

POSTED

NOV 20 2014

HUGH NGUYEN, CLERK-RECORDER

BY: [Signature] DEPUTY



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

50.00
* \$ R 0 0 0 7 1 0 9 0 9 1 \$ *

201485001088 9:26 am 11/20/14

107 SC3 Z01

0.00 50.00 0.00 0.00 0.00 0.00 0.00 0.00

Notice of Determination

TO: Office of Planning and Research
1400 Tenth St., Room, 121
Sacramento, CA 95814

County Clerk, County of Orange
12 Civic Center Plaza
Santa Ana, CA 92701-0238

FROM: City of Costa Mesa, Planning Division
77 Fair Drive, Costa Mesa, CA 92628

SUBJECT: Filing of Notice of Determination Pursuant to §21152 of the Public Resources Code and §15094 of the CEQA Guidelines.

Project Title: North Costa Mesa High Rise Residential Projects	Type of Document: Addendum to Final Program EIR No. 1052
State Clearinghouse Number (if submitted to State Clearinghouse): 2006011077	
Lead Agency: City of Costa Mesa, 77 Fair Drive, Costa Mesa, CA 92628	Contact Person: Minoo Ashabi, Principal Planner Telephone: (714) 754-5610
Project Applicant: JKS-CMFV, LLC and AMS Craig, LL 14850 Sunflower Avenue, Santa Ana, CA 92707	Contact Person: Alan Hyden, City of Costa Mesa Telephone: (415) 905-5080
Project Location: 585 Anton Boulevard, Costa Mesa, CA	POSTED NOV 20 2014 HUGH NGUYEN, CLERK-RECORDER BY: <u>[Signature]</u> DEPUTY
Project Description: The Addendum to Final PEIR 1052 modifies the original master plan to eliminate two previously approved high rise residential towers (172 feet and 272 feet above ground level) and replace the towers with two mid-rise buildings (66 feet and a 74 foot above ground level) providing 393 total apartments and 4,037 square feet of retail space. Modifications include a reduction in parking from 1050 spaces to 731 spaces and elimination of the resident serving retail in the amount of 1,963 square feet. The number of residential units will decrease from 484 units to 383 units with a mix of lofts, one bedroom and two bedroom units.	

Notice is hereby given that the City of Costa Mesa has made the following determination on the above-described project:

- The project was considered by the Planning Commission and recommended for approval on October 13, 2014.
- The project 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 Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
 - An Initial Study and Addendum to a previously certified EIR was prepared for this project pursuant to CEQA §15164.
- Conditions of Approval were adopted on October 13, 2014. No new mitigation measures were adopted beyond mitigation measures previously adopted in the Mitigation Monitoring and Reporting program for the 2006 Program EIR.
- A Statement of Overriding Considerations was not adopted for this project.
- Findings were made pursuant to the provisions of CEQA.
- A copy of the Addendum to the North Costa Mesa High Rise Residential Projects and the record of the project approval is on file and may be examined at the City of Costa Mesa, Planning Division, 77 Fair Drive, Costa Mesa, CA 92626.

Signature: [Signature]
Minoo Ashabi
Title: Principal Planner

Date: 11/19/14
Date Received For Filing at OPR: _____