



Newport Village Mixed-Use

EIR Scoping Meeting

Location:

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

October 25, 2023
6:00 p.m.

Welcome to the EIR Scoping Meeting



Agenda

- Overview of the Project
- Purpose of this Scoping Meeting
- Purpose of the California Environmental Quality Act (CEQA)
- Environmental Impact Report (EIR) Process
- Issues Analyzed in the Environmental Impact Report (EIR)
- Public Comments



Project Location



North Parcel: 5.3 acres at 2000-2244 West Coast Highway
South Parcel: 4.1 acres at 2001-2241 West Coast Highway



Overview of the Project

- **Who:**

- Applicant, MX3 Ventures – MSM Global, proposes a mixed-use re-development project
- The City is tasked with reviewing and processing entitlements for CEQA for Planning Commission review

- **What:**

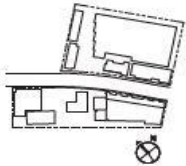
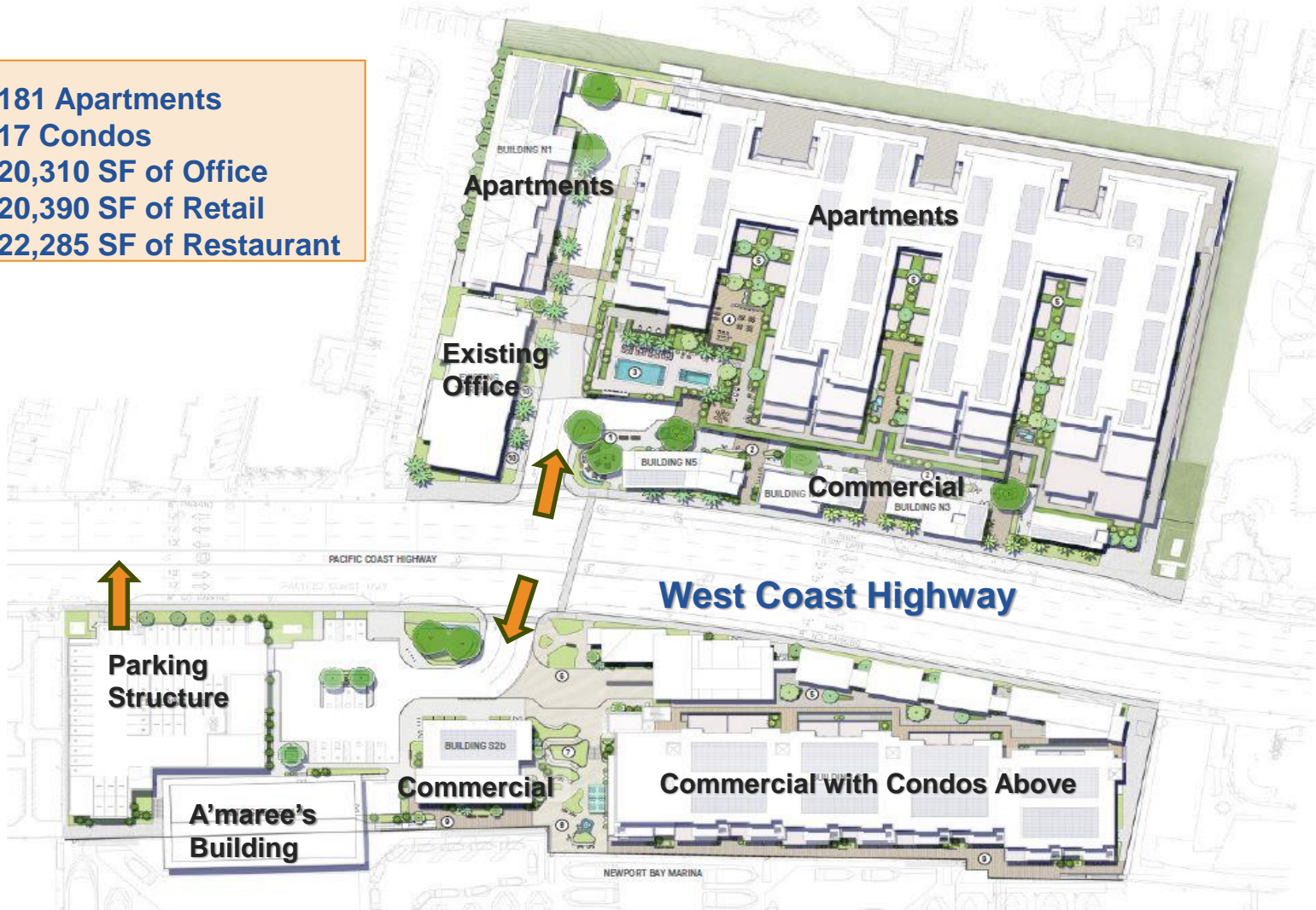
- Mixed-Use Project (198 residential units and 63,000 SF commercial)
- Existing mix of retail, marine related commercial, boat rental/sales, service uses, office uses will be demolished
- Two existing buildings will remain
- Surface, structure, and subterranean parking spaces
- A new publicly accessible waterfront promenade
- Other public improvements



Illustrative Site Plan

181 Apartments
17 Condos
20,310 SF of Office
20,390 SF of Retail
22,285 SF of Restaurant

- ① NORTH PARCEL ENTRY PLAZA
- ② RETAIL PASEO
- ③ PODIUM POOL DECK
- ④ PODIUM AMENITY DECK
- ⑤ LANDSCAPED PRIVATE PODIUM SPACES
- ⑥ SOUTH PARCEL ENTRY PLAZA
- ⑦ LANDSCAPED ADA RAMP
- ⑧ MARINA PLAZA
- ⑨ MARINA BOARDWALK
- ⑩ TENANT LOADING ACCESS FOR CAR SHOWROOM (INFREQUENT USE)





Project Entitlements

- Major Site Development Review
- Vesting Tentative Tract Map
- Coastal Development Permit
- Conditional Use Permit
- Affordable Housing Implementation Plan
- Traffic Study pursuant to City's Traffic Phasing Ordinance
- Approval in Concept
- Environmental Impact Report



Project Views – Retail





Project Views – Retail





Project Views – Retail





Project Views – Waterfront Promenade





Project Views – Waterfront Promenade





Project Views – Public Space





Purpose of this Scoping Meeting

- **Purpose of this evening's Scoping Meeting is to:**
 - Provide the community with an overview of the project
 - Solicit written and oral comments to refine the "scope" of the Environmental Impact Report (EIR)
- **EIR Scope is determined by:**
 - Responses to Notice of Preparation (NOP) from responsible agencies
 - Input from the community (including written and oral comments at this scoping meeting)
 - Experience with similar projects
- **A Scoping Meeting is Not:**
 - A meeting to answer questions about the environmental impacts of a project
 - A meeting to debate the merits of the project
 - A public hearing for approval/denial of a project

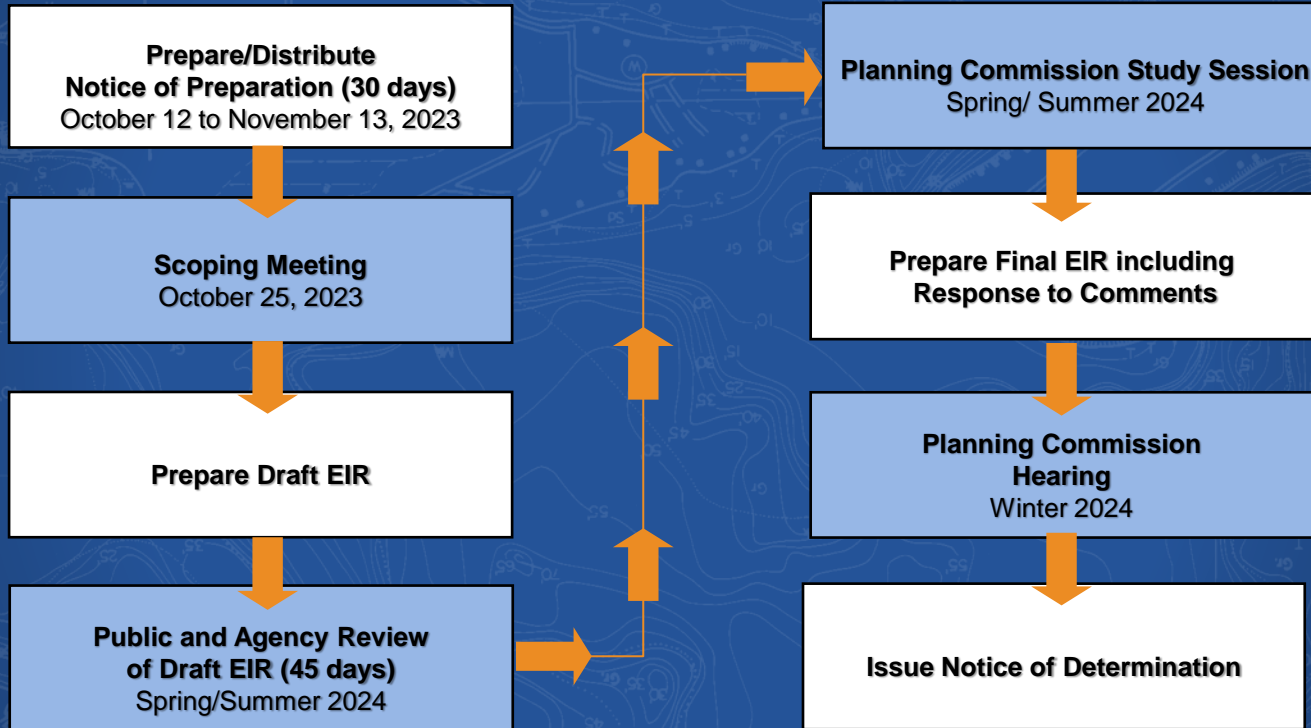


Purpose of CEQA

- **The California Environmental Quality Act (CEQA) is California's broadest environmental law.**
 - CEQA applies to all discretionary actions (projects where the agency can use its judgment in deciding if to approve or how to carry out a project)
- **Purpose of CEQA is to:**
 - Disclose project impacts to public and decision makers
 - Identify feasible mitigation measures as a means to avoid or reduce environmental impacts
 - Evaluate a reasonable range of alternatives



EIR Process



 = Public Input Opportunities



Issues Analyzed in the EIR

The CEQA Checklist includes 20 topical areas; all 20 will be covered in the EIR.

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



Future Opportunities for Public Involvement

- **Draft Environmental Impact Report**
 - Circulate Draft EIR for 45 days
 - Anticipated Spring/Summer 2024
- **Planning Commission Study Session**
 - During Draft EIR Review Period
- **Final EIR**
 - Includes response to comments
 - Final EIR is published and made available for review prior to project approval
 - Anticipated Fall/Winter 2024
- **Planning Commission hearing**
 - Anticipated Winter 2024



Public Scoping Comments

- Let the City know if there are environmental issues you believe should be addressed in the EIR.
- The NOP is available for review at
 - City of Newport Beach Planning Division
 - The City's public libraries
 - The City's website
(<http://www.newportbeachca.gov/ceqa>)
- Comments should be sent during NOP circulation, which started on **October 12** and ends on **November 13**.



Public Comments

- Comments on the NOP and scoping meeting may be submitted to **Liz Westmoreland, Senior Planner, City of Newport Beach**:
 - Mail or hand deliver to:
City of Newport Beach
Community Development Department
100 Civic Center Drive
Newport Beach, CA 92660
 - Email to:
LWestmoreland@newportbeachca.gov



Comments

181 Apartments
 17 Condos
 20,310 SF of Office
 20,390 SF of Retail
 22,285 SF of Restaurant

- ① NORTH PARCEL ENTRY PLAZA
- ② RETAIL PASEO
- ③ PODIUM POOL DECK
- ④ PODIUM AMENITY DECK
- ⑤ LANDSCAPED PRIVATE PODIUM SPACES
- ⑥ SOUTH PARCEL ENTRY PLAZA
- ⑦ LANDSCAPED ADA RAMP
- ⑧ MARINA PLAZA
- ⑨ MARINA BOARDWALK
- ⑩ TENANT LOADING ACCESS FOR CAR SHOWROOM (INFREQUENT USE)

