



CITY OF NEWPORT BEACH

3300 Newport Boulevard - P.O. Box 1768
Newport Beach, CA 92658-8915
(949) 644-3200

Recorded in Official Records, Orange County
Renee Ramirez, Assistant Clerk-Recorder



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NOTICE OF DETERMINATION

To:

Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

County Clerk, County of Orange
Public Services Division
630 N. Broadway Building 12, Room 106
Santa Ana, CA 92701

From: City of Newport Beach
Planning Division
3300 Newport Boulevard
Newport Beach, CA 92658
Orange County

Date received for filing at OPR:

Subject: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

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Name of Project: Uptown Newport
Applicant: The Shopoff Group, L.P., 2 Park Plaza, Suite 700, Irvine, CA 92614

State Clearinghouse Number: 2010051094
City Contact Person: Rosalinh Ung, Associate Planner
Telephone No.: (949) 644-3208

Project Location: 25.05-acre project site is within the Airport Business Area of the City of Newport Beach at 4311-4321 Jamboree Road, between Birch Street and the intersection of Von Karman Avenue and MacArthur Boulevard

Project Description: The proposed Uptown Newport project would consist of mixed uses with up to 1,244 residential units, 11,500 square feet of neighborhood-serving retail space, and approximately two acres of park space. Residential product types would be a mix of townhomes, mid- and high-rise condominiums, and affordable housing. Proposed buildings would range from 30 to 75 feet in height; with residential towers up to 150 feet high. Two parks totaling approximately two acres would be developed and accessible to the public. Vehicular access to the site would be from Jamboree Road, Birch Street, and Von Karman Avenue. The project would be developed in two phases. Phase 1 would involve demolition of the existing single-story office building at 4311 Jamboree Road to accommodate approximately 680 residential units, 11,500 square feet of neighborhood-serving commercial development, and a one-acre park. The TowerJazz Semiconductor facility (4321 Jamboree Road) would continue operating during construction and initial operation of Phase 1. Development of Phase 1 is projected to start in 2013 and be completed in 2018. Phase 2 would include demolition of the TowerJazz facility and construction of the remaining 564 residential units and a one-acre park. Timing for Phase 2 would be contingent on the existing lease of the TowerJazz building, which is currently set to expire in March 2017, but could be extended to as late as March 2027.

This is to advise that the City of Newport Beach has approved the above-described project on February 26, 2013 and has made the following determinations regarding the above described project:

1. The City is Lead Agency Responsible Agency for the project.
2. The project will will not have a significant effect on the environment.
3. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
4. A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
5. Mitigation measures were were not made a condition of the approval of the project.
6. A Statement of Overriding Considerations was was not adopted for this project.
7. Findings were were not made pursuant to the provisions of CEQA.

The Environmental Impact Report and record of project approval is available for review at the Planning Division of the City of Newport Beach, 3300 Newport Boulevard, Newport Beach, CA 92658; 949/644-3200.

Rosalinh Ung, Associate Planner

2/27/13
Date

ORANGE COUNTY CLERK-RECORDER DEPARTMENT
BY:
DEPUTY

FEB 28 2013

FILED

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

FEB 28 2013

POSTED