

Summary for Electronic Document Submittal

Form F

SCH #: No SCH # Assigned Yet

Lead Agency: City of Newport Beach

Project Title: Bayside Family Resort Hotel – Notice of Preparation of an Environmental Impact Report and Notice of Public Scoping Meeting

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 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 (Proposed Actions, location, and/or consequences): 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 significant or potentially significant effects and any proposed mitigation measures that would reduce or avoid that effect: As identified in the Initial Study, the potentially significant impacts associated with the construction and operation of the proposed Project include 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, Tribal Cultural Resources, and Utilities/Service Systems. These environmental issues will be further evaluated in an EIR and mitigation measures will be provided, if required.

In addition, although less than significant impacts are anticipated, Population/Housing and Public Services will be further evaluated in an EIR.

The Project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public: The environmental issues listed below are areas of potential controversy.

- Impacts to aesthetics/views
- Impacts from increased air emissions
- Impacts related to hydrology and water quality
- Impacts from increased noise
- Impacts from increased traffic

A list of the responsible or trustee agencies for the project. The Responsible and Trustee agencies for the proposed project include, but may not be limited to, the following:

- California Coastal Commission