



Hugh Nguyen

Orange County Clerk - Recorder

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Phone: (714) 834-2500
www.ocrecorder.com

RECEIVED BY
COMMUNITY
DEVELOPMENT

DEC 06 2017

CITY OF
NEWPORT BEACH

CITY OF NEWPORT BEACH
100 CIVIC CENTER DR PO BOX 1768
NEWPORT BEACH, CA 92658-8915

Office of the Orange County Clerk-Recorder
Memorandum

SUBJECT: PUBLIC NOTICE

The attached notice was received, filed and a copy was posted on 10/18/2017

It remained posted for 30 (thirty) days.

Hugh Nguyen
Clerk - Recorder
In and for the County of Orange

By: Cindy Mora Deputy

Public Resource Code 21092.3

The notice required pursuant to Sections 21080.4 and 21092 for an environmental impact report shall be posted in the office of the County Clerk of each county *** in which the project will be located and shall remain posted for a period of 30 days. The notice required pursuant to Section 21092 for a negative declaration shall be so posted for a period of 20 days, unless otherwise required by law to be posted for 30 days. The County Clerk shall post notices within 24 hours of receipt.

Public Resource Code 21152

All notices filed pursuant to this section shall be available for public inspection, and shall be posted ***** within 24 hours of receipt** in the office of the County Clerk. Each notice shall remain posted for a period of 30 days.

*** Thereafter, the clerk shall return the notice to the local lead agency *** within a notation of the period it was posted. The local lead agency shall retain the notice for not less than nine months.

Additions or changes by underline; deletions by ***

Project Summary

The project site is located in Koll Center Newport, at 4400 Von Karman Avenue (Assessor Parcel Numbers [APN] 445-131-04, 09, 29, and 30). The site is approximately 13.16 acres and is currently developed with surface parking lots and common landscape areas for Koll Center Newport. The irregularly-shaped site is generally bordered by Birch Street to the northeast, Von Karman Avenue to the west, and existing office uses and associated surface parking lots and garages to the east and south.

The proposed project is a mixed-use infill development that includes 260 residential condominiums; 3,000 square feet of ground-floor retail uses, a 1.17-acre public park; a freestanding parking structure; lighting, landscaping, and pedestrian improvements; utility improvements; and the reconfiguration of existing surface parking. The 260 condominium dwelling units would be in three, 13-story buildings with a maximum building height of 160 feet. The buildings would have two levels of above-grade and two to three levels of below-grade structured parking. The public park would be located adjacent to Birch Street. Implementation of the project would require the demolition of existing surface parking and landscaping within the project site. Residential parking would be provided on site in the residential building parking structures. Parking for the public park and retail uses would be provided on site within reconfigured surface parking areas. Office parking removed during construction of the project would be provided in a new free-standing parking structure, within one of the proposed residential buildings, and in reconfigured surface parking areas. There are three office buildings located within the boundaries of the project site; however, two of the office buildings are not a part of the project (4490 Von Karman Avenue and 4910 Birch Street). The 4440 Von Karman Avenue office building is a part of the project site as the applicant proposes new landscaping, irrigation, sidewalk improvements and the reconfiguration of disabled parking spaces. No change to the building is proposed as a part of the project.

The project requires the following items from the City of Newport Beach to proceed:

1. **Certification of the Final Environmental Impact Report (EIR):** Pursuant to CEQA, a EIR has been prepared to address reasonably foreseeable environmental impacts resulting from the approval and construction of the project.
2. **Planned Community Development Standards Text Amendment:** An amendment to the Koll Center Newport Planned Community Development Plan (PC-15 Koll Center) to allow for residential mixed uses in Professional and Business Office Site B.
3. **Site Development Review:** Site development review in accordance with the amended Koll Center Planned Community and Section 20.52.80 (Site Development Reviews) for the construction of the project.
4. **Tentative Parcel Map:** To subdivide the project site for finance and conveyance purposes.
5. **Tentative Tract Map:** For condominium purposes including five numbered lots for development and seven lettered lots for the public park, parking, and private streets.
6. **Traffic Study:** A traffic study pursuant to Municipal Code Chapter 15.40 (Traffic Phasing Ordinance).
7. **Transfer of Development Rights:** A transfer of 3,019 square feet of unbuilt office/retail area from Koll Center's Professional & Business Office Site A to Office Site B.
8. **Development Agreement:** An agreement between the applicant and the City that identifies public benefits of the project and conveying rights to development.

The Draft EIR indicates there may be significant unavoidable adverse environmental impacts associated with three environmental categories: construction-related air quality impacts; land use impacts related to a determination of consistency with the Airport Environs Land Use Plan by the Airport Land Use Commission; and construction-related noise impacts. Upon compliance with regulatory requirements and recommended mitigation measures, all other environmental impacts were found to be less than significant.

HUGH NGUYEN, DEPUTY
CITY CLERK
OCT 19 2019
RECORDED

POSTED

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #2017011002

Project Title: The Koll Center Residences Project PA

Lead Agency: City of Newport Beach
Mailing Address: Civic Center Drive
City: Newport Beach Zip:
Contact Person: Rosalinh Ung Associate Planner
Phone:
County: Orange

Project Location: County: Orange City/Nearest Community: Newport Beach
Cross Streets: Birch Street Von Karman Avenue Zip Code:
Longitude/Latitude (degrees, minutes and seconds):
Assessor's Parcel No.: Section: Twp.: Range: Base:
Within 2 Miles: State Hwy #: I SR SR Waterways: Upper Newport Bay State Marine Conservation Area
Airports: John Wayne Airport Railways: Schools: UC Irvine

Document Type:

CEQA: [] NOP [x] Draft EIR NEPA: [] NOI Other: [] Joint Document
[] Early Cons [] Supplement/Subsequent EIR [] EA [] Final Document
[] Neg Dec (Prior SCH No.) [] Draft EIS [] Other:
[] Mit Neg Dec Other: [] FONSI

Local Action Type:

[] General Plan Update [] Specific Plan [x] Rezone [] Annexation
[] General Plan Amendment [] Master Plan [] Prezone [] Redevelopment
[] General Plan Element [x] Planned Unit Development [] Use Permit [] Coastal Permit
[] Community Plan [x] Site Plan [x] Land Division (Subdivision, etc.) [x] Other: Dev Agreement

Development Type:

[x] Residential: Units Acres
[] Office: Sq.ft. Acres Employees [] Transportation: Type
[x] Commercial: Sq.ft. Acres Employees [] Mining: Mineral
[] Industrial: Sq.ft. Acres Employees [] Power: Type MW
[] Educational: [] Waste Treatment: Type MGD
[x] Recreational: acre neighborhood park [] Hazardous Waste: Type
[] Water Facilities: Type MGD [x] Other: Parking Structure

Project Issues Discussed in Document:

[x] Aesthetic/Visual [] Fiscal [x] Recreation/Parks [x] Vegetation
[] Agricultural Land [x] Flood Plain/Flooding [x] Schools/Universities [x] Water Quality
[x] Air Quality [] Forest Land/Fire Hazard [] Septic Systems [x] Water Supply/Groundwater
[x] Archeological/Historical [x] Geologic/Seismic [x] Sewer Capacity [] Wetland/Riparian
[] Biological Resources [] Minerals [x] Soil Erosion/Compaction/Grading [x] Growth Inducement
[] Coastal Zone [x] Noise [x] Solid Waste [x] Land Use
[x] Drainage/Absorption [x] Population/Housing Balance [x] Toxic/Hazardous [x] Cumulative Effects
[] Economic/Jobs [x] Public Services/Facilities [x] Traffic/Circulation [] Other:

Present Land Use/Zoning/General Plan Designation:

Surface parking; Koll Center Newport Planned Community Development Plan (PC-15); Mixed Use Horizontal 2 (MU-H2)

Project Description: (please use a separate page if necessary)

The Project would allow for a mixed use infill development with residential condominiums square feet sf of ground-floor retail uses, a 1.17-acre public park, a free-standing parking structure, and the reconfiguration of existing surface parking areas. The 260 dwelling units would be in three, 13-story buildings with a maximum building height of 160 feet. The buildings would have two levels of above-grade and two to three levels of below-grade structured parking. The project would require the demolition of existing surface parking and landscaping within the project site. Office parking removed during construction and by the proposed development would be provided in a new free-standing parking structure, in one of the building parking structure, and surface parking areas.

POSTED

OCT 18 2017

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

HUGH NGUYEN, CLERK-RECORDER
Revised 2010

BY: [Signature] DEPUTY

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X". If you have already sent your document to the agency please denote that with an "S".

- Air Resources Board
- Boating & Waterways, Department of
- California Emergency Management Agency
- California Highway Patrol
- Caltrans District #12
- Caltrans Division of Aeronautics
- Caltrans Planning
- Central Valley Flood Protection Board
- Coachella Valley Mtns. Conservancy
- Coastal Commission
- Colorado River Board
- Conservation, Department of
- Corrections, Department of
- Delta Protection Commission
- Education, Department of
- Energy Commission
- Fish & Game Region # _____
- Food & Agriculture, Department of
- Forestry and Fire Protection, Department of
- General Services, Department of
- Health Services, Department of
- Housing & Community Development
- Native American Heritage Commission

- Office of Historic Preservation
- Office of Public School Construction
- Parks & Recreation, Department of
- Pesticide Regulation, Department of
- Public Utilities Commission
- Regional WQCB #8 _____
- Resources Agency
- Resources Recycling and Recovery, Department of
- S.F. Bay Conservation & Development Comm.
- San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
- San Joaquin River Conservancy
- Santa Monica Mtns. Conservancy
- State Lands Commission
- SWRCB: Clean Water Grants
- SWRCB: Water Quality
- SWRCB: Water Rights
- Tahoe Regional Planning Agency
- Toxic Substances Control, Department of
- Water Resources, Department of
- Other: _____
- Other: _____

Local Public Review Period (to be filled in by lead agency)

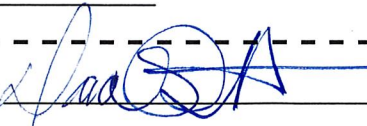
Starting Date September 13, 2017 Ending Date November 3, 2017

Lead Agency (Complete if applicable):

Consulting Firm: Kimley-Horn and Associates
 Address: The City Drive Suite
 City/State/Zip: Orange CA
 Contact: Dana C Privitt
 Phone: (714) 939-1030

Applicant: Shopoff Land Fund II, LP
 Address: 2 Park Plaza, Suite 700
 City/State/Zip: Irvine, CA 92614
 Phone: _____

Signature of Lead Agency Representative: _____



Date: 10/17/17

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

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OCT 18 2017

HUGH NGUYEN, CLERK-RECORDER

Revised 2010

BY: CW DEPUTY