



Notice of Preparation and Scoping Meeting for Uptown Newport Project City of Newport Beach

TO: Reviewing Agencies and Other Interested Parties

FROM: Rosalinh Ung, Associate Planner

SUBJECT: Uptown Newport Project (PA2011-134)

NOTICE OF PREPARATION REVIEW PERIOD: December 08, 2011, to January 09, 2012

SCOPING MEETING: December 15, 2011, 6:00 to 7:30 PM

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 Uptown Newport Project.

The purpose of this notice is (1) to serve as a Notice of Preparation of an EIR pursuant to the CEQA Guidelines Section 15082, (2) to advise and solicit comments and suggestions regarding the scope and content of the EIR to be prepared for the proposed project, and (3) to notice the public scoping meeting. The City, as Lead Agency, respectfully requests that any Responsible or Trustee Agency responding to this notice respond in a manner consistent with State CEQA Guidelines Section 15082(b). Comments and suggestions should, at a minimum, 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, and any related issues raised by interested parties other than potential responsible or trustee agencies, including interested or affected members of the public.

Project Location. The project site is in the City of Newport Beach in Orange County. The site encompasses 25 acres in the Airport Business Area of the City, and is approximately 0.6 mile southeast of John Wayne Airport. It is bounded by Jamboree Road on the east and is within an area bounded by Birch Street on the north, and Von Karman Avenue and MacArthur Boulevard on the west. The site is currently developed with light industrial/manufacturing uses and associated surface parking lots. Surrounding uses are commercial office uses with associated surface parking to the north, west, and south and undeveloped University of California Irvine property (North Campus) to the east (refer to the attached exhibit).

Project Description. The proposed Uptown Newport project would consist of mixed uses with up to 1,244 residential units, 11,500 square feet of neighborhood-serving retail space, and two acres of park space (refer to the attached exhibit). Proposed buildings would range from 30 feet to 75 feet in height; with residential towers up to 150 feet high (13 stories). Residential product types would be for-sale products with a mix of townhomes, mid- and high-rise condominiums, and affordable housing. In addition to neighborhood-serving retail, the vision for the project is to incorporate an upscale, sit-down restaurant within the 11,500 commercial square footage. Two parks totaling approximately two acres would be developed, as well as landscaped area surrounding proposed buildings. Parks and landscaped areas would be accessible to the public but privately owned. Access to the site would be from Jamboree Road, Birch Street, and Von Karman Avenue.

The project would be developed in two phases as summarized in the following table. Phase 1 would involve demolition of the existing single-story office building at 4311 Jamboree Road to accommodate the initial residential units and commercial development. The Jazz Semiconductor fabrication facility (4321 Jamboree Road) would continue operating during construction and initial operation of Phase 1. Development of Phase 1 is projected to start in 2014 and be completed in 2017 and Phase 2 is anticipated to begin in 2017 and be completed in 2021.

Project Phasing			
	Phase 1	Phase 2	Total
Number of Units	680	564	1,244
Developable Area (acres)	8.65	10.02	18.67
Park Area (acres)	1.03	1.03	2.05
Right-of-Way Area (acres)	2.65	1.72	4.33
Total Area (acres)	12.33	12.76	25.05

Environmental Analysis. Potentially significant adverse environmental impacts associated with the proposed project include Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Population and Housing, Public Services, Recreation, Transportation/Traffic, and Utilities and Service Systems. These topics will be addressed in the EIR. In addition, the EIR will also describe and evaluate project alternatives that may reduce or avoid any identified significant adverse impacts of the project. Unless new information identifying it as a potential impact is presented during the scoping process, the following topics will not be discussed further in the EIR: Agricultural Resources and Mineral Resources.

Responsible Agencies. Implementation of the proposed project may require review, permits, and/or approval from the following agencies:

- Regional Water Quality Control Board
- South Coast Air Quality Management District
- Federal Aviation Administration
- Airport Land Use Commission
- Department of Toxic Substances

Responding to this Notice. Pursuant to CEQA Guidelines Section 15082, responsible and trustee agencies and other interested parties, including members of the public, must submit any comments in response to this notice no later than 30 days after receipt. The Notice of Preparation and accompanying Initial Study are available for a 30-day public review period beginning December 08, 2011 and ending January 09, 2012.

Copies of the document are available for review at the City of Newport Beach Planning Division, 3300 Newport Boulevard, Newport Beach, CA 92658. The document can also be accessed online at: <http://www.newportbeachca.gov/ceqadocuments>. Additionally, copies of the document are also available for review at the following City public libraries:

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
Balboa Branch
100 East Balboa Boulevard
Newport Beach, CA 92660

Newport Beach Public Library
Corona del Mar Branch
420 Marigold Ave.
Corona Del Mar, CA 92625

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

Rosalinh Ung, Associate Planner
City of Newport Beach
3300 Newport Boulevard
Newport Beach, CA 92658-8915

The City will also accept responses to this notice submitted via email received through the close of business on January 09, 2012. Email responses to this notice may be sent to rung@newportbeachca.gov. For additional information, please contact Rosalinh Ung at (949) 644-3208 or at the aforementioned email.

Scoping Meeting. The City will conduct a public scoping meeting in conjunction with this Notice of Preparation in order to present the project and the EIR process and to receive public comments and suggestions regarding the scope and content of the EIR. The meeting will be held on December 15, 2011, from 6:00 to 7:30 P.M. at the City of Newport Beach Council Chambers located at 3300 Newport Boulevard, Newport Beach, California.

Notice of Preparation
Site Plan and Location



--- Site Boundary - - - Phasing Boundary

 Ground-Level Neighborhood-Serving Retail

0  600
 Scale (Feet)

