



**Notice of Intent to Adopt
Mitigated Negative Declaration
Coyote Canyon Landfill Gas
Recovery Facility Demolition and
Telecom Update
City of Newport Beach (PA2016-091)**

Notice is hereby given that the City of Newport Beach has completed a Mitigated Negative Declaration for the Coyote Canyon Landfill Gas Recovery Facility Demolition and Telecom Update.

Project Location: The 4.14-acre project site is located at 20662 Newport Coast Drive, Newport Beach, Orange County, California.

Project Description: The proposed project would allow for the demolition of the existing gas-to-energy facility structures and the construction of both temporary and permanent collocated wireless telecommunication facilities at the closed Coyote Canyon Landfill gas-to-energy facility site. AT&T, Sprint, T-Mobile and Verizon Wireless all maintain existing facilities at the project site with antennas collocated on a 105-foot-high exhaust stack. The exhaust stack will be demolished, which necessitates the removal of existing wireless telecommunications facility antennas located on it. A conditional use permit is requested to allow the construction of two collocated 65-foot-high faux eucalyptus trees, which will serve as permanent wireless telecommunications facilities for the four carriers. A limited term permit is requested to construct two collocated temporary wireless telecommunications facilities with the demolition of the existing 105-foot-high exhaust stack as well as other structures associated with the gas recovery operations of the site. Once the permanent facilities are constructed and operational, the temporary wireless telecom facilities will be removed. As part of the project, all existing trees and vegetation in poor health will be removed and replaced with new native trees.

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 adoption 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 August 3, 2016 and ending September 2, 2016. Copies of the document are available for review in the Community Development Department, 100 Civic Center Drive, Bay B, Newport Beach, CA 92660 between the hours of 7:30 a.m. and 5:30 p.m., Monday through Thursday, and 7:30 a.m. and 4:30 p.m. on Friday. The document can also be accessed online at: <http://www.newportbeachca.gov/cegadocuments>. Additionally, copies of the document are also available for review at the following City public libraries during regular business hours:

Newport Beach Public Library Central Library 1000 Avocado Avenue Newport Beach, CA 92660	Newport Beach Public Library Mariners Branch 1300 Irvine Avenue Newport Beach, CA 92660	Newport Beach Public Library Corona del Mar Branch 420 Marigold Ave. Corona del Mar, CA 92625	Newport Beach Public Library Balboa Branch 100 East Balboa Boulevard Newport Beach, CA 92660
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Written comments on the proposed project must be received no later than September 2, 2016, at 5:30 p.m. to the attention of Benjamin Zdeba at the address listed below or via email. 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 to submit comments. You are also invited to attend and testify at the public hearings as to the appropriateness of this document. The City's Planning Commission is scheduled to consider this item at a regular meeting to be held on September 22, 2016, 6:30 p.m., at the City of Newport Beach Civic Center Council Chambers, 100 Civic Center Drive, Newport Beach, CA 92660. For additional information, please contact Benjamin Zdeba, Associate Planner, at 949-644-3253 or at bzdeba@newportbeachca.gov.

Benjamin M. Zdeba, AICP, Associate Planner
City of Newport Beach Planning Division
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