



HUGH NGUYEN

CLERK-RECORDER

BIRTH AND DEATH RECORDS
FICTITIOUS BUSINESS NAMES
MARRIAGE LICENSES/RECORDS
NOTARY REGISTRATION
ORANGE COUNTY ARCHIVES
PASSPORTS
PROPERTY RECORDS

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

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 11/17/2022

It remained posted for 30 (thirty) days.

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

By: Victoria Grijalva 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 ***

FILED

NOV 17 2022

HUGH NGUYEN, CLERK-RECORDER

BY: VS DEPUTY

POSTED

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



50.00

* \$ R 0 0 1 4 0 6 7 3 4 5 \$ *

202285001057 1:27 pm 11/17/22

390 SC4A Z01

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NOV 17 2022

HUGH NGUYEN, CLERK-RECORDER

Notice of Determination BY: M DEPUTY

To: X Office of Planning and Research
U.S. Mail:
P.O. Box 3044
Sacramento, CA 95812-3044

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
520 Newport Center Drive, Suite 600
Newport Beach, CA 92660



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

Project Title: Lido House Hotel Expansion (PA2020-068)

State Clearinghouse Number: 2013111022

Lead Agency Contact: Benjamin M. Zdeba, AICP, Principal Planner, 949-644-3253

Project Location: The 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: See attached description.

This notice is to advise that on November 15, 2022, the City of Newport Beach, acting as a Lead Agency, adopted Ordinance No. 2022-22 approving a code amendment for the described project, which was previously approved by the City of Newport Beach on October 25, 2022, for which a Notice of Determination was previously posted by the County Clerk on October 26, 2022. 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. 2022-22 approving a code amendment in reliance on the City Council's prior certification of the Lido House Hotel EIR and its addenda. 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. 2022-22.

This is to certify that the EIR and addenda with record of project approval are 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;

Date Received for Filing:

Benjamin M. Zdeba, Principal Planner
City of Newport Beach

As discussed below, none of the conditions described in State CEQA Guidelines Section 15162 calling for preparation of subsequent environmental review have occurred. This Addendum supports the conclusion that the proposed project modifications are minor or technical changes that do not result in any new significant environmental effects or a substantial increase in the severity of previously identified significant effects. In addition, as discussed below, the proposed project modifications would not result in any new or substantially increased significant environmental impacts, no new mitigation measures, or no new alternatives that would substantially reduce significant impacts. As a result, an Addendum is an appropriate CEQA document for analysis and consideration of the proposed project modifications.

Circulation of an Addendum for public review is not necessary (State CEQA Guidelines Section 15164, subdivision (c)); however, the Addendum must be considered in conjunction with the adopted Final EIR by the decision-making body (State CEQA Guidelines Section 15164, subdivision (d)).

CEQA requires a comparative evaluation of a proposed project and alternatives to the project, including the "No Project" alternative. The EIR addressed a reasonable range of alternatives for the project. There is no new information indicating that an alternative that was previously rejected as infeasible is in fact feasible, or that a considerably different alternative than those previously studied would substantially reduce one or more significant effects on the environment.

2.2 LOCATION OF PROJECT MODIFICATIONS

The proposed modifications would apply to the same 4.25-acre project site identified and described in the EIR for the Approved Project. The project site is located at 3300 Newport Boulevard, at the northeast corner of the intersection of Newport Boulevard and 32nd Street on the Balboa Peninsula in the Lido Village area of the City.

2.3 COMPONENTS OF PROJECT MODIFICATIONS

The Modified Project proposes to increase the site's maximum allowed gross floor area by 15,103 gross square feet from 103,470 gross square feet to 118,573 gross square feet. The proposed modifications are depicted on Exhibit 4, Proposed Conceptual Plan (Modified Project), and include the following components:

- Addition of five cottages encompassing approximately 8,351 square feet in the southern portion of the site. The cottages would be three stories, ranging approximately 35 to 39 feet in height. All portions of the cottages above 35 feet are beyond the 70-foot required setback from 32nd Street. Similar to the existing cottages, the proposed building elevations include a lighthouse architectural feature, simple gable roofs, tight overhangs, simple block massing, and wood siding with a coastal architectural theme, consistent with the Lido Village Design Guidelines.

POSTED

FILED

NOV 17 2022

NOV 17 2022

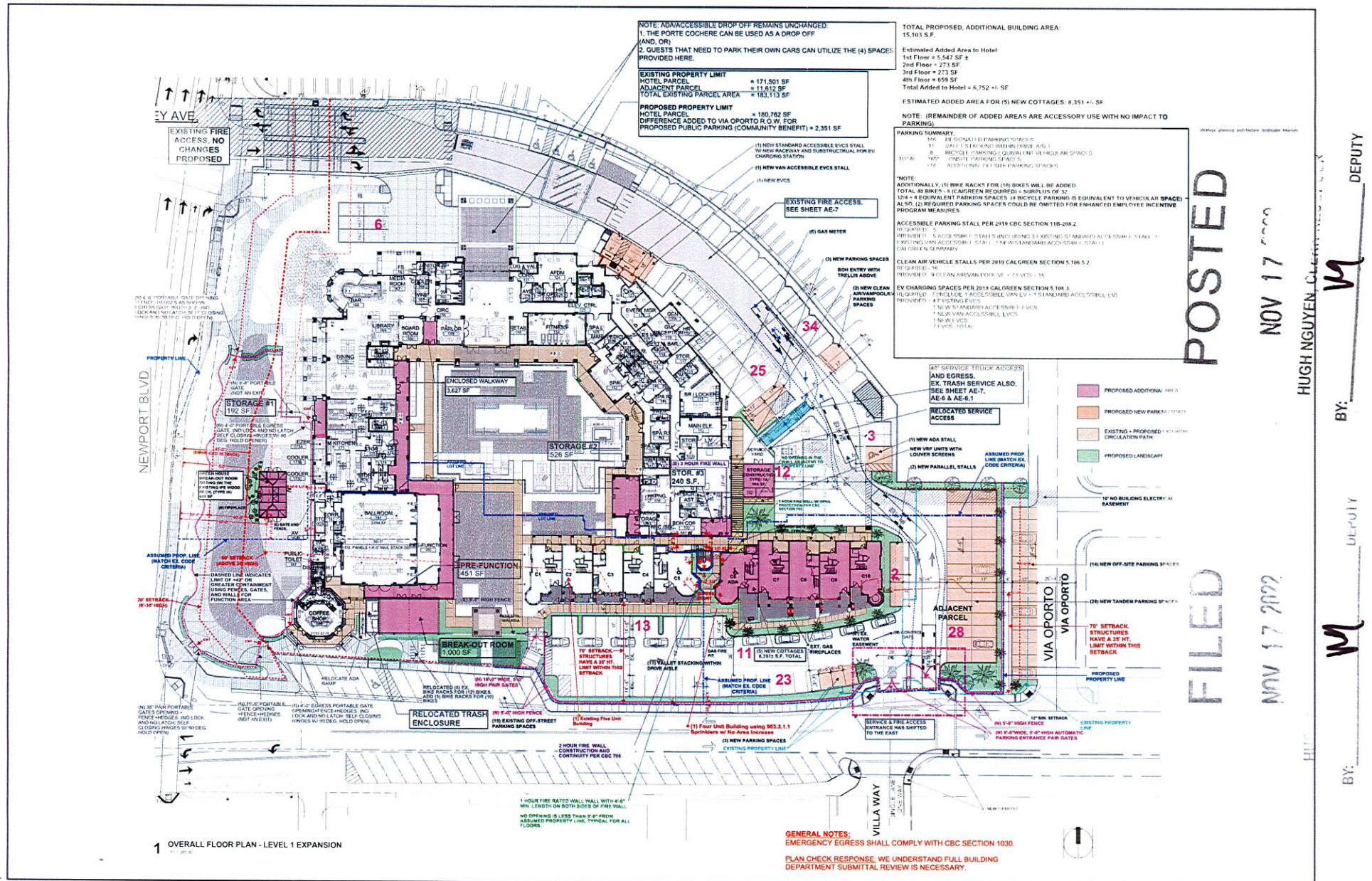
HUGH NGUYEN, CLERK-RECORDER

10

June 2022

BY: DEPUTY

HUGH NGUYEN, CLERK-RECORDER



Source: WATG Architecture, June 2022

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: V/O DEPUT

X County Clerk
County of Orange

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

FILED

SEP 25 2014

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: 201311022

ORANGE COUNTY CLERK-RECORDER DEPAR

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

BY: VZ 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. [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.
- PRO
NOV
HUGH NGUYEN

POSTED

NOV 17 2022

HUGH NGUYEN, CLERK-R. BORDER

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;

FILED

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

Mr. James Campbell, Principal Planner
City of Newport Beach

NOV 17 2022

HUGH NGUYEN, CLERK, 2000

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281 304 Z01



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 any) **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		
CHECK APPLICABLE FEES: <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 <input 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

BY: **Hg** DEPUTY

HUGH NGUYEN, CLERK-RECORDER

NOV 17 2022

BY: **Hg** DEPUTY

HUGH NGUYEN, CLERK-RECORDER

NOV 17 2022

FILED

POSTED

HUGH NGUYEN, CLERK-RECORDER

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

SEP 25 2014

SEP 25 2014

FILED

POSTED

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
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Payment Type	Amount
Check tendered	3079.75
# 0002468639	

Amount Due 0.00

POSTED

SEP 25 2014


HUGH NGUYEN, CLERK-RECORDER

BY:  DEPT

FILED

SEP 25 2014

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY:  DEPUTY

THANK YOU
PLEASE RETAIN THIS RECEIPT
FOR YOUR RECORDS

Notice of Determination**FILED****SEP 10 2014**

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: [Signature] DEPUTY**POSTED**To: X Office of Planning and Research
1400 Tenth Street, Room 113
Sacramento, CA 95814Lead Agency: City of Newport Beach
100 Civic Center Drive
Newport Beach, CA 92660X County Clerk
County of OrangeApplicant: 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)

SEP 10 2014

State Clearinghouse Number: 2013111022

HUGH NGUYEN, CLERK-RECORDER

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

BY: [Signature] DEPUTYProject 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 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 CampbellMr. James Campbell
Principal Planner
City of Newport BeachRecorded in Official Records, Orange County
Hugh Nguyen, Clerk-Recorder

3079.75

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201485000824 11:34 am 09/10/14

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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	20148500082
PROJECT TITLE	Lido House Hotel (PA2013-217) & Former City Hall Amend. PA2012			
PROJECT APPLICANT NAME	R.D. Gilson 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):				
<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:

<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 [Signature]

TITLE

Deputy

WHITE - PROJECT APPLICANT

YELLOW - CDFW/ASB

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	201	1
Fish & Game: Env Impact Report		
Document ID		Amount
DOC# 201485000824		3079.75
Time Recorded 11:34 am		

Total	3079.75
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Payment Type	Amount
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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



State of California - Department of Fish and Wildlife
2022 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/22) Previously DFG 753.5a

Print

SIGNATURE

Save

RECEIPT NUMBER:

30 — 11/17/2022 — 1058

STATE CLEARINGHOUSE NUMBER (If applicable)

2013111022

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY

CITY OF NEWPORT BEACH

LEAD AGENCY EMAIL

DATE

11/17/2022

COUNTY/STATE AGENCY OF FILING

Orange

DOCUMENT NUMBER

202285001057

PROJECT TITLE

LIDO HOUSE HOTEL EXPANSION (PA2020-068)

PROJECT APPLICANT NAME

R.D. OLSON DEVELOPMENT

PROJECT APPLICANT EMAIL

PHONE NUMBER

(949)644-3253

PROJECT APPLICANT ADDRESS

520 NEWPORT CENTER DRIVE SUITE 600

CITY

STATE

ZIP CODE

NEWPORT BEACH CA

92660

PROJECT APPLICANT (Check appropriate box)

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

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)

\$3,539.25

\$

0.00

☐ Mitigated/Negative Declaration (MND)(ND)

\$2,548.00

\$

0.00

☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW

\$1,203.25

\$

0.00

☐ Exempt from fee☐ Notice of Exemption (attach)☐ CDFW No Effect Determination (attach)☒ Fee previously paid (attach previously issued cash receipt copy)☐ Water Right Application or Petition Fee (State Water Resources Control Board only)

\$850.00

\$

0.00

☒ County documentary handling fee

\$

50.00

☐ Other

\$

PAYMENT METHOD:

☐ Cash☒ Credit☐ Check☐ Other

TOTAL RECEIVED

\$

50.00

SIGNATURE

X

AGENCY OF FILING PRINTED NAME AND TITLE

DEPUTY CLERK, CLAUDIA FRANCO

Hugh Nguyen
Orange County Clerk-Recorder
601 N. Ross Street
Santa Ana, CA 92701

County

Finalization: 20220000385276
11/17/22 1:27 pm
390 SC4A

Item	Title	Count
1	Z01	1
EIR: Exempt or Previously Paid		
Document ID		Amount

DOC# 202285001057		50.00
Time Recorded 1:27 pm		

Total	50.00
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Payment Type	Amount
Credit Card tendered	50.00
# 809339	

Amount Due	0.00
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