



State of California - Department of Fish and Wildlife  
**2019 ENVIRONMENTAL FILING FEE CASH RECEIPT**  
 DFW 753.5a (Rev. 01/01/18) Previously DFG 753.5a



RECEIPT NUMBER:  
 30-2019 0162  
 STATE CLEARINGHOUSE NUMBER (If applicable)  
 2017101067

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY <b>CITY OF NEWPORT BEACH</b>	LEAD AGENCY EMAIL	DATE <b>02/22/2019</b>
COUNTY/STATE AGENCY OF FILING <b>Orange</b>	DOCUMENT NUMBER <b>201985000170</b>	

PROJECT TITLE  
**NEWPORT CROSSING MIXED-USE PROJECT (PA2017-107)**

PROJECT APPLICANT NAME <b>STARBOARD MACARTHUR SQUARE, LP</b>	PROJECT APPLICANT EMAIL	PHONE NUMBER <b>(949) 644-3200</b>
PROJECT APPLICANT ADDRESS <b>1301 DOVE ST. SUITE 1080</b>	CITY <b>NEWPORT BEACH</b>	STATE <b>CA</b>
		ZIP CODE <b>92660</b>

PROJECT APPLICANT (Check appropriate box)

Local Public Agency   
  School District   
  Other Special District   
  State Agency   
  Private Entity

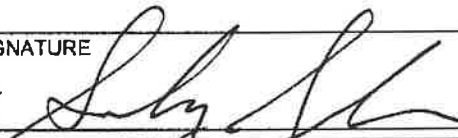
CHECK APPLICABLE FEES:

- |   |            |    |                 |
|---|------------|----|-----------------|
| <input checked="" type="checkbox"/> Environmental Impact Report (EIR)                     | \$3,271.00 | \$ | <u>3,271.00</u> |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)                         | \$2,354.75 | \$ | <u>0.00</u>     |
| <input type="checkbox"/> Certified Regulatory Program document (CRP)                      | \$1,112.00 | \$ | <u>0.00</u>     |
| <br>  |            |    |                 |
| <input type="checkbox"/> Exempt from fee  |            |    |                 |
| <input type="checkbox"/> Notice of Exemption (attach)                                     |            |    |                 |
| <input type="checkbox"/> CDFW No Effect Determination (attach)                            |            |    |                 |
| <input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy) |            |    |                 |

- |   |          |    |                   |
|---|----------|----|-------------------|
| <input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only) | \$850.00 | \$ | <u>0.00</u>       |
| <input checked="" type="checkbox"/> County documentary handling fee   |          | \$ | <u>50.00</u>      |
| <input type="checkbox"/> Other  |          | \$ | <u>          </u> |

PAYMENT METHOD:

- Cash   
  Credit   
  Check   
  Other
- TOTAL RECEIVED \$ 3,321.00

SIGNATURE <b>X</b> 	AGENCY OF FILING PRINTED NAME AND TITLE <b>SARAHY JURADO, DEPUTY CLERK</b>
---	---



# CITY OF NEWPORT BEACH

100 Civic Center Drive  
Newport Beach, CA 92660  
(949) 644-3309

Hugh Nguyen, Clerk-Recorder



3321.C

\* \$ R 0 0 1 0 6 5 6 9 6 3 \$ \*

201985000170 4:16 pm 02/22/19

380 OR03 Z02

0.00 50.00 0.00 0.00 0.00 0.00 0.00 0.00

## NOTICE OF DETERMINATION

<p>To:</p> <p><input checked="" type="checkbox"/> Office of Planning and Research State Clearinghouse 1400 Tenth Street Sacramento, CA 95814</p> <p><input checked="" type="checkbox"/> County Clerk, County of Orange 12 Civic Center Plaza, Room 3000 Santa Ana, CA 92701</p> <p>BY: </p>	<p>From: City of Newport Beach Planning Division 100 Civic Center Drive Newport Beach, CA 92660 Orange County</p> <p style="text-align: center;"><b>FILED</b> <b>FEB 22 2019</b></p> <p>Date received for filing at OPR: _____</p> <p style="text-align: center;">ORANGE COUNTY CLERK-RECORDER DEPARTMENT DEPUTY</p>
---	--

**Subject: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.**

# POSTED

<b>Name of Project:</b>	Newport Crossing Mixed-Use Project (PA2017-107)	<b>FEB 22 2019</b>
<b>Applicant:</b>	Starboard MacArthur Square, LP 1301 Dove Street, Suite 1080, Newport Beach, CA	ORANGE COUNTY CLERK-RECORDER DEPARTMENT
<b>State Clearinghouse Number:</b>	<b>City Contact Person:</b>	<b>BY:</b>
2017101067	Jaime Murillo, Senior Planner	<b>Telephone No.:</b> 949.644.3209

DEPUTY

30-2019-0102

**Project Location:** The approximately 5.69-acre project site is in the northern end of the City of Newport Beach (City). 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. The project site is pentagonal-shaped area comprising three legal lots; four Assessor Parcel Numbers (APNs): 427-172-02, 03, -05, and -06.

**Project Description:** The site is currently improved with the 58,277-squarefoot MacArthur Square shopping center, which was built in 1974. Project development includes demolition of approximately 58,277 square feet of existing buildings, surface parking for 462 vehicles, and hardscape improvements of MacArthur Square. Project development also requires removal of a number of ornamental trees and other landscape improvements.

Upon clearing, the project site would be redeveloped with the proposed Newport Crossings Mixed-Use project (proposed project). The proposed project would consist 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. The project also includes the development of a 0.5-acre public park.

The established Newport Place Planned Community Development Standards (Residential Overlay) allow for a maximum residential density of 50 dwelling units per net acre; a minimum of 30 percent of the units in residential developments are required to be affordable to lower-income households. With a 30 percent allocation for lower-income households, the proposed project is entitled to the maximum 35 percent density bonus (91 additional units), increasing the total project density to 350 units.

The proposed project consists of the following approvals by the City of Newport Beach City Council:

- Adoption of **Resolution No. PC2019-004**, A resolution of the Planning Commission of the City of Newport Beach, California, Certifying Environmental Impact Report No. ER2017-001, Making Facts and Findings, and Approving a Mitigation Monitoring and Reporting Program for the Newport Crossings Mixed-Use Project Located at 1701 Corinthian Way; 4251, 4253 and 4255 Martingale Way; 4200, 4220 and 4250 Scott Drive; and 1660 Dove Street (PA2017-107)

- Adoption of **Resolution No. PC2019-005**, A resolution of the Planning Commission of the City of Newport Beach, California, Approving Site Development Review No. SD2017-004, Lot Line Adjustment No. LA2018-004 and Affordable Housing Implementation Plan No. AH2018-001, and Adopting California Environmental Quality Act Facts and Findings for the Newport Crossings Mixed-Use Project Located at 1701 Corinthian Way; 4251, 4253 and 4255 Martingale Way; 4200, 4220 and 4250 Scott Drive; and 1660 Dove Street (PA2017-107)

This is to advise that the **City of Newport Beach** has approved the above-described project on **February 21, 2019** and has made the following determinations regarding the above described project:

1. The City is  Lead Agency  Responsible Agency for the project.
2. The project  will  will not have a significant effect on the environment.
3.  An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
4.  A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
5. Mitigation measures  were  were not made a condition of the approval of the project.
6. A Statement of Overriding Considerations  was  was not adopted for this project.
7. Findings  were  were not made pursuant to the provisions of CEQA.

The Environmental Impact Report and record of project approval is available for review at the Planning Division of the City of Newport Beach, 100 Civic Center Drive, Newport Beach, CA 92660; (949) 644-3200.

  
\_\_\_\_\_  
Jaime Murillo, Senior Planner

2-21-19  
Date

**FILED**  
**FEB 22 2019**

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

  
\_\_\_\_\_  
DEPUTY

**POSTED**

**FEB 22 2019**

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY:   
\_\_\_\_\_  
DEPUTY

Orange County  
Clerk-Recorder's Office  
Hugh Nguyen

630N Broadway Bldg. 12 Suite  
101  
92701

County

Finalization: 20190000055517  
2/22/19 4:16 pm  
380 OR03

Item	Title	Count
------	-------	-------

1	Z02	1
EIR: Environmental Impact Report		

Document ID	Amount
-------------	--------

DOC# 201985000170	3321.00
Time Recorded 4:16 pm	

Total	3321.00
-------	---------

Payment Type	Amount
--------------	--------

Check tendered	3321.00
# 449007K	

Amount Due	0.00
------------	------

THANK YOU  
PLEASE RETAIN THIS RECEIPT  
FOR YOUR RECORDS

[www.ocrecorder.com](http://www.ocrecorder.com)

