



Notice of Preparation and Scoping Meeting for the Bayside Family Resort Hotel Environmental Impact Report

DATE: September 16, 2019

TO: Reviewing Agencies and Other Interested Parties

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

PROJECT TITLE/SUBJECT: Bayside Family Resort Hotel - Notice of Preparation of an Environmental Impact Report and Notice of Public Scoping Meeting (PA2016-175)

PROJECT APPLICANT: Newport Bayside Resort, LLC

NOTICE OF PREPARATION REVIEW PERIOD: September 16, 2019, through October 16, 2019 (30 days)

SCOPING MEETING: September 25, 2019 at 5:00 p.m.

The purpose of this Notice of Preparation (NOP) is to notify potential Responsible Agencies (“Agencies”) that the Lead Agency, the City of Newport Beach, will prepare an Environmental Impact Report (EIR) for the proposed Bayside Family Resort Hotel (“Project”) and to solicit comments and suggestions regarding (1) the scope and content of the EIR and (2) the environmental issues and alternatives to be addressed in the EIR (California Environmental Quality Act [CEQA] Guidelines Section 15082). This NOP also provides notice to interested parties, organizations, and individuals of the preparation of the EIR and requests comments on the scope and contents of the environmental document.

PROJECT LOCATION:

The Project Site is located in the City of Newport Beach (“City”) which is located at the western edge of Orange County (“County”), adjacent to the Pacific Ocean and is bordered by Costa Mesa to the northwest, Huntington Beach to the west, Irvine to the northeast, and unincorporated portions of Orange County to the southeast. The Project Site is approximately 14.29 acres and is located at the Newport Dunes adjacent to the Upper Newport Bay within the City’s Coastal Zone. The Project vicinity map is attached. The northern portion of the Project Site currently operates as a boat storage facility and parking lot with Camp James facilities located in the northeast corner. The southern portion of the Project Site is vacant and consists of stockpiled dredged material from Newport Bay. This location was used by the County to place dredged soils from the Back Bay Dredging Project pursuant to the 1990 Amendment to Coastal Development Permit (CDP) 5-83-962.



PROJECT DESCRIPTION:

The Newport Bayside Resort, LLC (“Project Applicant”) is proposing to construct a three-level “family-style” hotel with up to 275 rooms. Development of the proposed Project would require the following discretionary approvals from the City of Newport Beach:

- **Planned Community Development Plan** - to establish land uses and development standards for the Project site (City of Newport Beach).

- **Major Site Development Review** - for the development of the proposed hotel, recreational areas and amenities, associated surface parking lots, and the installation of additional landscaping and lighting in accordance with the adopted Planned Community and Zoning Code development standards (City of Newport Beach);
- **Conditional Use Permit** - to ensure site compatibility and allow for ongoing regulation of hotel operations and ancillary facilities (City of Newport Beach);
- **Traffic Study** - to analyze the projected increase in vehicle trips resulting from the proposed Project pursuant to the City's Traffic Phasing Ordinance (City of Newport Beach); and
- **Approval In Concept** and Amendment to the Coastal Development Permit (CDP) 5-83-962 (California Coastal Commission).

NOTICE OF PREPARATION:

The City has prepared a Project Description to provide an overview of the Project. City has made a determination that a full-scope EIR, inclusive of all environmental topics, is required for the proposed Project. The Notice of Preparation and accompanying Project Description and Initial Study can also be accessed online at: <http://www.newportbeachca.gov/ceqa>. Copies are also available for review at the City of Newport Beach Planning Division 100 Civic Center Drive, Newport Beach, California, 92660, and at the following locations:

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

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

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

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

The City of Newport Beach requests your careful review and consideration of this notice, and it invites any and all input and comments from interested Agencies, persons, and organizations regarding the preparation of the EIR. Pursuant to CEQA Section 21080.4, Agencies must submit any comments in response to this notice no later than 30 days beginning September 16, 2019, and ending the close of business on October 16, 2019. All comments or other responses to this notice should be submitted in writing to:

Makana Nova, AICP, Associate Planner
 City of Newport Beach, Community Development Department
 100 Civic Center Drive
 Newport Beach, California 92660
mnova@newportbeachca.gov
 949.644.3249

NOTICE OF PUBLIC SCOPING MEETING:

The City will conduct a public scoping meeting in conjunction with this Notice of Preparation in order to present the Project and the EIR process and to receive public comments and suggestions regarding the scope and content of the EIR. The meeting will be held on September 25, 2019, at 5:00 P.M. at the Civic Center Community Room, 100 Civic Center Drive, Newport Beach, CA 92660.

BAYSIDE FAMILY RESORT HOTEL - PROJECT SUMMARY

The City of Newport Beach (“City”) is the Lead Agency under the California Environmental Quality Act (CEQA) for the preparation of an Environmental Impact Report (EIR) for the proposed Bayside Family Resort Hotel (“Project”). Section 15161 of the State CEQA Guidelines states that an EIR “...should focus primarily on the changes in the environment that would result from the development of the project. The EIR shall examine all phases of the project including planning, construction, and operation.”

Existing Setting

The Project Site is located in the City of Newport Beach (“City”) which is located at the western edge of Orange County (“County”), adjacent to the Pacific Ocean and is bordered by Costa Mesa to the northwest, Huntington Beach to the west, Irvine to the northeast, and unincorporated portions of Orange County to the southeast. The Project Site is approximately 14.29 acres and is located at the northwest portion of Newport Dunes. The Newport Dunes consists of 100 acres of State tidelands property on the Upper Newport Bay held in trust by the County of Orange; however, it is located within the City’s corporate limits and Coastal Zone. The northern portion of the Project Site currently operates as a boat storage facility and parking lot with Camp James day camp and FiiN (Fostering Interest in Nature) program facilities located in the northeast corner. The southern portion of the Project Site is vacant and consists of stockpiled dredged material from Newport Bay. This location was used by the County to place dredged soils from the Back Bay Dredging Project pursuant to the 1990 Amendment to Coastal Development Permit (CDP) 5-83-962. The Project Site is located within the Newport Dunes on the Upper Newport Bay. The existing Newport Dunes Marina with approximately 430 boat slips, a marina clubhouse and associated ancillary facilities are located to the north of the Project Site. The Newport Dunes Waterfront Resort includes recreational vehicle and cabins/cottages sites to the west and south of the Project Site. Also located to the west is the 270-space Bayside Village mobile home park. Located to the east of the Project Site is Newport Dunes Swimming Lagoon and Beach, day use parking, boat trailer parking, boat launch ramps, and the Back Bay Bistro restaurant.

General Plan and Planned Community Development Plan (Zoning)

Under existing conditions, the Project site is designated by the *City of Newport Beach General Plan* for PR land uses. The Project site is part of the existing Newport Dunes Planned Community Development Plan (PC-48). The proposed Project would include an amendment to the existing Newport Dunes Planned Community Development Plan (PC-48) to establish land uses and development standards for the Project.

Description of Project

The Project consists of the construction of a three-level “family-style” hotel with up to 275 rooms over a 14.29-acre site. A portion of the rooms will consist of suites that include kitchenettes to provide amenities for families. The proposed three levels and 275 rooms are consistent with the 38.5-foot height limit and the 275-room cap set forth in the 1983 Settlement Agreement entered between the City of Newport Beach and the County of Orange. The proposed hotel would encompass approximately 1.72 acres. The Project would also include approximately 5.21 acres of surface parking uses comprised of 432 vehicular spaces for hotel guests and approximately 7.36 acres of recreational uses, landscaping, trails, other amenities and miscellaneous areas. The outdoor recreational areas and amenities include a pool, tennis courts, sand volleyball courts and a picnic area for hotel guests, which will all operate between sunrise and sunset. The Project would include a shoreline trail that will be open to hotel guests and the general public. The 201,499-square-foot hotel would include approximately 178,904 square feet of hotel rooms and ancillary areas, approximately 13,000 square feet of meeting rooms, 3,190 square feet of full service hotel restaurant uses, 917-square-foot coffee shop, 1,648 square feet of spa or retail uses, 1,523 square feet of business center uses, and 2,317 square feet of fitness facilities. The Project’s conceptual site plan is attached.

Hotel Operations/Events

The proposed hotel would be designed as a “family inn style” that would use meeting rooms and outdoor areas for special events such as weddings, family events, and business functions of approximately 100 guests or less. The special events will

be mostly staffed by hotel employees with the exception of valet parking, if needed. The proposed hotel is estimated to have approximately 93 employees who will work over four shifts (i.e., morning, afternoon, evening, and graveyard).

Access

Access to the Project Site is off of Bayside Drive by way of East Coast Highway (State Route 1). The internal site circulation consists of a vehicular circulation route to the parking lots with a drop-off zone directly in front of the main lobby. The Project will be self-parked, with valet parking provided only on an “as needed” basis. The hotel will be designed to include pedestrian trails and access paths throughout the site as well as along the beach front. The publicly-accessible beach front path will also double as an emergency vehicle only access road.

Construction

The Project will be built in one phase. Project construction is estimated to take approximately 24 months. During construction activities, the Project Site will be graded and the earthwork will require approximately 3,842 cubic yards of export. Approximately 95 workers will be required during the construction phase of the Project.

Alternatives to the Proposed Project

CEQA Guidelines Section 15126.6(a) requires that, “an EIR describe a range of reasonable alternatives to the Project, or to the location of the Project, which would feasibly attain most of the basic objectives of the Project but would avoid or substantially lessen any of the significant effects of the Project, and evaluate the comparative merits of the alternatives.” The City will develop alternatives as part of the EIR process. The alternatives, which will include the No Project Alternative, will be determined once the technical analysis is complete and there is an understanding of the Project’s potentially significant impacts.

Probable Environmental Effects of the Proposed Project

The City of Newport Beach has determined that all environmental topics, as listed below, will be included and analyzed in the EIR for the proposed Bayside Family Resort Hotel Project.

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation and Traffic
- Tribal Cultural Resources
- Utilities, Service Systems, and Energy

Anticipated Schedule

The Project schedule, as currently envisioned, contemplates that the Draft EIR will be available for public review in spring of 2020. A 45-day public review period will be provided, after which responses to comments received will be prepared. The Newport Beach Planning Commission will then hold a public hearing and make a recommendation on certification of the EIR to the City Council. Public hearings are anticipated in mid-2020.

Conclusion

The City of Newport Beach requests the public’s careful review and consideration of this notice and it invites any and all input and comments from interested agencies and persons regarding the preparation and scope of the Draft EIR.

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SOURCE: Newport Bayside Resort LLC, 2019

Newport Dunes Resort Hotel
Conceptual Site Plan

