



Hugh Nguyen
Clerk - Recorder

Orange County
Clerk-Recorder's Office

12 Civic Center Plaza, Room 106, P.O. Box 238, Santa Ana, CA 92702

web: www.oc.ca.gov/recorder/

PHONE (714) 834-2500 FAX (714) 834-5284

COMMUNITY

MAR 28 2016

CITY OF NEWPORT BEACH
100 CIVIC CENTER DR PO BOX 1768
NEWPORT BEACH, CA 92658-8915

DEVELOPMENT
CITY OF NEWPORT BEACH

Office of the Orange County Clerk-Recorder
Memorandum

SUBJECT: NOTICE OF DETERMINATION - EIR - PRIOR FILING

The attached notice was received, filed and a copy was posted on 02/19/2016

It remained posted for 30 (thirty) days.

Hugh Nguyen
Clerk - Recorder
In and for the County of Orange

By: Trejo, Ernesto Deputy

Public Resource Code 21092.3

The notice required pursuant to Sections 21080.4 and 21092 for an environmental impact report shall be posted in the office of the County Clerk of each county *** in which the project will be located and shall remain posted for a period of 30 days. The notice required pursuant to Section 21092 for a negative declaration shall be so posted for a period of 20 days, unless otherwise required by law to be posted for 30 days. The County Clerk shall post notices within 24 hours of receipt.

Public Resource Code 21152

All notices filed pursuant to this section shall be available for public inspection, and shall be posted *** **within 24 hours of receipt** in the office of the County Clerk. Each notice shall remain posted for a period of 30 days.

*** Thereafter, the clerk shall return the notice to the local **lead** agency *** within a notation of the period it was posted. The local **lead** agency shall retain the notice for not less than nine months.

Additions or changes by underline; deletions by ***

Notice of Determination

FILED

FEB 19 2016

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: [Signature] DEPUTY

To: Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

Lead Agency: City of Newport Beach
100 Civic Center Drive
Newport Beach, CA 92660

X County Clerk
County of Orange

Applicants: City of Newport Beach
100 Civic Center Drive
Newport Beach, CA 92660

POSTED

FEB 19 2016

HUGH NGUYEN, CLERK-RECORDER

BY: [Signature] DEPUTY

R.D. Olson Development
2955 Main Street, Suite 300
Irvine, CA 92614

Subject: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

Project Title: Lido House Hotel (PA2013-217) and Former City Hall Complex Amendments (PA2012-031)

State Clearinghouse Number: 2013111022

Lead Agency Contact: Mr. James Campbell, Principal Planner, (949) 644-3210

Project Location: The 4.25 acre site (3300 Newport Boulevard and 475 32nd Street) is located at the northeast corner of the intersection of Newport Boulevard and 32nd Street on the Balboa Peninsula in the Lido Village area of Newport Beach.

Project Description: The City is leasing the majority of the project site for the development of a 130-room Lido House Hotel. The proposed hotel would also include meeting rooms, accessory retail spaces, a restaurant, lobby bar, rooftop bar, guest pool and recreational areas, and all required appurtenant facilities including, but not limited to on-site parking, landscaping, utilities, and adjoining public improvements. The hotel would be no larger than 98,725 gross square feet. The project would also provide 148 surface parking spaces and would accommodate additional parking through active parking management including valet parking service. The proposed structures would be approximately four-stories with architectural features up to 58.5-feet in height. The project would also include public open spaces consisting of pedestrian plazas, landscape areas, and other amenities proposed to be located along Newport Boulevard and 32nd Street. The project also includes the following discretionary actions: General Plan Amendment, Coastal Land Use Plan Amendment, Zoning Code Amendment, Site Development Review, Conditional Use Permit, Traffic Study, and a Ground lease. The project also includes relocating a portion of the existing, angled, metered parking on the north side of 32nd Street (just south of the old City Council Chambers) further to the east in front of St. James Church, which is located just west of Lafayette Road. Currently, there is excess street capacity along 32nd Street (just west of Lafayette Road) that would be modified in order to accommodate angled parking along the north side of 32nd Street in front of the church and travel lanes. This would also pull the curb line along the project site south and 32nd Street would be restriped with the intent to modestly "straighten" out the westbound traffic lane to improve vehicle maneuvering. The project site is not listed on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

This notice is to advise that on February 9, 2016, the City of Newport Beach, acting as a Lead Agency, adopted Resolution No. 2016-29 Accepting the Suggested Modifications from the California Coastal Commission (LCP-5-NPB-14-0831-3) and Approving Revised General Plan Amendment No. GP2012-002 and Revised Coastal Land Use Plan Amendment No. LC2012-001 for the Former City Hall Complex Located at 3300 Newport Boulevard and 475 32nd Street (PA2012-031), which was previously approved by the City of Newport Beach on September 9, 2014, for which a Notice of Determination was previously posted by the County Clerk on September 10, 2014. In taking this action, the City of Newport has made the following determinations regarding the above described action:

- 1. The project [] will [X] will not] have a significant effect on the environment.
2. [X] An Environmental Impact Report was prepared and certified for this project pursuant to the provisions of CEQA.
[] A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [X] were [] were not] made a condition of the approval of the project.
4. A mitigation monitoring or reporting plan [X] was [] was not] adopted for this project.
5. A Statement of Overriding Considerations [] was [X] was not] adopted for this project.
6. Findings [X] were [] were not] made pursuant to the provisions of CEQA.

Recorded in Official Records, Orange County
Hugh Nguyen, Clerk-Recorder



50.00

* \$ R 0 0 0 8 1 6 2 9 6 5 \$ *

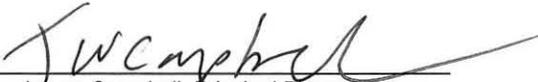
201685000161 10:56 am 02/19/16

214 OR02 Z01

0.00 50.00 0.00 0.00 0.00 0.00 0.00 0.00

The City of Newport Beach adopted Resolution No. 2016-29 approving the referenced application in reliance on the City Council's prior certification of the Lido House Hotel EIR by Resolution No. 2014-80. Pursuant to Public Resources Code 21166, there have been no changes in the Project or circumstances surrounding the Project or new information to require additional environmental review or the preparation of a subsequent or supplemental environmental impact report for the adoption of Ordinance No. 2014-16.

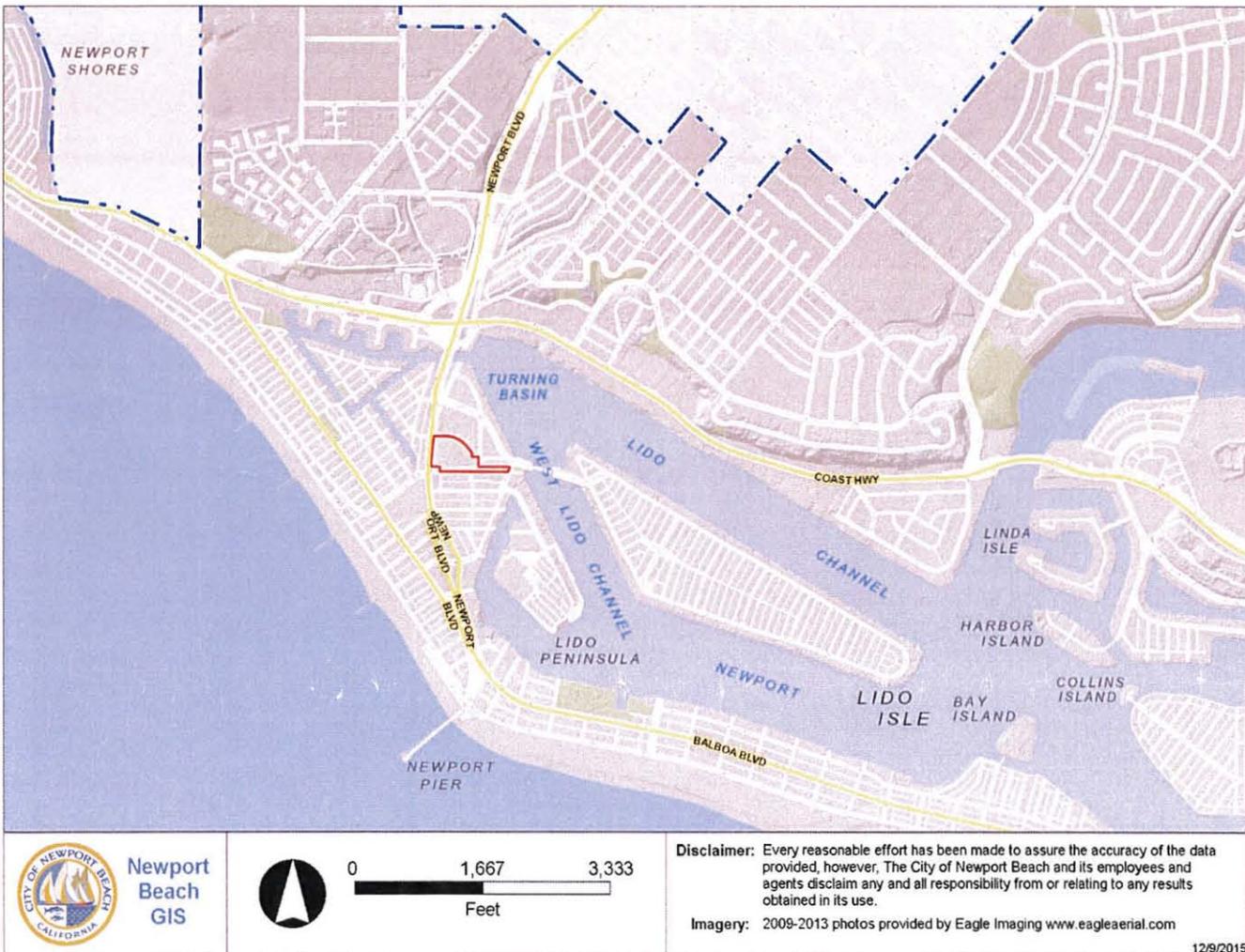
This is to certify that the EIR with record of project approval is available to the General Public at the location listed below during regular business hours: City of Newport Beach Planning Division, 100 Civic Center Drive, Newport Beach, CA 92660


James Campbell, Principal Planner
City of Newport Beach

Date Received for Filing: _____

Authority cited: Sections 21083, Public Resources Code.
Reference: Sections 21000-21174, Public Resources Code.

Project Location Map:



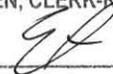
FILED
FEB 19 2016

POSTED
FEB 19 2016

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

HUGH NGUYEN, CLERK-RECORDER

BY:  DEPUTY

BY:  DEPUTY

FILED

SEP 10 2014

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: [Signature] DEPUTY

POSTED

SEP 10 2014

HUGH NGUYEN, CLERK-RECORDER

BY: [Signature] DEPUTY

Notice of Determination

To: X Office of Planning and Research
1400 Tenth Street, Room 113
Sacramento, CA 95814

Lead Agency: City of Newport Beach
100 Civic Center Drive
Newport Beach, CA 92660

X County Clerk
County of Orange

Applicant: R.D. Olson Development
2955 Main Street, Suite 300
Irvine, CA 92614

Subject: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

Project Title: Lido House Hotel (PA2013-217) and Former City Hall Complex Amendments (PA2012-031)

State Clearinghouse Number: 2013111022

Lead Agency Contact: Mr. James Campbell, Principal Planner, (949) 644-3210

Project Location: The 4.25 acre site (3300 Newport Boulevard and 475 32nd Street) is located at the northeast corner of the intersection of Newport Boulevard and 32nd Street on the Balboa Peninsula in the Lido Village area of Newport Beach.

Project Description: The City is leasing the majority of the project site for the development of a 130-room Lido House Hotel. The proposed hotel would also include meeting rooms, accessory retail spaces, a restaurant, lobby bar, rooftop bar, guest pool and recreational areas, and all required appurtenant facilities including, but not limited to on-site parking, landscaping, utilities, and adjoining public improvements. The hotel would be no larger than 98,725 gross square feet. The project would also provide 148 surface parking spaces and would accommodate additional parking through active parking management including valet parking service. The proposed structures would be approximately four-stories with architectural features up to 58.5-feet in height. The project would also include public open spaces consisting of pedestrian plazas, landscape areas, and other amenities proposed to be located along Newport Boulevard and 32nd Street. The project also includes the following discretionary actions: General Plan Amendment, Coastal Land Use Plan Amendment, Zoning Code Amendment, Site Development Review, Conditional Use Permit, Traffic Study, and a Ground lease. The project also includes relocating a portion of the existing, angled, metered parking on the north side of 32nd Street (just south of the old City Council Chambers) further to the east in front of St. James Church, which is located just west of Lafayette Road. Currently, there is excess street capacity along 32nd Street (just west of Lafayette Road) that would be modified in order to accommodate angled parking along the north side of 32nd Street in front of the church and travel lanes. This would also pull the curb line along the project site south and 32nd Street would be restriped with the intent to modestly "straighten" out the westbound traffic lane to improve vehicle maneuvering. The project site is not listed on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

10/5/14

This is to advise that the City of Newport Beach Lead Agency Responsible Agency has approved the above described project on September 9, 2014 and has made the following determinations regarding the above described project:

1. The project will will not have a significant effect on the environment.
2. An Environmental Impact Report was prepared and certified for this project pursuant to the provisions of CEQA.
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were were not made a condition of the approval of the project.
4. A mitigation monitoring or reporting plan was was not adopted for this project.
5. A Statement of Overriding Considerations was was not adopted for this project.
6. Findings were were not made pursuant to the provisions of CEQA.

This is to certify that the EIR with record of project approval is available to the General Public at the location listed below during regular business hours:

1. City of Newport Beach Planning Division, 100 Civic Center Drive, Newport Beach, CA 92660;

Signature

Date Received for Filing: _____

James Campbell

Mr. James Campbell
Principal Planner
City of Newport Beach

Recorded in Official Records, Orange County
Hugh Nguyen, Clerk-Recorder



3079.75

* \$ R 0 0 0 6 9 5 6 6 9 0 \$ *
201485000824 11:34 am 09/10/14
281 304 Z02
0.00 50.00 0.00 0.00 0.00 0.00 0.00 0.00



State of California - Department of Fish and Wildlife
2014 ENVIRONMENTAL FILING FEE CASH RECEIPT
DFW 753.5a (Rev. 09/13)

RECEIPT# **450567**
STATE CLEARING HOUSE # (If applicable)
2013111022

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

LEAD AGENCY City of Newport Beach		DATE 9-10-14
COUNTY/STATE AGENCY OF FILING OC Clerk Recorder		DOCUMENT NUMBER 201485000824
PROJECT TITLE Lido House Hotel (PA2013-217) Former city Hall Amend. PA2012-		
PROJECT APPLICANT NAME R.D. Olson Development		PHONE NUMBER (949) 644-3210
PROJECT APPLICANT ADDRESS 2955 Main St #300	CITY Irvine	STATE Ca
		ZIP CODE 92614

PROJECT APPLICANT (Check appropriate box):

Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

<input checked="" type="checkbox"/> Environmental Impact Report (EIR)	\$3,029.75	\$ 3,029.75
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,181.25	\$ _____
<input type="checkbox"/> Application Fee Water Diversion (State Water Resources Control Board only)	\$850.00	\$ _____
<input type="checkbox"/> Projects Subject to Certified Regulatory Programs (CRP)	\$1,030.25	\$ _____
<input checked="" type="checkbox"/> County Administrative Fee	\$50.00	\$ 50.00
<input type="checkbox"/> Project that is exempt from fees		
<input type="checkbox"/> Notice of Exemption (attach)		
<input type="checkbox"/> CDFW No Effect Determination (attach)		
<input type="checkbox"/> Other _____		\$ _____

PAYMENT METHOD:

Cash
 Credit
 Check
 Other _____

TOTAL RECEIVED \$ **3,079.75**

SIGNATURE X Priscilla Diaz	TITLE Deputy
--------------------------------------	------------------------

WHITE - PROJECT APPLICANT YELLOW - CDFWASB PINK - LEAD AGENCY GOLDEN ROD - COUNTY CLERK

Orange County
Clerk-Recorder's Office
Hugh Nguyen

630N Broadway Bldg. 12 Suite
101
Santa Ana, CA, 92701

County

Finalization: 20140000291891
9/10/14 11:34 am
281 304

Item	Title	Count
1	Z02	1
Fish & Game: Env Impact Report		
Document ID		Amount
DOC# 201485000B24		3079.75
Time Recorded 11:34 am		

Total	3079.75
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Payment Type	Amount
--------------	--------

Check tendered	3079.75
# 0002468639	

Amount Due	0.00
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THANK YOU
PLEASE RETAIN THIS RECEIPT
FOR YOUR RECORDS
www.ocrecorder.com

POSTED

Notice of Determination

Receipt #452382

SEP 25 2014

To: X Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

Lead Agency: City of Newport Beach
100 Civic Center Drive
Newport Beach, CA 92660

HUGH NGUYEN, CLERK-RECORDER

BY: [Signature] DEPUT

X County Clerk
County of Orange

Applicant: R.D. Olson Development
2955 Main Street, Suite 300
Irvine, CA 92614

FILED

Subject: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

SEP 25 2014

Project Title: Lido House Hotel (PA2013-217) and Former City Hall Complex Amendments (PA2012-031)

State Clearinghouse Number: 201311022

ORANGE COUNTY CLERK-RECORDER DEPAR

Lead Agency Contact: Mr. James Campbell, Principal Planner, (949) 644-3210

BY: [Signature] DE

Project Location: The 4.25 acre site (3300 Newport Boulevard and 475 32nd Street) is located at the northeast corner of the intersection of Newport Boulevard and 32nd Street on the Balboa Peninsula in the Lido Village area of Newport Beach.

Project Description: The City is leasing the majority of the project site for the development of a 130-room Lido House Hotel. The proposed hotel would also include meeting rooms, accessory retail spaces, a restaurant, lobby bar, rooftop bar, guest pool and recreational areas, and all required appurtenant facilities including, but not limited to on-site parking, landscaping, utilities, and adjoining public improvements. The hotel would be no larger than 98,725 gross square feet. The project would also provide 148 surface parking spaces and would accommodate additional parking through active parking management including valet parking service. The proposed structures would be approximately four-stories with architectural features up to 58.5-feet in height. The project would also include public open spaces consisting of pedestrian plazas, landscape areas, and other amenities proposed to be located along Newport Boulevard and 32nd Street. The project also includes the following discretionary actions: General Plan Amendment, Coastal Land Use Plan Amendment, Zoning Code Amendment, Site Development Review, Conditional Use Permit, Traffic Study, and a Ground lease. The project also includes relocating a portion of the existing, angled, metered parking on the north side of 32nd Street (just south of the old City Council Chambers) further to the east in front of St. James Church, which is located just west of Lafayette Road. Currently, there is excess street capacity along 32nd Street (just west of Lafayette Road) that would be modified in order to accommodate angled parking along the north side of 32nd Street in front of the church and travel lanes. This would also pull the curb line along the project site south and 32nd Street would be restriped with the intent to modestly "straighten" out the westbound traffic lane to improve vehicle maneuvering. The project site is not listed on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

This notice is to advise that on September 23, 2014, the City of Newport Beach, acting as a Lead Agency, adopted Ordinance No. 2014-16 approving Code Amendment No. CA2012-003 for the above described project, which was previously approved by the City of Newport Beach on September 9, 2014, for which a Notice of Determination was previously posted by the County Clerk on September 10, 2014. In taking this action, the City of Newport has made the following determinations regarding the above described action:

1. The project will will not have a significant effect on the environment.
2. An Environmental Impact Report was prepared and certified for this project pursuant to the provisions of CEQA.
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were were not made a condition of the approval of the project.
4. A mitigation monitoring or reporting plan was was not adopted for this project.
5. A Statement of Overriding Considerations was was not adopted for this project.
6. Findings were were not made pursuant to the provisions of CEQA.

The City of Newport Beach adopted Ordinance No. 2014-16 approving Code Amendment No. CA2014-003 in reliance on the City Council's prior certification of the Lido House Hotel EIR by Resolution No. 2014-80. Pursuant to Public Resources Code 21166, there have been no changes in the Project or circumstances surrounding the Project or new information to require additional environmental review or the preparation of a subsequent or supplemental environmental impact report for the adoption of Ordinance No. 2014-16.

This is to certify that the EIR with record of project approval is available to the General Public at the location listed below during regular business hours: City of Newport Beach Planning Division, 100 Civic Center Drive, Newport Beach, CA 92660;

[Signature]
Mr. James Campbell, Principal Planner
City of Newport Beach

RECEIVED
SEP 25 2014
STATE CLEARING HOUSE

Recorded in Official Records, Orange County
Hugh Nguyen, Clerk-Recorder

50.00
* \$ R 0 0 0 6 9 9 1 1 3 1 \$ *
201485000882 2:51 pm 09/25/14
281 304 201
0.00 50.00 0.00 0.00 0.00 0.00 0.00 0.00



State of California - Department of Fish and Wildlife
2014 ENVIRONMENTAL FILING FEE CASH RECEIPT
DFW 753.5a (Rev. 09/13)

RECEIPT# **450567**
STATE CLEARING HOUSE # (if applicable)
2013111022

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

LEAD AGENCY City of Newport Beach	DATE 9-10-14
COUNTY/STATE AGENCY OF FILING OC Clerk Recorder	DOCUMENT NUMBER 201485000824
PROJECT TITLE Lido House Hotel (PA2013-217) & Former city Hall Amend. PA2012-	
PROJECT APPLICANT NAME R.D. Olson Development	PHONE NUMBER (949) 644-3210
PROJECT APPLICANT ADDRESS 2955 Main St #300	CITY STATE ZIP CODE Irvine Ca 92614
PROJECT APPLICANT (Check appropriate box): <input type="checkbox"/> Local Public Agency <input type="checkbox"/> School District <input type="checkbox"/> Other Special District <input type="checkbox"/> State Agency <input checked="" type="checkbox"/> Private Entity	

CHECK APPLICABLE FEES:

- Environmental Impact Report (EIR) \$3,029.75 \$ **3,029.75**
- Mitigated/Negative Declaration (MND)(ND) \$2,181.25 \$ _____
- Application Fee Water Diversion (State Water Resources Control Board only) \$850.00 \$ _____
- Projects Subject to Certified Regulatory Programs (CRP) \$1,030.25 \$ _____
- County Administrative Fee \$50.00 \$ **50.00**
- Project that is exempt from fees
- Notice of Exemption (attach)
- CDFW No Effect Determination (attach)
- Other \$ _____

PAYMENT METHOD:

- Cash
- Credit
- Check
- Other _____

TOTAL RECEIVED \$ **3,079.75**

SIGNATURE **x Priscilla Diaz** TITLE **Deputy**

WHITE - PROJECT APPLICANT YELLOW - CDFW/ASB PINK - LEAD AGENCY GOLDEN ROD - COUNTY CLERK

HUGH NGUYEN, CLERK-RECORDER
DEPUTY

SEP 25 2014

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

SEP 25 2014

POSTED
FILED

Orange County
Clerk-Recorder's Office
Hugh Nguyen

630N Broadway Bldg. 12 Suite
101
Santa Ana, CA, 92701

County

Finalization: 20140000291891
9/10/14 11:34 am
281 304

Item	Title	Count
1	Z02	1
	Fish & Game: Env Impact Report	
	Document ID	Amount
DOC#	201485000824	3079.75
	Time Recorded 11:34 am	

Total 3079.75

Payment Type Amount

Check tendered 3079.75
0002468639

Amount Due 0.00

POSTED

SEP 25 2014

HUGH NGUYEN, CLERK-RECORDER

BY:  DEPL

FILED

SEP 25 2014

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY:  DEPUTY

THANK YOU
PLEASE RETAIN THIS RECEIPT
FOR YOUR RECORDS
www.ocrecorder.com



State of California—Natural Resources Agency
CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE
2015 ENVIRONMENTAL FILING FEE CASH RECEIPT

RECEIPT# 30-2016 149
STATE CLEARING HOUSE # (if applicable) 2013111022

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

LEAD AGENCY CITY OF NEWPORT BEACH	DATE 02/19/2016
COUNTY/STATE AGENCY OF FILING Orange	DOCUMENT NUMBER 201685000161

PROJECT TITLE
LIDO HOUSE HOTEL (PA2013-217) AND FORMER CITY HALL COMPLEX AMENDMENTS (PA2012-031)

PROJECT APPLICANT NAME R.D. OLSON DEVELOPMENT	PHONE NUMBER ()
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PROJECT APPLICANT ADDRESS 2955 MAIN STREET, SUITE 300	CITY IRVINE	STATE CA	ZIP CODE 92614
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PROJECT APPLICANT (Check appropriate box):

- Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

<input checked="" type="checkbox"/> Environmental Impact Report (EIR) PREVIOUSLY FILED	\$3,070.00	\$	0.00
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,210.25	\$	0.00
<input type="checkbox"/> Application Fee Water Diversion (State Water Resources Control Board only)	\$850.00	\$	0.00
<input type="checkbox"/> Projects Subject to Certified Regulatory Programs (CRP)	\$1,043.75	\$	0.00
<input checked="" type="checkbox"/> County Administrative Fee	\$50.00	\$	50.00
<input type="checkbox"/> Project that is exempt from fees			
<input type="checkbox"/> Notice of Exemption (attach)			
<input type="checkbox"/> CDFW No Effect Determination (attach)			
<input type="checkbox"/> Other _____		\$	_____

PAYMENT METHOD:

- Cash
 Credit
 Check
 Other 201485000824
 TOTAL RECEIVED \$ _____ 50.00

SIGNATURE <i>X Ernesto Trejo</i>	PRINTED NAME AND TITLE ERNESTO TREJO DEPUTY CLERK
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