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CITY OF
NEWPORT BEACH

CITY OF NEWPORT BEACH
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NEWPORT BEACH, CA 92658-8915

Office of the Orange County Clerk-Recorder
Memorandum

SUBJECT: NOTICE OF AVAILABILITY

The attached notice was received, filed and a copy was posted on 10/19/2017

It remained posted for 30 (thirty) days.

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

By: Bennett Hazel 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 ***

OCT 19 2017

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.

HUGH NGUYEN, CLERK-RECORDER
(Assessor Parcel Numbers
not currently developed with
DEPUTY

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.