ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

30-10/28/2026-0896

202685001223

FILED

October 28, 2026

HUGH NGUYEN

CLERK - RECORDER

By _____
Deputy clerk

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

FAIRWAY THREE DEVELOPMENT AGREEMENT (PA2026-0019)

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 10/28/2026
Posted 10/28/2026 **Removed** _____
Returned to agency on _____
DEPUTY 464

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

FILED
OCT 28 2026
HUGH NGUYEN, CLERK-RECORDER
BY: _____ DEPUTY

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

Project Title: Fairway Three Development Agreement (PA2025-0019)

Project Applicant: Eagle Four Partners, LLC, 1400 Newport Center Drive, Ste. 230, Newport Beach, CA, 92660; Kory Kramer, (949) 250-1020

Project Location - Specific: The approximately 128.49-acre Newport Beach Country Club property (NBCC Property; Assessor Parcel No. [APN] 442-011-52) is located at One Clubhouse Drive and is generally bounded by Jamboree Road to the west, East Coast Highway to the south, Santa Barbara Drive to the north, and intervening development toward the east along Newport Center Drive.

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. 2026-17 approving a Development Agreement to vest the rights to develop 78 residential dwelling units at the NBCC Property in the Newport Center Focus Area.

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

Name of Person or Agency Carrying Out Project: Eagle Four Partners, 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: _____
- ☒ 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: Jenny Hannsun, Associate Planner **Telephone:** (949) 644-3212

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: 10/27/26 Title: Associate Planner

☒ Signed by Lead Agency ☐ Signed by Applicant

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 | StartOver | Save

RECEIPT NUMBER:
30-10/28/2026-0896

STATE CLEARINGHOUSE NUMBER *(If applicable)*

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
CITY OF NEWPORT BEACH		10/28/2026

COUNTY/STATE AGENCY OF FILING	DOCUMENT NUMBER
ORANGE COUNTY	202685001223

PROJECT TITLE

FAIRWAY THREE DEVELOPMENT AGREEMENT (PA2026-0019)

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL	PHONE NUMBER
EAGLE FOUR NERS, LLC		(949) 250-1020

PROJECT APPLICANT ADDRESS	CITY	STATE	ZIP CODE
1400 NEWPORT CENTER DRIVE, STE 230	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)	$ 4,227.50	$
☐ 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	AGENCY OF FILING PRINTED NAME AND TITLE
X	Daniela Florido Deputy Clerk

ORIGINAL - PROJECT APPLICANT | COPY - CDFW/ASB | COPY - LEAD AGENCY | COPY - COUNTY CLERK | DFW 753.5a (Rev. 01012026)