Notice of Determination

Appendix D

To:

☒ Office of Planning and Research

U.S. Mail:
P.O. Box 3044
Sacramento, CA 95812-3044

Street Address:
1400 Tenth St., Rm 113
Sacramento, CA 95814

☒ County Clerk
County of: Orange
Address: 601 N. Ross Street
Santa Ana, CA 92701

From:

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

Contact: Victor Mendez, Senior Planner
Phone: 714.754.5276

Lead Agency (if different from above):
Address:
Contact:

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): 2025031168
Project Title: Victoria Place Project
Project Applicant: Tony Weeda, WMC LLC, 1024 Bayside Drive, Suite 109, Newport Beach, CA 92629
Project Location (include county): 220, 222, 234, and 236 Victoria Street, Costa Mesa, CA, Orange County
Project Description: The Victoria Place Project (project) involves demolishing the existing on-site development to construct a new 40-unit residential common interest development community on a 76,923-square foot lot (approximately 1.77 acres). The development would include 18 duplexes (36 units) and four detached units. On August 5, 2025, the City Council of the City of Costa Mesa conducted a second…

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

described project on 08/05/25 and has made the following determinations regarding the above
(date)

described project.

1. The project [☐ will ☒ 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.
   ☒ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [☒ were ☐ were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [☒ was ☐ was not] adopted for this project.
5. A statement of Overriding Considerations [☐ was ☒ was not] adopted for this project.
6. Findings [☐ 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 Economic and Development Services Department, located at 77 Fair Drive, Costa Mesa, CA, 92626, and online at: https://www.costamesaca.gov/government/departments-and-divisions/economic-and-development-services/planning/environmental-notices-and-reports.

Signature (Public Agency): [signature] Title: Senior Planner

Date: 8/5/2025 Date Received for filing at OPR: _____

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

Revised 2011

Victoria Place Project
State Clearinghouse Number 2025031168
Project Description Continued

The Victoria Place Project (project) involves demolishing the existing on-site development to construct a new 40-unit residential common interest development community on a 76,923-square foot lot (approximately 1.77 acres). The development would include 18 duplexes (36 units) and four detached units. On August 5, 2025, the City Council of the City of Costa Mesa conducted a second reading and approved and adopted Ordinance No. 2025-04 to approve rezone to apply the Residential Incentive Overlay District zoning designation to the project site. This Ordinance is a follow-on action to those actions taken by the City Council on July 15, 2025. The Ordinance was evaluated in and contemplated by the Final Initial Study/Mitigated Negative Declaration ("Final IS/MND") that was prepared for the project and approved by the City of Costa Mesa City Council on July 15, 2025. The Ordinance is consistent with the actions taken by the City Council on July 15, 2025 and therefore the approved Final IS/MND serves as the environmental documentation for the project and the project is in compliance with requirements of CEQA.

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

Revised 2011

ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

30-07/16/2025-0539

202585000690
FILED
July 16, 2025
HUGH NGUYEN
CLERK - RECORDER
By Kali 90
Deputy clerk

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

TYPE OR PRINT CLEARLY

Project Title

VICTORIA PLACE PROJECT

Check Document being Filed:

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

FILED IN THE OFFICE OF THE ORANGE
COUNTY CLERK-RECORDER ON 07/16/2025
Posted 07/16/2025 **Removed** _____
Returned to agency on _____
DEPUTY 483

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.

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From:

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

Contact: *Victor Mendez, Senior Planner*
Phone: *714.754.5276*

Lead Agency (if different from above):
Address:
Contact:

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): 2025031168
Project Title: Victoria Place Project
Project Applicant: Tony Weeda, WMC LLC, 1024 Bayside Drive, Suite 109, Newport Beach, CA 92629
Project Location (include county): 220, 222, 234, and 236 Victoria Street, Costa Mesa, CA, Orange County
Project Description: The Victoria Place Project (project) involves demolishing the existing on-site development to construct a new 40-unit residential common interest development community on a 76,923-square foot lot (approximately 1.77 acres). The development would include 18 duplexes (36 units) and four detached units.

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

described project on 07/15/25 (date) and has made the following determinations regarding the above described project.

1. The project [☐ will ☒ 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.
   ☒ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [☒ were ☐ were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [☒ was ☐ was not] adopted for this project.
5. A statement of Overriding Considerations [☐ was ☒ was not] adopted for this project.
6. Findings [☐ 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 Economic and Development Services Department, located at 77 Fair Drive, Costa Mesa, CA, 92626, and online at: https://www.costamesaca.gov/government/departments-and-divisions/economic-and-development-services/planning/environmental-notices-and-reports.

Signature (Public Agency): [signature] Title: Senior Planner

Date: 7/15/2025 Date Received for filing at OPR:

FILED
JUL 16 2025
HUGH NGUYEN, CLERK-RECORDER
BY: KD DEPUTY

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

Revised 2011

Docusign Envelope ID: FBE32E9C-12E5-4061-B3C6-D1CE3311F119

State of California – Natural Resources Agency
DEPARTMENT OF FISH AND WILDLIFE
South Coast Region
3883 Ruffin Road
San Diego, CA 92123
(858) 467-4201
www.wildlife.ca.gov

GAVIN NEWSOM, Governor
CHARLTON H. BONHAM, Director

CEQA Filing Fee No Effect Determination

Applicant Name and Address:
Tony Weeda
1024 Bayside Drive, Suite 109
Newport Beach, CA 92629
tweeda@sbcglobal.net

FILED
JUL 16 2025
HUGH NGUYEN, CLERK-RECORDER
BY: KD DEPUTY

CEQA Lead Agency: City of Costa Mesa Economic and Development Services Department

Project Title: Victoria Place Project

CEQA Document Type: Certified Regulatory Program Document

State Clearinghouse Number/local agency ID number: N/A 2025031168

Project Location: The proposed Victoria Place Project (project) site is approximately 1.77 acres and is located at 220, 222, 234, and 236 Victoria Street (Assessor's Parcel Numbers [APNs] 419-111-19 through -21) in the southern portion of the City; refer to Exhibit 2-2, Site Vicinity. Specifically, the project site is located along Victoria Place, north of the intersection of Victoria Street and Newport Boulevard, and to the west of the Costa Mesa Freeway (State Route 55 [SR-55]). Regional access to the project site is available via Interstate 405 (I-405) and SR-55. Local access to the project site is provided via Victoria Street and Newport Boulevard.

Brief Project Description: The project proposes to develop a 40-unit residential common interest development community comprising of 18 duplexes and four detached units fronting Victoria Place. The 76,923-square foot lot area (or approximately 1.77 acres) would be developed with 18 duplexes, or 36 units, with a square footage of 2,751 square feet per unit (which includes 425-square feet of space available for a home office on the ground floor). The project would also construct four detached units. The four detached, situated along Victoria Place, would have a square footage of 2,751-square feet per unit (which includes 427 square feet of space available for a home office on the ground floor). Proposed utility connections, landscaping improvements, and circulation improvements would also be installed. Proposed City entitlements include General Plan Amendment (PGPA-24-0001), a Zoning Code Amendment, Tentative Tract Map (TTM No. 19351), and a Master Plan. It is noted that the project site is not listed pursuant to Government Resources Code Section 65962.5.

Determination: Based on a review of the project as proposed, the Department of Fish and Wildlife has determined that for purposes of the assessment of CEQA filing fees (Fish & G. Code, § 711.4, subd. (c)) the project has no effect on fish, wildlife or their habitat and the project as described does not require payment of a CEQA filing fee. This determination does not in any way imply that the project is exempt from CEQA and does not determine the significance of any potential project effects evaluated pursuant to CEQA.

Please retain this original determination for your records. Local lead agencies are required to file two copies of this determination with the county clerk at the time of filing the Notice of Determination (NOD) after the project is approved. State lead agencies are required to file two

Docusign Envelope ID: FBE32E9C-12E5-4061-B3C6-D1CE3311F119

copies of this determination with the Governor's Office of Planning and Research (i.e., State Clearinghouse) at the time of filing the NOD. If you do not file a copy of this determination as appropriate with the county clerk or State Clearinghouse at the time of filing the NOD, the appropriate CEQA filing fee will be due and payable.

Without a valid CEQA Filing Fee No Effect Determination form or proof of fee payment, the project will not be operative, vested, or final and any local permits issued for the project will be invalid, pursuant to Fish and Game Code section 711.4, subdivision (c)(3).

Approved by: DocuSigned by: Jennifer Turner C3D449ECB7C14DE... Date: 5/6/2025

Signature

Jennifer Turner, Senior Environmental Scientist (Supervisory)

Name, Title

FOR COUNTY CLERK USE ONLY

Stamp or initial inside the box to indicate acceptance of this signed No Effect Determination in lieu of a CEQA Document Filing Fee.

County Clerk Stamp or Initial

FILED

JUL 16 2025

HUGH NGUYEN, CLERK-RECORDER

BY: KD DEPUTY

State of California - Department of Fish and Wildlife

2025 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT

DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

Print | StartOver | Save

RECEIPT NUMBER: 30 — 07/16/2025 — 0539

STATE CLEARINGHOUSE NUMBER *(If applicable)*: 2025031168

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
CITY OF COSTA MESA		07/16/2025

COUNTY/STATE AGENCY OF FILING	DOCUMENT NUMBER
Orange	202585000690

PROJECT TITLE

VICTORIA PLACE PROJECT

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL	PHONE NUMBER
TONY WEEDA, WMC LLC		(714)754-5276

PROJECT APPLICANT ADDRESS	CITY	STATE	ZIP CODE
1024 BAYSIDE DRIVE, SUITE 109	NEWPORT BEACH	CA	92629

PROJECT APPLICANT *(Check appropriate box)*

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

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)	$4,123.50	$	0.00
☐ Mitigated/Negative Declaration (MND)(ND)	$2,968.75	$	0.00
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	$1,401.75	$	0.00

☑ 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	$	0.00
☑ County documentary handling fee		$	50.00
☐ Other		$	

PAYMENT METHOD:

☐ Cash ☑ Credit ☐ Check ☐ Other **TOTAL RECEIVED** $ 50.00

SIGNATURE	AGENCY OF FILING PRINTED NAME AND TITLE
X Kalci DO	KALCI DO, DEPUTY

ORIGINAL - PROJECT APPLICANT | COPY - CDFW/ASB | COPY - LEAD AGENCY | COPY - COUNTY CLERK | DFW 753.5a (Rev. 01012025)