

POSTED

NOV 14 2014

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: *[Signature]* DEPUTY

NOTICE OF DETERMINATION

Recorded in Official Records, Orange County  
Hugh Nguyen, Clerk-Recorder



2231.25

\* \$ R 0 0 0 7 0 9 8 2 9 5 \$ \*  
201485001064 3:49 pm 11/14/14  
281 OR02 Z03  
0.00 50.00 0.00 0.00 0.00 0.00 0.00 0.00

FILED

NOV 14 2014  
HUGH NGUYEN, CLERK-RECORDER DEPUTY

To:  Office of Planning and Research  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

From: City of Costa Mesa (LEAD AGENCY)  
Development Services Dept.  
77 Fair Drive, P.O. Box 1200  
Costa Mesa, CA 92628

Orange County Clerk-Recorder  
12 Civic Center Plaza, Room 106  
Santa Ana, CA 92701

\$50.00 County Clerk-Recorder Filing Fee  
 \$2,181.25 Fish and Game Filing Fee  
 No Fee - City projects exempt from filing fee

Subject: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

Lighthouse Project

Project Title

2014091032 Mel Lee 714.754.5611 P.O. Box 1200 Costa Mesa, CA 92628

STATE CLEARINGHOUSE NUMBER CONTACT PERSON AREA CODE/TELEPHONE/EXTENSION ADDRESS  
(If submitted to Clearinghouse)

Project Applicant: MW Bluffs Owner, LLC 4100 Macarthur Blvd., Suite 330 Newport Beach, CA 92660

Project Location: 1620-1644 Whittier Ave., City of Costa Mesa, Orange County CA

Project Description:

- Initial Study/Mitigated Negative Declaration (IS/MND):** This document analyzes the environmental impacts of the project and describes mitigation measures and conditions of approval to minimize impacts to below a level of significance.
- Planning Application PA-14-06:** The Urban Master Plan is for the development of an 89-unit, three-story mixed-use development, and it consists of 49 residential units and 40 live/work units within the Mesa West Bluffs Urban Plan area.  
The mixed-use development has a density of 13 dwelling units per acre (residential component) and a Floor Area Ratio (FAR) of 0.87 (live/work component). The buildings are designed with 3-story residential units within the northern portion of the project, and 3-story live/work units within the southern portion. The project exceeds the minimum parking requirements of the Urban Plan (316 spaces required, 332 spaces proposed). A total of 276 garage/covered parking spaces and 56 open parking spaces are proposed (a rate of four parking spaces per residential unit and three parking spaces per live/work unit). About 2 acres of common open space are provided in addition to the private roof decks for each unit.  
**Deviation request:** The project requires a deviation from the building separation requirement (10 feet required; minimum 6 feet proposed). Except for the distance between main buildings, the project complies with the Mesa West Bluffs Urban Plan development standards.
- Vesting Tentative Tract Map VT-17747:** The subdivision of the 5.7-acre property involves the following: (a) creation of fee simple parcels for the private sale and ownership of 49 residential lots and 40 live/work lots, (b) creation of 1.9 acres of private streets, and (c) 2 acres of private common open space.

This is to advise that the City of Costa Mesa has approved the above described project on November 10, 2014 and has made the following determinations regarding the above described project:

- The project ( will /  will not) have a significant effect on the environment.
- An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.  
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
- Mitigation measures ( were /  were not) made a condition of approval of the project.
- A statement of Overriding Considerations ( was /  was not) adopted for this project.
- Findings ( were /  were not) made pursuant to the provisions of CEQA.

This is to certify that the environmental document with comments and responses and record of project approval is available to the General Public at:

City of Costa Mesa, Development Services Department, Public Counter, 77 Fair Drive, Costa Mesa, CA

Date received for filing and posting at OPR:

*[Signature]*  
SIGNATURE (PUBLIC AGENCY)

November 13, 2014

DATE

Senior Planner

TITLE

# NOTICE OF EXEMPTION

To:  Office of Planning and Research  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

From: City of Costa Mesa  
Development Services Dept.  
77 Fair Drive, P.O. Box 1200  
Costa Mesa, CA 92628

County Clerk-Recorder  
County of Orange  
P.O. Box 238, Santa Ana, CA 92702-0238

\$50 Filing Fee Attached  
 No Fee - City projects exempt from filing fee

Project Title: General Plan Amendment GP-14-02 and Rezone R-14-02

Project Location: North of 22nd Street and East of Santa Ana Avenue, Costa Mesa, CA 92627

Project Location - City: Costa Mesa

Project Location - County: Orange

### Description of Nature, Purpose, and Beneficiaries of Project:

The proposed project is a General Plan Amendment and Rezone of a county island commonly referred to as the Colleen-Santa Ana Annexation Area. The new General Plan Designation to LDR (Low Density Residential and Pre-zoning to R-1 (Single-Family Residential), in this area for the City of Costa Mesa sphere of influence, is being done at this time to facilitate a City sponsored application to Orange County Local Agency Formation Commission (LAFCO) to annex this area.

Name of Public Agency Approving Project:

City of Costa Mesa Development Services Department  
Attn: Minoo Ashabi, Principal Planner  
PO Box 1200  
Costa Mesa, CA 92628  
Same As Above

**FILED**

Name of Person or Agency Carrying Out Project:

NOV 12 2014

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:

HUGH NGUYEN, CLERK-RECORDER

BY: Hugh Nguyen DEPUTY

15319(a); Annexation of Existing  
Facilities and Lots for Exempt  
Facilities.

### Reasons why project is exempt:

The annexation of this County Island will provide local control of the area and will prevent a change of zone for any undeveloped parcels that would allow 8 to 18 dwelling units per acre consistent with the County General Plan Designation.

Lead Agency Contact Person: Minoo Ashabi

Phone: (714) 754-5610

If filed by applicant: N/A

**POSTED**

NOV 12 2014

1. Attach certified document of exemption finding.

2. Has a Notice of Exemption been filed by the public agency approving the project?  Yes  No

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: Hugh Nguyen DEPUTY

Signature: [Signature]

Date: 10/21/2014

Title: Principal Planner

FISH & GAME FEES: Pursuant to Section 711.4(c)(2)(A) of the California Fish and Game Code, the project is exempt from fees since it is exempt from CEQA.

Signed by Lead Agency

Date received for filing at OPR:

Signed by Applicant

Recorded in Official Records, Orange County  
Hugh Nguyen, Clerk-Recorder

Filed with the County Clerk:  Yes  No

Date Filed: \_\_\_\_\_



NO FEE

\* \$ R 0 0 0 7 0 9 1 3 9 6 \$ \*

201485001028 3:36 pm 11/12/14

292 OR02 Z01

receipt 452537