



Notice of Preparation and Scoping Meeting for the Newport Village Mixed-Use Project Environmental Impact Report

DATE: October 11, 2023

TO: Reviewing Agencies and Other Interested Parties

FROM: City of Newport Beach, Community Development Department, 100 Civic Center Drive, First Floor Bay B, Newport Beach, California 92660

PROJECT TITLE/SUBJECT: Newport Village Mixed-Use Project - Notice of Preparation of an Environmental Impact Report and Notice of Public Scoping Meeting (PA2022-0166)

PROJECT APPLICANT: MX3 Ventures – MSM Global

NOTICE OF PREPARATION REVIEW PERIOD: October 12, 2023 through November 13, 2023 (30 days)

SCOPING MEETING: October 25, 2023, at 6:00PM

The purpose of this Notice of Preparation (NOP) is to notify potential Responsible Agencies (Agencies) that the Lead Agency, the City of Newport Beach (City), will prepare an Environmental Impact Report (EIR) for the proposed Newport Village Mixed-Use Project (Project) and to solicit comments and suggestions regarding (1) the scope and content of the EIR and (2) the environmental issues and alternatives to be addressed in the EIR (California Environmental Quality Act [CEQA] Guidelines Section 15082). This NOP also provides notice to interested parties, organizations, and individuals of the preparation of the EIR and requests comments on the scope and contents of the environmental document.

PROJECT LOCATION:

The project site is located in the City of Newport Beach, which is at the western edge of Orange County (County), adjacent to the Pacific Ocean and is bordered by Costa Mesa to the northwest, Huntington Beach to the west, Irvine to the northeast, and unincorporated portions of Orange County to the southeast. The project site is approximately 9.4 acres and is located on two parcels that are across from each other on both sides of West Coast Highway. The site is in the area known as Mariner's Mile, within the Coastal Zone. The southern portion of the site is adjacent to the Lower Newport Bay. A project vicinity map is provided to the right and a more detailed map is attached at the end.

The Project's North Parcel is approximately 5.3 acres and located at 2000–2244 West Coast Highway. The Project's South Parcel is approximately 4.1 acres and located at 2001-2241 West Coast Highway. Existing development on the project site consists of a mix of retail, marine related commercial, boat rental, service uses, office, and surface parking lots.



PROJECT DESCRIPTION:

The MX3 Ventures – MSM Global (Project Applicant) proposes to redevelop the project site and to construct a mixed-use development along West Coast Highway between Newport Boulevard and Dover Drive. The Project would consist of residential dwelling units (including affordable units), retail/restaurant, and office uses, as well as parking and related improvements. The proposed housing development project requests a density bonus in exchange for the inclusion of affordable dwelling units.

The project includes 198 dwelling units consisting of 181 apartments and 17 condominiums, and approximately 63,000 square feet of commercial floor area. The project also includes a new publicly accessible plaza and boardwalk along the waterfront, and surface, structured, and subterranean parking spaces. The existing structures at 2241 West Coast Highway (Amaree's building) and 2244 West Coast Highway (office building) would remain, while other structures will be demolished as part of the project.

No General Plan Amendment or Zone Change would be required to approve the Project, as the proposed development would be consistent with the existing General Plan designation of Mixed-Use Horizontal (MU-H1) and Zoning designation of Mixed-Use-Mariners' Mile (MU-MM) for the North Parcel, and General Plan designation of Mixed-Use Water 1 (MU-W1) and Zoning designation of Mixed-Use Water Related (MU-W1) for the South Parcel. The Project is within the Coastal Zone and therefore, would be subject to the City's Local Coastal Program (LCP) and California Coastal Commission (CCC) regulations. Development of the Project would also require the following discretionary approvals from the City of Newport Beach:

- **Major Site Development Review** – The Project requires site development review to consider the scope and design of the mixed-use Project and to allow an adjustment of building height above the 26/31 feet base height limit to a maximum of 35 feet.
- **Vesting Tentative Tract Map** – The Project would merge the existing lot lines of the parcels and would subdivide the South Parcel to accommodate the residential condominium units.
- **Coastal Development Permit** – The Project is within the Coastal Zone and requires approval of a coastal development permit (CDP) and to allow an adjustment of building height above the 26/31 feet base height limit to a maximum of 35 feet.
- **Conditional Use Permit** – The Project requires a Conditional Use Permit to allow a parking adjustment and/or parking management plan.
- **Affordable Housing Implementation Plan** – To address implementation of a density bonus request pursuant to Chapter 20.32 (Density Bonus) of the Newport Beach Municipal Code and Government Code Section 65915 (California Density Bonus Law).
- **Traffic Study pursuant to City's Traffic Phasing Ordinance (TPO)** – To consider the projected increase in vehicle trips resulting from the Project pursuant to the City's TPO because the Project is anticipated to increase traffic by more than 300 average daily trips.
- **Approval in Concept** – For California Coastal Commission review of the bulkhead improvements and partial marina re-design.

In addition to the discretionary actions described above, the Project would require coordination with California Department of Transportation (Caltrans) for improvements involving the public right-of-way at West Coast Highway. The project will include off-site improvements including improvements to the Caltrans public right-of-way and possible utility or other improvements.

NOTICE OF PREPARATION:

The City has prepared a project description to provide an overview of the proposed development. The City has decided that a full-scope EIR, inclusive of all environmental topics is required for the Project. The NOP and accompanying project description can also be accessed online at: <http://www.newportbeachca.gov/ceqa>. Paper copies are available for review at the City of Newport Beach Community Development Department during business hours at 100 Civic Center Drive, First Floor Bay B, Newport Beach, California, 92660, and at the following locations:

Newport Beach Public Library
Central Library
1000 Avocado Avenue
Newport Beach, California 92660

Newport Beach Public Library
Mariners Branch
1300 Irvine Avenue
Newport Beach, California 92660

Newport Beach Public Library
Balboa Branch
100 East Balboa Boulevard
Newport Beach, California 92660

Newport Beach Public Library
Corona del Mar Branch
410 Marigold Avenue
Corona del Mar, California 92625

SUBMIT YOUR COMMENTS:

The City of Newport Beach requests your careful review and consideration of this notice, and it invites any and all input and comments from interested Agencies, persons, and organizations regarding the preparation of the EIR. Pursuant to CEQA Section 21080.4, comments must be submitted in response to this notice no later than 30 days after receipt of the NOP during the scoping period, which begins on October 12, 2023, and ends at the close of business on **November 13, 2023**. Please include the name, phone number, and address of a contact person in your response. If your agency or organization will be a Responsible or Trustee Agency for this Project, please so indicate. All comments or other responses to this notice should be submitted in writing or email to:

Liz Westmoreland, Senior Planner
City of Newport Beach, Community Development Department
100 Civic Center Drive
Newport Beach, California 92660
LWestmoreland@newportbeachca.gov
949.644.3234

NOTICE OF PUBLIC SCOPING MEETING:

The City will conduct a public scoping meeting in conjunction with this NOP 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 October 25, 2023, at 6:00PM at the Friends Room in the Newport Beach Public Library (Central Library Branch) at 1000 Avocado Avenue, Newport Beach, California 92660.

POTENTIAL ENVIRONMENTAL EFFECTS TO BE EVALUATED IN THE EIR

The City of Newport Beach has determined that all the standard environmental topics will be included and analyzed in the EIR for the Project.

- Aesthetics
- Agriculture and Forest
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire

ANTICIPATED SCHEDULE AND NEXT STEPS

The City anticipates that the Draft EIR will be available for public review around Spring of 2024. When the Draft EIR is circulated, a minimum of a 45-day public review period will be provided, after which responses to comments received on the Draft EIR will be prepared. The Newport Beach Planning Commission will then hold a public hearing to determine whether to certify the EIR. Public hearings are anticipated in Summer or Fall of 2024.

Vicinity Map

