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

Project Title: Dove Point Residential Condominiums (PA2026-0050) -- Major Site Development Review and Vesting Tentative Tract Map No. 19484

Project Applicant: Toll Brothers Inc., 350 Commerce Suite 200, Irvine, CA 92602

Project Location - Specific: 901 & 1001 Dove Street, Newport Beach, CA 92660).

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

Description of Nature, Purpose and Beneficiaries of Project: The Project consists of adoption of Resolution No PC2026-028 to approved a Major Site Development Review and VTTM (Filed as PA2026-0050) authorizing the development of a 75-unit, for-sale residential condominium community. The development includes two- and three-bedroom units, ranging from approximately 1,860 to 3,354 square feet, distributed among eight, detached, four-story buildings with a maximum height of 55 feet ("Project"). Each unit includes a two-car garage, and 23 uncovered guest parking spaces are provided throughout the community for a total of 173 onsite parking spaces. The development provides private resident-serving amenities, including an outdoor barbecue area with seating and an additional seating area, each with activity natural turf areas. The Project also provides a publicly accessible pedestrian strada along the Dove Street and Quail Street frontages. Vehicular access will be provided through an existing curb opening along Dove Street and a new curb opening along Quail Street.

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

Name of Person or Agency Carrying Out Project: Toll Brothers Inc.

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 use characteristics and 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: Jerry Arregui, Associate Planner **Telephone:** (949) 644-3249

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: October 22, 2026 Title: Associate Planner

☒ Signed by Lead Agency ☐ Signed by Applicant