



HUGH NGUYEN
CLERK - RECORDER

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

RECEIVED BY
COMMUNITY
DEVELOPMENT

SEP 04 2025

CITY OF
NEWPORT BEACH

July 25, 2025

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 7/25/2025

It remained posted for 30 (thirty) days.

HUGH NGUYEN
CLERK - RECORDER
In and for the County of ORANGE

By: 428 - 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 ***

NORTH COUNTY BRANCH OFFICE
WELLS FARGO BUILDING
222 S. HARBOUR BLVD., STE 110
ANAHEIM, CALIFORNIA 92805

ORANGE COUNTY
COUNTY ADMINISTRATION SOUTH
601 N. ROSS STREET
SANTA ANA, CALIFORNIA 92701

OLD ORANGE COUNTY
COURTHOUSE
211 W. SANTA ANA BLVD., ROOM 201
SANTA ANA, CALIFORNIA 92701

SOUTH COUNTY BRANCH OFFICE
LAGUNA HILLS CIVIC CENTER
24031 EL TORO ROAD, SUITE 150
LAGUNA HILLS, CALIFORNIA 92653



ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

202585000722

FILED

July 25, 2025

HUGH NGUYEN

CLERK - RECORDER

By *M. Gomez*
Deputy Clerk

30-0712512025-0567

THIS SPACE FOR CLERK'S USE ONLY

Complete and attach this form to each CEQA Notice filed with the County Clerk-Recorder

TYPE OR PRINT CLEARLY

Project Title

UPTOWN NEWPORT DEVELOPMENT AGREEMENT AMENDMENT 3

Check Document being Filed:

- ☒ Environmental Impact Report (EIR)
- ☐ Mitigated Negative Declaration (MND) or Negative Declaration (ND)
- ☐ Notice of Exemption (NOE)
- ☐ Other (Please fill in type):

FILED IN THE OFFICE OF THE ORANGE
COUNTY CLERK-RECORDER ON July 25, 2025

Posted for 30 days

DEPUTY MELISSA GOMEZ

Filing fees are due at the time a Notice of Determination/Exemption is filed with our office. For more information on filing fees and No Effect Determinations, please refer to California Code of Regulations, Title 14, section 753.5.

Orange County
Clerk-Recorder
Hugh Nguyen
601 N. Ross Street
Santa Ana, CA 92701
(714) 834-2500

Receipt No.: RPT20250000199895

Finalization No.: 20250000229377

Cashier: 428

Register: VITALSINDEXING

Date/Time: 07/25/2025 01:29 PM

Item	Title	Count
1	201	1
EIR: Exempt or Previously Paid		
Document ID	Amount	
Doc# 202585000722	\$50.00	
Time Recorded 01:29 PM		

Total Amount Due: \$50.00

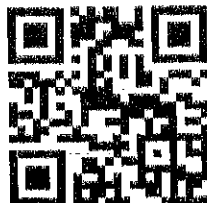
Total Paid

Credit Card Tendered: \$50.00

#025397

Amount Due: \$0.00

THANK YOU
PLEASE RETAIN THIS RECEIPT
FOR YOUR RECORDS
www.ocrecorder.com





Notice of Determination

To:	Orange County Clerk-Recorder 601 N. Ross Street Santa Ana, CA 92701	From:	City of Newport Beach Community Development Department 100 Civic Center Drive Newport Beach, CA 92660
	Office of Planning and Research 1400 Tenth Street Sacramento, CA 95814	Contact:	Rosalinh Ung
		Phone:	949-644-3208

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

State Clearinghouse Number: 2010051094

Project Title: Uptown Newport Development Agreement Amendment 3

Project Applicant: Uptown Newport Jamboree, LLC *18565 Jamboree Rd, Ste 200 Irvine CA 92612*

Project Location: 4321 Jamboree Road, Newport Beach

Project Description: Amendment to Section 4.5 (Light Industrial Land Uses) of Uptown Newport Development Agreement No. DA2012-003 (DA) to extend the allowable term of existing light industrial land uses currently operating as Tower Semiconductor (TowerJazz) located within future Phase 2 of Uptown Newport Planned Community (PC-58). The request is for an additional 3.5 years, from March 12, 2027, to September 12, 2030.

This is to advise that the City of Newport Beach, as Lead Agency, approved the above-described project at the July 22, 2025, City Council meeting, and has made the following determinations regarding the above-described project:

1. All significant environmental concerns for the proposed project have been addressed in the previously certified Environmental Impact Report No. ER2012-001 (SCH No. 2010051094), First Addendum No. ER2012-001, and Second Addendum No. ER2020-001.
2. Additionally, a CEQA Consistency Memorandum has been prepared and determined that the proposed amendment is consistent with the Uptown Newport Planned Community (PC-58) and within the scope of previously prepared CEQA documents. No additional environmental review pursuant to CEQA is required.

This is to certify that the Environmental Impact Report No. ER2012-001 (SCH No. 2010051094), First Addendum No. ER2012-001, and Second Addendum No. ER2020-001, and the record of the project is available to the general public at the City of Newport Beach, Community Development Department, 100 Civic Center Drive, Newport Beach, CA 92660.

Signature:


Rosalinh Ung
Principal Planner

Name/Title: Rosalinh Ung, Principal Planner

FILED

Date: July 23, 2025

JUL 25 2025

HUGH NGUYEN, CLERK-RECORDER

BY: MG DEPUTY



CITY OF NEWPORT BEACH

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

Recorded in Official Records, Orange County
Renee Ramirez, Assistant Clerk-Recorder



50.00

* \$ R 0 0 0 5 6 7 4 9 5 5 \$ *

201385000178 1:30 pm 03/13/13

242 OR02 Z01

0.00 50.00 0.00 0.00 0.00 0.00 0.00 0.00

NOTICE OF DETERMINATION

To:



Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814



County Clerk, County of Orange
Public Services Division
630 N. Broadway Building 12, Room 106
Santa Ana, CA 92701

From: City of Newport Beach
Planning Division
3300 Newport Boulevard
Newport Beach, CA 92658
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.

Name of Project:

Uptown Newport

Applicant:

The Shopoff Group, L.P., 2 Park Plaza, Suite 700, Irvine, CA 92614

State Clearinghouse Number:
2010051094

City Contact Person:
Rosalinh Ung, Associate Planner

Telephone No.:
(949) 644-3208

Project Location: 25.05-acre project site is within the Airport Business Area of the City of Newport Beach at 4311-4321 Jamboree Road, between Birch Street and the intersection of Von Karman Avenue and MacArthur Boulevard

Project Description: The proposed Uptown Newport project will consist of mixed uses with up to 1,244 residential units, 11,500 square feet of neighborhood-serving retail space, and approximately two acres of park space. Residential product types would be a mix of townhomes, mid- and high-rise condominiums, and affordable housing. Proposed buildings would range from 30 to 75 feet in height; with residential towers up to 150 feet high. Two parks totaling approximately two acres would be developed and accessible to the public. Vehicular access to the site would be from Jamboree Road, Birch Street, and Von Karman Avenue. The project will be developed in two phases. Phase 1 will involve demolition of the existing single-story office building at 4311 Jamboree Road to accommodate approximately 680 residential units, 11,500 square feet of neighborhood-serving commercial development, and a one-acre park. The TowerJazz Semiconductor facility (4321 Jamboree Road) will continue operating during construction and initial operation of Phase 1. Development of Phase 1 is projected to start in 2013 and be completed in 2018. Phase 2 will include demolition of the TowerJazz facility and construction of the remaining 564 residential units and a one-acre park. Timing for Phase 2 would be contingent on the existing lease of the TowerJazz building, which is currently set to expire in March 2017, but could be extended to as late as March 2027.

This is to advise that on **March 12, 2013**, the **City Council of the City of Newport Beach** conducted second reading and adopted (1) Ordinance No. 2013-5 approving Planned Community Development Plan Amendment No. PC2011-003 to remove the subject property from the Koll Center Newport Planned Community, and approving Planned Community Development Plan Adoption No. PC2012-001 to establish the allowable land uses, general development regulations, and implementation and administrative procedures, which serves as the zoning document for the project; and (2) Ordinance No. 2013-6 approving Development Agreement No. DA2012-003 for the project (collectively, the "Project Ordinances").

The City Council made the following determinations regarding the approval of the Project Ordinances:

1. The City is ☒ Lead Agency ☐ Responsible Agency for the project.
2. The project ☒ will ☐ will not have a significant effect on the environment.
3. ☒ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
4. ☐ A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
5. Mitigation measures ☒ were ☐ were not made a condition of the approval of the project.
6. A Statement of Overriding Considerations ☒ was ☐ was not adopted for this project.
7. Findings ☒ were ☐ were not made pursuant to the provisions of CEQA.

The Environmental Impact Report and record of project approval is available for review at the Planning Division of the City of Newport Beach, 3300 Newport Boulevard, Newport Beach, CA 92658; 949/644-3200.

Rosalinh Ung, Associate Planner

Date

FILED

MAR 13 2013

MAR 12 2013

FILED

JUL 25 2025

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

DEPUTY

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

DEPUTY

HUGH NGUYEN, CLERK-RECORDER

DEPUTY

BY:

3/13/13

State of California—Natural Resources Agency
DEPARTMENT OF FISH AND WILDLIFE
2013 ENVIRONMENTAL FILING FEE CASH RECEIPT

RECEIPT#	440401
STATE CLEARING HOUSE # (If applicable)	

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

LEAD AGENCY		DATE	
CITY OF Newport Beach		3/13/13	
COUNTY/STATE AGENCY OF FILING		DOCUMENT NUMBER	
Orange County		20138500178	
PROJECT TITLE			
Uptown Newport			
PROJECT APPLICANT NAME		PHONE NUMBER	
The Shopoff Group LP		(949) 644-3208	
PROJECT APPLICANT ADDRESS		CITY	STATE
2 Park Plaza Ste 700		Irvine	CA
PROJECT APPLICANT (Check appropriate box):		ZIP CODE	
<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		92614	

CHECK APPLICABLE FEES:

- | | | | |
|---|------------|----|-----|
| <input checked="" type="checkbox"/> Environmental Impact Report (EIR) | \$2,995.25 | \$ | |
| <input type="checkbox"/> Mitigated/Negative Declaration (ND)(MND) | \$2,156.25 | \$ | |
| <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) | \$1,018.50 | \$ | |
| <input type="checkbox"/> County Administrative Fee | \$50.00 | \$ | 50- |
| <input type="checkbox"/> Project that is exempt from fees | | | |
| <input type="checkbox"/> Notice of Exemption | | | |
| <input type="checkbox"/> DFW No Effect Determination (Form Attached) | | | |
| <input type="checkbox"/> Other | | \$ | |

PAYMENT METHOD:

- ☐ Cash ☐ Credit ☐ Check ☐ Other

TOTAL RECEIVED \$ 50-

SIGNATURE	TITLE
X	Deputy

WHITE - PROJECT APPLICANT

YELLOW - DFW/ASB

PINK - LEAD AGENCY

GOLDEN ROD - COUNTY CLERK

DFG 753.5a (Rev. 11/12)

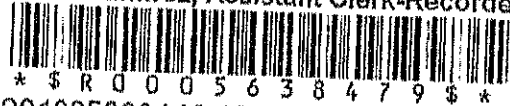
FILED

JUL 25 2025

HUGH NGUYEN, CLERK-RECORDER

BY: MG DEPUTY

Recorded in Official Records, Orange County
Renee Ramirez, Assistant Clerk-Recorder



3045.25

* \$ R 0 0 0 5 6 3 8 4 7 9 \$ *
201385000149 12:23 pm 02/28/13

107 OR02 Z02

0.00 50.00 0.00 0.00 0.00 0.00 0.00 0.00

Notice of Determination Cover Sheet

Lead Agency: City of Newport Beach

FILED

JUL 25 2025

HUGH NGUYEN, CLERK-RECORDER

BY: MG DEPUTY

Project Applicant Name and Address:

The Shopoff Group, L.P.

2 Park Plaza Ste 700, Irvine CA 92614

FILED

FEB 28 2013

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: [Signature] DEPUTY

Project Title: Uptown Newport

POSTED

FEB 28 2013

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: [Signature] DEPUTY

Please see second page for filing*



CITY OF NEWPORT BEACH

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

Recorded In Official Records, Orange County
Renee Ramirez, Assistant Clerk-Recorder



3045.25

201385000149 12:23 pm 02/28/13

107 OR02 Z02

0.00 50.00 0.00 0.00 0.00 0.00 0.00 0.00

NOTICE OF DETERMINATION

To:



Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814



County Clerk, County of Orange
Public Services Division
630 N. Broadway Building 12, Room 106
Santa Ana, CA 92701

From: City of Newport Beach
Planning Division
3300 Newport Boulevard
Newport Beach, CA 92658
Orange County

BY:

HUGH NGUYEN, CLERK-RECORDER
DEPUTY

Date received for filing at OR:

JUL 25 2025

FILED

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

Name of Project:
Applicant:

Uptown Newport
The Shopoff Group, L.P., 2 Park Plaza, Suite 700, Irvine, CA 92614

State Clearinghouse Number:
2010051094

City Contact Person:
Rosalinh Ung, Associate Planner

Telephone No.:
(949) 644-3208

Project Location: 25.05-acre project site is within the Airport Business Area of the City of Newport Beach at 4311-4321 Jamboree Road, between Birch Street and the intersection of Von Karman Avenue and MacArthur Boulevard

Project Description: The proposed Uptown Newport project would consist of mixed uses with up to 1,244 residential units, 11,500 square feet of neighborhood-serving retail space, and approximately two acres of park space. Residential product types would be a mix of townhomes, mid- and high-rise condominiums, and affordable housing. Proposed buildings would range from 30 to 75 feet in height; with residential towers up to 150 feet high. Two parks totaling approximately two acres would be developed and accessible to the public. Vehicular access to the site would be from Jamboree Road, Birch Street, and Von Karman Avenue. The project would be developed in two phases. Phase 1 would involve demolition of the existing single-story office building at 4311 Jamboree Road to accommodate approximately 680 residential units, 11,500 square feet of neighborhood-serving commercial development, and a one-acre park. The TowerJazz Semiconductor facility (4321 Jamboree Road) would continue operating during construction and initial operation of Phase 1. Development of Phase 1 is projected to start in 2013 and be completed in 2018. Phase 2 would include demolition of the TowerJazz facility and construction of the remaining 564 residential units and a one-acre park. Timing for Phase 2 would be contingent on the existing lease of the TowerJazz building, which is currently set to expire in March 2017, but could be extended to as late as March 2027.

This is to advise that the City of Newport Beach has approved the above-described project on February 26, 2013 and has made the following determinations regarding the above described project:

1. The City is ☒ Lead Agency ☐ Responsible Agency for the project.
2. The project ☒ will ☐ will not have a significant effect on the environment.
3. ☒ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
4. ☐ A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
5. Mitigation measures ☒ were ☐ were not made a condition of the approval of the project.
6. A Statement of Overriding Considerations ☒ was ☐ was not adopted for this project.
7. Findings ☒ were ☐ were not made pursuant to the provisions of CEQA.

The Environmental Impact Report and record of project approval is available for review at the Planning Division of the City of Newport Beach, 3300 Newport Boulevard, Newport Beach, CA 92658; 949/644-3200.

Rosalinh Ung, Associate Planner

Date

2/27/13

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY:

DEPUTY

FEB 28 2013

FILED

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

FEB 28 2013

POSTED

State of California—Natural Resources Agency
DEPARTMENT OF FISH AND WILDLIFE
2013 ENVIRONMENTAL FILING FEE CASH RECEIPT

RECEIPT# 440372

STATE CLEARING HOUSE # (if applicable)

2010051094

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

LEAD AGENCY

City of Newport Bch

DATE

2-28-13

COUNTY/STATE AGENCY OF FILING

OC Recorder

DOCUMENT NUMBER

2013 85000149

PROJECT TITLE

Uptown Newport

PROJECT APPLICANT NAME

The Shopoff Group, L.P.

PHONE NUMBER

949 444-3200

PROJECT APPLICANT ADDRESS

2 Park Pl. Ste 700 IRVINE

STATE

CA.

ZIP CODE

92614

PROJECT APPLICANT (Check appropriate box):

☐ Local Public Agency

☐ School District

☐ Other Special District

☐ State Agency

☒ Private Entity

CHECK APPLICABLE FEES:

☒ Environmental Impact Report (EIR)

\$2,995.25

\$ 2995.25

☐ Mitigated/Negative Declaration (ND)(MND)

\$2,158.25

\$

☐ Application Fee Water Diversion (State Water Resources Control Board Only)

\$850.00

\$

☐ Projects Subject to Certified Regulatory Programs (CRP)

\$1,018.50

\$

☐ County Administrative Fee

\$50.00

\$ 50.00

☐ Project that is exempt from fees

☒ Notice of Exemption

☐ DFW No Effect Determination (Form Attached)

☐ Other

\$ 3045.25

PAYMENT METHOD:

☐ Cash

☐ Credit

☒ Check

☐ Other

TOTAL RECEIVED

\$ 3045.25

SIGNATURE

X [Signature]

TITLE

Clerk

WHITE - PROJECT APPLICANT

YELLOW - DFWASB

PINK - LEAD AGENCY

GOLDEN ROD - COUNTY CLERK

DFG 753.5a (Rev. 11/12)

FILED

JUL 25 2025

HUGH NGUYEN, CLERK-RECORDER

BY: MG DEPUTY

Orange County
Clerk-Recorder's Office
Renee Ramirez

6300 Broadway Bldg. 12 Suite
101
Santa Ana, CA, 92701

County

Finalization: 20130000076214

2/28/13 12:23 pm

107 OR02

Item	Title	Count
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1	Z02	1
Fish & Game: Env Impact Report		
Document ID		Amount

BOOK 201305000149	3045.25
Time Recorded 12:23 pm	

Total	3045.25
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Payment Type	Amount
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Check tendered	3070.25
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431756

Refunded by Mail	25.00
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Amount Due	0.00
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FILED

JUL 25 2025

HUGH NGUYEN, CLERK-RECORDER

BY: MG DEPUTY

THANK YOU
PLEASE RETAIN THIS RECEIPT
FOR YOUR RECORDS
www.ocrecorder.com



State of California - Department of Fish and Wildlife

2025 ENVIRONMENTAL DOCUMENT FILING FEE**CASH RECEIPT**

DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

Print

StartOver

Save

RECEIPT NUMBER:

30 — 07/25/2025 — 0567

STATE CLEARINGHOUSE NUMBER (If applicable)

2010051094

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY

CITY OF NEWPORT BEACH

LEAD AGENCY EMAIL

DATE

07/25/2025

COUNTY/STATE AGENCY OF FILING

Orange

DOCUMENT NUMBER

202585000722

PROJECT TITLE

UPTOWN NEWPORT DEVELOPMENT AGREEMENT AMENDMENT 3

PROJECT APPLICANT NAME

UPTOWN NEWPORT JAMBOREE, LLC

PROJECT APPLICANT EMAIL

PHONE NUMBER

(949)644-3208

PROJECT APPLICANT ADDRESS

18565 JAMBOREE RD, STE 200

CITY

IRVINE

STATE

CA

ZIP CODE

92612

PROJECT APPLICANT (Check appropriate box)

☐ Local Public Agency☐ School District☐ Other Special District☐ State Agency☒ Private Entity**CHECK APPLICABLE FEES:**☐ Environmental Impact Report (EIR)

\$4,123.50

\$ 0.00

☐ Mitigated/Negative Declaration (MND)(ND)

\$2,968.75

\$ 0.00

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

\$1,401.75

\$ 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

MELISSA GOMEZ, DEPUTY CLERK