

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: Bayside Village Marina LLC ("BVM") – Back Bay Landing ("BBL") Bayfront Stabilization and Improvement Project

Lead Agency: City of Newport Beach

Contact Person: Joselyn Perez

Mailing Address: 100 Civic Center Drive

Phone: 949-644-3312

City: Newport Beach

Zip: 92660

County: Orange

Project Location: County: Orange

City/Nearest Community: Newport Beach

Cross Streets: E Coast Hwy and N Bayside Drive

Zip Code: 92660

Longitude/Latitude (degrees, minutes and seconds): 33 ° 36 ' 57.053 " N / 117 ° 54 ' 43.776 " W Total Acres: 11.87

Assessor's Parcel No.: 440-132-60; 892-211-25; 988-009-55

Section: 26, 27

Twp.: 6 S

Range: 10 W

Base: SBPM

Within 2 Miles: State Hwy #: Pacific Coast Hwy (SR-1)

Waterways: Newport Bay-Frontal Pacific Ocean

Airports: N/A

Railways: N/A

Schools: Corona Del Mar Middle/High School
Ensign Intermediate 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: Local Coastal Program Amdt

Development Type:

☐ Residential: Units _____ Acres _____

☐ Office: Sq.ft. _____ Acres _____ Employees _____

☐ Commercial: Sq.ft. _____ Acres _____ Employees _____

☐ Industrial: Sq.ft. _____ Acres _____ Employees _____

☐ Educational:

☒ Recreational: Expand recreational facilities

☐ Water Facilities: Type _____ MGD _____

☒ Transportation: Type Boat slip extensions

☐ Mining: Mineral _____

☐ Power: Type _____ MW _____

☐ Waste Treatment: Type _____ MGD _____

☐ Hazardous Waste: Type _____

☒ Other: Seawall, pipe replacement, and channel maintenance

Project Issues Discussed in Document:

☒ Aesthetic/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

☒ Archeological/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: Energy, GHG, Tribal Resources

Present Land Use/Zoning/General Plan Designation:

General Plan: Recreational and Marine Commercial (CM) and Mixed-Use Water 2 (MU-W2); Zoning: Back Bay Landing Planned Community Development Plan

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

The Project aims to address deteriorating infrastructure and enhance the existing marina while increasing marina parking and expanding public access and recreational opportunities at the Back Bay Landing (BBL) site. Key components include the replacement of the existing Bayside Village Marina (BVM) seawall, originally constructed in 1958, and the extension of this seawall along the BBL bayfront, which would terminate under the Bay Bridge near a proposed gravity wall on the south bayfront. Additionally, the Project would involve upland soil stabilization to mitigate seismic lateral spreading, marina dock and boat slip extensions to add 67 wet slips, and maintenance dredging within the basin. It would also incorporate ADA-compliant features, such as accessible gangways and increased surface parking. Furthermore, the Project would identify and offer to dedicate public access easements along the perimeter of the new seawalls to facilitate future construction of public bayfront promenades and bike paths as outlined in the BBL Planned Community Development Plan. The existing approximately 100-year-old BC 09 City water main that runs through the BBL site and crosses under the Newport Channel to Lower Castaways Park would be replaced and relocated.

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.

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".

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

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

Starting Date October 17, 2025 Ending Date November 17, 2025

Lead Agency (Complete if applicable):

Consulting Firm: <u>Environmental Science Associates</u>	Applicant: <u>Bayside Village Marina, LLC</u>
Address: <u>420 Exchange, Suite 260</u>	Address: <u>300 East Coast Highway</u>
City/State/Zip: <u>Irvine, CA 92602</u>	City/State/Zip: <u>Newport Beach, CA 92660</u>
Contact: <u>David Crook</u>	Phone: <u>949-673-1331</u>
Phone: <u>949-870-1525</u>	

Signature of Lead Agency Representative: _____

Date: OCT 17 2025

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