

**Notice of Intent to Adopt A Negative Declaration
For 191 Riverside Land Use and Zoning Amendments
City of Newport Beach**

Notice is hereby given that the City of Newport Beach has completed a Negative Declaration for a proposed project consisting of applications for a 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.

On the basis of the Initial Study, City staff has concluded that the project would not have a significant impact on the environment and has therefore recommended preparation of a Negative Declaration (ND). The ND reflects the independent judgment of City staff and recognizes project features, previous environmental evaluations, and standard construction and engineering practices, requiring review and reevaluation of future projects as contributing to avoidance of potential impacts. The project site does not include any sites on an Environmental Protection Agency hazardous waste site list compiled pursuant to Government Code Section 65962.5.

The ND is available for a 30-day public review period beginning September 20, 2016, and ending October 20, 2016. Copies of the document are available for review at 100 Civic Center Drive, Newport Beach, CA 92660 between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday. The document can also be accessed online at: <http://www.newportbeachca.gov/index.aspx?page=1347>. Additionally, copies of the document are also available for review at the following City public libraries:

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

Newport Beach Public Library
Mariners Branch
1300 Irvine Avenue
Newport Beach, CA 92660

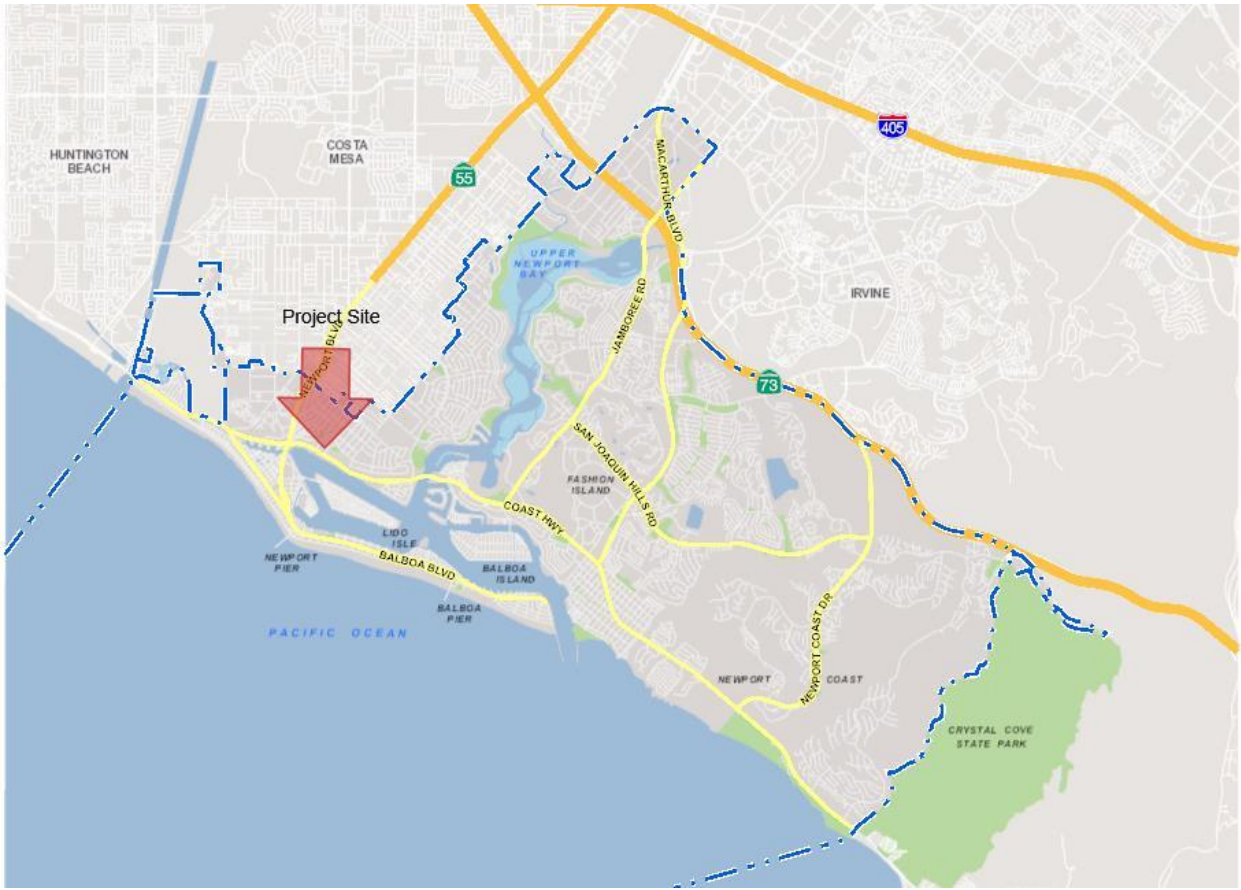
Newport Beach Public Library
Balboa Branch
100 East Balboa Boulevard
Newport Beach, CA 92660

Newport Beach Public Library
Central Library
1000 Avocado Avenue
Newport Beach, CA 92660

Any written comments on the proposed project must be received no later than October 20, 2016, at 5:00 p.m. to the attention of Patrick Alford at the address listed below. 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. You are also invited to attend and testify at the public hearings as to the appropriateness of this document.

The City's Planning Commission is tentatively scheduled to consider this item at a regular meeting to be held on at 6:30 p.m. on October 20, 2016, at the City of Newport Beach Council Chambers, 100 Civic Center Drive, Newport Beach, CA 92660. The date and time of the Planning Commission will be noticed in accordance with City of Newport Beach notification requirements. For additional information, please contact Patrick Alford, Planning Manager, at (949) 644-3235 or at PAlford@newportbeachca.gov.

Patrick Alford, Planning Manager
City of Newport Beach
100 Civic Center Drive
Newport Beach, CA 92660



Vicinity Map



Project Location