



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 **Start Over** **Save**

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
		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 X <i>Melissa Gomez</i>	AGENCY OF FILING PRINTED NAME AND TITLE Melissa Gomez Deputy Clerk
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