

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 #

Project Title: Newport Village Mixed-Use ProjectLead Agency: City of Newport Beach, Community Development Dept.Contact Person: Liz WestmorelandMailing Address: 100 Civic Center DrivePhone: 949-644-3234City: Newport BeachZip: 92660County: Orange

Project Location: County: Orange City/Nearest Community: Newport Beach
 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
 Airports: n/a Railways: n/a Schools: 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

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.

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 # <u>12</u>	<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: Psomas

Applicant: MX3 Ventures - MSM Global

Address: 5 Hutton Centre, Suite 300

Address: 2505 W. Coast Highway, #201

City/State/Zip: Santa Ana, CA 92707

City/State/Zip: Newport Beach, CA 92663

Contact: Sean Noonan

Phone: Applicant's Representative, Sean Matsler, 949-260-4652

Phone: 714 481-8035

Signature of Lead Agency Representative: _____

Date: 10-11-23

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