

*Responses to Comments  
on the  
Draft Environmental Impact Report  
Marinapark Resort & Community Plan*

State Clearinghouse # 200311021

**July 2, 2004**

Prepared for:



**City of Newport Beach**  
Planning Department  
3300 Newport Boulevard  
Newport Beach, CA 92659

Prepared by:



**Michael Brandman Associates**  
220 Commerce, Suite 200  
Irvine, California 92602  
Contact: Jason M. Brandman, Project Manager

**Responses To Comments  
on the Draft Environmental Impact Report for  
Marinapark Resort and Community Plan  
State Clearinghouse Number 200311021**

Prepared for:

**City of Newport Beach**  
Planning Department  
3300 Newport Boulevard  
Newport Beach, CA 92659  
949.644.3210

Contact: James Campbell, Senior Planner

Prepared By:

**Michael Brandman Associates**  
220 Commerce, Suite 200  
Irvine, CA 92602  
714.508.4100

Contact: Jason M. Brandman, Project Manager



July 2, 2004

**TABLE OF CONTENTS**

**Section 1: Introduction ..... 1**  
    Purpose ..... 1

**Section 2: List of Commentors..... 2**  
    Comment Letters Received on Draft EIR ..... 2

**Section 3: Responses To Comments..... 4**

**Appendix 1: Hazardous Materials Database Review**

## **SECTION 1: INTRODUCTION**

### **PURPOSE**

The Draft Environmental Impact Report for the Marinapark Resort and Community Plan project was circulated for public review and comment beginning on April 26, 2004 and ending June 9, 2004. As required by the California Environmental Quality Act (CEQA), this addendum responds to comments received on the Draft EIR.

As required by Section 15132 of the State CEQA Guidelines, the final EIR must respond to comments regarding significant environmental points raised in the review and consultation process. This document provides responses to comments on significant environmental points describing the disposition of the issue, explaining the EIR analysis, supporting EIR conclusions, or providing new information or corrections, as appropriate. This document, however, need not, and should not, attempt to respond to comments about the merits of the project; nor should it attempt to resolve citywide planning issues that require full community input and City consideration on their own.

This document is organized as follows:

- **Section 1.** This section provides a discussion of the relationship of this document with the Draft EIR. It also discusses the structure of this document.
- **Section 2.** This section lists the agencies/individuals that commented on the contents of the Draft EIR.
- **Section 3.** This section includes the comments and the responses to the comments that were received on the Draft EIR.

## **SECTION 2: LIST OF COMMENTORS**

A list of public agencies and organizations that provided comments on the Draft EIR is presented below. Each comment letter has been assigned an alphabetical designation (A through Z). Comment letter W includes verbal comments received during the City of Newport Beach Planning Commission held on June 3, 2004. Each comment within each letter has been assigned a numerical designation so that each comment could be cross-referenced with an individual response. Responses follow each comment letter.

### **COMMENT LETTERS RECEIVED ON DRAFT EIR**

- A. State of California, Governor's Office of Planning and Research, State Clearinghouse
- B. City of Newport Beach, Environmental Quality Affairs Citizens Advisory Committee (EQAC), Marinapark Sub-committee
- C. State of California, Department of Fish and Game
- D. California Coastal Commission
- E. California Department of Toxic Substances Control
- F. Southern California Association of Governments
- G. City of Newport Beach Harbor Commission
- H. Central Newport Beach Community Association
- I. Mr. David Groverman
- J. Mr. Scott Grohl
- K. Marinapark Homeowners Association
- L. Mrs. Carol Martin
- M. Recreational Advisors International
- N. Mr. Jon Stearman
- O. Mr. Seymour Beek
- P. James, Jan, Toni, and Brook Niemiec
- Q. Mr. Craig Morissette
- R. Mr. Charles A. Remley, Jr.
- S. Girl Scout Council of Orange County

- T. Mr. Don Webb
- U. Elliott and Elizabeth C. Bonn
- V. Ms. Jan D. Vandersloot
- W. City of Newport Beach Planning Commission, June 3, 2004
- X. California State Lands Commission
- Y. California Regional Water Quality Control Board
- Z. Orange County Transportation Agency

### **SECTION 3: RESPONSES TO COMMENTS**

Following are the responses to the written comments that were received during the public review period on the Draft EIR as well as the verbal comments received during the City of Newport Beach Planning Commission held on June 3, 2004. Where a comment results in a change to the Draft EIR, the response provides specific page, paragraph, and sentence reference, along with the new EIR text.



STATE OF CALIFORNIA  
Governor's Office of Planning and Research  
State Clearinghouse and Planning Unit

Arnold  
Schwarzenegger  
Governor

Jan Boel  
Acting Director

A

June 18, 2004

James Campbell  
City of Newport Beach  
3300 Newport Boulevard  
Newport Beach, CA 92659

Subject: Draft Environmental Impact Report Marinapark Resort and Community Plan  
SCH#: 2003111021

Dear James Campbell:

The enclosed comment (s) on your Draft EIR was (were) received by the State Clearinghouse after the end of the state review period, which closed on June 9, 2004. We are forwarding these comments to you because they provide information or raise issues that should be addressed in your final environmental document.

The California Environmental Quality Act does not require Lead Agencies to respond to late comments. However, we encourage you to incorporate these additional comments into your final environmental document and to consider them prior to taking final action on the proposed project.

Please contact the State Clearinghouse at (916) 445-0613 if you have any questions concerning the environmental review process. If you have a question regarding the above-named project, please refer to the ten-digit State Clearinghouse number (2003111021) when contacting this office.

Sincerely,

Terry Roberts  
Senior Planner, State Clearinghouse

Enclosures  
cc: Resources Agency

RECEIVED BY  
PLANNING DEPARTMENT  
CITY OF NEWPORT BEACH

JUN 22 2004  
AM PM  
7|8|9|10|11|12|1|2|3|4|5|6

AI

**Document Details Report  
State Clearinghouse Data Base**

**SCH#** 2003111021  
**Project Title** Draft Environmental Impact Report Marinapark Resort and Community Plan  
**Lead Agency** Newport Beach, City of

**Type** EIR Draft EIR

**Description** The proposed project includes the development of a luxury resort hotel with ancillary facilities that include a business administrative building, spa villa, surface and subterranean parking, and 12 new boat slips. A concrete walkway will extend from the resort hotel to the boat slips. A bulkhead will also be constructed and will separate the beach from the boat slips. Another concrete walkway from 18th Street will be constructed parallel to the public sand beach to provide access for the public. The project also includes reconstruction of the existing Community Center and Girl Scout House into one structure, a tot park, four public tennis courts, and a shared parking lot for the community facilities and resort visitors.

**Lead Agency Contact**

**Name** James Campbell  
**Agency** City of Newport Beach  
**Phone** 949-664-3210 **Fax**  
**email**  
**Address** 3300 Newport Boulevard  
**City** Newport Beach **State** CA **Zip** 92659

**Project Location**

**County** Orange  
**City** Newport Beach  
**Region**  
**Cross Streets** North of West Balboa Boulevard between 18th Street and 15th Street  
**Parcel No.**  

<b>Township</b>	<b>Range</b>	<b>Section</b>	<b>Base</b>

**Proximity to:**

**Highways** 1  
**Airports**  
**Railways**  
**Waterways** Newport Bay  
**Schools**  
**Land Use** Marinapark Mobile Home Park, Los Arena Park (for public tennis courts, one-half basketball court, and a children's play area), Balboa Community Center, the Neva B. Thomas Girl Scout House, and a public beach.

**Project Issues** Aesthetic/Visual; Air Quality; Coastal Zone; Flood Plain/Flooding; Geologic/Seismic; Noise; Public Services; Sewer Capacity; Soil Erosion/Compaction/Grading; Solid Waste; Toxic/Hazardous; Wildlife; Wetland/Riparian; Water Supply; Water Quality; Vegetation; Traffic/Circulation; Landuse; Growth Inducing; Cumulative Effects; Other Issues

**Reviewing Agencies** Resources Agency; Department of Boating and Waterways; Department of Fish and Game, Region 5; Department of Parks and Recreation; Department of Water Resources; California Highway Patrol; Caltrans, District 12; Regional Water Quality Control Board, Region 8; Department of Toxic Substances Control; Native American Heritage Commission; State Lands Commission; California Coastal Commission

**Date Received** 04/26/2004 **Start of Review** 04/26/2004 **End of Review** 06/09/2004

**A. State of California, Governor’s Office of Planning and Research, State Clearinghouse**

- A1. This comment is noted and acknowledges the closing of the public review period for the Draft EIR. No specific comments on the Draft EIR were provided, therefore, no further response is necessary.