

Notice of Determination

Appendix D

FILED

AUG 24 2021

HUGH NGUYEN, CLERK-RECORDER
DEPUTY
BY: *[Signature]*

To: Office of Planning and Research
For U.S. Mail: Street Address:
P.O. Box 3044 1400 Tenth St., Rm 113
Sacramento, CA 95812-3044 Sacramento, CA 95814

 County Clerk
County of: Orange
Address: 12 Civic Center Plaza, Room 101
Santa Ana, CA 92701

From:
Public Agency: City of Costa Mesa
Address: 77 Fair Drive, Costa Mesa, CA 92626
Contact: Minoo Ashabi, Principal Planner
Phone: 714-754-5610

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): 2017061069

Project Title: Second Addendum to the Preliminary Master Plan for Former LA Times Site Planning Applications 17-03 A2 (SCH No. 2017061069) (1375 Sunflower Ave, 1376 South Coast Dr, and 3370 Harbor Blvd)

Project Applicant: The Press Owner LLC, 2050 Main Street, Suite 230, Irvine, CA 92614; Jonathan Hastanan (949-556-9657)

Project Location (include county): 1375 Sunflower Ave, 1376 South Coast Dr, and 3370 Harbor Blvd, Costa Mesa, Orange County, CA

Project Description:

The proposed project is an amendment to the previously-approved Preliminary Master Plan to change proposed uses from retail to a single-tenant corporate campus. A new second floor mezzanine would be constructed, and the formerly approved retail market hall would be developed as a tenant-only commissary, company meeting space, and office space, and would be closed to the public. Phase 3 would be amended to include construction of an approximately 185,000 SF building on west side of the site (Harbor Parcel), which would house office and light industrial warehouse uses. A five-story parking structure would be constructed in the northwest portion of the site. This project is a modification of the approved development plan, and it was determined that, compared to the previously approved mitigated negative declaration, no new impacts would occur nor would there be any substantial increase in the severity of any previously identified impacts.

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

described project on August 19, 2021 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, Development Services Department, Public Counter, 77 Fair Drive, Costa Mesa, CA 92626

Signature (Public Agency) *[Signature]* Title: Principal Planner

Date: 8/23/21 Date Received for filing at OPR: _____

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

Revised 2011

30-08/24/2021-0671

POSTED

AUG 24 2021

CLERK-RECORDER DEPARTMENT
DEPUTY
[Signature]



ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

Recorded in Official Records, Orange County
Hugh Nguyen, Clerk-Recorder



50.00

* \$ R 0 0 1 3 1 0 5 7 6 6 \$ *

202185000689 9:27 am 08/24/21

135 OR02A Z01

0.00 50.00 0.00 0.00 0.00 0.00 0.00 0.00

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

SECOND ADDENDUM TO THE PERLIMINARY PLAN FOR FORMER LA TIMES
SITE PLANNING APPLICATION

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): NOTICE OF DETERMINATION WITH PRIOR FILLING.

FILED

AUG 24 2021

HUGH NGUYEN, CLERK-RECORDER

BY: [Signature] DEPUTY

POSTED

AUG 24 2021

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: [Signature] DEPUTY

<p>FILED IN THE OFFICE OF THE ORANGE COUNTY CLERK-RECORDER ON _____</p> <p>Posted _____ Removed _____</p> <p>Returned to agency on _____</p> <p>DEPUTY _____</p>
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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.



State of California - Department of Fish and Wildlife
2021 ENVIRONMENTAL FILING FEE CASH RECEIPT
 DFW 753.5a (REV. 01/01/21) Previously DFG 753.5a

Print StartOver Save

RECEIPT NUMBER:
 30 — 08/24/2021 — 0671
 STATE CLEARINGHOUSE NUMBER (If applicable)
 2017061069

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF COSTA MESA	LEAD AGENCY EMAIL	DATE 08/24/2021
COUNTY/STATE AGENCY OF FILING Orange	DOCUMENT NUMBER 202185000689	

PROJECT TITLE

SECOND ADDENDUM TO THE PERLIMINARY PLAN FOR FORMER LA TIMES SITE PLANNING APPLICATION.

PROJECT APPLICANT NAME THE PRESS OWNER LLC JONATHAN HASTANAN	PROJECT APPLICANT EMAIL	PHONE NUMBER (714)7545610
PROJECT APPLICANT ADDRESS 2050 MAIN STREET SUITE 230	CITY IRVINE	STATE CA
		ZIP CODE 92614

PROJECT APPLICANT (Check appropriate box)

- Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$3,445.25	\$	0.00
<input type="checkbox"/> Millgated/Negative Declaration (MND)(ND)	\$2,480.25	\$	0.00
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,171.25	\$	0.00

- Exempt from fee
 Notice of Exemption (attach)
 CDFW No Effect Determination (attach)
 Fee previously paid (attach previously issued cash receipt copy)

<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	0.00
<input checked="" type="checkbox"/> County documentary handling fee		\$	50.00
<input type="checkbox"/> Other		\$	

PAYMENT METHOD:

- Cash
 Credit
 Check
 Other

TOTAL RECEIVED \$ 50.00

SIGNATURE 	AGENCY OF FILING PRINTED NAME AND TITLE ROBERTO URIOSTEGU, DEPUTY CLERK
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FILED

AUG 24 2021

HUGH NGUYEN, CLERK-RECORDER
✓

BY: _____ DEPUTY

POSTED

AUG 24 2021

ORANGE COUNTY CLERK-RECORDER DEPARTMENT
✓

BY: _____ DEPUTY

POSTED

AUG 16 2017

Notice of Determination

HUGH NGUYEN, CLERK-RECORDER

Appendix D

BY: [Signature] DEPUTY

To:

Office of Planning and Research
For U.S. Mail: P.O. Box 3044
Sacramento, CA 95812-3044
Street Address: 1400 Tenth St, Rm 113
Sacramento, CA 95814

From: Public Agency: City of Costa Mesa
Address: 77 Fair Drive, Costa Mesa CA 92626
Contact: Mino Ashabi
Phone: 714.754.5610

County Clerk
County of: Orange
Address: 12 Civic Center Plaza
Santa Ana, CA 92701

Lead Agency (if different from above): see 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): 2017061069

Project Title: Preliminary Master Plan for Former LA Times Site Project, PA 17-030

Project Applicant: Hoonie Kang, Kearney Real Estate Company, 1875 Century Park East, Suite 380, Los Angeles, CA (310) 203-1847

Project Location (include county): 90067 1375 Sunflower Ave; 1376 South Coast Dr, 3370 Harbor Boulevard, Costa Mesa, Orange County, California

Project Description:

Reuse of the existing 339,063 square-foot LA times building and associated surface parking, and construction of 315,000 square feet of office building campus and 3 parking structures. The project would include three separate buildings, 3 parking structures, and surface parking lots to be renovated/constructed in three phases.

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

described project on August 15, 2017 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.
- 3. A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
- 4. 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, 77 Fair Drive, Costa Mesa, CA 92626

Signature (Public Agency): [Signature] Title: Principal Planner

Date: 8-15-17 Date Received for filing at OPR:

Recorded In Official Records, Orange County
Hugh Nguyen, Clerk-Recorder



2266.25

201785000863 2:49 pm 08/16/17
355 304 203

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

30-2017-0844

FILED

AUG 24 2021

HUGH NGUYEN, CLERK-RECORDER

DEPUTY

POSTED

AUG 24 2021

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

DEPUTY

FILED

AUG 16 2017

ORANGE COUNTY CLERK-RECORDER DEPARTMENT
BY: [Signature] DEPUTY



State of California - Department of Fish and Wildlife
2017 ENVIRONMENTAL FILING FEE CASH RECEIPT
 DFW 753.5a (Rev. 01/01/17) Previously DFG 753.5a

RECEIPT NUMBER: 30-2017 0844
STATE CLEARINGHOUSE NUMBER (If applicable) N/A

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF COSTA MESA	LEAD AGENCY EMAIL	DATE 08/16/2017
COUNTY/STATE AGENCY OF FILING Orange	DOCUMENT NUMBER 201785000863	

PROJECT TITLE
PRELIMINARY MASTER PLAN FOR FORMER LA TIMES SITE PROJECT PA 17-030

PROJECT APPLICANT NAME HOONIE KANG, KEARNEY REAL ESTATE COMPANY	PROJECT APPLICANT EMAIL	PHONE NUMBER (714) 754-5610
PROJECT APPLICANT ADDRESS 1875 CENTURY PARK EAST SUITE 380	CITY LOS ANGELES	STATE CA
		ZIP CODE 90067

PROJECT APPLICANT (Check appropriate box)

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

CHECK APPLICABLE FEES:

- Environmental Impact Report (EIR) \$3,078.25 \$ 0.00
- Mitigated/Negative Declaration (MND)(ND) \$2,216.25 \$ 2,216.25
- Certified Regulatory Program document (CRP) \$1,046.50 \$ 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 \$ 2,266.25

SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE CINDY MORA, DEPUTY CLERK
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FILED

AUG 24 2021

HUGH NGUYEN, CLERK-RECORDER

BY: DEPUTY

POSTED

AUG 24 2021

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: DEPUTY

POSTED

AUG 24 2021


ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY:  DEPUTY

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AUG 24 2021

HUGH NGUYEN, CLERK-RECORDER

BY:  DEPUTY

Orange County
Clerk-Recorder's Office
Hugh Nguyen

630N Broadway Bldg. 12 Suite
101
Santa Ana, CA, 92701

County

Finalization: 20170000288928
8/16/17 2:49 PM
355 304

Item	Title	Count	Amount
1	Z03 Fish & Game: Negative Declaration Document ID	1	
DOC#	201785000863		2266.25
Time Recorded	2:49 PM		

Total 2266.25

Payment Type Amount

Check # 10631 tendered 2216.25

Check # 10632 tendered 50.00

Amount Due 0.00

THANK YOU
PLEASE RETAIN THIS RECEIPT
FOR YOUR RECORDS
www.ocrecorder.com