Notice of Determination

Appendix D

To:

☒ Office of Land Use and Climate Innovation

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: County of Orange
Address: 222 S Harbor Blvd #110
Anaheim, CA 92805

From:
Public Agency: City of Costa Mesa
Address: 77 Fair Drive
Costa Mesa, CA 92626
Contact: Melinda Dacey
Phone: (714) 754-5611

Lead Agency (if different from above):

Address:

Contact:
Phone:

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): 2025101405

Project Title: Fairview Developmental Center Specific Plan

Project Applicant: City of Costa Mesa

Project Location (include county): Costa Mesa, Orange County

Project Description:

A new specific plan that guides the future redevelopment of a 95-acre portion of the former Fairview Developmental Center state hospital into a mixed-income, mixed-use community. The City Council certified the EIR with a residential unit capacity up to 4,000 units, whereas the specific plan itself notes 2,300 units and includes 920 affordable units. The specific plan allows up to 35,000 square feet of commercial development and 25 acres of public open space. The City Council certified the EIR on September 15, 2026 and introduced the Specific Plan. The Specific Plan was approved at the second reading by the City Council on October 6, 2026.

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

described project on 10/6/2026 (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:

77 Fair Drive, Costa Mesa, CA 92626

Signature (Public Agency): Melinda Dacey Title: Principal Planner

Date: 10/7/2026 Date Received for filing at OPR:

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

Revised 2011