ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

202685000322
FILED
March 24, 2026
HUGH NGUYEN
CLERK - RECORDER
By _____
Deputy clerk

30-03/24/2026-0224

THIS SPACE FOR CLERK'S USE ONLY

Complete and attach this form to each CEQA Notice filed with the County Clerk-Recorder

TYPE OR PRINT CLEARLY

Project Title

NORTH COSTA MESA SPECIFIC PLAN AMENDMENT

Check Document being Filed:

- [ ] Environmental Impact Report (EIR)
- [ ] Mitigated Negative Declaration (MND) or Negative Declaration (ND)
- [x] Notice of Exemption (NOE)
- [ ] Other (Please fill in type):

FILED IN THE OFFICE OF THE ORANGE
COUNTY CLERK-RECORDER ON 03/24/2026
Posted 03/24/2026 **Removed** _____
Returned to agency on _____
DEPUTY 428

Filing fees are due at the time a Notice of Determination/Exemption is filed with our office.For more information on filing fees and No Effect Determinations, please refer to California Code of Regulations, Title 14, section 753.5.

NOTICE OF EXEMPTION

To: ☑ Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

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

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

☐ **$50 Filing Fee Attached**
☑ **No Fee – City projects exempt from filing fee**

Project Title: North Costa Mesa Specific Plan Amendment

Project Location: Multiple addresses

Project Location – City: Costa Mesa **Project Location – County:** Orange

Description of Nature, Purpose, and Beneficiaries of Project:

The City of Costa Mesa adopted an amendment to the North Costa Mesa Specific Plan for consistency with the implementation of the City's Housing Element (2021-2029).

Name of Public Agency Approving Project: City of Costa Mesa

Name and Address of Person or Agency Carrying Out Project: Michelle Halligan, City of Costa Mesa, 77 Fair Drive, Costa Mesa, CA 92626

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:** Public Resources Code 21080.085(a) also known as SB 131

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MAR 24 2026
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Reasons why project is exempt:

The City of Costa Mesa is implementing Housing Element actions and amending the North Costa Mesa Specific Plan for consistency. Properties within the North Costa Mesa Specific Plan that are also within the Housing Element Sites Inventory are subject to the Mixed-Use Overlay District zoning provisions that apply to Housing Element sites.

Lead Agency Contact Person: Michelle Halligan Phone: 714-754-5608

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? ☐ Yes ☐ No

Signature: [signature] Date: 3/18/26 Title: Senior 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

☐ Signed by Applicant

Date received for filing at OPR:

Filed with the County Clerk: ☐ Yes ☐ No
Date Filed: _____

Form Updated September 2007

PLEASE COMPLETE THIS INFORMATION

RECORDING REQUESTED BY:

CITY OF COSTA MESA

When recorded, mail to:

CITY OF COSTA MESA
ATTENTION: CITY CLERK
P.O. BOX 1200
COSTA MESA, CA 92628-1200

Title of Document:

EXEMPT RECORDING REQUESTED PER GOVERNMENT CODE SECTION 27383

RESOLUTION NO. 2026-12

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COSTA MESA, CALIFORNIA, TO ADOPT AMENDMENTS TO THE NORTH COSTA MESA SPECIFIC PLAN FOR CONSISTENCY WITH AMENDMENTS TO COSTA MESA MUNICIPAL CODE TITLE 13, CHAPTER V DEVELOPMENT STANDARDS, MIXED-USE OVERLAY DISTRICT, TO REZONE HOUSING ELEMENT OPPORTUNITY SITES WITHIN THE NORTH COSTA MESA SPECIFIC PLAN AREA

FILED

MAR 24 2026

HUGH NGUYEN, CLERK-RECORDER

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THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
(Additional recording fee applies)

.059-TITLE PAGE (R7/95)

RESOLUTION NO. 2026-12

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COSTA MESA, CALIFORNIA, TO ADOPT AMENDMENTS TO THE NORTH COSTA MESA SPECIFIC PLAN FOR CONSISTENCY WITH AMENDMENTS TO COSTA MESA MUNICIPAL CODE TITLE 13, CHAPTER V DEVELOPMENT STANDARDS, MIXED-USE OVERLAY DISTRICT, TO REZONE HOUSING ELEMENT OPPORTUNITY SITES WITHIN THE NORTH COSTA MESA SPECIFIC PLAN AREA

THE CITY COUNCIL OF THE CITY OF COSTA MESA HEREBY FINDS AND DECLARES AS FOLLOWS:

WHEREAS, the City Council of the City of Costa Mesa adopted the 2015-2035 General Plan, a long-range comprehensive guide for the orderly development of Costa Mesa, on June 21, 2016;

WHEREAS, the City Council of the City of Costa Mesa adopted the North Costa Mesa Specific Plan by Resolution No. 94-67 in July 1994;

WHEREAS, the North Costa Mesa Specific Plan provides additional planning guidelines and standards for several large development areas located in North Costa Mesa;

WHEREAS, by its very nature, the North Costa Mesa Specific Plan needs to be updated and refined to account for existing and projected community needs;

WHEREAS, California Government Code Section 65580 et sec. (State Housing Element Law) requires each city and county to adopt a housing element that identifies and analyzes existing and projected housing needs within their jurisdiction and prepare goals, policies, programs, quantified objectives, and sites to further the development, improvement, and preservation of housing;

WHEREAS, the City's Sixth Cycle (2021-2029) Housing Element was adopted by the City Council on February 1, 2022, through Resolution No. 2022-06 and amendments adopted on November 15, 2022 through Resolution No. 2022-67, and as revised as recently as March 1, 2023 to incorporate non-substantive changes as authorized by the City Council;

WHEREAS, this Resolution would establish the applicable standards in Section 13-83.58 "Properties Identified in the Housing Element" of the Costa Mesa Municipal

FILED

MAR 24 2026

HUGH NGUYEN, CLERK-RECORDER

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Code as the prevailing planning, zoning, and development standards for any Lower-Income Housing Element Site within the North Costa Mesa Specific Plan;

WHEREAS, North Costa Mesa Specific Plan amendment would allow the Mixed-Use Overlay District to supersede the base zoning and Specific Plan allowances on Lower-Income Housing Element Opportunity Sites pursuant to concurrently proposed new Costa Mesa Municipal Code Section 13-83-58(e);

WHEREAS, the rezoning of Housing Element Opportunity Sites is exempt from Title 13, Chapter IX Special Land Use Article 22, An Ordinance to give the People of Costa Mesa Control of Their Future (Measure Y) pursuant to Costa Mesa Municipal Code Section 13-200.106(g);

WHEREAS, adoption of a specific plan amendment is considered a legislative action subject to the discretionary approval of the City Council;

WHEREAS, a Study session was held by the Planning Commission on January 26, 2026 with all persons having the opportunity to speak for and against the amendments;

WHEREAS, a duly noticed public hearing was held by the Planning Commission on February 9, 2026 with all persons having the opportunity to speak for and against the amendments;

WHEREAS, on February 9, 2026, the Planning Commission recommended the City Council approve amendments to the North Costa Mesa Specific Plan for consistency with proposed amendments to Title 13 to rezone Housing Element Opportunity Sites, with direction for staff to conduct additional review with specific Housing Element Opportunity Site property owners for consistency, on a 6-1 vote;

WHEREAS, staff completed the additional consistency review of the North Costa Mesa Specific Plan with specific property owners as directed;

WHEREAS, on March 17, 2026, the City Council held a duly noticed public hearing to consider the Planning Commission's recommendation, with all persons having the opportunity to speak for and against the proposal at the public hearing;

WHEREAS, the City Council's motion to approve the amendments to the North Costa Mesa Specific Plan included direction to update Figure 3 General Plan Land Use Designations and Figure 4 Zoning of the North Costa Mesa Specific Plan to remove

FILED

MAR 24 2026

HUGH NGUYEN, CLERK-RECORDER

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Assessor Parcel Number 140-041-81 (3333 Susan Street) from the Housing Element-related Mixed-Use Overlay District;

WHEREAS, on November 15, 2022, the Costa Mesa City Council adopted Resolution No. 2022-67, certifying and adopting the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program that analyzed the candidate housing sites for the Sixth Cycle (2021-2029) Housing Element, which provided environmental clearance for the adoption of the Housing Element; and

WHEREAS, the proposed amendments implement a schedule of actions contained in the approved Housing Element pursuant to Government Code Section 65583 and do not allow the construction of a distribution center, or oil and gas infrastructure, accordingly, the proposed amendments are statutorily exempt from California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21080.085 (adopted by Senate Bill 131).

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COSTA MESA HEREBY RESOLVES as follows:

BE IT RESOLVED that the foregoing recitations are true and correct and are incorporated by reference into this action.

BE IT FURTHER RESOLVED that based on the evidence in the record and the findings contained in Exhibit A, the City Council hereby approves the proposed amendments to the North Costa Mesa Specific Plan for consistency with amendments to Title 13 of the Costa Mesa Municipal Code to rezone Housing Element Opportunity Sites.

BE IT FURTHER RESOLVED that the Costa Mesa City Council does hereby find and determine that adoption of this Resolution is expressly predicated upon the activity as described in the staff report and compliance with all applicable federal, State, and local laws.

BE IT FURTHER RESOLVED that if any section, division, sentence, clause, phrase or portion of this resolution, or the document in the record in support of this resolution, are for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions.

FILED

MAR 24 2026

HUGH NGUYEN, CLERK-RECORDER

BY: MG DEPUTY

PASSED AND ADOPTED this 17th day of March, 2026.

John Stephens, Mayor

ATTEST:

Brenda Green, City Clerk

APPROVED AS TO FORM:

Kimberly Hall Barlow, City Attorney

STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss
CITY OF COSTA MESA)

I, BRENDA GREEN, City Clerk of the City of Costa Mesa, DO HEREBY CERTIFY that the above and foregoing is the original of Resolution No. 2026-12 and was duly passed and adopted by the City Council of the City of Costa Mesa at a regular meeting held on the 17th day of March, 2026, by the following roll call vote, to wit:

AYES: COUNCIL MEMBERS: BULEY, GAMEROS, MARR, PETTIS, REYNOLDS, CHAVEZ, AND STEPHENS.

NOES: COUNCIL MEMBERS: NONE.

ABSENT: COUNCIL MEMBERS: NONE.

IN WITNESS WHEREOF, I have hereby set my hand and affixed the seal of the City of Costa Mesa this 18th day of March, 2026.

Brenda Green, City Clerk

FILED

MAR 24 2026

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BY: MG DEPUTY

State of California - Department of Fish and Wildlife

2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT

DFW 753.5a (REV. 01/01/26) Previously DFG 753.5a

Print | Start Over | Save

RECEIPT NUMBER:
30-03/24/2026-0224

STATE CLEARINGHOUSE NUMBER *(If applicable)*

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
CITY OF COSTA MESA		03/24/2026
COUNTY/STATE AGENCY OF FILING		**DOCUMENT NUMBER**
ORANGE COUNTY		202685000322

PROJECT TITLE

NORTH COSTA MESA SPECIFIC PLAN AMENDMENT

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL		PHONE NUMBER
CITY OF COSTA MESA			(714) 754-5608
PROJECT APPLICANT ADDRESS	**CITY**	**STATE**	**ZIP CODE**
77 FAIR DRIVE	COSTA MESA	CA	92626

PROJECT APPLICANT *(Check appropriate box)*

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

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)	$ 4,227.50	$
☐ Mitigated/Negative Declaration (MND)(ND)	$ 3,043.75	$
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	$ 1,437.25	$

☒ Exempt from fee

- ☒ Notice of Exemption (attach)
- ☐ CDFW No Effect Determination (attach)

☐ Fee previously paid (attach previously issued cash receipt copy)

☐ Water Right Application or Petition Fee (State Water Resources Control Board only)	$ 850.00	$
☐ County documentary handling fee	$ 50.00	$
☐ Other		$

PAYMENT METHOD:

☐ Cash ☐ Credit ☐ Check ☐ Other

TOTAL RECEIVED $ 0.00

SIGNATURE	AGENCY OF FILING PRINTED NAME AND TITLE
X RGomez	Melissa Gomez Deputy Clerk

ORIGINAL - PROJECT APPLICANT | COPY - CDFW/ASB | COPY - LEAD AGENCY | COPY - COUNTY CLERK | DFW 753.5a (Rev. 01012026)