

SNUG HARBOR SURF PARK PROJECT

California Environmental Quality Act (CEQA)

Public Scoping Meeting

November 20, 2024



CITY OF
NEWPORT BEACH

OVERVIEW

1. Introductions
2. Purpose of CEQA
3. Purpose of Scoping Meeting
4. Project Overview
5. Overview of the Environmental Review Process
6. Purpose of the EIR
7. Comments and Questions

INTRODUCTIONS

Lead Agency – City of Newport Beach

- Joselyn Perez, Senior Planner
- Jaime Murillo, Deputy Community Development Director

Consulting Team – EPD Solutions, Inc.

- Konnie Dobрева, Vice President of Environmental Planning
- Renee Escario, Senior Environmental Planner
- Brady Connolly, Assistant Environmental Planner
- Lauren Battle, Coordinator



PURPOSE OF CEQA

The **California Environmental Quality Act (CEQA)** applies to all discretionary actions (projects where an agency can use its judgement in deciding to approve or carry out a project)

- Purpose is to:
 - Disclose project impacts to the public and decision makers
 - Identify feasible ways to avoid or reduce potential impacts through implementation of mitigation measures
- Does not analyze if a project is good or bad

PURPOSE OF SCOPING MEETING

- Provide an overview of the proposed project
- Solicit comments to refine the scope, focus, and content of the Environmental Impact Report (EIR)
- No decision will be made at the meeting



PROJECT OVERVIEW

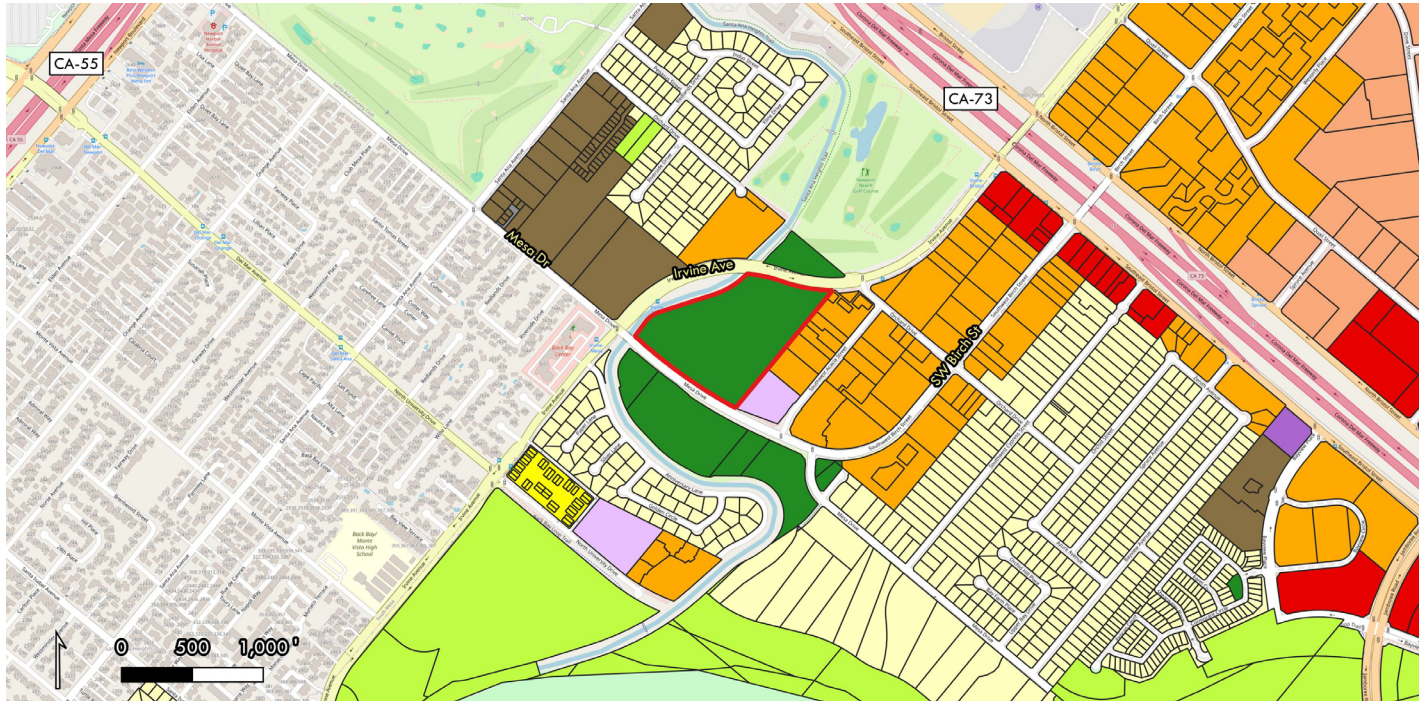
PROJECT LOCATION: LOCAL VICINITY



PROJECT LOCATION: AERIAL VIEW



EXISTING LAND USE DESIGNATION



- | | | |
|------------------------------------|----------------------|----------------------------------|
| Project Site | Mixed-Use Horizontal | Public Facilities |
| Land Uses | Multiple Residential | Single Unit Residential Attached |
| Airport Office and Supporting Uses | Open Space | Single Unit Residential Detached |
| General Commercial | Parks and Recreation | Visitor Serving Commercial |
| General Commercial Office | Private Institutions | |



PROJECT DESCRIPTION

- Remove the facilities from the central portion of the golf course
- Redevelop the site with:
 - **Surf Lagoon:** 7 acres in size, with viewing platforms, seating, and warming pools.
 - **Amenity Clubhouse Building:** 3-stories and 50,340 net SF including: reception, surf academy, fitness areas, retail store, restaurant, and coffee bar/snack shack, etc. Max. height of 50 feet
 - **Athlete Accommodations Building:** 2-stories and 9,432 square feet with 20 units. Maximum height of 38 feet

SITE PLAN





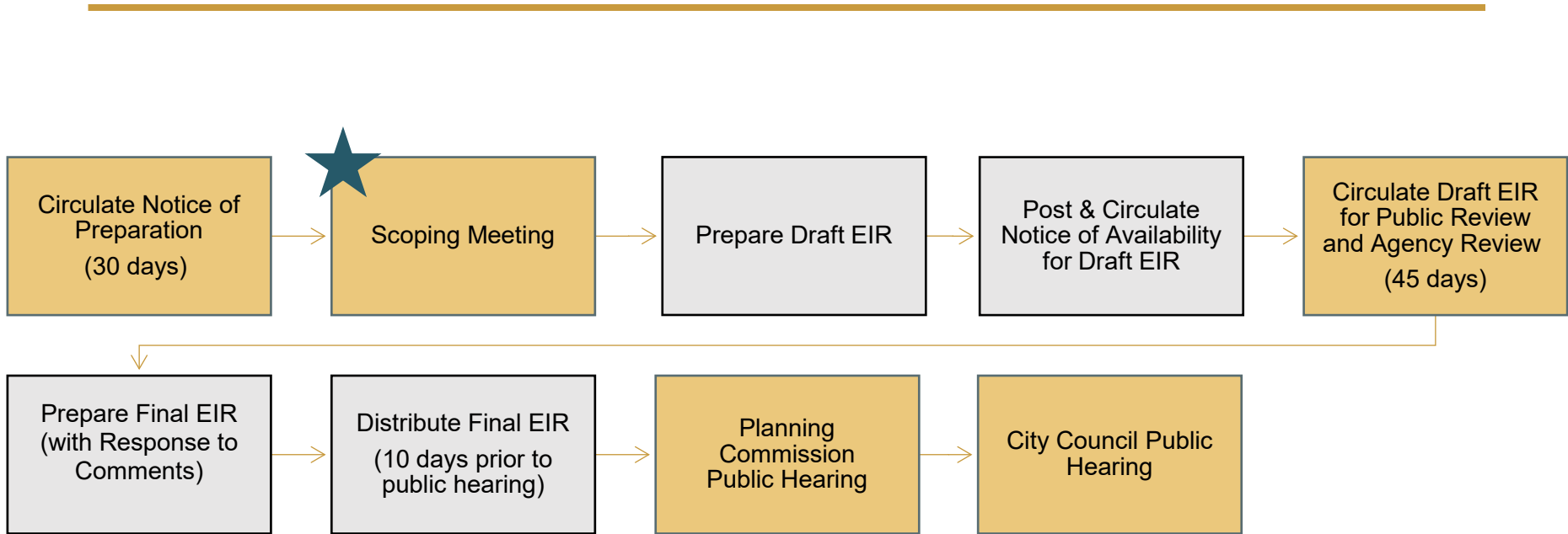
DISCRETIONARY ACTIONS

- General Plan Amendment to increase existing development limit of 20,000 net square feet (per Anomaly Number 58) by 39,772 square feet for a total of 59,772 net square feet
- Conditional Use Permit (CUP) for buildings in excess of 18 feet in height
- Modification Permit for retaining walls to exceed 8 feet in height
- Site Development Review for buildings greater than 20,000 net square feet
- Certification of the EIR



OVERVIEW OF THE ENVIRONMENTAL REVIEW PROCESS

CEQA PROCESS



PURPOSE OF THE EIR

1. Shares information with the public regarding a project's potential impacts
2. Identifies ways to avoid or reduce impacts
3. Identifies mitigation measures to reduce impacts
4. Analyzes alternatives to the proposed project
5. Promotes interagency coordination and public review
6. Provides a comprehensive environmental document that serves to inform decision makers and help in the decision-making process

TOPIC AREAS TO BE ANALYZED IN THE EIR

- Aesthetics
- Agricultural and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology/Soils
- Greenhouse Gas Emissions
- Hazards & Hazardous Materials
- Hydrology/Water Quality
- Land Use/Planning
- Mineral Resources
- Noise
- Population/Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities/Service Systems
- Wildfire
- Mandatory Findings
- Project Alternatives

NOTICE OF PREPARATION

- Contains a brief description of the project, its location, and where documents relating to the project can be found
- Describes which environmental effects will be analyzed in the Draft EIR
- Notifies responsible agencies and other interested parties that an EIR will be prepared
- Solicits input regarding scope, focus, and content of the upcoming EIR
- Distributed for a 30-day public review and comment period:

Began Thursday, November 7, 2024

Ends Friday, December 6, 2024

NOTICE OF PREPARATION AVAILABILITY

1. Website: <http://www.newportbeachca.gov/ceqa>.
2. In person:
 - City of Newport Beach Community Development Department
 - Newport Beach Public Library:
 - ✓ Central Library
 - ✓ Mariners Branch
 - ✓ Library Balboa Branch
 - ✓ Library Corona del Mar Branch

NOTICE OF PREPARATION PUBLIC COMMENTS

- Environmental issues or concerns you would like to see addressed in the EIR
- Additional comments about the environmental review process
- General concerns about the EIR process

PROJECT SCHEDULE

- Notice of Preparation comment period ends **Friday, December 6, 2024**
- Public Review Draft EIR: Spring 2025 (45-days)
- Final EIR: Summer 2025
- Planning Commission / City Council Hearings: Summer 2025

HOW TO SUBMIT COMMENTS ON THE NOP

Written comments to the Notice of Preparation must be received by **Friday, December 6, 2024 by 5 pm:**

Mail/Drop off:

Joselyn Perez, Senior Planner
City of Newport Beach, Community Development
Department
100 Civic Center Drive
Newport Beach, CA 92660

Email: JPerez@newportbeachca.gov



Comment Cards also available tonight

STAY CONNECTED

The City has created a webpage for the Project on the City's website under Current Projects, Case "Snug Harbor Surf Park Project"

<https://www.newportbeachca.gov/government/departments/community-development/planning-division/current-projects-and-cases/snug-harbor-surf-park-project>

- Provides a description of the Project as well as City staff contact information
- Project Activities/Status
- This scoping meeting presentation will be uploaded to the Project webpage for viewing

STAY CONNECTED

The Developer's webpage for the Project:

<https://www.nbsurfpark.com/>

- Provides information on the site plan and wave generation equipment that would be utilized
- FAQs
- Contact page to be notified of any project updates from the Development Team



QUESTIONS AND COMMENTS?