



Edmund G. Brown Jr.  
Governor

STATE OF CALIFORNIA  
Governor's Office of Planning and Research  
State Clearinghouse and Planning Unit



Ken Alex  
Director

April 28, 2015

Mel Lee  
City of Costa Mesa  
77 Fair Drive  
Costa Mesa, CA 92626

Subject: Mesa Verde East Project  
SCH#: 2015031099 - 1/4

Dear Mel Lee:

The State Clearinghouse submitted the above named Negative Declaration to selected state agencies for review. The review period closed on April 27, 2015, and no state agencies submitted comments by that date. This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act.

Please call the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process. If you have a question about the above-named project, please refer to the ten-digit State Clearinghouse number when contacting this office.

Sincerely,

Scott Morgan  
Director, State Clearinghouse

**Received**  
City of Costa Mesa  
Development Services Department

MAY 04 2015

**Document Details Report  
State Clearinghouse Data Base**

**SCH#** 2015031099  
**Project Title** Mesa Verde East Project  
**Lead Agency** Costa Mesa, City of

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**Type** Neg Negative Declaration  
**Description** The project involves the demolition of the existing site improvements and the construction of a 13-unit, 2-story, detached, small lot residential common interest development. To facilitate the project, the property is proposed to be rezoned to PDR-LD and the residential project developed as a master plan per the Planned Development Standards for small lot development as outlined in Zoning Code Section 13-58 (Planned Development Standards).

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**Lead Agency Contact**

**Name** Mel Lee  
**Agency** City of Costa Mesa  
**Phone** 714 754 5611  
**email**  
**Address** 77 Fair Drive  
**City** Costa Mesa  
**Fax**  
**State** CA **Zip** 92626

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**Project Location**

**County** Orange  
**City** Costa Mesa  
**Region**  
**Lat / Long** 33° 40' 29" N / 117° 55' 35" W  
**Cross Streets** Adams Avenue & Mesa Verde Drive East  
**Parcel No.** 139-313-08  
**Township** 6S **Range** 10W **Section** 4 **Base**

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**Proximity to:**

**Highways**  
**Airports**  
**Railways**  
**Waterways** Santa Ana River  
**Schools** Adams ES  
**Land Use** PLU: Church, Z: I&R  
GP: Low Density Residential

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**Project Issues** Aesthetic/Visual; Agricultural Land; Air Quality; Archaeologic-Historic; Biological Resources; Drainage/Absorption; Economics/Jobs; Flood Plain/Flooding; Forest Land/Fire Hazard; Geologic/Seismic; Minerals; Noise; Population/Housing Balance; Public Services; Recreation/Parks; Schools/Universities; Sewer Capacity; Soil Erosion/Compaction/Grading; Solid Waste; Toxic/Hazardous; Traffic/Circulation; Vegetation; Water Quality; Water Supply; Wetland/Riparian; Growth Inducing; Landuse; Cumulative Effects

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**Reviewing Agencies** Resources Agency; Department of Fish and Wildlife, Region 5; Department of Parks and Recreation; Department of Water Resources; Resources, Recycling and Recovery; Caltrans, District 12; Department of Housing and Community Development; Air Resources Board; Regional Water Quality Control Board, Region 8; Department of Toxic Substances Control; Native American Heritage Commission

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**Date Received** 03/27/2015 **Start of Review** 03/27/2015 **End of Review** 04/27/2015

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# AIRPORT LAND USE COMMISSION

FOR ORANGE COUNTY

3160 Airway Avenue • Costa Mesa, California 92626 • 949.252.5170 fax: 949.252.6012

April 20, 2015

Mr. Mel Lee, AICP  
Senior Planner  
City of Costa Mesa  
77 Fair Drive  
Costa Mesa, CA 92628

**Subject: Pinnacle Residential Project**

Dear Mr. Lee:

Thank you for the opportunity to review the Negative Declaration (ND) for the proposed Pinnacle Residential Project in the context of the Airport Land Use Commission's (ALUC) *Airport Environs Land Use Plan (AELUP) for John Wayne Airport (JWA)*. The proposed project includes construction of a 13-unit, two-story residential development on a 2-acre site located at 2880 Mesa Verde Drive East.

The proposed project is located within the Federal Aviation Regulation (FAR) Part 77 Notification Area for JWA. The initial study states that the proposed maximum height for the project is 2-stories. We recommend that the project proponent utilize the Notice Criteria Tool on the FAA website <https://oeaaa.faa.gov/oeaaa/external/portal.jsp> to ensure that the proposed project does not penetrate the notification surface. The results from the Notice Criteria Tool should be included in the ND.

With respect to building height and noise restrictions, the proposed project is located outside the Obstruction Imaginary Surfaces and also outside of the 60 dBA and 65 dBA CNEL noise contours for JWA. The proposed project would not be subject to any special noise reduction requirements or interfere with airspace reserved for air navigation.

Thank you again for the opportunity to comment on the initial study. Please contact Lea Choum at (949) 252-5123 or via email at [lchoum@ocair.com](mailto:lchoum@ocair.com) should you have any questions related to the Airport Land Use Commission for Orange County.

Sincerely,

Kari A. Rigoni  
Executive Officer

**Received**  
City of Costa Mesa  
Development Services Department

APR 22 2015



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Satisfying our Community's  
Water Needs*

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1965 Placentia Avenue  
Costa Mesa, CA 92627  
tel 949.631.1200  
fax 949.574.1036  
info@MesaWater.org  
**MesaWater.org**

March 26, 2015

Michael R. Murphy  
Pinnacle Residential  
20 Enterprise, Suite 320  
Aliso Viejo, CA 92656

Subject: 2880 Mesa Verde Drive East (13 Homes)

Dear Michael:

Please be advised that proper applications and financial arrangements will be completed with the Mesa Water District (Mesa Water®) for the installation of domestic water services, water mains, fire hydrants and fire services in the City of Costa Mesa.

The subject projects are within the boundaries of Mesa Water®. The aforementioned water systems are to be installed by the developer as per Mesa Water's standard specifications and, upon completion of construction, will be delivered to Mesa Water® to become part of Mesa Water's distribution facilities.

Engineering Plan Check deposit, Inspection deposit and Construction Performance Bond shall be paid and an Application Permit (A.P.) completed by the applicant prior to the approval of the plans and issuance of the A.P.

Additionally, Capacity Charges shall be collected by Mesa Water® prior to approval of plans or execution of a service agreement.

The developer shall contact Mesa Water® immediately so the proposed project development can be evaluated and the appropriate project requirements and deposits can be determined.

There is sufficient water supply and adequate pressure to serve this project, including fire protection. However, the developer will also be required to provide necessary improvements to existing impacted infrastructure and be responsible for all associated costs resulting from development activities as identified through the plan check review and approval process.

Very truly yours,

Phil Lauri, P.E.  
District Engineer