

Notice of Determination

Appendix D

To:

Office of Planning and Research
U.S. Mail: P.O. Box 3044
Street Address: 1400 Tenth St., Rm 113
Sacramento, CA 95812-3044 Sacramento, CA 95814

County Clerk
County of: Orange
Address: 333 W. Santa Ana Blvd, Room 465
Santa Ana, CA 92702-0687

From:

Public Agency: City of Costa Mesa
Address: 77 Fair Drive
Costa Mesa, CA 92626

Contact: Ryan Loomis
Phone: 714-754-5000

Lead Agency (if different from above):

Address:

Contact:

Phone:

FILED

NOV 09 2015

ORANGE COUNTY CLERK-RECORDER DEPARTMENT
BY: DEPUTY

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

State Clearinghouse Number (if submitted to State Clearinghouse): 2015091026

Project Title: 2277 Harbor Boulevard Project

Project Applicant: Miracle Mile Properties ADDRESS: 4100 MACARTHUR BLVD STE 330 NEWPORT BEACH CA, 92660

Project Location (include county): 2277 Harbor Boulevard, Costa Mesa, Orange County, CA 92626

Project Description:

The 4.15-acre project site is currently a 236-room motel at 2277 Harbor Blvd in the General Commercial land use designation and C1 zone (Local Business District). The proposal involves demolishing the motel and constructing a 4-story, 224-unit project. Proposed base density is 40 du/acre, with a development incentive for 58 additional dwelling units to be justified by (a) Provision for 20 affordable units for moderate-income households, and (b) Complete demolition of the motel. The project includes 503 parking spaces, and consists of the following discretionary requests: GPA GP-14-04, Rezone R-14-04, Zoning Code Amendment CO-14-02, Master Plan PA-14-27.

This is to advise that the City of Costa Mesa has approved the above (X) Lead Agency or () Responsible Agency)

described project on November 3, 2015 and has made the following determinations regarding the above described project.

- 1. The project () will (X) will not] have a significant effect on the environment.
2. () An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA. (X) A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures (X) were () were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan (X) was () was not] adopted for this project.
5. A statement of Overriding Considerations () was (X) was not] adopted for this project.
6. Findings (X) were () were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

City of Costa Mesa, Development Services Department, 77 Fair Drive, Costa Mesa, California

Signature (Public Agency): [Signature] Title: Associate Planner

Date: 11/09/2015 Date Received for filing at OPR:

POSTED

NOV 09 2015

HUGH NGUYEN, CLERK-RECORDER
BY: DEPUTY

Authority cited: Sections 21083, Public Resources Code. Reference Section 21000-21174, Public Resources Code

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



2260.00

* \$ R 0 0 0 7 9 5 3 9 7 2 \$ *
201585001090 4:19 pm 11/09/15
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1066



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

RECEIPT#
30-2015 1066
STATE CLEARING HOUSE # (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

LEAD AGENCY CITY OF COSTA MESA			DATE 11/09/2015
COUNTY/STATE AGENCY OF FILING Orange			DOCUMENT NUMBER 201585001090
PROJECT TITLE 2277 HARBOR BOULEVARD PROJECT			
PROJECT APPLICANT NAME MIRACLE MILE PROPERTIES			PHONE NUMBER ()
PROJECT APPLICANT ADDRESS 4100 MAC. ARTHUR BLVD. STE 330	CITY NEWPORT BEACH	STATE CA	ZIP CODE 92660
PROJECT APPLICANT (Check appropriate box):			
<input type="checkbox"/> Local Public Agency <input type="checkbox"/> School District <input type="checkbox"/> Other Special District <input type="checkbox"/> State Agency <input checked="" type="checkbox"/> 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:

<input type="checkbox"/> Cash <input type="checkbox"/> Credit <input type="checkbox"/> Check <input type="checkbox"/> Other _____	TOTAL RECEIVED	\$	2,260.00
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SIGNATURE X	PRINTED NAME AND TITLE RICARDO HARO, DEPUTY CLERK
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