



**Notice of Intent to Adopt Mitigated Negative Declaration
for the Ford Road Residential Project
City of Newport Beach
(PA 2017-228)**

Notice is hereby given that the City of Newport Beach (Lead Agency) has completed an Initial Study/ Mitigated Negative Declaration (IS/MND) for the Ford Road Residential Project. The IS/MND is available for public review and comment pursuant to the California Environmental Quality Act (CEQA). The IS/MND addresses the environmental effects associated with construction and operation of the Ford Road Residential Project.

The project site is located on Ford Road on two parcels totaling approximately 2.805 acres. Parcel 1, currently approximately 1.287 acres, is proposed for development with 21 residential units within an L-shaped building over one level of subterranean parking. Parcel 2, currently approximately 1.518 acres, is the AT&T Switch Station site located at 4302 Ford Road, east of Parcel 1. Parcel 1 is generally bordered by Bonita Canyon Drive to the north; the City of Newport Beach Bonita Canyon Sports Park and its parking lot to the south and west; the AT&T Switch Station to the east; and MacArthur Boulevard to the west of the Sports Park. Parcel 2 is generally bordered by Bonita Canyon Drive to the north; the Sports Park to the south; Bonita Canyon Sports Park (open space with trails) to the east; and Parcel 1 to the west.

The proposed project is an infill development that includes 21 residential units with associated shared amenities within a two-and three-story L-shaped building over one level of subterranean parking with 55 spaces. Outdoor amenities include approximately 23,481 square feet (sq. ft.) of outdoor open space: swimming pool deck and outdoor courtyard (6,536 sq. ft.), roof deck on the third level (735 sq. ft.), and landscaping (16,210 sq. ft.). Indoor amenities include approximately 1,829 sq. ft. of indoor shared open space: pool room (437 sq. ft.) and indoor club room (1,392 sq. ft.), both on the first floor. Vehicular ingress and egress to the site and parking garage would be provided from a single new driveway from Ford Road at the southeast boundary of the project site.

The building would feature contemporary, articulated facades including a mix of composite board siding, cedar shingles, wood sidings and wood columns. The residential units at the west and south corners of the building would be within a nautical themed tower element which is a part of the building. Bay windows would wrap around the upper portion of the tower. Eyebrow window rooftop dormers are also proposed on the second and third floors. Building massing is varied; the two-story northern elevation facing Bonita Canyon Drive steps up to a three-story elevation at street level facing Ford Road. The maximum proposed building height would be 37 feet; most of the building height would be 30 feet.

Project implementation would require the removal of all existing vegetation, including 12 eucalyptus trees, on Parcel 1 to allow for the construction of the condominium development. Additionally, the surface parking for the AT&T Switch Station would be regraded and resurfaced.

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

- **Adoption of the Initial Study/Mitigated Negative Declaration.**
- **General Plan Amendment.** The project would change the General Plan designation from Public Facilities (PF) to Multi-Unit Residential (RM) land use designation.
- **Zoning Amendment.** The project would change the zoning designation from Public Facilities (PF) to Multi-Unit Residential (RM).
- **Major Site Development Review.** To allow the construction of 21 dwelling units with a tentative tract map and to ensure the site is developed in accordance with applicable Zoning Code development

standards and regulations pursuant to NBMC Section 20.52.080 (Site Development Reviews). Also requested is an increase in allowable height for a corner tower element that would exceed the maximum height limit pursuant to NBMC Section 20.30.060.

- **Lot Line Adjustment.** A lot line adjustment to reconfigure the lot line shared between Parcel 1 and Parcel 2. The lot line adjustment would result in the parking lot reconfiguration and restriping at the AT&T Switch Station.
- **Vesting Tentative Tract Map.**
- **Demolition, grading, and building permits.**

The project also requires a National Pollution Discharge Elimination System (NPDES) Permit and Construction General Permit from the Regional Water Quality Control Board and a project consistency determination with the Airport Environs Land Use Plan (AELUP) for John Wayne Airport by the Orange County Airport Land Use Commission (ALUC).

Based on the Initial Study analysis, 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. Upon compliance with regulatory requirements and recommended mitigation measures, all environmental impacts were found to be less than significant.

The IS/MND is available for a 20-day public review period beginning April 17, 2019 and ending May 6, 2019. Copies of the IS/MND 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 document can also be accessed online at the City's website at: <http://www.newportbeachca.gov/ceqa>. Additionally, copies are also available for review at the following City public libraries during regular hours:

Newport Beach Public Library
Mariners Branch
1300 Irvine Avenue
Newport Beach, CA 92660

Newport Beach Public Library
Balboa Branch
100 East Balboa Boulevard
Newport Beach, CA 92660

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

Written comments on the document must be received no later than May 6, 2019, at 5:00 p.m. to the attention of Benjamin M. Zdeba, Associate Planner, at the address listed below or via email. Comments sent via email should include the project title in the subject line and a valid mailing address in the email. There is no fee to submit comments. You are also invited to attend and testify at the public hearings as to the appropriateness of the document.

The Newport Beach Planning Commission is scheduled to conduct a Study Session on the proposed project at a regular meeting to be held on April 18, 2019, at 5:30 p.m., in the City of Newport Beach Council Chambers, 100 Civic Center Drive, Newport Beach, CA 92660. No action will be taken on April 18, 2019. Hearing dates would occur at a future date and will be publicly noticed as required at the City of Newport Beach City Hall.

For additional information about the IS/MND, the proposed project, or about future meetings, please contact the City of Newport Beach at:

Benjamin Zdeba, Associate Planner
(949) 644-3253 or at bzdeba@newportbeachca.gov

City of Newport Beach
Community Development Department, Planning Division
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