



Notice of Preparation and Scoping Meeting Newport Crossings Mixed Use Project Environmental Impact Report (PA2017-107)

DATE: November 1, 2017

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 Preparation of an Environmental Impact Report and Notice of Public Scoping Meeting

PROJECT APPLICANT: Starboard MacArthur Square LP

NOTICE OF PREPARATION REVIEW PERIOD: November 1, 2017, through November 30, 2017 (30 days)

SCOPING MEETING: Thursday, November 16, 2017, at 6:00 PM, OASIS Senior Center, 801 Narcissus Avenue, Corona Del Mar, CA 92625

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) addressing potential impacts associated with the proposed Newport Crossings Mixed Use Project.

REQUEST FOR COMMENTS ON THE SCOPE OF THE EIR

The purpose of this Notice of Preparation (NOP) is to solicit comments and suggestions regarding the scope and content of the EIR and the environmental issues and alternatives to be addressed in the EIR (CEQA Guidelines § 15082). This NOP also gives notice of the public scoping meeting. The City, as Lead Agency, respectfully requests that any Responsible or Trustee Agency responding to this notice reply in a manner consistent with State CEQA Guidelines Section 15082(b). Comments and suggestions should identify the significant environmental issues, reasonable alternatives, and mitigation measures that should be explored in the EIR, in addition to whether the responding agency will be a responsible or trustee agency for the proposed project.

The attached summary of the proposed project's probable environmental effects and alternatives is not an analysis of the project or its impacts. The project summary information is intended to provide said agencies, interested parties, and organizations with sufficient information describing the proposed project and the environmental issues that will be addressed in the EIR so that meaningful responses and comments can be provided.

PROJECT LOCATION

The 5.7-acre project site is located within the Newport Place Planned Community (PC-11) in the Airport Area of the City of Newport Beach (see Figure 1, *Regional Location*). It 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 currently improved with the 58,277-square-foot MacArthur Square shopping center built in 1974, which consists of eight retail/commercial buildings, surface parking, and ornamental trees (see Figures 2, *Local Vicinity*, and 3, *Aerial Photograph*).

The City of Newport Beach General Plan designation for the proposed project site is MU-H2 (Mixed-Use Horizontal 2) and the zoning is PC-11 (Planned Community 11, Newport Place). The site is also located within the limits of the Airport Area Planning Sub-area of the General Plan, and is located within the 60-decibel noise contour of the airport environs land use plan for John Wayne Airport.

PROJECT DESCRIPTION

The proposed project would consist of 350 residential dwelling units, 2,000 square feet of “casual-dining” restaurant space, 5,500 square feet of commercial space, and a 0.5-acre public park. The proposed buildings would be approximately 55 feet for livable spaces, with limited ancillary structures to 77 feet for architectural features, elevator shafts, and mechanical equipment. A six-story parking structure (one level subterranean and five levels above ground) is proposed in the center of the site to be surrounded and screened from public views by the residential and commercial buildings on all sides.

A more detailed project description is provided in the attached project summary, which is intended to provide agencies and interested parties and organizations with sufficient information that meaningful comments can be provided to the City.

RESPONDING TO THIS NOTICE

The City requests your careful review and consideration of this notice, and it invites input and comments from responsible and trustee agencies and interested persons and organizations regarding the preparation of the EIR. Pursuant to CEQA Section 21080.4, agencies must submit any comments in response to this notice no later than *30 days after receipt of this notice*. The City will accept comments from other parties regarding this notice through the close of business on November 30, 2017. If comments are submitted by e-mail with attachments, it is recommended that the attachments be delivered in writing. Virus protection measures and variety of formats for attachments can limit the ability for the attachments to be delivered. E-mail responses to this notice may be sent to RUng@newportbeachca.gov.

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

Rosalinh Ung, Associate Planner
City of Newport Beach
Community Development Department
100 Civic Center Drive
Newport Beach, California 92660

The NOP is also 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/cegadocuments>. Additionally, copies of the document are also available for review at the following City of Newport Beach public libraries:

Central Library
1000 Avocado Avenue
Newport Beach, CA 92660

Mariners Branch
1300 Irvine Avenue
Newport Beach, CA 92660

Balboa Branch
100 East Balboa Boulevard
Newport Beach, CA 92660

Corona del Mar Branch
420 Marigold Ave.
Corona Del Mar, CA 92625

All parties that have submitted their names and mailing addresses will be notified of the availability of the Draft EIR. If you wish to be placed on the mailing list, have any questions, or need additional information, please contact the person identified above at (949) 644-3208.

PUBLIC SCOPING MEETING

The City will hold a public scoping meeting to solicit comments on the scope of the EIR on **Thursday, November 16, 2017 at 6:00 p.m.** at the OASIS Senior Center, 801 Narcissus Avenue, Corona Del Mar, CA 92625. Questions regarding the scoping meeting should be directed to Rosalinh Ung.

NEWPORT CROSSINGS MIXED USE PROJECT

As shown on Figure 4, *Proposed Site Plan*, the proposed project would consist of 350 residential dwelling units, 2,000 square feet of “casual-dining” restaurant space, 5,500 square feet of commercial space, and a 0.5-acre public park. The proposed buildings would be approximately 55 feet for livable spaces, with limited ancillary structures to 77 feet for architectural features, elevator shafts, and mechanical equipment. A six-story parking structure (one level subterranean and five levels above ground) is proposed in the center of the site to be surrounded and screened from public views by the residential and commercial buildings on all sides. The project would provide a total of 740 parking stalls for its residential and retail uses.

Residential Development

The Newport Crossings residential portion of the project would be designed with contemporary architecture with landscaped setbacks along its perimeter. As shown on Figure 5, *Conceptual Landscape Plan*, outdoor residential amenity areas proposed include two interior courtyards, one park-facing courtyard with a pool and spa, and an 8,000-square foot rooftop deck. Other residential amenities include a club room and fitness facility.

- **Pool Courtyard:** The community pool and spa courtyard would be available to residents and their guests. The courtyard includes a clubroom, an outdoor terrace, barbecue grills, and an outdoor fireplace. Chaise lounges and cabanas provide for poolside seating, and the spa terrace would be developed with lounging on deck or synthetic turf with a fireplace. A round metal trellis at the south end of the pool courtyard is intended for hanging “pod” chairs with views back to the clubroom.
- **Entertainment Courtyard:** Intended for the passive user and bisected by the resident corridor, uses in the entertainment courtyard may include a fire pit, barbecue grills, soft seating, and overhead festival lights. Ground-level units surrounding the entertainment courtyard would have enlarged private patios.
- **Lounge Courtyard:** The lounge courtyard is intended for the passive user and bisected by the resident corridor. Uses in this courtyard may include a lounge cabana with fire pit, barbecue grills, communal dining tables, and soft seating. Ground-level units surrounding the lounge courtyard would have enlarged private patios.
- **Rooftop Terrace at Level 7:** Located on Level 7 on the north side of the proposed parking structure would be the rooftop terrace. The terrace would include a spa with a cabana and sunning furniture. A fireside lounge with a three-sided fireplace, group shade structure, lounge seating, and overhead festival lights would be developed at the center of the terrace. The rooftop would also include a dining terrace with barbecue grills, communal tables and outdoor kitchen, and a game lawn with synthetic turf, game tables, and overhead festival lighting.

The project will utilize a 35 percent density bonus, as permitted by Newport Beach Municipal Code Chapter 20.32, in order to achieve its 350 units. Of the 350 residential units, 29 would be studio units, 197 would be one-bedroom units, and 124 would be two-bedroom units. The project is also reserving 52 of its 350 residential units for low-income households, as required by the Newport Place Planned Community. An affordable housing in-lieu fee to the City is also proposed.

Commercial/Retail Plaza

The public Retail Plaza would be located at the intersection of Corinthian Way and Martingale Way. A 5,500-square-foot commercial space is anticipated to contain a variety of retail uses and 2,000 square feet of restaurant space with outdoor dining to serve as the social hub for local office users and residents.

In addition to the planned retail spaces, an outdoor plaza is proposed to include fire pits, bike racks, a palm tree grove, soft furniture (i.e., chairs, loveseats, couches, tables and umbrellas), and overhead festival lighting. The plaza would be managed and operated by the apartment property management company.

Community Park

The half-acre community park would be located in the southern portion of the project site with frontages on Dove Street and Martingale Way. It would be dedicated to the City of Newport Beach by the project applicant. The park is intended to serve the neighborhood as an activity center and respite from the existing office environment. Anticipated park amenities include a fenced dog park, central dining terrace with group shade structure, games terrace with outdoor ping pong and bocce court, multi-purpose lawn area, and one fenced pickleball court. An off-street parking lot for park users is also proposed. The public park would be landscaped with low-water-use plants and a tree hedge to screen the adjacent parking lot. Similar to the retail plaza, the public park would be managed and operated by the apartment property management company.

Demolition and Construction

The existing MacArthur Square shopping plaza would be completely demolished prior to site grading and building construction. Demolition debris would be crushed onsite and hauled offsite to nearby OC Waste & Recycling landfill(s) serving the City, such as the Frank R. Bowerman landfill in Irvine, the Prima Deshecha landfill in San Juan Capistrano, or the Olinda Alpha Sanitary landfill in Brea. To grade the site appropriately, approximately 4,700 cubic yards of export would be required.

Alternatives to the Proposed Project

CEQA Guidelines Section 15126.6(a) requires that “an EIR describe a range of reasonable alternatives to the project, or to the location of the project, which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project, and evaluate the comparative merits of the alternatives.” The anticipated range of alternatives to be addressed for the project will include alternatives that are specifically required by CEQA (i.e., No Project, No Action/No Development). Additional land use alternatives to be addressed could include a reduced development/reduced density alternative and a design alternative.

Discretionary Actions

Development of the proposed project would require the following approvals from the City of Newport Beach:

- **Tentative Tract Map.** To allow future individual dwelling units to be sold separately as condominiums.
- **Site Development Review.** To ensure site development is in accordance with the applicable planned community and zoning code development standards and regulations pursuant to Section 20.52.080 (Site Development Reviews) of the Zoning Code and to allow an increase in the base height limit pursuant to Section 20.30.060.C (Height Limits and Exceptions) of the Zoning Code.
- **Traffic Study.** To study potential traffic impacts pursuant to the CEQA Guidelines (the City of Newport Beach Traffic Phasing Ordinance does not apply to this project).
- **Environmental Impact Report (EIR).** To address reasonably foreseeable environmental impacts resulting from the legislative and project-specific discretionary approvals pursuant to CEQA.

In addition to the approvals identified above, the proposed project would be subject to other discretionary and ministerial actions by the City as part of project implementation. Additional City approvals include but are not

limited to site development permits, grading permits, a Water Quality Management Plan and Stormwater Pollution Prevention Plan, use permits, sign permits, and building permits.

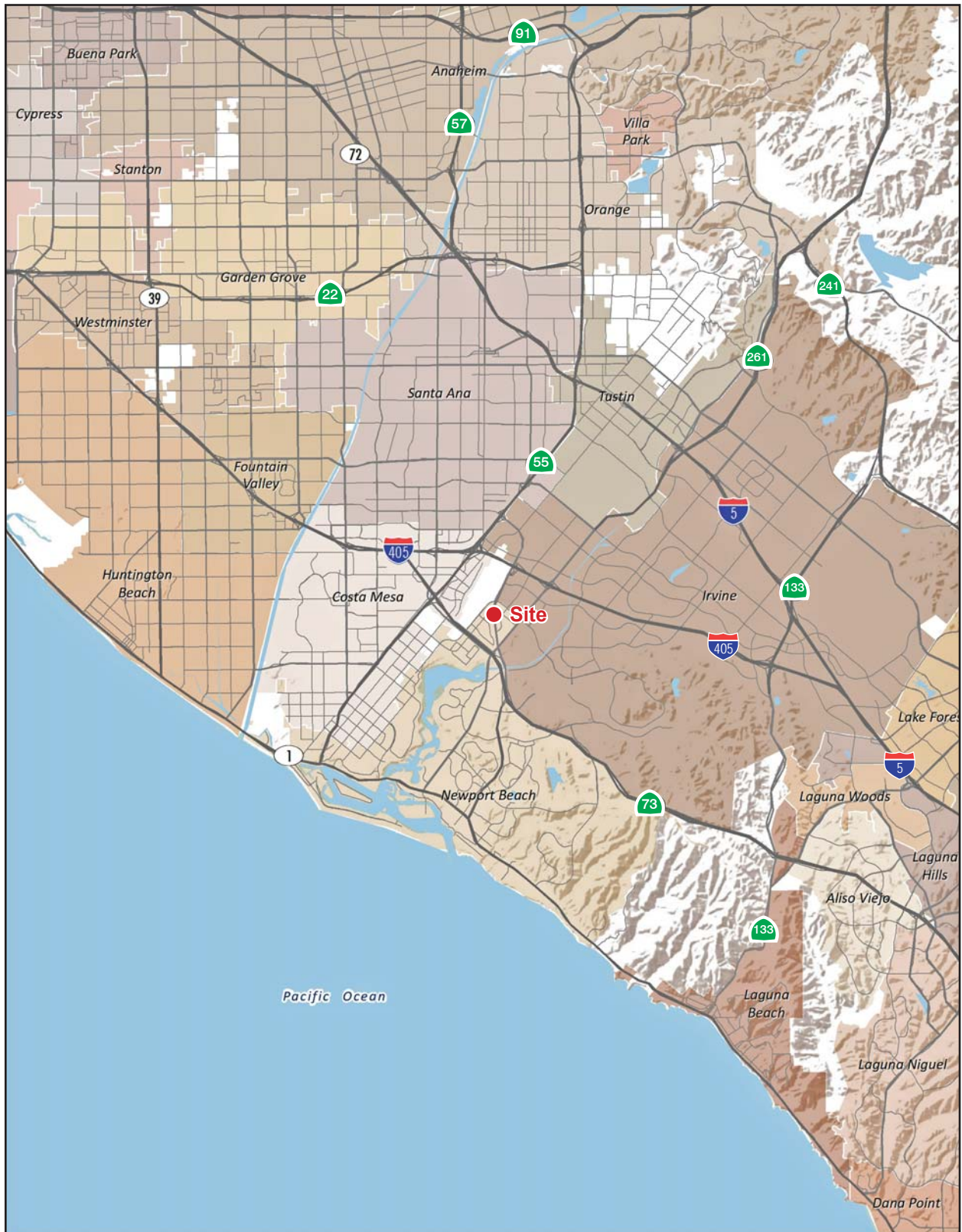
Probable Environmental Effects

The City has determined that an EIR will be prepared for the proposed project in accordance with the requirements of the CEQA Statute and Guidelines, as amended. Based on the City's preliminary analysis of the project, the following environmental impact categories and their associated impact thresholds will be examined in the EIR:

- | | | |
|--------------------------------------|-------------------------------|-----------------------------|
| ▪ Aesthetics | ▪ Greenhouse Gas Emissions | ▪ Population/Housing |
| ▪ Agriculture and Forestry Resources | ▪ Hazards/Hazardous Materials | ▪ Public Services |
| ▪ Air Quality | ▪ Hydrology/Water Quality | ▪ Recreation |
| ▪ Biological Resources | ▪ Land Use/Planning | ▪ Transportation/Traffic |
| ▪ Cultural Resources | ▪ Mineral Resources | ▪ Tribal Cultural Resources |
| ▪ Energy | ▪ Noise | ▪ Utilities/Service Systems |
| ▪ Geology and Soils | | |

The EIR will also address the short- and long-term effects of the proposed project on the environment. Mitigation measures will be proposed for impacts that are determined to be significant, and a mitigation monitoring program will be developed as required by Section 15150 of the CEQA Guidelines.

Figure 1 - Regional Location



Note: Unincorporated county areas are shown in white.

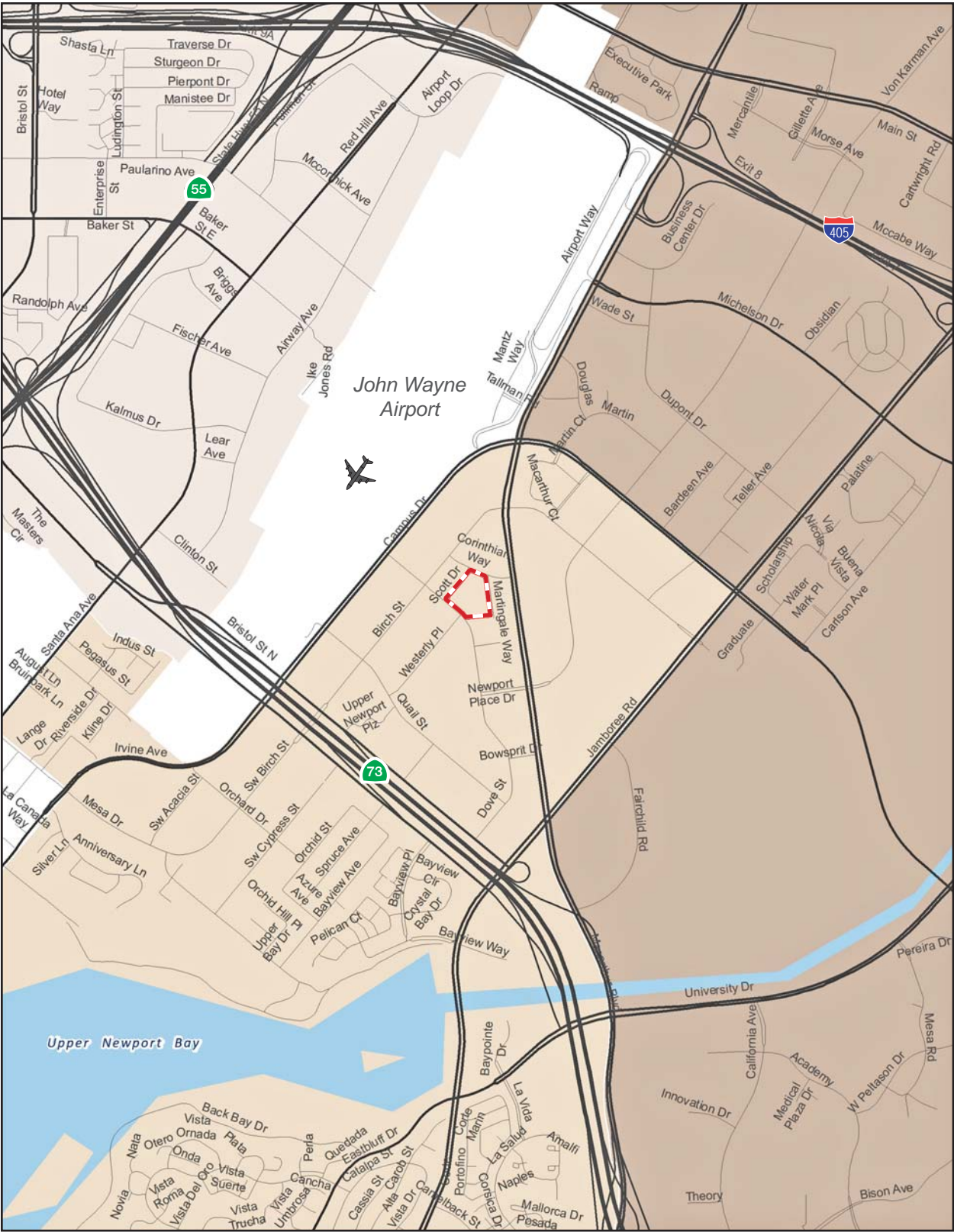
Source: ESRI, 2017

0 3
Scale (Miles)



PlaceWorks

Figure 2 - Local Vicinity



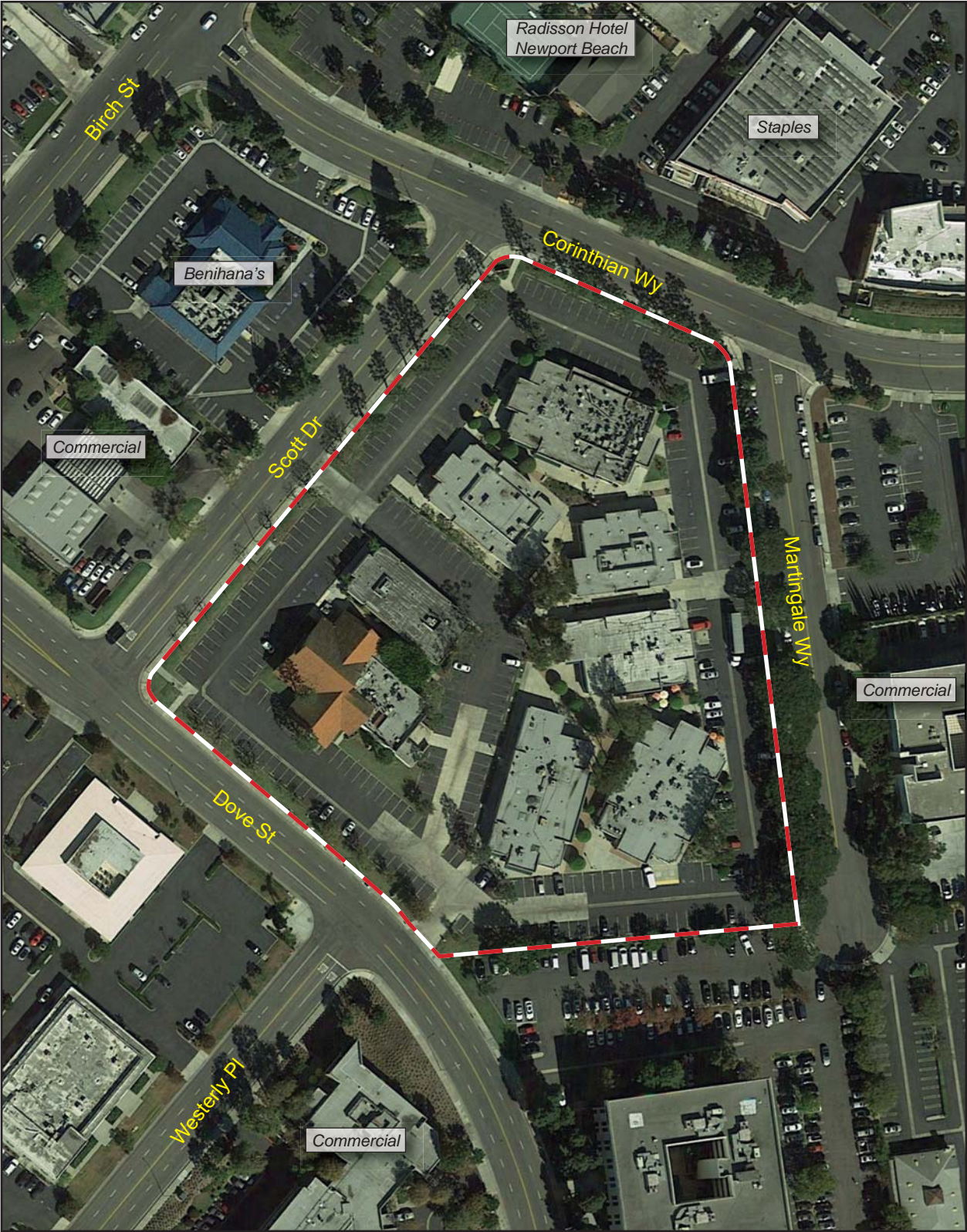
Note: Unincorporated county areas are shown in white.

--- Project Boundary

Source: ESRI, 2015



Figure 3 - Aerial Photograph



--- Project Boundary

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Scale (Feet)



Source: Google Earth Pro, 2017

Figure 4 - Proposed Site Plan

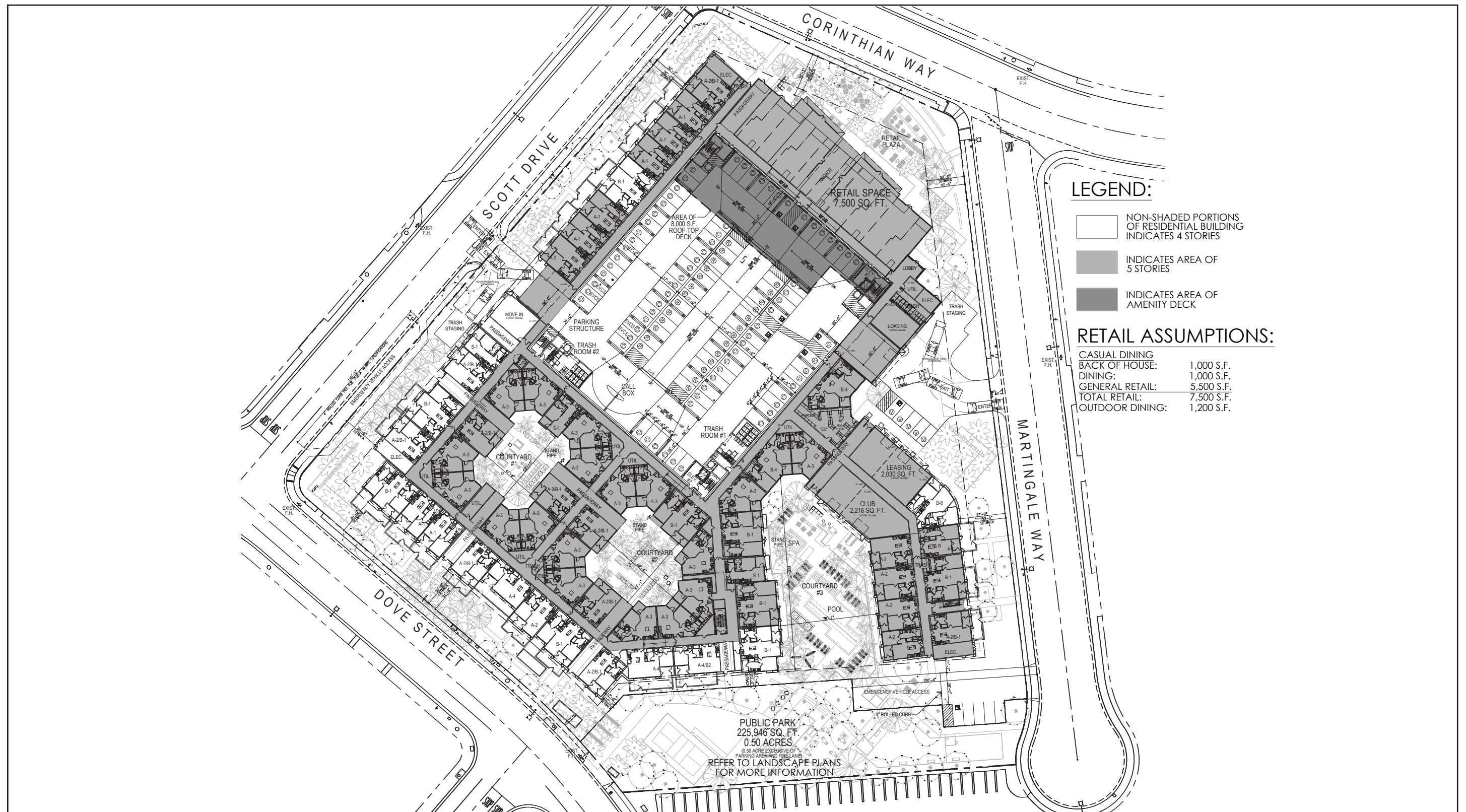


Figure 5 - Conceptual Landscape Plan



0 85
Scale (Feet)

