

Hugh Nguyen

Orange County Clerk - Recorder

P.O. Box 238 Santa Ana, CA 92702

12 Civic Center Plaza, Room 106 Santa Ana, CA 92701

Phone: (714) 834-2500

COMMUNITY

www.ocrecorder.com

SEP 2 6 2016

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

ONEWPORT SEEDS

Office of the Orange County Clerk-Recorder **Memorandum**

SUBJECT: NOTICE OF INTENT

The attached notice was received, filed and a copy was posted on <u>08/03/2016</u>

It remained posted for 30 (thirty) days.

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

By: AL OBAIDI NADIA

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. 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.

Public Resource Code 21152

All notices filed pursuant to this section shall be available for public inspection, and shall be posted *** within 24 hours 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 the notice to the local lead agency *** within a notation of the period it was posted. The local lead agency shall retain the notice for not less than nine months.

Additions or changes by underline; deletions by ***



CITY OF NEWPORT BEACH 100 Civic Center Drive P.O. Box 1768 Newport Beach, CA 92660 (949) 644-3200

Notice of Intent to Adopt a Mitigated Negative Declaration

	To: Office of Planning and Research State Clearinghouse P.O. BOX 3044 Sacramento, CA 95812-3044		City	From: City of Newport Beach Planning Division 100 Civic Center Drive Newport Beach, CA 92660		
·	County Clerk, County of Orange Public Services Division Santa Ana, CA 92702		Dat	Date: August 3, 2016		
	Public Review Period:	30 days				
	Project Name and Activity Number:	(PA2016-091)		Facility Demolition and Telecom U		
	Project Location:	Approximately 4.14 acres located at 20662 Newport Coast Drive, Newport Beach, CA				
A	Project Description: OSTED AUG 0 3 2016 BUYEN, CLERK-RECORDER DEPUTY	The proposed project would allow for the demolition of the existing gas-to-energy facility structures and the construction of both temporary and permanent collocated wireless telecommunication facilities at the closed Coyote Canyon Landfill gas-to-energy facility site AT&T, Sprint, T-Mobile and Verizon Wireless all maintain existing facilities at the project site with antennas collocated on a 105-foot-high exhaust stack. The exhaust stack will be demolished which necessitates the removal of existing wireless telecommunications facility antennas located on it. A conditional use permit is requested to allow the construction of two collocated 65-foot-high faux eucalyptus trees, which will serve as permanent wireless telecommunications facilities for the four carriers. A limited term permit is requested to construct two collocated temporary wireless telecommunications facilities with the demolition of the existing 105-foot-high exhaus stack as well as other structures associated with the gas recovery operations of the site. Once the permanent facilities are constructed and operational, the temporary wireless telecom facilities will be removed. As part of the project, all existing trees and vegetation in poor health will be removed and replaced with new native trees.			nt collocated wireless s-to-energy facility site. s at the project site with ack will be demolished, racility antennas located two collocated 65-footommunications facilities to collocated temporary of 105-foot-high exhaust ations of the site. Once ireless telecom facilities	
	Finding: Pursuant to the provisions of City Council K-3 pertaining to procedures and guidelines to implement the California Environmental Quality Act, the City of Newport Beach has evaluated the proposed project and determined that the proposed project would not have a significant effect on the environment. A copy of the Initial Study containing the analysis supporting this finding is □ attached ☒ on file at the Planning Division. The Initial Study includes mitigation measures that would eliminate or reduce potential environmental impacts. This document will be considered by the decision-maker(s) prior to final action on the proposed project. If a public hearing will be held to consider this project, a notice of the time and location is attached. Additional plans, studies and/or exhibits relating to the proposed project may be available for public review. If you would like to examine these materials, you are invited to contact the undersigned. If you wish to appeal the appropriateness or adequacy of this document, your comments should be submitted in writing prior to the close of the public review period. 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 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. If a public hearing will be held, you are also invited to attend and testify as to the appropriateness of this document. If you have any questions or would like further information, please contact the undersigned.					
	Planner, Title Benjamin M. Zdeba, AICP, A	Associate Planner	(949) 644-3253	Email bzdeba@newportbeachca.gov	Date August 3, 2016	



Notice of Intent to Adopt **Mitigated Negative Declaration** Coyote Canyon Landfill Gas **Recovery Facility Demolition and Telecom Update** City of Newport Beach (PA2016-091)

AUG n 3 2016

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8Y:	Margaret Office and Own	NY	<u>† </u>	DEPUTY

Notice is hereby given that the City of Newport Beach has completed a Mitigated Negative Declaration for the Coyote Canyon Landfill Gas Recovery Facility Demolition and Telecom Update.

Project Location: The 4.14-acre project site is located at 20662 Newport Coast Drive, Newport Beach, Orange County, California.

Project Description: The proposed project would allow for the demolition of the existing gas-to-energy facility structures and the construction of both temporary and permanent collocated wireless telecommunication facilities at the closed Coyote Canyon Landfill gas-to-energy facility site. AT&T, Sprint, T-Mobile and Verizon Wireless all maintain existing facilities at the project site with antennas collocated on a 105-foot-high exhaust stack. The exhaust stack will be demolished, which necessitates the removal of existing wireless telecommunications facility antennas located on it. A conditional use permit is requested to allow the construction of two collocated 65-foot-high faux eucalyptus trees, which will serve as permanent wireless telecommunications facilities for the four carriers. A limited term permit is requested to construct two collocated temporary wireless telecommunications facilities with the demolition of the existing 105-foothigh exhaust stack as well as other structures associated with the gas recovery operations of the site. Once the permanent facilities are constructed and operational, the temporary wireless telecom facilities will be removed. As part of the project, all existing trees and vegetation in poor health will be removed and replaced with new native trees.

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 adoption of a Mitigated Negative Declaration (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 August 3, 2016 and ending September 2, 2016. Copies of the document are available for review in the Community Development Department, 100 Civic Center Drive, Bay B. 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 document can also be accessed online at: http://www.newportbeachca.gov/cegadocuments. Additionally, copies of the document are also available for review at the following City public libraries during regular business hours:

Newport Beach Public

Library Central Library

1000 Avocado Avenue

Newport Beach, CA 92660

Newport Beach Public

Library

Mariners Branch 1300 Irvine Avenue

Newport Beach, CA 92660

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

Written comments on the proposed project must be received no later than September 2, 2016, at 5:30 p.m. to the attention of Benjamin Zdeba at the address listed below or via email. 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 to submit comments. 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 scheduled to consider this item at a regular meeting to be held on September 22, 2016, 6:30 p.m., at the City of Newport Beach Civic Center Council Chambers, 100 Civic Center Drive, Newport Beach, CA 92660. For additional information, please contact Benjamin Zdeba, Associate Planner, at 949-644-3253 or at bzdeba@newportbeachca.gov.

> Benjamin M. Zdeba, AICP, Associate Planner City of Newport Beach Planning Division 100 Civic Center Drive, Newport Beach, CA 92660