

**Notice of Intent to Adopt
Mitigated Negative Declaration for Beauchamp General Plan and Coastal
Land Use Plan Amendments (PA2009-067)
City of Newport Beach**

Notice is hereby given that the City of Newport Beach has completed a Mitigated Negative Declaration (MND) to amend the existing General Plan land use designation of Parks and Recreation (PR) to Single-Unit Residential Detached (RS-D) and to amend the existing Coastal Land Use Plan designation of Parks and Recreation (PR) to Single-Unit Residential Detached (RSD-B) for the properties located at 2000-2016 East Balboa Boulevard, Newport Beach, California. The proposed project would involve the following entitlements from the City of Newport Beach:

- **General Plan Amendment No. GP2009-001.** An amendment to General Plan land use designation of Parks and Recreation (PR) to be amended to Single-Unit Residential Detached (RS-D).
- **Coastal Land Use Plan Amendment No. LC2009-001.** An amendment to the Coastal Land Use Plan land use designation of Parks and Recreation (PR) to be amended to Single-Unit Residential Detached (RSD-B).

Because the proposed land use changes would allow the conversion of the existing land use from a private tennis club to single-unit dwellings, the mitigated negative declaration includes the analysis of a conceptual development plan to analyze the potential environmental impacts of the land use change. The R-1 (single-family residential) Zoning District allows for the development of a maximum of five dwelling units on the subject properties. The project applicant, David Beauchamp, proposes a conceptual development plan for the construction of a maximum of five, detached, single-unit dwellings that would comply with the maximum floor area limit as required by Chapter 20.10 of the Zoning Code.

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 an MND. The MND reflects the independent judgment of City staff and recognizes project design 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 MND is available for a 30-day public review period beginning January 12, 2010 and ending February 10, 2010. Copies of the document are available for review at 3300 Newport Boulevard, Newport Beach, CA 92658 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=942>. Any written comments on the proposed project must be received no later than February 10, 2010, at 5:00 p.m. to the attention of Makana Nova at the address listed below.

The City's Planning Commission is tentatively scheduled to consider this item at a regular meeting to be held on March 4, 2010, at the City of Newport Beach Council Chambers, 3300 Newport Boulevard, Newport Beach, CA 92658. For additional information, please contact Makana Nova, Assistant Planner, at (949) 644-3249 or at mnova@newportbeachca.gov.

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