



The Koll Center Residences EIR Scoping Meeting

Location:

Newport Beach Central Library
Friends Room
1000 Avocado Avenue
Newport Beach, CA 92660

January 18, 2017
6:00 PM

Overview

- I. Purpose of CEQA Scoping Meeting
- II. Description of Project
- III. What is CEQA; What does CEQA Require?
- IV. Notice of Preparation (NOP)
- V. Potential Environmental Impacts
- VI. Contact Information
- VII. Public Comments

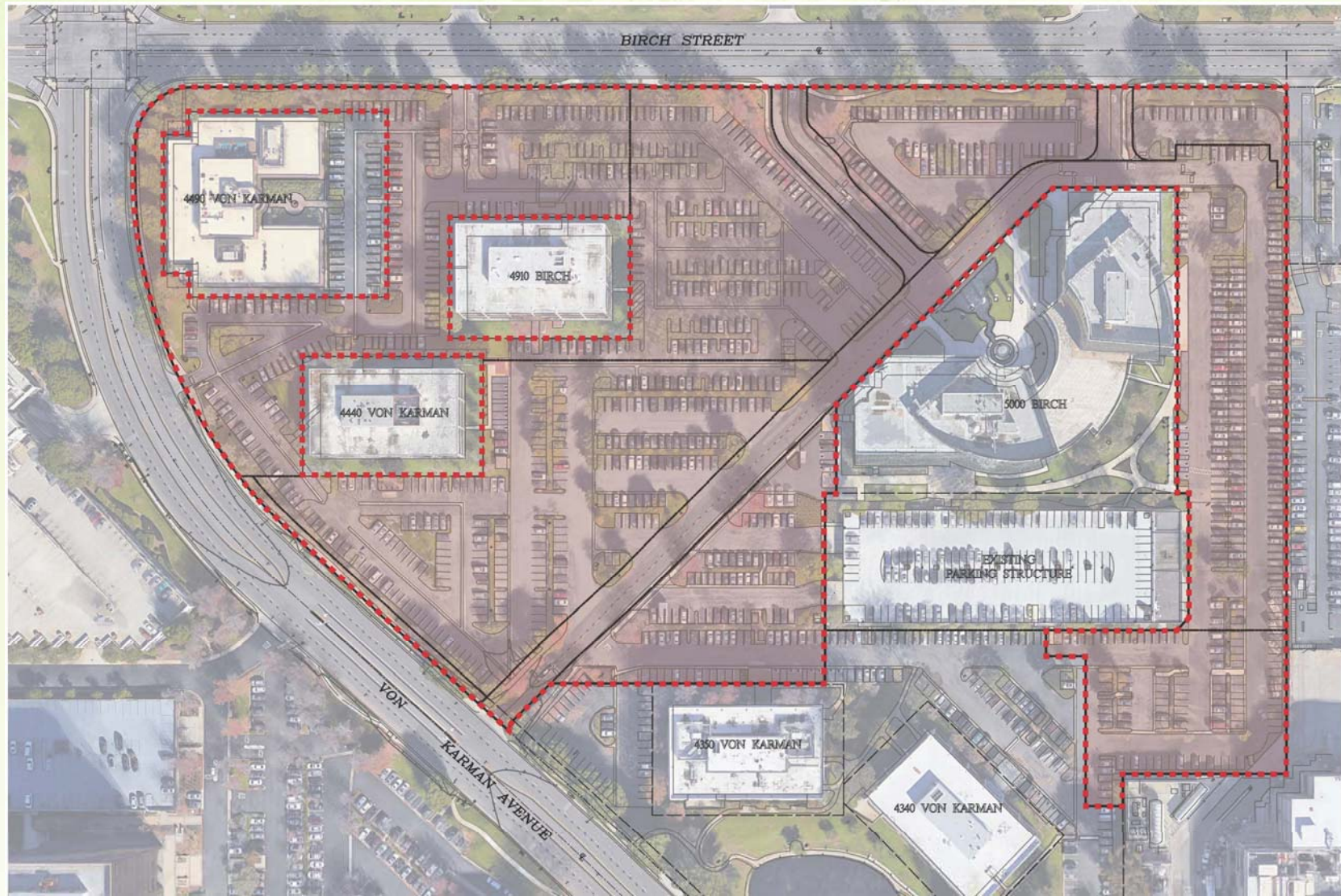
Purpose of Scoping Meeting

- Describe the project
- Receive input from the public and interested agencies on the environmental issues to be addressed in the Environmental Impact Report (EIR)

Vicinity Map



Project Site



Project Overview

- 12.56 acre site at 4400 Von Karman Avenue
- Currently developed with surface parking lots and common landscape areas
- Proposed Project
 - 260 residential condominiums over retail, lobby and parking structures
 - 3,000 sf of retail uses
 - 1-acre public park
 - New office parking structure
 - Reconfiguration of some surface parking areas

Project Overview

- Construction
 - Implementation phased over a 4-year period
 - Demolition anticipated to begin in 2018
 - Construction completed in 2022

- Project Entitlements
 - Planned Community Development Standards Text Amendment
 - Development Agreement
 - Traffic Study
 - Site Development Review
 - Tentative Tract Map
 - Tentative Parcel Map
 - Transfer of Development Rights

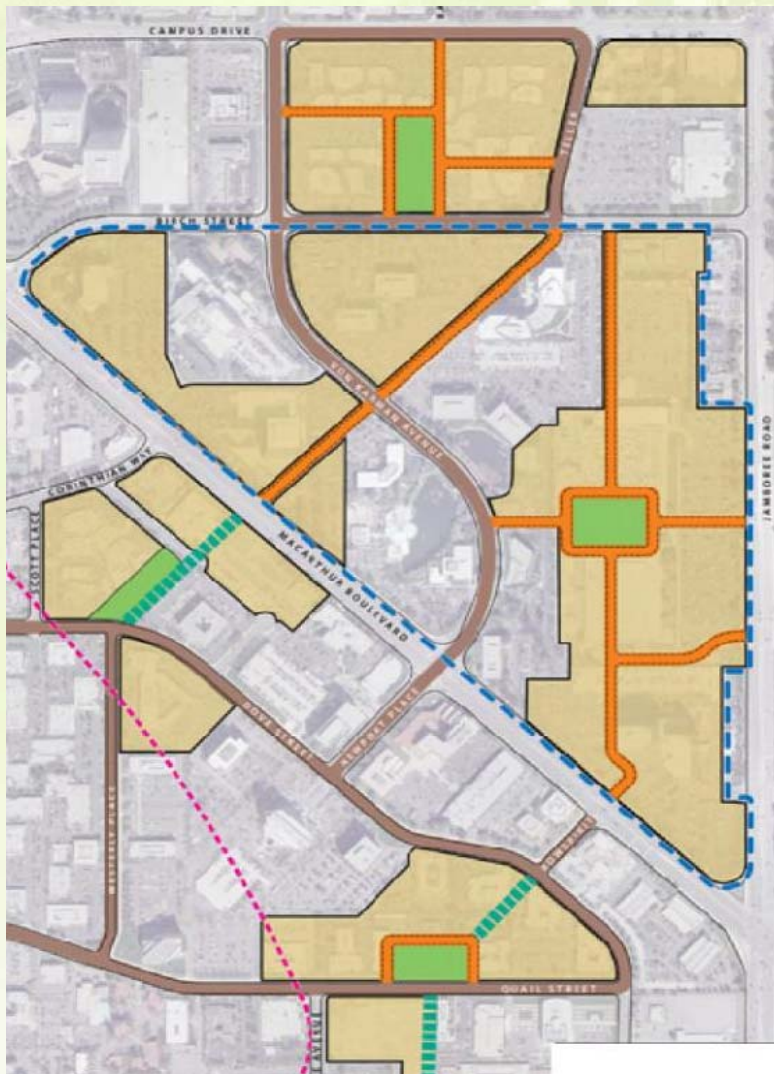
Land Use Designations



MU-H2

- Residential up to 2,200 units
 - 550 Additive:
 - Koll: 260
 - Uptown: 290
 - 1650 Replacement
 - Uptown: 632
 - Remaining: 1018
- Office, Commercial, Industrial, Hotel & Mixed-use

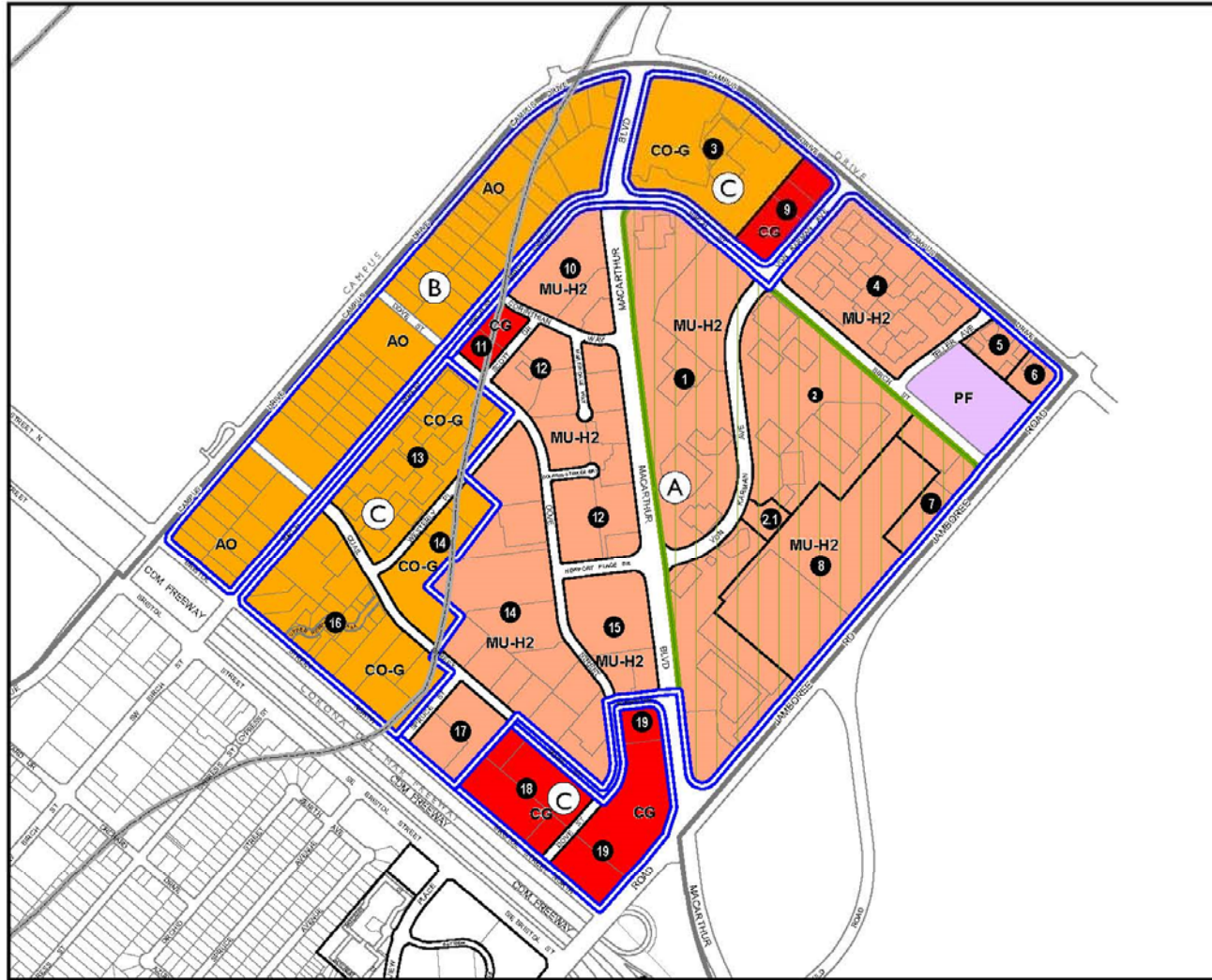
Airport Area Residential Villages Illustrative Concept Diagram (Fig. LU23)



Integrated Conceptual Development Plan (ICDP)



- **ICDP**
 - Approved in September 2010
 - Provides framework and criteria for residential development of up to 1,504 units on subject property & Uptown Newport
 - 1,244 units on Uptown Newport property (632 replacement, 290 additive & 322 density bonus)
 - 260 units on Koll Center property



CITY of NEWPORT BEACH
 GENERAL PLAN
FIGURE LU22
AIRPORT AREA

Legend:

- Sub-Area
- Conceptual Development Plan Area
- Land Use Delineator Line
- Highway
- 65 CNEL Noise Contour
- Refer to anomaly table



Scale: 0 250 500 1,000 Feet

Source: City of Newport Beach and EIP Associates
 PROJECT NUMBER: 10579-01

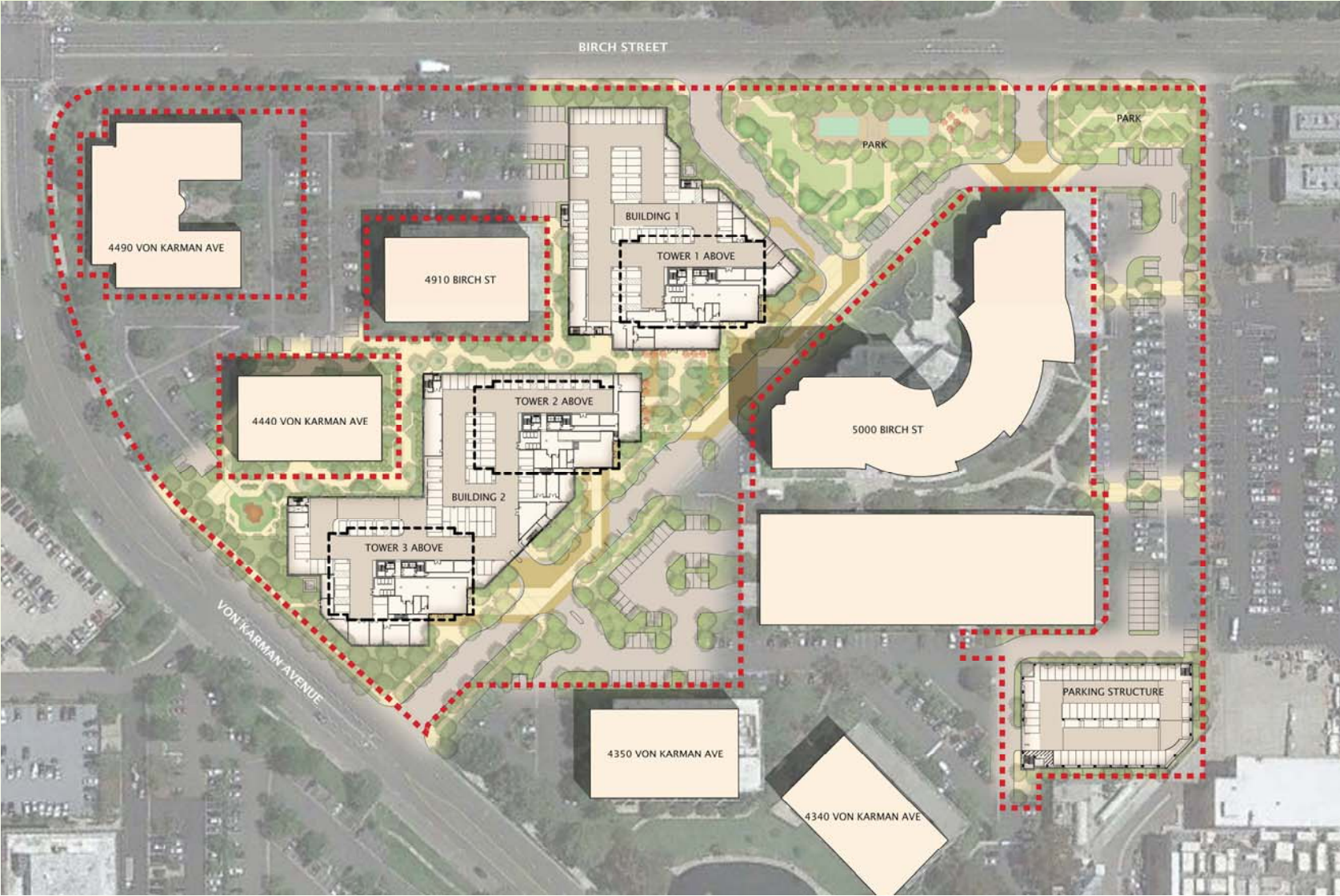
LAND USE POLICY

<p>(A) Underlying Uses: Office, Hotel, Supporting Retail, Residential Village: Housing and Mixed-Use (with Guidelines for Design and Development)</p>	<p>(B) Airport-Supporting Businesses</p>	<p>(C) Commercial and Office</p>
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Figure_LU22_Airport_Area.mxd February/2011

Conceptual Site Plan



Birdseye Perspective



Building Perspective



What is CEQA?

- **CEQA - California Environmental Quality Act**
- **Purpose of CEQA:**
 - Inform decision-makers and public about potential environmental effects of proposed activities
 - Identify ways to avoid or reduce potential environmental effects
 - Analyze alternatives
 - Disclose to the public the reasons for approval of projects with significant environmental effects

Project Roles and Responsibilities

- The City of Newport Beach is the “Lead Agency” for CEQA review of the project
- The City is responsible for the adequacy and objectivity of the CEQA document for the project
- The City has retained Kimley-Horn and Associates to prepare an EIR for the project

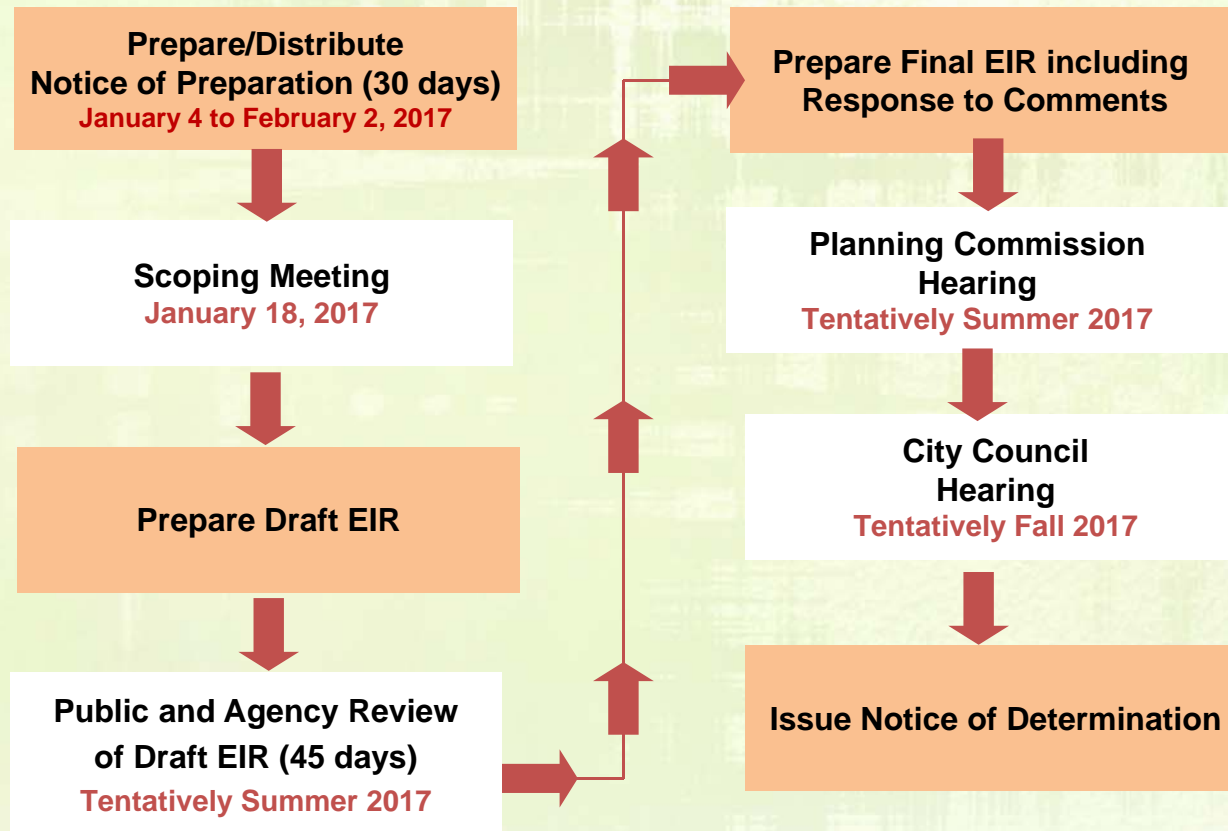
What Does CEQA Require?

- Consideration of components of a “project”, including construction and operations
- Comparison of existing environmental conditions to future conditions with implementation of the proposed project
- Mitigation of Significant Impacts
- Alternatives to the Proposed Project

What Does CEQA Require (cont.)?

- Environmental Impacts:
 - Indirect and Direct
 - Short-term (e.g., construction)
 - Long-term (e.g., operations)
 - Cumulative
 - Growth-inducing
 - Unavoidable

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

Environmental Topics to be Analyzed in the EIR

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Geology/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
- Utilities and Public Services

EIR Technical Studies

- Shade/Shadow Modeling
- Air Quality
- Geotechnical
- Greenhouse Gas Emissions
- Phase I Environmental Site Assessment
- Hydrology/Drainage
- Water Quality Management Plan
- Noise
- Public Services
- Transportation/Traffic
- Utilities

Public Comment Opportunities to Comment

- You are encouraged to comment tonight
- Please limit comments to environmental issues to be analyzed in the EIR
- Notice of Preparation (NOP) Comment Period will end on February 2, 2017 at close of business (5:00 PM)

Public Comment Opportunities to Comment

- Notice of Preparation
- Scoping Meeting
- During the 45-day Draft EIR Public Comment Period
- Planning Commission and City Council Public Hearings

Public Comment Contact Information

- **Please submit written comments (or e-mails) to:**

Rosalinh Ung, Associate Planner

City of Newport Beach

Community Development Department

100 Civic Center Drive

Newport Beach, CA 92660

Rung@newportbeachca.gov

Comments must include: name, address, e-mail, or contact number.



Public Comments & Questions

Thank you for attending!