

Summary Form for Electronic Document Submittal**Form F**

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2019110188Project Title: Newport Village Mixed-Use Project (PA2017-253)Lead Agency: City of Newport BeachContact Name: Makana Nova, Associate PlannerEmail: mnova@newportbeachca.govPhone Number: 949-644-3249Project Location: Newport Beach, County of Orange*City**County*

Project Description (Proposed actions, location, and/or consequences).

The project proposes a mixed-use development encompassing approximately 9.4 acres on the north and south sides of West Coast Highway in the Mariners' Mile corridor. The project includes a total of 122 residential dwelling units (14 residential condominium units on the South Parcel and 108 apartment units on the North Parcel) and 128,640 square feet of nonresidential floor area (including 96,905 square feet of existing and new office, 19,820 square feet of boat/vehicle sales, and 11,915 square feet of existing and new retail/food service). The design includes a new publicly accessible waterfront promenade and 827 surface, structured, and subterranean parking spaces. The existing bulkheads would be reinforced and capped along the waterfront. The proposed marina design would add headwalk sections and a new gangway, and reduce the total number of slips from 68 slips to 63 slips.

Development of the project would require approval of an approval in concept, coastal development permit, conditional use permit, major site development review, tentative tract map, and traffic study.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The City of Newport Beach has determined that all environmental topics, with the exception of Agricultural & Forestry and Mineral Resources, will be included and analyzed in the EIR for the proposed Newport Village Mixed-Use Project. This includes the following topics: Aesthetics, Air Quality, Biological Resources, Cultural Resources, Energy, Geology & Soils, Greenhouse Gas Emissions, Hazards & Hazardous Materials, Hydrology & Water Quality, Land Use & Planning, Noise, Population & Housing, Public Services, Recreation, Transportation, Tribal Cultural Resources, Utilities & Service Systems, and Wildfire.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Thus far, the following topics have been raised as areas of controversy by agencies and the public:

- Aesthetics - coastal view protection from John Wayne Park
- Historic Preservation - potential historic value of existing building located at 2241 West Coast Highway
- Land Use & Planning - project conformance with minimum development limitations and land use policies of the General Plan
- Transportation - traffic congestion and the need for a traffic signal related to the project

Provide a list of the responsible or trustee agencies for the project.

California Coastal Commission - responsible agency
California Department of Transportation - responsible agency
Regional Water Quality Board - responsible agency
The State Lands Commission - trustee agency