of City staff and recognizes project design features, previous environmental evaluations, standard construction and engineering practices, and the implementation of mitigation measures requiring review and reevaluation of future projects as contributing to avoidance of potential impacts. The project does not include any sites on an Environmental Protection Agency hazardous waste site list compiled pursuant to Government Code Section 65962.5

A copy of the Initial Study containing the analysis supporting this finding is on file at the Planning Department and is available for review during the comment period cited above between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday. The document can also be accessed online at: <http://www.newportbeachca.gov>. Additionally, the document are also available for review at the following City public libraries:

Newport Beach Public Library
 Corona del Mar Branch
 420 Marigold Avenue
 Corona del Mar, CA 92625

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

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

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

The Initial Study includes mitigation measures that would eliminate or reduce potential environmental impacts. This document will be considered by the decision-maker(s) prior to final action on the proposed project. If a public hearing will be held to consider this project, a notice of the time and location is attached.

Additional plans, studies and/or exhibits relating to the proposed project may be available for public review. If you would like to examine these materials, you are invited to contact the undersigned.

If you wish to appeal the appropriateness or adequacy of this document, your written comments must be received no later than December 26, 2012 at 5:00 p.m. to the attention of James Campbell, Principal Planner, at the address listed below. Your comments should specifically identify what environmental impacts you believe would result from the project, why they are significant, and what changes or mitigation measures you believe should be adopted to eliminate or reduce these impacts. There is no fee for this appeal. If a public hearing will be held, you are also invited to attend and testify as to the appropriateness of this document.

The City's Planning Commission is tentatively scheduled to consider this item at a regular meeting to be held at 6:30 p.m. on January 3, 2013, at the City of Newport Beach City Council Chambers, 3300 Newport Boulevard, Newport Beach, CA 92658.

If you have any questions or would like further information, please contact the undersigned.

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| Planner, Title James Campbell, Principal Planner | Contact No. (949) 644-3210 | Email jcampbell@newportbeachca.gov | Date November 21, 2012 |
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