



Bayside Family Resort Hotel

EIR Scoping Meeting

Location:

Civic Center Community Room
City of Newport Beach, 100 Civic Center Drive
Newport Beach, CA 92660

September 25, 2019
5:00 p.m.

Welcome to the EIR Scoping Meeting



Overview

- Purpose of Scoping Meeting
- Project Overview
- Purpose of CEQA
- EIR Process
- Notice of Preparation
- Issues Analyzed in the EIR
- Public Comments



Purpose of Scoping Meeting

- **Purpose of this evening's Scoping Meeting is to:**
 - Provide the community with an overview of the project
 - Solicit written and oral comments to refine the "scope" of the Environmental Impact Report
- **Scope is determined by:**
 - The Initial Study Checklist provided in the State CEQA Guidelines
 - Responses to Notice of Preparation from responsible agencies
 - Input from the community (including written and oral comments at this scoping meeting)
 - Experience with similar projects
- **A Scoping Meeting is Not:**
 - A forum to discuss the merits/qualities of a project
 - A public hearing for project approval/denial



Project Overview

- **Who:** Applicant, Newport Bayside Resort, LLC, proposes a private development project. The City is tasked with reviewing and processing entitlements for CEQA and Planning Commission/City Council review.
- **What:** 275-room hotel, 201,499-sq-ft
- **When:** Scoping meeting Wednesday, September 25, 2019
- **Where:** 1131 Back Bay Drive
- **Why:** The hotel is proposed in accordance with the 1983 Settlement Agreement between the City of Newport Beach and the County of Orange.



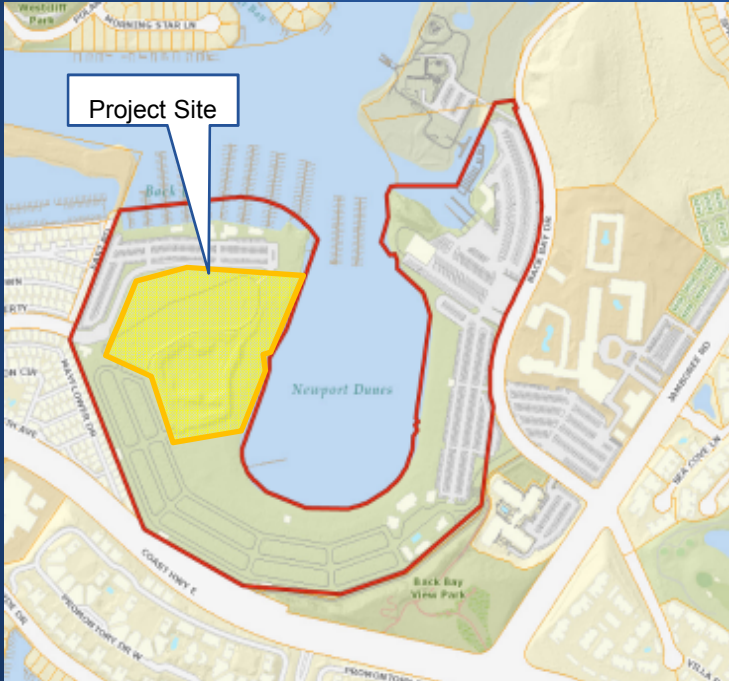
Site History

- **May 1983** - City, County of Orange, and Newport Dunes, Inc. resolved litigation and entered into a Settlement Agreement limiting uses and required traffic mitigation for Newport Dunes
- **March 2013** – Second amendment to Settlement Agreement
 - 275-room family inn, 40% units with kitchenettes
 - Visitor-serving facility attractive to families
 - 3-stories 35-foot building max. height, 38.5-ft height limit for mechanical equipment
 - 12,500 sq. ft. of net public area for associated restaurant uses
 - Required to comply with TPO and fair share fee ordinances



Project Overview

- 14.29 acre site at 1131 Back Bay Drive
- Existing boat storage, parking lot, and dredged material stockpile to be demolished and removed from site
- Proposed improvements
 - 3 stories
 - Floor area of 201,499 square feet
 - 275 rooms
 - 432 surface level parking spaces
 - Landscaping, drive aisles, and passenger drop-off





Project Overview



- Proposed amenities
 - Public trail, recreational amenities (pool, tennis courts, sand volleyball courts, and picnic areas), meeting rooms, hotel restaurant uses, coffee shop, spa/retail, business center, and fitness facility.
- Project entitlements
 - Planned Community Development Plan
 - Major Site Development Review
 - Conditional Use Permit
 - Approval in Concept and Coastal Development Permit (CCC)
 - Traffic Study
 - EIR



Concept Plan





OVERALL PLAN NORTH ELEVATIONS
SCALE: 1/32" = 1'-0"

North



South

Building Elevations



BUILDING 1 - WEST ELEVATION
SCALE: 1/8" = 1'-0"



BUILDING 8 - EAST ELEVATION
SCALE: 1/8" = 1'-0"

Building Elevations



North

Rendering



North

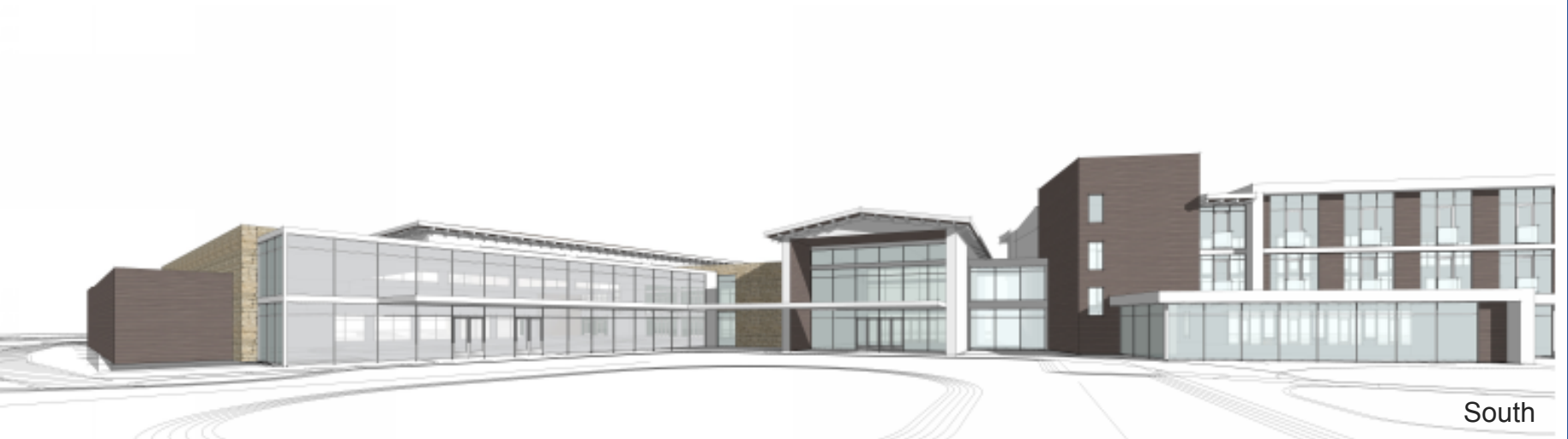


North

Rendering



South



South

Rendering



View Simulations



View Simulations



View Simulations



View Simulations

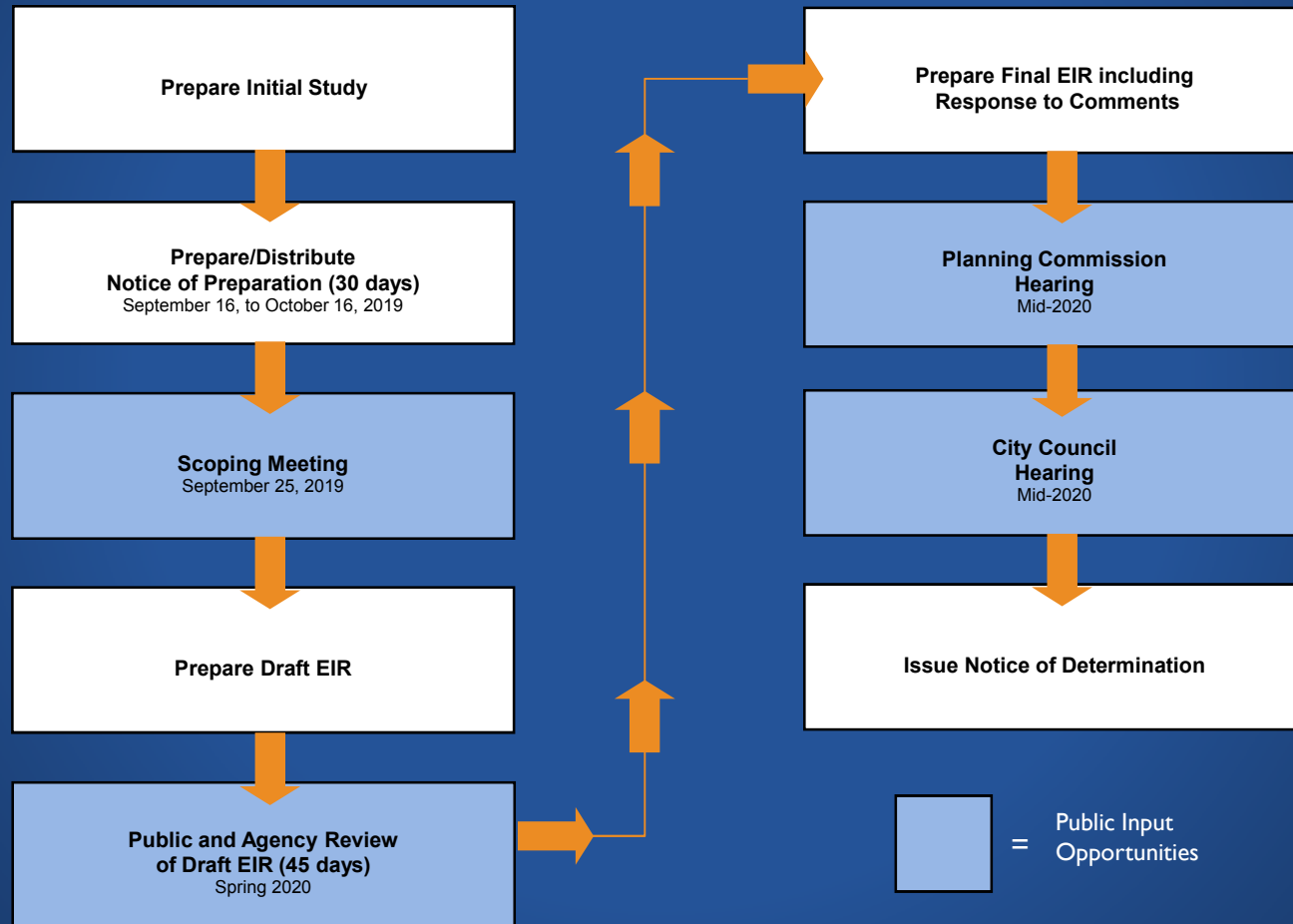


Purpose of CEQA

- **The California Environmental Quality Act (CEQA) is California's broadest environmental law.**
 - CEQA applies to all discretionary actions (projects where the agency can use its judgment in deciding if to approve or how to carry out a project)
- **Purpose of CEQA is to:**
 - Disclose project impacts to public and decision makers
 - Identify feasible mitigation measures as a means to avoid or reduce environmental impacts
 - Evaluate a reasonable range of alternatives



EIR Process





Notice of Preparation

The NOP:

- Contains a brief description of the project, its location, and where documents relating to the project can be found
- Notifies responsible agencies and other interested parties that an EIR will be prepared. For this project it was distributed to all adjacent landowners.
- Solicits input regarding the scope, focus, and content of the upcoming EIR
- Distributed for a 30-day public review period



Issues Analyzed in the EIR

The CEQA Checklist 20 different topical areas, of which 17 will be covered in the EIR.

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



Public Scoping Comments

- Let the City know if there are environmental issue you believe should be addressed in the EIR.
- The NOP is available for review at
 - City of Newport Beach Planning Division Counter
 - The City's public libraries and the City's website

(<http://www.newportbeachca.gov/ceqa>)
- Comments should be sent during NOP circulation, which started September 16, 2019 and ends October 16, 2019.



Public Comments

- Comments on the NOP and scoping meeting may be submitted to Makana Nova, Associate Planner, City of Newport Beach:
 - Mail or hand deliver to:
City of Newport Beach
Community Development Department
100 Civic Center Drive
Newport Beach, CA 92660
 - Email: mnova@newportbeachca.gov



Future Opportunities for Public Involvement

- **Draft Environmental Impact Report**
 - Circulate Draft EIR for 45 days
 - Anticipated spring 2020
- **Final EIR**
 - Includes response to comments
 - Final EIR is published and made available for review prior to project approval
 - Anticipated early mid 2020
- **Planning Commission and City Council hearings**
 - Anticipated mid 2020