

FILED

MAY 12 2015

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: [Signature] DEPUTY

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



2260.00

201585000383 12:14 pm 05/12/15

242 304 Z03

0.00 50.00 0.00 0.00 0.00 0.00 0.00 0.00

CEQA: California Environmental Quality Act

NOTICE OF DETERMINATION

To: Office of Planning and Research
1400 Tenth Street, Room 222
Sacramento, CA 95814

From: City of Costa Mesa
77 Fair Drive
Costa Mesa, CA 92628

County Clerk
County of Orange
12 Civic Center Plaza, Room 101
Santa Ana, CA 92701

Applicant: W-WP Westside Gateway Owner VII, LLC
2201 Dupont Dr. Suite 700
Irvine, CA 92612

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

Westside Gateway Project
Project Title

2015041036	Mino Ashabi, Principal Planner	714.754.5610
State Clearinghouse Number (If submitted to Clearinghouse)	Contact Person	Area Code/Telephone/Extension

671 West 17th Street in the City of Costa Mesa, on the southeast corner of the 17th Street/Pomona Avenue intersection
Project Location:

The project applicant (W-WP Westside Gateway Owner VII, LLC) is seeking approval of a Master Plan, Vesting Tentative Tract Map, and deviations from the Mesa West Bluffs Urban Plan development standards to redevelop the nine-acre project site with a mix of residential lofts and live/work units. The project as proposed requires discretionary approval per the Mesa West Bluffs Urban Plan.

In order to redevelop the project site, all existing buildings, structures, parking areas, drive aisles, and hardscape improvements would be demolished, and a number of mature ornamental trees and other landscape improvements throughout the site would be removed. Site redevelopment may also require soil remediation due to past and present light industrial and manufacturing uses, as well as utility infrastructure improvements along the northern and western site boundaries.

Once the project site is cleared and graded and all soil remediation is completed, the project applicant would redevelop the project site with the Westside Gateway Project. Under the Westside Gateway Project, the project site would be developed with up to 177 dwelling units, which would include a mix of three product types to create a sense of variation and a series of different neighborhood types, as follows:

- An attached live/work product totaling 89 units.
- A detached live/work product totaling 42 units.
- An attached residential loft product totaling 46 units.

Other project components include landscaping, open space, and recreation improvements; access, circulation, and parking improvements; infrastructure improvements; and sustainability measures. All of the internal private streets and drive aisles, common open space and recreation areas and facilities, courtyards, and streetscapes within the project site boundaries would be owned and maintained by a future homeowners association. The streetscape along the Pomona Avenue and 17th Street right-of-way would be owned and maintained by the City.

Project Description:

POSTED

MAY 12 2015

HUGH NGUYEN, CLERK-RECORDER

BY: [Signature] DEPUTY



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

RECEIPT# 30-2015 0372
STATE CLEARING HOUSE # (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

LEAD AGENCY CITY OF COSTA MESA			DATE 05/12/2015
COUNTY/STATE AGENCY OF FILING Orange			DOCUMENT NUMBER 2015850000383
PROJECT TITLE WESTSIDE GATEWAY PROJECT			
PROJECT APPLICANT NAME W-WP WESTSIDE GATEWAY OWNER VII, LLC			PHONE NUMBER (714) 754-5610
PROJECT APPLICANT ADDRESS 2201 PUPONT DR STE700	CITY IRVINE	STATE CA	ZIP CODE 92612

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 TERESA MORAN, 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: 20150000164623
5/12/15 12:14 pm
242 304

Item	Title	Count
1	Z03	1
Fish & Game: Negative Declaration		
Document ID		Amount
DOC# 201585000383		2260.00
Time Recorded 12:14 pm		
Total		2260.00
Payment Type		Amount
Check	tendered	2260.00
# 438598		
Amount Due		0.00

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