



ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

30-02115/2025-0076

202585000093

FILED

February 13, 2025

HUGH NGUYEN

CLERK - RECORDER

By Hugh Nguyen
Deputy clerk

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

TYPE OR PRINT CLEARLY

Project Title

960 WEST 16TH STREET LIVE/WORK

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 02/13/2025**

Posted 02/13/2025 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.

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: 960 West 16th Street Live/Work

Project Location: 960 West 16th Street, Costa Mesa, CA

Project Location – City: Costa Mesa

Project Location – County: Orange

Description of Nature, Purpose, and Beneficiaries of Project:

Master Plan (PMAP-24-0004) and Tentative Tract Map 19345 to facilitate the construction of 38 live/work dwellings with a maximum height of 44 feet 3-inches and FAR of 0.85. The project will provide new ownership housing units with attached workspaces.

Name of Public Agency Approving Project: City of Costa Mesa

Name and Address of Person or Agency Carrying Out Project: Intracorp Homes represented by Rick Puffer. 4041 MacArthur Blvd. Suite 250 Newport Beach, CA. 92660

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: CEQA Guidelines Section 15332 (Class 32 – In-Fill Development)
- Statutory Exemptions. State code number:

Reasons why project is exempt:

The Class 32 exemption, In-Fill Development, applies since the project is less than 5 acres, includes no significant environmental effects, is consistent with the Mixed-Use Overlay, General Plan and Zoning Code, has adequate utilities, and is not a valuable habitat to endangered species.

Lead Agency Contact Person: Chris Yeager

Phone: 714-754-4883

Signature: 

Date: 02/12/2025 Title: Senior Planner

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

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.

Filed with the County Clerk: Yes No

Date Filed: _____

FILED

FEB 13 2025

HUGH NGUYEN, CLERK-RECORDER

BY:  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 **Recovery** **Save**

RECEIPT NUMBER:
 30-02/13/2025-0076

STATE CLEARINGHOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF COSTA MESA	LEAD AGENCY EMAIL	DATE 02/13/2025
COUNTY/STATE AGENCY OF FILING ORANGE COUNTY	DOCUMENT NUMBER 202585000093	
PROJECT TITLE 960 WEST 16TH STREET LIVE/WORK		

PROJECT APPLICANT NAME INTRACORP HOMES REPRESENTED BY RICK PUFFER	PROJECT APPLICANT EMAIL	PHONE NUMBER (714) 754-4883
PROJECT APPLICANT ADDRESS 4041 MACARTHUR BLVD, SUITE 250	CITY NEWPORT BEACH	STATE CA
		ZIP CODE 92660

PROJECT APPLICANT (Check appropriate box)

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

CHECK APPLICABLE FEES:

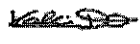
- Environmental Impact Report (EIR) \$ 4,123.50 \$ _____
- Mitigated/Negative Declaration (MND)(ND) \$ 2,968.75 \$ _____
- Certified Regulatory Program (CRP) document - payment due directly to CDFW \$ 1,401.75 \$ _____

- 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 Kalci Do Deputy Clerk
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