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# CITY OF NEWPORT BEACH

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

## NOTICE OF DETERMINATION

To:

Office of Planning and Research  
P.O. BOX 3044  
Sacramento, CA 95812-3044

County Clerk, County of Orange  
Public Services Division  
P.O. Box 238  
Santa Ana, CA 92702

From: City of Newport Beach  
Planning Department  
3300 Newport Boulevard - P.O. Box 1768  
Newport Beach, CA 92658-8915  
Orange County

Date received for filing at OPR:

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

**Project Applicant:** *Golf Realty Fund, Inc*  
*1 Upper Newport Plaza*  
*Newport Beach, CA 92660*

**Project Applicant Contact:** *Byron de Arakal*  
**Telephone No:** *(949) 706-3060*

**Project Name:** *Newport Beach Country Club*

**State Clearinghouse Number:** *2010091052*

**City Contact Person:** *Rosalinh Ung, Associate Planner*

**Telephone No.:** *(949) 644-3208*

**Project Location:** *1600 and 1602 East Coast Highway, Newport Beach CA*

**Project Description:** Demolition of the existing tennis clubhouse and the construction of a new 3,725 square-foot tennis clubhouse, 27 hotel units, a 7,490 square-foot spa/fitness facility, a 2,170 square-foot concierge and guest meeting facilities, and five (5) single-family residential dwelling units on the 7-acre Tennis Club portion of the subject property. Discretionary actions include approval of: (1) Planned Community Development Plan for the Golf Club and Tennis Club sites; (2) Conversion of 17 tennis courts to 27 hotel units; (3) Site Development Permit for the improvements to the Tennis Club site; (4) Vesting Tentative Tract Map for the creation of separate lots on the Tennis Club site; (5) Limited Term Permit for the temporary use of structures during construction; and (6) Development Agreement for the entire project.

This is to advise that the City of Newport Beach has approved the above-described project on January 24, 2012 and has made the following determinations regarding the above described project:

- The City is  Lead Agency  Responsible Agency for the project.
- The project  will  will not have a significant effect on the environment.
- 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.
- Mitigation measures  were  were not made a condition of the approval of the project.
- A Statement of Overriding Considerations  was  was not adopted for this project.
- Findings  were  were not made pursuant to the provisions of CEQA.

The Final Mitigated Negative Declaration and record of project approval is available for review at the Planning Department of the City of Newport Beach, 3300 Newport Boulevard, Newport Beach, CA 92658-8915; 949/644-3200.

*Rosalinh Ung*  
Rosalinh Ung, Associate Planner

*1/26/12*  
Date

POSTED  
JAN 26 2012  
TOM DALY, CLERK-RECORDER

FILED  
JAN 26 2012  
TOM DALY, CLERK-RECORDER

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