



**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/
PHONE (714) 834-2500 FAX (714) 834-5284**

RECEIVED BY
COMMUNITY
MAR 04 2016
DEVELOPMENT
CITY OF NEWPORT BEACH

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

Office of the Orange County Clerk-Recorder
Memorandum

SUBJECT: NOTICE OF INTENT

The attached notice was received, filed and a copy was posted on 01/22/2016

It remained posted for 30 (thirty) days.

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

By: ANGEL CARDENAS 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 ***



CITY OF NEWPORT BEACH
 3300 Newport Boulevard
 P.O. Box 1768
 Newport Beach, CA 92658-8915
 (949) 644-3200

Notice of Intent to Adopt a Negative Declaration

To: <input type="checkbox"/> Office of Planning and Research State Clearinghouse P.O. BOX 3044 Sacramento, CA 95812-3044		From: City of Newport Beach Planning Division 100 Civic Center Drive Newport Beach, CA 92660	
<input checked="" type="checkbox"/> County Clerk, County of Orange Public Services Division Santa Ana, CA 92702		Date: January 22, 2016 <div style="text-align: right;"> JAN 22 2016 HUGH NGUYEN, CLERK-RECORDER </div>	
Public Review Period: 30 days		BY:  DEPUTY	
Project Name and Activity Number:		The Residences at Newport Place (PA2014-150)	
Project Location:		Approximately 5.7 acres located at 1701 Corinthian Way; 4251, 4253, and 4255 Martingale Way; 4200, 4220 and 4250 Scott Drive; and 1600 Dove Street; Newport Beach, CA	
Project Description:		Demolition of MacArthur Square shopping center consisted of eight (8) buildings with total square footage of 58,277 and redevelopment of a mixed-use residential development consists of up to 384 multi-family residential dwelling units and 5,677 square feet of retail (restaurant) use. The applicant is seeking the following entitlements from the City of Newport Beach: (1) Planned Development Permit; (2) Lot Merger for lot consolidation; and (3) Affordable Housing Implementation Plan.	
<p>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.</p> <p>A copy of the Initial Study containing the analysis supporting this finding is <input checked="" type="checkbox"/> attached <input type="checkbox"/> on file at the Planning Division. The Initial Study may include 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.</p> <p>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.</p> <p>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 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.</p> <p>If you have any questions or would like further information, please contact the undersigned.</p>			
Planner, Title Rosalinh Ung, Associate Planner		Contact No. (949) 644-3208	
Email rung@newportbeachca.gov		Date January 22, 2016	



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

POSTED

JAN 22 2016

HUGH NGUYEN, CLERK-RECORDER

BY:  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 development 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 29.52.060 (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

**DRAFT INITIAL STUDY
PROPOSED MITIGATED NEGATIVE DECLARATION**

**City of Newport Beach
The Residences at Newport Place**

LEAD AGENCY:

City of Newport Beach
Community Development Department
100 Civic Center Drive
Newport Beach, California 92660
Contact: Ms. Rosalinh Ung, Associate Planner
(949) 644-3208

POSTED

JAN 22 2016

HUGH NGUYEN, CLERK-RECORDER

BY:  DEPUTY



PREPARED BY:

Keeton Kreitzer Consulting
P. O. Box 3905
Tustin, California 92781-3905
Contact: Mr. Keeton K. Kreitzer, Principal
(714) 665-8509

January 2016