



EDMUND G. BROWN JR.  
GOVERNOR

STATE OF CALIFORNIA  
GOVERNOR'S OFFICE of PLANNING AND RESEARCH  
STATE CLEARINGHOUSE AND PLANNING UNIT



KEN ALEX  
DIRECTOR

### Memorandum

Date: June 7, 2016  
To: All Reviewing Agencies  
From: Scott Morgan, Director  
Re: SCH # 2016061013  
929 Baker Street Residential Project

REC'D JUN 10 2016

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The Lead Agency has amended some information regarding the above-mentioned project. Please see the attached materials for more specific information and note the review period has *extended* to end on July 8, 2016. All other project information remains the same.

cc: Mr. Mel Lee  
City of Costa Mesa  
77 Fair Drive  
Costa Mesa, CA 92626

June 6, 2016

To: Reviewing Parties

Subject: 929 Baker Street Residential Project Initial Study/Mitigated Negative Declaration (SCH#2016061013)

This letter is provided as a clarification to the 929 Baker Street Residential Project Initial Study/Mitigated Negative Declaration (IS/MND) dated June 6, 2016.

This letter is to clarify that the City will only be considering the "Site Plan Alternative" and is now considered the new proposed project. This project has been fully considered in the environmental analyses in the IS/MND and no conclusion would change, and no additional mitigation measures would be required. The IS/MND was delivered to you on June 6, 2016 and is also available on the City's web site at

<http://www.costamesaca.gov/index.aspx?page=151>

It should also be noted that the public review period has also been changed to June 8, 2016 to June 8, 2016. You may contact Mr. Mel Lee, AICP at (714) 754-5611 or [mel.lee@costamesaca.gov](mailto:mel.lee@costamesaca.gov) should you have any questions.

Governor's Office of Planning & Research

JUN 07 2016

STATE CLEARINGHOUSE

## NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION (revised 6/06/2016)

To: X  
Office of Planning and Research  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

X  
County Clerk  
County of Orange  
P. O. Box 22013  
Santa Ana, CA 92702

From:  
City of Costa Mesa  
Development Services  
77 Fair Drive  
Costa Mesa, CA 92626



Date: June 6, 2016

TO: Interested Agencies, Organizations, and Individuals

**NOTICE IS HEREBY GIVEN** that pursuant to Section 15072 of the State CEQA Guidelines, the City of Costa Mesa hereby gives notice that a Draft Mitigated Negative Declaration (MND) for the 56-unit residential development project by DeNova Homes at 929 Baker Street is available for review and comment.

**PROJECT TITLE:** 929 Baker Street Residential Project (Planning Application PA-15-58, and Vesting Tentative Tract Map VTT-17980).

**PROJECT LOCATION:** 929 Baker Street in the City of Costa Mesa, County Assessor's Parcel Number 141-242-03. The proposed project site is not on a list compiled pursuant to Government Code Section 65962.5.

### **PROJECT DESCRIPTION:**

The proposed project involves the following:

- (1) Adoption of an **Initial Study/Mitigated Negative Declaration**.
- (2) **Design Review (Planning Application PA-15-58)** to allow for the consolidation and subdivision of a 4.71 acre (205,168 square foot) lot currently located at 929 Baker Street into a two-story, 56-unit detached common interest residential units and a 0.10 acre private park. No deviations from the City's Residential Design Guidelines are requested.
- (3) **Administrative Adjustment** is requested to accommodate a 12-foot rear setback along the Paularino Channel (20 feet required), and between all houses to accommodate a 6-foot building-to-building setback (10 feet required). Proposed minimum on-site parking consists of the following: 224 spaces required; 237 spaces proposed inclusive of 13 additional surplus guest parking spaces).
- (4) **Variance from Open Space due to Proposed Surplus Guest Parking:** The Applicant is proposing surplus guest parking spaces to exceed the minimum Code-required parking. Thirteen additional guest parking spaces are proposed for an overall total of 237 spaces on-site. The surplus guest parking would reduce the acreage of on-site park uses from 0.11 acre to 0.10 acre in size. The surplus guest parking requires a variance to deviate from the open space requirement (40 percent open space required; 39.5% open space proposed). **NOTE:** Code does not require the 13 surplus guest parking spaces. If these surplus spaces are not approved as part of the proposed project, a variance from open space would not be required.
- (4) **Vesting Tentative Tract Map (VTT-17980)** to subdivide the property for condominium purposes for home ownership.

**NOTE:** This project was fully considered in the IS/MND dated June 6, 2016. It was fully described on page 2-9 of the IS/MND and labeled "Site Plan Alternative". This is now considered the "Proposed Project", and has been fully analyzed for all environmental effects in the June 6, 2016 IS/MND. A copy of the IS/MND can be found on the City's web site at:

<http://www.costamesaca.gov/index.aspx?page=151>

**PROJECT IMPACTS:** The Initial Study/MND was completed in accordance with the Lead Agency's Guidelines implementing the California Environmental Quality Act. The Initial Study/MND found that the environmental effects from the project would be less than significant with the incorporation of standard conditions of approval and compliance with the Code requirements.

**PUBLIC REVIEW PERIOD: Begins: June 8, 2016**                      **Ends: July 8, 2016**

**PUBLIC HEARING:** A public hearing will be held before the Costa Mesa Planning Commission on **July 25, 2016**, at 6 p.m. in the City Council Chambers at Costa Mesa City Hall, 77 Fair Drive, Costa Mesa.

The Initial Study/Negative Declaration is being circulated for public review and comment for a period of 30 days. Any person may submit written comments to the Planning Division of the City's Development Services Department before the end of the review period. If you challenge the City's action in court you may be limited to raising only those issues you or someone else raised in written correspondence delivered to the Planning Division prior to the end of the review period. Comments may be sent by mail, or faxed to the following address:

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

Phone: (714) 754-5611  
FAX: (714) 754-4856

[mel.lee@costamesaca.gov](mailto:mel.lee@costamesaca.gov)

**LOCATION WHERE DOCUMENT CAN BE REVIEWED:** The Initial Study, Draft MND and supporting documents are available for review and comment during normal business hours at the following locations: (a) City of Costa Mesa, Public Counter, 77 Fair Drive, Costa Mesa, CA, (b) Mesa Verde Library, 2969 Mesa Verde Drive, East, (c) Costa Mesa/Donald Dungan Library, 1855 Park Avenue.

JUNE 6, 2016

Date:



Mel Lee, Senior Planner, City of Costa Mesa

Governor's Office of Planning & Research

JUN 07 2016

STATE CLEARINGHOUSE

Appendix C  
2016061013

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: 929 Baker Street Residential Project

Lead Agency: City of Costa Mesa Contact Person: Mr. Mel Lee  
Mailing Address: 77 Fair Drive Phone: 714.754.5611  
City: Costa Mesa Zip: 92626 County: Orange

Project Location: County: Orange City/Nearest Community: City of Costa Mesa  
Cross Streets: Baker Street and Bear Street Zip Code: 92626  
Longitude/Latitude (degrees, minutes and seconds): 33 ° 40 ' 43.77" N / 117 ° 53 ' 45.96" W Total Acres: 4.71  
Assessor's Parcel No.: 141-242-03 Section: 2 Twp.: 6S Range: 10W Base: SBBM  
Within 2 Miles: State Hwy #: SR-73 and SR-55 Waterways: N/A  
Airports: John Wayne International Railways: N/A Schools: Multiple

Document Type:

CEQA:  NOP  Draft EIR  Supplement/Subsequent EIR (Prior SCH No.)  NEPA:  NOI  Draft EIS  FONSI  
 Early Cons  Other:  Joint Document  Final Document  Other:  Mit Neg Dec

Local Action Type:

General Plan Update  Specific Plan  Rezone  Annexation  
 General Plan Amendment  Master Plan  Prezone  Redevelopment  
 General Plan Element  Planned Unit Development  Use Permit  Coastal Permit  
 Community Plan  Site Plan  Land Division (Subdivision, etc.)  Other:

Development Type:

Residential: Units 56 Acres 4.71  Transportation: Type \_\_\_\_\_  
 Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Mining: Mineral \_\_\_\_\_  
 Commercial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Power: Type \_\_\_\_\_ MW \_\_\_\_\_  
 Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Educational: \_\_\_\_\_  Hazardous Waste: Type \_\_\_\_\_  
 Recreational: \_\_\_\_\_  Other: \_\_\_\_\_  
 Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_

Project Issues Discussed in Document:

Aesthetic/Visual  Fiscal  Recreation/Parks  Vegetation  
 Agricultural Land  Flood Plain/Flooding  Schools/Universities  Water Quality  
 Air Quality  Forest Land/Fire Hazard  Septic Systems  Water Supply/Groundwater  
 Archeological/Historical  Geologic/Seismic  Sewer Capacity  Wetland/Riparian  
 Biological Resources  Minerals  Soil Erosion/Compaction/Grading  Growth Inducement  
 Coastal Zone  Noise  Solid Waste  Land Use  
 Drainage/Absorption  Population/Housing Balance  Toxic/Hazardous  Cumulative Effects  
 Economic/Jobs  Public Services/Facilities  Traffic/Circulation  Other: Greenhouse Gases

Present Land Use/Zoning/General Plan Designation:

General Plan land use designation is Residential- Medium Density (9-12 units/acre). Zoning is R2-MD (Multiple Family Residential)

Project Description: (please use a separate page if necessary)

The proposed project involves the following: (1) Adoption of an Initial Study/Mitigated Negative Declaration; and (2) Vesting Tentative Tract Map VTT-17980 for subdivision of property for homeownership. The proposed project involves a Design Review (Planning Application PA-15-58) and a Vesting Tentative Tract Map (VTT-17980) to allow for the assemblage and subdivision of a 4.71 acre (205,168 square foot) lot currently located at 929 Baker Street into a two-story, 56-unit detached common interest residential units and a 0.11 acre private park (or a Site Plan Alternative providing 8 additional guest parking spaces and a 0.10 acre private park). The Site Plan Alternative would require a Variance. No deviations from the City's Residential Design Guidelines are requested.

State Clearinghouse Contact:

(916) 445-0613

State Review Began:

6 - 6 - 2016

SCH COMPLIANCE

7 - 8 - 2016

NOTE: Extended Review  
Per Lead

Please note State Clearinghouse Number (SCH#) on all Comments

SCH#: 2016061013

Please forward late comments directly to the Lead Agency

AQMD/APCD 33

(Resources: 6/11)

Project Sent to the following State Agencies

Resources  State/Consumer Svcs  
 Boating & Waterways  General Services  
 Coastal Comm  Cal EPA  
 Colorado Rvr Bd  ARB: Airport & Freight  
 Conservation  ARB: Transportation Projects  
 CDFW# 5  ARB: Major Industrial/Energy  
 Delta Protection Comm  SWRCB: Div. of Drinking Water  
 Cal Fire  SWRCB: Div. Drinking Wtr # 8  
 Historic Preservation  SWRCB: Div. Financial Assist.  
 Parks & Rec  SWRCB: Wtr Quality  
 Central Valley Flood Prot.  SWRCB: Wtr Rights  
 Bay Cons & Dev Comm.  Reg. WQCB # 8  
 DWR  Toxic Sub Ctrl-CTC  
 OES  Yth/Adlt Corrections  
 Resources, Recycl. & Recovery  Corrections  
 CalSTA  
 Aeronautics  Independent Comm  
 CHP  Energy Commission  
 Caltrans # 12  NAHC  
 Trans Planning  Public Utilities Comm  
 State Lands Comm  
 Tahoe Rgl Plan Agency  
 Other  
 HCD  
 Food & Agriculture  
 Conservancy  
 Other: