



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

CITY OF NEWPORT BEACH
3300 NEWPORT BEWPORT BEACH
NEWPORT BEACH, CA 92685

RECEIVED BY
COMMUNITY

OCT 28 2014

DEVELOPMENT
CITY OF NEWPORT BEACH

Office of the Orange County Clerk-Recorder
Memorandum

SUBJECT: NOTICE OF DETERMINATION - EIR

The attached notice was received, filed and a copy was posted on 09/10/2014

It remained posted for 30 (thirty) days.

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

By: DIAZ, PRISCILLA 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

SEP 10 2014

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

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

BY: _____ DEPUTY

POSTED

SEP 10 2014

HUGH NGUYEN, CLERK-RECORDER

BY: _____ DEPUTY

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.

#450567

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: _____

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 Amund. 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 - CDFW/ASB PINK - LEAD AGENCY GOLDEN ROD - COUNTY CLERK