



**Notice of Intent to Adopt
Mitigated Negative Declaration
The Residences at Newport Place
City of Newport Beach
(PA2014-150)**

Notice is hereby given that the City of Newport Beach has completed a Mitigated Negative Declaration for The Residences at Newport Place.

Project Location: The site is 5.70 acres and located at 1701 Corinthian Way; 4251, 4253, and 4255 Martingale Way; 4200, 4220 and 4250 Scott Drive; and 1600 Dove Street.

Project Description: The proposed project consists of the demolition of an existing 58,277-square-foot shopping center known as MacArthur Square to accommodate the development of a mixed-use residential consists of up to 384 multi-family residential dwelling units and 5,677 square feet of retail (restaurant) use. Development of the proposed project would require the following approvals from the City of Newport Beach:

1. Planned Development Permit - A planned development permit to ensure that the proposed project has efficient use of land and a better living environment, high standards of environmental quality and enhanced amenities. The permit also includes adjustments to development standards pertaining to building height and setback, pursuant to Section 20.52.060 (Planned Development Permits) of the Municipal Code;
2. Lot Merger for lot consolidation - A lot merger to merge three existing parcels into one lot, pursuant to Chapter 19.68 (Merger of Contiguous Lots) of the Municipal Code; and
3. Affordable Housing Implementation Plan - A program specifying how the proposed project would meet the City's affordable housing requirements, pursuant to Chapter 20.32 (Density Bonus) of the Municipal 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 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 January 22, 2016 and ending February 22, 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/index.aspx?page=1347>. 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
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Written comments on the proposed project must be received no later than February 22, 2016, at 5:30 p.m. to the attention of Rosalinh Ung 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 tentatively scheduled to consider this item at a regular meeting to be held on March 17, 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 Rosalinh Ung, Associate Planner, at 949-644-3208 or at rung@newportbeachca.gov.

Rosalinh Ung, Associate Planner
City of Newport Beach Planning Division
100 Civic Center Drive
Newport Beach, CA 92660