

Notice of Completion & Environmental Document Transmittal

2019090334

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 # NA

Project Title: Bayside Family Resort Hotel

Lead Agency: City of Newport Beach Contact Person: Makana Nova
Mailing Address: 100 Civic Center Drive Phone: 949.644.3249
City: Newport Beach Zip: 92660 County: Orange

Project Location: County: Orange City/Nearest Community: City of Newport Beach
Cross Streets: Bayside Drive and East Coast Highway Zip Code: 92660
Lat. / Long. (degrees, minutes, and seconds): 33° 37' 02.92" N/ 117° 53' 44.26" W Total Acres: 14.3
Assessor's Parcel No.: 440-132-42/43/44 Section: 26 Twp.: 6S Range: 10W Base:
Within 2 Miles: State Hwy #: East Coast Highway (Hwy 1) Waterways: Upper Newport Bay
Airports: None Railways: None Schools: See Attachment A

Governor's Office of Planning & Research

Document Type:

CEQA: [X] NOP [] Draft EIR SEP 16 2019 NEPA: [] NOI Other: [] Joint Document
[] Early Cons [] Supplement/Subsequent EIR [] EA [] Final Document
[] Neg Dec (Prior SF No) [] Draft EIS [] Other
[] Mit Neg Dec Other [] FONSI

Local Action Type:

[] General Plan Update [] Specific Plan [X] Rezone [] Annexation
[] General Plan Amendment [] Master Plan [] Prezone [] Redevelopment
[] General Plan Element [] Planned Unit Development [X] Use Permit [X] Coastal Permit
[] Community Plan [X] Site Plan [] Land Division (Subdivision, etc.) [X] Other See Att B

Development Type:

[] Residential: Units _____ Acres _____
[] Office: Sq.ft. _____ Acres _____ Employees _____
[] Commercial: Sq.ft. _____ Acres _____ Employees _____
[] Industrial: Sq.ft. _____ Acres _____ Employees _____
[] Educational _____
[] Recreational _____
[] Water Facilities: Type _____ MGD _____
[] Transportation: Type _____
[] Mining: Mineral _____
[] Power: Type _____ MW _____
[] Waste Treatment: Type _____ MGD _____
[] Hazardous Waste: Type _____
[X] Other: Hotel - 275 rooms, 201,499 square feet, 93 employees

Project Issues Discussed in Document:

[X] Aesthetic/Visual [] Fiscal [X] Recreation/Parks [] Vegetation
[] Agricultural Land [X] Flood Plain/Flooding [] Schools/Universities [X] Water Quality
[X] Air Quality [] Forest Land/Fire Hazard [] Septic Systems [X] Water Supply/Groundwater
[X] Archeological/Historical [X] Geologic/Seismic [X] Sewer Capacity [X] Wetland/Riparian
[X] Biological Resources [] Minerals [X] Soil Erosion/Compaction/Grading [X] Growth Inducement
[X] Coastal Zone [X] Noise [X] Solid Waste [X] Land Use
[X] Drainage/Absorption [X] Population/Housing Balance [] Toxic/Hazardous [X] Cumulative Effects
[] Economic/Jobs [X] Public Services/Facilities [X] Traffic/Circulation [] Other: _____

Present Land Use/Zoning/General Plan Designation:

Present Land Use - Boat Storage and Vacant. Zoning - PC-48 (Newport Dunes Planned Community) , General Plan Designation - PR (Parks and Recreation)

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

See attachment C (project description)

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 and "X".
If you have already sent your document to the agency please denote that with an "S".

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

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

Starting Date September 16, 2019 Ending Date October 16, 2019

Lead Agency (Complete if applicable):

Consulting Firm: <u>Environmental Science Associates</u>	Applicant: <u>Newport Bayside Resort, LLC</u>
Address: <u>2121 Alton Parkway, Suite 100</u>	Address: <u>20342 Acacia Street, Suite #110</u>
City/State/Zip: <u>Irvine, CA 92606</u>	City/State/Zip: <u>Newport Beach, CA 92660</u>
Contact: <u>Michael Houlihan</u>	Phone: <u>949.390.6888</u>
Phone: <u>949.753.7001</u>	

Signature of Lead Agency Representative:  Date: 09/12/19

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

Notice of Completion Attachments for Bayside Family Resort Hotel

Attachment A: Schools within 2 miles

Harper PreSchool

Woodland Elementary School

Newport Elementary School

Mariners Elementary School

Lincoln Elementary School

Kaiser Elementary School

Newport Heights Elementary School

Eastbluff Elementary School

Ensign Intermediate School

Newport Harbor High School

Corona Del Mar High School

Attachment B: Local Action Type

- Planned Community Development Plan to allow for the classification of land within the project boundaries and establishment of development standards
- Site Development Review for development of the hotel and associated structures and improvements
- Conditional Use Permit for ongoing regulation of certain hotel operations and ancillary facilities
- Preparation of a Traffic Study pursuant to the City's Traffic Phasing Ordinance
- Amendment to Coastal Development Permit 5-83-962

Attachment C: Project Description

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.