



ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

30-06/22/2026-0531

202685000733

FILED

June 22, 2026

HUGH NGUYEN
CLERK - RECORDER

By [Signature]
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

WESTCLIFF AT DOVER

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 06/22/2026**
Posted 06/22/2026 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: County Clerk County of Orange Public Services Division Santa Ana, CA 92702	From: City of Newport Planning Division 100 Civic Center Drive P.O. Box 1768 Newport Beach, CA 92658-8915 (949) 644-3200	
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Project Title: Westcliff at Dover

Project Applicant: D.R. Horton, 980 Montecito Drive, Suite 300, Corona, CA 92879

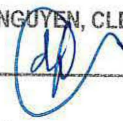
Attention: Dan Boyd, Vice President - Entitlements

Project Location – Specific: 1501 East 16th Street, Newport Beach, CA

FILED

JUN 22 2026

HUGH NGUYEN, CLERK-RECORDER

BY:  DEPUTY

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

Description of Nature, Purpose and Beneficiaries of Project: The proposed project would include the demolition of the existing medical office and construction of 30, 3-story townhomes ranging from 2,088 square feet to 2,401 square feet, parking/pavement, and landscaping on an urban infill site.

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

Name of Person or Agency Carrying out Project: D.R. Horton, 980 Montecito Drive, Suite 300, Corona, CA 92879

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: Public Resources Code Section 21080.66

Reasons why project is exempt: The City of Newport Beach (Lead Agency) approved the project described above on June, 2026, through Planning Commission action. The City determined that the project and project site satisfy all conditions and criteria set forth in Public Resources Code Section 21080.66 and that none of the exclusions apply. Therefore, this project qualifies for the AB 130 CEQA exemption.

Lead Agency

Contact Person/Title: Oscar Orozco, Associate Planner, Community Development Department

Contact Phone No./Ext: 949-644-3219

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:  **Title:** Associate Planner **Date:** June 22, 2026

☒ 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	Starover	Save
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RECEIPT NUMBER:

30-06/22/2026-0531

STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF NEWPORT BEACH	LEAD AGENCY EMAIL	DATE 06/22/2026
COUNTY/STATE AGENCY OF FILING ORANGE COUNTY	DOCUMENT NUMBER 202685000733	
PROJECT TITLE WESTCLIFF AT DOVER		

PROJECT APPLICANT NAME D.R. HORTON	PROJECT APPLICANT EMAIL	PHONE NUMBER (949) 644-3219
PROJECT APPLICANT ADDRESS 980 MONTECITO DRIVE, SUITE 300	CITY CORONA	STATE CA
		ZIP CODE 92879

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 Daniela Florido Deputy Clerk
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