

**PUBLIC NOTICE OF AVAILABILITY**  
**Draft Environmental Impact Report SCH No. 2010051094**

**Project Title & Location:** Uptown Newport (PA2011-134). The 25.05-acre project site is within the Airport Business Area of the City of Newport Beach and located on the north side of Jamboree Road, at 4311-4321 Jamboree Road, which is west of MacArthur Boulevard and east of Birch Street.

**Project Description:** The proposed Uptown Newport project consists of the removal of existing office and industrial uses overtime in two primary phases and the construction of a mixed use community consisting of 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 for-sale and rental with a mix of townhomes, mid- and high-rise condominiums. Of the 1,224 housing units, 184 units would be set aside for affordable housing. Proposed buildings would range from 30 feet to 75 feet in height; with several residential towers up to 150 feet high.. Vehicular access to the site would be from Jamboree Road, Birch Street, and Von Karman Avenue.

The project approval requires a Planned Community Development Plan amendment and adoption, Tentative Tract Map, Development Agreement, Traffic Study, Affordable Housing Implementation Plan, Phasing Plan and Design Guidelines. Pursuant to the California Environmental Quality Act (CEQA), the City of Newport Beach has prepared a Draft Environmental Impact Report (DEIR) for the project. The Draft EIR indicates there may be significant unavoidable adverse environmental impacts associated with three environmental categories: short-term, construction-related air quality impacts; land use impacts related to a determination of consistency with the Airport Environs Land Use Plan by the Airport Land Use Commission; and short-term, construction-related noise impacts. Upon compliance with regulatory requirements and recommended mitigation measures (as appropriate), all other environmental impacts were found to be less than significant.

**Review Period:** The DEIR will be available for a 45-day public review period beginning on Monday, September 10, 2012. All interested parties are invited to submit written comments or via email on the DEIR through the close of business on October 24, 2012.

Reviewing Locations	Project Location Map
<p><b>City of Newport Beach City Hall:</b>            Planning Division, 3300 Newport Boulevard            Contact: Rosalinh Ung</p> <p><b>City of Newport Beach Public Libraries:</b>            Central Library-1000 Avocado Avenue            Balboa Branch-100 East Balboa Boulevard            Mariners Branch-2005 Dover Drive            Corona Del Mar Branch-420 Marigold Avenue</p>	
<p>Contact Person/Comments sent to:</p>	
<p>Rosalinh Ung, Associate Planner            City of Newport Beach            3300 Newport Boulevard            Newport Beach, CA 92663            rung@newportbeachca.gov</p>	

**Study Session:** A Planning Commission study session is tentatively scheduled for October 4, 2012. The meeting date, time and location will be noticed separately. For additional information, please contact Rosalinh Ung at (949) 644-3208 or via the aforementioned e-mail.