



HUGH NGUYEN
CLERK - RECORDER

BIRTH AND DEATH RECORDS
FICTITIOUS BUSINESS NAMES
MARRIAGE LICENSES/RECORDS
NOTARY REGISTRATION
ORANGE COUNTY ARCHIVES
PASSPORTS
PROPERTY RECORDS

September 19, 2025

CITY OF NEWPORT BEACH
100 CIVIC CENTER DR PO BOX 1768
NEWPORT BEACH, CA 92658-8915

RECEIVED BY
COMMUNITY
DEVELOPMENT

OCT 30 2025

CITY OF
NEWPORT BEACH

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 9/19/2025

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 ADMINISTRATION SOUTH
601 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.: RPT20250000261190

Finalization No.: 20250000290210

Cashier: 428

Register: VITALSINDEXING

Date/Time: 09/19/2025 11:38 AM

Item	Title	Count
1	Z01	1

ETR: Exempt or Previously Paid

Document ID	Amount
Doc# 202585000898	\$50.00

Time Recorded 11:38 AM

Total Amount Due: \$50.00

Total Paid

Credit Card Tendered: \$50.00

#08801D

Amount Due: \$0.00

THANK YOU
PLEASE RETAIN THIS RECEIPT
FOR YOUR RECORDS
www.ocrecorder.com





ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

202585000898

FILED

September 19, 2025

HUGH NGUYEN

CLERK - RECORDER

By: [Signature]
Deputy clerk

30-09/19/2025-0710

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

MONROVIA TOWNHOMES (PA2025-0062)-MAJOR SITE DEVELOPMENT REVIEW AND VTTM NO. 19408

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 09/19/2025**
Posted 09/19/2025 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

County Clerk

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

SCH: 2023060699

Project Title: Monrovia Townhomes (PA2025-0062)-Major Site Development Review and VTTM No.19408

Project Applicant: Intracorp Homes, 895 Dove Street, Suite 100, Irvine, CA 92602

Project Location - Specific: 1580-1598 Monrovia Avenue and 865-899 W. 16th Street, 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 PC2025-20 to approve the Major Site Development Review and Vesting Tentative Tract Map (VTTM) (filed as PA2025-0062) to allow for the development of a 89 residential townhomes on a 4.34-acre property at the southeast corner of Monrovia Avenue and W. 16th Street. The development includes 4 single-unit dwellings, 17 two-unit buildings with 34 dwelling units, and 51 townhome-style dwelling units. The Major Site Development Review authorizes construction of the residential development, and deviations from specific multi-unit objective design standards. The VTTM authorizes the merger of two properties to create a single building site and allows for an airspace subdivision of the 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: Intracorp Homes

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(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

SEP 19 2025

HUGH NGUYEN, CLERK-RECORDER

BY: MG DEPUTY

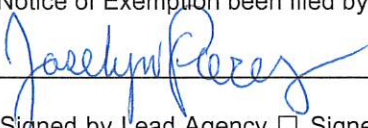
Lead Agency

Contact Person: Joselyn Perez, Senior Planner

Telephone: (949) 644-3312

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: September 18, 2025 Title: Senior Planner

☒ Signed by Lead Agency ☐ Signed by Applicant

FILED

SEP 19 2025

HUGH NGUYEN, CLERK-RECORDER

BY: M.G. 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	Sign/Over	Save
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RECEIPT NUMBER: 30-09/19/2025-0710
STATE CLEARINGHOUSE NUMBER (If applicable) 2023060699

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF NEWPORT BEACH	LEAD AGENCY EMAIL	DATE 09/19/2025
COUNTY/STATE AGENCY OF FILING ORANGE COUNTY	DOCUMENT NUMBER 202585000898	
PROJECT TITLE MONROVIA TOWNHOMES (PA2025-0062)-MAJOR SITE DEVELOPMENT REVIEW AND VTTM NO. 19408		

PROJECT APPLICANT NAME INTRACORP HOMES	PROJECT APPLICANT EMAIL	PHONE NUMBER (949) 644-3312
PROJECT APPLICANT ADDRESS 895 DOVE STREET, SUITE 100	CITY IRVINE	STATE CA
		ZIP CODE 92602

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 Melissa Gomez Deputy Clerk
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