



CITY OF NEWPORT BEACH
 100 Civic Center Drive
 Newport Beach, CA 92658-8915
 (949) 644-3200

Notice of Intent to Adopt a Negative Declaration

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| To: | | From: | |
| <input type="checkbox"/> Office of Planning and Research State Clearinghouse P.O. BOX 3044 Sacramento, CA 95812-3044 | | City of Newport Beach Planning Division 100 Civic Center Drive P.O. Box 1768 Newport Beach, CA 92658-8915 | |
| <input checked="" type="checkbox"/> County Clerk, County of Orange Public Services Division Santa Ana, CA 92702 | | Date: 09/16/16 | |
| Public Review Period: | 30 days | | |
| Project Name and Activity Number: | 191 Riverside Land Use and Zoning Amendments | | |
| Project Location: | 191 Riverside Avenue, Newport Beach, CA | | |
| Project Description: | General Plan Amendment (GP2016-002) and Coastal Land Use Plan Amendment (LC2016-002) to change the land use category from Public Facilities (PF) to Mixed-Use Horizontal (MU-H1) and a Zoning Code Amendment (CA2016-005) to change the zoning from Public Facilities (PF) to Mixed-Use Mariners Mile (MU-MM) for a 0.52-acre site located at 191 Riverside Avenue. No demolition or new construction is proposed at this time. | | |
| <p>Finding: Pursuant to the provisions of City Council K-3 pertaining to procedures and guidelines to implement the California Environmental Quality Act, the City of Newport Beach has evaluated the proposed project and determined that the proposed project would not have a significant effect on the environment.</p> <p>A copy of the Initial Study containing the analysis supporting this finding is <input type="checkbox"/> attached <input checked="" type="checkbox"/> on file at the Planning Division. The Initial Study may include mitigation measures that would eliminate or reduce potential environmental impacts. This document will be considered by the decision-maker(s) prior to final action on the proposed project. If a public hearing will be held to consider this project, a notice of the time and location is attached.</p> <p>Additional plans, studies and/or exhibits relating to the proposed project may be available for public review. If you would like to examine these materials, you are invited to contact the undersigned.</p> <p>If you wish to appeal the appropriateness or adequacy of this document, your comments should be submitted in writing prior to the close of the public review period. 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 for this appeal. If a public hearing will be held, you are also invited to attend and testify as to the appropriateness of this document.</p> <p>If you have any questions or would like further information, please contact the undersigned.</p> | | | |
| Patrick Alford, Planning Manager | Contact No. (949) 644-3235 | Email palford@newportbeachca.gov | Date 09/16/16 |