

Comment Letter No. (1A)

Patrick McNelly
Orange County Sanitation District
Engineering Planning Division
10844 Ellis Avenue
Fountain valley, CA 92708-7018

Staff Response No. (1A.1)

The corrections are noted and will be included in the Final Initial Study/Mitigated Negative Declaration.

From: McNelly, Patrick [PMCNELLY@OCSD.COM]
Sent: Monday, November 01, 2010 9:12 AM
To: ASHABI, MINOO
Cc: 'Rob Hamers'; Burror, Jim
Subject: OCSD Files for your use and information re: Proposed Senior Residential Center and Rezoning of the Mesa Verde Center
Attachments: OCSD Miscellaneous Statistics - June 2010.pdf; OCSD Flow factors.doc; O&M 2008-2009.pdf
 November 1, 2010

Minoo Ashabi, AIA
 Senior Planner
 City of Costa Mesa
 77 Fair Drive, Costa Mesa, 92628
 Ph. (714) 754-5610 Fax. (714) 754-4856
mashabi@ci.costa-mesa.ca.us

RE: Proposed Senior Housing
 1545 Adams Avenue, Costa Mesa, CA

Dear Minoo,

The information contained in Section 4.17 – Utilities and Service Systems regarding wastewater services for the above project contains several errors of fact.

OCSD's comments are as follows:

1. In Section 4.17 (a) Costa Mesa Sanitary District (CMSD) is listed as the agency that provides wastewater treatment for the wastewater generated from this project. This is incorrect. Wastewater generated from this project will be treated by the Orange County Sanitation District (OCSD). Costa Mesa Sanitary District's "Ready to Serve" letter dated 8/17/10 speaks only about the CMSD's wastewater collection system's capacity to handle the proposed wastewater flows from this project, not the treatment of these flows.
2. OCSD's treatment facilities have adequate capacity to treat the flows generated from this proposed project (estimated to be approximately 33,873 gpd.) See the attached file "OCSD Flow Factors" to verify this number.

1A.1



3. In section 4.17 (b) CMSD is again listed as the agency that would be providing treatment for the wastewater generated by this proposed project. This is incorrect. CMSD is the local sewerage agency that will collect wastewater from this proposed facility, but CMSD does not own, operate or maintain and wastewater treatment facilities.
4. In section 4.17 (e) CMSD is again incorrectly listed as the agency that would be treating the wastewater generated from this project. (see previous comments)
5. Please refer to the attached files for additional information and clarification about the Orange County Sanitation District: OCSD Miscellaneous Statistics; OCSD Flow Factors; and O&M 2008-2000 (The OCSD FY 2008-2009 O&M Annual Report).
6. Please correct the text of the Draft Initial Study/Mitigated Negative Declaration – Senior Residential Community Project as necessary.

Please contact me if you need any further information or clarification of these comments.

Sincerely,

Patrick McNelly
Principal Staff Analyst
Engineering Planning Division
Orange County Sanitation District
10844 Ellis Ave
Fountain Valley, CA 92708-7018
(714-593-7163)
pmcnelly@ocsd.com

cc: Mr. Robin Hamers, District Engineer, Costa Mesa Sanitary District
Mr. Jim Burror, Planning Manager, OCSD

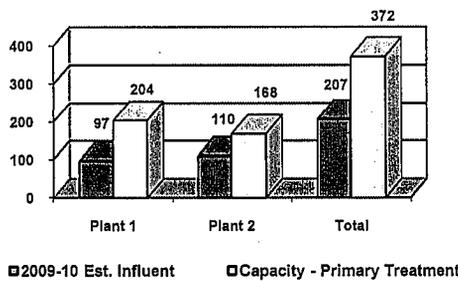
Miscellaneous Statistics

General Information

Year of Formation	1948	Miles of Sewers.....	579 miles
Form of Government.....	County Sanitation District	On-Plant Pump Station.....	2
Authority	Section 4700 et. seq.	Off-Plant Pump Stations	15
.....	California Health & Safety Code	Operating Authority	RWQCB/NPDES Permit No.
Service Area.....	480 sq. miles	CA0110604
Service Population	Approximately 2.6 million	Statewide WDR Order No. 2006-0003
2008-09 Assessed Value.....	\$307.6 billion	Authorized Staff (Full-Time Equivalent)	641.00

Treatment Information

Daily Influent Flow to Total Primary Capacity Comparison (in mgd)



2008-09 Influent BOD:
 Plant No. 1 300 milligrams per liter
 Plant No. 2 220 milligrams per liter

2008-09 Influent Suspended Solids:
 Plant No. 1 319 milligrams per liter
 Plant No. 2 282 milligrams per liter

2008-09 Effluent BOD..... 43 milligrams per liter

2008-09 Effluent Suspended Solids.. 33 milligrams per liter

2008-09 Biosolids Beneficially Used 249,139 wet tons

Primary Treatment Capacity (includes standby):
 Plant No. 1 204 mgd
 Plant No. 2 168 mgd
 TOTAL 372 mgd

2009-10 Estimated Average Daily Influent:
 Plant No. 1 97 mgd
 Plant No. 2 110mgd
 TOTAL 207 mgd

Secondary Treatment Capacity:
 Plant No. 1 122 mgd
 Plant No. 2 90 mgd
 TOTAL 212 mgd

2009-10 estimated Electricity Generated:
 Plant No. 1..... 39,580,000 kwh
 Plant No. 2..... 43,795,000 kwh
 TOTAL..... 83,375,000 kwh

Legend:
 mgd – million gallons per day
 kwh – kilowatts per hour

Financial Information

	2008-09 Actual	2009-10 Projected	2010-11 Proposed	2011-12 Proposed
Fees and Charges:				
One-Time 3-Bedroom Residence Connection	\$4,671.00	\$4,998.00	\$3,261.00	\$3,261.00
Average Annual Single-Family Residence Fee	\$201.00	\$221.00	\$244.00	\$267.00
Local SFR Fee	\$199.00	\$204.00	\$208.00	\$212.00
District's Avg. Share of Ad Valorem Property Tax	1.80%	1.80%	1.80%	1.80%
Cost to Collect, Treat, & Dispose of 1 Million Gallons	\$ 1,731.78	\$ 1,797.03	\$ 1,957.23	\$ 1,992.89

Summary of COP Issues:			
August 2000 Refunding / New Money	\$ 195,800,000	September 2008B New Money	\$ 27,800,000
August 2003 New Money	191,500,000	May 2009A New Money	200,000,000
May 2007A Refunding	93,465,000	December 2009B Refunding	165,865,000
December 2007B New Money	295,185,000	May 2010A New Money	80,000,000
May 2008A Refunding	61,665,000	Total Outstanding COP Balance 7/1/10	1,311,280,000

2010-11 & 2011-12 Budget

Population Information

ORANGE COUNTY SANITATION DISTRICT
Estimated Populations of Cities*
Served by the Orange County Sanitation District
January 1, 2010

<u>City</u>	<u>Population</u>	<u>City</u>	<u>Population</u>
Anaheim	353,640	Los Alamitos	12,270
Brea	40,380	Newport Beach	86,740
Buena Park	84,140	Orange	142,710
Costa Mesa	117,180	Placentia	52,310
Cypress	49,980	Santa Ana	357,750
Fountain Valley	58,740	Seal Beach	26,010
Fullerton	138,610	Stanton	39,800
Garden Grove	175,620	Tustin	75,770
Huntington Beach	203,480	Villa Park	6,310
Irvine	217,690	Westminster	94,290
La Habra	63,180	Yorba Linda	69,270
La Palma	16,300		
		Total	<u>2,482,170</u>

* The District also serves some unincorporated areas with an estimated population of 81,000.

Source: Demographic Research Unit, California Department of Finance.

**OCSD Flow Factors for General Planning Purposes
Valid as of 4-01-10**

727 gpd/acre for estate density residential (0-3 d.u. /acre)
1488 gpd/acre for low density residential (4-7d.u. /acre)
3451 gpd/acre for medium density residential (8-16 d.u./acre)
5474 gpd/acre for medium-high density residential (17-25 d.u./acre)
7516 gpd/acre for high density residential (26-35 d.u./acre)
2262 gpd/acre for commercial/office
3167 gpd/acre for industrial
2715 gpd/acre for institutional
429 gpd/acre for high intensity industrial/commercial
150 gpd/room for hotels and motels
50 gpd/seat for restaurants
129 gpd/acre for recreation and open space usage.

Comment Letter No. (2A)

Mark Les
Mesa Verde Plaza
1525 Mesa Verde Drive East, Suite 209
Costa Mesa, CA 92626

Staff Response No. (2A.1)

- a. *Pedestrian, bike and vehicle passage to Mesa Verde Shopping Center across Mesa Verde Drive East.*

Mesa Verde Drive East is classified as a four-lane Primary Arterial in the City's Master Plan of Arterial Highways (MPAH). Adjacent to the project, Mesa Verde Drive East is striped with two travel lanes in each direction and a two-way left-turn lane. The Average Daily Traffic (ADT) on Mesa Verde Drive East is approximately 10,000 vehicles per day and the posted speed limit is 40 miles per hour. A review of the accident history on Mesa Verde Drive East indicates that there were no accidents over the past two years between Harla Avenue and Harbor Boulevard.

Mesa Verde Center is adequately served by several driveways on Harbor Boulevard and Adams Avenue. As all the existing development on Mesa Verde Center is oriented to Adams Avenue or Harbor Boulevard, the level of traffic to the Mesa Verde Center utilizing Mesa Verde Drive East is insignificant. Therefore, there are no anticipated impacts due to the detour of this low level of traffic utilizing these driveways.

With respect to a crosswalk for crossing Mesa Verde Drive East, due to the designation of Mesa Verde Drive East as a Primary Arterial as well as other factors considering pedestrian safety issues, staff does not recommend installation of an "unprotected" crosswalk at this location, with or without embedded flashing lights. A crosswalk does not offer significant protection for pedestrians as it relies on driver behavior to "yield to pedestrians." The visibility of crosswalks is more apparent to pedestrians than to motorists, and this may lead to a potential false sense of security. In addition, the horizontal curvature of the roadway to the west of the proposed crosswalk creates visibility issues to motorists as well as pedestrians. A traffic signal is not recommended at the Mesa Verde Drive East and Harla Avenue intersection as it does not meet any warrants due to low traffic volumes and lack of any accident history. Pedestrians from the Mesa Verde Plaza and Harla Avenue can utilize the crosswalk at Harbor Boulevard – Mesa Verde East traffic signal to access Mesa Verde Center. This signalized crosswalk is located approximately 400 feet from the center driveway of Mesa Verde Plaza.

- b. *Historic and convenient access*

The proposed residential project is independent from the shopping center and for security and privacy reasons is not proposing to provide a public access through the

project. The recommended access is not consistent with Costa Mesa General Plan policies that are noted as follows:

- Reduce or eliminate intrusion of commuter through traffic on local streets in residential neighborhoods;
- Minimize circulation improvements that will necessitate the taking of private property on existing developed properties.

c. Bus stop drop-off

Bus stops are provided on Harbor Boulevard and Adams Avenue immediately adjacent to the Mesa Verde Center. Children and seniors alighting at these bus stops have immediate access to the Mesa Verde Center.

d. Median on Mesa Verde Drive East

Staff reviewed the left-turn movements at the 7-11's driveway. The left-turn movements are not prohibited at this location and therefore are not considered illegal. Based on review of accident history, no accidents can be attributed to these left-turn movements over the past two years. Staff will monitor this location over the next few months to review the amount of left-turn traffic and related issues and determine if any other measures will need to be taken, such as prohibition of left-turns by signing and enforcement.

From: Mark Les [mailto:markles@mesaverdeplaza.com]
Sent: Tuesday, November 09, 2010 2:59 PM
To: PLANNING COMMISSION
Subject: [BULK] PA-10-10
Importance: Low

Dear Planning Commission:

I am writing in regards to PA-10-10, the 230 unit proposed senior apartment project on Mesa Verde Drive East. Overall I think it is an attractive project and it is certainly an improvement over the vacant lot that has been there for years. However, I do have concerns regarding the blocking off of access to the Mesa Verde Center from Mesa Verde Drive East and the lack of safe crossing of pedestrian, bike and vehicle traffic across Mesa Verde Drive East. I would therefore like to see a passage way allowing vehicle, bike and pedestrian traffic from Mesa Verde Drive East to be able to access the Mesa Verde Center through the West end of the proposed project possibly lining up with a traffic light or crosswalk at Harla and Mesa Verde Drive East.

The project as planned will not allow traffic to flow through to Mesa Verde Center from Mesa Verde Drive East as it once did. This will inconvenience all businesses and residents on Mesa Verde Drive East plus homes in the upper Bird streets who must now funnel on to more congested Harbor Blvd. or Adams Ave. to access Mesa Verde Center. A good community feel allows for the easy flow of pedestrian, bike and vehicle traffic to and from different uses in the neighborhood.

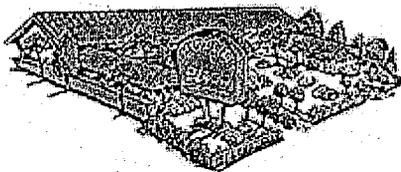
2A.1

The project does not promote the flow of traffic across Mesa Verde Drive East. In addition to the businesses and residents on and around Mesa Verde Drive East and the seniors in the proposed project there is also handicapped from Fairview Hospital and children being let off at a bus stop who all should be able to have safe access across Mesa Verde Drive East. As I mentioned I would be in favor of a traffic light or crosswalk at Harla and Mesa Verde Drive East and I would also suggest a thin concrete median be installed near the corner of Harbor and Mesa Verde Drive East to stop the unsafe and illegal left hand turns out of 7/11 back down Mesa Verde Drive East.

Thank you for your consideration in this matter, I believe if a development is going to have its zoning changed and densities relaxed it should seek to create a synergy and flow in the neighborhood in which it seeks to become a part.

Mark Les
General Partner
(714) 914-4740

Mesa Verde Plaza



www.mvplaza.com
1525 Mesa Verde Drive East Suite 209
Costa Mesa, CA 92626

Comment Letter No. (3A)

Chris Bonthius
MFG Software, Inc.
1525 Mesa Verde East, Suite 224
Costa Mesa, CA 92626

Staff Response No. (3A.1)

The proposed project includes an interior pedestrian access to the adjacent Mesa Verde Shopping Center; however, a public access is not proposed or required. Providing a public access through a private property is not required by the City's zoning code or general plan.

The letter also referred to j-walking across the street and the installation of a new crosswalk at Mesa Verde Drive East; the City's Traffic Division studied the request. During the past two years, there were no pedestrian or bicycle accidents in the Mesa Verde East segment between Harbor Boulevard and Harla Avenue. With respect to striping a mid-block crosswalk, there is a signalized intersection at Harbor/Mesa Verde with a designated crosswalk. An unprotected crosswalk will result in major safety issues for pedestrians and other measures have to be undertaken, as indicated below. The pedestrian demand and accident history does not seem to warrant a consideration of such a measure at this time. Refer to Response No. 2A.1.

From: Chris Bonthius [mailto:cbonthius@mfgsoftware.com]
Sent: Tuesday, October 26, 2010 1:17 PM
To: PLANNING COMMISSION
Subject: Application# PA-10-10, R-10-01 (MV Partners)

CM Planning Commission,
Please consider providing access to Von's/Mesa Verde Shopping Center via the Mesa Verde Drive East along with installing a cross walk for foot traffic at Harla Ave and Mesa Verde Drive East.

I have been a tenant at Mesa Verde Plaza direct across the street from the proposed site of a 230 unit senior apartment project since 2006 and a Costa Mesa business owner since 1989. All of us at MFG have enjoyed access to the Von's/Mesa Verde Shopping Center via the Mesa Verde Drive access until it was recently fenced in. All the traffic that used to simply enter from Mesa Verde Drive is now routed onto Adams and Harbor blvd.

3A.1

It is my understanding that the proposed development by MV Partners will continue to block access to Mesa Verde Shopping Center if approved. Not only do I think there should be access from Mesa Verde Drive, but a cross walk must be installed between the existing apartment complex and Mesa Verde Plaza at Harla Ave for the foot traffic that routinely j-walks across the four lanes of Mesa Verde East. I have witnessed many people cross at this location to navigate to the Von's/Mesa Verde Shopping Center. Sadly, many of these individuals have small children in tow or are elderly making this crossing very dangerous.

I look forward to your reply.

Regards,

--

Chris Bonthius
MFG Software, Inc.
1525 Mesa Verde East, Suite 224
Costa Mesa, California 92626
TEL: 714.850.1190 ext 120
FAX: 714.850.1490

Comment Letter No. (4A)

Don Fackler
FAC Financial Systems
1525 Mesa Verde Drive, Suite 225
Costa Mesa, CA 92626

Staff Response No. (4A.1)

The letter suggested pedestrian access to Mesa Verde Shopping Center. Refer to Staff Response No. 2A.1 noted above.

From: Donald Fackler [mailto:facs01@pacbell.net]
Sent: Tuesday, October 26, 2010 11:46 AM
To: PLANNING COMMISSION
Subject: Mesa Verde Senior Project

Planning Commission:

I work in the Mesa Verde Plaza off Mesa Verde Drive East. We use to be able to walk to the Mesa Verde Mall where Vons, Bank of America, Starbucks, etc are all located. Since the fencing has been put in place for many years now we have had to walk up to Harbor and across or drive down to Mesa Verde Drive to Adams and turn right to get to the Mall. I would prefer to see access from Mesa Verde Plaza across Mesa Verde Drive to be able to walk thru the new apartment complex. It looks beautiful and I hope this works out for the City of Costa Mesa. I personally would have preferred something else in that large lot but that's another topic. I would welcome an access and possible drive thru at either end of the complex.

4A.1

Thanks,

Don Fackler
FACS Financial Systems
1525 Mesa Verde Drive, Suite #225
Costa Mesa, CA 92626

Comment Letter No. (5A)

Mansour Aldayyat
Ma3003ma@hotmail.com

Staff Response No. (5A.1)

Refer to Staff Response No. 2A.1 noted above.

From: MANSOUR ALDAYYAT
Sent: Monday, November 01, 2010 6:21 PM
To: PLANNING COMMISSION
Subject: crosswalk

Hi i own a business in Mesa Verde Plaza and we need a crosswalk from Mesa Verde Plaza 1525
Mesa Verde Dr. E to 1500 Mesa Verde Dr. E
thank you

5A.1

Comment Letter No. (6A)

Halla Aldayyat
hallaionas@live.com

Staff Response No. (6A.1)

Refer to Staff Response No. 2A.1 noted above.

From: Halla Aldayyat [mailto:hallajonas@live.com]
Sent: Monday, November 01, 2010 6:32 PM
To: PLANNING COMMISSION
Subject: [BULK]
Importance: Low

Hi can you please make a crosswalk from 1500 mesa verde dr e to mesa verde plaza 1525 mesa verde dr e the cars are speeding and there is nothing to stop them thank you

6A.1

Comment Letter No. (7A)

Mansour Aldayyat
Ma3003ma@hotmail.com

Staff Response No. (7A.1)

Refer to Staff Response No. 2A.1 noted above.

From: MANSOUR ALDAYYAT [mailto:ma3003ma@hotmail.com]

Sent: Monday, November 01, 2010 6:35 PM

To: PLANNING COMMISSION

Subject: [BULK]

Importance: Low

i was driving at mesa verde toward harbor more than once and the car from 7-11 made a left toward mesa verde and i almost got hit by the cars and by the way this is a illegal left turn

7A.1

Comment Letter No. (8A)

Maya Aldayyat
mayaaldayyat@hotmail.com

Staff Response No. (8A.1)

Refer to Staff Response No. 2A.1 noted above.
