



Notice of Preparation and Scoping Meeting for the Back Bay Landing and Bayside Village Marina Bayfront Stabilization and Improvement Project Supplemental Environmental Impact Report

DATE: October 17, 2025

TO: Reviewing Agencies and Other Interested Parties

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

SUBJECT: Bayside Village Marina LLC ("BVM") and Back Bay Landing ("BBL") Bayfront Stabilization and Improvement Project / Notice of Preparation ("NOP") of Supplemental Environmental Impact Report ("SEIR") and Notice of Scoping Meeting (PA2024-0135).

NOTICE OF PREPARATION REVIEW PERIOD: October 17, 2025 through November 17, 2025 (30 days)

SCOPING MEETING: October 29, 2025, at 5:30 p.m.

In its capacity as Lead Agency under the California Environmental Quality Act ("CEQA"), the City of Newport Beach ("City") will prepare a SEIR for the proposed Bayside Village Marina LLC ("BVM") – Back Bay Landing ("BBL") Bayfront Stabilization and Improvement Project ("Project"). In accordance with CEQA and the State CEQA Guidelines Section 15082, the City is providing this NOP to solicit comments and suggestions from public agencies, organizations, and individuals regarding: (1) the scope and content of the SEIR and (2) the environmental issues and alternatives to be addressed in the SEIR. This NOP also provides notice of the scoping meeting where the City will receive public comments and suggestions regarding the scope and content of the SEIR.

PROJECT LOCATION:

The Project is located in the City of Newport Beach immediately north of the East Coast Highway ("ECH") on a 11.87-acre portion of a 30.8-acre parcel (Parcel Map 93-111) ("Project Site"). The Project improvements would occur primarily within two distinct areas: the Bayside Village Marina ("BVM") and Back Bay Landing ("BBL") Project Site, as shown in **Figure 1**. BBL is envisioned to be developed in the future under separate approvals, as an integrated, mixed-use waterfront village. In addition, the proposed BC-09 City water main component is located north of the Bay Bridge. The east end of BC-09 transects the BBL site and connects under Newport Channel with Lower Castaways Park.



PROJECT DESCRIPTION:

The Project will address deteriorating infrastructure and enhance the existing marina, increase marina parking, and expand public access and recreational opportunities at the BBL site.

Major project components include:

- Replacement of the existing BVM seawall, originally constructed in 1958
- Extension of that seawall along the BBL bayfront terminating under the Bay Bridge near a proposed gravity wall on the south bayfront
- Upland soil stabilization to mitigate seismic lateral spreading
- Marina dock and boat slip extensions, including the addition of 67 wet slips

- Maintenance dredging within the basin
- ADA-compliant features, including accessible gangways, and increased surface parking
- Identification of and offers to dedicate public access easements along the perimeter of the new seawalls will facilitate future construction of public bayfront promenades and bike paths as identified in the BBL Planned Community (PC-9) Development Plan (“PCDP”)
- Replacement and relocation of the approximately 100-year-old BC 09 City water main that transects the BBL site and crosses under the Newport Channel to Lower Castaways Park

A comprehensive mitigation plan will be proposed to address potential environmental impacts that will be evaluated as part of the SEIR and potentially will include eelgrass mitigation, invasive species removal and habitat restoration at the De Anza Bayside Marsh Peninsula.

Project implementation requires approval of the following application request:

- Planned Community Development Plan Amendment – To amend the BBL PCDP to increase the number of allowable wet slips, to update the phasing of the Back Bay Landing mixed-use waterfront village buildout, to eliminate the requirement for a landscaped area along the future public promenade, and to allow for the current recordation of the Financing TTM.
- Local Coastal Program Amendment – To update Title 21 (Local Coastal Program Implementation Plan) of the Newport Beach Municipal Code consistent with the amendments to BBL PCDP.
- Major Site Development Review – Required prior to the issuance of a grading or building permit for the construction of any new structures.
- Tentative Tract Finance and Conveyance Map (Financing TTM) – To reconfigure lot lines and create additional numbered and lettered lots for financing purposes.

A Coastal Development Permit is required for any development in the coastal zone, however a consolidated permit may be obtained from California Coastal Commission. In addition to the actions described above, the Project would require coordination with, and/or approvals by:

- California Coastal Commission, as the Project requires a Coastal Development Permit.
- Orange County Airport Land Use Commission, as the Project Site is within the notification area for John Wayne Airport.
- Individual Permit from Army Corps of Engineers.
- California Resource and Regulatory Agency approvals, as required.
- Harbor Permit from City.

NOTICE OF PREPARATION AVAILABILITY:

The City has decided that a focused SEIR is required for the Project. The NOP and accompanying project description can be accessed online at: <https://www.newportbeachca.gov/ceqa>. Paper copies are available for review at the City of

Newport Beach Community Development Department during business hours at 100 Civic Center Drive, First Floor Bay B, Newport Beach, California, 92660, and at the following locations:

Newport Beach Public Library
Central Library
1000 Avocado Avenue
Newport Beach, California 92660

Newport Beach Public Library
Mariners Branch
1300 Irvine Avenue
Newport Beach, California 92660

Newport Beach Public Library
Balboa Branch
100 East Balboa Boulevard
Newport Beach, California 92660

Newport Beach Public Library
Corona del Mar Branch
410 Marigold Avenue
Corona del Mar, California 92625

SUBMIT YOUR COMMENTS:

The City of Newport Beach requests your careful review and consideration of this notice, and invites input and comments from interested Agencies, persons, and organizations regarding the preparation of the SEIR. 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 17, 2025, and ends at the close of business on November 17, 2025. 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 in your response. All comments or other responses to this notice should be submitted in writing or via email to:

Joselyn Perez, Senior Planner
City of Newport Beach
Community Development Department
100 Civic Center Drive
Newport Beach, California, 92660
jperez@newportbeachca.gov
(949) 644-3312

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 SEIR process and to receive public comments and suggestions regarding the scope and contents of the SEIR. The meeting will be held on October 29, 2025, at 5:30 p.m. at the Community Room in the Newport Beach Civic Center at 100 Civic Center Drive, Newport Beach, California 92660.

POTENTIAL ENVIRONMENTAL EFFECTS TO BE EVALUTED IN THE SEIR:

The City determined that the Project would not result in potentially significant impacts related to agriculture and forestry resources, air quality (odors), geology and soils (active faults, landslides, expansive soil, and septic tanks), hazards and hazardous materials (transport, use, or disposal, proximity to an airport, emergency response plan, and wildland fires), hydrology and water quality (groundwater recharge), land use and planning (division of an established community), mineral resources, noise (proximity to an airport), population and housing, public services, recreation, transportation (emergency access), utilities and service systems (wastewater, solid waste, and federal, State, and local regulation consistency), and wildfire (emergency response plan, wildfire risks, exacerbating fire risks). Therefore, these issues would not be analyzed in the SEIR.

The City has determined that the following environmental topics will be included and analyzed in the SEIR for the Project.

- Aesthetics
- 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
- Noise
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire

ANTICIPATED SCHEDULE AND NEXT STEPS: The City anticipates that the Draft SEIR will be available for public review in the Summer of 2026. When the Draft SEIR is circulated, a minimum of a 45-day public review period will be provided, after which responses to comments received on the Draft SEIR will be prepared. The Newport Beach Planning Commission will then hold a public hearing to determine whether to recommend the Project to the City Council for approval. The Newport Beach City Council will then hold a public hearing to determine whether to approve the Project and certify the Final SEIR. Public hearings are anticipated to be during the Fall of 2026.

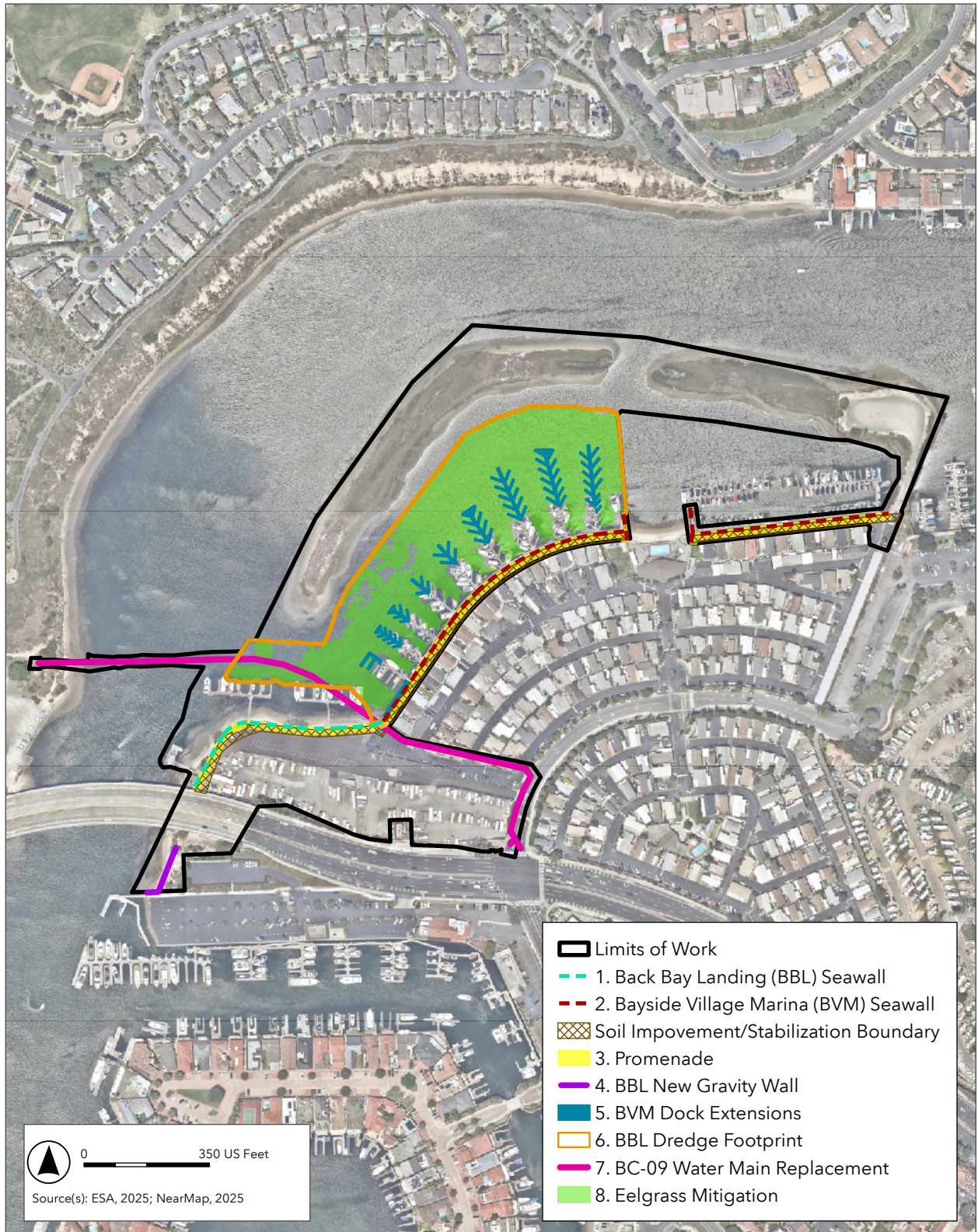


Figure 1
Site Plan
Back Bay Landing and Bayside Village Marina Bayfront Stabilization and Improvement Project