EXHIBIT 7b4:

NOTICE OF DETERMINATION FOR PHASE 2A OF PROJECT

INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION CEQA DOCUMENT

Note: The entire CEQA document can be downloaded at:

<https://newportbeach.legistar.com/View.ashx?M=F&ID=6674423&GUID=C67916B5-4F8D-4CA2-B979-9E614D1E7657>

