



ORANGE COUNTY  
CLERK-RECORDER  
CEQA FILING COVER SHEET

202585000608

**FILED**

June 25, 2025

HUGH NGUYEN  
CLERK - RECORDER

By Hugh Nguyen  
Deputy clerk

30-00/25/2025-0470

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

NORTH NEWPORT CENTER PLANNED COMMUNITY DEVELOPEMENT PLAN AMENDMENT AND DEVELOPMENT AGREEMENT (PA2024-0173)

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 06/25/2025  
Posted 06/25/2025 Removed \_\_\_\_\_  
Returned to agency on \_\_\_\_\_  
DEPUTY 333

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

**County Clerk**

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

**Project Title:** North Newport Center Planned Community Development Plan Amendment and Development Agreement (PA2024-0173)

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

(949)  
644-8234

**Project Location - Specific:** North Newport Center Planned Community Development Plan Area generally bound by San Joaquin Hills Road to the northeast; Avocado Avenue to the southeast; Civic Center Drive to the south; and Santa Barbara Drive and Newport Center Drive to the west.

**Project Location - City:** Newport Beach

**Project Location - County:** Orange

**Description of Nature, Purpose and Beneficiaries of Project:** The Project consists of (1) adoption of Ordinance No. 2025-7 (i) approving an amendment to the North Newport Center Planned Community Development Plan (PC-56) to allocate 1,500 base dwelling units from the HO-4 (Newport Center Area) Subarea Development Limits set forth in Section 20.28.050 (Housing Opportunity (HO) Overlay Zoning Districts) of the Newport Beach Municipal Code to the North Newport Center Planned Community (PC-56) Development Plan along with other amendments to PC-56 and (ii) changing the zoning for 100 and 190 Newport Center Drive from Office-Regional to PC-56; (2) adoption of Ordinance No. 2025-8 approving a Second Amendment to Development Agreement No. DA 2007-002, entitled Zoning Implementation and Public Benefit Agreement, and (3) adoption of Resolution 2025-19 to approve an affordable housing implementation plan and a water supply assessment.

**Name of Public Agency Approving Project:** City of Newport Beach City Council

**Name of Person or Agency Carrying Out Project:** The Irvine Company LLC, Villas at Fashion Island LLC, The Colony at FI LLC, Fashion Island Retail LLC, Island Hotel Finance LLC, 660 Newport Center Drive LLC, 650 Newport Center Drive LLC, 620 NCD LLC, 610 Newport Center Drive LLC, 600 NCD LLC, 500/550 Newport Center Drive LLC, 520 Newport Center Drive LLC, 190 NCD LLC, MYFORD Gateway Portfolio LLC and 100 NCD 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)

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BY: ID DEPUTY

**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(b) and based on the analysis provided in the Project-specific Section 15183 Consistency Review, 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:** Liz Westmoreland, Principal Planner

**Telephone:** (949)-644-3234

**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: *Liz Westmoreland* Date: 6-24-25 Title: Principal Planner

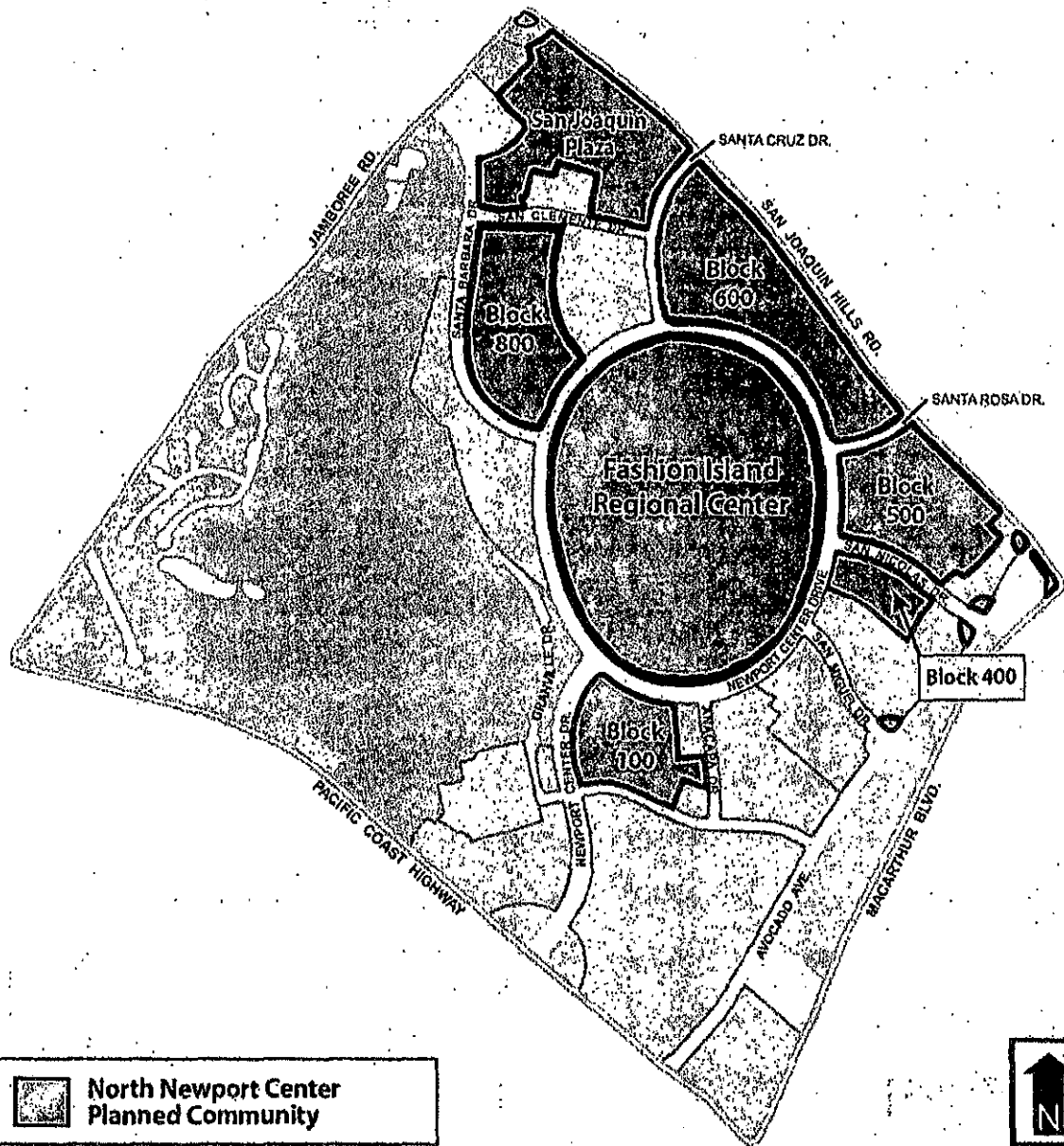
☒ Signed by Lead Agency ☐ Signed by Applicant

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BY: LD DEPUTY

**Exhibit "A"**  
**Description and Depiction of Properties**

Applicable Assessor Parcel Numbers:

442 014 23	442 101 14
442 021 11	442 101 20
442 021 13	442 101 21
442 021 17	442 101 22
442 021 21	442 101 23
442 021 23	442 101 24
442 021 25	442 101 25
442 021 26	442 101 26
442 021 27	442 101 27
442 021 28	442 231 02
442 021 29	442 231 03
442 021 30	442 231 04
442 021 35	442 231 05
442 021 38	442 231 06
442 021 40	442 231 07
442 021 42	442 231 11
442 021 43	442 231 14
442 021 44	442 261 01
442 021 45	442 261 03
442 021 46	442 261 19
442 021 47	442 261 20
442 021 48	442 261 21
442 021 49	442 261 22
442 021 50	442 261 23
442 021 51	442 262 03
442 021 52	442 262 05
442 081 02	442 262 06
442 081 03	442 262 07
442 081 13	442 262 08
442 081 14	442 262 09
442 081 15	442 262 10
442 081 16	442 231 13
442 081 17	442 231 09
442 081 18	
442 082 04	
442 082 05	
442 082 09	
442 101 09	
442 101 11	
442 101 13	

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BY:                      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	Signature	Save
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RECEIPT NUMBER:  
30-06/25/2025-0470  
STATE CLEARINGHOUSE NUMBER (if applicable)

**SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.**

LEAD AGENCY CITY OF NEWPORT BEACH	LEAD AGENCY EMAIL	DATE 06/25/2025
COUNTY/STATE AGENCY OF FILING ORANGE COUNTY	DOCUMENT NUMBER 202585000608	
PROJECT TITLE NORTH NEWPORT CENTER PLANNED COMMUNITY DEVELOPEMENT PLAN AMENDMENT AND DEVELOPMENT AGREEMENT (PA2024-0173)		

PROJECT APPLICANT NAME THE IRVINE COMPANY LLC	PROJECT APPLICANT EMAIL	PHONE NUMBER (949) 644-3234
PROJECT APPLICANT ADDRESS 550 NEWPORT CENTER DRIVE	CITY NEWPORT BEACH	STATE 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)

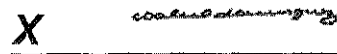
- ☐ Fee previously paid (attach previously issued cash receipt copy)

- ☐ 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 Isabel Dominguez Deputy Clerk
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