



ORANGE COUNTY  
CLERK-RECORDER  
CEQA FILING COVER SHEET

30-03/06/2026-0164

202685000246

**FILED**

March 6, 2026

HUGH NGUYEN  
CLERK - RECORDER

By [Signature]  
Deputy clerk

Complete and attach this form to each CEQA Notice filed with the County Clerk-Recorder

**TYPE OR PRINT CLEARLY**

**Project Title**

300 NEWPORT CENTER DRIVE (PA2025-0102)-MAJOR SITE DEVELOPMENT REVIEW, CONDITIONAL USE PERMIT AND VESTING TENTATIVE TRACT  
MAP

**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 03/06/2026**

Posted 03/06/2026 Removed \_\_\_\_\_

Returned to agency on \_\_\_\_\_

DEPUTY 461

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:** 300 Newport Center Drive (PA2025-0102)-Major Site Development Review, Conditional Use Permit and Vesting Tentative Tract Map

**Project Applicant:** Related California, LLC, 18201 Von Karman Avenue, Suite 900, Irvine, CA 92602

**Project Location - Specific:** 210 and 300 Newport Center Drive, City of Newport Beach (APNs 442-091-12, 442-091-16, and 442-161-16)

**Project Location - City:** Newport Beach

**Project Location - County:** Orange

**Description of Nature, Purpose and Beneficiaries of Project:** The Project consists of adoption of Resolution PC2026-004 to approve the Major Site Development Review, Conditional Use Permit, and Vesting Tentative Tract Map (VTTM) No. 19407 (collectively, PA2025-0102) to allow for demolition of all improvements on the Project site, including an existing movie theater and health/fitness facility, and construction of two 22-story residential buildings with 150 residential condominiums, a 1,950-square foot (sf) retail/café, for-sale home offices, and resident-serving amenities on the approximately 4.17-acre Project site. The Major Site Development Review authorizes construction of the residential development, and deviations from specific multi-unit objective design standards. The Conditional Use Permit waives 58 parking spaces for the proposed offices and retail/café uses. The VTTM authorizes the consolidation of four lots into one lot and allows for an airspace subdivision of the of the individual residential units and non-residential units for condominium purposes.

**Name of Public Agency Approving Project:** City of Newport Beach Planning Commission

**Name of Person or Agency Carrying Out Project:** Related California, 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: \_\_\_\_\_

MAR 06 2026

HUGH NGUYEN, CLERK-RECORDER

BY: SL DEPUTY

- 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.

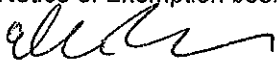
**Lead Agency**

**Contact Person:** Liz Westmoreland, AICP

**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: March 5, 2026 Title: Principal Planner

Signed by Lead Agency  Signed by Applicant

**FILED**

MAR 06 2026

HUGH NGUYEN, CLERK-RECORDER

BY:  DEPUTY



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

RECEIPT NUMBER:  
 30-03/06/2026-0164  
 STATE CLEARINGHOUSE NUMBER (If applicable)  
 2023060699

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

LEAD AGENCY CITY OF NEWPORT BEACH	LEAD AGENCY EMAIL	DATE 03/06/2026
COUNTY/STATE AGENCY OF FILING ORANGE COUNTY	DOCUMENT NUMBER 202685000246	

PROJECT TITLE  
 300 NEWPORT CENTER DRIVE (PA2025-0102)-MAJOR SITE DEVELOPMENT REVIEW, CONDITIONAL USE PERMIT AND VESTING TENTATIVE TRACT MAP

PROJECT APPLICANT NAME RELATED CALIFORNIA, LLC	PROJECT APPLICANT EMAIL	PHONE NUMBER (949) 644-3234
PROJECT APPLICANT ADDRESS 18201 VON KARMAN AVENUE, SUITE 900	CITY IRVINE	STATE CA
		ZIP CODE

**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  X	AGENCY OF FILING PRINTED NAME AND TITLE Sarah Luna Deputy Clerk
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