ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

202685000321
FILED
March 24, 2026
HUGH NGUYEN
CLERK - RECORDER
By _____
Deputy clerk

30-03/24/2026-0223
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

HOUSING ELEMENT GENERAL 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: Housing Element General Plan Amendment

Project Location: Multiple addresses

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

Description of Nature, Purpose, and Beneficiaries of Project:

An amendment to the City of Costa Mesa's Housing Element of the General Plan resulting in a net decrease of sites within the Housing Element Sites Inventory to reflect site realistic capacity.

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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Reasons why project is exempt:

The City of Costa Mesa is implementing Housing Element actions and updating the sites inventory to include parcels that are realistically available for the production of housing, including removing parcels that are no longer realistically available for housing development.

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. 2026-11

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COSTA MESA, CALIFORNIA, TO ADOPT AMENDMENTS TO THE HOUSING ELEMENT OF THE GENERAL PLAN TO UPDATE THE HOUSING ELEMENT OPPORTUNITY SITES INVENTORY AND DETERMINING THE AMENDMENTS ARE EXEMPT FROM REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

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

.059-TITLE PAGE (R7/96)

RESOLUTION NO. 2026-11

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COSTA MESA, CALIFORNIA, TO ADOPT AMENDMENTS TO THE HOUSING ELEMENT OF THE GENERAL PLAN TO UPDATE THE HOUSING ELEMENT OPPORTUNITY SITES INVENTORY AND DETERMINING THE AMENDMENTS ARE EXEMPT FROM REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

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

WHEREAS, the City of Costa Mesa is processing a focused amendment to the Housing Element of the City's General Plan (PCTY-26-0001) to add two Housing Element Opportunity Sites and remove 17 Housing Element Opportunity Sites;

WHEREAS, under California law, every city must adopt a general plan, which must include specified mandatory elements, and may include additional optional elements, in furtherance of State policy to provide a comprehensive, long-term plan for the physical development and use of property within the City's jurisdiction;

WHEREAS, pursuant to Government Code section 65350, et. seq., this Housing Element Update constitutes a General Plan Amendment;

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 Costa Mesa 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, on February 23, 2026, the Planning Commission held a duly noticed public hearing and approved Resolution No. PC-2026-07 on a 6-1 vote recommending that the City Council adopt amendments to the Housing Element of the General Plan to add two Housing Element Opportunity Sites and remove 17 Housing Element

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Opportunity Sites and make minor text amendments to reflect that additional updates would follow at a later date;

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

WHEREAS, pursuant to California Environmental Quality Act (CEQA) Guidelines section 15162, staff reviewed the previously adopted Mitigated Negative Declaration for the 6th Cycle (2021-2029) Housing Element and determined that a subsequent Environmental Impact Report or a Negative Declaration is not required for the removal of 17 Housing Element Opportunity Sites from the City of Costa Mesa Housing Element in that the removal would not constitute result in new environmental impacts since the prior environmental documents have been certified. On February 1, 2022, the Costa Mesa City Council adopted Resolution No. 2022-06, certifying and adopting the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program that analyzed the candidate housing sites on 352 acres for the Housing Element. The addition of new Housing Element Opportunity Sites was determined to be exempt from CEQA, pursuant to Public Resources Code section 21080.085(a) (also known as SB 131);

WHEREAS, the CEQA environmental determination for this project reflects the independent judgement of the City of Costa Mesa.

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 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 of all applicable federal, state, and local laws.

BE IT FURTHER RESOLVED that the City Council finds that the amendments to the Housing Element of the General Plan attached hereto and incorporated herein as

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Exhibit A, are consistent with the General Plan, and that the amendment will not be detrimental to or adversely impact the public health, safety, and welfare of the community and hereby adopts the amendments to the sites inventory of the Housing Element.

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.

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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. 2026-11 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

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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 | Signature | Save

RECEIPT NUMBER:
30-03/24/2026-0223

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		202685000321

PROJECT TITLE

HOUSING ELEMENT GENERAL 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)