

## California Department of Transportation

DISTRICT 12  
1750 East 4<sup>th</sup> Street, Suite 100 | SANTA ANA, CA 92705  
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<https://dot.ca.gov/caltrans-near-me/district-12>



August 17, 2026

Mr. Oscar Orozco  
Associated Planner  
City of Newport Beach  
100 Civic Center Drive  
Newport Beach, CA. 92660

File: LDR/CEQA  
SCH: 2026070404  
12-ORA-2026-03198  
SR-73 PM: 25.144

Dear Mr. Orozco,

The California Department of Transportation (Caltrans) has reviewed the Notice of Exemption (NOE) for the 1301 Dove Street Residential Development. The development consists 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 strata 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.

The Project site is located at 1301 Dove Street in Newport Beach, California. This site is less than a mile from State Route 73 and less than two miles from John Wayne Airport in Orange County. Accordingly, Caltrans has provided the following feedback:

1. Caltrans recognizes there is a strong link between transportation and land use. Development can have a significant impact on traffic and congestion on State transportation facilities. In particular, the pattern of land use can affect both local vehicle miles traveled and the number of trips. Caltrans

supports collaboration with local agencies to work towards a safe, functional, interconnected, multi-modal transportation network integrated through applicable "smart growth" type land use planning and policies.

2. Caltrans supports local developments that are consistent with State planning priorities intended to promote equity, strengthen the economy, protect the environment, and promote public and health safety. This can be achieved by promoting smart growth principles in projects which provide a diversity of housing choices and destinations accessible by active transportation (i.e. bicycle and pedestrian) and transit users.
3. The Federal Aviation Administration (FAA) has issued a No Hazard Determination, and the Airport Land Use Commission (ALUC) has confirmed that the project aligns with the Airport Land Use Compatibility Plan (ALUCP) for John Wayne Airport. However, it has been noted that the project lies within the 60 dB contour and includes outdoor spaces. Therefore, we recommend the following measures:
  - Avigation easements should be established to ensure residents are fully informed that their homes are located beneath active aircraft flight paths. These easements will require prominent notices for all residents.
  - All outdoor areas within the residential development should feature clearly posted signage, alerting residents that aircraft may fly overhead at any time, day or night.
  - Permissible interior noise levels during aircraft operations must not exceed 45 dB. To ensure compliance, this requirement should be incorporated into the permitting process, with builders obligated to demonstrate—prior to permit closeout—that interior noise levels remain within the specified limit.

Caltrans' mission is to improve lives and communities through transportation. Please continue to coordinate with Caltrans for any future developments that could potentially impact State transportation facilities. If you have any questions, please do not hesitate to contact Julie Lugaro at [julie.lugaro@dot.ca.gov](mailto:julie.lugaro@dot.ca.gov).

Sincerely,



Scott Shelley (Aug 17, 2026 15:50:27 PDT)

Scott Shelley  
Branch Chief,  
Local Development Review/Climate Resiliency  
Caltrans, District 12