

Comments received from community members at the Regent Newport Beach Environmental Impact Report Scoping Meeting are paraphrased below. City of Newport Beach staff and the City's environmental consultant will refine the work plan for the Environmental Impact Report (EIR) in light of these comments. Data collection and analysis may be expanded if necessary to evaluate potentially significant environmental impacts identified during the meeting.

**Comments received were as follows:**

*A museum as an alternative use would positively impact "cultural resources";*

*Project should include a community center that accommodates center for the arts, a child daycare center, and sailing lessons, for example;*

*Development of the project will drive away the shorebirds;*

*Use of the proposed restaurant and nighttime parties associated with the proposed development will have a noise impact;*

*Noise from delivery trucks needs to be considered;*

*Parking study to be included in EIR needs to include parking required for employees as well as guests of the hotel;*

*Traffic study should include the vehicular trips by category of visitor to the site e.g. contract janitorial employees, food delivery personnel, hotel guests, etc.;*

*Sand is recognized as a valuable mineral resource by the State and the disposition of sand from dredging the harbor for the proposed marina should be considered as an impact to mineral resources;*

*Use of tennis courts by hotel guests and consequent reduction in accessibility to residents should be considered as impacts on recreation facilities; removal of basketball half-court will reduce recreation facilities;*

*Resort hotel adjacent to the beach may give the impression that the beach is private and intimidate beach goers, effectively limiting public access;*

*Adequacy of public parking for beach and tennis facilities should be evaluated;*

*Access to the beach through the hotel complex may give the impression that the beach is private and intimidate beach goers, effectively limiting public access;*

*Location for additional off-street parking should be considered as the Coastal Commission may require more parking than currently proposed;*

*Concrete walls of parking structure extending above ground are a potential aesthetic impact;*

*The current lack of parking for offshore moorings should be evaluated;*

*The project description needs to include accessory uses such as the restaurant, spa, or meeting rooms, etc. so that impacts associated with these uses, especially traffic generation, can be evaluated;*

*The turning movement of project traffic from Balboa onto 15<sup>th</sup> Street needs to be evaluated particularly in light of potential queuing of vehicles onto 15<sup>th</sup> Street at the delivery entrance;*

*Remedial measures need to be identified if EIR reveals increased demand for emergency services and/or infrastructure;*

*Ease of public access to the proposed tennis courts should be evaluated;*

*Discharges into Newport Bay from the proposed marina should be analyzed for their effects on water quality;*

*The need for a traffic signal at the entrance to the proposed project should be evaluated;*

*Traffic study should include consideration of guest check-in and check-out times, and drop-off and pick-up times for children at nearby schools and Christ Church daycare center, especially during beach weather;*

*Building height and building elevations need to be included in the EIR;*

*Service delivery entrance should be evaluated for noise impacts of trucks and delivery activities;*

*Traffic study should evaluate on-site and off-site circulation of valet parking for possible spillover effects on adjoining surface streets;*

*The effects of additional light and glare on the neighborhood should be evaluated;*

*Consideration needs to be given to noise from an increase in pedestrian traffic associated with the hotel;*

*Alternatives to the project defined in the EIR should not include boat slips as these are deal killers and make any such alternative infeasible;*

*Effect of prohibition of U-Turns in front of the project site needs to be evaluated in traffic study;*

*Any change in elevation or grade from that of the existing beach needs to be identified as this may limit the ability of the public to use it;*

*Increase in employment attributable to operation of the proposed facility will have an impact on housing since there is already a shortage of affordable housing in the City;*

*Show the width of the channel that would remain after construction of the proposed marina;*

*List all discretionary approvals in the EIR;*

*Revise Exhibit 2 in the Initial Study to accurately reflect the locations of the Community Center and Las Arenas Park.*