



**Hugh Nguyen**  
 Orange County Clerk - Recorder  
 P.O. Box 238 Santa Ana, CA 92702  
 12 Civic Center Plaza, Room 106 Santa Ana, CA 92701  
 Phone: (714) 834-2500  
 www.ocrecorder.com

RECEIVED BY  
 COMMUNITY  
 DEVELOPMENT

MAR 27 2019

CITY OF  
 NEWPORT BEACH

CITY OF NEWPORT BEACH  
100 CIVIC CENTER DR PO BOX 1768  
NEWPORT BEACH, CA 92658-8915

Office of the Orange County Clerk-Recorder  
**Memorandum**

SUBJECT: NOTICE OF DETERMINATION - EIR

The attached notice was received, filed and a copy was posted on 02/22/2019

**It remained posted for 30 (thirty) days.**

Hugh Nguyen  
 Clerk - Recorder  
 In and for the County of Orange

By: Jurado Sarahy Deputy

Public Resource Code 21092.3

The notice required pursuant to Sections 21080.4 and 21092 for an environmental impact report shall be posted in the office of the County Clerk of each county \*\*\* in which the project will be located and shall remain posted for a period of 30 days. The notice required pursuant to Section 21092 for a negative declaration shall be so posted for a period of 20 days, unless otherwise required by law to be posted for 30 days. The County Clerk shall post notices within 24 hours of receipt.

Public Resource Code 21152

All notices filed pursuant to this section shall be available for public inspection, and shall be posted **\*\*\* within 24 hours of receipt** in the office of the County Clerk. Each notice shall remain posted for a period of 30 days.

\*\*\* Thereafter, the clerk shall return the notice to the local lead agency \*\*\* within a notation of the period it was posted. The local lead agency shall retain the notice for not less than nine months.

Additions or changes by underline; deletions by \*\*\*



**CITY OF NEWPORT BEACH**

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

3321.0  
\* \$ 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 100 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: ORANGE COUNTY CLERK-RECORDER DEPARTMENT</p> <p>DEPUTY</p>
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**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>Telephone No.:</b>
2017101067	Jaime Murillo, Senior Planner	949.644.3209
<p><b>Project Location:</b> 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.</p>		
<p><b>Project Description:</b> 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.</p> <p>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.</p> <p>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.</p> <p>The proposed project consists of the following approvals by the City of Newport Beach City Council:</p> <ul style="list-style-type: none"> <li>▪ Adoption of <b>Resolution No. PC2019-004</b>, 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)</li> </ul>		

30-2019-0102

- 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.

  
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 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



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

Print	StartOver	Finalize&Email
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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>

Exempt from fee

Notice of Exemption (attach)

CDFW No Effect Determination (attach)

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

AGENCY OF FILING PRINTED NAME AND TITLE

**SARAHY JURADO, DEPUTY CLERK**