



Hugh Nguyen

Orange County Clerk - Recorder

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RECEIVED BY
COMMUNITY

SEP 26 2016

DEVELOPMENT
CITY OF NEWPORT BEACH

CITY OF NEWPORT BEACH
100 CIVIC CENTER DR
NEWPORT BEACH, CA 92660

Office of the Orange County Clerk-Recorder
Memorandum

SUBJECT: NOTICE OF AVAILABILITY

The attached notice was received, filed and a copy was posted on 08/15/2016

It remained posted for 30 (thirty) days.

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

By: AL OBAIDI NADIA

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 ***

POSTED

AUG 15 2016

HUGH NGUYEN, CLERK-RECORDER

BY: NA DEPUTY



**Notice of Availability
Draft Environmental Impact Report for the
Museum House Residential Project
(PA2015-152)**

Pursuant to the State of California Public Resources Code Section 21165 and the "Guidelines for Implementation of the California Environmental Quality Act" as amended to date, notice is hereby given that the City of Newport Beach, as Lead Agency, is circulating for public review a Draft Environmental Impact Report (DEIR) for the proposed Museum House project.

Project Title: Museum House Project

Project Applicant: Related California Urban Housing, LLC

Project Location: The project site is located in Newport Center, which includes residential, hospitality, and high- and low-rise office buildings surrounding the Fashion Island regional mall. The site itself is approximately two acres (86,942 square feet) and is located at 850 San Clemente Drive in Newport Center (Assessor's Parcel Number 442-261-05). The project site is generally bounded by Santa Cruz Drive to the east, Santa Barbara Drive to the west, San Joaquin Hills Road to the north, and San Clemente Drive to the south.

Project Description: The proposed project consists of the demolition of the existing 23,632-square-foot Orange County Museum of Art building and associated hardscape and landscaping improvements to accommodate the development of a 25-story, 100-unit residential condominium tower with two levels of subterranean parking. Development of the proposed project would require the following approvals from the City of Newport Beach:

- **General Plan Amendment (GPA)** – To re-designate the project site from Private Institutional (PI) to Multi-Unit Residential (RM-100) with a maximum development limit of 100 units.
- **Planned Community Development Plan Amendment** – To amend the San Joaquin Plaza Planned Community (PC) land use designation for the project site from Civic/Cultural/Professional/Office to Multi-Unit Residential. The PC amendment also includes new residential development standards including a 295-foot height limit.
- **Tentative Vesting Tract Map** – To allow individual dwelling units to be sold separately as condominiums.
- **Site Development Review** – To ensure site development is in accordance with the applicable planned community and zoning code development standards and regulations pursuant to Section 20.52.080 (Site Development Reviews) of the Zoning Code.
- **Traffic Study** – To study potential traffic impacts pursuant to the City of Newport Beach Traffic Phasing Ordinance.
- **Development Agreement** – To comply with Section 15.45.020 of the Municipal Code because the requested GPA includes 50 or more units.
- **Environmental Impact Report (EIR)** – To address reasonably foreseeable environmental impacts resulting from the legislative and project specific discretionary approvals pursuant to CEQA.

The EIR is available for a 45-day public review period beginning **August 17, 2016, and ending September 30, 2016**. Copies of the document are available for review in the Newport Beach 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/index.aspx?page=1347>. 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
Balboa Branch
100 East Balboa Boulevard
Newport Beach, CA 92660

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

Written comments on the proposed project must be received no later than **September 30, 2016 at 5:30 p.m.** to the attention of Gregg Ramirez, Senior Planner, 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 Newport Beach Planning Commission will hold a Study Session on the project on **September 1, 2016 at 6:30 p.m.** in the City Council Chambers, 100 Civic Center Drive, Newport Beach, CA 92660. For further information as to the future schedule of hearings, please check: <http://newportbeachca.gov/trending/projects-issues/museum-house-residential-tower>. An additional public hearing notice will be sent out prior to the City's Planning Commission consideration of the project. It is anticipated that the public hearing will occur in November 2016.

For additional information, please contact Gregg Ramirez, Senior Planner, at (949) 644-3219 or at gramirez@newportbeachca.gov.

Gregg Ramirez, Senior Planner
Community Development Department, Planning Division
City of Newport Beach
100 Civic Center Drive
Newport Beach, CA 92660

POSTED

AUG 15 2016

HUGH NGUYEN, CLERK-RECORDER

BY: _____

NA

DEPUTY