30-12/10/2025-0958

202585001199

FILED

December 10, 2025

HUGH NGUYEN

CLERK - RECORDER

By _____

Deputy clerk

ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

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

MACARTHUR COURT PROJECT (PA2025-0090)

Check Document being Filed:

- [ ] Environmental Impact Report (EIR)
- [ ] Mitigated Negative Declaration (MND) or Negative Declaration (ND)
- [x] Notice of Exemption (NOE)
- [ ] Other (Please fill in type):

FILED IN THE OFFICE OF THE ORANGE COUNTY CLERK-RECORDER ON 12/10/2025

Posted 12/10/2025 **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: MacArthur Court Project (PA2025-0090)

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

Project Location - Specific: The Project site is located at 4665, 4675, 4680, 4685 and 4695 MacArthur Court and 4770 Campus Drive in the City of Newport Beach, and is bound by Campus Drive to the north, Birch Street to the south, and MacArthur Boulevard to the west.

Project Location - City: Newport Beach **Project Location - County:** Orange

Description of Nature, Purpose and Beneficiaries of Project: The Project consists of adoption of Ordinance No. 2025-36 approving a Development Agreement to vest the rights to develop 700 residential dwelling units and 10,000 square feet of nonresidential building area at the MacArthur Court Campus in the Airport Area, and adoption of Resolution No. 2025-80 approving an affordable housing implementation plan.

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

Name of Person or Agency Carrying Out Project: The Irvine Company LLC and MacArthur Court I LLC

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DEC 10 2025
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BY: DEPUTY

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) (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: _____ Date: 12/9/25 Title: Principal Planner

☒ Signed by Lead Agency ☐ Signed by Applicant

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:
30-12/10/2025-0958

STATE CLEARINGHOUSE NUMBER *(If applicable)*
2023060699

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
CITY OF NEWPORT BEACH		12/10/2025
COUNTY/STATE AGENCY OF FILING		DOCUMENT NUMBER
ORANGE COUNTY		202585001199

PROJECT TITLE

MACARTHUR COURT PROJECT (PA2025-0090)

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL		PHONE NUMBER
IRVINE COMPANY			(949) 644-3234
PROJECT APPLICANT ADDRESS	CITY	STATE	ZIP CODE
550 NEWPORT CENTER DRIVE	NEWPORT BEACH	CA	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
X Kalci Do	Kalci Do Deputy Clerk

ORIGINAL - PROJECT APPLICANT | COPY - CDFW/ASB | COPY - LEAD AGENCY | COPY - COUNTY CLERK | DFW 753.5a (Rev. 01012025)