

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

To: X

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

X

County Clerk
County of Orange
Santa Ana, CA 92702

From:

City of Costa Mesa,
Development Services
77 Fair Drive, Costa Mesa 92626

Date: April 8, 2015

To: Interested Agencies, Organization and Individuals

NOTICE IS HEREBY GIVEN THAT the Initial Study/Mitigated Negative Declaration for the Westside Gateway project is available for public review and the Costa Mesa Planning Commission will conduct a public hearing for consideration of a proposed three-story, 177-unit mixed-use development project and the environmental document.

PROJECT DESCRIPTION:

1. Adoption of an **Initial Study/Mitigated Negative Declaration** (IS/MND);
2. **Planning Application PA-14-29** – A Master Plan for development of a 177-unit development at the project site of an existing industrial and office use referred to as Argo-tech. The project consists of demolition of the existing industrial buildings and construction of 177 three-story units including, 42 detached live/work units at 0.68 FAR, 89 attached live/work units at 1.15 FAR, and 46 residential lofts at 13 du/acre.

Proposed units are three-story buildings with two-car garages and a top-story roof deck. The project includes a 0.61-acre private park. The project provides 11 percent open space for live/work units and 41 percent for loft units, 354 garage parking spaces, and 154 open parking spaces for a total of 508 parking spaces. The project features a minimum 10-foot setback along West 17th Street and Pomona Avenue. Compact parking is proposed at 4 percent of total parking supply or 14 percent of uncovered parking supply. The proposed project includes the following deviations:

- **Interior Garage Dimensions.** Minimum 20 by 20 feet dimension required; 19 by 20 feet proposed.
 - **Minimum Building Separation.** Minimum 10 feet between buildings required; 6 feet proposed.
 - **Floor Area Ratio for Attached Live/Work Units.** Maximum 1.0 allowed and up to 1.25 FAR subject to specific findings; 1.15 FAR proposed.
 - **Guest Parking.** Minimum of 196 open guest parking required for live/work units. The total parking supply (508 spaces) complies with the overall parking requirement; however, 66 of the required 196 open parking spaces will be provided in garages.
3. **Vesting Tentative Tract Map 17800** – Subdivision of a 9.0-acre property into one lettered lot and one numbered lot for condominium purposes.

PROJECT IMPACTS: The Initial Study /Mitigated Negative Declaration (IS/MND) was completed in accordance with the Lead Agency's Guidelines implementing the California Environmental Quality Act. The IS/MND found that the environmental effects from the project would be less than significant with compliance with the Standard Conditions and Mitigation Measures.

PUBLIC REVIEW PERIOD: Begins: Thursday, April 9, 2015 Ends: Friday, May 8, 2015

PUBLIC HEARING: A public hearing will be held before the Planning Commission on May 11, 2015, at 6:00 p.m. in the City Council Chambers at Costa Mesa City Hall, 77 Fair Drive, Costa Mesa.

In accordance with the State CEQA Guidelines, any comments concerning the findings of the Initial Study/Mitigated Negative Declaration must be submitted in writing and received by the City of Costa Mesa no later than 5:00 p.m. on May 8, 2015, in order to be considered prior to the City's final determination on the Project. Should you decide to challenge this Project, you may be limited to the issues raised during this public review period.

Please forward your written comments to: Minoo Ashabi, AIA, Principal Planner, City of Costa Mesa, 77 Fair Drive, Costa Mesa, California 92626, Tel. 714.754.5610, Fax 714.754.4856, Email minoo.ashabi@costamesaca.gov.

LOCATIONS WHERE DOCUMENT CAN BE REVIEWED: The Initial Study/Mitigated Negative Declaration may be viewed on the City's website at www.costamesaca.gov. Reference copies of the Initial Study/Mitigated Negative Declaration are also available at the following locations: a) City of Costa Mesa Planning Division, 77 Fair Drive, Costa Mesa, b) Mesa Verde Library, 2969 Mesa Verde Drive East, Costa Mesa, and c) Costa Mesa Library, 1855 Park Avenue, Costa Mesa.

HAZARDOUS MATERIALS AND WASTE SITE DISCLOSURE:

The project site is listed on any hazardous materials or waste databases, pursuant to Section 65963.5 of the Government Code as noted below:

- RCRA-LQG (Resource Conservation and Recovery Act-Large Quantity Generators)
- FINDS (Facility Index System)
- HAZNET (Hazardous Waste Information System)
- NPDES (National Pollutant Discharge Elimination System)
- LUST (Leaking Underground Storage Tank)
- HIST CORTESE (Historic Cortese List)
- UST (Underground Storage Tank)
- EMI (Emission Inventory)
- WDS (Waste Data System)
- RMP (Risk Management Plan)
- ERNS (Emergency Response Notification System)
- CHMIRS (California Hazardous Material Incident Reporting System)
- AST (Above Ground Storage Tanks)



Signature

4-7-15

Date

Mino Ashabi,
Principal Planner
Development Services
Department