

Hugh Nguyen

Orange County Clerk - Recorder

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CITY OF NEWPORT BEACH

<u>CITY OF NEWPORT BEACH</u> <u>100 CIVIC CENTER DR PO BOX 1768</u> <u>NEWPORT BEACH, CA 92658-8915</u>

Office of the Orange County Clerk-Recorder Memorandum

SUBJECT: NOTICE OF AVAILABILITY

The attached notice was received, filed and a copy was posted on 10/19/2017

It remained posted for 30 (thirty) days.

Hugh Nguyen Clerk - Recorder In and for the County of Orange

By: Bennett Hazel

Deputy

Public Resource Code 21092.3

The notice required pursuant to Sections 21080.4 and 21092 for an <u>environmental impact report</u> shall be posted in the office of the County Clerk of each county *** in which the project will be located and shall remain posted for a period of 30 days. <u>The notice required pursuant to Section 21092 for a negative declaration shall be so posted for a period of 20 days, unless otherwise required by law to be posted for 30 days. The County Clerk shall post notices within 24 hors of receipt.</u>

Public Resource Code 21152

All notices filed pursuant to this section shall be available for public inspection, and shall be posted <u>*** within 24 hours</u> of receipt in the office of the County Clerk. Each notice shall remain posted for a period of 30 days. *** Thereafter, the clerk shall return <u>the notice</u> to the local <u>lead</u> agency *** within a notation of the period it was posted. The local <u>lead</u> agency shall retain the notice for not less than nine months.

Additions or changes by underline; deletions by ***



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HUGH NGUYEN, CLERK-RECORDER

PUBLIC COMMENT PERIOD EXTENSION

Notice of Availability of Draft Environmental Impact Report for Koll Center Residences Project

By this notice, the City of Newport Beach (Lead Agency) is announcing the extension of the public comment period from October 27, 2017 to **November 3, 2017** for review of the Draft Environmental Impact Report (State Clearinghouse No. 2017011002) for the Koll Center Residences Project (PA2015-024). The Draft EIR was released for public review on September 13, 2017, and is available for public review and comment pursuant to the California Environmental Quality Act (CEQA). The Draft EIR addresses the environmental effects associated with implementation of the Koll Center Residences Project.

Copies of the Draft EIR are available for review in the Community Development Department, 100 Civic Center Drive, Bay 1B, Newport Beach, CA 92660 between the hours of 7:30 a.m. and 5:30 p.m., Monday through Thursday, and 7:30 a.m. and 4:30 p.m. on Friday. The Draft EIR can also be accessed online at the City's website at: <u>http://www.newportbeachca.gov/index.aspx?page=1347</u>. Additionally, copies are also available for review at the following City public libraries during regular hours:

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

Newport Beach Public Library Balboa Branch 100 East Balboa Boulevard Newport Beach, CA 92660 Newport Beach Public Library Mariners Branch 1300 Irvine Avenue Newport Beach, CA 92660

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

Written comments on the adequacy of the Draft EIR must be received no later than **November 3, 2017, at 5:00 p.m.** to the attention of Rosalinh Ung, Associate Planner, at the address or email listed below. There is no fee to submit comments. You are also invited to attend and testify at any public hearings as to the adequacy of the EIR document. Public hearing dates have not been scheduled.

For additional information about the Draft EIR, the proposed project, or about future meetings, please check: <u>http://www.newportbeachca.gov/trending/projects-issues/the-koll-residences</u> or contact the City of Newport Beach at:

Rosalinh Ung, Associate Planner (949) 644-3208 or at <u>Rung@newportbeachca.gov</u>

City of Newport Beach Community Development Department, Planning Division 100 Civic Center Drive Newport Beach, CA 92660

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Project Summary

OCT 1 9 2017

The project site is located in Koll Center Newport, at 4400 Von Karman Avenue (Assessor Harcel Numbers [APN] 445-131-04, 09, 29, and 30). The site is approximately 13.16 acres and is currently developed with the surface parking lots and common landscape areas for Koll Center Newport. The irregularly-shaped site is generally bordered by Birch Street to the northeast, Von Karman Avenue to the west, and existing office uses and associated surface parking lots and garages to the east and south.

The proposed project is a mixed-use infill development that includes 260 residential condominiums; 3,000 square feet of ground-floor retail uses, a 1.17-acre public park; a freestanding parking structure; lighting, landscaping, and pedestrian improvements; utility improvements; and the reconfiguration of existing surface parking. The 260 condominium dwelling units would be in three, 13-story buildings with a maximum building height of 160 feet. The buildings would have two levels of above-grade and two to three levels of below-grade structured parking. The public park would be located adjacent to Birch Street. Implementation of the project would require the demolition of existing surface parking and landscaping within the project site. Residential parking would be provided on site in the residential building parking structures. Parking for the public park and retail uses would be provided on site within reconfigured surface parking areas. Office parking removed during construction of the project would be provided in a new free-standing parking structure, within one of the proposed residential buildings, and in reconfigured surface parking areas. There are three office buildings located within the boundaries of the project site; however, two of the office buildings are not a part of the project (4490 Von Karman Avenue and 4910 Birch Street). The 4440 Von Karman Avenue office building is a part of the project site as the applicant proposes new landscaping, irrigation, sidewalk improvements and the reconfiguration of disabled parking spaces. No change to the building is proposed as a part of the project.

The project requires the following items from the City of Newport Beach to proceed:

- 1. Certification of the Final Environmental Impact Report (EIR): Pursuant to CEQA, a EIR has been prepared to address reasonably foreseeable environmental impacts resulting from the approval and construction of the project.
- 2. Planned Community Development Standards Text Amendment: An amendment to the Koll Center Newport Planned Community Development Plan (PC-15 Koll Center) to allow for residential mixed uses in Professional and Business Office Site B.
- 3. Site Development Review: Site development review in accordance with the amended Koll Center Planned Community and Section 20.52.80 (Site Development Reviews) for the construction of the project.
- 4. Tentative Parcel Map: To subdivide the project site for finance and conveyance purposes.
- 5. Tentative Tract Map: For condominium purposes including five numbered lots for development and seven lettered lots for the public park, parking, and private streets.
- 6. Traffic Study: A traffic study pursuant to Municipal Code Chapter 15.40 (Traffic Phasing Ordinance).
- 7. Transfer of Development Rights: A transfer of 3,019 square feet of unbuilt office/retail area from Koll Center's Professional & Business Office Site A to Office Site B.
- 8. Development Agreement: An agreement between the applicant and the City that identifies public benefits of the project and conveying rights to development.

The Draft EIR indicates there may be significant unavoidable adverse environmental impacts associated with three environmental categories: 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 construction-related noise impacts. Upon compliance with regulatory requirements and recommended mitigation measures, all other environmental impacts were found to be less than significant.