Print Form

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

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

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

Project Title: 396 East 21st Street Costa Project

Project Applicant: Modern Mobile Ventures I, L.P 2454 Alton Parkway Irvine, CA 92606

Project Location - Specific:

Located north of Tustin Avenue and east of 21st Street at 396 East 21st Street

Project Location - City: Costa Mesa Project Location - County: Orange

Description of Nature, Purpose and Beneficiaries of Project:

Development Review, Tentative Tract Map, and Density Bonus to construct 21 single-family detached residential units on the 1.49-acre site, which would result in a density of 14.1 du/acre. The Project would include 20 market rate units (including 18 base units and 2 density bonus units) and one for sale, deed restricted, very low-income household. The density bonus request includes associated concession and waivers for the development.

Name of Public Agency Approving Project: City of Costa Mesa

Name of Person or Agency Carrying Out Project: Modern Mobile Ventures I, L.P

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: Section 15332– In-fill Development
- ☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt:

Planning staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA). The project qualifies for a Class 32 exemption under State CEQA Guidelines Section 15332 – Infill Development Projects, as it involves the construction of 21 single-family detached residential units on a 1.49-acre site within city limits. The project is consistent with the applicable General Plan designation and zoning regulations, occurs within an urbanized area, and is adequately served by all required utilities and public services. To support this determination, a CEQA Section 15332 exemption report was prepared. City staff reviewed the documentation and concluded that the project would not result in any significant environmental impacts, including those related to traffic, noise, air quality, water quality, or biological resources.

Lead Agency Contact Person: Victor Mendez, Senior Planner Area Code/Telephone/Extension: (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: [signature] Date: 9/28/2026 Title: Senior Planner

▪ Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____

FILED

SEP 29 2026

HUGH NGUYEN, CLERK-RECORDER

BY: _____ DEPUTY

Revised 2011

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