



HUGH NGUYEN
CLERK - RECORDER

BIRTH AND DEATH RECORDS
FICTITIOUS BUSINESS NAMES
MARRIAGE LICENSES/RECORDS
NOTARY REGISTRATION
ORANGE COUNTY ARCHIVES
PASSPORTS
PROPERTY RECORDS

July 10, 2026

CITY OF NEWPORT BEACH
100 CIVIC CENTER DR PO BOX 1768
NEWPORT BEACH, CA 92660

Office of the ORANGE COUNTY CLERK-RECORDER
Memorandum

SUBJECT: EIR NOTICE OF EXEMPTION

The attached notice was received, filed and a copy was posted on 7/10/2026

It remained posted for 30 (thirty) days.

HUGH NGUYEN
CLERK - RECORDER
In and for the County of ORANGE

By: 516 - Deputy

Public Resource Code 21092.3

The notice required pursuant to Sections 21080.4 and 21092 for an environmental impact report shall be posted in the office of the County Clerk of each county *** in which the project will be located and shall remain posted for a period of 30 days. The notice required pursuant to Section 21092 for a negative declaration shall be so posted for a period of 20 days, unless otherwise required by law to be posted for 30 days. The County Clerk shall post notices within 24 hours of receipt.

Public Resource Code 21152

All notices filed pursuant to this section shall be available for public inspection, and shall be posted *** **within 24 hours of receipt** in the office of the County Clerk. Each notice shall remain posted for a period of 30 days.

*** Thereafter, the clerk shall return the notice to the local lead agency *** within a notation of the period it was posted. The local lead agency shall retain the notice for not less than nine months.

Additions or changes by underline; deletions by ***

NORTH COUNTY BRANCH OFFICE
WELLS FARGO BUILDING
222 S. HARBOR BLVD., STE 110
ANAHEIM, CALIFORNIA 92805

ORANGE COUNTY
COUNTY ADMINISTRATION SOUTH
601 N. ROSS STREET
SANTA ANA, CALIFORNIA 92701

OLD ORANGE COUNTY
COURTHOUSE
211 W. SANTA ANA BLVD. ROOM 201
SANTA ANA, CALIFORNIA 92701

SOUTH COUNTY BRANCH OFFICE
LAGUNA HILLS CIVIC CENTER
24031 EL TORO ROAD, SUITE 150
LAGUNA HILLS, CALIFORNIA 92653



ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

30-07/10/2026-0605

202685000827

FILED

July 10, 2026

HUGH NGUYEN

CLERK - RECORDER

By Antar
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

1301 DOVE STREET RESIDENTIAL DEVELOPMENT (PA 2026-0046)

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 07/10/2026
Posted 07/10/2026 Removed _____
Returned to agency on _____
DEPUTY 516

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
601 N. Ross Street
P.O. Box 4048
Santa Ana, CA 92702-4048

Project Title: 1301 Dove Street Residential Development (PA2026-0046)

Project Applicant: Dove Property Owner, LLC, 4000 MacArthur Blvd., Suite 600, East Tower Newport Beach, CA 92660

Project Location - Specific: 1301 Dove Street, Newport Beach, California 92660 (APN: 427-221-17)

Project Location - City: Newport Beach

Project Location - County: Orange

Description of Nature, Purpose and Beneficiaries of Project: The development of a 139-unit, for-sale residential townhome community on an existing professional office site. The dwelling units, which consist of two to four-bedroom townhomes ranging from approximately 1,425 to 2,362 square feet, would be distributed across 50 buildings with each building ranging from one to eight units. The buildings would have a maximum height ranging from approximately 33.5 feet to 39 feet above established grade. The proposal includes a two-car garage for each unit, 10 driveway parking spaces, and 42 uncovered guest parking spaces for a total of 330 on-site parking spaces. The development will also include resident-serving amenities including activity areas, outdoor gardens, and seating and walking paths throughout the site. Additionally, a publicly accessible pedestrian strada improved with landscaping and seating areas are provided along the Dove Street frontage. Vehicular access is provided by a single driveway on Dove Street. The development may occur in two phases. The first phase would include the demolition of the existing parking structure and construction of approximately 76 dwelling units on the rear half of the site. The second phase, if necessary, would include demolition of the existing approximately 218,000-square-foot 10-story office building and construction of the remaining approximately 63 dwelling units in the front half of the site.

Name of Public Agency Approving Project: City of Newport Beach

Name of Person or Agency Carrying Out Project: Dove Property Owner, 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: PRC Section 21080.66
- ☐ Projects Consistent with a Community Plan, General Plan, or Zoning (Section 15183)

Reasons why project is exempt:

Pursuant to PRC Section 21080.66, the Project is statutorily exempt from CEQA because it meets the following criteria:

- a. The Project is entirely residential and therefore meets the definition of a "housing development project."
- b. The Property is less than 20 acres (6.46 acres).
- c. The Property is within the City of Newport Beach, an incorporated municipality.
- d. The Property is currently developed with urban uses (office development).
- e. The General Plan land use designation is Mixed-Use Horizontal (MU-H2), and the zoning is Newport Place Planned Community (PC-11), but the site is located within the HO-1 Housing Overlay (Airport Area) and designated as a Housing Opportunity Site in the City's General Plan Housing Element. HO-1 allows residential development with a minimum of one unit per 2,178 square feet of lot area (20 dwelling units per acre) and a maximum of one unit per 871 square feet of lot area (30 dwelling units per acre).

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JUL 10 2026

HUGH NGUYEN, CLERK-RECORDER

BY: Ar DEPUTY

- f. The Project proposes to develop 139 townhomes (approximately 21 du/acre) which exceeds the applicable minimum density requirement under state law (minimum 15 dwelling units per acre).
- g. The Property is not located in the Coastal Zone.
- h. The Property is designated as "urban and built-up land" and not as prime farmland or farmland of statewide importance.
- i. The Property is not designated as wetlands and does not contain wetlands.
- j. The Property is not located in a Very High Fire Hazard Severity Zone ("VHFHSZ") zone.
- k. The Property is not located on hazardous waste site that is listed on the Cortese List or a site designated by the Department of Toxic Substances ("DTSC") pursuant to California Health and Safety Code ("H&S") Section 25356.
- l. The Property is not located in an earthquake fault zone.
- m. The Property is not located within a special flood hazard area.
- n. The Property is not located in a regulatory floodway.
- o. The Property is not identified for conservation in an adopted natural resource protection plan.
- p. The Property is developed and does not contain habitat for protected species.
- q. The Property is not subject to a conservation easement.
- r. The Project does not require the demolition of any historic structures. The buildings that exist on the Property are not listed on a national, state, or local historic register.
- s. No portion of the Project would be a hotel, motel, bed and breakfast, or other transient lodging.
- t. The Project is not within 500 feet of a freeway.

Additionally, the City completed tribal consultation with Native American Tribes that are traditionally and culturally affiliated with the geographic area of the Project as required. The City initiated consultation on February 3, 2026, with the two tribes that requested consultation, Gabrieleno Band of Mission Indians – Kizh Nation and Juanefio Band of Mission Indians – Acjachemen Nation, which concluded on March 21, 2026. Mitigation measures, which have been agreed upon by the tribal representatives and the City are included in conditions of approval, requiring monitors and protecting tribal cultural resources.

Lead Agency

Contact Person: Oscar Orozco, Associate Planner

Telephone: (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: _____

Date: 7-9-2026

Title: Associate planner

☒ Signed by Lead Agency ☐ Signed by Applicant

FILED

JUL 10 2026

HUGH NGUYEN, CLERK-RECORDER

BY: _____

DEPUTY

**2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT**

DFW 753.5a (REV. 01/01/26) Previously DFG 753.5a

Print

Startover

Save

RECEIPT NUMBER:

30-07/10/2026-0605

STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY

CITY OF NEWPORT BEACH

LEAD AGENCY EMAIL

DATE

07/10/2026

COUNTY/STATE AGENCY OF FILING

ORANGE COUNTY

DOCUMENT NUMBER

202685000827

PROJECT TITLE

1301 DOVE STREET RESIDENTIAL DEVELOPMENT (PA 2026-0046)

PROJECT APPLICANT NAME

DOVE PROPERTY OWNER, LLC

PROJECT APPLICANT EMAIL

PHONE NUMBER

(949) 644-3219

PROJECT APPLICANT ADDRESS

4000 MACARTHUR BLVD., SUITE 600, EAST TOWER

CITY

NEWPORT BEACH

STATE

CA

ZIP CODE

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

☐ Other

\$

50.00

PAYMENT METHOD:☐ Cash☒ Credit☐ Check☐ Other

TOTAL RECEIVED

\$

50.00

SIGNATURE

X

Andy

AGENCY OF FILING PRINTED NAME AND TITLE

Xiaoxi Zhou Deputy Clerk

Orange County
Clerk-Recorder
Hugh Nguyen
601 N. Ross Street
Santa Ana, CA 92701
(714) 834-2500

Receipt No.: RPT20260000207153

Finalization No.: 20260000205553

Cashier: 516

Register: SOUTHCOUNTY3A

Date/Time: 07/10/2026 12:59 PM

Item	Title	Count
1	201	1

EIR: Exempt or Previously Paid

Document ID	Amount
Doc# 202685000827	\$50.00

Time Recorded 12:59 PM

Total Amount Due: \$50.00

Total Paid

Credit Card Tendered: \$50.00

#01044z

Amount Due: \$0.00

THANK YOU
PLEASE RETAIN THIS RECEIPT
FOR YOUR RECORDS
www.ocrecorder.com

