



# HUGH NGUYEN

CLERK - RECORDER

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

RECEIVED BY  
COMMUNITY  
DEVELOPMENT

DEC 23 2025

CITY OF  
NEWPORT BEACH

November 10, 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: EIR NOTICE OF EXEMPTION

The attached notice was received, filed and a copy was posted on 11/10/2025

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. HARBOR 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  
Hugh Nguyen  
601 N. Ross Street  
Santa Ana, CA 92701  
(714) 834-2500

Receipt No.: RPT20250000317486

Finalization No.: 20250000346100

Cashier: 428

Register: VITALSINDEXING

Date/Time: 11/10/2025 01:28 PM

Item	Title	Count
1	Z01	1
EIR: Exempt or Previously Paid		
Document ID	Amount	
Doc# 202585001073	\$50.00	
Time Recorded 01:28 PM		

Total Amount Due: \$50.00

Total Paid

Credit Card Tendered: \$50.00  
#02418D

Amount Due: \$0.00

THANK YOU

PLEASE RETAIN THIS RECEIPT

FOR YOUR RECORDS

[www.ocrecorder.com](http://www.ocrecorder.com)





**ORANGE COUNTY  
CLERK-RECORDER  
CEQA FILING COVER SHEET**

202585001073

FILED

November 10, 2025

HUGH NGUYEN

**CLERK - RECORDER**

By J. Gammie  
Deputy clerk

30-11/10/2025-0854

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**

800 SAN CLEMENTE DRIVE RESIDENTIAL PROJECT PLAN REVIEW AND TRAFFIC STUDY (PA 2025-0131)

**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 11/10/2025  
Posted 11/10/2025 Removed \_\_\_\_\_  
Returned to agency on \_\_\_\_\_  
DEPUTY 428

**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.**

# Notice of Exemption

To: Office of Land Use and Climate  
Innovation  
1400 Tenth Street  
Sacramento, CA 95814

From: (Public Agency): City of Newport Beach  
100 Civic Center Drive  
Newport Beach, CA 92660

FILED

NOV 10 2025

County Clerk  
County of: Orange  
PO Box 238  
Santa Ana, CA 92702

HUGH NGUYEN, CLERK-RECORDER  
BY: MG DEPUTY

SCH:2025 061197

Project Title: 800 San Clemente Drive Residential Project Plan Review and Traffic Study (PA 2025-0131)

Project Applicant: The Irvine Company LLC, 550 Newport Center Drive, Newport Beach, CA, 92660

Project Location - Specific: 800 San Clemente Drive, City of Newport Beach (APN No. 442-261-21)

Project Location - City: Newport Beach      Project Location - County: Orange

**Description of Nature, Purpose and Beneficiaries of Project:** The Project consists of approval of a Plan Review as required by the North Newport Center Planned Community (NNCPC) Development Plan, and a Traffic Impact Analysis as required by Municipal Code Chapter 15.40, Traffic Phasing Ordinance. The Project implements allowed residential development within the NNCPC Development Plan area that is anticipated in the City of Newport Beach General Plan Housing Implementation Program (GPHIP) and Municipal Code Sections 20.80.012 (Housing Opportunity Overlay Zoning Districts maps) and 20.28.050 (Housing Opportunity [HO] Overlay Zoning Districts). The Project site is located on Housing Opportunity Site 213 within the HO-4 Overlay District (Newport Center Area). The Project involves redevelopment of the approximately 2.2-acre Project site with a five-story, 184-unit residential apartment building, parking garage, and associated recreational amenities, landscaping, and infrastructure. The existing four-story parking structure would be removed.

Name of Public Agency Approving Project: City of Newport Beach

Name of Person or Agency Carrying Out Project: The Irvine Company LLC; 800 San Clemente SPE LLC

**Exempt Status: (check one):**

Ministerial (Sec. 21080(b)(1); 15268);  
 Declared Emergency (Sec. 21080(b)(3); 15269(a));  
 Emergency Project (Sec. 21080(b)(4); 15269(b)(c));  
 Categorical Exemption. State type and section number: \_\_\_\_\_  
 Statutory Exemptions. State code number: \_\_\_\_\_  
 Projects Consistent with a Community Plan, General Plan, or Zoning (Section 15183)

**Reasons why project is exempt:** The Project qualifies for an exemption from additional environmental review as set forth in CEQA Guidelines Section 15183 because it is consistent with the established development density for which the *City of Newport Beach General Plan Housing Implementation Program Final Program Environmental Impact Report* (State Clearinghouse No. 2023060699) (GPHIP PEIR) was certified, and the Project implements the applicable mitigation measures and plans, programs, and policies specified in the GPHIP PEIR. Specifically, the Project qualifies for the exemption because, pursuant to CEQA Guidelines Section 15183 and based on the analysis provided in the previously approved North Newport Center Planned Community Development Plan Amendment CEQA Guidelines Section 15183 Consistency Review, and Project-specific Environmental Review and Technical Analysis, the City of Newport Beach determines the following with respect to the environmental effects of the proposed Project. There are no environmental effects that:

1. Are peculiar to the project or the parcel on which the project would be located;
2. Were not analyzed as significant effects in the GPHIP PEIR on the zoning action, general plan, or community plan, with which the project is consistent;
3. Are potentially significant off-site impacts or cumulative impacts which were not discussed in the GPHIP PEIR prepared for the general plan, community plan or zoning action; or
4. Are previously identified significant effects which, as a result of substantial new information which was not known at the time the GPHIP PEIR was certified, are determined to have a more severe adverse impact than discussed in the GPHIP PEIR.

Lead Agency  
Contact Person: Oscar Orozco, Associate Planner

Telephone: (949) 644-3219

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project?  Yes  No

Signature:



Date: 11-10-2025

Title:

Associate Planner

Signed by Lead Agency  Signed by Applicant

FILED

NOV 10 2025

HUGH NGUYEN, CLERK-RECORDER  
BY: ME DEPUTY



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

RECEIPT NUMBER:  
30-11/10/2025-0854  
STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF NEWPORT BEACH	LEAD AGENCY EMAIL	DATE 11/10/2025
COUNTY/STATE AGENCY OF FILING ORANGE COUNTY	DOCUMENT NUMBER 202585001073	

PROJECT TITLE

800 SAN CLEMENTE DRIVE RESIDENTIAL PROJECT PLAN REVIEW AND TRAFFIC STUDY (PA 2025-0131)

PROJECT APPLICANT NAME THE IRVINE COMPANY LLC	PROJECT APPLICANT EMAIL	PHONE NUMBER (949) 644-3219
PROJECT APPLICANT ADDRESS 500 NEWPORT CENTER DRIVE	CITY NEWPORT BEACH	STATE CA

PROJECT APPLICANT (Check appropriate box)

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

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$ 4,123.50	\$ _____
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$ 2,968.75	\$ _____
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$ 1,401.75	\$ _____

Exempt from fee

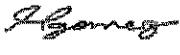
Notice of Exemption (attach)  
 CDFW No Effect Determination (attach)

Fee previously paid (attach previously issued cash receipt copy)

<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$ 850.00	\$ _____
<input checked="" type="checkbox"/> County documentary handling fee	\$ 50.00	\$ 50.00
<input type="checkbox"/> Other		\$ _____

PAYMENT METHOD:

Cash  Credit  Check  Other TOTAL RECEIVED \$ 50.00

SIGNATURE 	AGENCY OF FILING PRINTED NAME AND TITLE Melissa Gomez Deputy Clerk
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