



# 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



50.00

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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.**

FILED  
MAR 13 2013

ORANGE COUNTY CLERK-RECORDER DEPARTMENT  
BY: \_\_\_\_\_ DEPUTY

<b>Name of Project:</b>	Uptown Newport	
<b>Applicant:</b>	The Shopoff Group, L.P., 2 Park Plaza, Suite 700, Irvine, CA 92614	
<b>State Clearinghouse Number:</b>	<b>City Contact Person:</b>	<b>Telephone No.:</b>
2010051094	Rosalinh Ung, Associate Planner	(949) 644-3208

ORANGE COUNTY CLERK-RECORDER DEPARTMENT  
BY: \_\_\_\_\_ DEPUTY

**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 will 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 will be developed in two phases. Phase 1 will 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) will 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 will 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 on **March 12, 2013**, the **City Council of the City of Newport Beach** conducted second reading and adopted (1) Ordinance No. 2013-5 approving Planned Community Development Plan Amendment No. PC2011-003 to remove the subject property from the Koll Center Newport Planned Community, and approving Planned Community Development Plan Adoption No. PC2012-001 to establish the allowable land uses, general development regulations, and implementation and administrative procedures, which serves as the zoning document for the project; and (2) Ordinance No. 2013-6 approving Development Agreement No. DA2012-003 for the project (collectively, the "Project Ordinances").

The City Council made the following determinations regarding the approval of the Project Ordinances:

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

3/13/13  
Date