

**ADDENDUM TO
INITIAL STUDY / MITIGATED NEGATIVE
DECLARATION
FOR THE
VIVANTE SENIOR LIVING – PHASE II ASSISTED
LIVING FACILITY (MASTER PLAN PA-09-15 A1)**

July 11, 2016



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1 INTRODUCTION

1.1 PURPOSE

The purpose of this Initial Study/Mitigated Negative Declaration Addendum for Master Plan PA-09-15 A1 for Phase II the Vivante independent and assisted living complex (Project) north of 1640 Monrovia Avenue. (Reference Exhibits 4 and 5) This document provides the City of Costa Mesa with information to use as the basis for making an environmental determination regarding appropriate California Environmental Quality Act (CEQA) documentation for the Project. An Addendum to the original Mitigated Negative Declaration was prepared as appropriate, adequate and supportable environmental documentation for the Project because substantial evidence indicates development and implementation of the Project will not result in environmental impacts greater in scope or scale than those identified in the original certified Mitigated Negative Declaration. This Addendum to the Initial Study/Mitigated Negative Declaration addresses environmental effects associated with development of Phase II of the Vivante project.

Data for the original environmental document and this Addendum was obtained from on-site field observations, discussions with the City of Costa Mesa and affected agencies, analyses of adopted plans and policies, review of existing studies and specialized environmental studies that include previously-conducted studies pertaining to air quality, geology, phase I and II environmental site assessments, remediation action plan, water quality, noise, traffic and sewer capacity as well as newly-prepared studies pertaining to traffic generation, parking needs, air quality and greenhouse gas emissions. Pertinent documents relating to the original Initial Study/Mitigated Negative Declaration are listed in Section 1.3 of that document. Additional pertinent documents relating to this addendum to the original Initial Study and Mitigated Negative Declaration are the following.

- Trip General Assessment for the Vivante North Project, Costa Mesa, California, Linscott, Law and Greenspan, June 20, 2016
- Parking Needs Study, Vivante Senior Living Community-Phase II (“Vivante North”), Costa Mesa, California, Linscott, Law and Greenspan, June 20, 2016
- Air Quality and GHG Impact Analyses, Vivante North Project, Costa Mesa, California, Giroux and Associates, June 29, 2016

Previous Environmental Documentation

Preparation of this Addendum to the Initial Study/Mitigated Negative Declaration has relied upon information within the original Initial Study/Mitigated Declaration prepared for the Westside Lofts project (Master Plan PA-07-20 and Vesting Tentative Tract Map 16999), dated September 4, 2007. In addition to the administrative record and other informational resources identified in that document, the following have become part of the updated administrative record for the Project environmental

documentation and are available for review at the City of Costa Mesa, 77 Fair Drive, Costa Mesa, CA 92618, (714) 754-5245.

- City of Costa Mesa 2015-2035 General Plan (June, 2016)
- City of Costa Mesa 2015-2035 General Plan Final Environmental Impact Report (June, 2016)
- Linscott, Law and Greenspan, “Trip Generation Assessment for the Vivante North Project, Costa Mesa, California,” (June 20, 2016)
- Linscott, Law and Greenspan, “Parking Needs Study, Vivante Senior Living Community – Phase II (“Vivante North”), Costa Mesa, California,” (June 20, 2016)
- Giroux and Associates, “Air Quality and GHG Impact Analyses, Vivante North Project, Costa Mesa, California,” (June 29, 2016)

1.2 PROJECT HISTORY

The original discretionary approval for the Vivante project occurred on June 23, 2008, when the Costa Mesa Planning Commission approved a Master Plan (PA-07-20) and Vesting Tentative Tract Map (VT-16999) that allowed development of 151 residential condominiums within two four-story buildings, five live/work units, six industrial office buildings occupying 42,000 square feet, and associated parking and infrastructure on the 6.8-acre property. The Planning Commission (Resolution PC-07-09) required all 151 residential units and live/work units to be marketed as “for sale” units. An approved Zoning Application (ZA-08-17) modified that requirement to allow the units to be offered initially on a rental basis. A subsequent Master Plan Amendment (PA-09-15) modified the previously entitled, but unbuilt, project by eliminating the residential and live/work units and replaced them with a 185-unit (145 studio or one-bedroom units; 40 two-bedroom units) assisted living facility. The discretionary action also retained the 42,000 square feet of commercial office uses. The assisted living facility has been constructed on the southerly portion of the 6.8-acre property and is occupied as Phase I of the overall Vivante project. However, the northerly portion of the property that would have held the office uses remains vacant and is the property on which the currently proposed Project would be located.

2 PROJECT DESCRIPTION

The proposed project (Project; or Vivante Phase II) consists of an Amendment to Master Plan PA-09-15, which would allow elimination of the previously proposed and approved 42,000 square feet of office uses in Phase II of the Vivante development and replacement of the office uses with a 111-unit independent and assisted living facility, and 3,900 square foot Community Event Center (both of which may occasionally be used by non-residents of the Project) within a 127,695 square foot, four-story building on the northerly 2.25 acres (98,018 square feet) of the 6.8 acre Vivante property. Unit sizes are proposed to be as follows: 15 studio units; 77 one-bedroom units; and, 19 two-bedroom units. The Project also would contain amenities such as a kitchen/restaurant style dining room, café, bar/lounge, library/computer room, activities room, dog park, a 1,700 square foot Fitness Club including a yoga/Pilates/dance studio space, and some ancillary office space for management services. The building footprint and carport will spread over 41.3 percent (40,502 square feet) of the Project site. An underground parking level will contain 57 spaces; surface parking areas will provide 17 open spaces and 52 carport stalls. The underground parking level will be accessed via a sloped vehicular ramp. The sloped vehicular ramp encroaches into the required 10 feet setback from a public street. The vehicular ramp which provides access to the 57 underground parking spaces encroaches to the property line that abuts Babcock Street. This is a deviation from the Mesa West Bluffs development standards however its placement allows for the maximum number of parking spaces in the underground parking structure and generates minimal above-ground visual obstruction within the ten feet setback. The wall which must extend into the ten-foot setback to surround the ramp for safety purposes will be wrought iron and pilaster to propose a more transparent barrier and ensure that the passive landscaping provide along Babcock is visible from the public right of way. The parking and driveway will occupy 24.9 percent (24,470 square feet) of the Project site. Five handicap parking stalls will be part of the total 126 parking spaces to be provided. Open space will occupy 33 percent (33,046 square feet) of the 2.25-acre Project site. (Reference Exhibits 4 through 7)

The Preliminary Planting Plan (Reference Exhibit 8) indicates Mayten Trees, Olive Trees, Mexican Fan Palm Trees and New Zealand Christmas Trees will be planted within and bordering the entry road dividing Phase II from Phase I of Vivante. Ornamental Pear Trees will be planted along the east (Babcock Street) and west (Monrovia Avenue) boundaries of the 2.25-acre Project site. Various Citrus species also will be planted. Some existing trees and perimeter vines (generally along the northerly project boundary) will be retained. A new perimeter fence will be installed.

The Building Entry and Pavilion Plaza (Reference Exhibit 9) will incorporate previously-identified tree species, synthetic turf, plant containers, decorative pavement and site furnishings such as tables, chairs, umbrellas and dining tables.

3

ENVIRONMENTAL SETTING

The Project site occupies the northerly 2.5-acres of the overall 6.8-acre Vivante assisted living project site. There are no significant topographic features on the Project site. The surface elevation is approximately 111 feet above mean sea level and the terrain is relatively flat. Existing vegetation on the Project site is limited and consists of weeds and some ornamental trees and shrubs.

The Project site is located in a highly industrialized area consisting of industrial businesses and scattered commercial and residential developments. The Project site originally was developed in the 1950s with manufacturing businesses particularly related to the aerospace industry and from the mid-1980s through 2005 was used by the Eaton Corporation for fabrication and assembly of aerospace cockpit controls.

Vivante Phase I occupies 4.3-acres immediately south of and bordering the Vivante Phase II Project site. Phase I is comprised of 185 assisted living units, related amenities, landscaping, perimeter fencing and parking (Reference Exhibits 2 and 3).

The Project site is bordered to the north by light industrial uses (European Collectibles) and east by Babcock Street and light industrial uses (Beyer Electric and Sunwest Air Conditioning) beyond. Monrovia Avenue and the Playport Mobile Home Park border the Project site to the west.

4

ENVIRONMENTAL TOPICS

4.1 AESTHETICS

The Project includes a request to amend Master Plan PA-09-15 to allow elimination of the previously proposed and approved 42,000 square feet of office uses and to replace the office uses with a 111-unit independent and assisted living facility, and 3,900 square foot Community Event Center. The proposed assisted living facility would be housed within a four-story structure and accommodate 92 studio/one-bedroom units and 19 two-bedroom units. The Project also would contain a surface parking lot, one level of underground parking on the easterly portion of the property, and amenities such as a kitchen/restaurant style dining room, café, bar/lounge, library/computer room, activities room, dog park, a 1,700 square foot Fitness Club including a yoga/Pilates/dance studio space, and some ancillary office space for management services.

The Project will not result in potential impacts related to Aesthetics, including scenic vistas, scenic resources, visual character of the Project site, and light/glare that are greater in scope or scale than those impacts identified and analyzed for the 42,000 square foot office component in the previous Initial Study/Mitigated Negative Declaration prepared for the Phase I (Westside Lofts) portion of the overall Vivante development. Therefore, the findings of the original Initial Study/Mitigated Negative Declaration for PA-07-20 remain valid and no additional analysis pertaining to Aesthetics is necessary.

4.2 AGRICULTURAL RESOURCES

The Project includes a request to amend Master Plan PA-09-15 to allow elimination of the previously proposed and approved 42,000 square feet of office uses and to replace the office uses with a 111-unit independent and assisted living facility, and 3,900 square foot Community Event Center. The proposed assisted living facility would be housed within a four-story structure and accommodate 92 studio/one-bedroom units and 19 two-bedroom units. The Project also would contain a surface parking lot, one level of underground parking on the easterly portion of the property, and amenities such as a kitchen/restaurant style dining room, café, bar/lounge, library/computer room, activities room, dog park, a 1,700 square foot Fitness Club including a yoga/Pilates/dance studio space, and some ancillary office space for management services.

The Project will not result in potential impacts related to Agricultural Resources that are greater in scope or scale than those impacts identified and analyzed for the 42,000 square foot office component in the previous Initial Study/Mitigated Negative Declaration prepared for the Phase I (Westside Lofts) portion of the overall Vivante development. Therefore, the findings of the original Initial Study/Mitigated Negative Declaration for PA-07-20 remain valid and no additional analysis pertaining to Agricultural Resources is necessary.

4.3 AIR QUALITY / GREENHOUSE GASES

The Project includes a request to amend Master Plan PA-09-15 to allow elimination of the previously proposed and approved 42,000 square feet of office uses and to replace the office uses with a 111-unit independent and assisted living facility, and 3,900 square foot Community Event Center. The proposed assisted living facility would be housed within a four-story structure and accommodate 92 studio/one-bedroom units and 19 two-bedroom units. The Project also would contain a surface parking lot, one level of underground parking on the easterly portion of the property, and amenities such as a kitchen/restaurant style dining room, café, bar/lounge, library/computer room, activities room, dog park, a 1,700 square foot Fitness Club including a yoga/Pilates/dance studio space, and some ancillary office space for management services.

The Project will not result in potential impacts related to Air Quality that are greater in scope or scale than those impacts identified and analyzed for the 42,000 square foot office component in the previous Initial Study/Mitigated Negative Declaration prepared for the Phase I (Westside Lofts) portion of the overall Vivante development. Therefore, the findings of the original Initial Study/Mitigated Negative Declaration for PA-07-20 remain valid and no additional analysis pertaining to Agricultural Resources is necessary.

Giroux and Associates conducted an “Air Quality and GHG Impact Analyses” for the Project (Reference Appendices). Information from the Analyses informs the following text, which is intended to supplement the Air Quality analysis in the previously-certified Initial Study/Mitigated Negative Declaration.

Air Quality Setting

Ambient Air Quality Standards (AAQS)

The Project-related air quality impacts, together with existing background air quality levels, were compared to applicable air quality standards, which represent levels of air quality considered safe (with an adequate margin of safety) to protect public health and welfare. National AAQS standards were established in 1971 for six pollution species with states being able to retain the option to add other pollutants, require more stringent compliance, or to include different exposure periods. California has a quite different ozone standard related than does the federal government. The California standards are provided in Table 1. Table 2 provides sources and health effects of various pollutants.

Pollutant	Averaging Time	California Standards ¹		National Standards ²		
		Concentration ₃	Method ⁴	Primary ^{3,5}	Secondary _{3,6}	Method ⁷
Ozone (O ₃) ⁸	1 Hour	0.09 ppm (180 µg/m ³)	Ultraviolet Photometry	---	Same as Primary Standard	Ultraviolet Photometry
	8 Hour	0.07 ppm (137 µg/m ³)		0.07 ppm (137 µg/m ³)		

Respirable Particulate Matter (PM10)⁹	24 Hour	50 µg/m ³	Gravimetric or Beta Attenuation	150 µg/m ³	Same as Primary Standard	Inertial Separation and Gravimetric Analysis
	Annual Arithmetic Mean	20 µg/m ³		---		
Fine Particulate Matter (PM2.5)⁹	24 Hour	---	---	35 µg/m ³	Same as Primary Standard	Inertial Separation and Gravimetric Analysis
	Annual Arithmetic Mean	12 µg/m ³	Gravimetric or Beta Attenuation	12 µg/m ³	15 µg/m ³	
Carbon Monoxide (CO)	24 Hour	20 ppm (23 mg/m ³)	Non-Dispersive Infrared Photometry (NDIR)	35 ppm (40 mg/m ³)	---	Non-Dispersive Infrared Photometry (NDIR)
	8 Hour	9 ppm (10 mg/m ³)		9 ppm (10 mg/m ³)	---	
	8 Hour (Lake Tahoe)	6 ppm (7 mg/m ³)		---	---	
Nitrogen Dioxide (NO₂)¹⁰	1 Hour	0.18 ppm (339 µg/m ³)	Gas Phase Chemiluminescence	100 ppm (188 µg/m ³)	---	Gas Phase Chemiluminescence
	Annual Arithmetic Mean	0.03 ppm (57 µg/m ³)		0.053 ppm (100 µg/m ³)	Same as Primary Standard	
Sulfur Dioxide (SO₂)¹¹	1 Hour	0.25 ppm (655 µg/m ³)	Ultraviolet Fluorescence	75 ppb (196 µg/m ³)	---	Ultraviolet Fluorescence; Spectrophotometry (Pararosaniline Method)
	3 Hour	---		---	0.5 ppm (1300 µg/m ³)	
	24 Hour	0.04 ppm (105 µg/m ³)		0.14 ppm (for certain areas) ¹⁰	---	
	Annual Arithmetic Mean	---		0.03 ppm (for certain areas) ¹⁰	---	
Lead^{12, 13}	30 Day Average	1.5 µg/m ³	Atomic Absorption	---	---	High Volume Sampler and Atomic Absorption
	Calendar Quarter	---		1.5 µg/m ³ (for certain areas) ¹²	Same as Primary Standard	
	Rolling 3 Month Average	---		0.15 µg/m ³		
Visibility Reducing Particulates¹⁴	8 Hour	See Footnote 13	Beta Attenuation and Transmittance through Filter Tape	No Additional Standards		
Sulfates	24 Hour	25 µg/m ³	Ion Chromatography			
Hydrogen Sulfide	1 Hour	0.03 ppm (42 µg/m ³)	Ultraviolet Fluorescence			
Vinyl Chloride¹²	24 Hour	0.01 ppm (26 µg/m ³)	Gas Chromatography			
¹⁻¹⁴ See Footnotes 1-14 on page 5 of the Updated Air Quality Study (Appendix C)						

**Table 2
Health Effects of Major Criteria Pollutants**

Pollutants	Sources	Primary Effects
Carbon Monoxide (CO)	<ul style="list-style-type: none"> • Incomplete combustion of fuels and other carbon-containing substances, such as motor exhaust • Natural events, such as decomposition of organic matter 	<ul style="list-style-type: none"> • Reduced tolerance for exercise • Impairment of mental function • Impairment of fetal development • Death at high levels of exposure • Aggravation of some heart diseases (angina)
Nitrogen Dioxide (NO ₂)	<ul style="list-style-type: none"> • Motor vehicle exhaust • High temperature stationary combustion • Atmospheric reactions 	<ul style="list-style-type: none"> • Aggravation of respiratory illness • Reduced visibility • Reduced plant growth • Formation of acid rain.
Ozone (O ₃)	<ul style="list-style-type: none"> • Atmospheric reaction of organic gases with nitrogen oxides in sunlight 	<ul style="list-style-type: none"> • Aggravation of respiratory and cardiovascular diseases • Irritation of eyes • Impairment of cardiopulmonary function • Plant leaf injury
Lead (Pb)	<ul style="list-style-type: none"> • Contaminated soil 	<ul style="list-style-type: none"> • Impairment of blood function and nerve construction • Behavioral and hearing problems in children
Fine Particulate Matter (PM-10)	<ul style="list-style-type: none"> • Stationary combustion of solid fuels • Construction activities • Industrial processes • Atmospheric chemical reactions 	<ul style="list-style-type: none"> • Reduced lung function • Aggravation of the effects of gaseous pollutants • Aggravation of respiratory and cardio respiratory diseases • Increased cough and chest discomfort • Soiling • Reduced visibility
Fine Particulate Matter (PM-2.5)	<ul style="list-style-type: none"> • Fuel combustion in motor vehicles, equipment, and industrial sources • Residential and agricultural burning • Industrial processes • Also, formed from photochemical reactions of other pollutants, including NO_x, sulfur oxides, and organics 	<ul style="list-style-type: none"> • Increases respiratory disease • Lung damage • Cancer and premature death • Reduces visibility and results in surface soiling
Sulfur Dioxide (SO ₂)	<ul style="list-style-type: none"> • Combustion of sulfur-containing fossil fuels • Smelting of sulfur-bearing metal ores • Industrial processes 	<ul style="list-style-type: none"> • Aggravation of respiratory diseases (asthma, emphysema) • Reduced lung function • Irritation of eyes • Reduced visibility • Plant injury • Deterioration of metals, textiles, leather, finishes, coatings, etc.

In compliance with the Federal Clean Air Act Amendments of 1990, the United States Environmental Protection Agency (EPA) developed standards for chronic ozone exposure (8+ hours per day) and for very small diameter particulate matter (PM-2.5). New national AAQS were adopted for these pollutants in 1997. United States Supreme Court decisions generally supported the responsibility given EPA; however, EPA subsequently agreed to downgrade the attainment designation for a large number of communities to “non-attainment” for the 8-hour ozone standard. The State of California adopted various stringent standards for PM-2.5 and other air pollutants between 2002 and 2010.

Baseline Air Quality

South Coast Air Quality Management District ambient air quality measurements at its Costa Mesa and Anaheim monitoring stations lead to inference of existing and probable future levels of air quality in Costa Mesa. The two monitoring stations measure regional pollution levels (e.g. particulates; smog) and levels of vehicular pollutants such as carbon monoxide. The following Table 3 presents a summary of the last five years of published data from a composite of gaseous species monitored at Costa Mesa and particulates monitored at Anaheim. No particulate data is available from Costa Mesa. This data lead to the following conclusions.

- Photochemical smog (ozone) levels infrequently exceed standards. All state and federal ozone standards have been exceeded an average of 1 percent or less of all days in the past five years. Measurements from the more recent years demonstrate progressively improved ozone levels in the area; that is, although ozone levels are still occasionally high they are much lower than 10 to 20 years ago.
- Based on Anaheim measurements, respirable dust (PM-10) levels occasionally exceeded the State standard on approximately 2 percent of measured days. The less stringent federal PM-10 standard has not been exceeded in the last 5 years. It is likely particulate levels in Costa Mesa are even lower than in Anaheim.
- The federal ultra-fine particulate (PM-2.5) standard has been exceeded on less than 1 percent of measure days in the last 6 years.
- More localized pollutants such as carbon monoxide and nitrogen oxides are very low near the Project site. There is substantial excess dispersive capacity to accommodate localized vehicular air pollutants without any threat of violating applicable AAQS.

The Air Quality/Greenhouse Gas Analyses indicates “although complete attainment of every clean air standard is not yet imminent, extrapolation of the steady improvement trend suggests that such attainment could occur within the reasonably near future.”

Table 3 Air Quality Monitoring Summary (2010-2014) (Number of Days Standards Were Exceeded, and Maximum Levels During Such Violations) (Entries shown as ratios = samples exceeding standard/samples taken)					
Pollutant/Standard	2010	2011	2012	2013	2014
Ozone					
1-Hour > 0.09 ppm (S)	1	0	0	1	1
8-Hour > 0.07 ppm (S)	2	2	1	2	6
8- Hour > 0.075 ppm (F)	1	0	1	1	4
Max. 1-Hour Conc. (ppm)	0.097	0.093	0.090	0.095	0.096

Max. 8-Hour Conc. (ppm)	0.086	0.077	0.076	0.083	0.079
Carbon Monoxide					
8- Hour > 9. ppm (S,F)	0	0	0	0	0
Max 8-hour Conc. (ppm)	2.1	2.2	1.7	1.7	2.1
Nitrogen Dioxide					
1-Hour > 0.18 ppm (S)	0	0	0	0	0
Max. 1-Hour Conc. (ppm)	0.070	0.061	0.074	2.0	0.061
Inhalable Particulates (PM-10)					
24-hour > 50 µg/m3 (S)	0/57	2/57	0/61	1/59	2/61
24-hour > 150 µg/m3 (F)	0/57	0/57	0/61	0/59	0/61
Max. 24-Hr. Conc. (µg/m3)	43.	53.	48.	77.	85.
Ultra-Fine Particulates (PM-2.5)					
24-Hour > 35 µg/m3 (F)	0/331	2/352	4/347	1/331	6/344
Max. 24-Hr. Conc. (µg/m3)	31.7	39.2	50.1	37.8	56.2

Air Quality Planning

The Federal Clean Air Act (1977 and subsequent Amendments) required designated agencies in any area of the nation not meeting national clean air standards must prepare a plan demonstrating steps that would bring the area into compliance with all national standards. The South Coast Air Basin (SCAB) could not meet the deadlines for ozone, nitrogen dioxide, carbon monoxide, or PM-10. The South Coast Air Quality Management District and the Southern California Association of Governments are the SCAB agencies the governor designated to develop regional air quality plans. These two agencies first adopted an Air Quality Management Plan (AQMP) in 1979.

Thresholds

In response to 1990 Federal Clean Air Act requirements, California revised its State Implementation Plan (SIP) several times over the past decade. Table 4 indicates the most current regional attainment emissions forecast for ozone precursors (ROG) and (NO_x), carbon monoxide (CO) and particulate matter. Substantial reductions in emissions of ROG, NO_x and CO are forecast to continue throughout the next several decades. PM-10 and PM-2.5 are forecast to increase slightly unless new particulate control programs are implemented.

Table 4					
South Coast Air Basin Emissions Forecasts (Emissions in tons/day)					
Pollutant	2012^a	2015^b	2020^b	2025^b	2030
NO_x	512	451	357	289	266
VOC	466	429	400	393	393
PM-10	154	155	161	165	170
PM-2.5	68	67	67	68	170

In 2003, the Air Quality Management District (AQMD) adopted an updated clean air “blueprint” that outlined air pollution measures needed to meet federal health-based standards for ozone by 2010 and for particulates (PM-10) by 2006. The EPA approved the blueprint in 2004. Subsequently, a new 8-hour federal standard became the context for analysis. The SCAB was re-designated as “non-attainment” for

the 8-hour ozone standard and a new attainment plan was developed. The attainment date was extended to 2021.

Projected attainment by 2021 requires control technologies that do not yet exist. Therefore, the SCAQMD requested a voluntary re-classification from “severe non-attainment” area to an “extreme non-attainment” designation for ozone, which will allow a longer time period for those technologies to develop. EPA approved the requested re-classification, which also set a later attainment deadline (2024), but also required the SCAB to adopt even more stringent controls.

EPA further did not approve part of the AQMP PM-2.5 attainment plan for the SCAB. The current EPA attainment plan relies on PM-2.5 control regulations not yet approved or implemented. However, it is expected a number of pending rules will remove identified deficiencies. The 2012 AQMD is expected to remedy identified PM-2.5 planning deficiencies.

The SCAQMD currently is required to develop an AQMP for the long-revoked one-hour federal ozone standard. The 2012 AQMD is believed to satisfy current 8-hour attainment planning requirements because the 2012 AQMP contains a number of control measures for the 8-hour ozone standard that are equally effective for one-hour levels.

AQMPs are required to be updated every 3 years. The 2012 AQMP was adopted in early 2013. An update was to be adopted in 2016. Current attainment deadlines for all federal non-attainment pollutants extend between 2019 and 2032, depending on the pollutant.

The Air Quality/Greenhouse Gas Analysis states the Project does not directly relate to the AQMP “because there are no specific air quality programs or regulations governing assisted living projects.” The SCAQMD acknowledges the AQMP is a growth-accommodating document but does not favor designating regional impacts as less than significant simply because the Project is consistent with regional growth projections. Therefore, Giroux and Associates analyzed the Project on an individual project basis.

AIR QUALITY ANALYSIS

Standards of Significance

Air quality impacts are considered “significant” if they cause clean air standards to be violated where they are currently met, or if they “substantially” contribute to an existing violation of standards. Any substantial emissions of air contaminants for which there is no safe exposure, or nuisance emissions such as dust or odors, would be considered a significant impact.

CEQA Guidelines Appendix G offers the following five tests of air quality impact significance. That is, a project would have a potentially significant impact if –

- a) Conflicts with or obstructs implementation of the applicable air quality plan***
- b) Violates any air quality standard or contributes substantially to an existing or projected air quality violation***
- c) Results in a cumulatively considerable net increase of any criteria pollutants for which the project region is non-attainment under an applicable federal or state ambient air quality***

standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)

d) Exposes sensitive receptors to substantial pollutant concentrations

e) Creates objectionable odors affecting a substantial number of people

Primary Pollutants

Air quality impacts generally occur as individual sources of emissions or near a collection of sources. Primary pollutants can be evaluated indirectly in comparison to appropriate clean air standards. Violations of these standards where they currently are met or a measurable worsening of an existing or future violation would be considered significant impacts. Many particulates also are primary pollutants. An aggressive dust control program is required to control fugitive dust during project construction due to the non-attainment status of the South Coast Air Basin for PM-10. Mitigation Measures contained at the end of this analysis pertain to this necessity.

Secondary Pollutants

Many pollutants require time to transform from benign to unhealthful. Their impacts occur regionally far from the source. Their regional impact is minute on an individual basis and cannot be quantified other than through complex computer modeling. Analysis of significance of those emissions is based on a specified amount of emissions although there is no way to translate the emissions directly into a corresponding ambient air quality impact.

Projects with daily emissions that exceed any of the following emission thresholds recommended by SCAQMD are considered significant under CEQA Guidelines.

Pollutant	Construction	Operations
ROG	75	55
NOx	100	55
CO	550	550
PM-10	150	150
PM-2.5	55	55
SOx	150	150
Lead	3	3

Additional Indicators

The SCAQMD CEQA Handbook states additional indicators should be used as screening criteria to determine need for further analysis with regard to air quality. Additional indicators are the following.

- The project could interfere with attainment of the federal or state ambient air quality standards by either violating or contributing to an existing or projected air quality violation
- The project could result in population increases within the regional statistical area which would be in excess of that projected in the AQMP and in other than planned locations for the project's build out year
- The project could generate vehicle trips that cause a CO hot spot

Construction Activity Impacts

SCAQMD developed CalEEMod as a model by which to calculate construction and operational emissions for a variety of development projects. This model calculates the daily maximum and annual average emissions for criteria pollutants and total or annual greenhouse gas emissions. Giroux and Associates modeled estimated Project construction emissions using CalEEMod2013.22 to identify maximum daily emissions for each pollutant during Project construction, using default construction equipment and a schedule as indicated in Table 6.

Grading (6 days)	1 Grader
	1 Dozer
	1 Loader/Backhoe
Construction (220 days)	1 Crane
	2 Loaders/Backhoes
	1 Generator Set
	3 Welders
	2 Forklifts
Paving (10 days)	1 Paver
	1 Paving Equipment
	2 Loader/Backhoes
	1 Roller

Table 7 lists worst case daily construction emissions and shows peak daily construction activity emissions are estimated to be below SCAQMD CEQA thresholds without need for added mitigation. One model-based mitigation measure is recommended to require watering of exposed dirt surfaces 3 times daily and is provided in the Mitigation Measures section at the end of the Air Quality topical narrative.

Maximal Construction Emissions	ROG	NOx	CO	SO ₂	PM-10	PM-2.5
2017						
Unmitigated	65.7	28.2	22.3	0.0	8.2	4.8
Mitigated	65.7	28.2	22.3	0.0	4.2	2.8
2018						
Unmitigated	65.7	2.1	2.7	0.0	0.3	0.2
Mitigated	65.7	2.1	2.7	0.0	0.3	0.2
SCAQMD Thresholds	75	100	550	150	150	55

Although construction equipment exhaust contains carcinogenic compounds within the diesel exhaust particulates, the SCAQMD does not generally require analysis of construction-related diesel emissions relative to health risk due to the short period for which the majority of diesel exhaust would occur.

LOCALIZED SIGNIFICANCE THRESHOLDS

The SCAQMD developed parameters to evaluate ambient air quality on a local level in addition to the more regional emissions-based thresholds of significance. The analysis elements are called Localized Significance Thresholds (LST). Use of LST analysis for a project is optional. LST are applicable to the following criteria pollutants: oxide of nitrogen (NO_x), carbon monoxide (CO), and particulate matter (PM-10 and PM-2.5). LST further represent maximum emissions from a project that are not expected to cause or contribute to an exceedance of the most stringent applicable federal or state ambient air quality standard and are developed based on ambient concentrations of that pollutant for each source receptor area and distance to the nearest sensitive receptor. LST are applicable for a sensitive receptor where an individual could remain for 24 hours (e.g. residence; hospital; convalescent facility).

The primary source of possible LST impact for the Project would occur during construction. For the Vivante Phase II Project, the nearest sensitive receptor is the mobile home residential park adjacent to the Project site to the west across Monrovia Avenue. Therefore, the most conservative distance – 25 meters – was modeled. In addition, the most stringent thresholds for a one area site were applied to the analysis. Table 8 indicates the following thresholds expressed in pounds per day

LST 1 acre/25 meters North Coastal OC	CO	NO_x	PM-10	PM-2.5
LST Thresholds	647	92	4	3
Max On-Site Emissions				
Unmitigated	22	28	8	5
Mitigated	22	28	8	3

Emissions will meet LST for construction thresholds with application of the dust suppression measures – as contained in the Mitigation Measures section at the end of the Air Quality narrative. LST impacts from Project development will be less than significant with application of the Mitigation Measure pertaining to dust suppression, pursuant to SCAQMD Rule 403.

OPERATIONAL IMPACTS

Operational emissions will not exceed applicable SCAQMD operational emissions CEQA thresholds of significance as demonstrated in Table 9. Operational emissions for the Project were calculated using CALEEMod2013.2.2 for an assumed Project build out and full occupancy by 2018. In addition to mobile sources from vehicles, smaller “air source” air pollution is generated from on-site energy consumption (such as landscaping) and from off-site electrical generation (Lighting). However, these sources contribute only a minimal percentage of total Project NO_x and CO burdens and a few percent of other pollutants, which is a negligible addition to total significant Project emissions. The following Table 9 indicates operational emissions will not exceed applicable SCAQMD operational emissions CEQA thresholds of significance.

Table 9 Proposed Project Daily Operational Impacts						
	Operational Emissions (lbs/day)					
Source	ROG	NOx	CO	SO₂	PM-10	PM-2.5
Area	31.9	0.8	65.0	0.1	8.5	8.5
Energy	0.0	0.3	0.1	0.0	0.0	0.0
Mobile	1.6	4.5	18.3	0.0	3.4	1.0
Total	33.6	5.6	83.4	0.1	11.9	9.5
SCAQMD Threshold	55	55	550	150	150	55
Exceeds Threshold?	No	No	No	No	No	No

Operational emissions were indicated for previously-approved 42,0900 square feet of office uses (Reference Table 10). Table 11 indicates the net difference between operational emissions for the previously-approved office use and currently proposed Project. It is demonstrable that Project impacts decrease in the current proposal.

Table 10 Advanced Project Daily Operational Impacts						
	Operational Emissions (lbs/day)					
Source	ROG	NOx	CO	SO₂	PM-10	PM-2.5
Area	1.1	0.0	0.0	0.0	0.0	0.0
Energy	0.0	0.1	0.1	0.0	0.0	0.0
Mobile	1.7	5.0	20.9	0.0	3.4	1.0
Total	2.9	5.2	21.0	0.0	3.4	1.0
SCAQMD Threshold	55	55	550	150	150	55
Exceeds Threshold?	No	No	No	No	No	No

Table 11 Daily Operational Emissions Proposed Uses – Approved Uses						
	Operational Emissions (lbs/day)					
Source	ROG	NOx	CO	SO₂	PM-10	PM-2.5
Area	30.8	0.8	65.0	0.1	8.5	8.5
Energy	0.0	0.2	0.0	0.0	0.0	0.0
Mobile	-0.1	-0.5	-2.6	0.0	0.0	0.0
Total	30.7	0.4	62.4	0.1	8.5	8.5
SCAQMD Threshold	55	55	550	150	150	55

MITIGATION MEASURES

Although construction activities are not anticipated to cause dust emissions that exceed SCAQMD CEQA thresholds, the following Mitigation Measures are recommended to minimize dust because of the non-attainment status of the South Coast Air Basin and the Project proximity to residential use.

- Apply soil stabilizers or moisten inactive areas

-
- Water exposed surfaces as needed to avoid visible dust leaving the construction site (typically 2-3 times per day)
 - Cover all stock piles with tarps at the end of each day or as needed
 - Provide water spray during loading and unloading of earthen materials
 - Minimize in-out traffic from construction zone
 - Cover all trucks hauling dirt, sand, or loose material and require all trucks to maintain at least two feet of freeboard
 - Sweep streets daily if visible soil material is carried out from the construction site

In addition, although Project-generated ROG and NO_x are calculated not to exceed SCAQMD CEQA thresholds, due to regional non-attainment for photochemical smog, use of the following Mitigation Measures to control diesel exhaust is recommended.

- Utilize well-tuned off-road construction equipment
- Establish a preference for contractors using Tier 3 or better heavy equipment
- Enforce 5-minute idling limits for both on-road trucks and off-road equipment

GREENHOUSE GAS EMISSIONS

Greenhouse gases (GHG) emitted by human activity are implicated in global climate change by contributing to an increase in the temperature of earth's atmosphere. Principal greenhouse gases are carbon dioxide, methane, nitrous oxide, ozone and water vapor. For purposes of planning and regulation, Section 15364.5 of the California Code of Regulations defines greenhouse gases to include carbon dioxide, methane, nitrous oxide, hydrofluorocarbons, perfluorocarbons and hexafluoride. Fossil fuel consumption in the transportation sector is the single largest source of GHG emissions and accounts for approximately one-half of GHG emissions globally. Industrial and commercial sources are the second largest contributors of GHG emissions with about one-fourth of total emissions.

The State of California legislature has passed legislation and the governor has signed at least three executive orders pertaining to greenhouse gases. GHG statutes and executive orders include AB 32, SB 1368, EO S--03-05, EO-S-20-06, and EO-S-01-07.

AB 32 is significant and is designed to maintain California's reputation as a "national and international leader on energy conservation and environmental stewardship." It will have wide-ranging effects on California businesses and lifestyles as well as far reaching effects on other states and countries. A unique aspect of AB 32, beyond its broad and wide-ranging mandatory provisions and dramatic GHG reductions are the short time frames within which it must be implemented. Principal components of AB 32 include the following.

- Requiring monitoring and reporting of GHG emissions beginning with sources or categories of sources that contribute the most to statewide emissions
- Requiring immediate "early action" control programs on the most readily controlled GHG sources
- Mandating that by 2020 California's GHG emissions be reduced to 1990 levels
- Forcing an overall reduction of GHG gases in California by 25-40 percent, from business as usual, to be achieved by 2020

-
- Requiring complement efforts to achieve and maintain federal and state ambient air quality standards and to reduce toxic air contaminants

The framework for developing implementing regulations for AB 32 is underway statewide. Maximum GHG reductions are expected to derive from increased vehicle fuel efficiency, from greater use of renewable energy and from increased structural energy efficiency. In addition, through the California Climate Action Registry (now called the Climate Action Reserve), general and industry-specific protocols for assessing and reporting GHG emissions have been developed. GHG sources are categorized as direct sources (company owned) and indirect (not company owned). Direct sources include combustion emissions from on-road and off-road mobile sources, and fugitive emissions. Indirect sources include off-site electricity generation and non-company owned mobile sources.

THRESHOLDS OF SIGNIFICANCE

The State Resources Agency developed guidelines for treatment of GHG emissions under CEQA in response to SB 97 requirements. In March, 2010, the new guidelines became state law as part of title 14 of the California Code of Regulations and CEQA Appendix G Guidelines were modified to include GHG as a required analysis element. A project would have a potentially significant impact if it:

- Generates GHG emissions, directly or indirectly, that may have a significant impact on the environment; or,
- Conflicts with an applicable plan, policy or regulation adopted to reduce GHG emissions

Section 15064.4 of the Code specifies how significance of GHG emissions is to be evaluated. The evaluation process is broken down into quantification of project-related GHG emissions, making a determination of significance, and specification of any appropriate mitigation if impacts are found to be potentially significant. The GHG guidelines afford the lead agency with substantial flexibility at each of these steps. Emissions identification may be accomplished qualitatively, quantitatively, or based on performance standards. The most common practice for transportation combustion GHG emissions quantification is to use a computer model such as CalEEMod (as used in the analysis for this document). The significance of the emissions then must be evaluated. Selection of a threshold of significance must consider what level of GHG emissions would be cumulatively considerable. The guidelines do not support a zero net emissions threshold.

In September, 2010, the SCAQMD CEQA Significance Working Group released revisions that recommended a threshold of 3,000 MT (metric tons) CO_{2e} for all land use projects. This 3,000 MT/year recommendation has been used as a guideline for the analysis for this document. Project related GHG emissions in excess of the guideline level are presumed to trigger a requirement for enhanced GHG reduction at the project level.

PROJECT RELATED GHG EMISSIONS GENERATION

Threshold: A project would have a potentially significant impact if it generates GHG emissions, directly or indirectly, that may have a significant impact on the environment. LESS THAN SIGNIFICANT IMPACT.

Analysis

Construction Activity GHG Emissions

It is assumed project construction will require slightly more than one year. During project construction, the CalEEMod2013.2.2 computer model predicts construction activities will generate annual CO_{2e} emissions identified in Table 12. That is, 366.2 metric tons in Year 2017 and 2.9 metric tons in Year 2018.

	CO_{2e}
Year 2017	366.2
Year 2018	2.9
Total	369.1
Amortized	12.3

SCAQMD GHG emissions policy from construction activities is to amortize emissions over a 30-year lifetime, which is estimated to be 12.3 metric tons. Therefore, GHG impacts from construction are considered individually less than significant.

Project Operation GHG Emissions

The Appendix for the Air Quality/GHG Analysis (Cal EEMod2013.2.2) contains input assumptions for operation GHG emissions calculations and the GHG conversion from consumption to annual regional CO_{2e} emissions. Table 13 below provides total operational and annualized construction emissions for the Project and for the previously-approved (office use) project and demonstrates although the Project operation emissions would amount to 15 metric tons Coe2 per year more than the corresponding emissions for the previously-approved project the guideline threshold is not exceeded. As the Analysis states – “Total Project GHG emissions are well below the proposed annual significance threshold of 3,000 MT....”

Threshold: A project would have a potentially significant impact if it conflicts with an applicable plan, policy or regulation adopted to reduce GHG emissions. LESS THAN SIGNIFICANT IMPACT.

The applicable GHG planning document for the project is AB 32 because the City of Costa Mesa has not yet developed a Greenhouse Gas Reduction Plan. Analysis indicates the Project is not expected to result in a significant increase in GHG emissions. Project development and implementation results in GHG emissions below the recommended SCAQMD 3,000-ton threshold. Therefore, the project would not conflict with any applicable plan, policy, or regulation to reduce GHG emissions.

4.4 BIOLOGICAL RESOURCES

The Project includes a request to amend Master Plan PA-09-15 to allow elimination of the previously proposed and approved 42,000 square feet of office uses and to replace the office uses with a 111-unit independent and assisted living facility, and 3,900 square foot Community Event Center. The proposed assisted living facility would be housed within a four-story structure and accommodate 92 studio/one-bedroom units and 19 two-bedroom units. The Project also would contain a surface parking lot, one level of underground parking on the easterly portion of the property, and amenities such as a

kitchen/restaurant style dining room, café, bar/lounge, library/computer room, activities room, dog park, a 1,700 square foot Fitness Club including a yoga/Pilates/dance studio space, and some ancillary office space for management services.

The Project will not result in potential impacts related to Biological Resources related to habitat modification, wetlands, movement of native resident or migratory fish or wildlife species, local policies or ordinances protecting biological resources, or provisions of an adopted Habitat Conservation Plan or Natural Community Conservation Plan that are greater in scope or scale than those impacts identified and analyzed for the 42,000 square foot office component in the previous Initial Study/Mitigated Negative Declaration prepared for the Phase I (Westside Lofts) portion of the overall Vivante development. Therefore, the findings of the original Initial Study/Mitigated Negative Declaration for PA-07-20 remain valid and no additional analysis pertaining to Biological Resources is necessary.

4.5 CULTURAL RESOURCES

The Project includes a request to amend Master Plan PA-09-15 to allow elimination of the previously proposed and approved 42,000 square feet of office uses and to replace the office uses with a 111-unit independent and assisted living facility, and 3,900 square foot Community Event Center. The proposed assisted living facility would be housed within a four-story structure and accommodate 92 studio/one-bedroom units and 19 two-bedroom units. The Project also would contain a surface parking lot, one level of underground parking on the easterly portion of the property, and amenities such as a kitchen/restaurant style dining room, café, bar/lounge, library/computer room, activities room, dog park, a 1,700 square foot Fitness Club including a yoga/Pilates/dance studio space, and some ancillary office space for management services.

The Project will not result in potential impacts related to Cultural Resources related to changes to historic, archaeological or paleontological resources or disturbance of any human remains that are greater in scope or scale than those impacts identified and analyzed for the 42,000 square foot office component in the previous Initial Study/Mitigated Negative Declaration prepared for the Phase I (Westside Lofts) portion of the overall Vivante development. Therefore, the findings of the original Initial Study/Mitigated Negative Declaration for PA-07-20 remain valid and no additional analysis pertaining to Cultural Resources is necessary.

4.6 GEOLOGY AND SOILS

The Project includes a request to amend Master Plan PA-09-15 to allow elimination of the previously proposed and approved 42,000 square feet of office uses and to replace the office uses with a 111-unit independent and assisted living facility, and 3,900 square foot Community Event Center. The proposed assisted living facility would be housed within a four-story structure and accommodate 92 studio/one-bedroom units and 19 two-bedroom units. The Project also would contain a surface parking lot, one level of underground parking on the easterly portion of the property, and amenities such as a kitchen/restaurant style dining room, café, bar/lounge, library/computer room, activities room, dog park, a 1,700 square foot Fitness Club including a yoga/Pilates/dance studio space, and some ancillary office space for management services.

The Project will not result in potential impacts related to Geology and Soils related rupture of a known earthquake fault, seismic ground shaking, ground failure including liquefaction, landslides, soil erosion

or loss of topsoil, unstable geology or soil, expansive soil or support of septic tanks that are greater in scope or scale than those impacts identified and analyzed for the 42,000 square foot office component in the previous Initial Study/Mitigated Negative Declaration prepared for the Phase I (Westside Lofts) portion of the overall Vivante development. Therefore, the findings of the original Initial Study/Mitigated Negative Declaration for PA-07-20 remain valid and no additional analysis pertaining to Geology and Soils is necessary.

4.7 HAZARDS AND HAZARDOUS MATERIALS

The Project includes a request to amend Master Plan PA-09-15 to allow elimination of the previously proposed and approved 42,000 square feet of office uses and to replace the office uses with a 111-unit independent and assisted living facility, and 3,900 square foot Community Event Center. The proposed assisted living facility would be housed within a four-story structure and accommodate 92 studio/one-bedroom units and 19 two-bedroom units. The Project also would contain a surface parking lot, one level of underground parking on the easterly portion of the property, and amenities such as a kitchen/restaurant style dining room, café, bar/lounge, library/computer room, activities room, dog park, a 1,700 square foot Fitness Club including a yoga/Pilates/dance studio space, and some ancillary office space for management services.

The Project will not result in potential impacts related to Hazards and Hazardous Materials related to use or transport of hazardous substances or exposure of persons to hazardous substances that are greater in scope or scale than those impacts identified and analyzed for the 42,000 square foot office component in the previous Initial Study/Mitigated Negative Declaration prepared for the Phase I (Westside Lofts) portion of the overall Vivante development. Therefore, the findings of the original Initial Study/Mitigated Negative Declaration for PA-07-20 remain valid and no additional analysis pertaining to Hazards and Hazardous Materials is necessary.

4.8 HYDROLOGY AND WATER QUALITY

The Project includes a request to amend Master Plan PA-09-15 to allow elimination of the previously proposed and approved 42,000 square feet of office uses and to replace the office uses with a 111-unit independent and assisted living facility, and 3,900 square foot Community Event Center. The proposed assisted living facility would be housed within a four-story structure and accommodate 92 studio/one-bedroom units and 19 two-bedroom units. The Project also would contain a surface parking lot, one level of underground parking on the easterly portion of the property, and amenities such as a kitchen/restaurant style dining room, café, bar/lounge, library/computer room, activities room, dog park, a 1,700 square foot Fitness Club including a yoga/Pilates/dance studio space, and some ancillary office space for management services.

The Project will not result in potential impacts related to Hydrology and Water Quality related water quality standards, waste discharge requirements, ground water supplies, drainage patterns, water runoff, exposure of persons or structures to flood hazards, inundation by seiche, tsunami or mudflow, construction or post-construction effects on storm water runoff, or erosion that are greater in scope or scale than those impacts identified and analyzed for the 42,000 square foot office component in the previous Initial Study/Mitigated Negative Declaration prepared for the Phase I (Westside Lofts) portion of the overall Vivante development. Therefore, the findings of the original Initial Study/Mitigated

Negative Declaration for PA-07-20 remain valid and no additional analysis pertaining to Hydrology and Water Quality is necessary.

4.9 LAND USE AND PLANNING

The Project includes a request to amend Master Plan PA-09-15 to allow elimination of the previously proposed and approved 42,000 square feet of office uses and to replace the office uses with a 111-unit independent and assisted living facility, and 3,900 square foot Community Event Center. The proposed assisted living facility would be housed within a four-story structure and accommodate 92 studio/one-bedroom units and 19 two-bedroom units. The Project also would contain a surface parking lot, one level of underground parking on the easterly portion of the property, and amenities such as a kitchen/restaurant style dining room, café, bar/lounge, library/computer room, activities room, dog park, a 1,700 square foot Fitness Club including a yoga/Pilates/dance studio space, and some ancillary office space for management services.

The Project will not result in potential impacts related to Land Use and Planning related to division of an established community or conflict with applicable land use plans or regulations that are greater in scope or scale than those impacts identified and analyzed for the 42,000 square foot office component in the previous Initial Study/Mitigated Negative Declaration prepared for the Phase I (Westside Lofts) portion of the overall Vivante development. Therefore, the findings of the original Initial Study/Mitigated Negative Declaration for PA-07-20 remain valid and no additional analysis pertaining to Land Use and Planning is necessary.

4.10 MINERAL RESOURCES

The Project includes a request to amend Master Plan PA-09-15 to allow elimination of the previously proposed and approved 42,000 square feet of office uses and to replace the office uses with a 111-unit independent and assisted living facility, and 3,900 square foot Community Event Center. The proposed assisted living facility would be housed within a four-story structure and accommodate 92 studio/one-bedroom units and 19 two-bedroom units. The Project also would contain a surface parking lot, one level of underground parking on the easterly portion of the property, and amenities such as a kitchen/restaurant style dining room, café, bar/lounge, library/computer room, activities room, dog park, a 1,700 square foot Fitness Club including a yoga/Pilates/dance studio space, and some ancillary office space for management services.

The Project will not result in potential impacts related to Mineral Resources related to loss of availability of a known mineral resource or locally important mineral resource recovery site that are greater in scope or scale than those impacts identified and analyzed for the 42,000 square foot office component in the previous Initial Study/Mitigated Negative Declaration prepared for the Phase I (Westside Lofts) portion of the overall Vivante development. Therefore, the findings of the original Initial Study/Mitigated Negative Declaration for PA-07-20 remain valid and no additional analysis pertaining to Mineral Resources is necessary.

4.11 NOISE

The Project includes a request to amend Master Plan PA-09-15 to allow elimination of the previously proposed and approved 42,000 square feet of office uses and to replace the office uses with a 111-unit independent and assisted living facility, and 3,900 square foot Community Event Center. The proposed assisted living facility would be housed within a four-story structure and accommodate 92 studio/one-bedroom units and 19 two-bedroom units. The Project also would contain a surface parking lot, one level of underground parking on the easterly portion of the property, and amenities such as a kitchen/restaurant style dining room, café, bar/lounge, library/computer room, activities room, dog park, a 1,700 square foot Fitness Club including a yoga/Pilates/dance studio space, and some ancillary office space for management services.

The Project will not result in potential impacts related to Noise related to exposure of persons to or generation of noise levels in excess of local standards or applicable standards of other agencies, exposure of persons to or generation of excessive groundborne vibration or noise levels, generation of a permanent increase in ambient noise levels, or causing a substantial temporary or periodic increase in ambient noise levels that are greater in scope or scale than those impacts identified and analyzed for the 42,000 square foot office component in the previous Initial Study/Mitigated Negative Declaration prepared for the Phase I (Westside Lofts) portion of the overall Vivante development. Therefore, the findings of the original Initial Study/Mitigated Negative Declaration for PA-07-20 remain valid and no additional analysis pertaining to Noise is necessary.

4.12 POPULATION AND HOUSING

The Project includes a request to amend Master Plan PA-09-15 to allow elimination of the previously proposed and approved 42,000 square feet of office uses and to replace the office uses with a 111-unit independent and assisted living facility, and 3,900 square foot Community Event Center. The proposed assisted living facility would be housed within a four-story structure and accommodate 92 studio/one-bedroom units and 19 two-bedroom units. The Project also would contain a surface parking lot, one level of underground parking on the easterly portion of the property, and amenities such as a kitchen/restaurant style dining room, café, bar/lounge, library/computer room, activities room, dog park, a 1,700 square foot Fitness Club including a yoga/Pilates/dance studio space, and some ancillary office space for management services.

The Project will not result in potential impacts related to Population and Housing related to inducing a substantial population growth in an area through extension of roads or other infrastructure, displacement of substantial numbers of existing housing and thereby necessitating construction of replacement housing elsewhere, or displacement of substantial numbers of people and thereby necessitating construction of replacement of housing elsewhere that are greater in scope or scale than those impacts identified and analyzed for the 42,000 square foot office component in the previous Initial Study/Mitigated Negative Declaration prepared for the Phase I (Westside Lofts) portion of the overall Vivante development. Therefore, the findings of the original Initial Study/Mitigated Negative Declaration for PA-07-20 remain valid and no additional analysis pertaining to Population and Housing is necessary.

4.13 PUBLIC SERVICES

The Project includes a request to amend Master Plan PA-09-15 to allow elimination of the previously proposed and approved 42,000 square feet of office uses and to replace the office uses with a 111-unit independent and assisted living facility, and 3,900 square foot Community Event Center. The proposed assisted living facility would be housed within a four-story structure and accommodate 92 studio/one-bedroom units and 19 two-bedroom units. The Project also would contain a surface parking lot, one level of underground parking on the easterly portion of the property, and amenities such as a kitchen/restaurant style dining room, café, bar/lounge, library/computer room, activities room, dog park, a 1,700 square foot Fitness Club including a yoga/Pilates/dance studio space, and some ancillary office space for management services.

The Project will not result in potential impacts related to Public Services related to requiring new or altered governmental facilities or need for new governmental facilities to maintain acceptable service ratios, response times or other performance objectives that are greater in scope or scale than those impacts identified and analyzed for the 42,000 square foot office component in the previous Initial Study/Mitigated Negative Declaration prepared for the Phase I (Westside Lofts) portion of the overall Vivante development. Therefore, the findings of the original Initial Study/Mitigated Negative Declaration for PA-07-20 remain valid and no additional analysis pertaining to Public Services is necessary.

4.14 RECREATION

The Project includes a request to amend Master Plan PA-09-15 to allow elimination of the previously proposed and approved 42,000 square feet of office uses and to replace the office uses with a 111-unit independent and assisted living facility, and 3,900 square foot Community Event Center. The proposed assisted living facility would be housed within a four-story structure and accommodate 92 studio/one-bedroom units and 19 two-bedroom units. The Project also would contain a surface parking lot, one level of underground parking on the easterly portion of the property, and amenities such as a kitchen/restaurant style dining room, café, bar/lounge, library/computer room, activities room, dog park, a 1,700 square foot Fitness Club including a yoga/Pilates/dance studio space, and some ancillary office space for management services.

The Project will not result in potential impacts related to Recreation related to increasing use and resultant deterioration of existing parks or recreational facilities or constructing or requiring expansion of recreational facilities that would adversely affect the environment that are greater in scope or scale than those impacts identified and analyzed for the 42,000 square foot office component in the previous Initial Study/Mitigated Negative Declaration prepared for the Phase I (Westside Lofts) portion of the overall Vivante development. Therefore, the findings of the original Initial Study/Mitigated Negative Declaration for PA-07-20 remain valid and no additional analysis pertaining to Recreation is necessary.

4.15 TRAFFIC

The Project includes a request to amend Master Plan PA-09-15 to allow elimination of the previously proposed and approved 42,000 square feet of office uses and to replace the office uses with a 111-unit independent and assisted living facility, and 3,900 square foot Community Event Center. The proposed assisted living facility would be housed within a four-story structure and accommodate 92 studio/one-

bedroom units and 19 two-bedroom units. The Project also would contain a surface parking lot, one level of underground parking on the easterly portion of the property, and amenities such as a kitchen/restaurant style dining room, café, bar/lounge, library/computer room, activities room, dog park, a 1,700 square foot Fitness Club including a yoga/Pilates/dance studio space, and some ancillary office space for management services.

Linscott, Law and Greenspan conducted a “Trip Generation Assessment” (Reference Appendix A) for the Vivante Phase II Project. The Assessment expressed traffic generation in terms of vehicle trip ends, which are defined as one-way vehicular movements entering or exiting the generating land use. The forecasting procedure in the Ninth edition of the Institute of Transportation Engineers’ Trip Generation (Washington D.C., 2012) provides traffic generation equations and/or rates. The Assessment provides a summary of trip generation rates used to document the existing full-occupancy generating potential of the Project and to forecast the future Project-related condition. The Table also provides a summary of AM and PM peak hour trip generation characteristics for both Vivante Phase I and Vivante Phase II based on the original site entitlement (2007-2008), amended entitlement (2010), and currently proposed Project. The total 2007-2008 entitlement trip generation potential is determined at 1,369 daily trips (134 during AM peak hour; 145 during PM peak hour). Trip generation for the amended 2010 entitlement totals 1,062 daily trips (98 during AM peak hour; 113 during PM peak hour). The currently proposed Project (including the existing Vivante Phase I development) would generate 1,110 daily trips (59 during AM peak hour; 93 during PM peak hour). Table 1, Projected Traffic Generation Forecast, located in the Updated Traffic Study (Appendix A) demonstrates that the currently proposed Project would generate significantly less traffic (259 fewer overall trips, including 75 fewer AM peak hour trips and 52 fewer PM peak hour trips).

Linscott, Law and Greenspan’s conclusion is stated as follows.

“Given the results of the *Table 1*, we conclude that the proposed Project trips, at full future site occupancy, are expected to be meaningfully less than the forecasts associated with the Original Entitlement (2007-2008). Therefore, the proposed Project is considered to fit comfortably within the trip generation and level of service impact potential of the original project approvals.”

Linscott, Law and Greenspan conducted a “Parking Needs Study” (Reference Appendix B) for the Vivante Phase II Project. The 2010 Vivante Phase I project was approved with a parking ratio of 0.5-0.8 spaces per unit. Phase I build out was constructed at a ratio of 0.71 spaces per unit. The 2010 Vivante project approval anticipated Phase II of the overall Vivante development (then proposed as 42,000 square feet of office uses) and Phase I would share Phase II parking on evenings and weekends. Table 1, Site Development Summary, located in Appendix B, provides a summary of the overall site development living unit count and parking space count for the existing Phase I assisted living facility, the currently requested Phase II Project, and total future parking conditions.

The Parking Needs Study assumes the proposed additional 111 independent and assisted living units would include 15 studio units, 77 one-bedroom units and 19 two-bedroom units and thereby the entire Vivante community would build out to a total 296 units (and a concomitant 335 total beds). Parking proposed with Phase II, combined with existing Phase I parking, would total 258 spaces – an equivalent parking ratio of 0.88 spaces per unit. This represents an increase over the Phase I ratio of 0.72 spaces per unit. The Parking Needs study, based on field observations and comparable projects parking availability, is that the “design” need is 0.67 parking spaces per unit. Table 4, “Design” Parking Needs for

the Vivante Site (Phase I & II), located in Appendix B, provides a summary of overall assisted living parking requirements for a fully occupied existing Vivante community (Phase I), additive needs of the Phase II Project, and the resultant site encompassing needs following full occupancy of the expanded independent and assisted living facility. The greatest anticipated need for parking (Sundays) equates to 0.67 spaces per unit; or, a total 198 parking spaces (exclusive of consideration of potential outside use of the Fitness Center or the Community Event Center).

According to the Parking Needs Study, “with a planned on-site future supply of 260 spaces, a minimum assisted living parking surplus of 62 spaces is indicted.” Furthermore, typical weekday minimum parking surpluses are forecast at 91 spaces. Typical weekend surpluses are forecast at 124 spaces. The forecast surpluses would offset parking needs of outside uses of the Fitness Center and the Community Event Center. (Reference Table 4, “Design” Parking Needs for the Vivante Site (Phase I & II), located in Appendix B) The build out parking supply of 258 spaces translates to a supply ratio of 0.88 spaces per unit, which exceeds that of Vivante Phase I project approval by approximately 24 percent.

Although the Parking Needs Study in part concludes proposed parking more than sufficient to accommodate assisted living facility, Fitness Center and Community Event Center, it is recommended a “Parking Strategy and Management Plan” be prepared to ensure accommodation of outside use of the Fitness Center and Community Event Center. This Plan should be used by the Vivante event coordinator when “...booking of outside groups to assure that the parking needs of the function would reasonably balance with the available on-site spaces, after excluding spaces explicitly assigned to residents, staff, or for other needs such as outside Fitness Center users.” Therefore, the following Mitigation Measure is recommended.

MITIGATION MEASURE

- Prior to issuance of a Certificate of Occupancy, the Applicant shall develop a Parking Strategy and Management Plan and shall submit said Plan to the Director of Development Services for review and approval. The Parking Strategy and Management Plan shall address.

4.16 UTILITIES AND SERVICE SYSTEMS

The Project includes a request to amend Master Plan PA-09-15 to allow elimination of the previously proposed and approved 42,000 square feet of office uses and to replace the office uses with a 111-unit independent and assisted living facility, and 3,900 square foot Community Event Center. The proposed assisted living facility would be housed within a four-story structure and accommodate 92 studio/one-bedroom units and 19 two-bedroom units. The Project also would contain a surface parking lot, one level of underground parking on the easterly portion of the property, and amenities such as a kitchen/restaurant style dining room, café, bar/lounge, library/computer room, activities room, dog park, a 1,700 square foot Fitness Club including a yoga/Pilates/dance studio space, and some ancillary office space for management services.

The Project will not result in potential impacts related to Utilities and Service Systems related to exceeding wastewater treatment requirements of the Regional Water Quality Control Board, requiring new or expanded construction of wastewater treatment facilities or storm water drainage systems, having sufficient water supplies to serve the Project, having sufficient wastewater treatment capacity,

having sufficient solid waste landfill storage, or causing substantial adverse effects on human beings that would adversely affect the environment that are greater in scope or scale than those impacts identified and analyzed for the 42,000 square foot office component in the previous Initial Study/Mitigated Negative Declaration prepared for the Phase I (Westside Lofts) portion of the overall Vivante development. Therefore, the findings of the original Initial Study/Mitigated Negative Declaration for PA-07-20 remain valid and no additional analysis pertaining to Utilities and Service Systems is necessary.

4.17 MANDATORY FINDINGS OF SIGNIFICANCE

The previously-certified document entitled “Draft Initial Study/Mitigated Negative Declaration – Westside Lofts Mixed Use Development Project at 1640 Monrovia Avenue” determined that development of the overall Vivante project (Phases I and II) would not result in any significant impacts that pertain to aesthetics, agricultural resources, air quality, biological resources, cultural resources, geology/soils, hazardous and hazardous materials, hydrology/water quality, land use, mineral resources, noise, population and housing, public services, recreation, transportation/traffic, or utilities and service systems.

The original Initial Study/Mitigated Negative Declaration indicated as follows: “The Vivante overall project “...will, however, place an increased demand on public services and utilities/service systems. Short-term air quality impacts will be associated with grading, excavation, demolition and construction activities. The ground water beneath the project is contaminated and will be remediated in accordance with the Remedial Action Plan in coordination with DTSC. In addition, the project will result in land use compatibility impacts from placing residential and commercial uses within a mature industrial area, including impacts related to air quality, odors, noise and health risks.” The originally-certified Mitigated Negative Declaration contained feasible mitigation measures incorporated into the proposed project that would avoid or substantially lessen potentially significant impacts to a less than significant level.

This Addendum to the previously-certified document indicates findings that Project development of Vivante Phase II will not change levels of Impacts as stated in the previously-certified document. The updated traffic and parking analyses indicate the proposed change to the Project entitlement will result in less impacts to traffic generation and on-site parking. Project development will result in GHG impacts that are less than significant and less than the previously approved project.

- a) **Does the project have the potential to degrade the quality of the environment; substantially reduce the habitat of a fish or wildlife species; cause a fish or wildlife population to drop below self-sustaining levels; threaten to eliminate a plant or animal community; reduce the number or restrict the range of a rare or endangered plant or animal; or eliminate important examples of the major periods of California history or prehistory?**

No Additional Impact. Vivante Phase II occupies 2.5 acres within an urban area developed with light industrial, commercial and some residential uses. There are no rare, endangered, threatened plant or animal species within the Project site. Project development and implementation will not result in physical deterioration of the environment nor will adversely impact any sensitive biological species, cultural resources, or sensitive resources.

- b) **Does the project have impacts that are individually limited, but cumulatively considerable (“Cumulatively considerable” means that the incremental effects of a project are considerable**

when viewed in connection with the effects of past projects, and the effects of probable future projects)?

No Additional Impact. The Project would have a less than significant impact related to agricultural resources, biological resources, cultural resources, recreation, transportation/traffic and utilities and service systems and no mitigation would be required. Like all southern California property, the Project site would be subject to groundshaking. These impacts are mitigated through compliance with the current Uniform Building Code and recommendations contained in the site specific geology study referenced in the originally-certified Initial Study/Mitigated Negative Declaration. In addition, mitigation measures have been incorporated into the Project (as identified in the originally-certified Initial Study/Mitigated Negative Declaration) for construction-related air quality, hydrology and water quality and noise impacts.

The Project site requires remediation due to soil and ground water contamination. During Vivante Phase I development, the Applicant worked with the Department of Toxic Substances Control to establish a Remedial Action Plan to ensure no significant related impacts would occur. In addition, mitigation measures were incorporated into the previously-certified document to ensure a less than significant impact. Redevelopment of a contaminated Project site is addressed on a case-by-case basis in accordance with federal and State regulations; therefore, no cumulative impacts are anticipated.

The originally-certified Mitigated Negative Declaration contains an analysis of the overall Project's land use compatibility. Redevelopment of a project site within an industrial area with new non-industrial development would result in potential land use compatibility impacts, the scale of which would depend upon the nature of businesses and land uses adjacent to the Vivante project site. Mitigation measures included in the aesthetics, air quality and noise sections of that document were incorporated into the Vivante project to ensure the project would be compatible with surrounding land uses. Potential land use related impacts can be mitigated through specific site design techniques including building orientation, increased setbacks, double paned windows and mechanical ventilation. The City of Costa Mesa required a Master Plan to allow placement of residential land uses within an area designated in the City General Plan as Light Industrial. No cumulative impacts were anticipated because each Master Plan is evaluated on a case-by-case basis.

The overall Vivante project initially was declared to place an increased demand on public services and utilities and service systems. However, development of the property was anticipated and was deemed consistent with the City General Plan. Standard conditions and mitigation measures were incorporated into the original Mitigated Negative Declaration to ensure there would be no significant impacts. Due to the limited increase in Average Daily Trips that would have resulted from the original project, no significant cumulative impacts related to transportation and traffic would occur. The updated traffic and parking analyses indicate the proposed change to the Project entitlement will result in less impacts to traffic generation and on-site parking. Impacts related to air quality, population and housing, and land use were evaluated against a background of local and regional plans and policies, including the South

Coast Air Quality Management District Air Quality Management Plan, City of Costa Mesa General Plan, Mesa West Bluffs Urban Plan, and Southern California Association of Government Regional Housing Needs Assessment. The originally approved Vivante project was found consistent with applicable plans and policies. No significant cumulative impact would result because other projects in the City of Costa Mesa also must demonstrate consistency with said plans.

c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

No Additional Impact. Project compliance with standard conditions of approval and specified mitigation measures in the originally-certified Mitigated Negative Declaration and Mitigated Negative Declaration Addendum would ensure no significant impacts would occur in any subjects of analyses. Impacts pertaining to air quality, hazards and hazardous materials, geology and soils, or noise that would pose a direct substantial adverse effect to life and health will be mitigated to less than significant levels with installation of mechanical ventilation, double-paned windows, and compliance with the overall Vivante project Remediation Plan and current Uniform Building Code.

With mitigation and compliance with applicable land use plans and policies, Vivante Phase II development will occur in an orderly manner, thereby ensuring adequate provision of public services, sewer and water services, schools and parks. Therefore, Project development and implementation will not result in any significant adverse environmental effects on human beings, either directly or indirectly, with specified mitigation.

5

UPDATED MITIGATION MONITORING PROGRAM

5.1 MITIGATION MONITORING REQUIREMENTS

Public Resources Code Section 21081.6 (enacted by the passage of Assembly Bill 3180) mandates that the following requirements shall apply to all reporting or mitigation monitoring programs:

- The public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval in order to mitigate or avoid significant effects on the environment. The reporting or monitoring program shall be designed to ensure compliance during project implementation. For those changes which have been required or incorporated into the project at the request of a responsible agency or a public agency having jurisdiction by law over natural resources affected by the project, that agency shall, if so requested by the lead agency or a responsible agency, prepare and submit a proposed reporting or monitoring program.
- The lead agency shall specify the location and custodian of the documents or other material which constitute the record of proceedings upon which its decision is based.
- A public agency shall provide the measures to mitigate or avoid significant effects on the environment that are fully enforceable through permit conditions, agreements, or other measures. Conditions of project approval may be set forth in referenced documents which address required mitigation measures or in the case of the adoption of a plan, policy, regulation, or other project, by incorporating the mitigation measures into the plan, policy, regulation, or project design.
- Prior to the close of the public review period for a draft environmental impact report (EIR) or mitigated negative declaration (MND), a responsible agency, or a public agency having jurisdiction over natural resources affected by the project, shall either submit to the lead agency complete and detailed performance objectives for mitigation measures which would address the significant effects on the environment identified by the responsible agency or agency having jurisdiction over natural resources affected by the project, or refer the lead agency to appropriate, readily available guidelines or reference documents. Any mitigation measures submitted to a lead agency by a responsible agency or an agency having jurisdiction over natural resources affected by the project shall be limited to measures which mitigate impacts to resources which are subject to the statutory authority of, and definitions applicable to, that agency. Compliance or noncompliance by a responsible agency or agency having jurisdiction over natural resources affected by a project with that requirement shall not limit that authority of the responsible agency or agency having jurisdiction over natural resources affected by a

project, or the authority of the lead agency, to approve, condition, or deny projects as provided by this division or any other provision of law.

5.2 MITIGATION MONITORING PROCEDURES

The mitigation monitoring and reporting program has been prepared in compliance with Public Resources Code Section 21081.6. It describes the requirements and procedures to be followed by the City of Costa Mesa (City) to ensure that all mitigation measures adopted as part of the proposed project will be carried out as described in this MND.

Table 5.1 lists each of the mitigation measures specified in this MND and identifies the party or parties responsible for implementation and monitoring of each measure.

The following Mitigation Monitoring and Reporting Program is intended to supplement the corresponding Program in the “Initial Study/Mitigated Negative Declaration for Westside Lofts – Master Plan (PA-07-20) Vesting Tentative Tract Map 16999.” Like the earlier Program, the following has been prepared in compliance with Public Resources Code requirements to ensure all mitigation measures adopted as part of the Project will be implemented as described in the Initial Study/Mitigated Negative Declaration Addendum.

Table 13					
Mitigation Measure Implementation Schedule and Monitoring Checklist					
Mitigation Measures	Monitoring Action	Responsible Implementation Agency	1. Monitoring Phase 2. Enforcement Agency 3. Monitoring Agency	Monitor (Signature Required)	Date of Compliance
1. TRAFFIC					
<i>Mitigation Measures</i>					
<ul style="list-style-type: none"> Prior to issuance of a Certificate of Occupancy, the Applicant shall develop a Parking Strategy and Management Plan and shall submit said Plan to the Director of Development Services for review and approval. The Parking Strategy and Management Plan shall address. 					
2. AIR QUALITY					
<i>Mitigation Measures</i>					
<ul style="list-style-type: none"> Apply soil stabilizers or moisten inactive areas Water exposed surfaces as needed to avoid visible dust leaving the construction site (typically 2-3 times per day) Cover all stock piles with 					

<p>tarps at the end of each day or as needed</p> <ul style="list-style-type: none"> • Provide water spray during loading and unloading of earthen materials • Minimize in-out traffic from construction zone • Cover all trucks hauling dirt, sand, or loos material and require all trucks to maintain at least two feet of freeboard • Sweep streets daily if visible soil material is carried out from the construction site • Utilize well-tuned off-road construction equipment • Establish a preference for contractors sing Tier 3 or better heavy equipment • Enforce 5-minute idling limits for both on-road trucks and off-road equipment 					
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6

ORGANIZATIONS & PERSONS CONSULTED

Preparers:

Templeton Planning Group (Consultant to the City of Costa Mesa)

- Peter Templeton, Principal
- Albert Armijo, Environmental Director
- Josh Cortez, Associate Planner

Persons and Organizations Consulted:

City of Costa Mesa (Lead Agency)

- Claire L. Flynn, AICP, Assistant Development Services Director
- Dan Inloes, AICP, Senior Planner

Project Applicant:

Nexus Development

- Rob Eres, Vice President of Development

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LIST OF REFERENCES

Preparation of this Addendum to the Initial Study/Mitigated Negative Declaration has relied upon information within the original Initial Study/Mitigated Declaration prepared for the Westside Lofts project (Master Plan PA-07-20 and Vesting Tentative Tract Map 16999), dated September 4, 2007. In addition to the administrative record and List of References identified in that document, the following have become part of the amended administrative record for the Project environmental documentation and are available for review at the City of Costa Mesa, 77 Fair Drive, Costa Mesa, CA 92618, (714) 754-5245.

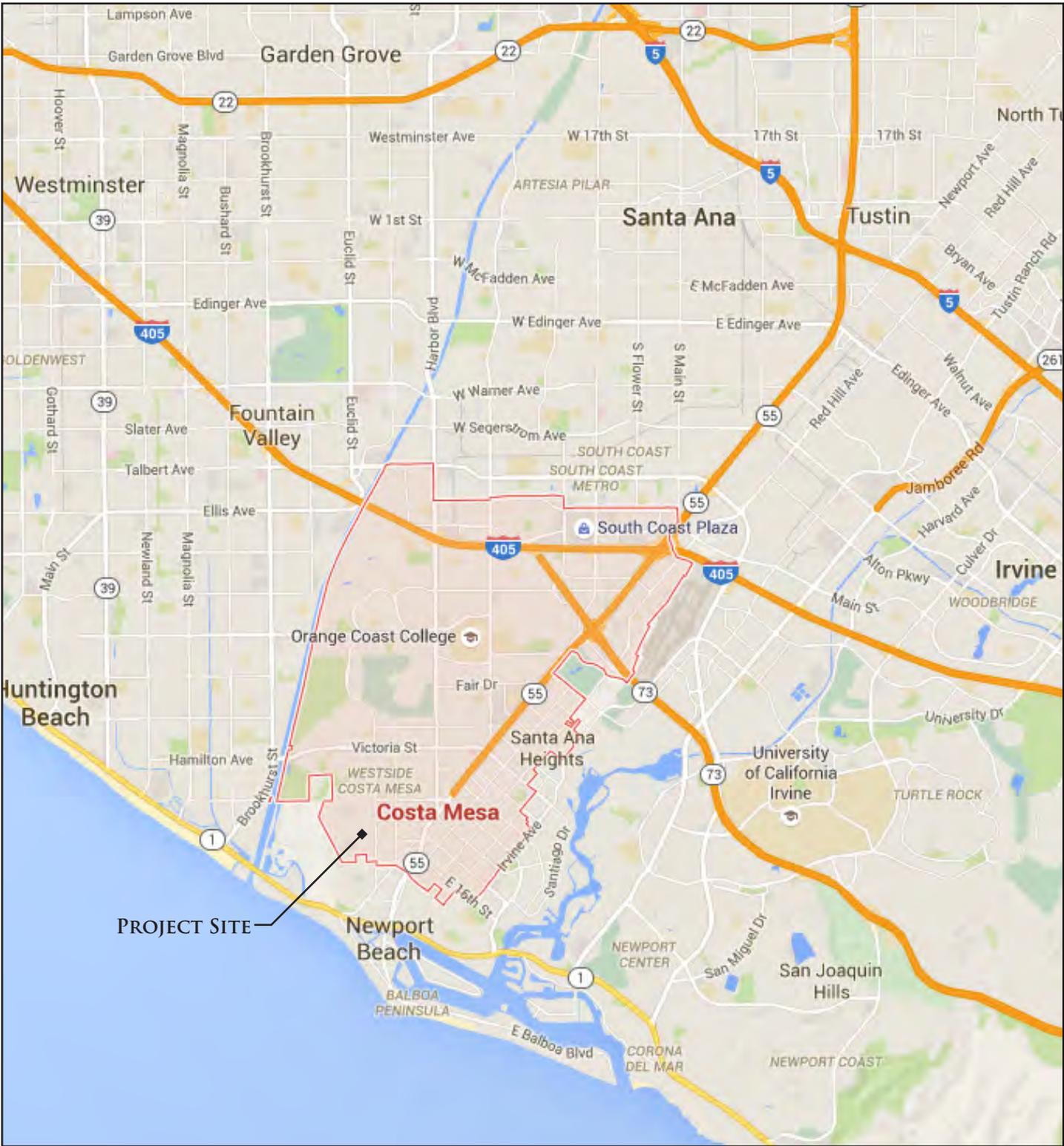
- City of Costa Mesa, 2015-2035 General Plan, (June, 2016)
- City of Costa Mesa, 2015-2035 General Plan Environmental Impact Report, (June, 2016)
- Linscott, Law and Greenspan, Inc., “Trip Generation Assessment for the Vivante North Project, Costa Mesa, California,” (June 20, 2016)
- Linscott, Law and Greenspan, Inc., “Parking Needs Study, Vivante Senior Living Community – Phase II (“Vivante North”), Costa Mesa, California,” (June 20, 2016)
- Giroux and Associates, “Air Quality and GHG Impact Analyses, Vivante North Project, Costa Mesa, California,” (June 29, 2016)

8

EXHIBITS

1. REGIONAL MAP
2. AERIAL VICINITY MAP
3. EXISTING SITE ON AERIAL
4. PROPOSED SITE ON AERIAL
5. PROPOSED SITE PLAN
6. MULTI-PURPOSE ROOM
7. MULTI-PURPOSE ROOM UNDER GROUND PARKING
8. PRELIMINARY PLANTING PLAN
9. BUILDING ENTRY & PAVILION PLAZA
10. ELEVATIONS: NORTH & SOUTH
11. ELEVATIONS: EAST & WEST
12. MULTI-PURPOSE ROOM ELEVATIONS: NORTH & SOUTH

EXH 1
REGIONAL MAP



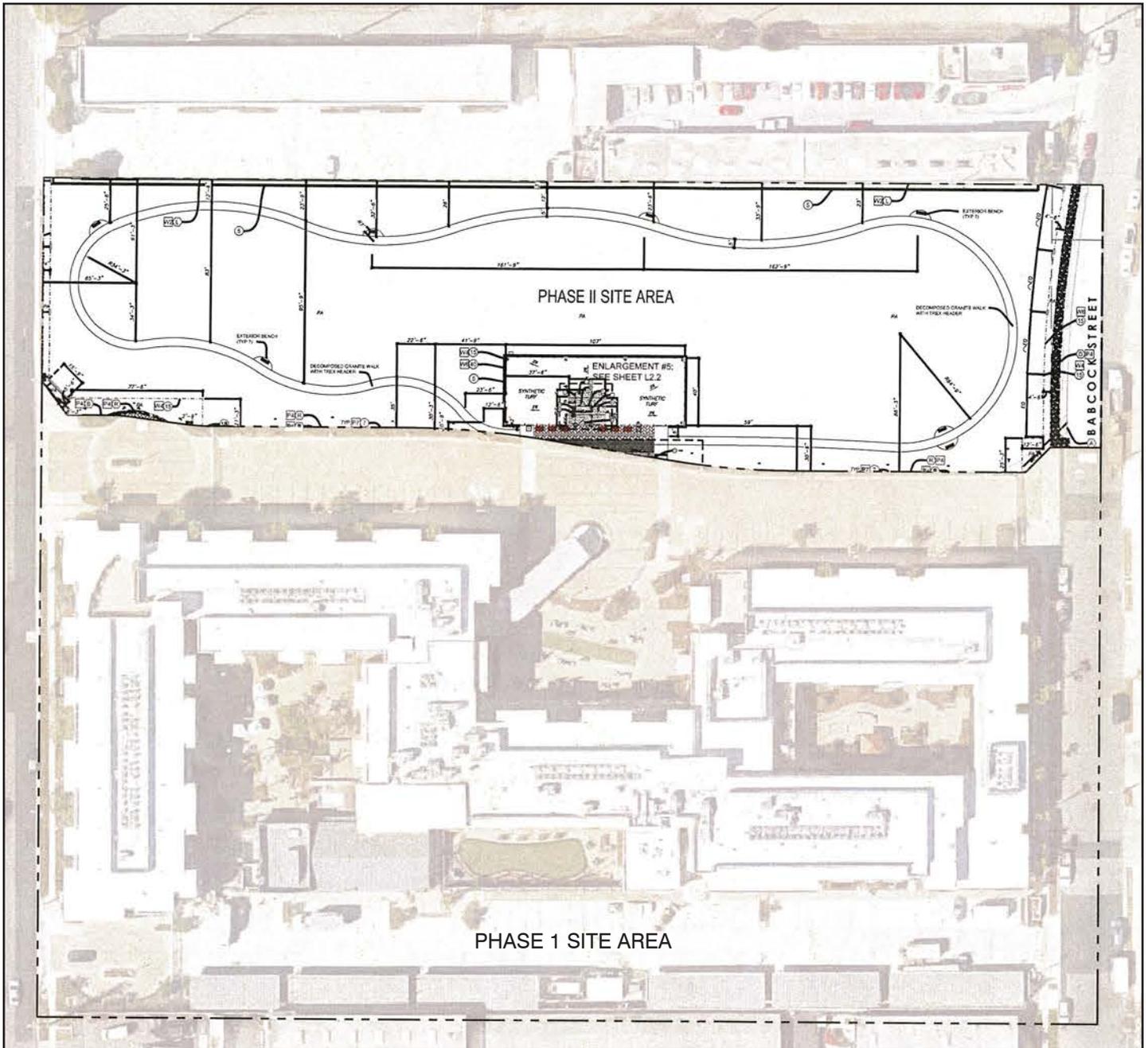
EXH 2
**AERIAL VICINITY
 MAP**



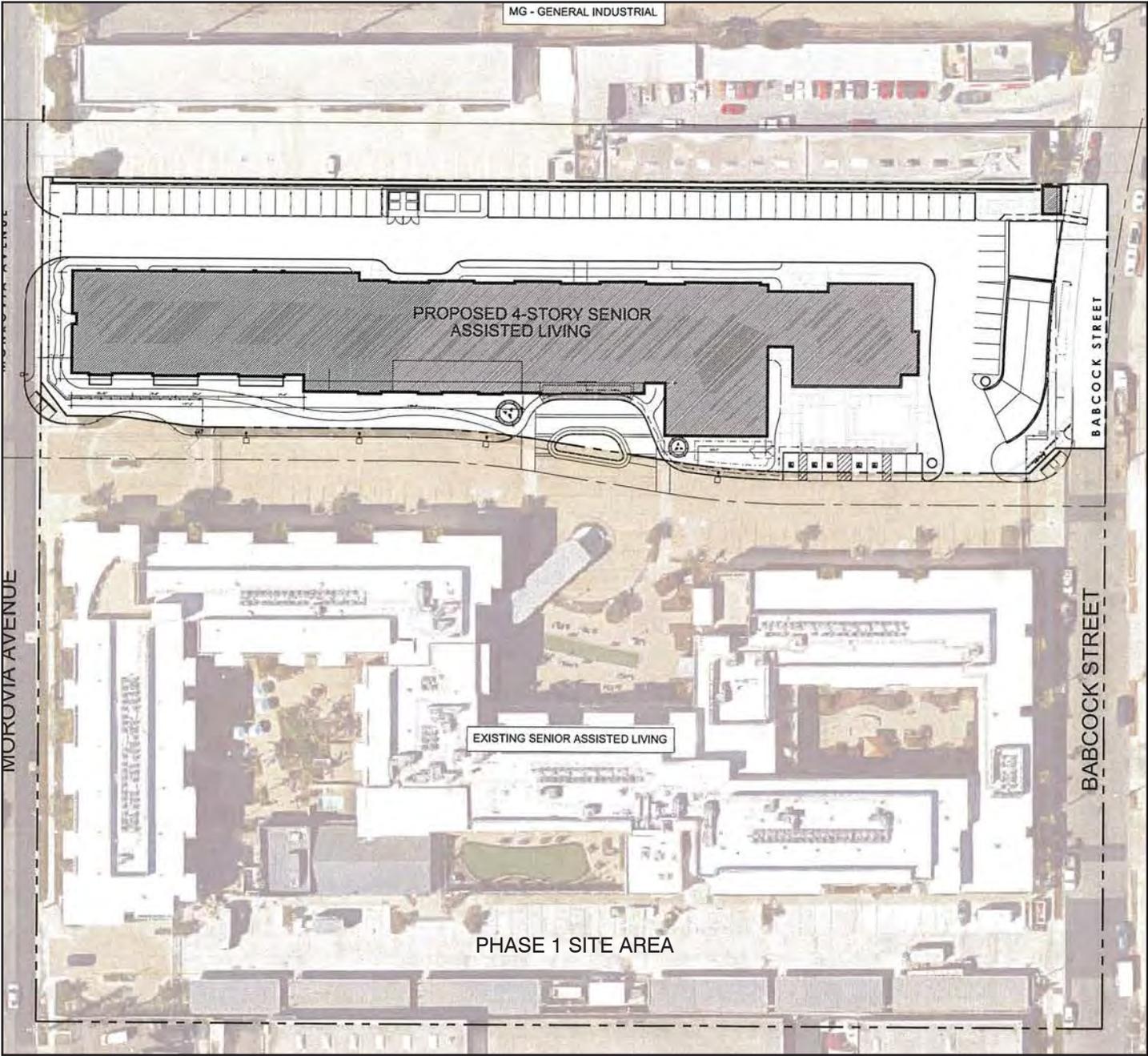
- Project Site Boundary (Phase 2)
- Project Boundary (Phase 1)
- City Boundary



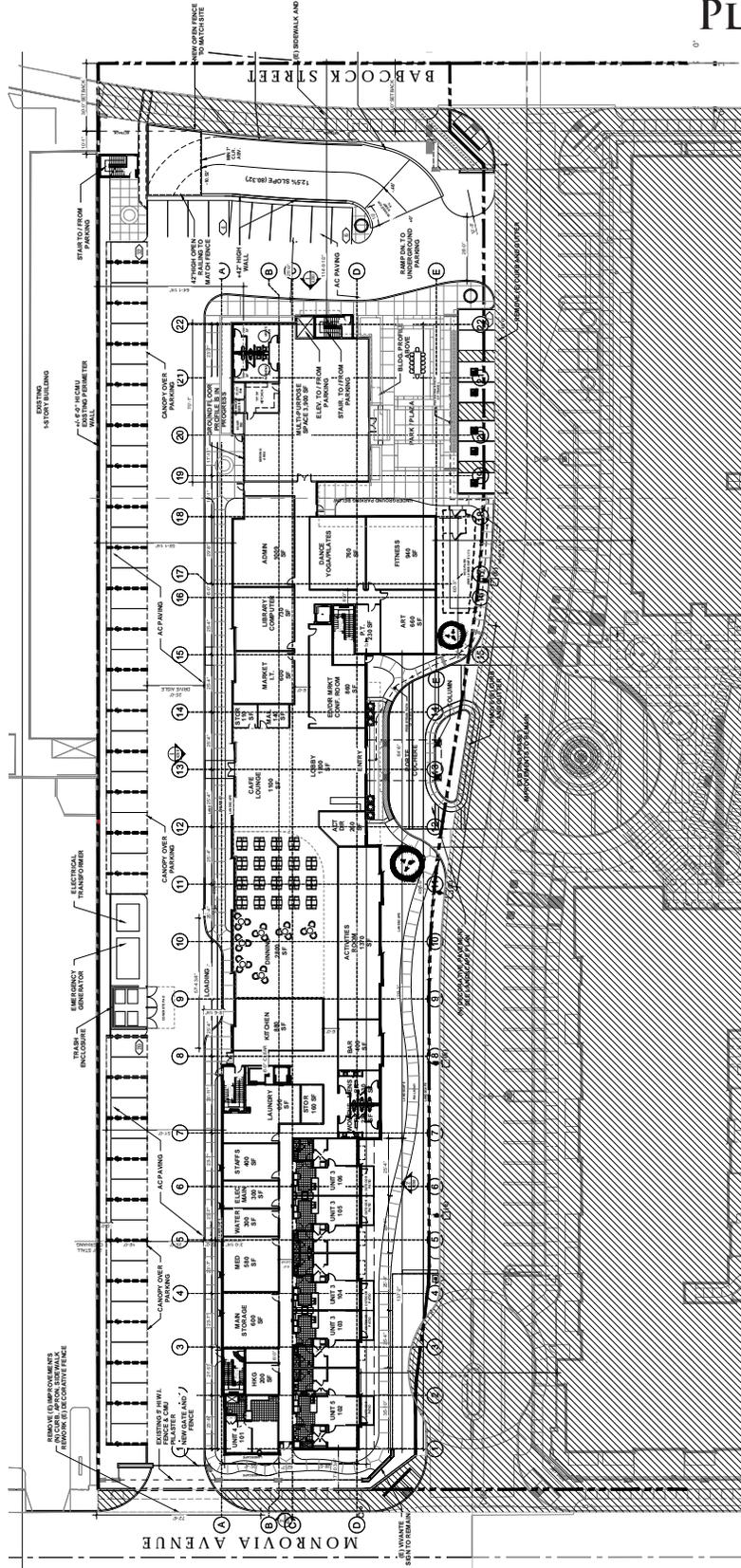
EXISTING SITE ON AERIAL



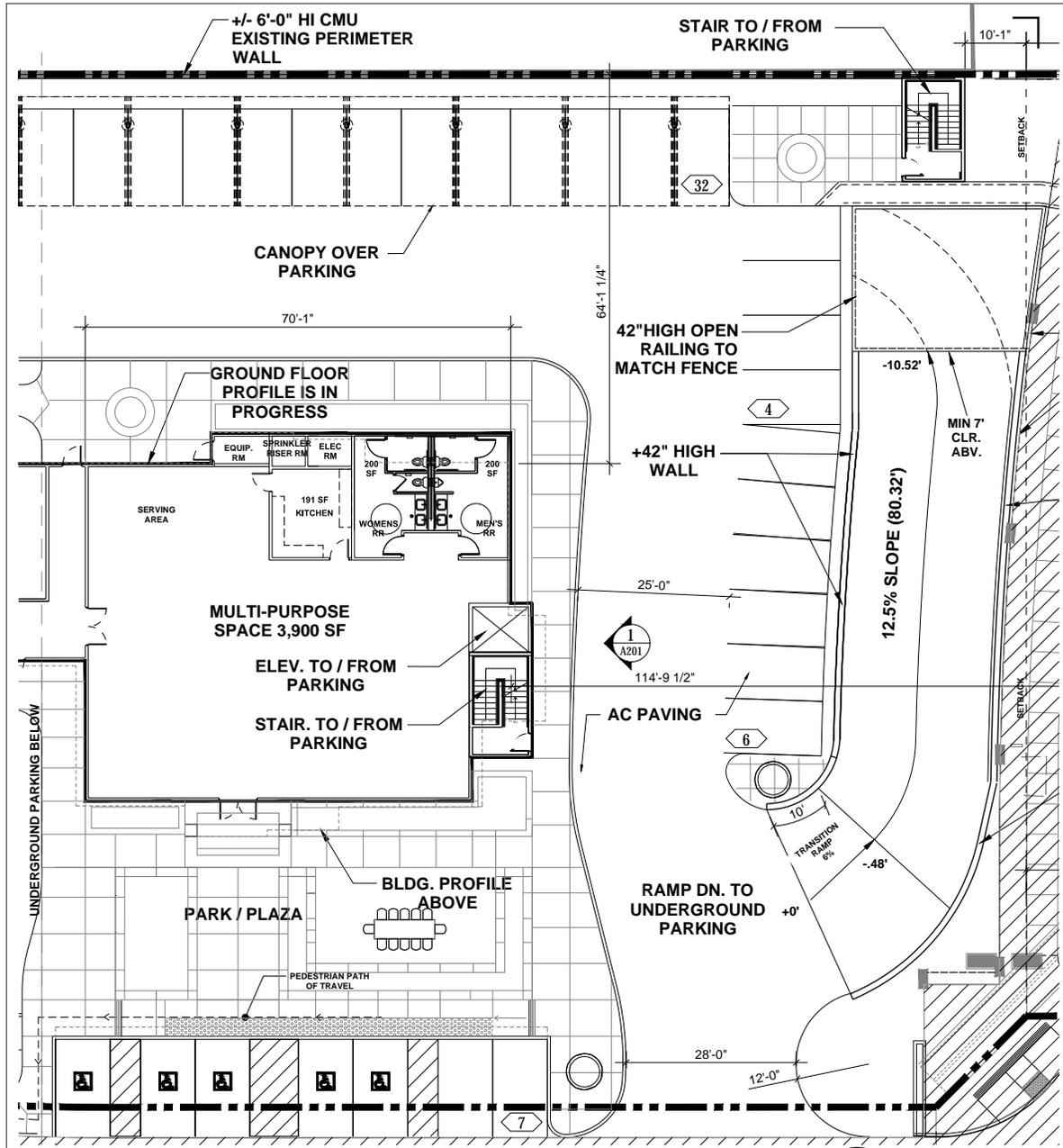
PROPOSED SITE PLAN ON AERIAL



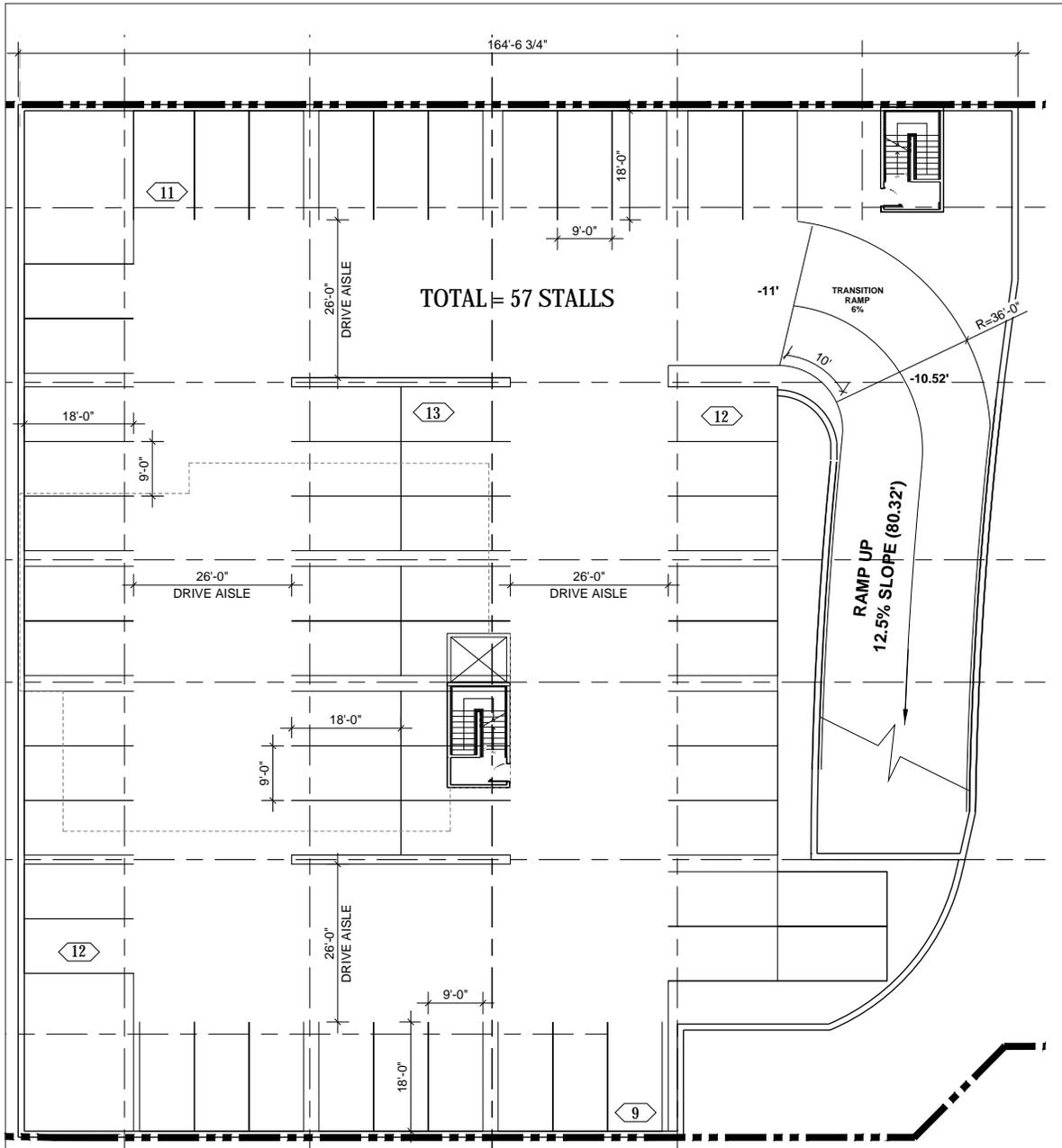
PROPOSED SITE PLAN



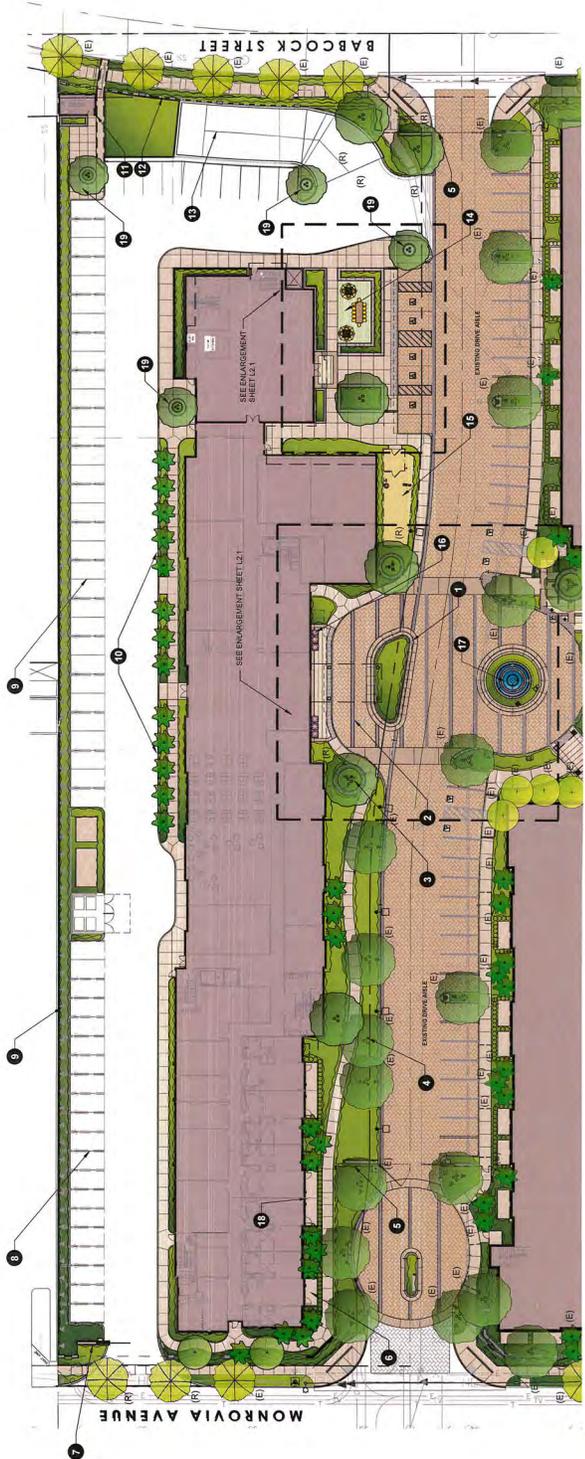
MULTI-PURPOSE ROOM



MULTI-PURPOSE ROOM UNDER GROUND PARKING



PRELIMINARY PLANTING PLAN



LEGEND

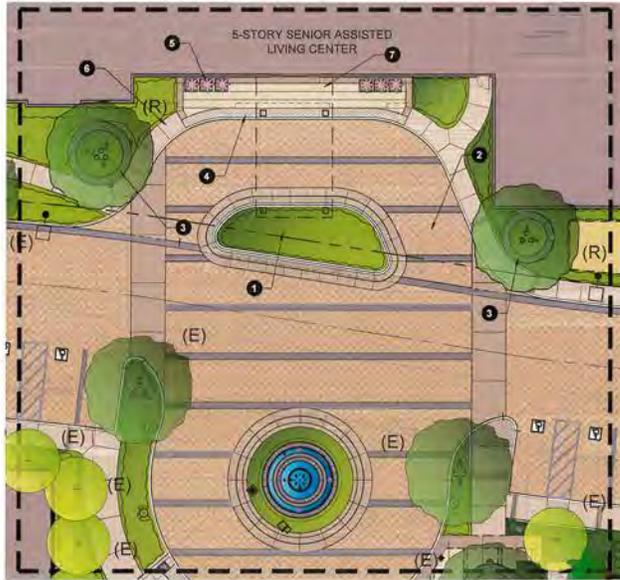
- 1 DROP-OFF PLANTER ISLAND WITH CUSTOM CURB TO MATCH EXISTING.
- 2 PRECAST CONCRETE PAVERS TO MATCH EXISTING.
- 3 RAISED PLANTERS FOR OLIVE SPECIMEN TREES TO MATCH EXISTING.
- 4 EXISTING OLIVES TO REMAIN.
- 5 CONVERT SINGLE LEAF GATE TO SLIDING GATE.
- 6 PRIVATE PATIOS.
- 7 SINGLE SLIDING GATE EXIT ONLY.
- 8 PARKING CANOPY TO MATCH EXISTING.
- 9 EXISTING VINES TO BE PROTECTED IN PLACE.
- 10 FAN PALM SKYLINE.
- 11 PEDESTRIAN ENTRY TO UNDERGROUND PARKING.
- 12 NEW PERIMETER FENCE WITH PILASTERS TO MATCH EXISTING.
- 13 VEHICULAR ENTRY TO UNDERGROUND PARKING.
- 14 PAVILION PLAZA AREA.
- 15 DOG PARK WITH 4' HIGH ENCLOSURE FENCE.
- 16 PLANT CONTAINERS AT BUILDING ENTRY.
- 17 EXISTING WATER FEATURE.
- 18 PRIVATE PATIO LANDSCAPE SCREEN TO MATCH EXISTING.
- 19 PLANT CONTAINER ON DECK FOR TREES.

- 10 FAN PALM SKYLINE.
- 11 PEDESTRIAN ENTRY TO UNDERGROUND PARKING.
- 12 NEW PERIMETER FENCE WITH PILASTERS TO MATCH EXISTING.
- 13 VEHICULAR ENTRY TO UNDERGROUND PARKING.
- 14 PAVILION PLAZA AREA.
- 15 DOG PARK WITH 4' HIGH ENCLOSURE FENCE.
- 16 PLANT CONTAINERS AT BUILDING ENTRY.
- 17 EXISTING WATER FEATURE.
- 18 PRIVATE PATIO LANDSCAPE SCREEN TO MATCH EXISTING.
- 19 PLANT CONTAINER ON DECK FOR TREES.

PLANT LEGEND PHASE II	SYMBOL	BOTANICAL / COMMON NAME	SIZE	COMMENTS	WUCOLS
1		OLIVE SPECIMEN TREE / OLIVE	12" K 1" W 2.5" CAL	MOO (S 24-3)	
2		OLIVE SPECIMEN TREE / OLIVE	12" K 1" W 2.5" CAL	MOO (S 24-3)	
3		OLIVE SPECIMEN TREE / OLIVE	12" K 1" W 2.5" CAL	MOO (S 24-3)	
4		OLIVE SPECIMEN TREE / OLIVE	12" K 1" W 2.5" CAL	MOO (S 24-3)	
5		OLIVE SPECIMEN TREE / OLIVE	12" K 1" W 2.5" CAL	MOO (S 24-3)	
6		OLIVE SPECIMEN TREE / OLIVE	12" K 1" W 2.5" CAL	MOO (S 24-3)	
7		OLIVE SPECIMEN TREE / OLIVE	12" K 1" W 2.5" CAL	MOO (S 24-3)	
8		OLIVE SPECIMEN TREE / OLIVE	12" K 1" W 2.5" CAL	MOO (S 24-3)	
9		OLIVE SPECIMEN TREE / OLIVE	12" K 1" W 2.5" CAL	MOO (S 24-3)	
10		OLIVE SPECIMEN TREE / OLIVE	12" K 1" W 2.5" CAL	MOO (S 24-3)	
11		OLIVE SPECIMEN TREE / OLIVE	12" K 1" W 2.5" CAL	MOO (S 24-3)	
12		OLIVE SPECIMEN TREE / OLIVE	12" K 1" W 2.5" CAL	MOO (S 24-3)	
13		OLIVE SPECIMEN TREE / OLIVE	12" K 1" W 2.5" CAL	MOO (S 24-3)	
14		OLIVE SPECIMEN TREE / OLIVE	12" K 1" W 2.5" CAL	MOO (S 24-3)	
15		OLIVE SPECIMEN TREE / OLIVE	12" K 1" W 2.5" CAL	MOO (S 24-3)	
16		OLIVE SPECIMEN TREE / OLIVE	12" K 1" W 2.5" CAL	MOO (S 24-3)	
17		OLIVE SPECIMEN TREE / OLIVE	12" K 1" W 2.5" CAL	MOO (S 24-3)	
18		OLIVE SPECIMEN TREE / OLIVE	12" K 1" W 2.5" CAL	MOO (S 24-3)	
19		OLIVE SPECIMEN TREE / OLIVE	12" K 1" W 2.5" CAL	MOO (S 24-3)	



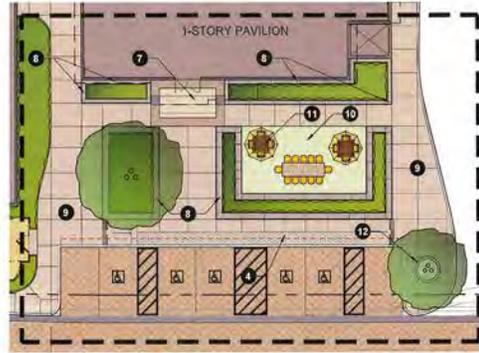
BUILDING ENTRY & PAVILION PLAZA



BUILDING ENTRY ENLARGEMENT

PLANT LEGEND PHASE II

SYMBOL	SCIENTIFIC COMMON NAME	SIZE	COMMENTS	REMARKS
	MAYTENSIS BOWENI MAYTENS TREE	30' BOX	12H X 3.5W X 2.5' CAL.	MOO. (8.4.9.5)
	OLIA EUROPAEA (SHAW-HILL) OLIVE TREE NOTE: PROVIDE UNIT COST TO BID FOR 30' BOX AND 40' BOX TREES.	30' BOX 40' BOX	10H X 7.0W X 2' CAL. 12H X 11.0W X 2' CAL.	LOW (8.1.0.5)
	WARBUOTONIA ROBUSTA MEXICAN PEAR PLUM	18' - 22' 8H		LOW (8.1.0.5)
	METROSIDOROS EXCELSUS NEW ZEALAND CHRISTMAS TREE	24' BOX STD.	10H X 4.0W X 1.5' CAL.	LOW (8.1.0.5)



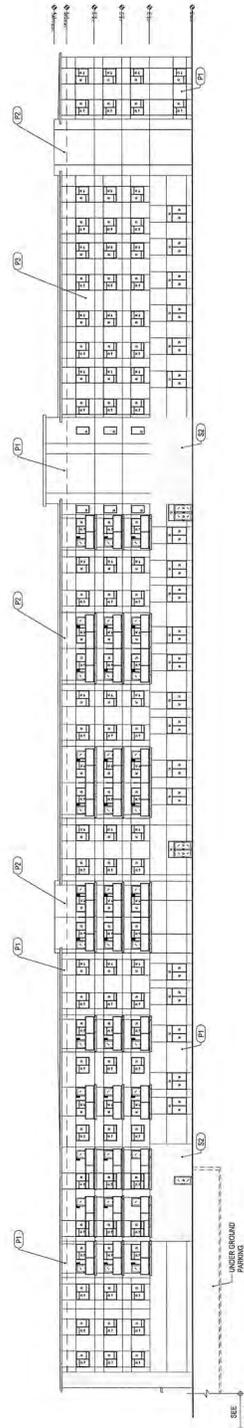
PAVILION PLAZA

LEGEND

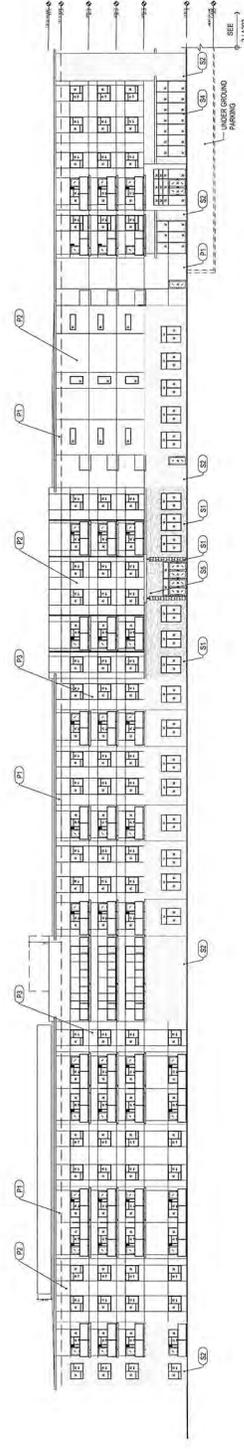
- 1 DROP-OFF PLANTER ISLAND WITH CUSTOM CURB TO MATCH EXISTING.
- 2 PRECAST CONCRETE PAVERS TO MATCH EXISTING.
- 3 RAISED CONCRETE PLANTERS FOR OLIVE SPECIMEN TREES TO MATCH EXISTING.
- 4 TRUNCATED DOME PAVERS.
- 5 PLANT CONTAINERS AT BUILDING ENTRY.
- 6 CONCRETE SIDE WALK.
- 7 INTEGRAL COLOR CONCRETE PAVING AT BUILDING ENTRY.
- 8 RAISED P.I.P. CONCRETE PLANTER
- 9 NATURAL GRAY COLOR CONCRETE PAVING WITH SAW CUT JOINTS.
- 10 SYNTHETIC TURF SURFACING.
- 11 SITE FURNISHINGS, TABLES, CHAIRS, UMBRELLAS AND DINING TABLES.
- 12 PLANT CONTAINER ON DECK FOR TREES.



ELEVATIONS NORTH & SOUTH



① North Elevation



② South Elevation

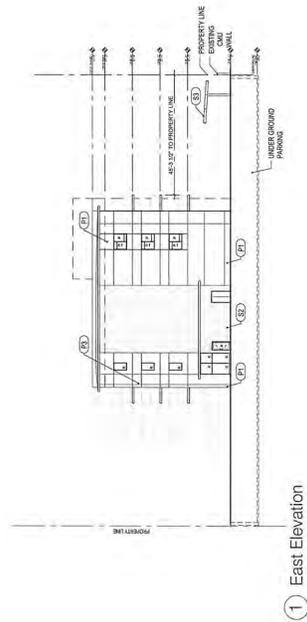
Legend Notes

1	ARCHITECT: TEMPLETON PLANNING GROUP
2	DATE: 07-11-2016
3	PROJECT: AMENDED INITIAL STUDY / MITIGATED NEGATIVE DECLARATION
4	LOCATION: 3100 ACACIA BLVD, DUBLIN, CALIFORNIA
5	SCALE: 1/32\" = 1'-0"
6	PROJECT NO.: 16-0001
7	DATE: 07-11-2016
8	PROJECT: AMENDED INITIAL STUDY / MITIGATED NEGATIVE DECLARATION
9	LOCATION: 3100 ACACIA BLVD, DUBLIN, CALIFORNIA
10	SCALE: 1/32\" = 1'-0"
11	PROJECT NO.: 16-0001
12	DATE: 07-11-2016

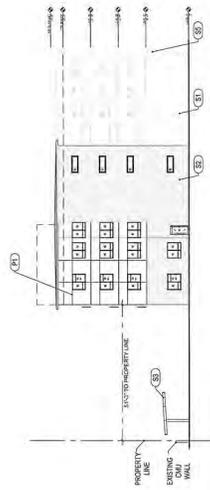
NORTH AND SOUTH ELEVATIONS



ELEVATIONS EAST & WEST



① East Elevation



② West Elevation

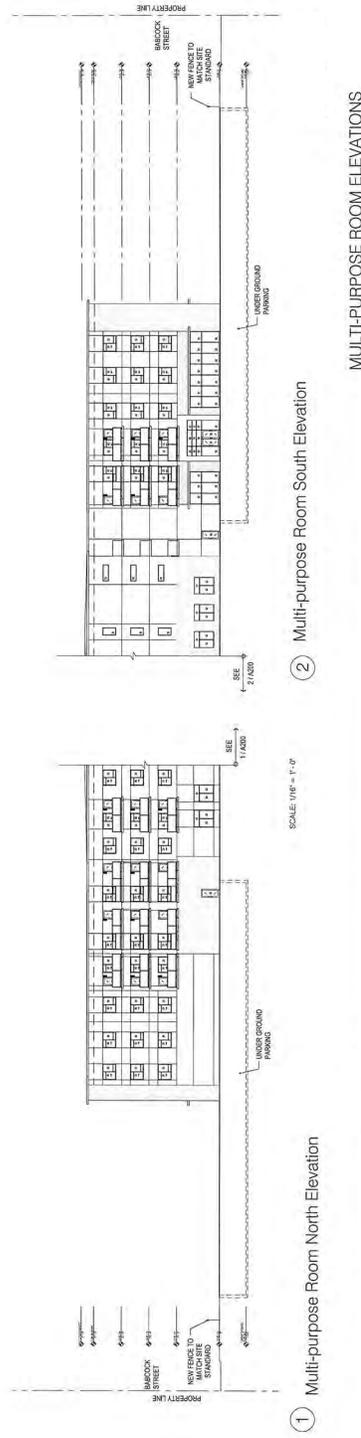
Legend Notes

1	EXISTING PROPERTY LINE
2	EXISTING CMU WALL
3	UNDERGROUND PARKING
4	PROPERTY LINE
5	EXISTING PROPERTY LINE
6	EXISTING CMU WALL
7	UNDERGROUND PARKING
8	PROPERTY LINE
9	EXISTING PROPERTY LINE
10	EXISTING CMU WALL
11	UNDERGROUND PARKING
12	PROPERTY LINE

EAST AND WEST ELEVATIONS



MULTI-PURPOSE ROOM ELEVATIONS NORTH & SOUTH



9

APPENDICES

- A. UPDATED TRAFFIC STUDY
- B. UPDATED PARKING STUDY
- C. UPDATED AIR QUALITY/GREENHOUSE GAS STUDY