



HUGH NGUYEN
CLERK-RECORDER

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DEVELOPMENT

JAN 03 2024

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 PREPARATION

The attached notice was received, filed and a copy was posted on 10/12/2023

It remained posted for 30 (thirty) days.

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

By: Carina Cortes 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 ***



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

POSTED

DATE: October 11, 2023

OCT 12 2023

TO: Reviewing Agencies and Other Interested Parties

ORANGE COUNTY CLERK/RECORDER DEPARTMENT

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

BY:

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

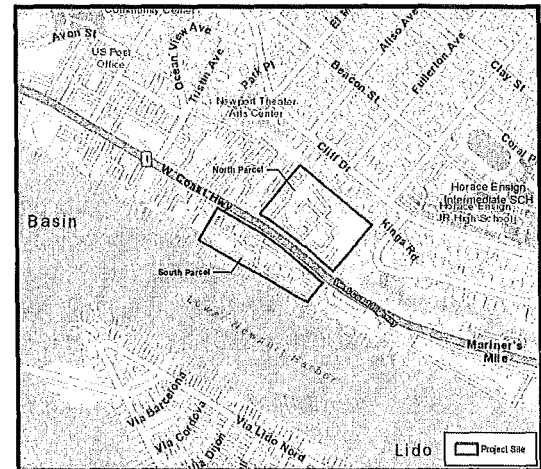
NOTICE OF PREPARATION REVIEW PERIOD: October 12, 2023 through November 13, 2023 (30 days)

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.

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

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OCT 12 2023

ORANGE COUNTY CLERK-RECORDER DEPARTMENT
BY:  DEPUTY

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.

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

POSTED

Project Title: Newport Village Mixed-Use Project
Lead Agency: City of Newport Beach, Community Development Dept. **Contact Person:** Liz Westmoreland
Mailing Address: 100 Civic Center Drive **Phone:** 949-644-3234
City: Newport Beach **Zip:** 92660 **County:** Orange **OCT 12 2023**

ORANGE COUNTY CLERK-RECORDER DEPARTMENT
BY: *[Signature]* DEPUTY

Project Location: County: Orange City/Nearest Community: Newport Beach BY: *[Signature]*
Cross Streets: On West Coast Hwy (SR-1) between Tustin Avenue and Dover Drive Zip Code: 92663
Longitude/Latitude (degrees, minutes and seconds): 33°37'6.39" N/117°55'14.37" W Total Acres: 9.4
Assessor's Parcel No.: 425-471-26, 425-471-27, 049-150-16, 049-150-18, 049-150-21, 049-150-24, 049-150-25, 049-150-26, 049-150-29, Section: 27 Twp: 6S Range: 10W Base: San Bernardino
Section: 28 Twp: 6S Range: 10W Base: San Bernardino
Within 2 Miles: State Hwy. #: SR-1, SR-55 Waterways: Lower Newport Bay

Newport Elementary, Ensign Intermediate, Newport Harbor High, Newport Heights Elementary, Mariners Elementary, Pacifica Christian High School, Carden Hall, Whittier Elementary, Woodland Elementary, Kaiser Elementary, Harbor Day School

Airports: n/a Railways: n/a Schools:

Document Type:

- CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI

Local Action Type:

- General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (subdivision, etc.) Other: Site Development Review

Development Type:

- Residential: Units 198 Acres _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. 63,000 Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational _____ Waste Treatment: Type _____ MGD _____
 Recreational _____ Hazardous Waste: Type _____
 Water Facilities: Type _____ MGD Other: _____

Project Issues Discussed in Document:

- Aesthetics/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archaeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: _____

Present Land Use/Zoning/General Plan Designation:

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g., Notice of Preparation or previous draft document) please fill in.

North Parcel: GP Land Use: Mixed-Use Horizontal (MU-H1) / Zoning: Mixed Use-Mariners' Mile (MU-MM).

South Parcel: GP Land Use: Mixed-Use Water 1 (MUW1) / Zoning: Mixed-Use Water Related (MU-W1).

Project Description: *(please use a separate page if necessary)*

The Newport Village Mixed-Use Project proposes a 9.4-acre mixed-use development on two sites located generally across from each other along West Coast Highway between Newport Boulevard and Dover Drive in an area of the City known as Mariner's Mile. 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.

The Project (North and South Parcels) consists of a total of 198 residential dwelling units including 181 apartments and 17 condominiums as well as 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 the other structures will be demolished as part of the project. 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.

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OCT 12 2023

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY:  DEPUTY

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

- | | |
|--|---|
| <u>S</u> Air Resources Board | <u>S</u> Office of Historic Preservation |
| <u>S</u> Boating & Waterways, Department of | <u> </u> Office of Public School Construction |
| <u> </u> California Emergency Management Agency | <u> </u> Parks & Recreation, Department of |
| <u>X</u> California Highway Patrol | <u> </u> Pesticide Regulation, Department of |
| <u>X</u> Caltrans District # 12 | <u>X</u> Public Utilities Commission |
| <u> </u> Caltrans Division of Aeronautics | <u>S</u> Regional WQCB # <u>8</u> |
| <u>X</u> Caltrans Planning | <u> </u> Resources Agency |
| <u> </u> Central Valley Flood Protection Board | <u> </u> Resources Recycling and Recovery, Department of |
| <u> </u> Coachella Valley Mtns. Conservancy | <u> </u> S.F. Bay Conservation & Development Comm. |
| <u>S</u> Coastal Commission | <u> </u> San Gabriel & Lower L.A. Rivers & Mountains Conservancy |
| <u> </u> Colorado River Board | <u> </u> San Joaquin River Conservancy |
| <u> </u> Conservation, Department of | <u> </u> Santa Monica Mountains Conservancy |
| <u> </u> Corrections, Department of | <u> </u> State Lands Commission |
| <u> </u> Delta Protection Commission | <u> </u> SWRCB: Clean Water Grants |
| <u> </u> Education, Department of | <u> </u> SWRCB: Water Quality |
| <u> </u> Energy Commission | <u> </u> SWRCB: Water Rights |
| <u>X</u> Fish & Wildlife Region # <u>5</u> | <u> </u> Tahoe Regional Planning Agency |
| <u> </u> Food & Agriculture, Department of | <u>S</u> Toxic Substances Control, Department of |
| <u>S</u> Forestry and Fire Protection | <u> </u> Water Resources, Department of |
| <u> </u> General Services, Department of | <u> </u> Other: _____ |
| <u> </u> Health Services, Department of | <u> </u> Other: _____ |
| <u> </u> Housing & Community Development | |
| <u>S</u> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date: October 12, 2023 Ending Date: November 13, 2023

Lead Agency (Complete if applicable):

Consulting Firm: <u>Psomas</u>	Applicant: <u>MX3 Ventures - MSM Global</u>
Address: <u>5 Hutton Centre, Suite 300</u>	Address: <u>2505 W. Coast Highway, #201</u>
City/State/Zip: <u>Santa Ana, CA 92707</u>	City/State/Zip: <u>Newport Beach, CA 92663</u>
Contact: <u>Sean Noonan</u>	Phone: <u>Applicant's Representative, Sean Matsler, 949-260-4652</u>
Phone: <u>714 481-8035</u>	

Signature of Lead Agency Representative:  Date: 10-11-23

Authority cited: Sections 21083 and 21087, Public Resources Code, Reference: Section 21161, Public Resources Code.

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OCT 12 2023

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY:  DEPUTY