



ORANGE COUNTY  
CLERK-RECORDER  
CEQA FILING COVER SHEET

30-0212512026-0128

202685000199

**FILED**

February 25, 2026

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

COASTAL DEVELOPMENT PERMIT - MARRIOTT'S NEWPORT COAST VILLAS GROUND MOUNTED SOLAR SYSTEM

**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 02/25/2026**

Posted 02/25/2026 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.

## CEQA NOTICE OF EXEMPTION

To: County Clerk, County of Orange

From: County of Orange  
OC Public Works, Development Services/Planning

Planning Application Number (PA): PA25-0026

Project Title: Coastal Development Permit - Marriott's Newport Coast Villas Ground Mounted Solar System

Project Location(s): 23000 Newport Coast Dr, Newport Coast, California 92657 (APN: 477-241-52)

**Project Description:** The proposed project involves a Coastal Development Permit application for the installation of a ground-mounted solar energy system at the Marriott's Newport Coast Villas resort located at 23000 Newport Coast Drive along the Newport Coast of unincorporated Orange County. The proposed project consists of a 165,00 KW (DC) solar energy system including 300 solar modules and three (3) inverters, occupying an area of approximately 113'-9" by 93'-4". The solar array will be ground mounted on a fixed support structure and connected to the existing on-site electrical infrastructure to provide renewable energy to the existing resort facilities. The ground-mounted solar system is an accessory improvement to the existing resort within a previously disturbed area and will not impact public access, coastal resources, or surrounding land uses. No new buildings or infrastructure expansion are proposed. All work shall be performed in accordance with all federal, state and County guidelines.

**Name of Public Agency Approving Project:** Orange County Zoning Administrator

**Name of Applicant Carrying-Out Project:** Gabe Von Wellsheim

**Address of Applicant:** 23000 Newport Coast Drive, Newport Coast, California 92657

**Exempt Status:**

- Ministerial (Guidelines Section No. 15268)
- Emergency Project (Guidelines Section No. 15269)
- Common Sense (Guidelines Section No. 15061(b)(3))
- Statutory Exemption: State Code number:
- Categorical Exemption: Section 15311 - Class 11 - Accessory Structures
- Other Exemption:

**Reason(s) why project is exempt:** The exemption provides for the construction of minor structures accessory to (appurtenant to) existing commercial facilities.

**Date of Decision:** 2/19/2026

**CEQA Contact Person:** Virginia Gomez, Senior Planner

Phone: 714-667-1614

**Project Manager Signature:** *Deysi Munoz*

**Name:**

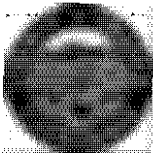
**Title:**


FILED


FEB 25 2026


HUGH NGUYEN, CLERK-RECORDER


BY: *[Signature]* DEPUTY



 County Administration South  
601 North Ross Street  
Santa Ana, California 92701

 P.O. Box 4048  
Santa Ana, CA 92702-4048

 [info@ocpw.ocgov.com](mailto:info@ocpw.ocgov.com)

 (714) 667-8800

 [OCPublicWorks.com](http://OCPublicWorks.com)

ORANGE COUNTY  
**OC Public Works**

**Fish & Game Fees:** Pursuant to Section 711.4 (c) (2)(A) of the California Fish and Game Code, this project is exempt from the required fees, as it is exempt from CEQA.

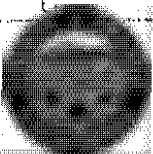
Form Rev. 3.12.20


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HUGH NGUYEN, CLERK-RECORDER


BY:                     *HN*                     DEPUTY




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601 North Ross Street  
Santa Ana, California 92701

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State of California - Department of Fish and Wildlife  
**2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT**  
 DFW 753.5a (REV. 01/01/26) Previously DFG 753.5a

**Print**      **Save**

RECEIPT NUMBER:  
 30-02/25/2026-0128  
 STATE CLEARINGHOUSE NUMBER (if applicable)

**SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.**

LEAD AGENCY OCPW, DEVELOPMENT SERVICES	LEAD AGENCY EMAIL	DATE 02/25/2026
COUNTY/STATE AGENCY OF FILING ORANGE COUNTY	DOCUMENT NUMBER 202685000199	

PROJECT TITLE  
 COASTAL DEVELOPMENT PERMIT - MARRIOTT'S NEWPORT COAST VILLAS GROUND MOUNTED SOLAR SYSTEM

PROJECT APPLICANT NAME GABE VON WELLSHEIM	PROJECT APPLICANT EMAIL	PHONE NUMBER (714) 887-1614
PROJECT APPLICANT ADDRESS 23000 NEWPORT COAST DRIVE	CITY NEWPORT COAST	STATE CA
		ZIP CODE 92657

**PROJECT APPLICANT** (Check appropriate box)

Local Public Agency     
  School District     
  Other Special District     
  State Agency     
  Private Entity

**CHECK APPLICABLE FEES:**

- Environmental Impact Report (EIR)      \$ 4,227.50 \$ \_\_\_\_\_
- Mitigated/Negative Declaration (MND)(ND)      \$ 3,043.75 \$ \_\_\_\_\_
- Certified Regulatory Program (CRP) document - payment due directly to CDFW      \$ 1,437.25 \$ \_\_\_\_\_

- 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 <b>X</b>	AGENCY OF FILING PRINTED NAME AND TITLE Kalci Do Deputy Clerk
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