



PLANNING COMMISSION AGENDA REPORT

III.2.A.

MEETING DATE: OCTOBER 10, 2005

ITEM NUMBER:

**SUBJECT: GENERAL PLAN AMENDMENT GP-05-04 AND REZONE R-05-03
380 WEST WILSON STREET**

DATE: SEPTEMBER 29, 2005

**FOR FURTHER INFORMATION CONTACT: MEL LEE, AICP, SENIOR PLANNER
(714) 754-5611**

PROJECT DESCRIPTION

The applicant is requesting approval to change the General Plan land use designation from High Density Residential to General Commercial and a rezone from R3 (Multiple Family Residential District) to C1-S (Shopping Center District) for property located at 380 West Wilson Street.

APPLICANT

The applicant is Mick Meldrum/ICI Development Company, Inc., representing Harbor Center Partners L.P., the property owner.

RECOMMENDATION

Adopt the negative declaration and recommend to City Council approval of the general plan amendment and rezone by adoption of the attached resolution.

MEL LEE, AICP
Senior Planner

R. MICHAEL ROBINSON, AICP
Asst. Development Services Director

BACKGROUND

The subject site is approximately 0.37 acres in size, is designated High Density Residential by the General Plan, and zoned R3, Multiple-Family Residential. The site is bounded to the north by a vacant parcel, to the west by Harbor Center and to the south and northeast by low- and high-density residential developments. Wilson Park is located southeast.

ICI is proposing a recreational vehicle storage facility for the subject parcel and the vacant parcel to the north, which is zoned C1-S (Shopping Center District) and has a general plan land use designation of General Commercial. To accommodate the use, a general plan amendment and rezone are required for the portion of the site addressed as 380 West Wilson Street. City Council Policy 500-2 requires City Council screening of general plan amendments prior to their acceptance for formal processing. On August 16, 2005, City Council approved a general plan screening request for the property. A copy of the staff report for the screening application is attached to this report for reference.

On September 27, 2004, Planning Commission recommended approval to change the general plan land use designation from General Commercial and High Density Residential to Low Density Residential, and a rezone from C1-S (Shopping Center District) and R3 (Multiple Family Residential District) to PDR-LD (Planned Development Residential, Low Density) to accommodate a proposed 8-unit common interest development for Habitat for Humanity (General Plan Amendment GP-03-03 and Rezone R-03-01). The general plan amendment and rezone were denied by the City Council on October 18, 2004.

ANALYSIS

The proposed project requires the following discretionary planning approvals:

- 1) **General Plan Amendment GP-05-04** to change the general plan land use designation from High Density Residential to General Commercial.
- 2) **Rezone R-05-03** to change the zoning from R3 (Multiple Family Residential District) to C1-S (Shopping Center District).
- 3) **Planning Application PA-05-22¹** for a master plan amendment to operate a recreational vehicle storage facility on this site as well as the vacant parcel to the north. The proposed use will include the following: approximately 70 individual vehicle storage spaces; an enclosed outdoor area for incidental storage; a wash rack/dump station; and a storage container to house the video surveillance equipment for the facility and cleaning supplies. A

¹ PA-05-22 is discussed in a separate staff report

conditional use permit and a variance from maximum wall height requirements is also proposed.

General Plan Amendment

The existing High Density Residential general plan land use designation does not permit the proposed storage use, necessitating the requested amendment.

Under the R3 zoning and High Density Residential general plan designation for the site, the parcel can accommodate up to 7 residential units. Under State law, the City must justify the reduction in the amount of residential units as a result of a general plan amendment or rezone (Government Code Section 65863).

Since adoption of the City's Housing Element in January 2002, the City has taken the following actions that have increased the City's residential units by approving general plan amendments and zone changes to accommodate the following proposed residential projects:

1. The City approved the development of 145 condominiums at 1901 Newport Boulevard in 2004;
2. Approved a 20-unit expansion to a senior citizen single-room occupancy (SRO) hotel at 2072/2080 Newport Boulevard in 2001;
3. Approved the construction of 32 single family residential units at 330 and 340 West Bay Street in 2004;
4. Approved a residential development at 23rd Street and Orange Avenue for the construction of 25 single family residential units in 2004;
5. Approved the development of 10 residential units maximum at 2436 Newport Boulevard in 2004.

These five actions increased the City's potential housing stock by 232 units beyond the future inventory assumed in the City's 2002 Housing Element. Therefore, staff believes that the City may approve the general plan amendment for this site without violating state law.

Rezone

The existing R3 (Multiple Family Residential District) zoning for the subject site does not permit the proposed use, necessitating the proposed rezone. As is discussed in the general plan amendment section of this report, the rezone will result in a loss in dwelling unit potential as a result of the rezone (7 units). However, because an equivalent increase in housing is provided elsewhere in the City through other residential projects, no violation in state law will occur.

Other Issues

It is staff's opinion that the proposed general plan amendment and rezone are consistent with the following objectives of the City's 2000 General Plan Land Use Element:

Objective LU-1C: Promote land use patterns and development which contribute to community and neighborhood identity.

Objective LU-1F: Establish policies, standards, and procedures to minimize blighting influences and maintain the integrity of stable neighborhoods.

Specifically, the proposed project will provide new block walls ranging in height from 8 feet to 12 feet high, and will maintain the existing perimeter walls and landscape buffers constructed at the time Harbor Center was redeveloped, which is consistent with policies LU-1C.6 and LU-1F.1. Approval of the general plan amendment and rezone will allow the property to be developed with a use that will not be obtrusive to surrounding properties and uses. Additional discussion regarding the impacts of the proposed project on the surrounding properties is discussed in greater detail in the staff report for PA-05-22.

ENVIRONMENTAL DETERMINATION

In accordance with the California Environmental Quality Act (CEQA), an Initial Study was prepared for this project. Under CEQA guidelines, if the lead agency determines that there is substantial evidence that the project may have a significant effect on the environment an Environmental Impact Report (EIR) would be required to be prepared. If the lead agency determines that there is substantial evidence that the project could not have a significant effect on the environment, a Negative Declaration may be prepared.

The Initial Study/Negative Declaration (IS/ND) was prepared for the project. The (IS/MND) identified impacts that would be reduced to a level considered less than significant or no impact with appropriate conditions of approval and mitigation measures, if the project is approved. A copy of the Initial Study/Negative Declaration is attached to this report for reference. The Negative Declaration was made available for public review from September 19, 2005, to October 10, 2005, as required by CEQA.

ALTERNATIVES

The Planning Commission has the following alternatives:

1. Adopt the negative declaration and recommend City Council approve GP-05-04 and R-05-03, as recommended by staff; or

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2. Recommend that City Council deny GP-05-04 and R-05-03. If the rezone and project are denied, the project as proposed under PA-05-22 cannot go forward and the applicant could not submit substantially the same project for six months.

CONCLUSION

It is staff's opinion that the proposed general plan amendment and rezone will be compatible with the uses in the surrounding area. Therefore, staff recommends approval of the project.

Attachments: Applicant's Project Description and Justification
 Draft Planning Commission Resolution
 Exhibit "A" - Draft Findings
 Exhibits "B" and "C" - Maps
 General Plan Screening Report
 Initial Study/ Negative Declaration

cc: Deputy City Manager - Dev. Svs. Director
 Sr. Deputy Attorney
 Assistant City Engineer
 Fire Protection Analyst
 Staff (4)
 File (2)

Mick Meldrum
ICI Development Company, Inc.
2222 E. 17th Street
Santa Ana, CA 92705

Harbor Center Partners, L.P.
2222 E. 17th Street
Santa Ana, CA 92705

File: 101005GP0504R0503	Date: 092905	Time: 1:15 p.m.
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RESOLUTION NO. PC-05-

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF COSTA MESA RECOMMENDING
APPROVAL OF GENERAL PLAN AMENDMENT GP-05-04
AND REZONE R-05-03**

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA HEREBY RESOLVES AS FOLLOWS:

WHEREAS, the City Council of the City of Costa Mesa adopted the 2000 General Plan on January 22, 2002;

WHEREAS, the General Plan is a long-range, comprehensive document that serves as a guide for the orderly development of Costa Mesa;

WHEREAS, by its very nature, the General Plan needs to be updated and refined to account for current and future community needs;

WHEREAS, an application was filed by Mick Meldrum/ICI Development Company Inc., authorized agent for Harbor Center Partners, L.P. with respect to the real property located at 380 West Wilson Street, requesting approval to change the General Plan land use designation from High Density Residential to General Commercial and a rezone from R3 (Multiple Family Residential District) to C1-S (Shopping Center District); and

WHEREAS, the City Council of the City of Costa Mesa approved the General Plan screening request for the subject property on August 16, 2005; and

WHEREAS, a duly noticed public hearing was held by the Planning Commission on October 10, 2005; and

WHEREAS, the project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures, and an Initial Study/Negative Declaration and a Mitigation Monitoring Program was prepared, which reflect the independent judgment of the City of Costa Mesa, and was available for public review from September 19, 2005, to October 10, 2005, as required by CEQA; and

WHEREAS, the Planning Commission deems it to be in the best interest of the City that said general plan amendment and rezone be adopted.

BE IT RESOLVED that based on the evidence in the record and the findings contained in Exhibit "A", the Planning Commission hereby **ADOPTS** the Negative Declaration and **RECOMMENDS APPROVAL** of GP-05-04 and R-05-03 with respect to the property described above.

BE IT FURTHER RESOLVED that the Costa Mesa Planning Commission does hereby find and determine that the following general plan amendment is consistent with the Zoning Code and the General plan, as amended: Change in the 2000 General Plan land use designation from High Density Residential to General Commercial, as shown in Exhibit "B".

BE IT FURTHER RESOLVED that the Costa Mesa Planning Commission does hereby find and determine that the proposed rezone from R3 (Multiple Family Residential District) to C1-S (Shopping Center District) is compatible with the surrounding land uses, as shown in Exhibit "C".

BE IT FURTHER RESOLVED that the Costa Mesa Planning Commission does hereby recommend City Council approval of GP-05-04 and first reading of the ordinance adopting R-05-03.

BE IT FURTHER RESOLVED that the Costa Mesa Planning Commission does hereby find and determine that adoption of this Resolution is expressly predicated upon the activity as described in the Staff Report for GP-05-04 and R-05-03. Should any material change occur, then this Resolution, and any recommendation for approval herein contained, shall be deemed null and void.

PASSED AND ADOPTED this 10th day of October, 2005.

Chair, Costa Mesa
Planning Commission

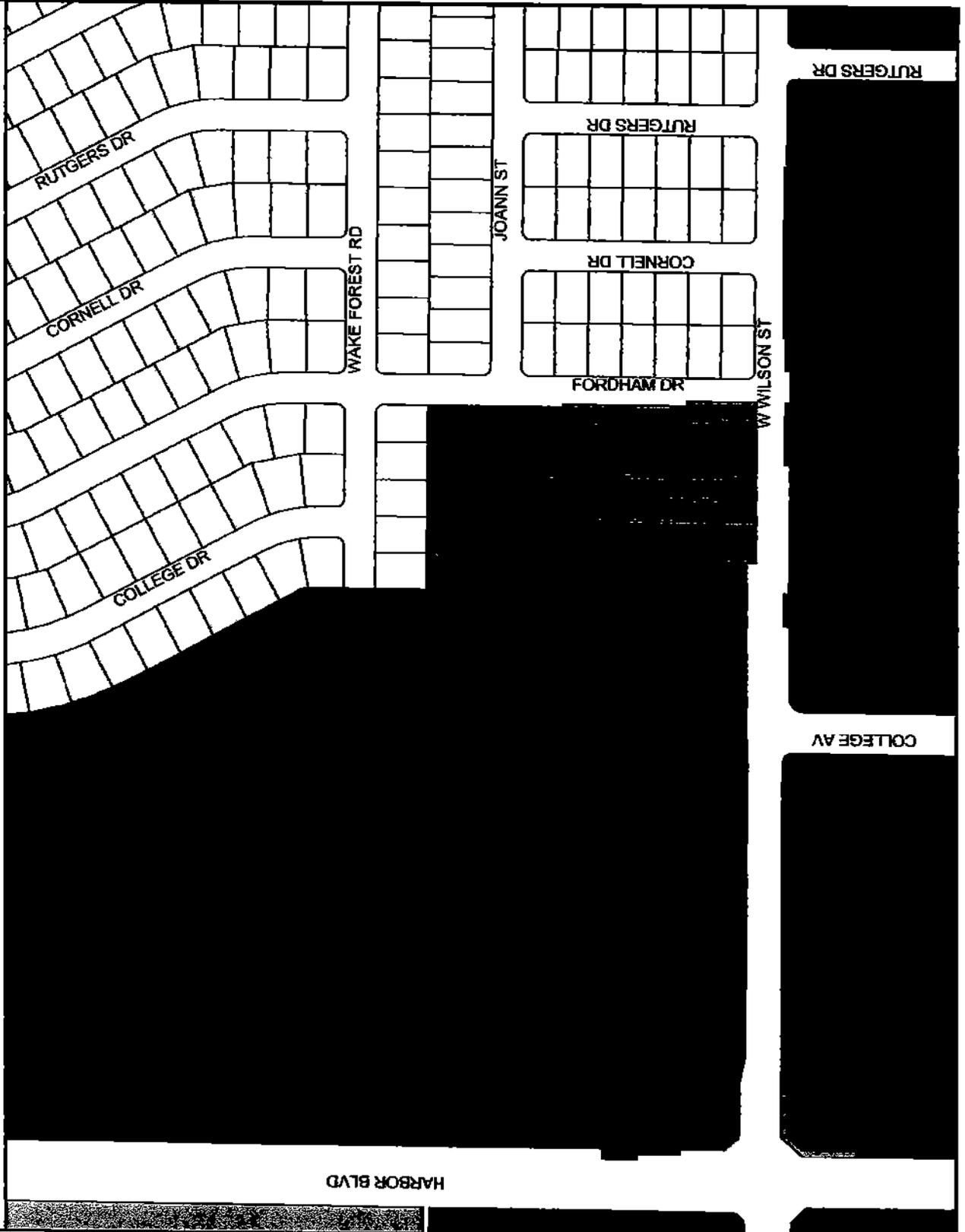
EXHIBIT "A"**FINDINGS**

- A. The proposed general plan amendment and rezone is consistent with the Zoning Code and the General Plan. Specifically, although the proposed general plan amendment and rezone will change the land use from residential to commercial, an equivalent increase in residential units will be provided elsewhere in the City. Additionally, the proposal is consistent with the City's General Plan, specifically, policies LU-1C.6 and LU-1F.1, because approval of the general plan amendment and rezone will allow a project that will be compatible and harmonious with surrounding properties and uses.
- B. An initial study was prepared, pursuant to the California Environmental Quality Act. According to the initial study and negative declaration, which reflect the independent judgment of the City of Costa Mesa, there will not be a significant effect on the environment because standard conditions of approval and mitigation measures have been added to the project.
- C. The evidence presented in the record as a whole indicates that the project will not individually or cumulatively have an adverse effect on wildlife resources or habitat.
- D. The project is exempt from Chapter IX, Article 11, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

EXHIBIT "B"

PROPOSED GP MAP (HDR TO GEN. COMM.)

GP-05-04 - 380 W. WILSON ST.



Legend

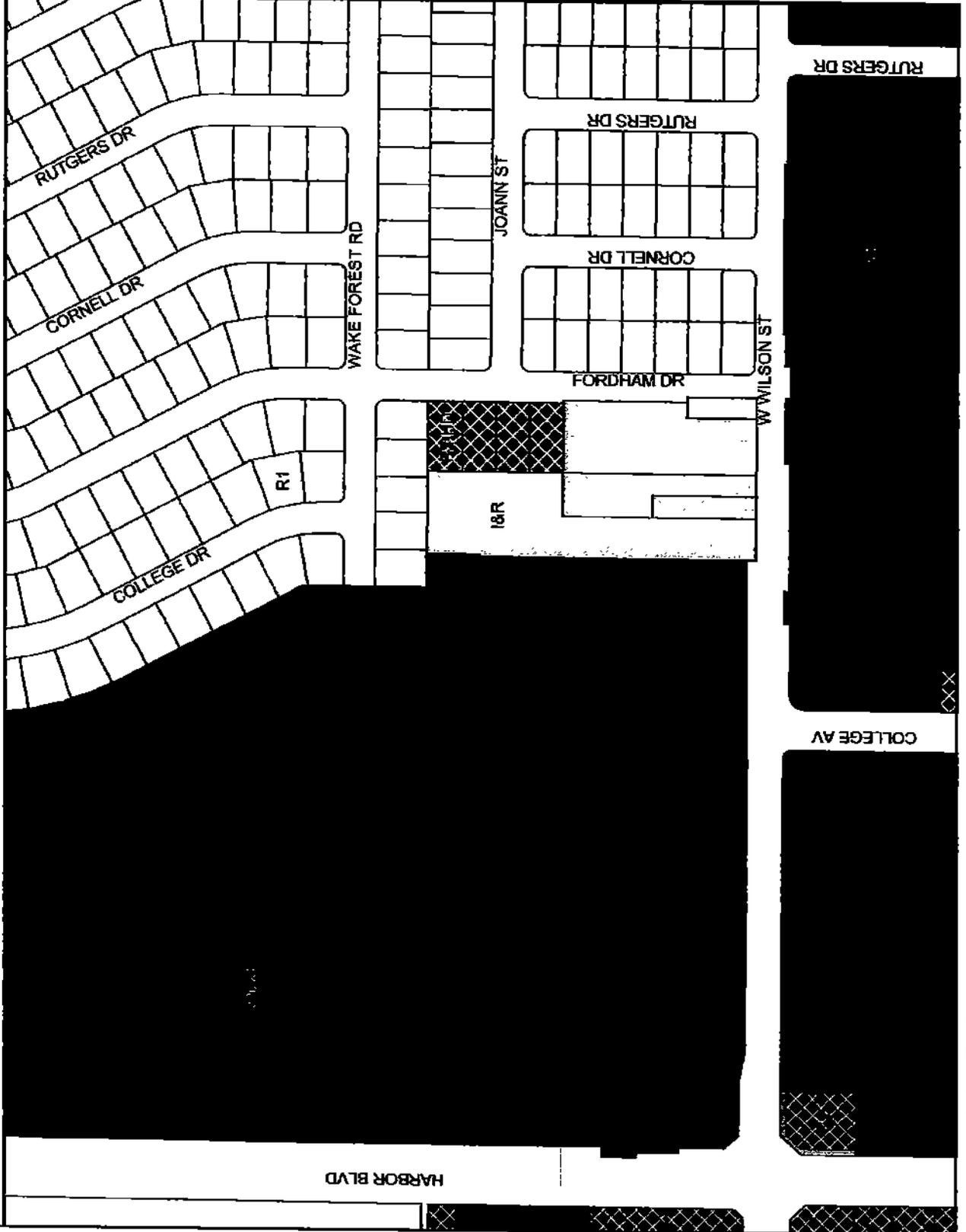
- Street Names
- Parcel Lines
- General Plan
- Other
- Cultural Arts Center
- Commercial Center
- Commercial Residential
- Recreational
- Golf Course
- General Commercial
- High Density Residential
- Industrial Park
- Low Density Residential
- Light Industrial
- Medium Density Residential
- Neighborhood Commercial
- Public/Institutional
- Regional Commercial
- Urban Center Commercial
- Parcels



EXHIBIT "C"

PROPOSED REZONE MAP (R3 TO C1-S)

R-05-03 - 380 W. WILSON ST.



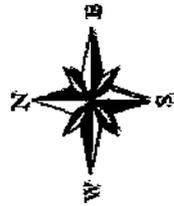
Legend

Street Names

Parcel Lines

Zoning

- AP
- C1
- C1-S
- C2
- CL
- EMR
- EMR-S
- MG
- MP
- P
- PDC
- PDI
- PDR-MD
- PDR-LD
- PDR-MD
- PDR-NCM
- R1
- R2-HD
- R2-MD
- R3
- TC
- Parcels



PLANNING DIVISION - CITY OF COSTA MESA

DESCRIPTION/JUSTIFICATION

Application #: GP-05-04/R-05-03 Environmental Determination: NEW DEC.
Address:

380 Wilson

1. Fully describe your request:

Applying for a ^{General} ~~Master~~ Plan Amendment and a Conditional Use Permit to operate an RV Storage Facility on the vacant property behind Home Depot at 2300 Harbor Blvd.

We wish to amend the General Plan to allow for 380 Wilson to be rezoned from R-3 to C1-S zoning.

2. Justification

A. For a Conditional Use Permit or Minor Conditional Use Permit: Describe how the proposed use is substantially compatible with uses permitted in the same general area and how the proposed use would not be materially detrimental to other properties in the same area.

B. For a Variance or Administrative Adjustment: Describe the property's special circumstances, including size, shape, topography, location or surroundings that deprive the property of privileges enjoyed by other properties in the vicinity under the identical zoning classification due to strict application of the Zoning Code.

3. This project is: (check where appropriate)

In a flood zone.

Subject to future street widening.

In the Redevelopment Area.

In a Specific Plan Area.

4. I have reviewed the HAZARDOUS WASTE AND SUBSTANCES SITES LIST published by the office of Planning and Research and reproduced on the rear of this page and have determined that the project:

Is not included in the publication indicated above.

Is included in the publication indicated above.

Signature

Date

March '96

12

8-19-05



CITY COUNCIL AGENDA REPORT

MEETING DATE: AUGUST 16, 2005

ITEM NUMBER:

SUBJECT: GENERAL PLAN SCREENING REQUEST FOR THE FOLLOWING PROPERTIES:

- * (1) GPS-05-02 HARBOR CENTER (2300 HARBOR BLVD./380 W. WILSON)
- (2) GPS-05-03 THE LAKES PAVILIONS RETAIL CENTER (580 ANTON BLVD.)
- (3) GPS-05-04 JABSCO INDUSTRIES SITE (1485 DALE WAY/2925 COLLEGE AVE.)
- (4) GPS-05-05 SEGERSTROM TOWN CENTER (3400, 3410, AND 320 BRISTOL ST.)

DATE: AUGUST 1, 2005

FROM: PLANNING DIVISION/DEVELOPMENT SERVICES DEPARTMENT

PRESENTATION BY: CLAIRE L. FLYNN, AICP, SENIOR PLANNER

**FOR FURTHER INFORMATION CONTACT: CLAIRE L. FLYNN, AICP, SENIOR PLANNER
(714) 754-5278**

RECOMMENDATION

Accept proposed General Plan amendment screening requests for processing.

BACKGROUND

General Plan Screening Criteria

City Council Policy 500-2 establishes a procedure for processing privately initiated General Plan amendments. This procedure involves a City Council screening of these requests prior to their acceptance for formal processing. The policy includes three criteria for accepting requests and two criteria for rejecting requests. The acceptance criteria are as follows:

1. A General Plan amendment is necessary to resolve inconsistency between the General Plan designation and zoning of a parcel.
2. A General Plan amendment is necessary to provide a uniform land use designation on a single parcel.
3. A General Plan amendment would result in decreased traffic impacts from the property.

The criteria for rejecting an application are as follows:

1. The request applies to a single small lot or a small area, especially if the change would make the property inconsistent with surrounding properties.
2. The property is located in the Redevelopment Area and requires action by the Redevelopment Agency to amend the Redevelopment Plan.

In addition to the above criteria, the policy also states that no request shall be accepted that would increase the overall, citywide development cap. It does, however, allow amendments that would result in development exchanges or transfers to be considered. The policy also acknowledges that these criteria are only guidelines and City Council may accept an application which does not meet the criteria if it finds there are overriding reasons to do so.

ANALYSIS

Project Summary Description

A one-page, project summary sheet is attached for each screening request. This summary sheet provides the following information:

- Project Description
- Vicinity Map
- Justification for approval based on a preliminary traffic and land use analysis

The applicant's letter of justification is also attached following each summary sheet.

Traffic Analysis Required

While a preliminary traffic evaluation was completed for each screening request, a detailed traffic analysis with the project-specific environmental review is required at the time of project submittal.

In consultation with the Transportation Services Manager, the traffic analysis for each development project would generally include, where applicable, the following information:

- Pedestrian and vehicle circulation plan.
- Analysis of any increased traffic in relation to existing and projected traffic levels.
- Comparison of directional trip characteristics for residential versus commercial or industrial uses.
- Trip generation characteristics of residential condominiums in mixed-use zones.

Concurrent Processing of North Costa Mesa High-Rise Residential Amendments

GPS-05-03 (The Lakes Pavilions Retail Center) and GPS-05-05 (Segerstrom Town Center) involve a request for high-rise residential projects in North Costa Mesa. City Council has approved similar requests for the Pacific Arts Plaza (December, 2004), and

South Coast Metro Center (April, 2005). If these current screening requests are also accepted for processing, all four applications for high-rise residential condominium development will be processed concurrently. In addition, the project-specific and cumulative environmental impacts will be analyzed in a single, comprehensive environmental impact report. This approach was successfully used in Years 2000-2001 for projects in the South Coast Plaza Town Center, submitted by Commonwealth Partners, South Coast Plaza, and the Orange County Performing Arts Center.

ALTERNATIVES CONSIDERED

City Council has the following alternatives available for consideration for each screening request:

1. Accept the screening request for each specific project by separate motions. Pursuant to Council Policy 500-2, Council may acknowledge that the General Plan screening criteria are only guidelines and that City Council may accept an application that does not meet the criteria based on other considerations. The justification for approving the screening request is provided on the summary sheet.
2. Deny a specific screening request. Denial of a specific request would maintain the existing land use designations, corresponding land use regulations, and entitlements of the subject property.

FISCAL REVIEW

Fiscal review is not required for this item.

LEGAL REVIEW

Legal review is not required for this item.

CONCLUSION

Staff recommends acceptance of the proposed General Plan amendment for processing and additional analysis.

- (1) GPS-05-02 HARBOR CENTER (2300 HARBOR BLVD./380 W. WILSON)
- (2) GPS-05-03 THE LAKES PAVILIONS RETAIL CENTER (580 ANTON BLVD.)
- (3) GPS-05-04 JABSCO INDUSTRIES SITE (1485 DALE WAY/2925 COLLEGE AVE.)
- (4) GPS-05-05 SEGERSTROM TOWN CENTER (3400, 3410, AND 320 BRISTOL ST.)

If the screening request is approved, project specific environmental analysis will be completed for each development proposal. Based on a preliminary traffic and land use analysis, staff believes that each screening request merits further consideration through the General Plan amendment process. With the exception of the Jabsco Industries sites, a preliminary traffic study indicates that the proposed General Plan screening requests would not result in adverse traffic impacts to the City's circulation system.

It is important to note that the development proposals for each screening request will be subject to environmental analysis in the form of a mitigated negative declaration or environmental impact report. Furthermore, acceptance of the screening request does not set precedent for approval nor constitute the approval of a development project. The approval of a screening request strictly allows the applicant to further research/develop the proposal and provide City Council with an opportunity to review the relative merits of the project in greater detail prior to final action.


CLAIRE L. FLYNN, AICP
Senior Planner


R. MICHAEL ROBINSON, AICP
Asst. Development Services Director

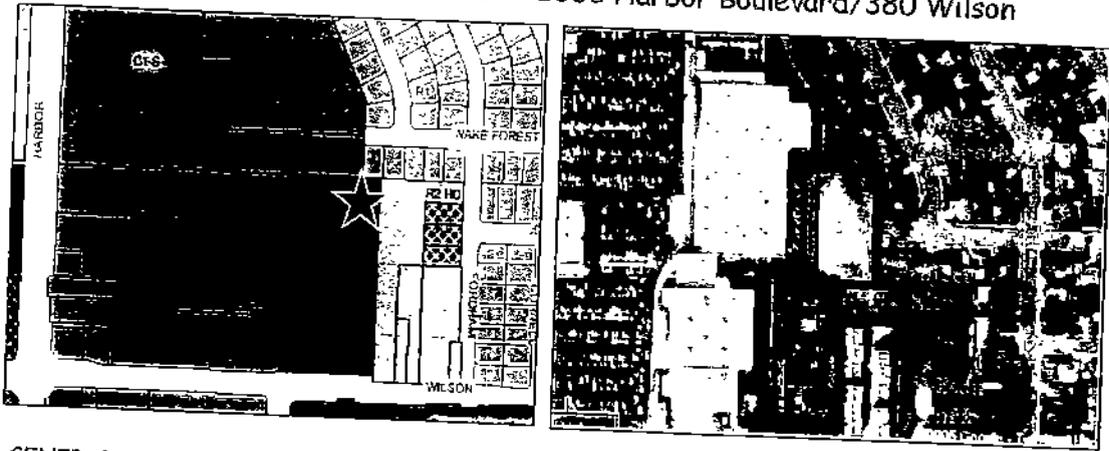

DONALD D. LAMM, AICP
Deputy City Mgr. – Dev. Svs. Director

- Attachments:
1. Segerstrom Town Center (Summary Sheet, Site Photos, Applicant Letter)
 2. Lakes Retail Center (Summary Sheet, Site Photos, Applicant Letter)
 3. Jabsco Industries Site (Summary Sheet, Site Photos, Applicant Letter)
 4. Harbor Center (Summary Sheet, Site Photos, Applicant Letter)

cc: City Manager
Assistant City Manager
City Attorney
Public Services Director
Peter Naghavi, Transportation Svs. Mgr.
Kimberly Brandt, Principal Planner
City Clerk
Staff (4)
File (2)

File: 08165GPSReq	Date: 080105	Time: 4:15 p.m.
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GPS-05-02 Harbor Center - 2300 Harbor Boulevard/380 Wilson



GENERAL PLAN SCREENING REQUEST

The General Plan screening request is to change the land use designation of the 0.36 acre parcel at 380 W. Wilson from High Density Residential to General Commercial. This would allow this parcel to be combined with the larger, 1.12 acre undeveloped parcel behind Home Depot. If the General Plan amendment is approved, the applicant proposes to submit a Master Plan application for a mini-storage facility with access from Harbor Center and/or Wilson Street.

LAND USE ANALYSIS

Undeveloped property located at 2300 Harbor Boulevard (1.12 acre) and 380 W. Wilson (0.36 acre) is approximately 1.49 acres (combined) in size with irregular dimensions. The 0.36-acre parcel is located adjacent to Wilson Park, designated High Density Residential, and zoned R3, Multiple-Family Residential. The change to a General Commercial land use designation is considered compatible to the existing residential and commercial land uses. The new designation would allow the property to be combined with the larger commercial parcel. Furthermore, the applicant proposes a mini-storage use which would not involve opening Wake Forest Road or exposure of future residential development to noise disturbances from Home Depot.

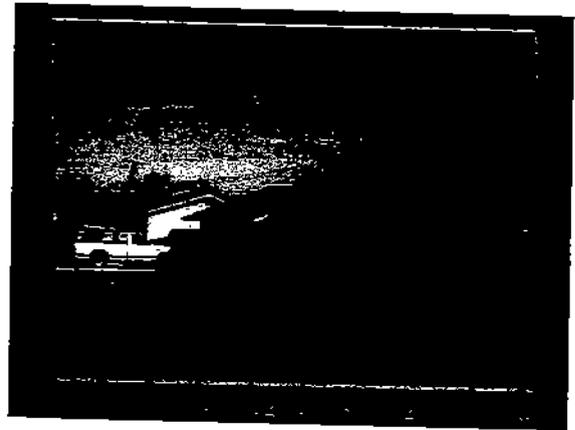
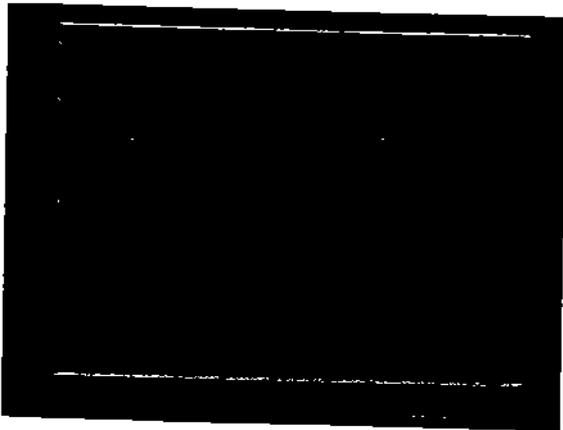
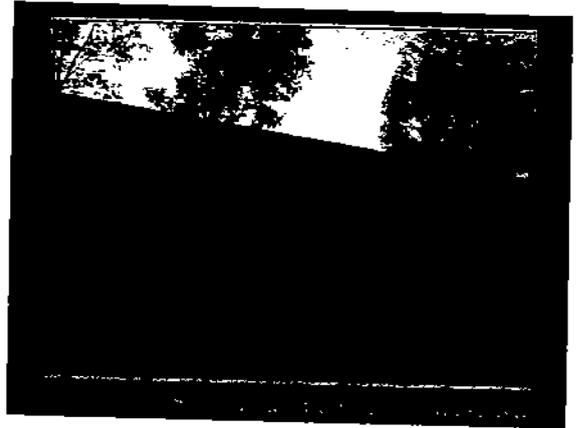
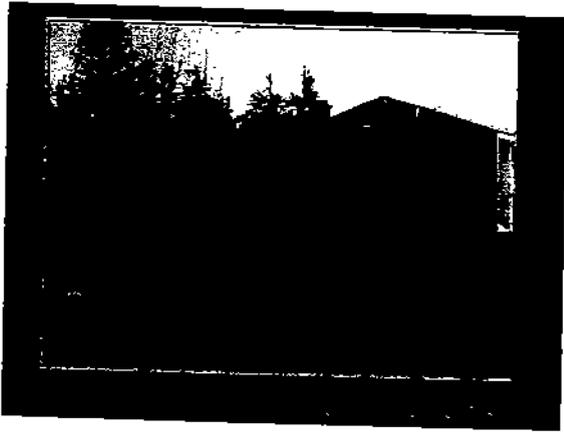
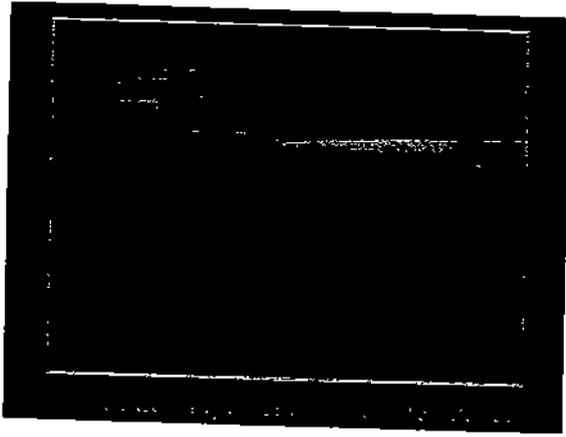
TRAFFIC ANALYSIS

A preliminary traffic analysis indicates that there will be an insignificant increase to the site's average daily trip generation, and this would not adversely impact the circulation system. The existing land use designation (70 ADT for seven residential units) and the proposed General Commercial designation (approx. 164 ADT for commercial building) will result in a minor, incremental increase in vehicle trips. Detailed traffic analysis will be completed at the time of project submittal, and the findings be verified/evaluated in the appropriate CEQA document.

JUSTIFICATION FOR ACCEPTANCE OF SCREENING REQUEST

Staff recommends acceptance of the General Plan screening request for the following reasons:

1. Commercial designation is consistent with the historic commercial use of the adjacent site. The proposed General Plan amendment would allow the residual 0.37-acre parcel at 380 Wilson to be combined with the 1.12 acre parcel and developed as a commercial site. The Harbor Center site has been zoned as C1-S since 1958. Previous zoning classifications in the early 1940s-1950s included Local Business District and Agricultural District. Even prior to the redevelopment of the center, Harbor Center has historically been a major commercial destination and currently provides approximately 315,000 sq.ft. of commercial uses including four major tenants (e.g. Home Depot and secondary support retail and restaurant uses).
2. Low-intensity commercial development will maintain "noise buffer" for College Park neighborhood. If developed with a low-intensity commercial use (e.g. mini-storage facility), this area will continue to serve as a buffer between the shopping center and neighboring College Park residential community. In addition, redesignation of the High Density Residential parcel to General Commercial would prohibit residential development on a site documented with noise disturbances from Home Depot.
3. Proposal satisfies General Plan Screening Criteria #2. This criteria suggests that a General Plan amendment is necessary to provide a uniform land use designation on a single parcel. Since the applicant's intent is to combine the residual 0.37-acre parcel with the larger 1.12-acre commercial parcel, this request would satisfy criteria #2 by creating a General Commercial land use designation for the entire, undeveloped parcel.
4. Project complies with General Plan Objective HOU-3.6. This objective requires consideration of potential impacts on housing when reviewing rezone petitions affecting residential properties. The existing R3 zoning for this parcel allows the construction of 7 units. Since the adoption of the City's General Plan, several commercial properties have been rezoned to medium-density residential (e.g. Daily Pilot site, 2436 Newport Boulevard), and these proposed units would result in a net increase of over 30 single-family homes in the City. Thus, given other development activity/rezone applications in the city, the project will not result in a loss of dwelling units in the City's housing stock.



CITY OF COSTA MESA PLANNING APPLICATION

PROJECT DESCRIPTION AND JUSTIFICATION

1. **Project Address:** 380 Wilson

2. **Fully describe your request:** We wish to amend the General Plan to allow for 380 Wilson to be rezoned from R-3 to C1-S zoning.

3. **Justification:**
 - A. **For a Conditional Use Permit or Minor Conditional Use Permit:** On a separate sheet, describe how the proposed use is substantially compatible with uses permitted in the same general area and how the proposed use would not be materially detrimental to other properties in the same area.

 - B. **For a variance or Administrative Adjustment:** On a separate sheet, describe the property's special circumstances, including size, shape, topography, location or surroundings that deprive the property of privileges enjoyed by other properties in the vicinity under the identical zoning classification due to strict application of the Zoning Code.

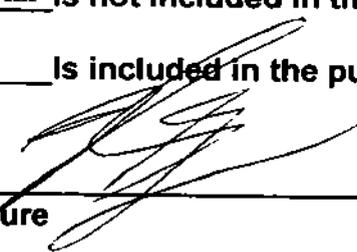
4. **This project is: (check where appropriate)**

- In a flood zone. In the Redevelopment Area.
- Subject to future street widening. In a Specific Plan Area.
- Includes a drive-through facility.
(Special notice requirements, pursuant to GC Section 65091 (d))

5. **I have reviewed the HAZARDOUS WASTE AND SUBSTANCES SITES LIST reproduced on the rear of this page and have determined the project:**

- Is not included in the publication indicated above.
- Is included in the publication indicated above.

Signature



Date

6-13-05

NOTICE OF INTENT

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

From: City of Costa Mesa
Development Services Dept.
77 Fair Drive, P.O. Box 1200
Costa Mesa, CA 92628

County Clerk-Recorder
County of Orange
P.O. Box 238, Santa Ana, CA 92702-0238

Post for 20 days – No Filing Fee Applicable

Pursuant to the State of California Public Resources Code and the "Guidelines for Implementation of the California Environmental Quality Act," as amended to date, the City of Costa Mesa proposes to adopt a Negative Declaration / Mitigated Negative Declaration for the project described below.

Project Title:

General Plan Amendment GP-05-04, Rezone R-05-03, and Planning Application PA-05-22

Project Location: 2300 Harbor Boulevard and 380 West Wilson Street

Project Description:

General Plan Amendment GP-05-04, Rezone R-05-03, and Planning Application PA-05-22 for ICI Development Company Inc., to change the General Plan land use designation from High Density Residential to General Commercial and a rezone from R3 (Multiple Family Residential District) to C1-S (Shopping Center District) for property located at 380 Wilson Street, in conjunction with a master plan amendment and conditional use permit to operate a recreational vehicle storage facility with a variance from maximum wall height (6 feet maximum wall height allowed; 8-12 feet wall height proposed), for property located at 2300 Harbor Boulevard in a C1-S zone and 380 West Wilson Street in an R3 (pending C1-S) zone.

Public Review Period:

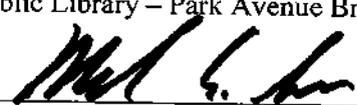
Comments on the environmental document will be received from September 19, 2005 through October 10, 2005 at the City of Costa Mesa, Development Services Dept., 77 Fair Drive, P.O. Box 1200, Costa Mesa, CA 92628-1200.

Public Hearing:

The Planning Commission will consider the proposed project and the Negative Declaration / Mitigated Negative Declaration in a public hearing scheduled for October 10, 2005 at 6:30 p.m., or as soon as possible thereafter, at the City of Costa Mesa Council Chambers located at the above address. Oral or written comments will be heard at this time. For more information, call the Planning Division at (714) 754-5245.

Document Availability:

Copies of the Initial Study and Negative Declaration / Mitigated Negative Declaration are available for public review at the following locations: (a) City of Costa Mesa, Public Counter, 77 Fair Drive, Costa Mesa, CA, (b) Mesa Verde Library, 2969 Mesa Verde Drive, East, (c) Orange County Public Library – Park Avenue Branch, 1855 Park Avenue.


SIGNATURE (PUBLIC AGENCY)

September 16, 2005
DATE

Senior Planner
TITLE



CITY OF COSTA MESA

INITIAL STUDY OF ENVIRONMENTAL IMPACTS

I. BACKGROUND

1. File Number(s): General Plan Amendment GP-05-04, Rezone R-05-03, and Planning Application PA-05-22
2. Name & Address of Applicant: ICI Development Company, Inc.
2222 E. 17th Street, Santa Ana, CA 92705
3. Project Location: 2300 Harbor Boulevard and 380 West Wilson Street
4. General Plan: General Commercial; the proposal includes a change in a portion of the site (380 West Wilson Street) from High Density Residential to General Commercial
5. Zoning: C1-S zone and R3 (pending C1-S) zone
6. Project Description: General Plan Amendment GP-05-04, Rezone R-05-03, and Planning Application PA-05-22 for ICI Development Company Inc., to change the General Plan land use designation from High Density Residential to General Commercial and a rezone from R3 (Multiple Family Residential District) to C1-S (Shopping Center District) for property located at 380 West Wilson Street, in conjunction with a master plan amendment and conditional use permit to operate a recreational vehicle storage facility with a variance from maximum wall height (6 feet maximum wall height allowed; 8-12 feet wall height proposed), for property located at 2300 Harbor Boulevard in a C1-S zone and 380 West Wilson Street in an R3 (pending C1-S) zone
7. Surrounding land uses and setting: Harbor Center, a commercial center that includes restaurants, retail commercial, and Home Depot, is located immediately west of the project site. The site is bounded on three sides by low- and high-density residential developments. Single-family residential uses are located to the north and east, and multi-family residential uses are located south of the project site. Wilson Park is located southeast of the project site
8. Other public agencies whose approval is required: None

II. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below have the potential to be significantly impacted by this project, as indicated in Section IV.

Aesthetics

Agriculture

Air Quality

- | | | |
|--|---|---|
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology/Soils |
| <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Land Use/Planning |
| <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Population/Housing |
| <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation/Traffic |
| <input type="checkbox"/> Utilities | <input type="checkbox"/> Mandatory Findings of Significance | |

III. CITY OF COSTA MESA DETERMINATION

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect: (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects: (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the propose project, nothing further is required.



Mel Lee, AICP
Senior Planner

September 16, 2005

Date

PROJECT DESCRIPTION

General Plan Amendment GP-05-04, Rezone R-05-03, and Planning Application PA-05-22 for ICI Development Company Inc. (referred hereafter as "ICI"), to change the General Plan land use designation from High Density Residential to General Commercial and a rezone from R3 (Multiple Family Residential District) to C1-S (Shopping Center District) for property located at 380 West Wilson Street, in conjunction with a master plan amendment and conditional use permit to operate a recreational vehicle storage facility with a variance from maximum wall height (6 feet maximum wall height allowed; 8-12 feet wall height proposed), for property located at 2300 Harbor Boulevard in a C1-S zone and 380 West Wilson Street in an R3 (pending C1-S) zone.

PROJECT LOCATION AND SETTING

Harbor Center, a commercial center that includes restaurants, retail commercial, and a Home Depot, is located immediately west of the project site. The vacant site is bounded on three sides by low- and high-density residential developments. Single-family residential uses are located to the north and east, and multi-family residential uses are located south of the project site. Wilson Park is located southeast of the project site.

The project site is two vacant land-locked parcels. The larger parcel is approximately 1.12 acres and is located at the western terminus of Wake Forest Drive and is a remnant of Harbor Center. The parcel is designated General Commercial by the General Plan Land Use Element and zoned C1-S, Shopping Center. The smaller parcel is located to the south and is approximately 0.37 acres in size, is designated High Density Residential by the General Plan, and zoned R3, Multiple-Family Residential. The western boundary of the project site is separated from Harbor Center by a 14-foot-high wall designed to mitigate noise impacts to residential uses from the adjacent commercial center. The eastern boundary of the site is separated from the adjacent residential neighborhood by a 14-foot-high block wall, an approximately 20-foot-wide landscaped buffer, and a six-foot-high retaining wall.

BACKGROUND

ICI is proposing a recreational vehicle storage facility for the site. The facility will include the following: approximately 70 individual vehicle storage areas ranging in size from 11 feet wide by 25 feet deep to 12 feet wide by 45 feet deep; an enclosed outdoor area for incidental storage; a wash rack/dump station; and a storage container to house the video surveillance equipment for the area and cleaning supplies.

The proposed project requires the following discretionary planning approvals:

- 1) **General Plan Amendment GP-05-04** to change the General Plan land use designation for the portion of the site addressed as 380 West Wilson Street from High Density Residential to General Commercial.
- 2) **Rezone R-05-03** to change the zoning for the portion of the site addressed as 380 West Wilson Street from R3 (Multiple Family Residential District) to C1-S (Shopping Center District).
- 3) **Planning Application PA-05-22** for a master plan amendment to operate a recreational vehicle storage facility with a conditional use permit and a variance from maximum wall height (6 feet maximum wall height allowed; 8-12 feet wall height proposed).

The environmental analysis examines the environmental effects of the above project and the related entitlements.

NEGATIVE DECLARATION

In accordance with the California Environmental Quality Act (CEQA) an Initial Study and Negative Declaration (IS/ND) has been prepared in conjunction with the conditional use permit. The purpose of the IS/ND is to identify impacts to the environment as a result of the proposed project/use and propose mitigation measures and/or standard conditions of approval to lessen or avoid any impacts. The impacts are described on the following pages.

IV. EVALUATION OF ENVIRONMENTAL IMPACTS

TOPICS	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
I. AESTHETICS. Would the project:				
(a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic building?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

According to the 2000 General Plan, the project site is not located within a scenic vista. There are no trees, rock outcroppings or historic buildings that will be affected by the proposed project. Topography on the project site will only be slightly modified to accommodate the proposed project. Therefore, the project will be consistent with the existing visual character of the surrounding area.

Wilson Park is located to the southeast of the proposed project and is surrounded by existing residential properties. A new 8-foot block wall, matching the existing on-site wall, will be constructed on the property line abutting the park, as well as block walls 8 feet high and 12 feet high, respectively, on the southerly and westerly property lines abutting the existing multiple family residential developments. These walls will match the existing walls on the property and a less than significant impact will be created.

It should be noted that the City's Municipal Code contains no specific standards for limiting light spillage. However, the following City of Costa Mesa Standard Condition is proposed to ensure that no significant lighting or glare impacts affect residential uses surrounding the proposed project.

Standard Condition

- Lighting shall comply with all requirements of Costa Mesa Municipal Code Section 13-93(d). Lighting shall be designed to provide adequate illumination of the storage facilities (no dark spots) without creating spill-over light or glare onto adjacent properties. Shielding or other methods necessary to prevent light or glare spill-over shall be incorporated.

II. AGRICULTURAL RESOURCES. Would the project:				
(a) Convert prime farmland, unique farmland, or farmland of statewide importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The project site is located on vacant land zoned for commercial and residential development. The project area is an urbanized area surrounded by commercial and residential development. No farmland, agricultural zoning, or Williamson Act contracts exist either within or adjacent to the project site. No impact to farmland or agriculture will occur, and no mitigation measures are required.

III. AIR QUALITY. Would the project:				
(a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

25

TOPICS	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(c) Result in a cumulatively considerable net increase of any criteria pollutant 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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The proposed project would not create significant air quality emissions, as the project is a recreational vehicle storage facility.

Construction of the proposed project will result in the generation of dust as a result of soil disturbance, grading, earthwork, as well as exhaust emissions from construction equipment and transporting workers and materials to the site. The South Coast Air Quality Management District (SCAQMD) CEQA Handbook estimates that each acre of disturbed soil creates 26.4 pounds per day of Suspended Particulate Matter (PM₁₀). The amount of PM₁₀ generated per day is below the SCAQMD threshold of 150 pounds of PM₁₀ per day. However, implementation of the following standard conditions of approval will be required during construction.

Standard Conditions

1. The project applicant shall require the contractor to comply with the SCAQMD's regulations during construction, including Rule 402, which specifies that there be no dust impacts offsite sufficient to cause a nuisance, and SCAQMD Rule 403, which restricts visible emissions from construction. Specific measures to reduce fugitive dust shall include the following:
 - a. Moisten soil prior to grading.
 - b. Water exposed surfaces at least twice a day under calm conditions and as often as needed on windy days when winds are less than 25 miles per hour or during very dry weather in order to maintain a surface crust and prevent the release of visible emissions from the construction site.
 - c. Treat any area that will be exposed for extended periods with a soil conditioner to stabilize soil or temporarily plant with vegetation.
 - d. Wash mud-covered tires and under-carriages of trucks before leaving construction site.
 - e. Provide for street sweeping, as needed, on adjacent roadways to remove dirt dropped by construction vehicles or mud which would otherwise be carried off by trucks departing project sites.
 - f. Cease grading during periods when winds exceed 25 miles per hour.
 - g. Provide for permanent sealing of all graded areas, as applicable, at the earliest practicable time after soil disturbance.
 - h. Maintain the public site in a "wet-down" condition to prevent excessive dust and promptly remove any spillage from the public right-of-way by sweeping and sprinkling.
2. The project applicant shall require the contractor to:
 - a. Maintain construction equipment in peak operating condition so as to reduce operation emissions.
 - b. Use low-sulfur diesel fuel in all equipment.
 - c. Use electric equipment whenever practicable.
 - d. Shut off engines when not in use.

IV. BIOLOGICAL RESOURCES. Would the project:

TOPICS	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Have a substantial adverse effect on federally-protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

According to the 2000 General Plan, no candidate, sensitive, or special status species are expected to be present on site. The proposed project is located on vacant land surrounded by commercial and residential development and therefore does not contain any biological resources. There are no sensitive biological resources on the subject site nor is the site designated as an environmentally sensitive area. Therefore, no significant impacts related to biological resources will occur as a result of project implementation. No mitigation measures are required.

V. **CULTURAL RESOURCES.** Would the project:

(a) Cause a substantial adverse change in the significance of a historical resource as defined in Title 13, Chapter IX, Article 14 of the Costa Municipal Code?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

TOPICS

Potentially Significant Impact Less Than Significant With Mitigation Incorporated Less Than Significant Impact No Impact

According to the 2000 General Plan, no archaeological resources exist on the project site. The seven recorded sites in the City of Costa Mesa are primarily located on or near the bluffs overlooking the Santa Ana River and in Fairview Park. No impacts related to archaeological resources are anticipated; therefore, no mitigation measures are required. However, in the event that unknown, undocumented resources are found during construction, the following City of Costa Mesa Standard Condition is proposed.

Standard Condition

1. If any archaeological objects are encountered during construction, the contractor shall stop work immediately and notify the City.

VI. GEOLOGY AND SOILS. Would the project:

(a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
1. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Be located on expansive soil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

As with most of Southern California, Costa Mesa is subject to seismic activity. Additionally, according to the Geotechnical Report prepared for the adjacent commercial property, existing soils present within the upper few feet may have an expansion potential ranging from very low to high. Standard construction practices would provide sufficient seismic safety for the public. All structures must comply with the seismic requirements of the UBC and City building codes. Compliance with these standards and any other specific design recommendations that may be identified prior to the preparation of construction plans is anticipated to limit any hazards from potentially expansive soils to less than significant levels. Therefore, no mitigation measures are required.

VII. HAZARDS & HAZARDOUS MATERIALS. Would the project:

(a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Be located on a site which is included on a list of Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

TOPICS	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(e) For a project located within the airport environs land use plan, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f) For a project within the vicinity of a private helipad or airstrip, would the project result in a safety hazard for people residing in the project working area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(g) Impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(h) Expose people or structures to a significant risk of loss, injury or death involving wild land fires, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wild lands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The proposed project will not involve the risk of release of hazardous materials. The project site is not included on the City's list of hazardous materials sites. The proposed project site is located approximately 5.5 miles from John Wayne Airport in Santa Ana. Due to the small number of off-airport accidents in the history of John Wayne Airport, the Airport Land Use Commission (ALUC) has not found it necessary to designate an accident potential zone. The proposed project is not located within the vicinity of a private helipad or airstrip, and will not interfere with the established flight path of the Police Department Helipad at the Costa Mesa Civic Center. No mitigation measures are required.

VIII. **HYDROLOGY & WATER QUALITY.** Would the project:

(a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

TOPICS	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(k) Potentially impact stormwater runoff from construction activities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(l) Potentially impact stormwater runoff from post-construction activities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(m) Result in a potential for discharge of stormwater pollutants from areas of material storage, vehicle or equipment maintenance (including washing), waste handling, hazardous materials handling or storage, delivery areas, loading docks or other outdoor work areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(n) Result in potential for discharge of stormwater to affect the beneficial uses of the receiving waters?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(o) Create the potential for significant changes in the flow velocity or volume of stormwater runoff to cause environmental harm?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(p) Create significant increases in erosion of the project site or surrounding areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Construction activities have the potential of reducing water quality due to increased silt and pollutant loads in runoff from the site. Additionally, a facility for the washing of RV's is proposed for the site, which could affect long term water quality impacts from wastewater runoff. A standard condition of approval for projects is the development of a water quality management program (WQMP), in compliance with the NPDES Stormwater Discharge Permit issued to the City in 1990 by the Regional Water Quality Control Board.

Based on data from the 2000 General Plan and the Federal Emergency Management Agency (FEMA), the area in and around the project site is not located within a 100-year flood hazard area and is Zone X (500-year flood) per flood map no. 0602160266H.

Standard Condition

1. Prior to or concurrent with submittal of plans for building plan check, the developer shall submit a Water Quality Management Plan (WQMP) that identifies the application and incorporation of those routine structural and non-structural Best Management Practices (BMP's) outlined in the Countywide National Pollution Discharge Elimination System (NPDES) Drainage Area Management Plan (DAMP), Appendix G. The WQMP shall detail implementation of BMP's not dependent on specific land uses, for review and approval by the Development Services Department.

IX. LAND USE AND PLANNING. Would the project:

(a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, redevelopment plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The proposed project does not physically divide an established community. Surrounding land uses include the existing Home Depot/Harbor Center to the west, single-family homes to the north and east, and multi-family residential development to the south and east. College Park School, and Wilson Park are located in proximity to the project site. The Land Use Element of the General Plan directs long-range development in the City by indicating the location and extent of development to be allowed. The General Plan sets forth land use goals, policies, and objectives that guide new development. The proposed project requires a General Plan amendment to change the existing land use designations from High Density Residential to General Commercial. A rezone of a portion of the project site from R3 to C1-S is also required. The proposed project is not within or near any applicable conservation plan or natural community conservation plan. Therefore, no mitigation measures are required.

TOPICS

Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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- X. **NOISE.** Would the project result in:
- | | | | | | |
|-----|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| (a) | Exposure of persons to, or generation of noise levels in excess of standards established in the Costa Mesa General Plan and noise ordinance? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (b) | Exposure of persons to, or generation of excessive ground-borne vibration or ground-borne noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (c) | A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (d) | A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (e) | For a project located within the airport environs land use plan, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (f) | For a project within the vicinity of a private helipad or airstrip, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Long Term Noise

Long-term uses associated with storage uses do not typically create any significant sources of stationary noise. In addition, noise characteristics associated with the project will be similar to or less than the existing noise sources in the adjacent residential neighborhoods. The proposed project would not result in any significant noise impacts to existing sensitive land uses, and no mitigation measures are required.

Construction Noise

Construction noise is considered a short-term impact on the ambient noise levels. Grading activities represent the highest potential for noise impacts. For short periods of time grading equipment could operate near the homes south of the project site and generate significant noise levels at these homes. Standard conditions of approval are included to mitigate noise impacts.

Standard Conditions

1. Construction, grading, materials delivery, equipment operation or other noise-generating activity shall be limited to between the hours of 7 a.m. and 8 p.m., Monday through Friday, and between the hours of 8 a.m. and 7 p.m., on Saturday; there shall be no construction activity on Sunday and Federal holidays. Exceptions may be made for activities that will not generate noise audible from off-site, such as painting.
2. Truck routes in general should be steered away from residential areas.
3. During construction, the stock piling, loading, and unloading of construction materials (such as, but not limited to, steel girders), loading/unloading trucks, moving equipment (such as mobile cranes), shall be located as far from adjacent properties as possible and shall be approved by the Planning Division and the Building Official. The stocking of construction materials can create high noise levels. This is not intended to apply to temporary piles of the materials that will be used up in a short period of time (i.e., less than two weeks). Stock piling areas for this project may not be necessary. However, if it is necessary, stock piling areas should be located as far as possible from adjacent properties.
4. The construction superintendent(s) shall meet with the City staff to review the operational conditions and restrictions as they relate to site demolition and construction, prior to the commencement of work.
5. The location for any on-site crushing of concrete and/or asphalt shall be located as far from adjacent properties as possible and approved by the Planning Division and the Building Official.

- XI. **POPULATION AND HOUSING.** Would the project:

TOPICS	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or, indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

A change in the General Plan land use designation from High Density Residential (maximum 20 units/acre) to General Commercial, and a rezone from R3 (Multiple Family Residential District) to C1-S (Shopping Center District) is proposed for a portion of the project site (380 West Wilson). State law prohibits the City from reducing the maximum allowable density on residentially zoned property unless an equivalent increase in density is provided elsewhere in the City (Government Code Section 65863). Because 380 West Wilson Street is 0.37 acres in size, the loss in dwelling unit potential as a result of the GPA and zone change is 7 units.

Since adoption of the City's Housing Element in January 2002, the City has taken the following actions that have increased the City's housing projections:

1. Approved general plan and zoning code amendments and a master plan for the development of 145 condominiums at 1901 Newport Boulevard. This approval includes the provision of 12 affordable units (7 low- to moderate-income units on site, and 5 very-low-income units off site) (2004);
2. Approved of a rezone and conditional use permit to allow a 20-unit expansion to a senior citizen single-room occupancy (SRO) hotel at 2072/2080 Newport Boulevard (2001). This expansion is currently under construction.
3. Approved general plan and rezone amendments to change the General Plan designation from General Commercial to Medium Density Residential with the appropriate zoning to allow the construction of single family housing at 330/340 West Bay Street. This amendment allows a maximum of 44 units (2004).
4. Approved a residential development at 23rd Street and Orange Avenue for the construction of 25 dwelling units. This property was assumed as a church use in the future land use inventory used in the 2000 General Plan update. (2004)
5. Approved a rezone Local Business to Medium Density Residential to allow the development of 10 residential units maximum at 2436 Newport Boulevard (2004).

These five actions increased the City's potential housing stock by 244 units beyond the future inventory assumed in the City's 2002 Housing Element. Therefore, staff believes that the City may institute the GPA and zone change for this site without violating state law.

380 West Wilson Street is a vacant parcel. The GPA and zone change zone will not displace any existing housing or people, necessitate the construction of replacement housing, or induce substantial population growth. Therefore, the projections for the project would have a less than significant impact on area population growth; therefore, no mitigation measures are required.

XII. PUBLIC SERVICES.

- (a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

- | | | | | |
|-----------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 1. Fire protection? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2. Police protection? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

TOPICS

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
3. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The site has previously been accommodated for the provision of public services. No significant impacts to public services are anticipated. No mitigation measures are required.

XIII. RECREATION.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| (a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

The proposed project will not increase the use of existing neighborhood or regional parks because the proposed project is non-residential in nature. No mitigation measures are required.

XIV. TRANSPORTATION/TRAFFIC. Would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| (a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to ratio on roads, or congestion at intersections)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (b) Exceed, either individually or cumulatively, a level of service standard established by the City of Costa Mesa General Plan for designated intersections? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (c) Exceed the trip budget for the property as established the City of Costa Mesa General Plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (d) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (f) Result in inadequate emergency access? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (g) Result in inadequate parking capacity? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (h) Conflict with adopted policies, plans or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

According to the Transportation Services Division, the proposed project will not substantially increase the number of trip ends to the subject site. As a result, no traffic impact fees are required.

The Costa Mesa General Plan establishes a correlation between building intensities planned for an area and the surrounding circulation system by establishing a maximum FAR (Floor Area Ratio) for a site based upon the lot size and trip generation characteristic for the proposed use on the parcel. With the proposed project, the only building proposed is a storage container that will not exceed the .75 maximum FAR established under the General Plan and accounted for in the design of the surrounding circulation system. No mitigation measures are required.

XV. UTILITIES & SERVICE SYSTEMS. Would the project:

TOPICS	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(h) Would the project include a new or retrofitted storm water treatment control Best Management Practice (BMP), (e.g., water quality treatment basin, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors and odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The site has previously been accommodated for the provision of utilities and service systems. The Southern California Gas Company, Southern California Edison, Pacific Bell telephone company, AT&T Broadband cable television, Mesa Consolidated Water District, and Costa Mesa Sanitary District serve the project site. No significant impacts to utilities and service systems are anticipated. No mitigation measures are required.

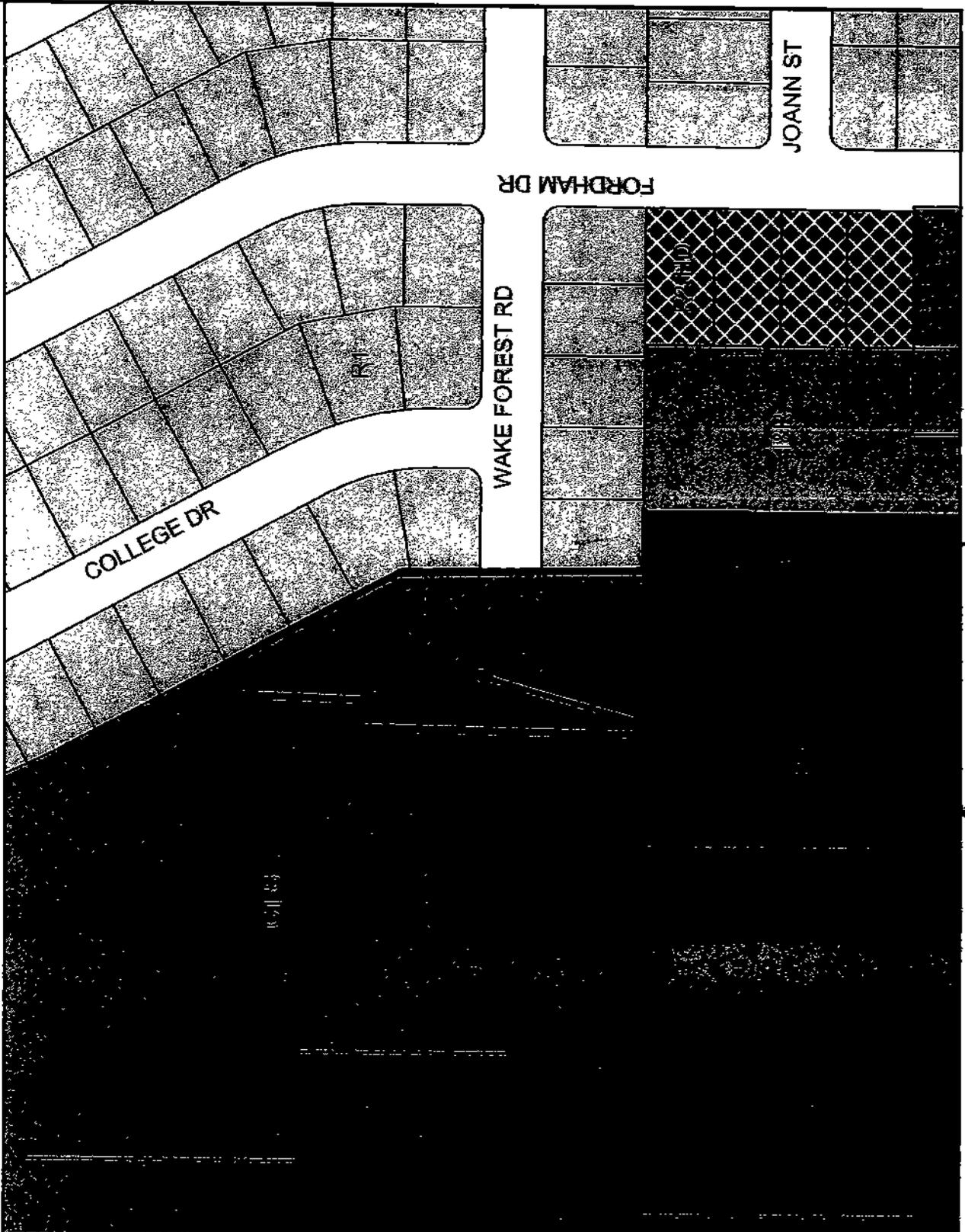
XVI. MANDATORY FINDINGS OF SIGNIFICANCE

(a) Does the project have the potential to degrade the quality of environment; substantially reduce the habitat of a fish or a wildlife species; cause a fish or wildlife population or 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

A Negative Declaration was determined to be the appropriate process for this project, as all potentially significant impacts of the project will be reduced to a level considered less than significant with the incorporation of standard conditions of approval listed throughout the sections of the Initial Study.

ZONING/LOCATION MAP

2300 HARBOR BLVD. AND 380 W. WILSON ST.



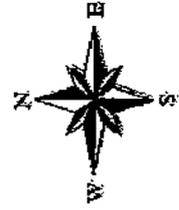
Legend

Street Names

Parcel Lines

Zoning

- AP
- C1
- C1-S
- C2
- CL
- I&R
- I&R-S
- MG
- MP
- P
- PDC
- PDI
- PDR-HD
- PDR-LD
- PDR-MD
- PDR-NCH
- R1
- R2-HD
- R2-MD
- R3
- TC
- Parcels



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2300 HARBOR BLVD. 380 W. WILSON ST.



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SUBJECT PROPERTY
2300 HARBOR BOULEVARD



SUBJECT PROPERTY
380 W. WILSON STREET

