



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 VTTM 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 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 753.5.

# 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

SCH: 2023060699

**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) (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-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 6<sup>th</sup> 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

|       |      |      |
|-------|------|------|
| Print | Save | Save |
|-------|------|------|

RECEIPT NUMBER:  
30-07/07/2025-0501  
STATE CLEARINGHOUSE NUMBER (If applicable)  
2023060699

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

|                                                |                                 |                    |
|------------------------------------------------|---------------------------------|--------------------|
| LEAD AGENCY<br>CITY OF NEWPORT BEACH           | LEAD AGENCY EMAIL               | DATE<br>07/07/2025 |
| COUNTY/STATE AGENCY OF FILING<br>ORANGE COUNTY | DOCUMENT NUMBER<br>202585000646 |                    |
| PROJECT TITLE                                  |                                 |                    |

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

|                                                                   |                         |                                |
|-------------------------------------------------------------------|-------------------------|--------------------------------|
| PROJECT APPLICANT NAME<br>FORD ROAD VENTURES LLC                  | PROJECT APPLICANT EMAIL | PHONE NUMBER<br>(949) 644-3209 |
| PROJECT APPLICANT ADDRESS<br>1400 NEWPORT CENTER DRIVE, SUITE 230 | CITY<br>NEWPORT BEACH   | STATE<br>CA                    |
|                                                                   | ZIP CODE<br>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<br> | AGENCY OF FILING PRINTED NAME AND TITLE<br>Kalci Do Deputy Clerk |
|--------------------------------------------------------------------------------------------------|------------------------------------------------------------------|