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ORANGE COUNTY CLERK-RECORDER DEPARTMENT

ORANGE COUNTY CLERK-RECORDER I

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




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Notice of Determination

<b>To:</b> <input checked="" type="checkbox"/> Office of Planning and Research U.S. Mail: <i>Street Address:</i> P.O. Box 3044 1400 Tenth St, Rm 113 Sacramento, CA 95812-3044 Sacramento, CA 95814  <input checked="" type="checkbox"/> County Clerk County of Orange Public Services Division Santa Ana, CA 92702	<b>From:</b> City of Newport Planning Division 100 Civic Center Drive P.O. Box 1768 Newport Beach, CA 92658-8915 (949) 644-3200	
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**SUBJECT:** FILING ON Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

**State Clearinghouse Number (if submitted to State Clearinghouse):** 2013071050

**Project Title:** Lido Villas

**Project Applicant:** Dart Development Group

**Project Location – Specific:** 3303 and 3355 Via Lido, City of Newport Beach, County of Orange, State of California, APN #: 423-112-02 and 423-112-03

**Project Location – City:** Newport Beach **Project Location – County:** Orange

**Project Description:** The project consists of the demolition of a 3-story commercial building, a single-story church building (First Church of Christ, Scientist), and a 56-space surface parking lot to accommodate the development of 23 townhouse-style multi-family dwelling units on a 1.2 acre site. The following applications were approved in order to implement the project as proposed:

1. General Plan Amendment- to change the land use of a portion of the project site (3303 Via Lido) from PI (Private Institutions, 0.75) to RM (Multi-Unit Residential, 20 DU/acre).
2. Coastal Land Use Plan (CLUP) Amendment- to change the land use of a portion of the project site (3303 Via Lido) from PI-B (Private Institutions) to RM-D (Multiple-Unit Residential).
3. Zoning Code Amendment- to change the Zoning designations of the properties at 3303 Via Lido from PI (Private Institutions) and 3355 Via Lido from RM (Multiple-Unit Residential, 2178) and establish a Planned Community Development Plan (PC) Zoning District over the entire project site. In order to establish the proposed planned community development plan, a waiver of the minimum site area of 10 acres of developed land is requested.
4. Site Development Review- to allow the construction of 23 townhouse-style multi-family dwelling units.
5. Tentative Tract Map- to combine six underlying parcels on two existing properties and establish a 23-unit residential condominium tract on a 1.2 acre site.
6. Mitigated Negative Declaration (MND)- to evaluate potential environmental impacts of the proposed project relative to the California Environmental Quality Act (CEQA).

This is to advise that the City of Newport Beach ( **Lead Agency** or  **Responsible Agency**) has approved the above described project on 11/12/2013 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 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 reporting or monitoring 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 final EIR with comments and responses and record of project approval, or the Negative Declaration, is available to the General Public at:

Community Development Department, Planning Division, 100 Civic Center Drive, Newport Beach, CA 92663

Signature (Public Agency): \_\_\_\_\_ Title: Assistant Planner  
Date 11/13/2013 Date Received for filing at OPR: \_\_\_\_\_

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

0655th approval