

Notice of Intent to Adopt Mitigated Negative Declaration for LDS Rectory Project City of Newport Beach

Notice is hereby given that the City of Newport Beach has completed a Mitigated Negative Declaration for the construction of a rectory building, an accessory use to the existing Church of Jesus Christ of Latter Day Saints, located at 2300 Bonita Canyon Drive, Newport Beach, California. The project applicant, Church of Jesus Christ of Latter Day Saints, proposes to develop a rectory with a 2,316-square-foot project footprint, which consists of 1,825 square feet of living space and a 491-square-foot, attached 2-car garage. A rectory is a home which is traditionally owned and maintained by a religious institution and houses religious officials and often serves as an administrative office of a religious establishment. The proposed rectory is an accessory use to an existing place of religious worship that is similar to a single-unit dwelling. The project site consists of the project footprint as described above and a fuel modification buffer zone adjacent to the project footprint which extends 40 feet to the nearest property line. Including the fuel modification buffer zone, the project site is approximately 6,066 square feet. Development of the proposed project would require the following entitlements from the City of Newport Beach:

- **Amendment to Use Permit No. 2001-036.** An amendment to Use Permit No. 2001-036 to permit an accessory use to a use requiring a use permit in the Bonita Canyon Planned Community.
- **Site Plan Review.** Approval of Site Plan Review No. SR2009-001 to ensure that the project conforms to the objectives of the General Plan as well as the requirements and development standards contained in the Bonita Canyon Planned Community Development Plan Regulations.

On the basis of the Initial Study, City staff has concluded that the project would not have a significant impact on the environment and has 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, and standard construction and engineering practices, requiring review and reevaluation of future projects as contributing to avoidance of potential impacts. The project site does not include any sites on an Environmental Protection Agency hazardous waste site list compiled pursuant to Government Code Section 65962.5.

The MND is available for a 30-day public review period beginning October 19, 2009 and ending November 17, 2009. Copies of the document are available for review at 3300 Newport Boulevard, Newport Beach, CA 92658 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/index.aspx?page=942>. Any written comments on the proposed project must be received no later than November 17, 2009, at 5:00 p.m. to the attention of Makana Nova at the address listed below.

The City's Planning Commission is tentatively scheduled to consider this item at a regular meeting to be held on November 19, 2009, at the City of Newport Beach Council Chambers, 3300 Newport Boulevard, Newport Beach, CA 92658. For additional information, please contact Makana Nova, Assistant Planner, at (949) 644-3249 or at mnova@newportbeachca.gov.

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