



ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

202585000810

FILED

August 27, 2025

HUGH NGUYEN

CLERK - RECORDER

By *H. Nguyen*
Deputy clerk

30-08/27/2025-0033

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

FORD ROAD TOWNHOMES (PA2025-0049)--MAJOR SITE DEVELOPMENT
REVIEW

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 08/27/2025
Posted 08/27/2025 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.



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	StarOver	Save
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RECEIPT NUMBER:
30-08/27/2025-0633
STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF NEWPORT BEACH	LEAD AGENCY EMAIL	DATE 08/27/2025
COUNTY/STATE AGENCY OF FILING ORANGE COUNTY	DOCUMENT NUMBER 202585000810	
PROJECT TITLE		

FORD ROAD TOWNHOMES (PA2025-0049)--MAJOR SITE DEVELOPMENT REVIEW

PROJECT APPLICANT NAME FORD ROAD VENTURES LLC	PROJECT APPLICANT EMAIL	PHONE NUMBER (949) 644-3249
PROJECT APPLICANT ADDRESS 1400 NEWPORT CENTER DR SUITE 230	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
--	---

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

8CH: 2023 060699

Project Title: Ford Road Townhomes (PA2025-0049)-- Major Site Development Review

Project Applicant: Ford Road Ventures LLC, 1400 Newport Center Drive, Suite 230, Newport Beach, CA 92660

Project Location - Specific: Unaddressed property abutting 1650 Ford Road (APN 458-361-10) and 1650 Ford Road (APN 458-361-02), located southeast of the intersection of MacArthur Boulevard and Bonita Canyon Drive, Newport Beach, CA 92660 (see attached aerial exhibit).

Project Location - City: Newport Beach

Project Location - County: Orange

Description of Nature, Purpose and Beneficiaries of Project: The Project consists of adoption of Resolution 2025-55 denying an appeal and upholding the decision of the Newport Beach Planning Commission to approve the Major Site Development Review (filed as PA2025-0049) to allow for the development of a 27-unit, for sale, residential townhome complex within four buildings on a 1.16-net-acre site, and associated on- and off-site improvements. The Major Site Development Review authorizes construction of residential development, and deviations from specific multi-unit objective design standards.

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

Name of Person or Agency Carrying Out Project: Ford Road Ventures 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: PRC Section 21080.66
- ☒ Projects Consistent with a Community Plan, General Plan, or Zoning (Section 15183)

FILED

AUG 27 2025

HUGH NGUYEN, CLERK-RECORDER

BY: MG 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 use characteristics and 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.

The Project also qualifies for a statutory exemption pursuant to California Public Resources Code (PRC) Section 21080.66, which exempts housing projects that meet the following criteria: the project is within an incorporated municipality or urban area with a site size of 20 acres or less, meets certain infill criteria including at least 75% of the perimeter be adjoined with urban uses, is consistent with the General Plan and Zoning Code, meets the minimum density requirement for the site's location, and does not require the demolition of historic resources.

- The Project site is 1.16 acres, which is less than the 20-acre threshold;
- The Project site is surrounded by urban uses consisting of residential, parks and recreation, and the AT&T facility;
- The Project is consistent with the General Plan and Zoning Code. Specifically, the Project site was included in Appendix B of the City's adopted and certified 6th Cycle Housing Element (Housing Element) as a housing opportunity site (Site ID No. 141) that could accommodate residential redevelopment. General Plan Land Use Element Policy LU 4.4 (Rezoning to Accommodate Housing Opportunities) supports residential uses at this site. Furthermore, the site was rezoned by way of the Housing Opportunity (HO) Overlay Zoning Districts and is included within the Newport Center Area (HO-4) Subarea;
- The Project would have a density of approximately 23 dwelling units per acre (du/ac) which meets the minimum density of 20 du/ac for the site; and
- The Project is in compliance with the environmental standards outlined in Government Code Section 65913.4(a)(6).

Lead Agency

Contact Person: Jerry Arregui, Assistant Planner

Telephone: (949) 644-3249

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: *Jerry Arregui* Date: August 27, 2025 Title: Assistant Planner

Director

☒ Signed by Lead Agency ☐ Signed by Applicant

FILED

AUG 27 2025

HUGH NGUYEN, CLERK-RECORDER

BY: *MG* DEPUTY

Legend

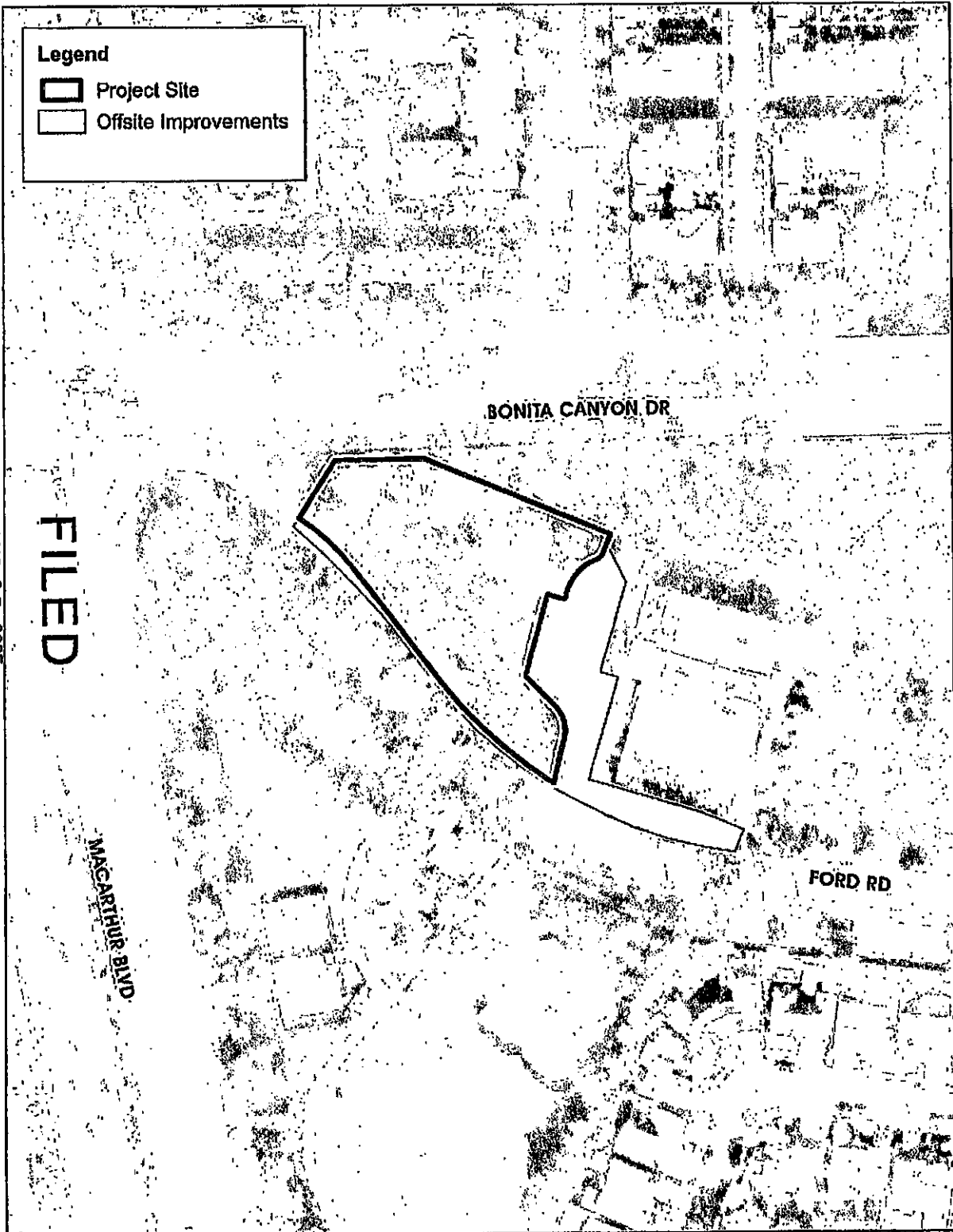
-  Project Site
-  Offsite Improvements

FILED

AUG 27 2025

HUGH NGUYEN, CLERK-RECORDER

BY: MG DEPUTY



Source(s): ESRI, NearMap Imagery (January 2025)



0 37.5 75 150

Feet



Aerial Photograph



ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

30-07/07/2025-0501

202585000646

FILED

July 7, 2025

HUGH NGUYEN
CLERK - RECORDER

By Hugh Nguyen
Deputy clerk

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

TYPE OR PRINT CLEARLY

Project Title

FORD ROAD TOWNHOMES (PA2025-0049)-- MAJOR SITE DEVELOPMENT REVIEW AND VTMM NO. 19396

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

AUG 27 2025

HUGH NGUYEN, CLERK-RECORDER

BY: MA DEPUTY

FILED IN THE OFFICE OF THE ORANGE
COUNTY CLERK-RECORDER ON 07/07/2025
Posted 07/07/2025 Removed _____
Returned to agency on _____
DEPUTY 483

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 753.6.

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

SCH: 2023.060699

Project Title: Ford Road Townhomes (PA2025-0049) - Major Site Development Review and VTTM No. 19396

Project Applicant: Ford Road Ventures LLC, 1400 Newport Center Drive, Suite 230, Newport Beach, CA 92660

Project Location - Specific: Unaddressed property abutting 1650 Ford Road (APN 458-361-10) and 1650 Ford Road (APN 458-361-02), Newport Beach, CA 92660

Project Location - City: Newport Beach

Project Location - County: Orange

Description of Nature, Purpose and Beneficiaries of Project: The Project consists of adoption of Resolution PC2025-12 to approve the Major Site Development Review and Vesting Tentative Tract Map (VTTM) (filed as PA2025-0049) to allow for the development of a 27-unit residential townhome community within four buildings on a 1.16-net-acre site, and associated on- and off-site improvements. The Major Site Development Review authorizes construction of residential development, increase in maximum structure height, and deviations from specific multi-unit objective design standards. The VTTM authorizes the adjustment of property lines between the project site and the AT&T Facility property to create individual parcels for conveyance purposes and to allow for an airspace subdivision of the individual residential units for individual sale (i.e., for condominium purposes).

Name of Public Agency Approving Project: City of Newport Beach Planning Commission

Name of Person or Agency Carrying Out Project: Ford Road Ventures LLC

FILED

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: PRC Section 21080.66
- ☒ Projects Consistent with a Community Plan, General Plan, or Zoning (Section 15183)

JUL 07 2025

HUGH NGUYEN, CLERK-RECORDER

BY: KD 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) (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(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 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.

FILED

AUG 27 2025

HUGH NGUYEN, CLERK-RECORDER

BY: MG DEPUTY

The Project also qualifies for a statutory exemption pursuant to California Public Resources Code (PRC) Section 21080.66, which exempts housing projects that meet the following criteria: the project is within an incorporated municipality or urban area with a site size of 20 acres or less, meets certain infill criteria including at least 75% of the perimeter be adjoined with urban uses, is consistent with the General Plan and Zoning Code, meets the minimum density requirement for the site's location, and does not require the demolition of historic resources.

- The Project site is 1.16 acres, which is less than the 20-acres threshold;
- The Project site is surrounded by urban uses consisting of residential, parks and recreation, and the AT&T facility;
- The Project site was included in Appendix B of the City's adopted and certified 6th Cycle Housing Element (Housing Element) as a housing opportunity site (Site ID No. 141) that could accommodate residential redevelopment. General Plan Land Use Element Policy LU 4.4 (Rezoning to Accommodate Housing Opportunities) supports residential uses at this site. Furthermore, the site was rezoned by way of the Housing Opportunity (HO) Overlay Zoning Districts and is included within the Newport Center Area (HO-4) Subarea;
- The Project would have a density of approximately 23 dwelling units per acre (du/ac) which meets the minimum density of 20 du/ac for the site; and
- The Project is in compliance with the environmental standards outlined in Government Code Section 65913.4(a)(6).

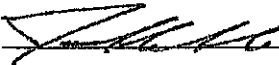
Lead Agency

Contact Person: Jaime Murillo, Deputy Director

Telephone: (949) 644-3209

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: July 7, 2025 Title: Deputy Director

☒ Signed by Lead Agency ☐ Signed by Applicant

FILED

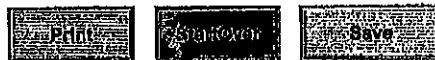
JUL 07 2025

HUGH NGUYEN, CLERK-RECORDER

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



RECEIPT NUMBER:

30-07/07/2025-0501

STATE CLEARINGHOUSE NUMBER (if applicable)

2023060699

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
CITY OF NEWPORT BEACH		07/07/2025
COUNTY/STATE AGENCY OF FILING		DOCUMENT NUMBER
ORANGE COUNTY		202565000646
PROJECT TITLE		

FORD ROAD TOWNHOMES (PA2025-0049)- MAJOR SITE DEVELOPMENT REVIEW AND VTTM NO. 19396

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL	PHONE NUMBER
FORD ROAD VENTURES LLC		(949) 644-3209
PROJECT APPLICANT ADDRESS	CITY	STATE
1400 NEWPORT CENTER DRIVE, SUITE 230	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

X

AGENCY OF FILING PRINTED NAME AND TITLE

Kaeli Do Deputy Clerk



ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

30-09/25/2024-0845

Recorded in Official Records, Orange County

Hugh Nguyen, Clerk-Recorder



NO FEE

202485000858 1:53 pm 09/25/24

477 VitIndx Z01

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

TYPE OR PRINT CLEARLY

Project Title

CITY OF NEWPORT BEACH GENERAL PLAN HOUSING IMPLEMENTATION
PROGRAM

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

SEP 25 2024

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: C.H. DEPUTY

FILED IN THE OFFICE OF THE ORANGE
COUNTY CLERK-RECORDER ON September 25, 2024

Posted for 30 days

DEPUTY CARINA HERRERA

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 763.5.



State of California - Department of Fish and Wildlife
2024 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
DFW 753.5a (REV. 01/01/23) Previously DFG 753.5a



RECEIPT NUMBER:

30 — 09/25/2024 — 0845

STATE CLEARINGHOUSE NUMBER (if applicable)

2023060699

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF NEWPORT BEACH	LEAD AGENCY EMAIL	DATE 09/25/2024
COUNTY/STATE AGENCY OF FILING Orange	DOCUMENT NUMBER 202485000858	
PROJECT TITLE		

CITY OF NEWPORT BEACH GENERAL PLAN HOUSING IMPLEMENTATION PROGRAM

PROJECT APPLICANT NAME CITY OF NEWPORT BEACH	PROJECT APPLICANT EMAIL	PHONE NUMBER (949) 644-3253
PROJECT APPLICANT ADDRESS 100 CIVIC 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)	\$4,051.25	\$	0.00
☐ Mitigated/Negative Declaration (MND)(ND)	\$2,918.75	\$	0.00
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,377.25	\$	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		\$	
☐ Other		\$	

PAYMENT METHOD:

☐ Cash ☐ Credit ☐ Check ☐ Other

TOTAL RECEIVED \$ 0.00

SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE CARINA HERRERA, DEPUTY
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FILED

SEP 25 2024

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: C.H. DEPUTY

Notice of Determination

To: Orange County Clerk-Recorder 801 N. Ross Street Santa Ana, CA 92701 Office of Planning and Research 1400 Tenth Street Sacramento, CA 95814	From: City of Newport Beach Community Development Department 100 Civic Center Drive Newport Beach, CA 92660 Contact: Benjamin M. Zdeba, AICP Phone: 949-644-3253
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Subject: *Filing of Notice of Determination in compliance with Section 21152 of the Public Resources Code*

State Clearinghouse Number: 2023060699

Project Title: City of Newport Beach General Plan Housing Implementation Program

Project Applicant: City of Newport Beach, 100 Civic Center Drive, Newport Beach, California 92660

Project Location: City of Newport Beach and its Sphere of Influence

Project Description: The City of Newport Beach General Plan Housing Implementation Program (Project) is the implementing action associated with City of Newport Beach General Plan 2021-2029 6th Cycle Housing Element (PA2022-0245). The 6th Cycle Housing Element covering the period 2021-2029 (2021-2029 Housing Element) was adopted by the City Council on September 13, 2022, and was subsequently found in compliance with State Housing law (certified) by the State of California Department of Housing and Community Development (HCD) on October 5, 2022. The City is required to ensure the continued and effective implementation of the Housing Element programs including, but not limited to, the provision of sufficient adequately zoned land to accommodate its share of the regional growth and its required share of lower income dwelling units consistent with the General Plan and RHNA obligations.

The following actions were taken by the City of Newport Beach City Council on September 24, 2024:

Adoption of Resolution No. 2024-73, to approve a narrowly focused amendment to the adopted and certified General Plan 6th Cycle Housing Element (PA2022-0245);

Second reading of Ordinance No. 2024-16, to adopt an amendment to Title 20 (Planning and Zoning) of the Newport Beach Municipal Code to implement the General Plan 6th Cycle Housing Element (PA2022-0245); and

Second reading of Ordinance No. 2024-17, to adopt an amendment to Title 20 of the Newport Beach Municipal Code to create Multi-Unit Objective Design Standards (PA2022-0245).

This is to advise that the City of Newport Beach, as Lead Agency, approved the above-described actions at the September 24, 2024 City Council meeting, and has made the following determinations regarding the above-described Project.

1. The Project will have a significant effect on the environment.
2. A certified Final Environmental Impact Report (SCH 2023060699) was prepared for this Project pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of the approval of the Project.

4. A mitigation reporting or monitoring plan was adopted for this Project.
5. A Statement of Overriding Considerations was adopted for the Project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the City of Newport Beach General Plan Housing Implementation Program EIR 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: _____



Date: September 25, 2024

Name/Title: _____

BENJAMIN M. ZDEBA
PLANNING MANAGER

FILED

SEP 25 2024

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: _____

C.H.

DEPUTY



ORANGE COUNTY
CLERK-REORDER
CEQA FILING COVER SHEET

30-07/24/2024-0629

Recorded in Official Records, Orange County
Hugh Nguyen, Clerk-Recorder



4051.25

202485000639 3:49 pm 07/24/24

487 11A Z02

0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00

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

TYPE OR PRINT CLEARLY

Project Title

CITY OF NEWPORT BEACH HOUSING IMPLEMENTATION PROGRAM

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

JUL 24 2024

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: C.H. DEPUTY

FILED

SEP 25 2024

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: C.H. DEPUTY

FILED IN THE OFFICE OF THE ORANGE
COUNTY CLERK-RECORDER ON July 24, 2024
Posted for 30 days

DEPUTY CARINA HERRERA

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 753.8.



FILED

SEP 25 2024

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: C.H. DEPUTY

FILED

JUL 24 2024

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: C.H. DEPUTY

Notice of Determination

To: Orange County Clerk-Recorder
801 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: Benjamin M. Zdebs, AICP
Phone: 949-844-3263

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

State Clearinghouse Number: 2023060699

Project Title: City of Newport Beach Housing Implementation Program

Project Applicant: City of Newport Beach, 100 Civic Center Drive, Newport Beach, California 92660

Project Location: City of Newport Beach and its Sphere of Influence

Project Description: The City of Newport Beach General Plan Housing Implementation Program (Project) is the implementing actions associated with City of Newport Beach General Plan 2021-2029 6th Cycle Housing Element (PA2022-0245). The 6th Cycle Housing Element covering the period 2021-2029 (2021-2029 Housing Element) was adopted by the City Council on September 13, 2022, and was subsequently found in compliance with State Housing law (certified) by the State of California Department of Housing and Community Development (HCD) on October 5, 2022. The City is required to ensure the continued and effective implementation of the Housing Element programs including, but not limited to, the provision of sufficient adequately zoned land to accommodate its share of the regional growth and its required share of lower income dwelling units consistent with the General Plan and RHNA obligations.

The following approvals were taken by the City of Newport Beach City Council on July 23, 2024:

Adopt Resolution No. 2024-50, to certify the Final Program Environmental Impact Report, including a Mitigation Monitoring and Reporting Program, and to adopt Findings of Fact and a Statement of Overriding Considerations for implementation of the 6th Cycle Housing Element involving amendments to the General Plan, Coastal Land Use Plan, and Title 20 (Planning and Zoning) and Title 21 (Local Coastal Program Implementation Plan) of the Newport Beach Municipal Code (PA2022-0245);

Adopt Resolution No. 2024-51, to amend the General Plan Land Use Element to implement the General Plan 6th Cycle Housing Element (PA2022-0245);

Introduce Ordinance No. 2024-16, to amend Title 20 (Planning and Zoning) of the Newport Beach Municipal Code to implement the General Plan 6th Cycle Housing Element (PA2022-0245) and to pass to the second reading on September 24, 2024, or soon thereafter;

Introduce Ordinance No. 2024-17, to amend Title 20 of the Newport Beach Municipal Code to create Multi-Unit Objective Design Standards (PA2022-0245), and pass to the second reading on September 24, 2024, or soon thereafter;

Adopt Resolution No. 2024-52, to authorize submittal of a Local Coastal Program Amendment to the California Coastal Commission to amend the City of Newport Beach Coastal Land Use Plan and Title 21 (Local Coastal

Program Implementation Plan) of the Newport Beach Municipal Code Related to the Housing Element Implementation Program (PA2022-0245);

Adopt Resolution No. 2024-53, to find the Housing Element Implementation Program amendments consistent with the purposes of the State Aeronautics Act and overriding the Orange County Airport Land Use Commission's determination of inconsistency with the 2008 John Wayne Airport Environs Land Use Plan (PA2022-0245); and

Adopt Resolution No. 2024-58, to initiate a narrowly focused amendment to the adopted and certified 6th Cycle Housing Element to remove the reference to requiring a Charter Section 428 vote for implementation (PA2022-0245).

This is to advise that the City of Newport Beach, as Lead Agency, approved the above-described actions at the July 23, 2024, City Council meeting, and has made the following determinations regarding the above-described Project.

1. The Project will have a significant effect on the environment.
2. An Environmental Impact Report (SCH 2023060699) was prepared for this Project pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of the approval of the Project.
4. A mitigation reporting or monitoring plan was adopted for this Project.
5. A Statement of Overriding Considerations was adopted for the Project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the City of Newport Beach Housing Implementation Program EIR 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: 

Name/Title: Benjamin Zdeba
Principal Planner

Date: July 24, 2024

FILED

SEP 25 2024

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: C.H. DEPUTY

FILED

JUL 24 2024

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: C.H. DEPUTY

O.C. CLERK RECORDER
601 N. ROSS ST.
SANTA ANA, CA 92625

07/24/2024

15:50:45

CREDIT CARD

AMEX SALE

Card #	XXXXXXXXXX1007
Chip Card:	AMERICAN EXPRESS
AID:	A000000025010801
SEQ #:	15
Batch #:	135
INVOICE	15
CLERK	0497
Approval Code:	878917
Entry Method:	Contactless
Mode:	Issuer

SALE AMOUNT

\$1051.25

CUSTOMER COPY

FILED

SEP 25 2024

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

By: C.H. DEPUTY



State of California - Department of Fish and Wildlife
2024 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
DFW 759.5a (REV. 01/01/23) Previously DFG 753.5a

Print **Start Over** Save

RECEIPT NUMBER:
30 → 07/24/2024 → 0828
STATE CLEARINGHOUSE NUMBER (if applicable)
2023060868

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF NEWPORT BEACH	LEAD AGENCY EMAIL	DATE 07/24/2024
COUNTY/STATE AGENCY OF FILING Orange	DOCUMENT NUMBER 202485000839	
PROJECT TITLE		

CITY OF NEWPORT BEACH HOUSING IMPLEMENTATION PROGRAM

PROJECT APPLICANT NAME CITY OF NEWPORT BEACH	PROJECT APPLICANT EMAIL	PHONE NUMBER (949) 844-3253
PROJECT APPLICANT ADDRESS 100 CIVIC 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)	\$4,081.25	\$ 4,081.25
☐ Mitigated/Negative Declaration (MND)(ND)	\$2,918.75	\$ 0.00
☐ Certified Regulatory Program (CRP) document - payment due directly to ODFW	\$1,377.25	\$ 0.00

☐ Exempt from fee
☐ Notice of Exemption (attach)
☐ ODFW 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		\$
☐ Other		\$

PAYMENT METHOD:

☐ Cash ☒ Credit ☐ Check ☐ Other

TOTAL RECEIVED \$ 4,081.25

SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE CARINA HERRERA, DEPUTY
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FILED

SEP 25 2024

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: C.H. DEPUTY

ORIGINAL - PROJECT APPLICANT

COPY - CDM/AGB

COPY - LEAD AGENCY

COPY - COUNTY CLERK

DFW 759.5a (Rev. 01/01/2023)