

POSTED

FILED

MAY 11 2015

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ORANGE COUNTY CLERK-RECORDER DEPARTMENT

NOTICE OF DETERMINATION

HUGH NGUYEN, CLERK-RECORDER

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

BY: [Signature] DEPUTY

BY: [Signature] DEPUTY

City of Costa Mesa (Lead Agency)
77 Fair Drive
Costa Mesa, CA 92628



X
Orange County Clerk
Recorder Department
12 Civic Center Plaza, Room 106
Hall of Finance and Records
Santa Ana, CA 92701

- \$50.00 County Clerk-Recorder Filing Fee
- \$2,210.00 Fish and Game Filing Fee
- No Fee - City projects exempt from filing fee

Filing of Notice of Determination in compliance with Section 21152 of the Public Resources Code.

Trumark Homes Project (General Plan Amendment GPA-14-03, Rezone R-14-03, Planning Application No. PA-14-19, and Vesting Tentative Tract Map 17779).

Project Title

<u>2015021075</u>	<u>Claire Flynn, Asst. Dev. Services Director, City of Costa Mesa (714) 754-5278</u>
State Clearinghouse Number (If submitted to Clearinghouse)	Area Code/Telephone
	Lead Agency Contact Person

1239 Victoria Street in the City of Costa Mesa, County of Orange, on the south side of Victoria Street, 900 feet east of the City boundary with Huntington Beach and 450 feet west of Valley Road, County Assessor's Parcel Number 422-322-18.

Project Location (include county)

Trumark Homes - 450 Newport Center Drive, #300 Newport Beach, CA 92660

Name and Address of Developer/Applicant or Project Sponsor

Project Description:

General Plan amendment involves a change of Land Use Designation from Neighborhood Commercial (NC) to High Density Residential (HDR). Rezone R-14-03: Rezone (or change) of the zoning classification of the site from Administrative and Professional (AP) District to Multiple-Family Residential District, High Density (R2-HD) District (up to 14.5 dwelling units per acre). Planning Application PA-14-19 and Vesting Tentative Tract Map T-17779 by adoption of resolution: A master plan for development of a 28-unit Residential Development at the site of an existing commercial/light industrial use. The project consists of detached residences with a net density of 13.7 dwelling units per acre. The three-bedroom residences are three-stories in height with roof decks and have attached two-car garages. A total of 56 garage parking spaces, 42 driveway spaces, and 14 guest parking spaces are proposed (112 total spaces, four spaces per unit) and subdivision of a 2.04-acre property for homeownership. The following variances from the R2-HD development standards are requested: Open Space - a minimum of 40 percent required, 34.9 percent proposed; Rear Setback (20 feet required for second story; 10 feet proposed for second and third stories); Building Height (maximum 2 stories/27 feet required; 3 stories/roof deck/37 feet proposed); An Administrative Adjustment is required for the front building setback (20 feet required; 14 feet proposed); A Minor Modification is required to deviate from the distance from main buildings (10 feet required, 8 feet proposed); Request to reduce a portion of park impact fees towards the cost of Vista Park fencing. The cost of the fencing is estimated at \$32,000, and the applicant is requesting that the park impact fees be reduced in proportion to the construction cost. (\$380,016.00 park fee required; \$348,016.00 park fee proposed).

This is to advise that the City of Costa Mesa City Council upheld the Planning Commission's approval of the above Project and adopted the Mitigated Negative Declaration on May 5, 2015, and has made the following determinations regarding the above-described project:

1. The project will not have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of the approval of the project.
4. A statement of Overriding Considerations was not adopted for this project.
5. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Mitigated Negative Declaration and record of project approval are available to the General Public at: City of Costa Mesa, 77 Fair Drive, Costa Mesa, CA 92628

<u>[Signature]</u>	<u>May 6, 2015</u>	<u>Asst. Dev. Services Director</u>
Signature (Public Agency)	Date	Title

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



2260.00

* \$ R 0 0 0 7 5 1 3 0 5 6 \$ *

201585000374 9:15 am 05/11/15

175 304 Z03

0 00 50.00 0.00 0.00 0.00 0.00 0.00

30-2015-0361



State of California—Natural Resources Agency
CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE
2015 ENVIRONMENTAL FILING FEE CASH RECEIPT

RECEIPT#	30-2015 0361
STATE CLEARING HOUSE # (If applicable)	2015021075

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

LEAD AGENCY CITY OF COSTA MESA	DATE 05/11/2015
COUNTY/STATE AGENCY OF FILING Orange	DOCUMENT NUMBER 201585000374

PROJECT TITLE
 TRUMARK HOMES PROJECT (GENERAL PLAN AMENDMENT GPA-14-03, REZONE R-14-03, PLANNING APPLICATION NO. PA-14-19, AND VESTING TENTATIVE TRACT MAP 17779)

PROJECT APPLICANT NAME TRUMARK HOMES	PHONE NUMBER (714) 7545278
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PROJECT APPLICANT ADDRESS 450 NEWPORT CENTER DRIVE #300	CITY NEWPORT BEACH	STATE CA	ZIP CODE 92660
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PROJECT APPLICANT (Check appropriate box):

Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

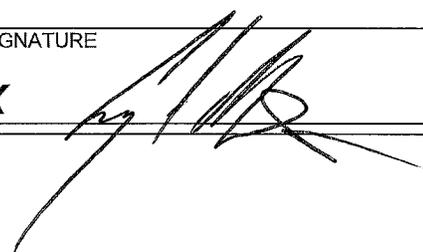
CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$3,069.75	\$	0.00
<input checked="" type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,210.00	\$	2,210.00
<input type="checkbox"/> Application Fee Water Diversion (State Water Resources Control Board only)	\$850.00	\$	0.00
<input type="checkbox"/> Projects Subject to Certified Regulatory Programs (CRP)	\$1,043.75	\$	0.00
<input checked="" type="checkbox"/> County Administrative Fee	\$50.00	\$	50.00
<input type="checkbox"/> Project that is exempt from fees			
<input type="checkbox"/> Notice of Exemption (attach)			
<input type="checkbox"/> CDFW No Effect Determination (attach)			
<input type="checkbox"/> Other _____		\$	_____

PAYMENT METHOD:

Cash
 Credit
 Check
 Other _____

TOTAL RECEIVED \$ 2,260.00

SIGNATURE X 	PRINTED NAME AND TITLE ANGEL CARDENAS, DEPUTY
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Orange County
Clerk-Recorder's Office
Hugh Nguyen

630N Broadway Bldg. 12 Suite
101
Santa Ana, CA, 92701

County

Finalization: 20150000162305
5/11/15 9:15 am
175 304

Item	Title	Count
1	Z03	1
Fish & Game: Negative Declaration		
Document ID		Amount
DOC#	201585000374	2260.00
Time Recorded 9:15 am		

Total	2260.00
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Payment Type	Amount
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Check	tendered	2210.00
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4344

Check	tendered	50.00
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4345

Amount Due	0.00
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THANK YOU
PLEASE RETAIN THIS RECEIPT
FOR YOUR RECORDS
www.ocrecorder.com