



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
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 ADMINISTRATIONSOUTH
401 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





ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

202585001073

FILED

November 10, 2025

HUGH NGUYEN

CLERK - RECORDER

By *H. Nguyen*
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 001197

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 (GHIP) 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) (GHIP PEIR) was certified, and the Project implements the applicable mitigation measures and plans, programs, and policies specified in the GHIP 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 GHIP 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 GHIP 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 GHIP PEIR was certified, are determined to have a more severe adverse impact than discussed in the GHIP 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

Print **Save** **Save**

RECEIPT NUMBER:

30-11/10/2025-0854

STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

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

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

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL	PHONE NUMBER
THE IRVINE COMPANY LLC		(949) 644-3219
PROJECT APPLICANT ADDRESS	CITY	STATE
500 NEWPORT CENTER DRIVE	NEWPORT BEACH	CA
		ZIP CODE
		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) \$ 4,123.50 \$ _____
☐ Mitigated/Negative Declaration (MND)(ND) \$ 2,968.75 \$ _____
☐ 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)

☐ Water Right Application or Petition Fee (State Water Resources Control Board only) \$ 850.00 \$ _____
☒ County documentary handling fee \$ 50.00 \$ 50.00
☐ Other \$ _____

PAYMENT METHOD:

☐ Cash ☒ Credit ☐ Check ☐ Other

TOTAL RECEIVED \$ 50.00

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