



# UPTOWN NEWPORT

## EIR Scoping Meeting

**Location:**

City of Newport Beach  
3300 Newport Boulevard  
Newport Beach, CA 92663

December 15, 2011  
6:00 p.m.

# OVERVIEW

## Overview

1. Purpose of Scoping Meeting
2. Project Overview
3. Purpose of CEQA
4. EIR Process
5. Notice of Preparation (NOP)
6. Issues to be Analyzed in the EIR
7. Public Comments



# PURPOSE OF SCOPING MEETING

## **Purpose is to:**

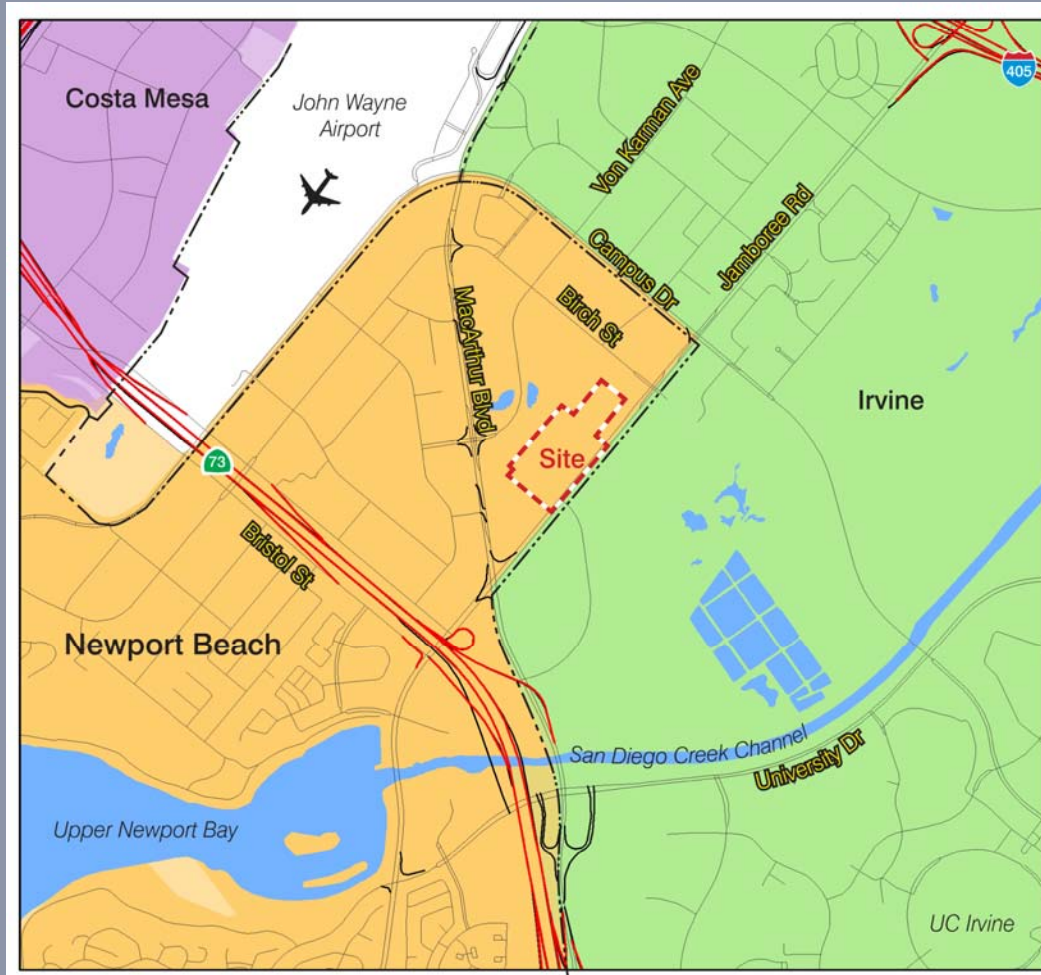
- ❑ Provide a project description
- ❑ Solicit comments to refine and potentially expand the “scope” of the Environmental Impact Report (EIR)

## **The scope is determined by:**

- ❑ Response to Notice of Preparation (NOP) from responsible agencies
- ❑ Input from the community (including comments at scoping meeting)
- ❑ Experience with similar projects



# VICINITY MAP



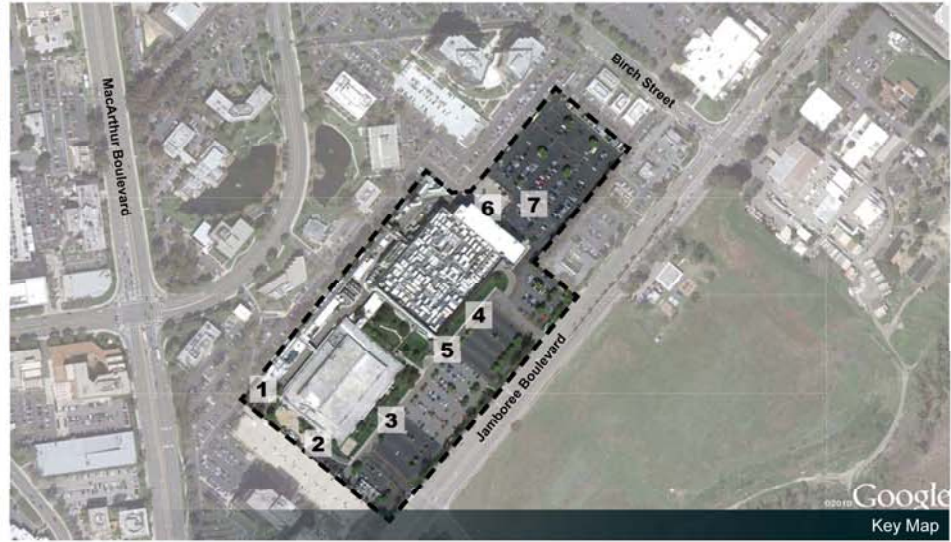
# AIRPORT AREA



# AERIAL PHOTO



# SITE PHOTOGRAPHS



# SURROUNDING USES





# PROJECT OVERVIEW

- 25.05 acre site currently featuring industrial uses
- Proposed project would redevelop the site with a mix of residential, commercial, and open space uses
- Up to 1,244 residential units (for-sale townhomes, mid-rise and high-rise condominiums, and affordable housing)
- 11,500 square feet of commercial space
- 2.05 acres of park space
- Proposed project would be built in two phases (phasing table on next slide)
- Project entitlements include: Planned Community Development Plan Amendment & Adoption, Development Agreement, Tentative Tract Maps, Affordable Housing Implementation Plan



# PROJECT OVERVIEW

## Project Phasing Summary

	<b>Phase 1</b> <i>(Approx. 2014-2017)</i>	<b>Phase 2</b> <i>(Approx. 2017-2021)</i>	<b>Total</b>
Number of Units	680	564	1,244
Developable Area (acres)	8.65	10.02	18.67
Park Area (acres)	1.03	1.02	2.05
Right-of-Way Area (acres)	2.61	1.72	4.33
Total Area (acres)	12.29	12.76	25.05



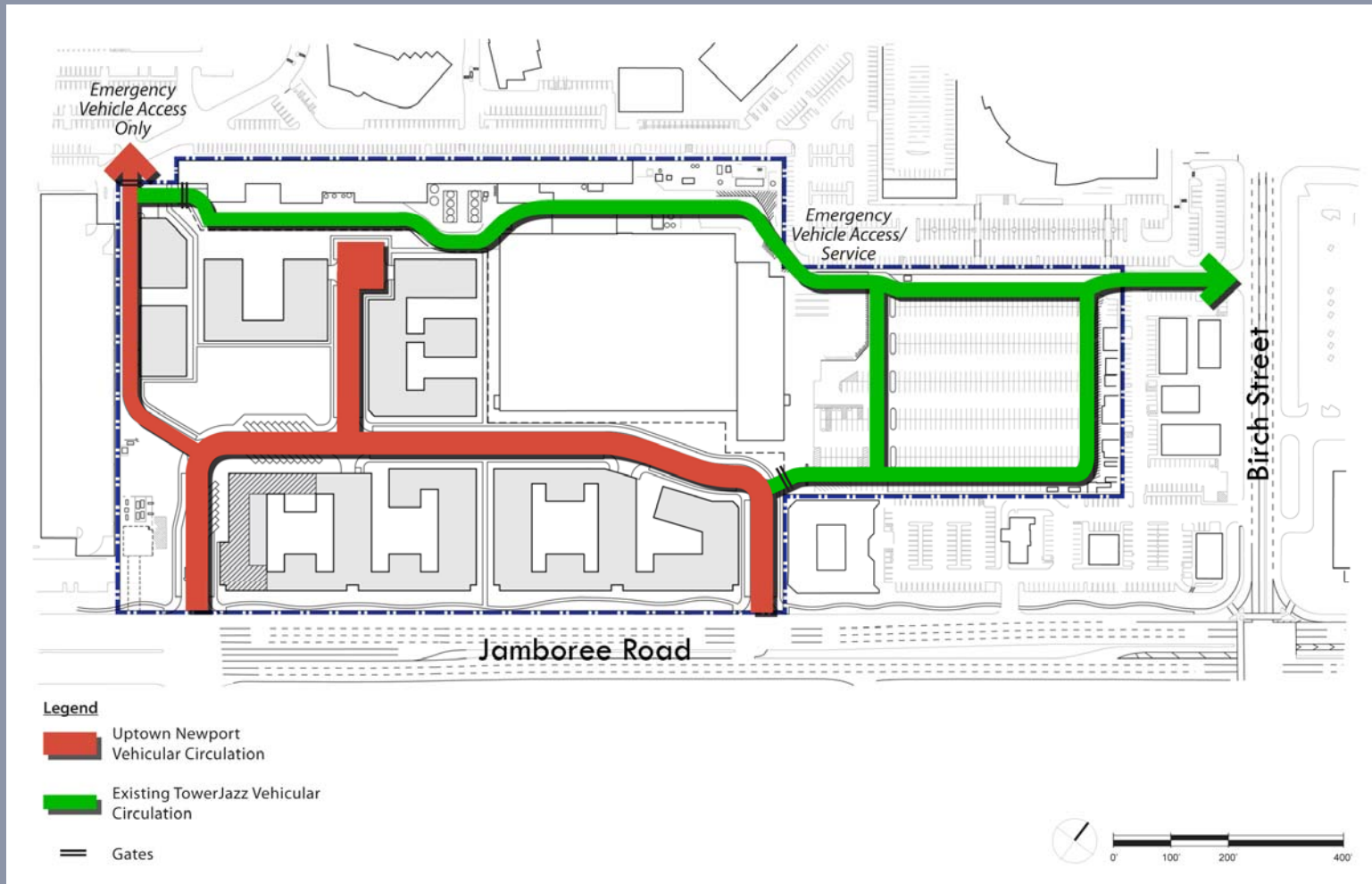
# SITE PLAN & PHASING PLAN



Source: Shopoff Management, Inc. 2011



# CIRCULATION PLAN (PHASE 1)



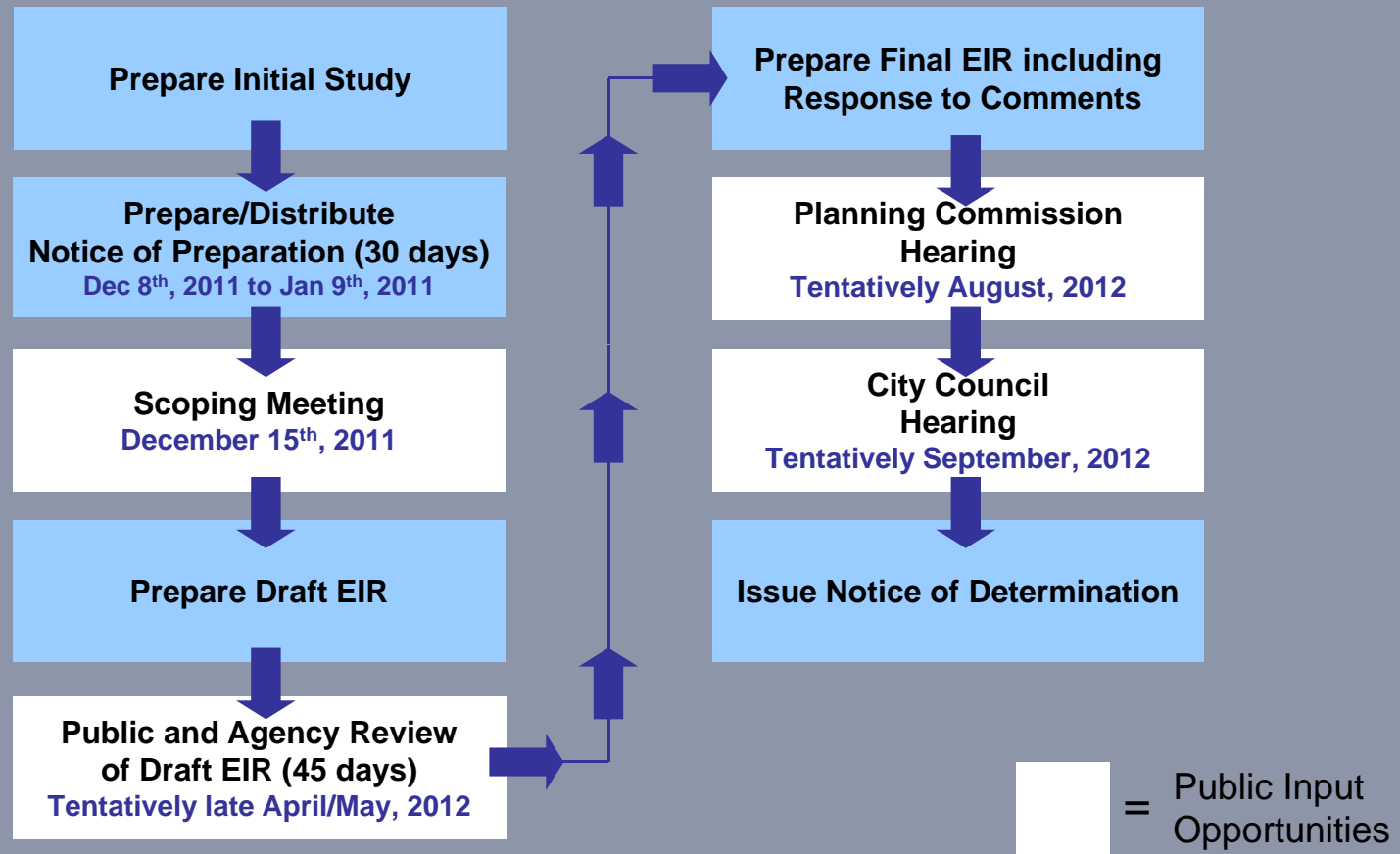
# PURPOSE OF CEQA

## California Environmental Quality Act (CEQA)

- Disclose project impacts to public and decision makers
- Identify ways to avoid or reduce environmental impacts
- Analyze alternatives
- Foster inter-agency coordination and review



# OVERVIEW OF THE EIR PROCESS



# NOTICE OF PREPARATION

- Contains a brief description of the project, its location, and where documents relating to the project can be found
- Notifies responsible agencies and other interested parties that an EIR will be prepared
- Solicits input regarding the scope, focus, and content of the upcoming EIR
- Distributed for a 30-day public review period



# ISSUES PROPOSED TO BE ANALYZED IN THE EIR

- ✓ Aesthetics
  - Agricultural/Forestry Resources
- ✓ Air Quality
- ✓ Biological Resources
- ✓ Cultural Resources
- ✓ Geology/Soils
- ✓ Greenhouse Gas Emissions
- ✓ Hazards & Hazardous Materials
- ✓ Hydrology/Water Quality
- ✓ Land Use/Planning
  - Mineral Resources
- ✓ Noise
- ✓ Population & Housing
- ✓ Public Services
- ✓ Recreation
- ✓ Transportation/Traffic
- ✓ Utilities/Service Systems





# PROJECT-RELATED TECHNICAL STUDIES

- Air Quality and Greenhouse Gas Emissions Analysis
- Biological Resources Assessment
- Cultural Resource Assessment
- Health Risk Assessment
- Noise and Vibration Analysis
- Shade/Shadow Analysis
- Traffic Impact Analysis
- Parking Study
- Water Supply Assessment



# OPPORTUNITIES FOR PUBLIC COMMENT

- **Initial Study/ Notice of Preparation**

- Began on December 8, 2011 and ends on January 9, 2011
- Available for review at City of Newport Beach Planning Division at:  
3300 Newport Boulevard  
City of Newport Beach, CA 92663
  - Also available for review at the City's four public libraries
  - Available for review on the City's Web site

- **Scoping Meeting**

- Submit Comments Today
- Please include your name and address



# FUTURE OPPORTUNITIES FOR PUBLIC PARTICIPATION

- **Draft Environmental Impact Report**
  - Circulate Draft EIR for 45 days (tentative schedule is late April/May 2012)
- **Final EIR**
  - Includes response to comments.
  - Final EIR is published and made available for review prior to project approval
- **Planning Commission & City Council Hearings**  
(tentatively August/September 2012)



# PUBLIC COMMENTS

- Environmental issues you would like to see addressed in the EIR



# PUBLIC COMMENTS

- Comments on the NOP and Scoping Meeting may be submitted to Rosalinh Ung, Associate Planner, City of Newport Beach via:
  - Mail or Hand Deliver to:

City of Newport Beach  
Community Development Dept. – Planning Division  
3300 Newport Boulevard  
Newport Beach, CA 92663  
(949) 644-3208
  - Email: [rung@newportbeachca.gov](mailto:rung@newportbeachca.gov)





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