



# Notice of Availability Newport Crossings Mixed Use Project Environmental Impact Report (PA2017-107)

**DATE:** November 28, 2018

**TO:** Reviewing Agencies and Other Interested Parties

**FROM:** City of Newport Beach, Community Development Department, 100 Civic Center Drive, Newport Beach, CA 92660

**PROJECT TITLE/SUBJECT:** Newport Crossings Mixed Use Project: Notice of Availability of a Draft Environmental Impact Report

**PROJECT APPLICANT:** Starboard MacArthur Square LP

**NOTICE OF AVAILABILITY REVIEW PERIOD:** November 30, 2018, through January 14, 2019 (45 days)

**PLANNING COMMISSION STUDY SESSION:** Thursday, December 6, 2018, at 4:00 p.m. in the Council Chambers at 100 Civic Center Drive, Newport Beach, CA 92660

## PURPOSE OF THIS NOTICE

Pursuant to Public Resources Code Section 21165 and the California Environmental Quality Act Guidelines (CEQA Guidelines) Section 15050, the City of Newport Beach (City) is the Lead Agency responsible for preparation of an Environmental Impact Report (EIR) for the proposed Newport Crossings Mixed Use Project (Project), described below. Notice is hereby given that the City has completed a Draft EIR (State Clearinghouse No. 2017101067) for the Project to address the potential environmental effects associated with implementation of the Project.

## PROJECT LOCATION

The approximately 5.69-acre project site known as MacArthur Square is in the northern end of the City and includes the following addresses: 1701 Corinthian Way; 1660 Dove Street; 4251, 4253, 4255 Martingale Way; and 4200, 4220, & 4250 Scott Drive (Assessor Parcel Numbers [APN] 427-172-02, 03, 05, and 06). The project site is in the City's "Airport Area" planning subarea, which is bounded by Campus Drive to the north and west, SR-73 to the south, and Jamboree Road to the east. Within the Airport Area are established planned community development plans. The project site is in the Newport Place Planned Community. The site is generally bounded by Corinthian Way to the northeast, Martingale Way to the east, Scott Drive to the northwest, and Dove Street to the southwest. The site is approximately 0.2 mile east of John Wayne Airport.



## PROJECT DESCRIPTION

The project site is currently improved with the MacArthur Square shopping center, which consists of approximately 58,277 square feet of existing buildings, surface parking, and hardscape and landscape improvements. Upon demolition and clearing, the project site would be redeveloped with the Project. The Project consists of the development of a multistory building that would house 350 apartment units, 2,000 square feet of "casual-dining" restaurant space, and 5,500 square feet of retail space. Centrally located within the multistory building is a six-level, five-story parking structure (one semi-subterranean level). Of the Project's

350 apartment units, 259 are considered “base” units, 91 are “density bonus” units, and 78 are proposed to be reserved for lower-income households. The residential base units are calculated at 50 dwelling units per acre.

The project also includes development and dedication of a 0.5-acre public park, which would be available to the future project residents, as well as the general public. Project residents and their guests would also have access to a number of onsite private amenities, recreation and entertainment areas and services, including various courtyards, a rooftop terrace, and a view deck. A commercial/retail plaza would provide a social hub surrounding the ground-level retail and restaurant uses with fire pits, soft furniture, landscaping, and festival lighting.

Project development requires the following discretionary actions and approvals from the City: Lot Line Adjustment No. LA2018-004; Affordable Housing Implementation Plan No. AH2018-001; and Site Development Review No. SD2017-004.

### **SIGNIFICANT ENVIRONMENTAL EFFECTS**

Implementation of the Project would result in potentially significant impacts to Air Quality, Biological Resources, Cultural Resources, Hazards and Hazardous Materials, and Public Services topical areas; however, as substantiated in the Draft EIR, all identified impacts would be reduced to a level of less than significant with implementation of mitigation measures. No significant and unavoidable impacts have been identified for this Project.

### **RESPONDING TO THIS NOTICE**

The Draft EIR is available for public review and comment pursuant to CEQA. The City requests your careful review and consideration of this notice and invites input and comments from reviewing agencies and other interested parties regarding preparation of the Draft EIR. Pursuant to Public Resources Code Section 21091 and CEQA Guidelines Section 15105, agencies must submit any comments in response to this notice no later than **45 days** after receipt of this notice. The City will accept comments regarding this notice during the public comment period, which extends from **Friday, November 30, 2018** through **Monday, January 14, 2019**.

All comments or other responses to this notice should be submitted in writing to:

Jaime Murillo, Senior Planner  
City of Newport Beach  
Community Development Department  
100 Civic Center Drive  
Newport Beach, California 92660

E-mail responses to this notice may be sent to [JMurillo@newportbeachca.gov](mailto:JMurillo@newportbeachca.gov). If comments are submitted via e-mail with attachments, it is recommended that the attachments be delivered in writing. Virus protection measures and format incompatibility can limit the ability for the attachments to be delivered.

The Draft EIR is available at the City of Newport Beach at the address and department noted above and can also be accessed online at: <http://www.newportbeachca.gov/ceqa>. Additionally, copies of the document are available for review at the following City of Newport Beach public libraries:

Central Library  
1000 Avocado Avenue  
Newport Beach, CA 92660

Balboa Branch  
100 East Balboa Boulevard  
Newport Beach, CA 92660

Mariners Branch  
1300 Irvine Avenue  
Newport Beach, CA 92660

Corona del Mar Branch  
420 Marigold Avenue  
Corona del Mar, CA 92625

If you wish to be placed on the mailing list, have any questions, or need additional information, please contact Jaime Murillo, Senior Planner at 949-644-3209 or via email at [JMurillo@newportbeachca.gov](mailto:JMurillo@newportbeachca.gov).

**STUDY SESSION**

The City will hold a planning commission study session on **Thursday, December 6, 2018 at 4:00 p.m.** in the Council Chambers at 100 Civic Center Drive, Newport Beach, CA 92660. Questions regarding the study session should be directed to Jaime Murillo.