



## NOTICE OF PREPARATION

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**TO:** Reviewing Agencies and Other Interested Parties

**FROM:** David Lepo, City of Newport Beach Planning Director

**SUBJECT:** Hyatt Regency Newport Beach Expansion Project

**LEAD AGENCY:** City of Newport Beach

**NOP REVIEW PERIOD:** December 18, 2006 to January 16, 2006

The purpose of this notice is (1) to serve as the Notice of Preparation to potential "Responsible Agencies" as required by the California Environmental Quality Act (CEQA) Section 15062 and (2) to advise and solicit comments and suggestions regarding the preparation of an Environmental Impact Report (EIR), environmental issues to be addressed in the EIR, and any related issues from interested parties other than potential "Responsible Agencies," including interested or affected members of the public. The City of Newport Beach, as Lead Agency, requests that any Responsible or Trustee Agency responding to this notice respond in a manner consistent with CEQA Guidelines Section 15082(b).

Pursuant to CEQA Section 21080.4, responsible agencies must submit any comments in response to this notice no later than 30 days after receipt. The City will accept comments from others regarding this notice through the close of business January 16, 2006.

All comments or other responses to this notice should be submitted in writing to:

David Lepo, Planning Director  
City of Newport Beach  
3300 Newport Boulevard  
Newport Beach, CA 92663

The City of Newport Beach will also accept responses to this notice by e-mail received through the close of business, January 16, 2006. If e-mail comments are submitted with attachment, it is recommended that the attachments be delivered in writing to the address specified above. Virus protection measures and the variety of formats for attachments can limit the ability for the attachments to be delivered. E-mail response to this notice may be sent to: [dlepo@city.newport-beach.ca.us](mailto:dlepo@city.newport-beach.ca.us).

**Project Location:** The 25.7-acre project site is located at 1107 Jamboree Road, on the northwest corner of Jamboree Road and Back Bay Drive within the City of Newport Beach, County of Orange, California.

**Project Description:** The proposed project is an expansion of the existing Hyatt Regency Newport Beach hotel. Proposed improvements include the addition of 88 new timeshare units; a 24,387 square-foot, 800-seat ballroom/meeting building; a 10,072 square-foot spa and new pool; and a two-level parking garage. As proposed, implementation would require demolition of 12 existing villas (rooms), the existing 3,190-square-foot terrace ballroom, and removal of the existing nine-hole golf course. The project is consistent with the City's General Plan and Zoning Code and is also consistent with the 1993 Circulation Improvement and Open Space Agreement (CIOSA) between the City of Newport Beach and The Irvine Company (the project

applicant's predecessor-in-interest for the property). The Hyatt Regency was one of 11 properties included in this agreement for which vested development rights were granted in consideration of prepaid, fair-share road improvement fees, constructed road improvements, an interest free loan to the City, and conveyance of approximately 140 acres of property for open space and park purposes. Under this agreement, the Hyatt Regency received the right to expand to a total of 479 rooms from the existing 403 rooms.

**Environmental Analysis:** The attached Initial Study for the proposed project indicates that there may be significant adverse environmental impacts associated with this project in the areas of: *Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Public Services, Transportation/Traffic, and Utilities and Service Systems*. These issues will be addressed in the Draft EIR. The Draft EIR will also describe and evaluate project alternatives that may reduce any identified significant impacts.

**Anticipated Project Approvals:**

- **City of Newport Beach**
  - *Use Permit.* To allow proposed building heights up to 35 feet within the 26/35-foot Coastal Height Limitation Zone.
  - *Development Agreement.* To operate hotel rooms as timeshare units.
- **California Coastal Commission**
  - *Coastal Development Permit.* Required for development within the Coastal Zone boundary.

Future implementation of the project would require review, permits, and/or approvals from the following agencies:

- **Federal Aviation Administration** – compliance with *Federal Aviation Regulations Part 77* (FAR Part 77). Compliance with building height restrictions as set forth in Part 77 entitled, “Objects Affecting Navigable Airspace.”
- **State Water Resources Control Board** – NPDES Permits
- **South Coast Air Quality Management District**