



ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

30-07/28/2026- 0649

202685000887

FILED

July 28, 2026

HUGH NGUYEN
CLERK - RECORDER

By [Signature]
Deputy clerk

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

TYPE OR PRINT CLEARLY

Project Title

15-UNIT RESIDENTIAL COMMON INTEREST DEVELOPMENT (FILE NO. PDVR-25-0013)

Check Document being Filed:

- ☐ Environmental Impact Report (EIR)
- ☐ 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 07/28/2026**
Posted 07/28/2026 Removed _____
Returned to agency on _____
DEPUTY 461

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
1400 Tenth Street, Room 121
Sacramento, CA 95814

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

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

☒ \$50 Filing Fee Attached
☐ No Fee – City projects exempt from filing fee

Project Title: 15-Unit Residential Common Interest Development (File No. PDVR-25-0013)

Project Location: 2075 Harbor Boulevard

Project Location – City: Costa Mesa

Project Location – County: Orange

Description of Nature, Purpose, and Beneficiaries of Project:

Development Review (PDVR-25-0013), Tentative Tract Map No. 19458, and Density Bonus for a 15-unit residential common interest development on a 0.63-acre site, including two affordable moderate-income households. The density bonus request includes associated concession and waivers for the development.

Name of Public Agency Approving Project: City of Costa Mesa

Name and Address of Person or Agency Carrying Out Project: Brian Cunningham / The Olson Company
3010 Old Ranch Parkway, Suite 100 Seal Beach, CA 90740

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 Section 21080.66
☐ Not a Project. (Sec. 15378(b)(5) & 15061 (b)(3))

Reasons why project is exempt:

Exempt from CEQA pursuant to Public Resources Code Section 21080.66, as enacted by AB Bill 130, which applies to qualifying infill housing projects. The project meets the applicable eligibility criteria and is consistent with the General Plan and zoning regulations.

Lead Agency Contact Person: Victor Mendez Phone: 714-754-5276

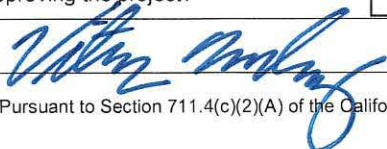
If filed by applicant:

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:  Date: 7/28/2026 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

Date received for filing at OPR:

☐ Signed by Applicant

Filed with the County Clerk: ☒ Yes ☐ No

Date Filed: JUL 28 2026

HUGH NGUYEN, CLERK-RECORDER

BY:  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	State Over	Save
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RECEIPT NUMBER:
30-07/28/2026-0649
STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF COSTA MESA	LEAD AGENCY EMAIL	DATE 07/28/2026
COUNTY/STATE AGENCY OF FILING ORANGE COUNTY	DOCUMENT NUMBER 202685000887	
PROJECT TITLE		

15-UNIT RESIDENTIAL COMMON INTEREST DEVELOPMENT (FILE NO. PDVR-25-0013)

PROJECT APPLICANT NAME BRIAN CUNNINGHAM / THE OLSON COMPANY	PROJECT APPLICANT EMAIL	PHONE NUMBER
PROJECT APPLICANT ADDRESS 3010 OLD RANCH PARKWAY, SUITE 100	CITY SEAL BEACH	STATE CA
	ZIP CODE 90740	

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	\$ 50.00
☐ Other		\$ _____

PAYMENT METHOD:

☐ Cash ☐ Credit ☒ Check ☐ Other

TOTAL RECEIVED \$ 50.00

SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE Sarah Luna - Deputy Clerk
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