



**Hugh Nguyen**  
**Clerk - Recorder**

**Orange County**  
**Clerk-Recorder's Office**  
**12 Civic Center Plaza, Room 106, P.O. Box 238, Santa Ana, CA 92702**  
 web: [www.oc.ca.gov/recorder/](http://www.oc.ca.gov/recorder/)  
 PHONE (714) 834-2500 FAX (714) 834-5284

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: NOTICE OF PREPARATION

The attached notice was received, filed and a copy was posted on 02/05/2016

**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 \*\*\*



## Notice of Preparation and Scoping Meeting for the Museum House Residential Project Environmental Impact Report

POSTED

FEB 05 2016

HUGH NGUYEN, CLERK-RECORDER

BY: NA DEPUTY

**DATE:** February 5, 2016

**TO:** Reviewing Agencies and Other Interested Parties

**FROM:** City of Newport Beach, Community Development Department, 100 Civic Center Drive, Newport Beach, CA 92660

**PROJECT TITLE/SUBJECT:** Museum House Residential Project – Notice of Preparation of an Environmental Impact Report and Notice of Public Scoping Meeting

**PROJECT APPLICANT:** Related California Urban Housing, LLC

**NOTICE OF PREPARATION REVIEW PERIOD:** February 5, 2016 through March 7, 2016 (30 days)

**SCOPING MEETING:** Monday, February 22, 2016

The purpose of this Notice of Preparation (NOP) is to notify potential Responsible Agencies (Agencies) that the Lead Agency, the City of Newport Beach, will prepare an Environmental Impact Report (EIR) for the proposed Museum House Residential Project and to solicit comments and suggestions regarding (1) the scope and content of the EIR and (2) the environmental issues and alternatives to be addressed in the EIR (California Environmental Quality Act [CEQA] Guidelines §15082). This NOP also provides notice to interested parties, organizations, and individuals of the preparation of the EIR and requests comments on the scope and contents of the environmental document.

### 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). As shown in the vicinity map, 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 23,000-square-foot Orange County Museum of Art building and associated hardscape and landscaping improvements to accommodate the development of a 26-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 change the land use category from Private Institutional (PI) to Multi-Unit Residential (RM-100) with a maximum development limit of 100 units.
- **Planned Community Development Plan Amendment** – To change the San Joaquin Plaza Planned Community (PC) land use designation from Civic/Cultural/Professional/Office to Multi-Unit Residential. The PC amendment also includes new residential development standards including a 300-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.

A detailed project description can be reviewed in the Initial Study, which is available in hard copy form at the City of Newport Beach Planning Division Counter, several public libraries, and online at the City's website, as described below.

#### **NOTICE OF PREPARATION AND INITIAL STUDY:**

The City has prepared an Initial Study that provides a detailed project description and evaluation of the potential environmental effects of the proposed project. The Notice of Preparation and accompanying Initial Study can also be accessed online at: <http://www.newportbeachca.gov/cegadocuments>. Copies are also available at the City of Newport Beach Planning Division, 100 Civic Center Drive, Newport Beach, California, 92660, and at the following locations:

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 Public Library  
Corona del Mar Branch  
420 Marigold Ave.  
Corona del Mar, CA 92625

The City of Newport Beach requests your careful review and consideration of this notice, and it invites any and all input and comments from interested Agencies, persons, and organizations regarding the preparation of the EIR. Pursuant to CEQA §21080.4, agencies must submit any comments in response to this notice no later than 30 days beginning February 5, 2016, and ending the close of business on March 7, 2016. All comments or other responses to this notice should be submitted in writing to:

Gregg Ramirez, Senior Planner  
City of Newport Beach, Community Development Department  
100 Civic Center Drive  
Newport Beach, California 92660  
[gramirez@newportbeachca.gov](mailto:gramirez@newportbeachca.gov)  
949.644.3219

#### **NOTICE OF PUBLIC SCOPING MEETING:**

The City will conduct a public scoping meeting in conjunction with this Notice of Preparation in order to present the project and the EIR process and to receive public comments and suggestions regarding the scope and content of the EIR. The meeting will be held on Monday, February 22, 2016, at 6:00 P.M. at the Civic Center Community Room, 100 Civic Center Drive, Newport Beach, CA 92660.