



CITY OF NEWPORT BEACH
 3300 Newport Boulevard
 P.O. Box 1768
 Newport Beach, CA 92658-8915
 (949) 644-3200

Notice of Intent to Adopt a Negative Declaration

To: <input type="checkbox"/> Office of Planning and Research <input checked="" type="checkbox"/> State Clearinghouse P.O. BOX 3044 Sacramento, CA 95812-3044		From: City of Newport Beach Planning Department 3300 Newport Boulevard P.O. Box 1768 Newport Beach, CA 92658-8915	
<input checked="" type="checkbox"/> County Clerk, County of Orange <input checked="" type="checkbox"/> Public Services Division Santa Ana, CA 92702		Date: 9/16/2010	
Public Review Period:	30 days (September 20, 2010 to October 19, 2010)		
Project Name:	Newport Beach Country Club (PA 2005-140)		
Project Location:	1600 – 1602 East Coast Highway, Newport Beach, CA 92660		
Project Description:	Demolition of the existing tennis and golf clubhouses and the construction of a new tennis clubhouse (3,735 square feet) and golf clubhouse (35,000 square feet) and ancillary facilities (i.e., cart barn). The applicant is also proposing to construct 27 short-term visitor-serving units (“Bungalows”) and Bungalow spa/fitness area and concierge and guest meeting facilities; and five single-family residential dwelling units (“Villas”) on the subject property.		
<p>Finding: Pursuant to the provisions of City Council K-3 pertaining to procedures and guidelines to implement the California Environmental Quality Act, the City of Newport Beach has evaluated the proposed project and determined that the proposed project would not have a significant effect on the environment.</p> <p>A copy of the Initial Study containing the analysis supporting this finding is <input checked="" type="checkbox"/> attached <input type="checkbox"/> on file at the Planning Department. The Initial Study may include mitigation measures that would eliminate or reduce potential environmental impacts. This document will be considered by the decision-maker(s) prior to final action on the proposed project. If a public hearing will be held to consider this project, a notice of the time and location is attached.</p> <p>Additional plans, studies and/or exhibits relating to the proposed project may be available for public review. If you would like to examine these materials, you are invited to contact the undersigned.</p> <p>If you wish to appeal the appropriateness or adequacy of this document, your comments should be submitted in writing prior to the close of the public review period. Your comments should specifically identify what environmental impacts you believe would result from the project, why they are significant, and what changes or mitigation measures you believe should be adopted to eliminate or reduce these impacts. There is no fee for this appeal. If a public hearing will be held, you are also invited to attend and testify as to the appropriateness of this document.</p> <p>If you have any questions or would like further information, please contact the undersigned.</p>			
Planner, Title	Contact No.	Email	Date
Rosalinh Ung, Assoc. Planner	(949) 644-3208	rung@newportbeachca.gov	September 16, 2010