



Hugh Nguyen  
Clerk - Recorder

Orange County  
Clerk-Recorder's Office  
12 Civic Center Plaza, Room 106, P.O. Box 238, Santa Ana, CA 92702  
web: [www.oc.ca.gov/recorder/](http://www.oc.ca.gov/recorder/)  
PHONE (714) 834-2500 FAX (714) 834-5284

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

RECEIVED BY  
COMMUNITY

MAR 24 2016

DEVELOPMENT  
CITY OF NEWPORT BEACH

Office of the Orange County Clerk-Recorder  
Memorandum

SUBJECT: NOTICE OF INTENT

The attached notice was received, filed and a copy was posted on 02/10/2016

**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 environmental impact report 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 hours 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 \*\*\*



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

**POSTED**

FEB 10 2016

HUGH NGUYEN, CLERK-RECORDER

BY: NA DEPUTY

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; but **will be extended to March 4, 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
---	--	--	---

Written comments on the proposed project must be received no later than March 4, 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 have a study session on March 3, 2016, and to consider this item on March 17, 2016. Both meetings will begin at 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](mailto:rung@newportbeachca.gov).

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