



**CITY OF**

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# **NEWPORT BEACH**

## **City Council Staff Report**

November 14, 2017  
Agenda Item No. 8

**TO:** HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

**FROM:** Seimone Jurjis, Community Development Director - 949-644-3232,  
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**TITLE:** Professional Service Agreement with PlaceWorks for Environmental Services for the Newport Crossings Project Located at 1701 Corinthian Way (PA2017-107)

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### **ABSTRACT:**

Staff requests approval of a Professional Services Agreement with PlaceWorks for the preparation of necessary environmental studies and services for Newport Crossings project. A proposed mixed-use residential development located at 1701 Corinthian Way, 4251, 4253 & 4255 Martingale Way, 4200, 4220 & 4250 Scott Drive and 1660 Dove Street.

### **RECOMMENDATION:**

- a) Determine that the action is exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15060(c)(2) and 15060(c)(3) of the CEQA Guidelines because it will not result in a physical change to the environment, directly or indirectly; and
- b) Approve the Professional Services Agreement and authorize the Mayor and City Clerk to execute the agreement.

### **FUNDING REQUIREMENTS:**

There is no fiscal impact related to this item. The cost of \$184,728 will be reimbursed to the City by the applicant (Starboard MacArthur Square, LP).

### **DISCUSSION:**

On May 31, 2017, Starboard MacArthur Square, LP submitted an application for Site Development Review and Tentative Tract Map seeking the development of a 350-unit mixed-use project on a 5.69-acre site bounded by Corinthian Way, Martingale Way, Scott Drive, and Dove Street. The proposal includes 2,000 square feet of restaurant space with outdoor dining area, 5,500 square feet of retail space, and 0.50-acre public park. The project would replace the existing MacArthur Square shopping center.

The proposed development requires the preparation of Environmental Impact Report (EIR). Consistent with Council Policy F-14 and the City Manager's Administrative Procedures Manual, a request for proposals for the preparation of an EIR was sent to seven environmental consulting firms and six proposals were received. PlaceWorks has been selected based on their qualifications, experience and competitive cost.

**ENVIRONMENTAL REVIEW:**

Staff recommends the City Council find this action is not subject to the California Environmental Quality Act (CEQA) pursuant to Sections 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project as defined in Section 15378) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has no potential for resulting in physical change to the environment, directly or indirectly.

**NOTICING:**

The agenda item has been noticed according to the Brown Act (72 hours in advance of the meeting at which the City Council considers the item).

**ATTACHMENTS:**

Attachment A – Professional Services Agreement with PlaceWorks

Attachment B – Project Site Exhibit