PLANNING COMMISSION AGENDA REPORT

MEETING DATE: MARCH 23, 2015 **ITEM NUMBER: PH-2**

SUBJECT: **GENERAL PLAN AMENDMENT GP-14-03, REZONE R-14-03, PLANNING APPLICATION PA-14-19, AND VESTING TENTATIVE TRACT MAP VT-1779 FOR A 28-UNIT RESIDENTIAL DEVELOPMENT AT 1239 VICTORIA STREET**

DATE: **MARCH 16, 2015**

FROM: **PLANNING DIVISION/DEVELOPMENT SERVICES DEPARTMENT**

PRESENTATION BY: **MEL LEE, SENIOR PLANNER**

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

The proposed project involves the following:

1. ***Initial Study/Mitigated Negative Declaration (IS/MND):*** This document analyzes the environmental impacts of the project and describes mitigation measures and conditions of approval to minimize impacts to below a level of significance.

2. ***General Plan Amendment GP-14-03:*** General Plan amendment to change of Land Use Designation from Neighborhood Commercial (NC) to High Density Residential (HDR).

3. ***Rezone R-14-03:*** Rezone from Administrative and Professional (AP) District to Planned Development Residential – High Density (PDR-HD) District (up to 20 dwelling units per acre).

4. ***Planning Application PA-14-19:*** A master plan for development of a 28-unit planned residential common-interest development at the site of an existing office use. The project consists of detached residences with a density of 14 dwelling units per acre. The three-bedroom residences are three-stories in height with roof decks and have attached two-car garages. A total of 56 garage parking spaces, 42 driveway spaces, and 14 guest parking spaces are proposed (112 total spaces, four spaces per unit).

The following variances are requested:

a) **Perimeter Open Space:** (a minimum depth of 20 feet is required; a minimum depth of 11 feet with an average depth of 20 feet is proposed);

b) **Open Space:** (a minimum of 42 percent of the total site area is required, 34.9 percent proposed);

c) **Common Open Space:** (50 percent of the open space required to be common open space; 10 percent common open space proposed).

5. ***Vesting Tentative Tract Map T-1779:*** Subdivision of a 2.04-acre property into fee simple lots for homeownership.

APPLICANT

The applicant is Trumark Homes, representing the property owner, Westar Holdings, Inc.

RECOMMENDATION

Recommend that the City Council:

(1) Adopt the Initial Study/Mitigated Negative Declaration.

(2) Adopt the General Plan Amendment GP-14-03.

(3) Give first reading to Rezone Ordinance R-14-03.

(4) Approve Planning Application PA-14-19 and Vesting Tentative Tract Map VT-1779.

PLANNING APPLICATION SUMMARY

Location: 1239 Victoria Street **Application:** GP-14-03, R-14-03, PA-14-19, and VT-1779

Request: 28 Detached Residential Units (General Plan Amendment, Rezone, Master Plan w/Variances, and Vesting Tentative Tract Map)

SUBJECT PROPERTY:		SURROUNDING PROPERTY:	
Zone:	AP (Exist.); PDR-HD (Prop.)	North:	Acr. Victoria Street, I&R, (Vista Park)
General Plan:	Neigh. Comm. (Exist.); High Density Residential (Prop.)	South:	R1, Residences
Lot Dimensions:	Irregular	East:	C1 (Retail Ctr.), R2-MD and R1 (Residences)
Lot Area:	2.04 Acres (88,608 SF)	West:	R2-MD, Multi-Family Residences (Under Construction)
Existing Development:	Office Building (To Be Demolished)		

DEVELOPMENT STANDARD COMPARISON (PDR-HD STANDARDS USED FOR COMPARISON PURPOSES)

PDR-HD Development Standard	Required/Allowed	Proposed/Provided
Lot Size:		
Lot Width	NA	283 FT
Lot Area	1 Acre (43,560 SF)	2.04 Acres (88,608 SF)
Density/Intensity:		
DU's/ Acre	1 du/2,178 SF (20 DU's/Acre – 40 Units Total)	1 du/3,174 SF (14 DU's/Acre – 28 Units Total)
Building Coverage (Development Lot)		
Buildings	NA	21,362 SF (24%)
Paving	NA	36,322 SF (41.1%)
Open Space (Total)	37,215 SF (42%)	30,924 SF (34.9%)*
TOTAL		88,608 SF (100%)
Common Open Space	18,607 SF (50% of Required Total Open Space)	1,861 SF (10% of Total Open Space)*
No. of Stories/Building Height	Four stories	3 Stories + Roof Deck / 37 FT
Setbacks (Buildings)		
Front	NA	16 FT
Side (Left/Right)	NA	6 FT / 7 FT
Rear	NA	10 FT
Perimeter Open Space	20 FT Min.	11 FT Min.*
Parking		
Covered	56	56
Open	56	42
Guest	NA	14
TOTAL	112 Spaces	112 Spaces
Interior garage dimension	20 FT X 20 FT	20 FT X 20 FT
NA = Not Applicable or No Requirement *Variance requested to deviate from open space, common open space, and perimeter open space requirements (see staff report discussion)		
CEQA Status	Initial Study/Mitigated Negative Declaration	
Final Action	City Council	

BACKGROUND

Project Site/Environs

The project site consists of one parcel totaling 2.04 acres. The property currently contains an existing two-story office building. The existing structure was built in phases with the original northeast building constructed in 1960. An addition was added in 1966 with the final building addition completed in 1968.

The building, owned by Westar Nutrition, who also used to be one of the tenants, is approximately 55,000-square feet and includes office space, research and development, production space, and warehouse areas that are mostly vacant. The site is currently zoned AP (Administrative and Professional District) and has a General Plan land use designation of Neighborhood Commercial (NC).

Surrounding properties to the east, southwest and south are developed with multi-family residential and single-family residential homes. The property abutting the site to the east at the corner of Victoria Street and Valley Road contains a multiple tenant retail shopping center (Victoria Square). Vista Park is located to the north across Victoria Street from the subject site.

The property to the west is currently being developed with a 17-unit, two- and three-story residential project (Westreef), which was approved by the Planning Commission on February 25, 2013 as Planning Application PA-12-24 and Tentative Tract TT-17508, which was upheld by the City Council on April 2, 2013. The Planning Application Summary and conceptual plans for Westreef are attached to this report for comparison purposes only (Attachment 6).

ANALYSIS

Project Description

The City of Costa Mesa is processing an application from Trumark Homes, LLC for development of a 28-unit planned residential common-interest development at the site of the existing Westar Nutrition property. The project consists of the development of 28 detached residences with a gross density of 14 dwelling units per acre. The proposed project involves the following:

- Demolition of a 55,000-square foot two-story commercial building and grading of the site;
- Discretionary approval of the entitlements described on the first page of this report; and
- Construction of a new 28-unit master planned community as described above. The 28-unit residential development would consist of three-story detached homes with three bedrooms, roof decks and attached two car garages. The houses would be

arranged around a 24-foot wide U-shaped private street connecting to Victoria Street.

Master Plan

The proposed residential units are summarized in the following table:

Unit Type Summary

	Plan 1	Plan 2
Unit Size (Not Including Garage)	1,997 Sq. Ft.	2,244 Sq. Ft.
Total No. of Units	14	14
No. Bedrooms and Baths	3 Bed, 3 Bath (1)	3 Bed, 3.5 Bath
No. of Stories	3 + Roof Deck	3 + Roof Deck
Roof Deck Sq. ft.	418 Sq. Ft.	522 sq. ft.
No. Of Garage Spaces	2	2
No. Of Open Spaces (In Driveway)	2	1
Total Resident Spaces	56	42
No. Of Open Spaces (Guest)	14	
Total Parking	112 Spaces	

1. An optional den and powder room can be substituted for the 3rd bedroom and bathroom on the second floor for Plan 1.

On-Site Parking and Circulation

The project provides a total of 56 garage parking spaces, 42 driveway spaces, and 14 guest spaces are proposed, for a total of 112 on-site parking spaces or four spaces per unit, which complies with Code. The 14 on-site guest spaces are proposed to be parallel to the 24-foot wide private street provided within the project. The vehicular circulation has been reviewed and approved by the Transportation Services Division, subject to a condition of approval that limits cars exiting the westerly driveway to right-turns only by the construction of a raised median on Victoria Street.

Perimeter Walls/Fences

The majority of the existing perimeter block walls abutting the project to the sides and rear meet or exceed the required 6-foot minimum height, appear to be in good condition, and are proposed to remain in place. However, staff notes that a portion of the block wall along the rear (abutting the R1 zoned properties) is less than 6 feet in height and appears to abut a rear yard wooden fence along several of the properties. Staff is recommending, as a condition of approval, that this wall be replaced with a decorative block wall a minimum of 7 feet in height and that the applicant work with the adjacent property owners to eliminate side-by-side walls with gaps in between them.

Building Architecture

The proposed architecture is a contemporary design of stucco with fiber cement siding and stone veneers. The proposed colors are light and charcoal grays, whites, and earthen tones. Projections are included to maximize floor space on upper floors and provide building articulation, texture and color variation throughout the project's design. Staff is recommending, as a condition of approval, the upper level windows be designed to minimize direct views into second-floor windows for residences on abutting properties.

Open Space

The minimum required open space for the proposed PDR-HD zone is 42 percent of the total site area; the project provides a total of 34.9 percent open space; as a result, approval of the reduced open space is subject to variance findings. A variance is also being requested from the perimeter open space requirement for the proposed PDR-HD Zone (20 feet minimum required along the Victoria Street frontage, 11 feet minimum proposed) and the common open space (50 percent of the open space required to be common open space; 10 percent common open space proposed). The variance findings are discussed later in this report.

Building Height and Setback Requirements

The PDR-HD zone does not specify development standards with regard to building height and setbacks. Specifically, Zoning Code Section 13-62(f)(2) states that:

"...no specific yard, setbacks, or building height requirements shall be imposed in the planned development district, except as provided in the master plan provided that he spirit and intent of this section and the Planned Development Ordinance are met."

The required findings for approval of this project in the PDR-HD zone are discussed later in this report.

General Plan Amendment

As noted earlier, a General Plan amendment to change the land use designation from Neighborhood Commercial to High Density Residential is requested. Final action is required by the City Council, based on the recommendation of the Planning Commission. On February 4, 2014, City Council accepted the applicant's screening request to submit the General Plan Amendment application by a 5-0 vote.

Zone Change

A rezone (or change) of the zoning classification of the development site from Administrative and Professional (AP) District to Planned Development Residential – High Density (PDR-HD) District is proposed. The proposed rezone to PDR-HD would be

compatible with the proposed High Density Residential General Plan designation for the development. The Zoning Code requires that a finding be made as to whether or not the rezone is consistent with the Zoning Code and General Plan. It is staff's opinion that the proposed rezone is consistent with the Zoning Code and General Plan as discussed in the "General Plan and Zoning Code Conformance" section later in this report.

Variance

As part of the Master Plan, the applicant is requesting the following deviations from the PDR-HD requirements:

- Perimeter Open Space - a minimum depth of 20 feet is required; a minimum depth of 11 feet with an average depth of 20 feet is proposed;
- Overall Open Space - a minimum of 42 percent of the total site area is required, 34.9 percent proposed; and
- Common Open Space – 50 percent of the open space is required to be common open space, 10 percent common open space proposed.

Code Section 13-29(g)(1) requires any of the following findings for variances, which are discussed later in this report:

1. Because of special circumstances applicable to the property, the strict application of development standards deprives the property of privileges enjoyed by others in the vicinity.
2. The deviation shall not constitute a grant of special privileges inconsistent with other properties in the vicinity.
3. The granting of the deviation will not allow a use, density, or intensity which is not in accordance with the general plan designation for the property.

Vesting Tentative Tract Map

The vesting tentative tract map proposed is for a common interest residential development subdivision with 28 numbered lots to accommodate the units and 4 lettered lots to accommodate the common areas and private streets. All common areas including the driveway and parking spaces will be commonly used and maintained by a homeowners association.

Community Outreach and Feedback

On March 18, 2015, the applicant will be conducting a neighborhood meeting at the site from 6:30 pm to 8:30 pm. Feedback from that meeting will be provided in a supplemental memorandum prior to the Planning Commission hearing. The applicant has indicated that he has met individually with the residential property owners abutting the project site.

PROPOSED GENERAL PLAN AND ZONING CODE CONFORMANCE

Pursuant to an approved Master Plan, the proposed project would be in conformance with the following planning documents:

- General Plan
- Zoning Code

Conformance with the City of Costa Mesa General Plan

Future development of all land within the City of Costa Mesa is guided by the General Plan adopted in 2002. 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 General Plan land use designation for the project area is High Density Residential (20 dwelling units to the acre maximum) which is compatible with the proposed zone change to PDR-HD (Planned Development Residential – High Density).

The following analysis evaluates the proposed project's consistency with specific goals, and objectives of the General Plan, Land Use Element.

- **Goal LU-1:** *It is the goal of the City of Costa Mesa to provide its citizens with a balanced community of residential, commercial, industrial, recreational, and institutional uses to satisfy the needs of the social and economic segments of the population and to retain the residential character of the City; to meet the competing demands for alternative developments within each land use classification within reasonable land use intensity limits; and to ensure the long term viability and productivity of the community's natural and man-made environments.*

  Consistency: The project will provide additional ownership housing opportunities because the project is for 28-home ownership units. The Initial Study/Mitigated Negative Declaration prepared for the project did not identify any adverse impacts to the natural environment and will not increase the need for significant infrastructure improvements. Therefore, the proposed project is consistent with this General Plan goal.

- **Objective LU-1A:** *Establish and maintain a balance of land uses throughout the community to preserve the residential character of the City at a level no greater than can be supported by the infrastructure.*

  Consistency: The proposed project is an infill redevelopment project replacing an underutilized commercial building with residential uses. The Initial Study/Mitigated Negative Declaration prepared for the project indicates that adequate infrastructure (i.e., roads, emergency, and utility services) is available to serve the proposed

project. Therefore, the proposed project is consistent with this General Plan objective.

- **Objective LU-1A.4:** *Strongly encourage the development of…residential uses and owner-occupied housing where feasible to improve the balance between rental and ownership housing opportunities.*

  Consistency: The project is consistent with the proposed High Density Residential General Plan Designation of the property, which allows a maximum of 40 units for the site (28 units are proposed). The project has been specifically designed for owner-occupied housing units. Therefore, the proposed project is consistent with this General Plan objective.

- **Objective LU-1F.5:** *Provide opportunities for the development of well planned and designed projects which, through vertical or horizontal integration, provide for the development of compatible residential uses within a single project or neighborhood.*

  Consistency: The project has been designed with appropriate building articulation, setbacks and offsets to ensure that it is compatible with surrounding properties and uses. Therefore, the project is consistent with this General Plan objective.

- **Goal LU-2:** *It is the goal of the City of Costa Mesa to establish development policies that will create and maintain an aesthetically pleasing and functional environment and minimize impacts on existing physical and social resources.*

  Consistency: The project would allow for the redevelopment of property containing an underused commercial building. The proposed project would enhance the visual appearance of the site through implementation of the proposed landscape plan. In addition, the project would provide a high-quality architectural design to the project area. As required by a standard condition of approval on the project, landscaping treatment along the street frontage will be reviewed to ensure that adequate landscaping is provided to soften the edges of the development and provide compatibility with the surrounding area. As a result, the proposed project is supportive of this General Plan goal.

- **Objective LU-2A:** *Encourage new development and redevelopment to improve and maintain the quality of the environment.*

  Consistency: As discussed later in this report, an Initial Study/Mitigated Negative Declaration was prepared for this project per the provisions of the California Environmental Quality Act (CEQA). The purpose of the IS/MND is to identify any environmental impacts and, if an impact is determined, if it can be mitigated below a level of significance. Because the IS/MND determined that the project would not

result in the loss of any habitat, or require extensive infrastructure improvements to provide service to the site, the proposed project is consistent with this objective.

Conformance with the Zoning Code

With the exception of the requested variances, the proposed project meets or exceeds the intent of the City's Zoning Code with regard to the development standards for the PDR-HD zone.

Justifications for Approval

Pursuant to Title 13, Section 13-29(g), Findings, of the Costa Mesa Municipal Code, the Planning Commission shall find that the evidence presented in the administrative record substantially meets specified findings. Staff recommends approval of the proposed project, based on an assessment of facts and findings below which are also described in more detail in the draft approval resolution.

General Plan Amendment

Although Code Section 13-29(g) does not specify findings for General Plan Amendments, the project conforms to the specific goals and objectives of the General Plan Land Use Element as discussed in the previous section of this report.

Rezone

- *The proposed rezone is consistent with the Zoning Code and the General Plan*. The proposed project meets or exceeds the intent of the City's Zoning Code with regard to the development standards for the PDR-HD zone, including density and on-site parking. The General Plan land use designation for the project area is High Density Residential (20 dwelling units to the acre maximum), which is compatible with the proposed zone change to PDR-HD (Planned Development Residential–High Density). The applicant is not seeking the maximum build out potential of 20 dwelling units per acre within the PDR-HD zone (40 units total). The project provides a maximum density of 14 dwelling units to the acre (28 units total). The maximum density is based on the gross acreage of the site.

  The following table provides a comparison of the maximum densities allowed in multi-family residential zones in the surrounding area.

Address	Zoning	Maximum Density Allowed	Proposed/Existing Density
Proposed Project	PDR-HD	20 du's per acre	14 du's per acre
WestReef 1259 Victoria	R2-MD	12 du's per acre	12 du's per acre

Address	Zoning	Maximum Density Allowed	Proposed/Existing Density
Stonybrook, Meadowview, Sea Cove Lane	PDR-MD	12 du's per acre	12 du's per acre

Master Plan

- *The project exhibits excellence in design, site planning, integration of uses and structures, and protects the integrity of neighboring development*. The project will provide an ownership in-fill residential development that will be complementary to an urban setting. The proposed architecture and site design will enhance the street view and will be compatible with existing development in the area. The overall architectural design promotes excellence and compatibility. The variety of building elevations, materials and staggered massing diminishes the boxy design appearance consistent with the City's Residential Design Guidelines.

The Planned Development zoning does not specify a building height requirement, but the General Plan limits development to a maximum of four stories in height south of the I-405 Freeway.

The existing residential properties along Gleneagles Terrace, Sea Bluff Drive, and Valley Road consist of one- and two-story structures. The proposed units will be 3-stories / 37 feet in height with a roof deck on the top story. While a building height variance is not required due to the rezone request, the following table provides context for multi-family residential developments in the area that have been approved with a three-story building height.

Address	Case No.	Description
2209 – 2219 Pacific Avenue	PA-87-172 Approved 10/1987	Variance from building height for a 21-unit apartment project (two stories allowed; three stories approved).
1259 Victoria Street (Westreef)	PA-12-24 Approved 4/2013	Variance from building height for Building Complex 1 and 3 (two stories/27 feet allowed; three stories/35-37 feet approved)

- *The project will provide on-site parking spaces that meets current parking standards (112 spaces required; 112 spaces proposed)*. As noted earlier, the project provides a total of 56 garage parking spaces, 42 driveway spaces, and 14 guest spaces are proposed, for a total of 112 on-site parking spaces or four spaces per unit, which complies with Code.

- *The project will not significantly impact key intersections which would continue to operate at an acceptable Level of Service (LOS)*. As part of the IS/MND a traffic study was prepared which concluded that, due to the commercial use this project is

replacing, the proposed project will result in 139 fewer daily trips, 40 fewer AM peak hour trips and 26 fewer PM peak hour trips, which is summarized in the table below:

Project Trip Generation Forecast

Daily 2-Way	AM Peak Hour			PM Peak Hour		
	Enter	Exit	Total	Enter	Exit	Total
9.52	0.19	0.56	0.75	0.63	0.37	1.00
8.11	1.01	0.21	1.22	0.16	0.91	1.07
267	5	16	21	18	10	28
406	51	10	61	8	46	54
-139	**-46**	**+6**	**-40**	**+10**	**-36**	**-26**
Notes: TE/DU = Trip end per dwelling unit TE/TSF = Trip end per 1,000 square feet						

Source: Trumark IS/MND

As shown above, the proposed project would have a lesser impact on the surrounding street system than the existing land use during the critical weekday AM hour and PM peak hour. Given the reduction in traffic generation resulting from the proposed project, no traffic impacts are forecast and no traffic mitigation is required.

Variances

For the variances from perimeter open space, overall open space, and common open space, staff believes that approval of the variance is justified based on the following:

- *Because of special circumstances applicable to the property, the strict application of development standards deprives the property of privileges enjoyed by others in the vicinity*. The purpose of the 20-foot perimeter open space requirement is to provide a visual buffer between the public sidewalk and any perimeter walls or buildings. The proposed project is located on site that has several special circumstances due to lot shape and topography. Specifically, the northerly boundary of the site, along the Victoria Street frontage, has a 30% slope, preventing a typical orientation of a building at 90° angle to the street. Additionally, although the site does not provide the minimum required setback as measured from its narrowest point (at Lot 28) the proposed development provides the average required perimeter landscaping since several areas exceed 20 feet in depth (33 feet in depth in front of Lot 17, for example).

  With regard to overall open space and common open space, the same conditions for unusual lot shape and topography as discussed above apply. Additionally, the project proposes roof top decks for each unit ranging in size from 418 square feet to 522 square feet in addition to the ground-level private yard area for each lot. Roof decks are not typically calculated as part of the required open space; however, if the

variance were to be approved to allow the roof decks to count as open space, it would add 13,524 square feet of open space to the project, thereby meeting the intent of the Zoning Code open space requirement.

- *The deviation authorized does not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which the property is situated.* Although the abutting Westreef project provided code-compliant open space (40% required; 45% provided) the approval also included a variance from the 20-foot front landscape requirement (20 feet required; 10 feet proposed). Therefore, the strict application of the 20-foot perimeter open space requirement for this project deprives the subject property of privileges enjoyed by others in the vicinity.

  While the subject property is not located along the bluff crest, other multi-family projects have been approved with encroachment into setback requirements. The table below provides some context of other projects with approved encroachments, in this case, into the bluff crest.

Response:

The following table summarizes the variances for multiple-family residential developments that have been approved within the general area, along Pacific Avenue (north of the project site):

Address	Case No.	Proposal	Approved/Denied
2171 thru 2189 Pacific Avenue	ZE-79-141	Variance to allow a 47-unit condo project to encroach into the bluff crest	Approved by PC on 4/13/81(5-0)
2209 thru 2219 Pacific Avenue	PA-87-172	Variance from number of building stories for a 21- unit apartment project (two-story allowed; 3 stories proposed)	Approved by PC on 10/12/87 (4-1)
2231 Pacific Avenue	ZE-79-21	Variance to allow a 14-unit condo project to encroach into the bluff crest	Approved by PC on 8/13/79 (4-0)
2267 Pacific Avenue	ZE-78-55	Variance to allow a 6-unit condo project to encroach into the bluff crest plus deviation from garage requirements	Approved by PC on 6/12/78 (5-0)

New information provided by Applicant

As of the date of this report, no additional information has been provided by the applicant with regard to further outreach to the affected residential neighbors.

ALTERNATIVES CONSIDERED:

- *The proposed project is consistent with the General Plan/Zoning Code with regard to use, density and intensity.* As noted earlier, The HDR (High Density Residential) General Plan Land Use designation allows residential development of up to 20 dwelling units/acre on this site; the proposed project is 14 dwelling units/acre and complies with all other applicable provisions of the Zoning Code for residential developments in the PDR-HD zone. Therefore, the granting of the deviation will not allow a use, density, or intensity which is not in accordance with the general plan designation and any applicable specific plan for the property.

The applicant has provided additional justification for approval of the variances in a separate latter attached to this report (Attachment 2).

Vesting Tentative Tract Map

- *The creation of the subdivision and related improvements is consistent with the General Plan and the Zoning Code, is physically suitable to accommodate the subdivision in terms of type, design, and density of development, and is consistent with the State Subdivision Map Act.* The overall design reflects a quality project that is consistent with the intent of the Zoning Code and General Plan. The creation of the subdivision is consistent with General Plan Land Use Element in that the project complies with Objectives 1A.4, 2A.7, and 2A.8 by developing owner-occupied housing to improve the balance between rental and ownership housing opportunities.

ENVIRONMENTAL DETERMINATION

An Initial Study/Mitigated Negative Declaration (IS/MND) has been prepared for the project in accordance with the California Environmental Quality Act (CEQA). In accordance with CEQA Guidelines Section 15073, the IS/MND was made available for a 30-day public review and comment period beginning on February 25, 2015, and will remain available for comment until March 27, 2015. A copy of the IS/MND is included with this report under separate cover. CEQA does not require formal written responses to comments for mitigated negative declarations. However, the consultant will prepare Responses to Comments received prior to the Planning Commission hearing as well as the City Council Hearing, which will be scheduled after the review period has ended.

Summary of Environmental Impacts and Mitigation Measures

Under CEQA, a "significant impact" represents a substantial or potentially substantial adverse physical change to the environment. In evaluating specific effects of the project on the environment, the IS/MND identifies thresholds of significance for each effect, evaluates the potential environmental change associated with each effect, and then characterizes the effects as impacts. With the implementation of the mitigation measures identified in the IS/MND for the proposed project, all potentially significant impacts have been reduced to less than significant levels, as summarized in the following table:

Summary of Potentially Significant Environmental Impacts		
Potentially Significant Environmental Effects	**Mitigation Measures**	**Level of Significance After Mitigation**
Noise	**NOI-1: Sound Attenuation Walls.**	**Less than significant**

Source: Trumark IS/MND

LEGAL REVIEW

The City Attorney has reviewed the draft ordinance and resolutions and they have been approved as to form by the City Attorney's Office.

ALTERNATIVES

1. *Approve the project with modifications*. The Planning Commission may suggest specific changes that are necessary to alleviate concerns. If any of the additional requested changes are substantial, the item should be continued to a future meeting to allow a redesign or additional analysis. In the event of significant modifications to the proposal, should the Planning Commission choose to do so, staff will return with a revised resolution incorporating new findings and/or conditions.

2. *Deny the project*. If the Planning Commission believes that there are insufficient facts to support the findings for approval, Planning Commission must deny the application and provide facts in support of denial to be included in the attached draft resolution for denial. If the project were denied, the applicant could not submit substantially the same type of application for six months. The existing Neighborhood Commercial zoning would be in place.

CONCLUSION

Approval of the project will allow development of a 28-unit detached residential ownership development. The project satisfies the required findings for the proposed project and is deemed to be a high-quality development, therefore it is consistent with the intent of the General Plan and Zoning Code. Therefore, staff recommends approval of the project.

MEL LEE, AICP
Senior Planner

CLAIRE FLYNN, AICP
Asst. Development Services Director

Attachments:
1. Draft General Plan Amendment Resolution, Rezone Ordinance, Project Resolutions, and Exhibits
2. Applicant's Project Description
3. Vicinity, Zoning, and General Plan Maps
4. Existing Site Photos
5. Project Plans/Elevations/Perspectives
6. Planning Application Summary and Plans for Westreef Project (For Comparison Purposes)
7. Initial Study/Mitigated Negative Declaration (Under Separate Cover)

Distribution: Director of Economic & Development Services/Deputy CEO
Assistant Development Services Director

Senior Deputy City Attorney
Public Services Director
City Engineer
Transportation Services Manager
Fire Protection Analyst
Staff (6)
File (2)

Trumark Homes
Attn: Eric Nelson
450 Newport Center Drive, #300
Newport Beach, CA 92660

Westar Holdings, Inc.
1239 Victoria Street
Costa Mesa, CA 92627

AECOM
Attn: Thomas Holm, AICP
999 Town & Country Road
Orange, CA 92868

ATTACHMENT 1
DRAFT ORDINANCE, RESOLUTIONS, AND EXHIBITS

RESOLUTION NO. PC-15-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA RECOMMENDING THAT CITY COUNCIL TAKE THE FOLLOWING ACTIONS:

(1) ADOPT THE INITIAL STUDY/MITIGATED NEGATIVE DECLARATION;

(2) ADOPT GENERAL PLAN AMENDMENT GP-14-03 CHANGING THE LAND USE DESIGNATION OF A 2.04 ACRE SITE FROM NEIGHBORHOOD COMMERCIAL (NC) TO HIGH DENSITY RESIDENTIAL (HDR) LOCATED AT 1239 VICTORIA STREET;

(3) GIVE FIRST READING TO REZONE R-14-03 TO CHANGE THE ZONING DISTRICT FROM ADMINISTRATIVE PROFESSIONAL TO PLANNED DEVELOPMENT RESIDENTIAL – HIGH DENSITY; AND

(4) APPROVE MASTER PLAN PA-14-19 AND VESTING TENTATIVE TRACT MAP VT-17779

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, California Government Code Section 65358(a) authorizes the City Council to amend the General Plan if it deemed to be in the public interest;

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

WHEREAS, by its very nature, the General Plan is subject to update and revision to account for current and future community needs;

WHEREAS, an application was filed by Trumark Homes, representing the property owner, Westar Holdings, Inc., requesting approval of the following land use entitlements;

- ***General Plan Amendment GP-14-03:*** General Plan amendment to change of Land Use Designation from Neighborhood Commercial to High Density Residential. This is being proposed in conjunction with the following entitlements:
- ***Rezone R-14-03:*** Rezone (or change) of the zoning classification of the site from Administrative and Professional (AP) District to Planned Development Residential – High Density (up to 20 dwelling units per acre) (PDR-HD) District.
- ***Planning Application PA-14-19:*** Master Plan for the development of 28 single-family, detached residences with a net density of 13.7 dwelling units per acre. The three bedroom residences are three-stories with roof decks and have attached two-car garages. A total of 56 garage parking spaces, 42 driveway spaces, and 14 guest parking spaces are proposed (112 total spaces, four spaces per unit). The following variances are requested:
    - Perimeter Open Space (a minimum depth of 20 feet is required; a minimum depth of 11 feet with an average depth of 20 feet is proposed);
    - Open Space (a minimum of 42 percent of the total site area is required, 34.9 percent proposed); and
    - Common Open Space (50 percent of the open space required to be common open space; 10 percent common open space proposed).
- ***Vesting Tentative Tract Map T-1779:*** Subdivision of a 2.04-acre property into fee simple lots for homeownership.

WHEREAS, an amendment to the General Plan Land Use Element is proposed to change the land use designation of the site for the development of the project as described above;

WHEREAS, the General Plan Amendment involves an amendment to the Land Use Map of the City of Costa Mesa (Exhibit 1);

WHEREAS, the General Plan Amendment approval is pending the adoption of Ordinance No. 15-___ for Rezone R-14-03 (Exhibit 2);

WHEREAS, a duly noticed public hearing was held by the Planning Commission on March 23, 2015 with all persons having the opportunity to speak for and against the proposal;

WHEREAS, the Planning Commission recommended to the City Council approval of the abovementioned land use entitlements;

WHEREAS, pursuant to the California Environmental Quality Act (CEQA), an Initial Study/Mitigated Negative Declaration was prepared and circulated through the State Clearinghouse, and the required 30-day public review period was specified from February 25, 2015, to March 27, 2015 for public review and comment;

WHEREAS, the Planning Commission considered the environmental document and written comments from the general public, government entities, and other interested parties received to date, on or before the March 23, 2015 public hearing, prior to making a recommendation to approve the proposed project;

WHEREAS, CEQA allows the Planning Commission to make a recommendation to adopt the environmental document prior to the end of the public review period;

WHEREAS, the final adoption of the Initial Study/Mitigated Negative Declaration shall be considered by the City Council as the final approval authority, after evaluation of the environmental document and all comments on the IS/MND received during the public review period;

WHEREAS, written comments received from the general public, government entities, and other interested parties were responded to, where appropriate, in the manner prescribed in California Code of Regulations Section 15073;

WHEREAS, no significant new information has been added to the Initial Study/Mitigated Negative Declaration and no changes to the proposed project have occurred which would require recirculation of the Initial Study/Mitigated Negative Declaration under CEQA Guidelines Section 15073.5;

WHEREAS, the Planning Commission has reviewed the environmental documentation comprising the Initial Study/Mitigated Negative Declaration and has found that the Initial Study/Mitigated Negative Declaration considers all environmental impacts of the proposed project and a reasonable range of alternatives, and the Initial Study/Mitigated Negative Declaration is complete, adequate, and fully complies with all requirements of CEQA, the CEQA Guidelines, and the City of Costa Mesa Environmental Guidelines;

WHEREAS, the Planning Commission has found that the Initial Study/Mitigated Negative Declaration for this project reflects the independent judgment of the City of Costa Mesa;

BE IT RESOLVED that, based on the evidence in the record, the Planning Commission hereby **RECOMMENDS THAT CITY COUNCIL** take the following actions:

(1) **ADOPT** the Initial Study/Mitigated Negative Declaration;

(2) **ADOPT** General Plan Amendment GP-14-03, as shown in Exhibit 1;

(3) **GIVE FIRST READING TO REZONE R-14-03**, as shown in Exhibit 2;

(4) **APPROVE** Master Plan PA-14-19 and Vesting Tentative Tract Map VT-1779 subject to findings contained in Exhibit A, conditions of approval in Exhibit B, and mitigation measures contained in Exhibit C;

BE IT FURTHER RESOLVED that the 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 General Plan Amendment GP-14-03, Rezone R-14-03, Planning Application PA-14-19, and Vesting Tentative Tract Map VT-17779 and upon the applicant's compliance with each and all of the conditions in Exhibits B, and mitigation measures in Exhibit C, and compliance of all applicable federal, state, and local laws. Any approval granted by this resolution shall be subject to review, modification or revocation if there is a material change that

occurs in the operation, or if the applicant fails to comply with any of the conditions of approval and/or mitigation measures.

BE IT FURTHER RESOLVED that if any section, division, sentence, clause, phrase or portion of this resolution, or the documents in the record in support of this resolution, are for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions.

_____

Robert L. Dickson, Jr. Chair,
Costa Mesa Planning Commission

STATE OF CALIFORNIA)
) ss
COUNTY OF ORANGE)

I, Claire Flynn, Secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution was passed and adopted at a meeting of the City of Costa Mesa Planning Commission held on March 23, 2015 by the following votes:

AYES: COMMISSIONERS

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS

ABSTAIN: COMMISSIONERS

Claire L. Flynn, Secretary
Costa Mesa Planning Commission

EXHIBIT 1 – GENERAL PLAN AMENDMENT GP-14-03

Amendment to the Land Use Map and Related Land Use Table

Change the land use designation of the 2.04-acre development site at 1239 Victoria Street from Neighborhood Commercial (NC) to High Density Residential (HDR)

Note: Updated text changes to the Land Use Summary Table of the General Plan are also required, as applicable.

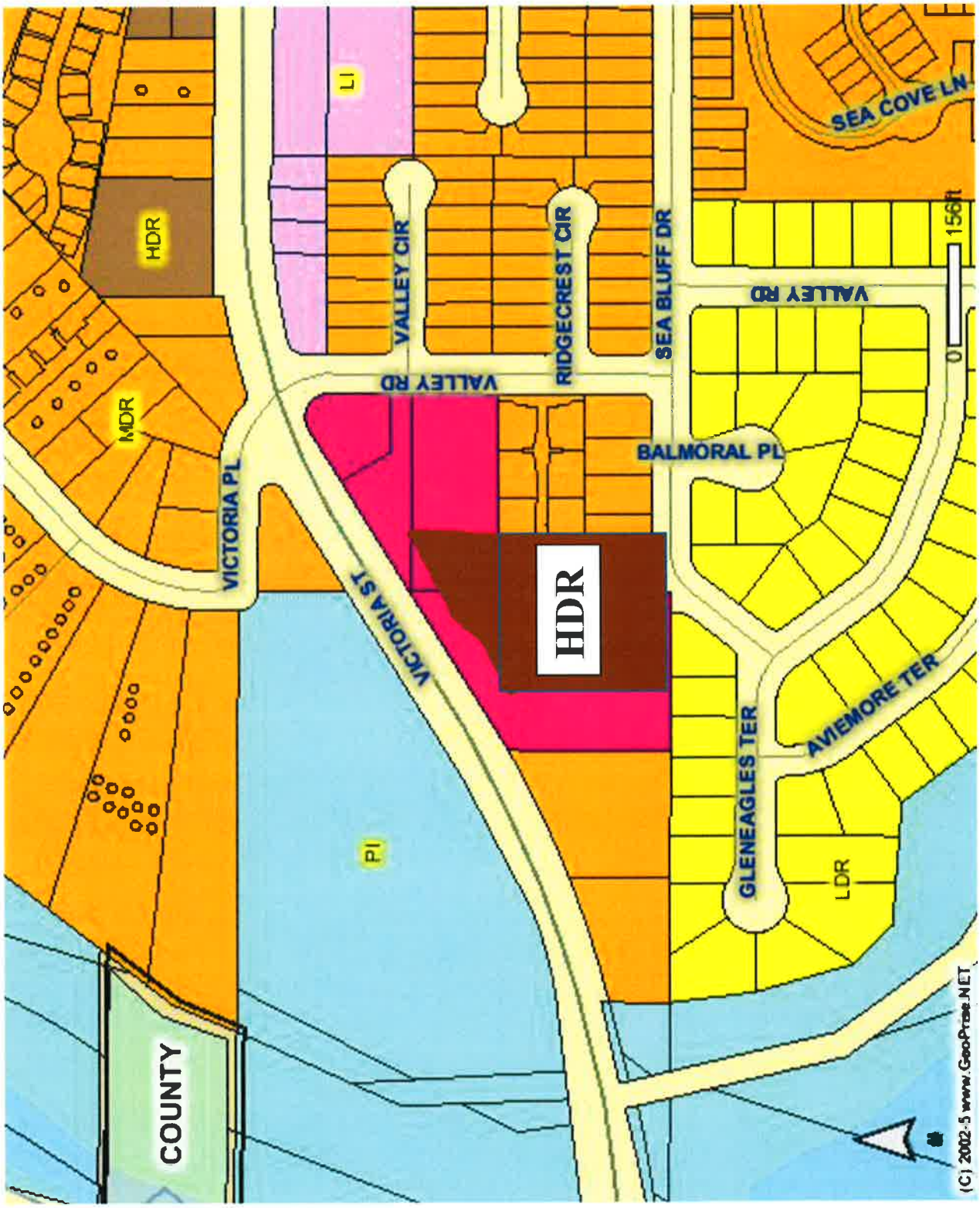
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EXHIBIT 2 –

ORDINANCE NO. 15-

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COSTA MESA APPROVING REZONE R-14-03 TO REZONE (OR CHANGE) A 2.04 ACRE SITE FROM AP (ADMINISTRATIVE AND PROFESSIONAL DISTRICT) TO PLANNED DEVELOPMENT RESIDENTIAL-HIGH DENSITY (PDR-HD) FOR THE PROPERTY LOCATED AT 1239 VICTORIA STREET.

THE CITY COUNCIL OF THE CITY OF COSTA MESA DOES HEREBY ORDAIN AS FOLLOWS:

WHEREAS, an application was filed by Trumark Homes, representing the property owner, Westar Holdings, Inc., requesting approval of the following land use entitlements:

Rezone R-14-03: Rezone (or change) of the zoning classification of the site from Administrative and Professional (AP) District to Planned Development Residential – High Density (up to 20 dwelling units per acre) (PDR-HD) District. This is being proposed in conjunction with the following land use entitlements:

- ***General Plan Amendment GP-14-03:*** General Plan amendment to change of Land Use Designation from Neighborhood Commercial to High Density Residential.
- ***Planning Application PA-14-19:*** Master Plan for the development of 28 single-family, detached residences with a net density of 13.7 dwelling units per acre. The three bedroom residences are three-stories with roof decks and have attached two-car garages. A total of 56 garage parking spaces, 42 driveway spaces, and 14 guest parking spaces are proposed (112 total spaces, four spaces per unit). The following variances are requested:
    - Perimeter Open Space (a minimum depth of 20 feet is required; a minimum depth of 11 feet with an average depth of 20 feet is proposed);
    - Open Space (a minimum of 42 percent of the total site area is required, 34.9 percent proposed); and
    - Common Open Space (50 percent of the open space required to be common open space; 10 percent common open space proposed).
- ***Vesting Tentative Tract Map T-1779:*** Subdivision of a 2.04-acre property into fee simple lots for homeownership.

WHEREAS, a duly noticed public hearing was held by the Planning Commission on March 23, 2015 with all persons having the opportunity to speak for and against the proposal;

WHEREAS, at the March, 23, 2015 meeting, the Planning Commission recommended that City Council take the following actions by separate Planning Commission resolution;

(1) **ADOPT** the Initial Study/Mitigated Negative Declaration;

(2) **ADOPT** General Plan Amendment GP-14-03, as shown in Exhibit 1;

(3) **GIVE FIRST READING TO REZONE R-14-03**, as shown in Exhibit 2;

(4) **APPROVE** Master Plan PA-14-19 and Vesting Tentative Tract Map VT-1779 subject to findings contained in Exhibit A, conditions of approval in Exhibit B, and mitigation measures contained in Exhibit C;

WHEREAS, pursuant to the California Environmental Quality Act (CEQA), an Initial Study/Mitigated Negative Declaration was prepared and circulated from February 25, 2015, to March 27, 2015 for public review and comment;

WHEREAS, the City of Costa Mesa received written comments from the general public, government entities, and other interested parties during the public review period;

WHEREAS, written comments received from the general public, government entities, and other interested parties were responded to, where appropriate, in the manner prescribed in California Code of Regulations Section 15073;

WHEREAS, no significant new information has been added to the Initial Study/Mitigated Negative Declaration and no changes to the proposed project have occurred which would require recirculation of the Initial Study/Mitigated Negative Declaration under CEQA Guidelines Section 15073.5;

WHEREAS, the City Council has reviewed all environmental documents comprising the Initial Study/Mitigated Negative Declaration and has found that the Initial Study/Mitigated Negative Declaration considers all environmental impacts of the proposed project and a

reasonable range of alternatives, and the Initial Study/Mitigated Negative Declaration is complete, adequate, and fully complies with all requirements of CEQA, the CEQA Guidelines, and the City of Costa Mesa Environmental Guidelines;

WHEREAS, the Initial Study/Mitigated Negative Declaration for this project reflects the independent judgment of the City of Costa Mesa;

BE IT RESOLVED that, based on the evidence in the record, the City Council hereby **APPROVES** as follows:

SECTION 1: REZONE. The City of Costa Mesa Official Zoning Map is hereby amended as follows:

1. There is hereby placed and included in the PDR-HD (Planned Development Residential-High Density) zoning district a 2.04 -acre parcel, identified as County Assessor Parcel Number 422-322-18 and as shown in attached Exhibit B, situated in the City of Costa Mesa, County of Orange, State of California.
2. Pursuant to the provisions of Section 13-22 of the Costa Mesa Municipal Code, the Official Zoning Map of the City of Costa Mesa is hereby amended by the change of zone described in subsection #1 above and in the findings in respective Exhibit A. A copy of the Official Zoning Map is on file in the office of the Planning Division.

SECTION 2: INCONSISTENCIES. Any provision of the Costa Mesa Municipal Code or appendices thereto inconsistent with the provisions of this ordinance, to the extent of such inconsistencies and or further, is hereby repealed or modified to the extent necessary to affect the provisions of this ordinance.

SECTION 3: SEVERABILITY. If any provision or clause of this ordinance or the application thereof to any person or circumstances is held to be unconstitutional or otherwise invalid by any court of competent jurisdiction, such invalidity shall not affect other provisions or clauses or applications of this ordinance which can be implemented without the invalid provision, clause or application; and to this end, the provisions of this ordinance are declared to be severable.

SECTION 4: PUBLICATION. This Ordinance shall take effect and be in full force thirty (30) days from and after the passage thereof, and prior to the expiration of fifteen (15) days from its passage shall be published once in the ORANGE COAST DAILY PILOT, a newspaper of general circulation, printed and published in the City of Costa Mesa or, in the alternative, the City Clerk may cause to be published a summary of this Ordinance and a certified copy of the text of this Ordinance shall be posted in the office of the City Clerk five (5) days prior to the date of adoption of this Ordinance, and within fifteen (15) days after adoption, the City Clerk shall cause to be published the aforementioned summary and shall post in the office of the City Clerk a certified copy of this Ordinance together with the names and member of the City Council voting for and against the same.

_____

STEPHEN M. MENSINGER

Mayor, City of Costa Mesa

STATE OF CALIFORNIA)
)ss
COUNTY OF ORANGE)

I, BRENDA GREEN, City Clerk and ex-officio Clerk of the City Council of the City of Costa Mesa, hereby certify that the above Council Ordinance Number __ as considered at a regular meeting of said City Council held on the ___day of _____, 2015, and thereafter passed and adopted as a whole at the regular meeting of said City Council held on the ____ day of ____, 2015, by the following roll call vote:

AYES:

NOES:

ABSENT:

IN WITNESS WHEREOF, I have hereby set my hand and affixed the Seal of the City of Costa Mesa this ___ day of _____, 2015

EXHIBIT 2A

FINDINGS (APPROVAL)

A. **Required Finding:** The proposed rezone is consistent with the Zoning Code and the General Plan.

Facts In Support of Findings: The proposed project meets or exceeds the intent of the City's Zoning Code with regard to the development standards for the PDR-HD zone, including density and on-site parking. The General Plan land use designation for the project area is High Density Residential (20 dwelling units to the acre maximum), which is compatible with the proposed zone change to PDR-HD (Planned Development Residential–High Density). The project provides a maximum density of 14 dwelling units to the acre.

EXHIBIT 2B

Amendment to the Zoning Map

Change the zoning designation of the 2.04 -acre development site at 1239 Victoria Street from Administrative and Professional District (AP) to Planned Development Residential-High Density (PDR-HD)

R3
MG
VALLEY CIR
RIDGECREST CIR
VALLEY RD
SEA BLUFF DR
VALLEY RD
BALMORAL PL
VICTORIA PL
C1
PDR-MD
VICTORIA ST
PDR
-HD
R2-MD
I&R
GLENEAGLES TER
AVIEMORE TE
R1
COUNTY
GREENVILLE BANNING CHANNEL

EXHIBIT A

FINDINGS (APPROVAL)

A. **Finding:** The proposed rezone is consistent with the Zoning Code and the General Plan.

Facts In Support of Findings: The proposed project meets or exceeds the intent of the City's Zoning Code with regard to the development standards for the PDR-HD zone, including density and on-site parking. The General Plan land use designation for the project area is High Density Residential (20 dwelling units to the acre maximum), which is compatible with the proposed zone change to PDR-HD (Planned Development Residential–High Density). The project provides a maximum density of 13.7 dwelling units to the acre.

B. The proposed project complies with Title 13, Section 13-29(g)(5), Master Plan, of the Municipal Code due to the following:

Finding: The master plan meets the broader goals of the General Plan and the Zoning Code by exhibiting excellence in design, site planning, integration of uses and structures and protection of the integrity of neighboring development.

Facts in Support of Findings: The project is consistent with the following goals and objectives of the General Plan, Land Use Element.

- **Goal LU-1:** *It is the goal of the City of Costa Mesa to provide its citizens with a balanced community of residential, commercial, industrial, recreational, and institutional uses to satisfy the needs of the social and economic segments of the population and to retain the residential character of the City; to meet the competing demands for alternative developments within each land use classification within reasonable land use intensity limits; and to ensure the long term viability and productivity of the community's natural and man-made environments.*

Consistency: The project will provide additional ownership housing opportunities because the project is for 28-home ownership units. The Initial Study/Mitigated Negative Declaration prepared for the project did not identify any adverse impacts to the natural environment and will not increase the need for significant infrastructure improvements. Therefore, the proposed project is consistent with this General Plan goal.

- **Objective LU-1A:** *Establish and maintain a balance of land uses throughout the community to preserve the residential character of the City at a level no greater than can be supported by the infrastructure.*

Consistency: The proposed project is an infill redevelopment project replacing an underutilized commercial building with residential uses. The Initial Study/Mitigated Negative Declaration prepared for the project indicates that adequate infrastructure (i.e., roads, emergency, and utility services) is available to serve the proposed project. Therefore, the proposed project is consistent with this General Plan objective.

- **Objective LU-1A.4:** *Strongly encourage the development of...residential uses and owner-occupied housing where feasible to improve the balance between rental and ownership housing opportunities.*

  Consistency: The project is consistent with the proposed High Density Residential General Plan Designation of the property, which allows a maximum of 40 units for the site (28 units are proposed). The project has been specifically designed for owner-occupied housing units. Therefore, the proposed project is consistent with this General Plan objective.

- **Objective LU-1F.5:** *Provide opportunities for the development of well planned and designed projects which, through vertical or horizontal integration, provide for the development of compatible residential uses within a single project or neighborhood.*

  Consistency: The project has been designed with appropriate building articulation, setbacks and offsets to ensure that it is compatible with surrounding properties and uses. Therefore, the project is consistent with this General Plan objective.

- **Goal LU-2:** *It is the goal of the City of Costa Mesa to establish development policies that will create and maintain an aesthetically pleasing and functional environment and minimize impacts on existing physical and social resources.*

  Consistency: The project would allow for the redevelopment of property containing an underused commercial building. The proposed project would enhance the visual appearance of the site through implementation of the proposed landscape plan. In addition, the project would provide a high-quality architectural design to the project area. As required by a standard condition of approval on the project, landscaping treatment along the street frontage will be reviewed to ensure that adequate landscaping is provided to soften the edges of the development and provide compatibility with the surrounding area. As a result, the proposed project is supportive of this General Plan goal.

- **Objective LU-2A:** *Encourage new development and redevelopment to improve and maintain the quality of the environment.*

Consistency: An Initial Study/Mitigated Negative Declaration was prepared for this project per the provisions of the California Environmental Quality Act (CEQA). The purpose of the IS/MND is to identify any environmental impacts and, if an impact is determined, if it can be mitigated below a level of significance. Because the IS/MND determined that the project would not result in the loss of any habitat, or require extensive infrastructure improvements to provide service to the site, the proposed project is consistent with this objective.

The proposed project meets or exceeds the intent of the City's Zoning Code with regard to the development standards for the PDR-HD zone, including lot sizes, building setbacks, open space, and on-site parking; specifically, as noted below.

- *The project exhibits excellence in design, site planning, integration of uses and structures, and protect the integrity of neighboring development*. The project will provide an ownership in-fill residential development that will be complementary to an urban setting. The proposed architecture and site design will enhance the street view and will be compatible with existing development in the area. The overall architectural design promotes excellence and compatibility. The variety of building elevations, materials and staggered massing diminishes the boxy design appearance consistent with the City's Residential Design Guidelines.

- *The project will provide on-site parking spaces that meets current parking standards (112 spaces required; 112 spaces proposed)*. As noted earlier, the project would The project provides a total of 56 garage parking spaces, 42 driveway spaces, and 14 guest spaces are proposed, for a total of 112 on-site parking spaces or four spaces per unit, which complies with Code.

- *The project will not significantly impact key intersections which would continue to operate at an acceptable Level of Service (LOS)*. As part of the IS/MND a traffic study was prepared which concluded that, due to the commercial use this project is replacing, the proposed project will result in 139 fewer daily trips, 40 fewer AM peak hour trips, and 26 fewer PM peak hour trips. The proposed project would have a lesser impact on the surrounding street system than the existing land use during the critical weekday AM hour and PM peak hour. Given the reduction in traffic generation resulting from the proposed project, no traffic impacts are forecast and no traffic mitigation is required.

C. The proposed tentative tract map complies with Costa Mesa Municipal Code Section 13-29(g)(13) because:

Finding: The creation of the subdivision and related improvements is consistent with the General Plan and the Zoning Code.

Facts in Support of Findings: The creation of the subdivision is

consistent with General Plan Land Use Element in that the project complies with Objectives 1A.4, 2A.7, and 2A.8 by developing owner-occupied housing to improve the balance between rental and ownership housing opportunities, the project provides sufficient easements as a common interest development, and encourages increased private market investment in declining or deteriorating neighborhoods. The subdivision complies with the State Subdivision Map Act.

Finding: The proposed use of the subdivision is compatible with the General Plan.

Facts in Support of Findings: The HDR (High Density Residential) General Plan Land Use designation allows residential development of up to 20 dwelling units/acre on this site; the proposed project is 13.7 dwelling units/acre and complies with all other applicable provisions of the Zoning Code for residential developments in the PDR-HD zone.

Finding: The subject property is physically suitable to accommodate the subdivision in terms of type, design, and density of development, and will not result in substantial environmental damage nor public health problems, based on compliance with the Zoning Code and General Plan, and consideration of appropriate environmental information.

Facts in Support of Findings: The overall design reflects a quality project that is consistent with the intent of the Zoning Code and General Plan. The will not create an adverse impact on the environment.

Finding: The design of the subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities in the subdivision, as required by State Government Code Section 66473.1.

Facts in Support of Findings: The proposed buildings include openings in an east-west direction to take advantage of passive solar heating as well as passive ventilation from ocean breezes. The inclusion of trees will also help provide shade to the residential units within the development.

Finding: The subdivision and development of the property will not unreasonably interfere with the free and complete exercise of the public entity and/or public utility rights-of-way and/or easements within the tract.

Facts in Support of Findings: As conditioned, the proposed project does not interfere with the public right-of-way. The recommended improvements along the public streets abutting the project site will improve the public right-of-ways for vehicular and pedestrian traffic.

Finding: The discharge of sewage from this subdivision into the public sewer

system will not violate the requirements of the California Regional Water Quality Control Board pursuant to Division 7 (commencing with Section 13000 of the Water Code).

Facts in Support of Findings: The applicant will be required to comply with all regulations set forth by the Costa Mesa Sanitation District as well as the Mesa Water District.

D. The requested variance substantially complies with Costa Mesa Municipal Code Section 13-29(g)(1) in that:

Findings:

- Because of special circumstances applicable to the property, the strict application of development standards deprives the property of privileges enjoyed by others in the vicinity.
- The deviation shall not constitute a grant of special privileges inconsistent with other properties in the vicinity.
- The granting of the deviation will not allow a use, density, or intensity which is not in accordance with the general plan designation for the property.

Facts in Support of Findings:

- *Because of special circumstances applicable to the property, the strict application of development standards deprives the property of privileges enjoyed by others in the vicinity.* The purpose of the 20-foot perimeter open space requirement is to provide a visual buffer between the public sidewalk and any perimeter walls or buildings. In this case, the property is bounded to the north by single family residences which have their perimeter site walls abutting the public sidewalk with no landscape buffer. The same condition exists throughout the residential blocks that surround the project site on both public streets. Therefore, the strict application of the 20-foot perimeter open space requirement would deprive the property of privileges enjoyed by other properties in the vicinity.

- *The deviation authorized does not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which the property is situated.* As noted earlier, the property is bounded to the north by single family residences which have their perimeter site walls abutting the public sidewalk with no landscape buffer. The same condition exists throughout the residential blocks that surround the project site on both public streets. Therefore, the strict application of the 20-foot perimeter open space requirement deprives the property of privileges enjoyed by others in the vicinity.

- *The proposed project is consistent with the General Plan/Zoning Code with regard to use, density and intensity.* The LDR (Low Density Residential)

General Plan Land Use designation allows residential development of up to 8 dwelling units/acre on this site; the proposed project is 6.5 dwelling units/acre and complies with all other applicable provisions of the Zoning Code for residential developments in the PDR-LD zone. Therefore, the granting of the deviation will not allow a use, density, or intensity which is not in accordance with the general plan designation and any applicable specific plan for the property.

E. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City's environmental procedures. An Initial Study/Mitigated Negative Declaration (IS/MND) has been prepared for the project in accordance with the California Environmental Quality Act (CEQA). Mitigation measures from the IS/MND have been included as Exhibit C. If any of these conditions are removed, the decision-making body must make a finding that the project will not result in significant environmental impacts, that the conditions are within the responsibility and jurisdiction of another public agency, or that specific economic, social or other considerations make the mitigation measures infeasible.

F. The project is exempt from Chapter XII, Article 3, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

G. The subject property is physically suitable to accommodate the proposed subdivision in terms of type, design, and density of development, and will not result in substantial environmental damage nor public health problems, based on compliance with the purpose and intent of the City's Zoning Code and General Plan, as amended.

The design of the subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities in the subdivision, as required by Government Code Section 66473.1.

The subdivision will not unreasonably interfere with the free and complete exercise of the public entity and/or public utility rights-of-way and/or easements within the subdivision.

H. The discharge of sewage from this subdivision into the public sewer system will not violate the requirements of the California Regional Water Quality Control Board pursuant to Division 7 (commencing with Section 13000 of the Water Code).

EXHIBIT B

CONDITIONS OF APPROVAL

Plng. 1. Planning Application PA-14-19 and Vesting Tentative Tract VT-17779 shall comply with the conditions of approval, code requirements, special district requirements, and mitigation measures of the IS/MND for this project and as listed in the attached Mitigation Monitoring Program (Exhibit C).

2. Mitigation measures from the IS/MND for this project have been included as Exhibit C. If any of these conditions are removed, the Planning Commission must make a finding that the project will not result in significant environmental impacts, that the conditions are within the responsibility of another public agency, or that specific economic, social, or other considerations make the mitigation measures infeasible.

3. The conditions of approval including Mitigation Measures incorporated by reference in these Conditions of Approval as Exhibit C, code requirements, and special district requirements of PA-14-19 and VT-17779 shall be blueprinted on the face of the site plan as part of the plan check submittal package.

4. The expiration of Planning Application PA-14-19 shall coincide with the expiration of the approval of the Vesting Tentative Tract Map VT-17779 which is valid for two years. An extension request is needed to extend the expiration for each additional year after the initial two-year period.

5. The Vesting Tentative Tract Map shall be processed as a common interest residential development map consistent with Section 13-41 of the Zoning Code.

6. A decorative 7-foot high perimeter block wall shall be constructed along the rear boundary of the site where the current 5-foot high block wall is located. Where walls or fences on adjacent properties already exist, the applicant shall work with the adjacent property owner(s) to prevent side-by-side walls with gaps in between them. The interior fences or walls between the units shall be a minimum of six feet in height, except as noted in the noise mitigation measures for this project.

7. The maximum height of the building, including any mechanical equipment and rooftop appurtenances in the top story roofdeck, shall be 37 feet. No outdoor amplified music or storage of materials visible from adjacent residential properties shall occur on the rooftop level. The railing of the roofdeck area shall be a minimum of 42" inches and shall be obscure. Other than the minimal lighting required for safety and security purposes, no additional outdoor or decorative lighting shall be installed within the roofdeck area. The boundaries or limits of the roofdeck area for Lots 4 through 9 shall be modified / reduced in sized to provide additional setback from the rear of the property to address privacy impacts to the extent feasible.

8. The open, unassigned parking spaces within the private street shall be clearly marked as guest parking spaces. Signage will be posted to indicate that these

spaces are available to all visitors. The number of on-site parking spaces required for this project shall be shown on the final construction drawings. Open parking spaces be designated as unreserved, available, open guest parking for all visitors to the site. Signage will be posted to indicate that these spaces are available to all visitors. Vehicle parking on individual driveway less than 19-feet in length is expressly prohibited.

9. Prior to issuance of building permits, a final landscape plan indicating the landscape palette and the design/material of paved areas shall be submitted for review and approval by the Planning Division. The developer shall provide decorative hardscape and landscape treatments as shown on the conceptual plans to provide visual relief for the project from the street. Final materials shall be subject to approval by the Planning Division.

10. The landscape setback area along Victoria Street shall be landscaped with trees and vegetation. The landscape plan shall be approved prior to issuance of building permits and shall contain additional 24-inch box trees above the minimum Code requirements to the satisfaction of the Development Services Director. Compliance with this requirement may include upgrading smaller sized trees to 24-inch box trees or providing additional 24-inch box trees. Landscaping and irrigation shall be installed in accordance with the approved plans prior to final inspection or occupancy clearance.

11. Prior to issuance of building permits, developer shall contact the U.S. Postal Service with regard to location and design of mail delivery facilities. Such facilities shall be shown on the site plan, landscape plan, and/or floor plan.

12. No modification(s) of the approved building elevations including, but not limited to, change of architectural type, changes that increase the building height, removal of building articulation, or a change of the finish material(s), shall be made during construction without prior Planning Division written approval. Failure to obtain prior Planning Division approval of the modification could result in the requirement of the applicant to (re)process the modification through a discretionary review process or a variance, or in the requirement to modify the construction to reflect the approved plans.

13. Prior to issuance of grading permits, developer shall identify to the Development Services Director a construction relations officer to act as a community liaison concerning on-site activity, including resolution of issues related to dust generation from grading/paving activities. The community liaison shall provide a 24-hour hotline to the surrounding residents within 500 feet of the subject property to report any concerns during the construction of the project. The concerns shall be addressed within a reasonable time period (generally 72 hours) to the satisfaction of the Development Services Director. The community liaison shall provide a weekly report indicating the complaints received and resolution implemented.

14. The upper level windows shall be designed to minimize direct views into second-floor windows for residences on abutting properties.

15. Prior to the issuance of Building Permits, the Applicant shall submit a Lighting Plan and Photometric Study for the approval of the City's Development Services Department. The Lighting Plan shall demonstrate compliance with the following:
    a. The mounting height of lights on light standards shall not exceed 18 feet in any location on the Project site unless approved by the Development Services Director. There shall not be in permanent light standards (other than light bollards) installed in the roof deck area.
    b. The intensity and location of lights on buildings shall be subject to the Development Services Director's approval.
    c. All site lighting fixtures shall be provided with a flat glass lens. Photometric calculations shall indicate the effect of the flat glass lens fixture efficiency.
    d. Lighting design and layout shall limit spill light to no more than 0.5 foot candle at the property line of the surrounding neighbors, consistent with the level of lighting that is deemed necessary for safety and security purposes on site.
    e. Glare shields may be required for select light standards.
    f. If proposed, light standards on roof decks shall be located and oriented in such a way as to minimize light spillage onto surrounding properties.

16. Prior to issuance of grading permits, developer shall submit for review and approval a Construction Management Plan. This plan features methods to minimize disruption to the neighboring residential uses to the fullest extent that is reasonable and practicable. The plan shall include construction parking and vehicle access and specifying staging areas and delivery and hauling truck routes. The plan should mitigate disruption to residents during construction. The truck route plan shall preclude truck routes through residential areas and major truck traffic during peak hours. The total truck trips to the site shall not exceed 200 trucks per day (i.e., 100 truck trips to the site plus 100 truck trips from the site) unless approved by the Development Services Director or Transportation Services Manager.

17. The subject property's ultimate finished grade level may not be filled/raised in excess of 36 inches above the finished grade of any abutting property. If additional fill dirt is needed to provide acceptable on-site storm water flow to a public street, an alternative means of accommodating that drainage shall be approved by the City's Building Official prior to issuance of any grading or building permits. Such alternatives may include subsurface tie-in to public storm water facilities, subsurface drainage collection systems and/or sumps with mechanical pump discharge in-lieu of gravity flow. If mechanical pump method is determined appropriate, said mechanical pump(s) shall continuously be maintained in working order. In any case, development of subject property shall preserve or improve the existing pattern of drainage on abutting properties.

18. If the project is constructed in phases, the perimeter wall, landscaping along the street frontage and irrigation shall be installed prior to the release of utilities for the first phase.

19. The applicant shall contact the Planning Division to arrange a Planning inspection of the site prior to the release of occupancy/utilities. This inspection is to confirm that the conditions of approval and code requirements have been satisfied.

20. Trash facilities shall be screened from view, and designed and located appropriately to minimize potential noise and odor impacts to residential areas.

21. To avoid an alley-like appearance, the private street shall not be developed with a center concrete swale. The private street shall be complemented by stamped concrete or pervious pavers.

22. Prior to issuance of building permits, the applicant shall provide the Conditions, Covenants, and Restrictions (CC&Rs) to the Development Services Director and City Attorney's office for review. The CC&Rs must be in a form and substance acceptable to, and shall be approved by the Development Services Director and City Attorney's office.

    a. The CC&Rs shall contain provisions requiring that the HOA homeowner's association (HOA) effectively manage parking and contract with a towing service to enforce the parking regulations.
    b. The CC&Rs shall also contain provisions related to night-time lighting and active use of the roof decks. These provisions shall prohibit amplified noise, loud parties/gatherings, night-time lighting after 9:00 PM other than for security purposes, or any other activities that may be disruptive to the quiet enjoyment of neighboring properties after 9:00 PM.
    c. The CC&Rs shall also contain provisions related to preservation and maintenance of the common lot and common open space areas in perpetuity by the homeowner's association. The CC&Rs shall also contain the buyer's notice as an exhibit.
    d. The CC&Rs shall contain a notice that all open parking spaces which are not located on an individual driveway shall be unassigned and available for visitors.
    e. The CC&R's shall contain restrictions requiring residents to park vehicles in garage spaces provided for each unit. Storage of other items may occur only to the extent that vehicles may still be parked within the required garage at the number for which the garage was originally designed and to allow for inspections by the association to verify compliance with this condition.
    f. The CC&Rs shall contain restrictions prohibiting parking in the 5-foot deep driveways in front of the garage doors for the Plan 2 Units.
    g. The CC&Rs shall contain provisions requiring that the Homeowner's Association submit a signed affidavit to the City of Costa Mesa on an annual basis to certify the following:

- The two-car garages in the residential community are being used for vehicle parking by the resident(s).
- The vehicle parking areas within the garage are not obstructed by storage items, including but not limited to, toys, clothing, tools, boxes, equipment, etc.
- The resident(s) have consented to voluntary inspections of the garage to verify the parking availability, as needed.
- The form and content of the affidavit shall be provided by the City Attorney's office. Failure to file the annual affidavit is considered a violation of this condition.

h. Any subsequent revisions to the CC&Rs related to these provisions must be reviewed and approved by the City Attorney's office and the Development Services Director before they become effective.

23. The CC&Rs shall be recorded prior to issuance of certificates of occupancy. Applicant shall provide proof of establishment of a homeowners association prior to release of any utilities prior to selling any of the units as condominiums.

24. Prior to issuance of building permits, the applicant shall provide proof of recordation of Vesting Tract Map 17779.

25. Transformers, backflow preventers, and any other approved above-ground utility improvement shall be located outside of the required street setback area and shall be screened from view, under direction of Planning staff. Any deviation from this requirement shall be subject to review and approval of the Development Services Director.

26. Applicant shall plant mature trees (24-inch box trees) with a minimum height of 15 feet in the rear yards of Lots 3 through 9 and Lot 23 to provide visual screening for privacy purposes. The CC&Rs shall reflect that these trees be maintained (or replaced if necessary) in the rear yard to provide a permanent landscape buffer between the properties at the homeowner's expense in the future.

27. In the event that archaeological resources are encountered during grading and construction, all construction activities shall be temporarily halted or redirected to permit the sampling, identification, and evaluation of archaeological materials as determined by the City, who shall establish, in cooperation with the project applicant and a certified archaeologist, the appropriate procedures for exploration and/or salvage of the artifacts.

28. In the event that paleontological resources are encountered during grading and construction operations, all construction activities shall be temporarily halted or redirected to permit a qualified paleontologist to assess the find for significance and, if necessary, develop a paleontological resources impact mitigation plan (PRIMP) for the review and approval by the City prior to resuming excavation activities.

29. If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission (NAHC), which will determine and notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 24 hours of notification by the NAHC. The MLD may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials.

30. An opportunity shall be provided for a certified Native American Monitor (NAM) to be present during the first week of ground disturbance activities. In the event that additional cultural deposits are uncovered during ground disturbance operations, the NAM shall be empowered to halt or divert work in the vicinity of the find until the nature and the significance of the discovery is determined.

31. The applicant shall defend, indemnify, and hold harmless the City, its elected and appointed officials, agents, officers and employees from any claim, action, or proceeding (collectively referred to as "proceeding") brought against the City, its elected and appointed officials, agents, officers or employees arising out of, or which are in any way related to, the applicant's project, or any approvals granted by City related to the applicant's project. The indemnification shall include, but not be limited to, damages, fees and/or costs awarded against the City, if any, and cost of suit, attorney's fees, and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by the applicant, the City and/or the parties initiating or bringing such proceeding. This indemnity provision shall include the applicant's obligation to indemnify the City for all the City's costs, fees, and damages that the City incurs in enforcing the indemnification provisions set forth in this section. City shall have the right to choose its own legal counsel to represent the City's interests, and applicant shall indemnify City for all such costs incurred by City.

Eng. 32. Comply with the requirements contained in the letter prepared by the City Engineer (Exhibit B1).

33. Maintain the public right-of-way in a "wet-down" condition to prevent excessive dust and promptly remove any spillage from the public right-of-way by sweeping or sprinkling.

Trans. 34. The westerly project driveway shall be restricted to right-in/right-out access while the easterly driveway remains a full access driveway. The right-in/right-out restriction at the westerly driveway shall be implemented by constructing a raised median on Victoria Street, subject to final review and approval by the Transportation Services Manager and the Development Services Director.

Bldg. 35. The applicant shall submit a soils report for this project. Soils report recommendation shall be blueprinted on both the architectural and grading

plans. Soils report shall contain recommendations on how to protect the subject and neighboring properties. Design, grading, and construction shall be performed in accordance with the requirements of the California Building Code applicable at the time of grading as well as the appropriate local grading regulations, and the recommendations of the project geotechnical consultant as summarized in a final written report, subject to review by the City of Costa Mesa Building official prior to issuance of grading permits.

CODE REQUIREMENTS

The following list of federal, state and local laws applicable to the project has been compiled by staff for the applicant's reference. Any reference to "City" pertains to the City of Costa Mesa.

Plng.

1. All contractors and subcontractors must have valid business licenses to do business in the City of Costa Mesa. Final inspections, final occupancy and utility releases will not be granted until all such licenses have been obtained.
2. Address assignment shall be requested from the Planning Division prior to submittal of working drawings for plan check. The approved address of individual units, suites, buildings, etc., shall be blueprinted on the site plan and on all floor plans in the working drawings.
3. Prior to issuance of building permits, applicant shall contact the US Postal Service with regard to location and design of mail delivery facilities. Such facilities shall be shown on the site plan, landscape plan, and/or floor plan.
4. Pay Park fee prior to building permit issuance or certificate of occupancy. Applicable fee shall be that fee in effect at the time the subdivision application is filed with the City.
5. A minimum 20-foot by 20-foot clear interior dimension shall be provided for all garages.
6. Minimum garage door width shall be 16 feet.
7. All garages shall be provided with automatic garage door openers.
8. Hours of construction shall comply with Section 13-279, Title 13, of the Costa Mesa Municipal Code.
9. Two (2) sets of detailed landscape and irrigation plans, which meet the requirements set forth in Costa Mesa Municipal Code Sections 13-101 through 13-108 and the City's Water Efficient Landscape Guidelines, shall be required as part of the project plan check review and approval process. Plans shall be forwarded to the Planning Division for final approval prior to issuance of building permits.
10. Two (2) sets of landscape and irrigation plans, approved by the Planning Division, shall be attached to two of the final building plan sets.
11. All on-site utility services shall be installed underground.
12. Installation of all utility meters shall be performed in a manner so as to obscure the installation from view from any place on or off the property. The installation shall be in a manner acceptable to the public utility and shall be in the form of a vault, wall cabinet, or wall box under the direction of the Planning Division.
13. Any mechanical equipment such as air-conditioning equipment and duct work shall be screened from view in a manner approved by the Planning Division.
14. All construction contractors shall comply with South Coast Air Quality Management District (SCAQMD) regulations, including Rule 403, Fugitive

Dust. All grading (regardless of acreage) shall apply best available control measures for fugitive dust in accordance with Rule 403. To ensure that the project is in full compliance with applicable SCAQMD dust regulations and that there is no nuisance impact offsite, the contractor would implement each of the following:

a. Moisten soil not more than 15 minutes prior to moving soil or conduct whatever watering is necessary to prevent visible dust emissions from exceeding 100 feet in any direction.

b. Water excavated soil piles hourly or covered with temporary coverings.

c. Water exposed surfaces at least twice a day under calm conditions. Water 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.

d. Minimize dirt track-out from the project site by employing either vehicle wash stations, rumble plates or graveling as per specifications in Rule 403.

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. Securely cover loads with a tight fitting tarp on any truck leaving the construction sites to dispose of debris.

g. Cease grading during period when winds exceed 25 miles per hour.

15. SCAQMD Rule 445 prohibits permanently installed wood burning devices into any new development. A wood burning device means any fireplace, wood burning heater, or pellet-fueled wood heater, or any similarly enclosed, permanently installed, indoor or outdoor device burning any solid fuel for aesthetic or space-heating purposes, which has a heat input of less than one million British thermal units per hour.

16. The Project shall comply with Title 24 of the California Code of Regulations established by the energy conservation standards.

17. Each of the conclusions and recommendations specified in the Geotechnical Evaluation for the Proposed Development at 1239 Victoria Street, City of Costa Mesa, California (LGC Geotechnical, Inc., April 28, 2014) shall be incorporated into the Project's design considerations, plans, and job specifications.

18. Prior to the issuance of Grading Permits, the Project Applicant shall provide the City of Costa Mesa Department of Building Safety with a geotechnical investigation of the project site detailing recommendations for remedial grading in order to reduce the potential of onsite soils to cause unstable conditions. Design, grading, and construction shall be performed in accordance with the requirements of the California Building Code applicable at the time of grading, appropriate local grading regulations, and the recommendations of the

geotechnical consultant as summarized in a final written report, subject to review by the City of Costa Mesa Department of Building Safety.

19. The Project shall comply with the NPDES requirements, as follows:

    a. Construction General Permit Notice of Intent (NOI) Design: Prior to the issuance of preliminary or precise grading permits, the project applicant shall provide the City Engineer with evidence that an NOI has been filed with the Storm Water Resources Control Board (SWRCB). Such evidence shall consist of a copy of the NOI stamped by the SWRCB or Regional Water Quality Control Board (RWQCB), or a letter from either agency stating that the NOI has been filed.

    b. Construction Phase Storm Water Pollution Prevention Plan (SWPPP): Prior to the issuance of grading permits, the applicant shall prepare a SWPPP that complies with the Construction General Permit and will include at a minimum the following:

        - Discuss in detail the BMPs planned for the project related to control of sediment and erosion, non-sediment pollutants, and potential pollutants in non-storm water discharges; and
        - Describe post-construction BMPs for the Project.

    c. Explain the maintenance program for the Project's BMPs.

    d. List the parties responsible for the SWPPP implementation and the BMP maintenance during and after grading. The Project Applicant shall implement the SWPPP and modify the SWPPP as directed by the Construction General Permit.

20. During demolition, grading, and excavation, workers shall comply with the requirements of Title 8 of the California Code of Regulations, Section 1529, which provides for exposure limits, exposure monitoring, respiratory protection, and good working practices by workers exposed to asbestos. Asbestos-contaminated debris and other wastes shall be managed and disposed of in accordance with the applicable provision of the California Health and Safety Code.

21. During demolition, grading, and excavation, workers shall comply with the requirements of Title 8 of the California Code of Regulations, Section 1532.1, which provides for exposure limits, exposure monitoring, respiratory protection, and good working practice by workers exposed to lead. Lead-contaminated debris and other wastes shall be managed and disposed of in accordance with the applicable provision of the California Health and Safety Code.

22. In order to comply with the 2003 DAMP, the proposed Project shall prepare a Storm Drain Plan, Stormwater Pollution Prevention Plan (SWPPP), and Water Quality Management Plan (WQMP) conforming to the current National Pollution Discharge Elimination System (NPDES) requirements, prepared by

a Licensed Civil Engineer or Environmental Engineer, which shall be submitted to the Department of Public Works for review and approval.

a. The SWPPP shall be prepared and updated as needed during the course of construction to satisfy the requirements of each phase of development.

b. The plan shall incorporate all necessary Best Management Practices (BMPs) and other City requirements to eliminate polluted runoff until all construction work for the project is completed. The SWPPP shall include treatment and disposal of all dewatering operation flows and for nuisance flows during construction.

c. A WQMP shall be maintained and updated as needed to satisfy the requirements of the adopted NPDES program. The plan shall ensure that the existing water quality measures for all improved phases of the project are adhered to.

d. Location of the BMPs shall not be within the public right-of-way.

23. Prior to approval of Plans, the Project shall fulfill the City of Costa Mesa Drainage Ordinance No. 06-19 requirements.

24. The final master plan for development of the Project site shall provide sufficient capacity for fire flows required by the City of Costa Mesa Fire Department.

25. Vehicular access shall be provided and maintained serviceable throughout construction to all required fire hydrants.

26. Prior to the issuance of a Building Permit, the City of Costa Mesa Fire Department shall review and approve the developer's Project design features to assess compliance with the California Building Code and California Fire Code.

27. The Project shall provide fire extinguishers with a minimum rating of 2A to be located within 75 feet of travel distance from all areas. Extinguishers may be of a type rated 2A, 10BC as these extinguishers are suitable for all types of fires and are less expensive.

28. The Project shall provide an automatic fire sprinkler system according to NFPA 13 R.

29. The Project shall provide a fire alarm system.

30. The Project shall provide individual numeric signage for proposed residences with minimum 6 inches height.

31. Prior to issuance of building permits, the Developer shall pay a school impact fee currently calculated at $1.84 per square foot for residential development and $0.30 per square foot for commercial development.

32. As final building plans are submitted to the City of Costa Mesa for review and approval, the Costa Mesa Police Department shall review all plans for the purpose of ensuring that design requirements are incorporated into the building design to increase safety and avoid unsafe conditions. These measures focus

on security measures are recommended by the Police Department, including but not limited to, the following:

a. Lighting shall be provided in open areas and parking lots.

b. Required building address numbers shall be readily apparent from the street and rooftop building identification shall be readily apparent from police helicopters for emergency response agencies.

c. Landscaping requirements.

d. Emergency vehicle parking areas shall be designated within proximity to buildings.

e. The applicant shall fund all costs associated with police and fire radio reception enhancement, including a Bi-Directional Amplifying 800 MHz antenna (BDA).

f. Prior to the issuance of a grading permit, the City of Costa Mesa Police Department shall review and approve the developer's project design features to ensure adequate security measures are incorporated into the project design.

33. Prior to demolition activities, removal and/or abatement of asbestos containing building materials, lead based paints, and hazardous materials associated with the existing building materials shall be conducted by a qualified environmental professional in consultation with the Costa Mesa Fire Department. An asbestos and hazardous materials abatement specification shall be developed by the qualified environmental professional, in order to clearly define the scope and objective of the abatement activities.

34. Prior to investigations, demolition, or renovation, all activities shall be coordinated with Dig Alert (811).

35. Visual inspections for areas of impact to soil shall be conducted during site grading. If unknown or suspect materials are discovered during construction by the contractor that are believed to involve hazardous wastes or materials, the contractor shall:

a. Immediately stop work in the vicinity of the suspected contaminant, removing workers and the public from the area;

b. Notify the City Engineer and Costa Mesa Fire Department;

c. Secure the area(s) in question; and

d. Implement required corrective actions, including remediation if applicable.

36. Prior to the issuance of any Grading Permit, the Applicant shall:

    a. Prepared a detailed Hydrology Study, approved by the City Engineer.

    b. Design all storm drain facilities, approved by the City Engineer, for 25-year storm event protection.

    c. Design all storm drains in the public right-of-way to be a minimum of 24 inches by City of Costa Mesa requirements and in accordance with the Orange County Local Drainage Manual including a minimum spacing between manholes of 300 feet.

Bldg. 37. Comply with the requirements of the 2013 California Building Code, 2013 California Residential Code, 2013 California Electrical Code, 2013 California Mechanical Code, 2013 California Plumbing Code, 2013 California Green Building Standards Code and 2013 California Energy Code (or the applicable adopted, California Building Code, California Residential Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Green Building Standards, and California Energy Code at the time of plan submittal or permit issuance) and California Code of Regulations also known as the California Building Standards Code, as amended by the City of Costa Mesa. Requirements for accessibility to sites, facilities, buildings, and elements by individuals with disability shall comply with Chapter 11B of the 2013 California Building Code.

38. Submit a precise grading plan, an erosion control plan and a hydrology study.

39. Submit a soils report for this project. Soils report recommendations shall be blueprinted on both the architectural and grading plans.

40. On graded sites the top of exterior foundation shall extend above the elevation of the street gutter at point of discharge or the inlet of an approved discharge devise a minimum of 12 inches plus 2 percent. 2013 California Building Code CRC 403.1.7.3.

41. Lots shall be graded to drain surface water away from foundation walls. The grade shall fall a minimum of six inches within the first 10 feet. CRC R401.3.

42. Projections, including eaves, shall be one-hour fire resistive construction, heavy timber or of noncombustible material if they project into the 5-foot (setback area from the property line. They may project a maximum of 12 inches beyond the 3-foot setback. CRC Tables R302.1(1) and R302.1(2).

Trans. 43. Construct all proposed driveway approaches to comply with city standards.

44. Close unused drive approaches, or portion of, with full height curb and gutter that comply with City Standards.

45. Prior to the start of construction, a Construction Access and Circulation Plan shall be prepared and approved by the City Traffic Engineer to ensure that construction traffic will not impact Victoria Street and other public roadways in the site vicinity.

Fire

46. Prior to the issuance of a Building Permit, the City of Costa Mesa Fire Department shall review and approve the project design features to assess compliance with the California Building Code and California Fire Code.
47. Provide Class A fire hydrants to be located as directed by the Fire Department.
48. Provide "blue dot" reflective markers for all on-site fire hydrants.
49. The project shall provide an automatic fire sprinkler system according to NFPA 13 R.

Street Trees

50. Plant three (3) 24" Box Pistacia chinensis. Tress to be incorporated into site landscape plan.

WQMP

51. In order to comply with the 2003 DAMP, the proposed project shall prepare a Storm Drain Plan, Stormwater Pollution Prevention Plan (SWPPP), and Water Quality Management Plan (WQMP) conforming to the current National Pollution Discharge Elimination System (NPDES) requirements, prepared by a Licensed Civil Engineer or Environmental Engineer, which shall be submitted to the Department of Public Works for review and approval.
52. The SWPPP shall be prepared and updated as needed during the course of construction to satisfy the requirements of each phase of development. The plan shall incorporate all necessary Best Management Practices (BMPs) and other City requirements to eliminate polluted runoff until all construction work for the project is completed. The SWPPP shall include treatment and disposal of all dewatering operation flows and for nuisance flows during construction.
53. A WQMP shall be maintained and updated as needed to satisfy the requirements of the adopted NPDES program. The plan shall ensure that the existing water quality measures for all improved phases of the project are adhered to.
54. Location of the BMPs shall not be within the public right-of-way.

SPECIAL DISTRICT REQUIREMENTS

The requirements of the following special districts are hereby forwarded to the applicant:

Sani.

1. Applicant will be required to construct sewers to serve this project, at his own expense, meeting the approval of the Costa Mesa Sanitary District.
2. County Sanitation District fees, fixture fees, inspection fees, and sewer permit are required prior to installation of sewer.
3. Applicant shall submit a plan showing sewer improvements that meets the District Engineer's approval to the Building Division as part of the plans submitted for plan check.
4. The applicant is required to contact the Costa Mesa Sanitary District at (714) 754-5307 to arrange final sign-off prior to certificate of occupancy being released.

5. Unless an off-site trash hauler is being used, applicant shall contact the Costa Mesa Sanitary District at (714) 754-5043 to pay trash collection program fees and arrange for service for all new residences. Residences using bin or dumpster services are exempt from this requirement.

6. Applicant shall contact Costa Mesa Sanitary District at (949) 654-8400 for any additional district requirements.

AQMD 7. Applicant shall contact the Air Quality Management District (AQMD) at (800) 288-7664 for potential additional conditions of development or for additional permits required by AQMD.

Water 8. Customer shall contact the Mesa Water District – Engineering Desk and submit an application and plans for project review. Customer must obtain a letter of approval and a letter of project completion from Mesa Water District.

School 9. Pay applicable Newport Mesa Unified School District fees to the Building Division prior is issuance of building permits.

State 10. Comply with the requirements of the California Department of Food and Agriculture (CDFA) to determine if red imported fire ants (RIFA) exist on the property prior to any soil movement or excavation. Call CDFA at (714) 708-1910 for information.

EXHIBIT B1
CITY ENGINEER'S LETTER

CITY OF COSTA MESA

P.O. BOX 1200 • 77 FAIR DRIVE • CALIFORNIA 92628-1200

FROM THE DEPARTMENT OF PUBLIC SERVICES/ENGINEERING DIVISION

March 12, 2015

Costa Mesa Planning Commission
City of Costa Mesa
77 Fair Drive
Costa Mesa, CA 92626

SUBJECT: **Tract No. 17779**
LOCATION: **1239 Victoria Street**

Dear Commissioners:

Tentative Tract Map No. 17779 as furnished by the Planning Division for review by the Public Services Department consists of subdividing one lot into twenty-eight numbered lots and four lettered lots. Tentative Tract Map No. 17779 meets with the approval of the Public Services Department, subject to the following conditions:

1. The Tract shall be developed in full compliance with the State Map Act and the City of Costa Mesa Municipal Code (C.C.M.M.C.), except as authorized by the Costa Mesa City Council and/or Planning Commission. The attention of the Subdivider and his engineer is directed to Section 13-208 through 13-261 inclusive, of the Municipal Code.

2. The Subdivider shall conduct soil investigations and provide the results to the City of Costa Mesa Engineering and Building Divisions pursuant to Ordinance 97-11.

3. Two copies of the Final Tract Map shall be submitted to the Engineering Division for checking. Map check fee shall be paid per C.C.M.M.C. Section 13-231.

4. A current copy of the title search shall be submitted to the Engineering Division with the first submittal of the Final Tract Map.

5. Dedicate an ingress/egress easement to the City for emergency and public security vehicles purposes only. Maintenance of easement shall be the sole responsibility of a Homeowners Association formed to conform to Section 13-41 (e) of the C.C.M.M.C.

6. Vehicular and pedestrian access rights to Victoria Street shall be released and relinquished to the City of Costa Mesa except at approved access locations.

7. Obtain a permit from the City of Costa Mesa, Engineering Division, at the time of development and then remove any existing driveways and/or curb depressions that will not be used and replace with full height curb and sidewalk.

PHONE: (714) 754-5335 FAX: (714) 754-5028 TDD: (714) 754-5244
www.costamesaca.gov

8. Obtain a permit from the City of Costa Mesa, Engineering Division, at the time of development and then construct P.C.C. driveway approaches per City of Costa Mesa Standards as shown on the Offsite Plan. Location and dimensions are subject to the approval of the Transportation Services Manager.

9. Relocate existing street light and radar speed feedback sign to accommodate the location of the new drive approaches.

10. Submit for approval to the City of Costa Mesa, Engineering Division, Street Improvement Plans that show Sewer and Water Improvements, prepared by a Civil Engineer. Applicant is informed Victoria Street is under a "NO OPEN CUT" moratorium until March, 2020. Open cutting the street pavement during the moratorium period shall require special resurfacing requirements.

11. The Subdivider shall submit a cash deposit of $980 for street sweeping at time of issuance of a Construction Access permit. Full amount of deposit shall be maintained on a monthly basis prior to and during construction until completion of project.

12. Fulfill City of Costa Mesa Drainage Ordinance No. 06-19 requirements prior to approval of Final Tract Map

13. The Subdivider's engineers shall furnish the Engineering Division a storm runoff study showing existing and proposed facilities and the method of draining this area and tributary areas without exceeding the capacity of any street or drainage facility on-site or off-site. This study to be furnished with the first submittal of the Final Tract Map. Cross lot drainage shall not occur.

14. Ownership and maintenance of the private on-site drainage facilities and parkway culverts and other common areas shall be transferred by the owner to the Homeowners Association to be formed pursuant to C.C.M.M.C. Section 13-41 (e) and said association shall indemnify and hold harmless the City for any liability arising out of or in any way associated with the connection of the private drainage system with the City's drainage system and shall execute and deliver to the City the standard (indemnity) Hold Harmless Agreement required for such conditions prior to issuance of permits.

15. Sewer improvements shall meet the approval of the Costa Mesa Sanitary District; call (949) 631-1731 for information.

16. Water system improvements shall meet the approval of Mesa Consolidated Water District; call (949) 631-1200 for information.

17. Dedicate easements as needed for public utilities.

18. Prior to recordation of a Final Tract Map, the surveyor/engineer preparing the map shall tie the boundary of the map into the Horizontal Control System established by the County Surveyor in a manner described in Subarticle 12, Section 7-9-337 of the Orange County Subdivision Code.

19. Prior to recordation of a Final Tract Map, the surveyor/engineer preparing the map shall submit to the County Surveyor a digital-graphics file of said map in a manner described in Subarticle 12, Section 7-9-337 of the Orange County Subdivision Code.

20. Survey monuments shall be preserved and referenced before construction and replaced after construction, pursuant to Section 8771 of the Business and Profession Code.

21. The elevations shown on all plans shall be on Orange County benchmark datum.

22. Prior to recordation of a Final Tract Map, submit required cash deposit or surety bond to guarantee monumentation. Deposit amount to be determined by the City Engineer.

23. Prior to occupancy on the Tract, the surveyor/engineer shall submit to the City Engineer a Digital Graphic File, reproducible mylar of the recorded Tract Map, and approved off-site plan and nine copies of the recorded Tract Map.

Sincerely,

Fariba Fazeli, P. E.
City Engineer

(Engr. 2015/Planning Commission Tract 17779)

EXHIBIT C

MITIGATION MONITORING PROGRAM
TRUMARK PROJECT

Mitigation Measure	Responsible Implementation Agency	Monitoring Phase	Date of Compliance
The perimeter walls around Lots 1, 7, 13, and 20 shall be required to be 8 feet in height. Prior to issuance of building permits, a qualifies Acoustical Scientist shall be retained to prepare a final Acoustical Impact Report, utilizing precise grading plans, and detailed floor and elevation plans, for units with direct exposure to Victoria Street. Said report must be able to determine compliance or effective mitigation, such as noise control barriers, that will reduce noise impacts to within compliance of 45 dBA CNEL residential interior, and 65 dBA CNEL residential exterior.	Development Services/Building Safety Division	Plan Check/Construction	

RESOLUTION NO. PC-15-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA DENYING GENERAL PLAN AMENDMENT GP-14-03 CHANGING THE LAND USE DESIGNATION OF A 2.04 ACRE SITE FROM NEIGHBORHOOD COMMERCIAL (NC) TO HIGH DENSITY RESIDENTIAL (HDR); REZONE R-14-03 FOR A REZONE (OR CHANGE) OF THE ZONING CLASSIFICATION OF THE SAME DEVELOPMENT SITE FROM AP (ADMINISTRATIVE AND PROFESSIONAL DISTRICT) TO PLANNED DEVELOPMENT RESIDENTIAL-HIGH DENSITY (PDR-HD), MASTER PLAN PA-14-19, AND VESTING TENTATIVE TRACT VT-17779, FOR THE PROPOSED DEVELOPMENT OF A 28-UNIT DETACHED RESIDENTIAL DEVELOPMENT WITH VARIANCES FROM ZONING CODE DEVELOPMENT STANDARDS FOR PROPERTY LOCATED AT 1239 VICTORIA STREET.

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

WHEREAS, an application was filed by Trumark Homes, representing the property owner, Westar Holdings, Inc., requesting approval of the following:

- *General Plan Amendment GP-14-03:* General Plan amendment to change of Land Use Designation from Neighborhood Commercial to High Density Residential.
- *Rezone R-14-03:* Rezone (or change) of the zoning classification of the site from Administrative and Professional (AP) District to Planned Development Residential – High Density (up to 20 dwelling units per acre) (PDR-HD) District.
- *Planning Application PA-14-19:* Master Plan for the development of 28 single-family, detached residences with a net density of 13.7 dwelling units per acre. The three bedroom residences are three-stories with roof decks and have attached two-car garages. A total of 56 garage parking spaces, 42 driveway spaces, and 14 guest parking spaces are proposed (112 total spaces, four spaces per unit). The following variances are requested:
    - Perimeter Open Space (a minimum depth of 20 feet is required; a minimum depth of 11 feet with an average depth of 20 feet is proposed);
    - Open Space (a minimum of 42 percent of the total site area is required, 34.9 percent proposed); and

- Common Open Space (50 percent of the open space required to be common open space; 10 percent common open space proposed).

- *Vesting Tentative Tract Map T-1779:* Subdivision of a 2.04-acre property into fee simple lots for homeownership.

WHEREAS, a duly noticed public hearing was held by the Planning Commission on March 23, 2015 with all persons having the opportunity to speak for and against the proposal.

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit A, the Planning Commission hereby **DENIES** General Plan Amendment GP-14-03, Rezone R-14-03, Planning Application PA-14-19 and Vesting Tentative Tract Map TT-17779.

PASSED AND ADOPTED this 23rd day of March**, 2015.**

Robert L. Dickson, Jr. Chair
Costa Mesa Planning Commission

STATE OF CALIFORNIA)
) ss
COUNTY OF ORANGE)

I, Claire Flynn, Secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution was passed and adopted at a meeting of the City of Costa Mesa Planning Commission held on March 23, 2015 by the following votes:

AYES: COMMISSIONERS

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS

ABSTAIN: COMMISSIONERS

Claire L. Flynn, Secretary
Costa Mesa Planning Commission

EXHIBIT A

FINDINGS (DENIAL)

A. The proposed rezone is not consistent with the Zoning Code and the General Plan.

B. The proposed project does not comply with Title 13, Section 13-29(g)(5), Master Plan, of the Municipal Code due to the following:

The master plan does not meet the broader goals of the General Plan and the Zoning Code by exhibiting excellence in design, site planning, integration of uses and structures and protection of the integrity of neighboring development.

C. The subdivision of the property for a residential common interest development is not consistent with the City's General Plan and Zoning Code.

D. The Costa Mesa Planning Commission has denied General Plan Amendment GP-14-03, Rezone R-14-03, Planning Application PA-14-19 and Vesting Tentative Tract Map TT-17779. Pursuant to Public Resources Code Section 21080(b) (5) and CEQA Guidelines Section 15270(a) CEQA does not apply to this project because it has been rejected and will not be carried out.

E. The project is exempt from Chapter IX, Article 11, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

ATTACHMENT 2
APPLICANT'S PROJECT DESCRIPTION

TRUMARK HOMES

Eric A. Nelson
Vice President
Land Development
Office: (949) 999-9820
Cell: (949) 510-2070
enelson@trumarkco.com

SENT VIA HAND DELIVERY

Planning Commission
City of Costa Mesa
16600 Civic Center Drive
Costa Mesa, CA

RE: 1239 Victoria Street
General Plan Screening Application

To whom it may concern:

On behalf of Trumark Homes, LLC I am pleased to present the following request for a General Plan Screening Application.

PROJECT DESCRIPTION

The subject property is located on the south side of Victoria Street, west of Valley Rd and contains an existing two-story office building that would be demolished to accommodate the future, proposed development. Records show that the existing structure was built in phases with the original northeast building in 1960. An addition was added in 1966 with the final building addition in 1968. The building is approximately 54,000 square feet and includes office space, research and development, production space and warehouse areas that are mostly vacant.

The property is a roughly shaped rectangle lot containing 1.75 acres and is zoned Administrative Professional (AP). The General Plan designation for the property is General Commercial (GC). The site topography varies approximately 10' +/- from the street to the rear of the property.

If the request for a General Plan Amendment and Zone Change is approved, a single-family residential development will be contemplated. Concept plans have been prepared for discussion and are included as part of the application package. The proposed concept plan anticipates 28 single-family residential units on lots that are approximately 40'x47'. The product type is currently being refined but would likely consist of two and three story plans with roof decks.

The architecture has not been developed at this point and we will be finalizing exterior design ideas as part of our screening process and based on input received from city staff, council and neighborhood leaders. An image board with conceptual ideas has been included for talking points. The concept project includes garage parking for all

units as well as driveway and guest spaces for a total of 4 spaces per dwelling unit.

Located adjacent to the future Better Shelters project, Trumark is reviewing the approvals to better understand the community dynamics, opposition and support that occurred as part of their overall process. Our goal is to design a project that gains broad support, minimizes impacts and has city support.

We look forward to working with city staff, community leaders and the City Council on this project. If you have any questions or need more information, please do not hesitate to contact me.

Sincerely,
Trumark Homes, LLC

Eric Nelson

Eric A. Nelson
Vice President
Land Development

EAN/en

Cc Westar Nutrition Corp.
Randy Maples
File

EXHIBIT A
Project Description

Introduction

The proposed Victoria residential project (proposed project) would consist of up to 28 single-family detached residential units on a 1.9 acre site at 1239 Victoria Street in the City of Costa Mesa. In compliance with the California Environmental Quality Act (CEQA), the City of Costa Mesa, as lead agency, is preparing the environmental documentation for the proposed project to determine if approval of the discretionary actions requested and subsequent development would have a significant impact on the environment. As defined by section 15063 of the CEQA Guidelines, an initial study is prepared primarily to provide the lead agency with information to use as the basis for determining whether an environmental impact report (EIR), negative declaration, or mitigated negative declaration would be appropriate for providing the necessary environmental documentation and clearance for the proposed project

Project Location

The 1.9 acre project site (APN 422-322-18) is at 1239 Victoria Street in the City of Costa Mesa about 450 feet west of Valley Rd and 900 feet east of the City Boundary with frontage along Victoria Street. The site is semi-rectangular, with the east, west and south sides straight, and the north boundary defined by an angle, created by Victoria Street.

Existing Land Use

The project site is owned and occupied by Westar Associates, a nutritional testing facility and it consists one building/structure, paved driveways, and parking areas. The approximately 55,000-square-foot office building is a large and dominant building on the site and fronts Victoria Street. The site topography ranges from about 79 feet above mean sea level (amsl) in the northwestern end of the site to about 91.6 feet amsl in the southeastern end.

Surrounding Land Use

The project site is located in a predominantly residential area. It is bounded on the north by Victoria Street and on the east and south by a residential, with residential use being development to the west. A neighborhood commercial use is located along the northeast portion of the project.

Project Objectives

- Preserve and enhance single-family residential opportunities.
- Create a cohesive residential development that is compatible with adjacent commercial as well as residential land uses.
- Develop desirable, affordable living environments through the application of acceptable planning and development principles.
- Develop a residential development that continues development pattern along Victoria Street.
- Provide land uses that are similar to surrounding uses in character and visually cohesive with the area.
- Prevent further dilapidation of the site, discourage vandalism, break-ins, and unauthorized use of the site as the current owner moves to their new location.
- Provide a high-quality residential infill project consistent and compatible with the surrounding neighborhood

General Project Description

Site Plan and Character

Trumark Homes is seeking to redevelop the project site with up to 28 single-family detached residential units at a density of not more than 15 dwelling units per net acre (du/ac) or 13.5 dwelling units per gross acre, with lot sizes ranging from 1,770 to 2,406 square feet and averaging about 1,854 square feet. Development of the proposed project requires demolition of the existing building, parking area and drive aisles, and other site improvements.

Residential development on the project site is permitted following the proposed General Plan Amendment and Zone change under the Residential, Planned Development High Density (PDR-HD) zoning designation of the site. The general plan land use designation of the site also permits residential development (High Density Residential). Due to the proposed lot sizes and project configuration, project implementation would require the approval of a Planned Development because it is proposed as a Planned Residential Development (PDR). More specifically, the project site would be developed in accordance with Article 6 (Planned Development) of the City of Costa Mesa Municipal Code. Development of the proposed project also requires the approval of a tentative tract map (TTM 17779), which would subdivide the project site into 28 residential lots and allow individual ownership of the lots.

As proposed, units would be developed on individual lots fronting the proposed neighborhood street. All of the units would be three-story and would include 3 to 4 bedrooms and 2 to 4 bathrooms. The units would be designed in California Beach Modern Architecture with two distinct models that range in square footage from 1,997 to 2,244 square feet. The residences would include design elements (e.g., roof style, window fenestration and details, wall material) according to their architectural style.

All of the units would include enclosed private yards and roof decks oriented towards the ocean/ city views. Vinyl fences would be provided internally between units and along the entire project site boundaries with block pilasters anchoring each end. The walls would provide a means of sound attenuation and privacy for the individual private yards of each residence.

Access, Circulation, and Parking

Vehicular access into the project site for all of the lots would be provided via two entries off of Victoria Street. The access entry driveways would lead to a north–south internal street that provides access to individual driveways and on street visitor parking. A total of 112 parking spaces will be provided as follows;

Garage Spaces = 56
Driveway Spaces = 42
Visitor Spaces = 14

Open Space and Recreation

The proposed project would include passive open space along the frontage for the residents of the new community. The open space area would be easily accessible by all residents. The final amenities for the passive open space/recreation area have not been determined at this time, but they may include rose arbor shade structures, and open lawn areas, public art or other creative uses

City Action Requested

As part of the proposed project, the following discretionary actions are required by the City of Costa Mesa

- Adoption of an Initial Study/Mitigated Negative Declaration
- Approval of a General Plan Amendment
- Approval of a Zone Change
- Approval of a Master Plan
- Approval of a Tentative Tract Map (TTM 17779)
- Approval of a Final Map
- Issuance of grading and building permits

TRUMARKHOMES

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enelson@trumarkco.com

March 9, 2015

Costa Mesa Planning Commission
City of Costa Mesa
77 Fair Dr.
Costa Mesa, CA 92626

Subject: 1239 Victoria Street – Variance Request | Justification & Findings

Dear Members of the Planning Commission,

On behalf of Trumark Homes I have prepared the following request for two (2) variances pursuant to Gov't Code §§65902 Variances. For each request I have provided a detailed justification and the findings required for approving the requests.

Variance # 1 – Reduction in perimeter landscape setback

Section 13-61 requires a minimum 20' perimeter setback from all structures abutting the public right ot way. Based on the proposed site plan, the request would be to allow for a reduction of this requirement to 11' minimum. That said, the request for this reduction is not for the entire site, just for the areas noted on the attached exhibits, more specifically Exhibit C.

As noted in the Mitigated Negative Declaration[1], the request for a reduced perimeter setback is required because the current zoning does not provide for averaging setbacks or adjustments. This is important because the request before you, if approved, provides more overall landscaping than required by section 13-61 and detailed on Table 1.

To illustrate this request, I have provided several exhibits showing the required perimeter setback, proposed perimeter setback and the areas showing where the project does not meet the required perimeter setback. To simplify this, we have only included the areas adjacent to the proposed homes and not the driveway(s) since they meet the requirement.

Because this 20' setback is landscaped, I have broken down each of the abovementioned areas in square footage vs. distance measurements as well as included an exhibit showing the average setbacks along Lot B.

As shown on Exhibit A, the total required perimeter landscape[2] is 3,950 square feet. The total landscape provided is 4,116 square feet and shown on Exhibit B. This shows how the site is

1 See section 2.4.1 Planning Application PA-14-19

2 Not including driveways and calculated in square footage vs distance (as noted above)

exceeding the required perimeter landscape by approximately 166 square feet. I have also included the areas that don't meet the requirement shown on Exhibit C with Exhibit D showing each area overlaid.

The sum of all these areas are shown below om Table 1;

Table 1

	LOT A	LOT B	LOT C	TOTAL
LANDSCAPE REQUIRED	1108	1990	852	3,950 sf
LANDSCAPE PROVIDED	1036	2336	744	4,116 sf

As discussed above, the zoning code does not allow for averaging even in a case such as this where we provide more total perimeter landscape than required. Therefore, the variance is the appropriate review.

Required Findings

"Variances from the terms of the zoning ordinances shall be granted only when, because of special circumstances applicable to the property, including size, shape, topography, location or surroundings, the strict application of the zoning ordinance deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification."

The proposed project is located on site that has several special circumstances that impact its ability to meet the strict application of the required perimeter setback. This is due to the odd shape of the site as well as the topography. Located on Victoria, the northern boundary is angled almost 30%, preventing a typical orientation of a building at 90° angle to the street.

This odd shape requires changing the orientation of the building, setting the entire structure back 20' or developing a structure with a building that steps back. In some cases, any of the above options may work however in this case, the topography of Victoria, width of the site and angle prevent this property from enjoying the privileges of other similarly zoned property in the vicinity. In addition, the proposed development provides more perimeter landscape than required and exceeds the minimum distance of 20' in many areas with the proposed max distance at 33'.

By utilizing a method of calculating total land area required within the perimeter setback, this project would comply. Another way to analyze this is measuring setbacks at a given interval to determine if the average setback meets or exceeds section 13-61. In this case, Lot B is measured from the property line @ 5' intervals. Based on this scenario, Lot B provides an average set back of 24' as shown on Exhibit E with the overall site providing an average of 20' when calculating all of the lots at the same 5' interval. All the measurements are included on Exhibit F for reference.

In both cases (provided and averaging) the site provides perimeter setback in a manner that supports the variance request since in truly provides, in total, as much or more than required.

"Any variance granted shall be subject to such conditions as will assure that the adjustment thereby authorized shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is situated."

The approval of this variance request does not constitute or grant any special privilege. In fact, the approval of this request insures a fair and equitable solution to a site that has an odd shape as well as significant topographical changes. Per the request, this allows the city to apply the perimeter setback requirement in a manner that address the actual condition of the property while still providing the total amount of required perimeter landscape and/or an average of the required amount. It does not reduce landscaping in a manner that would be considered a special privilege.

"A variance shall not be granted for a parcel of property which authorizes a use or activity which is not otherwise expressly authorized by the zone regulation governing the parcel of property. The provisions of this section shall not apply to conditional use permits." (Section 65906)

In this case, the request is for relief from a specific development standard and not a grant for any use or activity. Therefore, this finding is met.

In conclusion, this request meets the requirements of the applicable standards, specifically Gov't Code §§65902 Variances because it recognizes the unique characteristics of the project location, does not grant a special privilege and does not allow for an activity or use that is not permitted.

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EXHIBIT A
REQUIRED PERIMETER SETBACK

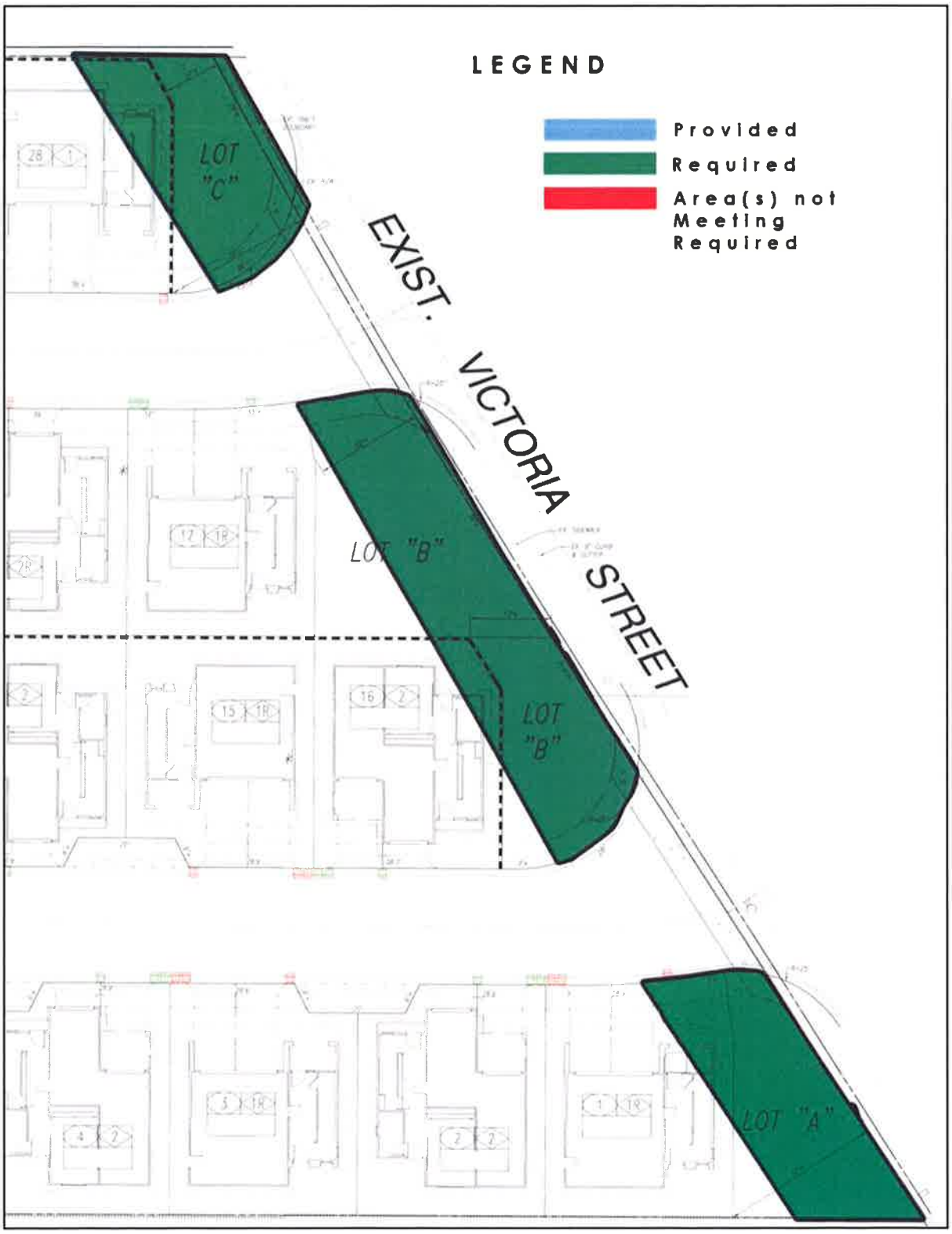


EXHIBIT B
PERIMETER LANDSCAPE PROVIDED

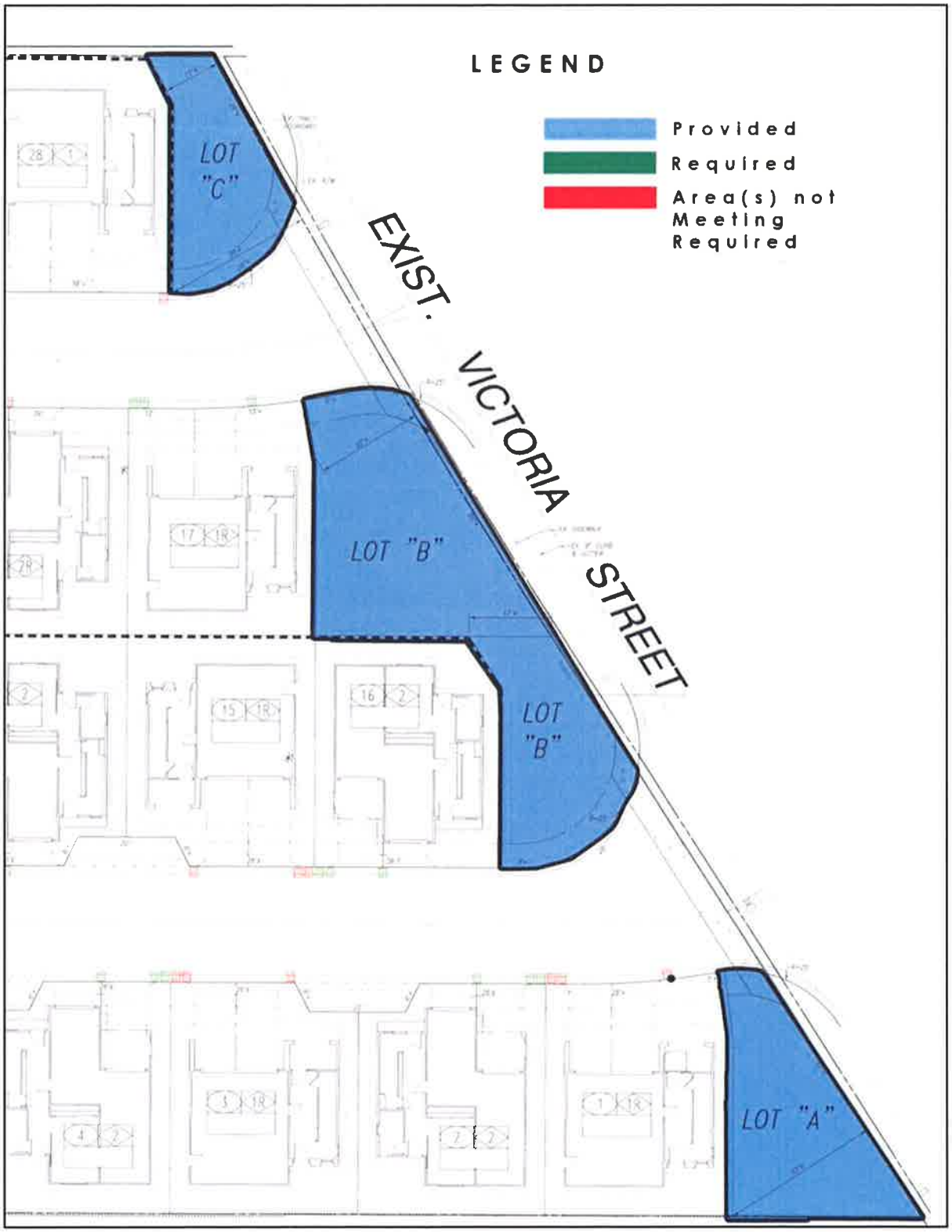


EXHIBIT C

LEGEND
Provided
Required
Area(s) not Meeting Required
LOT "C"
EXIST. VICTORIA STREET
LOT "B"
LOT "B"
LOT "A"

EXHIBIT D

LEGEND
Provided
Required
Area(s) not Meeting Required
EXIST. VICTORIA STREET
LOT "C"
LOT "B"
LOT "A"

EXHIBIT E
SETBACK AVERAGE

Average Setback@ 5' Intervals

A	18.21
B	19.8
C	22.5
D	25.2
E	28.7
F	31
G	34
H	37
I	30
J	14
K	14
L	16
M	14.2
N	16.7
O	19
P	22.1
Q	25.1
R	28.1
S	31.1
TOTAL	446.71
AVERAGE	24

EXHIBIT F
Measurement Table

	Lot A	Lot B	Lot C
A	11.4	18.21	8.3
B	12	19.8	10.2
C	15.4	22.5	13.7
D	18.3	25.2	16.3
E	21.9	28.7	19
F	23.6	31	22.5
G	26.3	34	25
H	29	37	28
I		30	23.4
J		14	18
K		14	9.60
L		16	7.6
M		14.2	
N		16.7	
O		19	
P		22.1	
Q		25.1	
R		28.1	
S		31.1	
Total	157.9	446.7	201.6
Lot Average	19.7	23.5	16.8
Total Average	**20.02**	Feet	

Variance # 2 – Reduction in outdoor Open Space – 42% required / 34.9% provided[3]

Required Findings

"Variances from the terms of the zoning ordinances shall be granted only when, because of special circumstances applicable to the property, including size, shape, topography, location or surroundings, the strict application of the zoning ordinance deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification."

Section 13-60 establishes the required open space criteria for planned development residential projects. Section 13.60.a states, *"The required open space shall be land areas that are not occupied by buildings, structures, parking areas, driveways, streets or alleys. Landscaped roof areas or decks may not be calculated as part of the required open space, except as allowed in the North Costa Mesa Specific Plan."*

In this case, the request is to allow for the inclusion of roof decks in the overall outdoor open space calculation. If approved, the total outdoor open space would be approximately 40,310 square feet or 53% as shown on Exhibit A-1.

In essence, the outdoor space on the project site is compromised by the impact of Victoria and the perceived safety concerns that would limit the use of any areas located adjacent to this roadway. As such, the project has been designed with unique indoor areas as well as outdoor roof decks that provide ample areas for private functional outdoor use. In addition, the outdoor roof decks are significant in size with total square footage of 418 – 545 square feet depending on the unit type. The minimum dimensions of Plan 1 & 2 are 19' and 18'8" respectively. A detailed floor plan of each roof deck has been included on Exhibit A-2.

In evaluating this request, it is important to understand the site design impact relative to Plan II and guest parking on the outdoor space. As you know, parking is a requirement that must be met and these areas are not included in the outdoor space calculation. As I discussed above, the site has been designed to address the proximity of Victoria while planning a project that is unique and livable.

Plan II provides a unique opportunity to deliver true guest parking due to the single car driveway. In traditional small lot development, parking is provided within the garage and driveway and guest parking is relegated to the individual home. This site provides a number of guest spaces along the interior street that are required but not exclusive. However, providing this poses one problem, parking areas are not included in the open space calculation.

For example, if we proposed a typical project (similar to plan 1) with a 2-car driveway and 2 car garage the project would almost meet the open space requirements. With a few minor changes[4], this small deviation could be reduced and the requirement met. What this means is that parking has taken a priority over outdoor open space. Ironic as this is, it is common to see

3 Not including roof decks or balcony areas.

4 On-street guest parking takes up 116sf and Plan one is smaller in size by 141 sf, totaling an increase of 5% in outdoor space.

automobiles "sleeping" within an enclosed structure or occupying land that would otherwise be used for recreation and or open-space.

If approved this variance is to allow for the inclusion of real outdoor space located on the roof deck in our calculation. It provides an innovative and creative solution to an existing street that makes utilizing open, ground floor outdoor space virtually unusable do to the perceived impacts. It should also be noted that if approved, open space will be provided in excess of the required. As an example, the photos shown[5] on Exhibit A-3 illustrate the level of improvement on each deck and how they can be and will be used.

"Any variance granted shall be subject to such conditions as will assure that the adjustment thereby authorized shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is situated."

The approval of this variance request does not constitute or grant any special privilege. In fact, the approval of this request assures a fair and equitable solution to a site that has an odd shape as well as significant topographical changes and adjacent to an augmented roadway with a capacity of 45,000 cars per day.

Per the request, this allows the city to apply the outdoor space requirement in a manner that address's the actual condition of the property while still providing the total amount of required outdoor space.

"A variance shall not be granted for a parcel of property which authorizes a use or activity which is not otherwise expressly authorized by the zone regulation governing the parcel of property. The provisions of this section shall not apply to conditional use permits." (Section 65906)

In this case, the request is for relief from a specific development standard and not a grant for any use or activity. Therefore, this finding is met.

In conclusion, this request meets the requirements of the applicable standards, specifically Gov't Code §§65902 Variances, because it recognizes the unique characteristics of the project location, does not grant a special privilege and does not allow for an activity or use that is not permitted.

If you have any questions or need more information, please do not hesitate to contact me.

Sincerely,
TRUMARK HOMES, LLC

Eric Nelson

Eric Nelson
Trumark Homes
Vice President – Land Development

EAN/en
Cc Victoria Land Development File

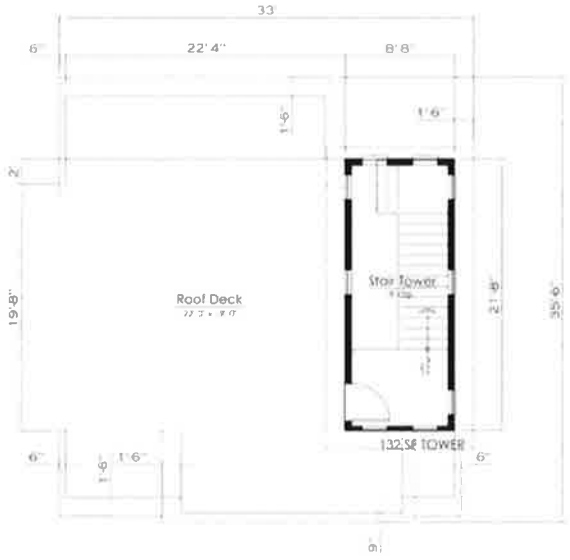
5 Photos of SL70 located in Silver Lake, CA and awarded Detached Community of the Year (2014) by the National Associate of Homebuilders "NAHB". Trumark Homes is currently selling the last phase of this project.

EXHIBIT A-1
Outdoor Space Calculation

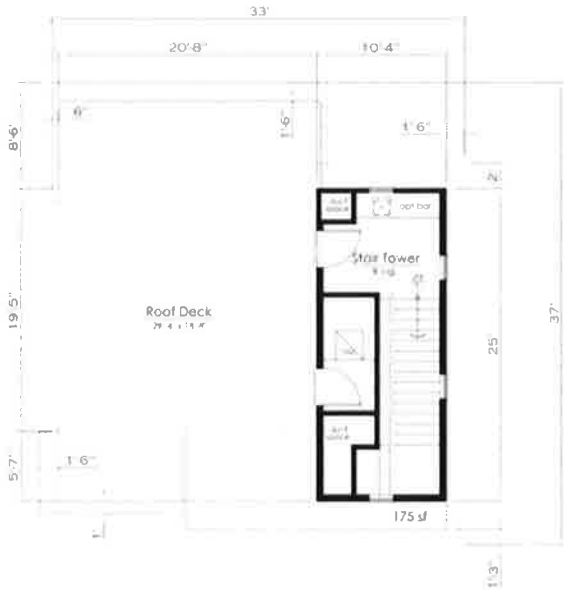
Outdoor Space Calculations

	Roof Deck	Unit Count	Area Total	
Plan 1	418	14	5,852.00	
Plan 2	545	14	7,629.72	
	Total	28	13,481.72	
	Outdoor Space		26829	35%
	Roof Deck		13481.72	18%
	Total Open Space		**40,310.72**	**53%**

EXHIBIT A-2
Roof Decks



Plan 1-418sf



Plan 2-545sf

EXHIBIT A-3

ATTACHMENT 3
VICINITY, ZONING, AND GENERAL PLAN MAPS

City of Costa Mesa

CITY OF COSTA MESA - [Created: 3/9/2015 11:17:56 AM] [Scale: 282.67] [Page: 8.5 x 11 / Landscape]

SITE PHOTO

Overview Map

Legend

- Address Points
- Freeway/ Roads
- Collector
- Freeway
- Major
- Newport BLVD Primary
- SECONDARY
- Hydrology Channel-
- Street Names
- Street Centerlines
- Parcel Lines
- City Boundary
- Water Ways

Map Display

1-851

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City of Costa Mesa

CITY OF COSTA MESA - [Created: 3/9/2015 11:21:33 AM] [Scale: 282.67] [Page: 8.5 x 11 / Landscape]

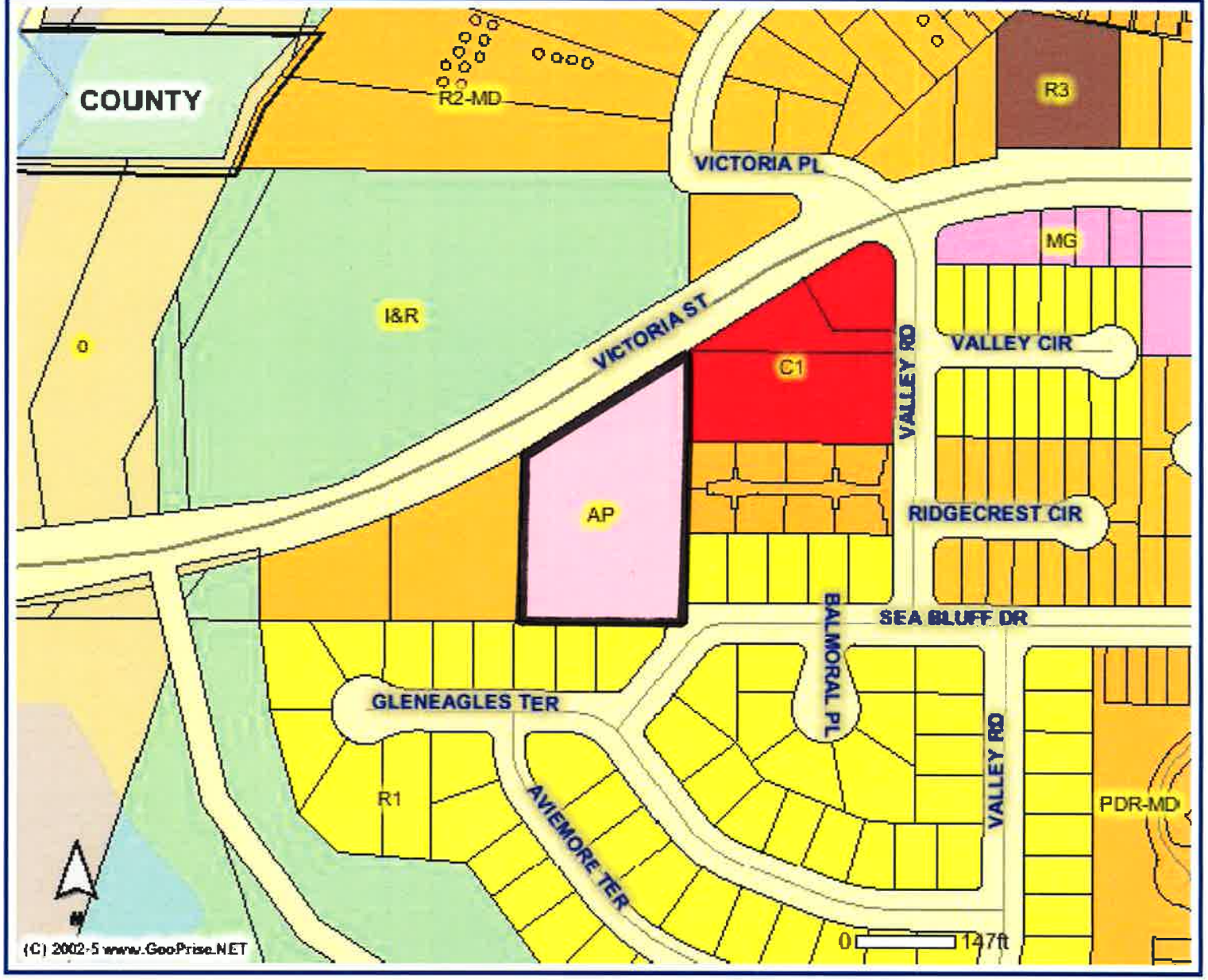
EXISTING ZONING MAP

Overview Map

Legend

- Freeway
- Roads
- Collector
- Freeway
- Major
- Newport BLVD
- Primary
- SECONDARY
- Hydrology Channels
- Street Names
- Street Centerlines
- Parcel Lines
- City Boundary
- Water Ways

Map Display



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City of Costa Mesa

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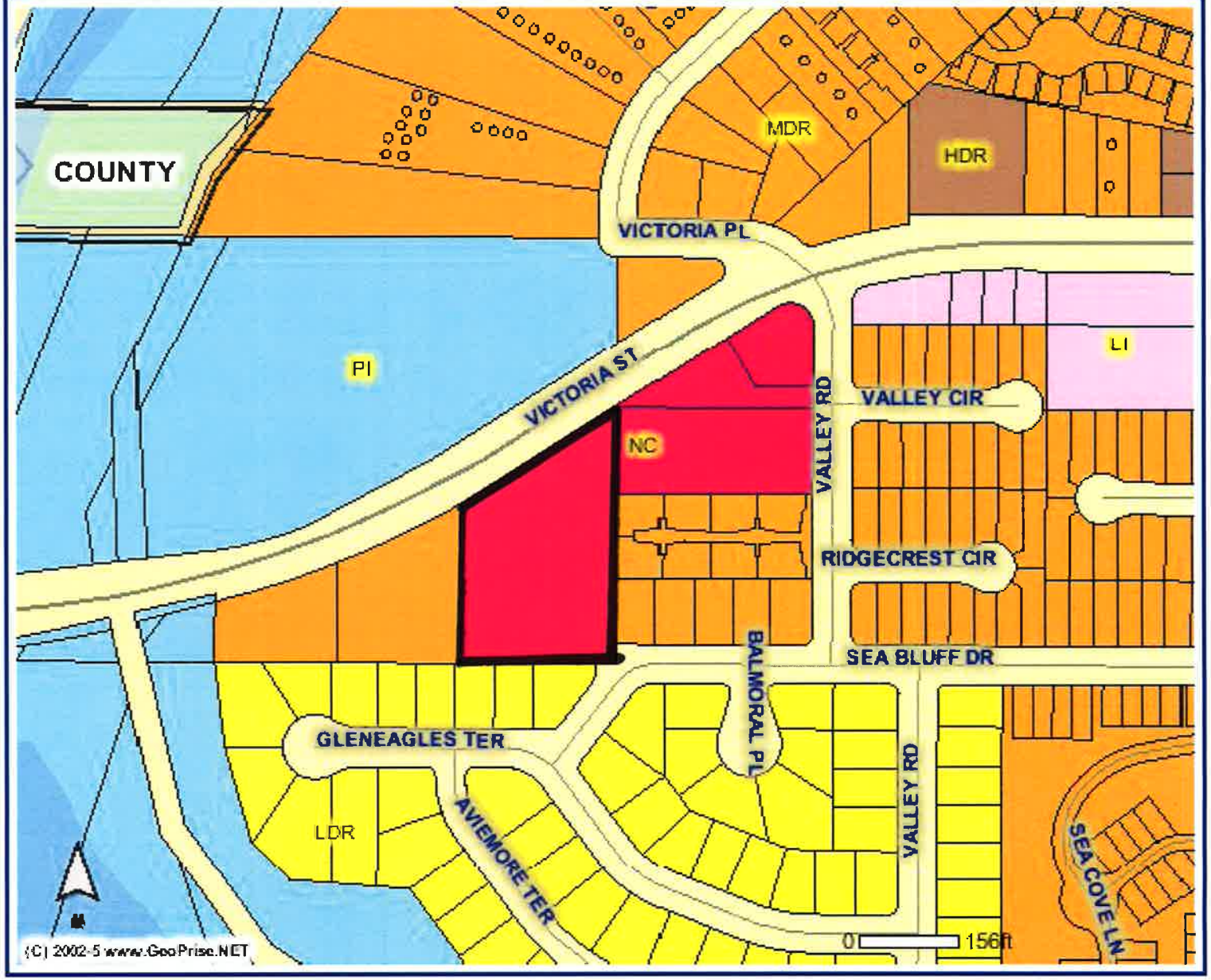
EXISTING GENERAL PLAN LAND USE MAP

Overview Map

Legend

- Freeway
- Roads
- Collector
- Freeway
- Major
- Newport BLVD Primary
- SECONDARY Hydrology
- Channels
- Street Names
- Street Centerlines
- Parcel Lines
- City Boundary
- Water Ways

Map Display



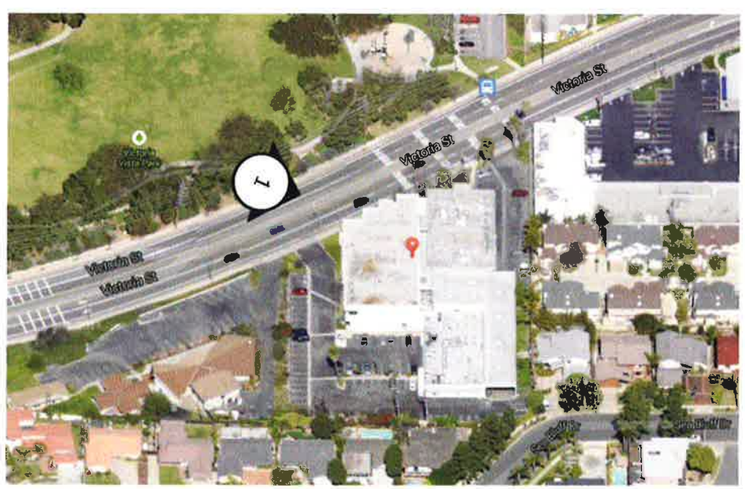
-L8-

(C) 2002-5 GeoPrise.net (GeoVec, Inc.) - (866)422-2505

ATTACHMENT 4
EXISITNG SITE PHOTOS

1

LEGEND



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1

LEGEND

TRUMARKHOMES

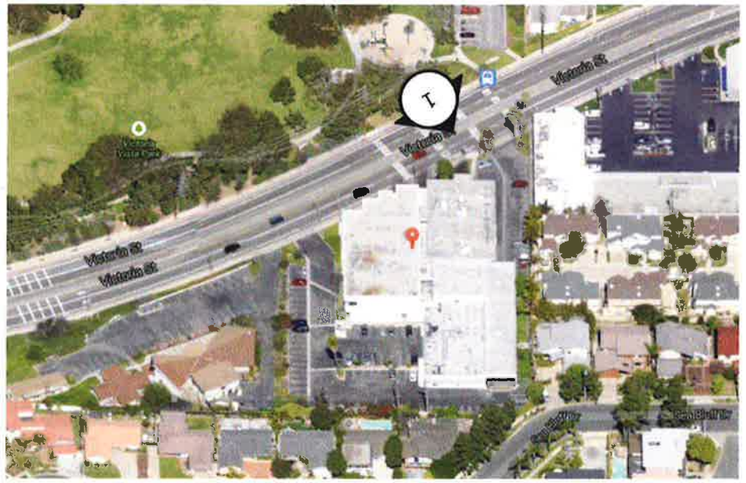
450 Newport Center Dr.
Suite 300
Newport Beach, CA 92660

T 949-999-9820
C 949-510-2070

www.trumarkhomes.com
enelson@trumarkco.com

1

LEGEND



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2

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ATTACHMENT 5
PROJECT PLANS

TRUMARK COSTA MESA 2

TRUMARK
450 Newport Center Drive, Suite 300
Newport Beach, CA 92660
949.999.9800

SUBMITTED
DATE
TRUMARK HOMES

ENTRY PERSPECTIVE

COSTA MESA, CA

KTGY # 130841
Jurisdiction #

7/29/2014

KTGY Group, Inc.
Architecture+Planning
17922 Fitch
Irvine, CA 92614
949.851.2133
ktgy.com

ktgy

A0-11

TRUMARK COSTA MESA 2

TRUMARK
450 Newport Center Drive, Suite 300
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949.999.9800

TYPICAL STREET SCENE

COSTA MESA, CA

KTGY # 130841 7/29/2014
Jurisdiction #

A0-12

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Irvine, CA 92614
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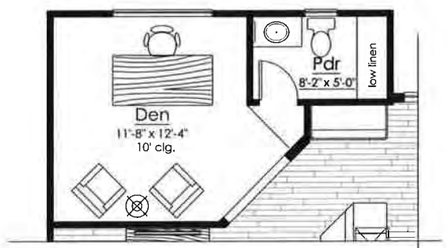

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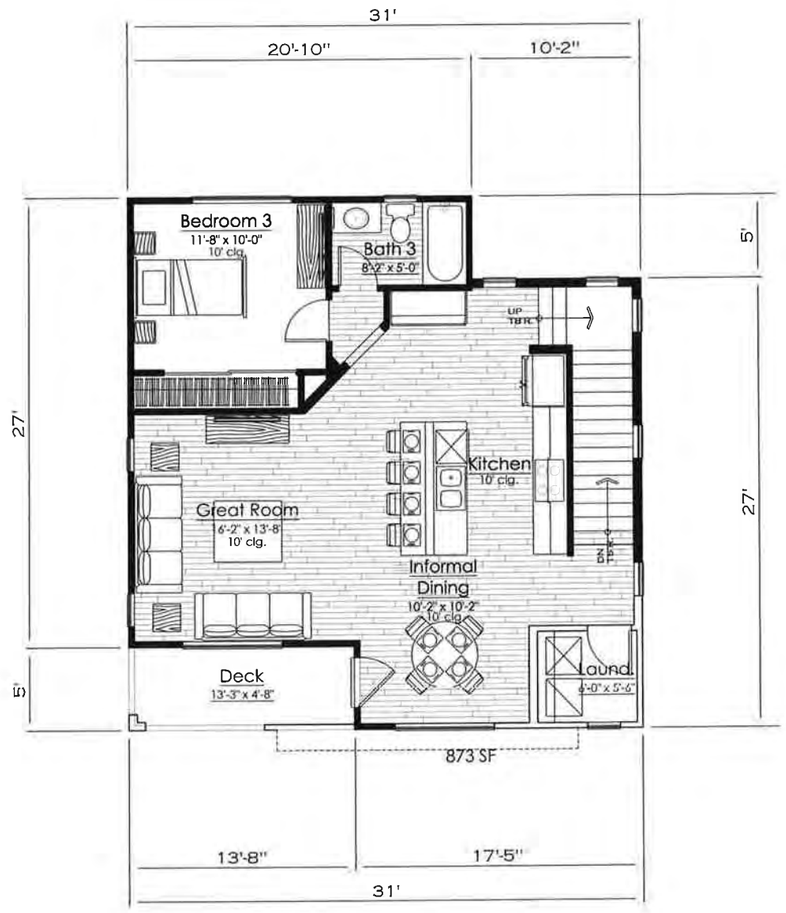
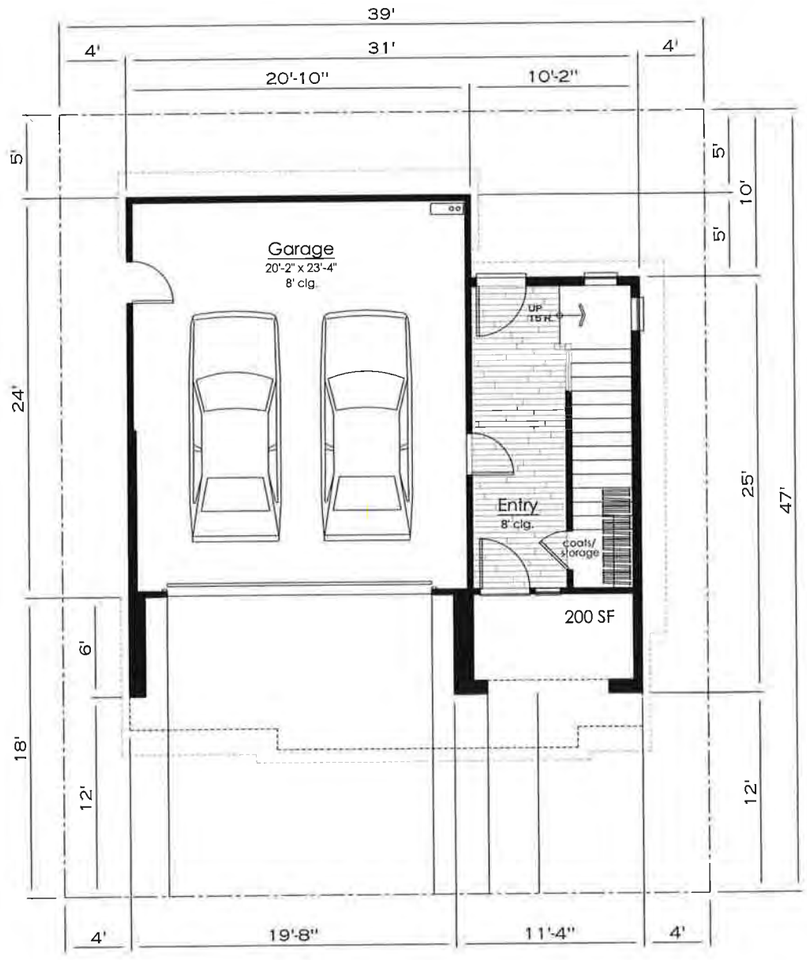


SECOND FLOOR



FIRST FLOOR

0 2 4 8

TRUMARK COSTA MESA 2

PLAN 1 FIRST AND SECOND FLOOR PLAN - 1997 SF

A1-01

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COSTA MESA, CA

KTGY # 130841
Jurisdiction #

7/29/2014

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Irvine, CA 92614
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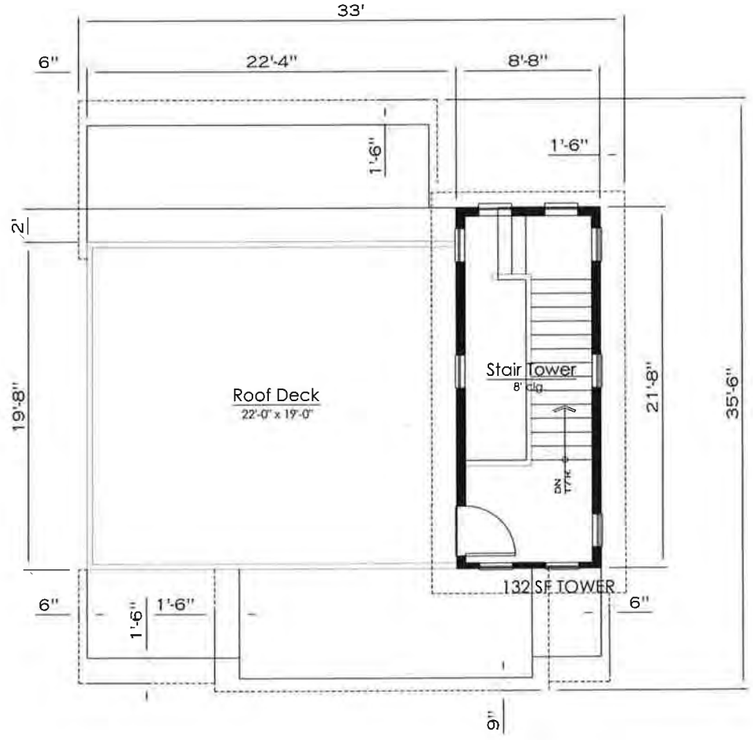
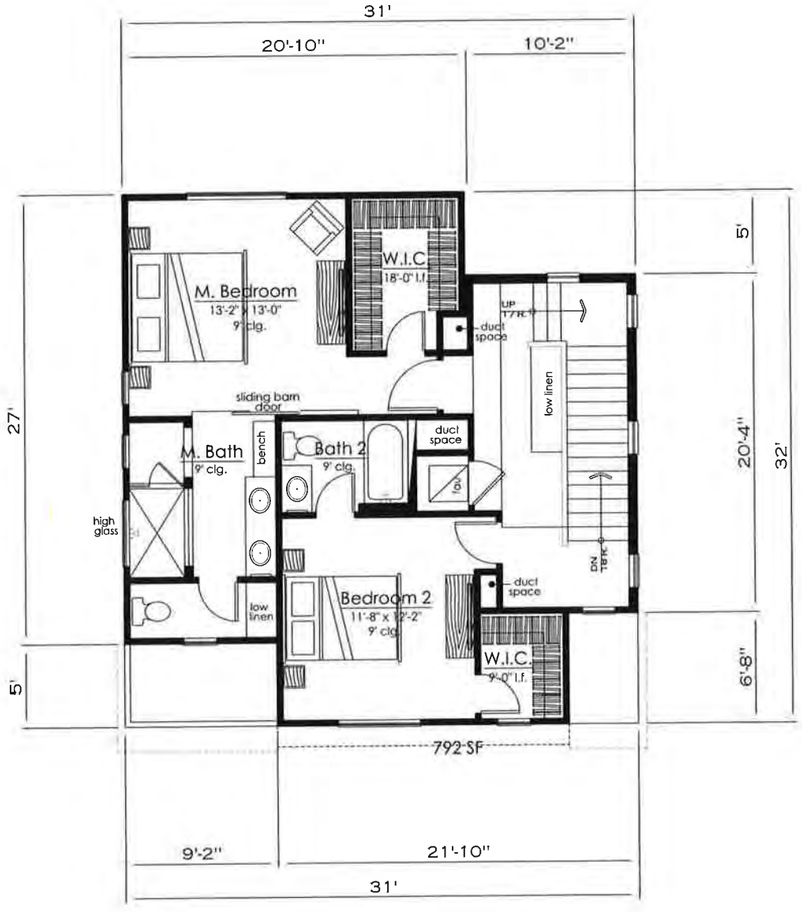


ROOF DECK



THIRD FLOOR

TRUMARK COSTA MESA 2

TRUMARK
450 Newport Center Drive, Suite 300
Newport Beach, CA 92660
949.999.9800

PLAN 1 THIRD FLOOR AND ROOF DECK PLAN

COSTA MESA, CA

KTGY # 130841 7/29/2014
Jurisdiction #

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Irvine, CA 92614
949.851.2133
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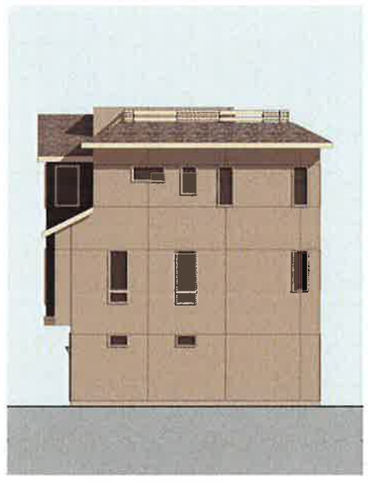
0 2 4 8

A1-02

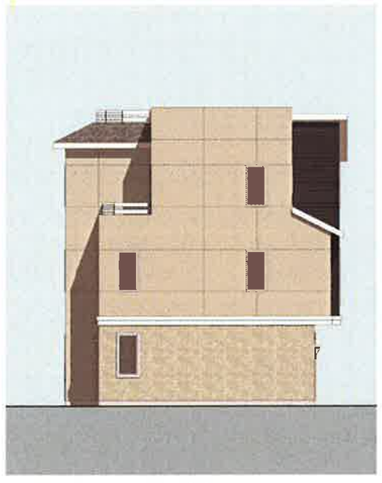
REAR ELEVATION

MATERIAL LEGEND

1. COMPOSITE SHINGLE ROOF
2. STUCCO, LIGHT SAND FINISH
3. FIBER CEMENT SIDING
4. STONE VENEER
5. WINDOW TRIM
6. BUILDING TRIM
7. NOT USED
8. VINYL GLAZING
9. METAL GUARDRAIL
10. WOOD SLAT GUARDRAIL
11. FIBERGLASS ENTRY DOOR
12. METAL SECTIONAL GARAGE DOOR
13. DECORATIVE EXTERIOR LIGHTING
14. ILLUMINATED ADDRESS SIGN



RIGHT ELEVATION



LEFT ELEVATION

FRONT ELEVATION - SCHEME A

FRONT ELEVATION - SCHEME C

TRUMARK COSTA MESA 2

TRUMARK
450 Newport Center Drive, Suite 300
Newport Beach, CA 92660
949.999.9800

PLAN 1 ELEVATIONS

COSTA MESA, CA

KTGY # 130841 7/29/2014
Jurisdiction #

0 2 4 8

A1-10

KTGY Group, Inc.
Architecture+Planning
17922 Fitch
Irvine, CA 92614
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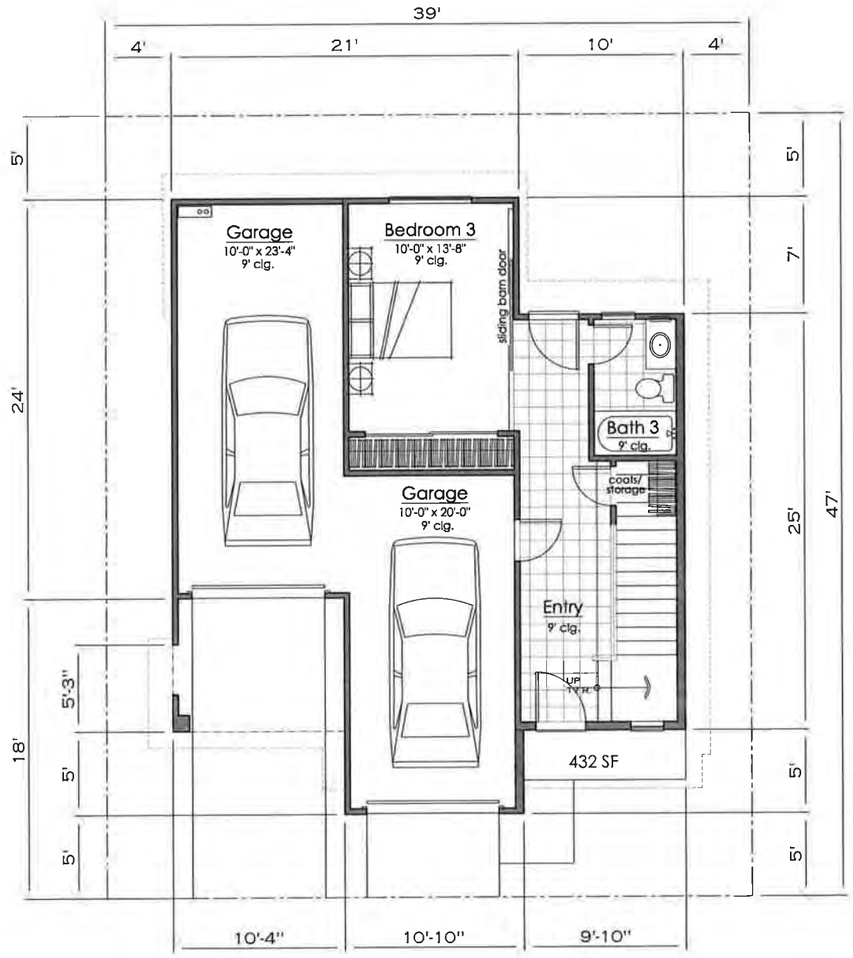
SECOND FLOOR



FIRST FLOOR

0 2 4 8

TRUMARK COSTA MESA 2

PLAN 2 FIRST AND SECOND FLOOR PLAN - 2244 SF

A2-01

TRUMARK
450 Newport Center Drive, Suite 300
Newport Beach, CA 92660
949.999.9800

COSTA MESA, CA

KTGY # 130841
Jurisdiction #

7/29/2014

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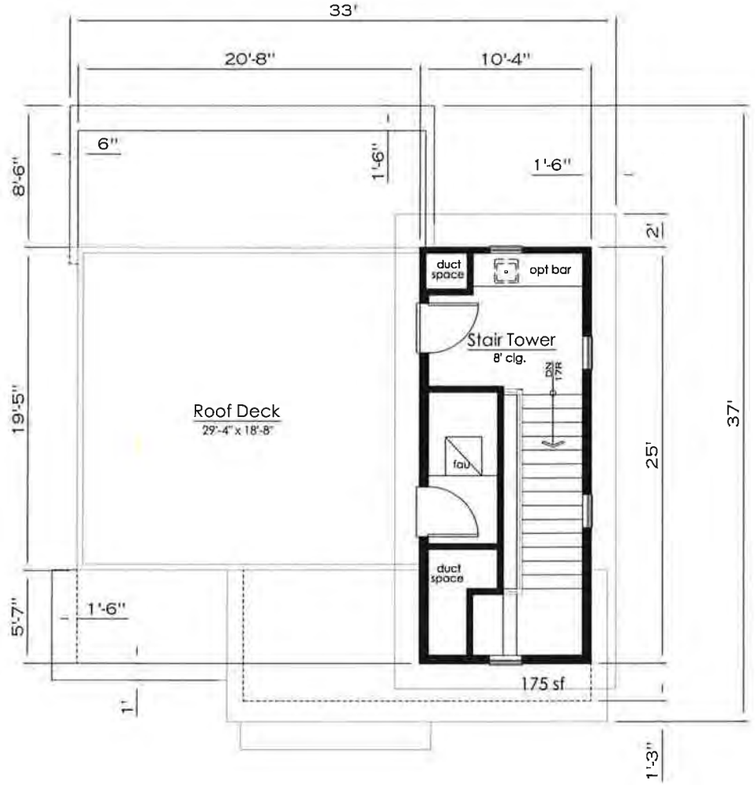
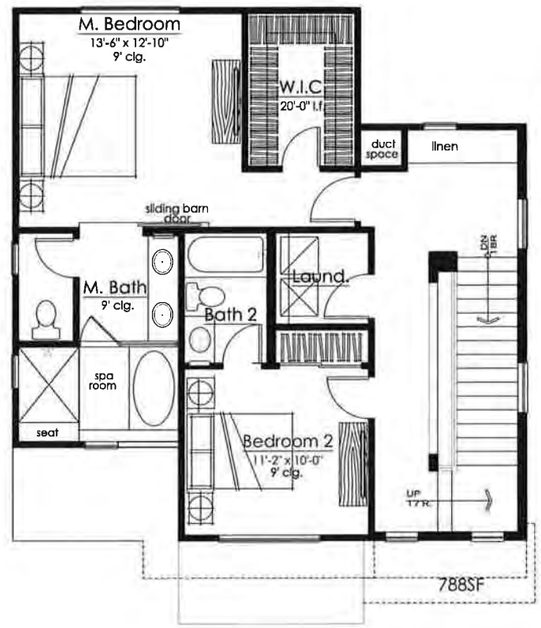
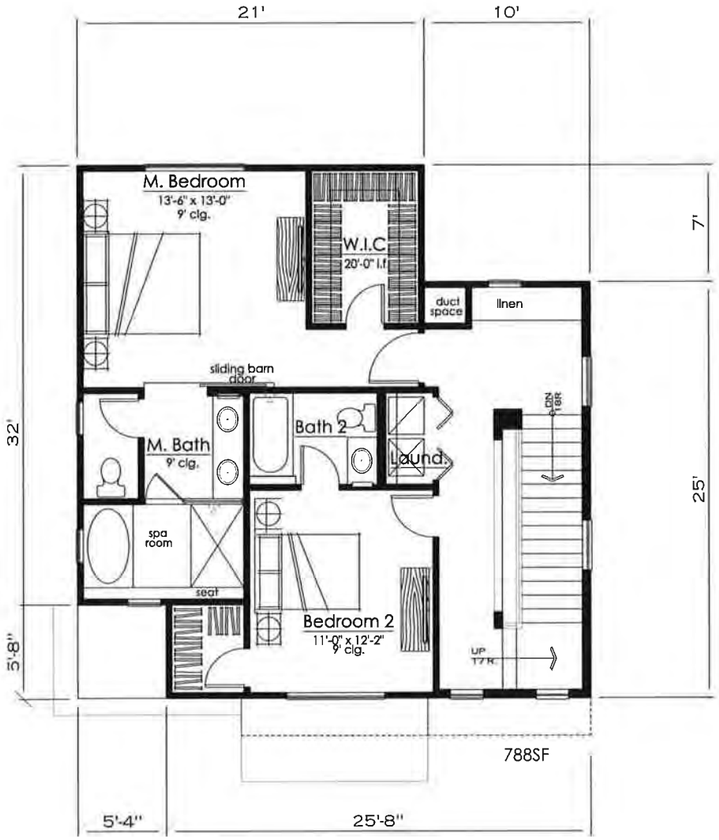


ROOF DECK



ALT 2



ALT 1
THIRD FLOOR

0 2 4 8

TRUMARK COSTA MESA 2

PLAN 2 THIRD FLOOR AND ROOF DECK PLAN

A2-02

TRUMARK
450 Newport Center Drive, Suite 300
Newport Beach, CA 92660
949.999.9800

COSTA MESA, CA

KTGY # 130841 7/29/2014
Jurisdiction #

KTGY Group, Inc.
Architecture+Planning
17922 Fitch
Irvine, CA 92614
949.851.2133
ktgy.com

REAR ELEVATION

MATERIAL LEGEND

1. COMPOSITE SHINGLE ROOF
2. STUCCO, LIGHT SAND FINISH
3. FIBER CEMENT SIDING
4. STONE VENEER
5. WINDOW TRIM
6. BUILDING TRIM
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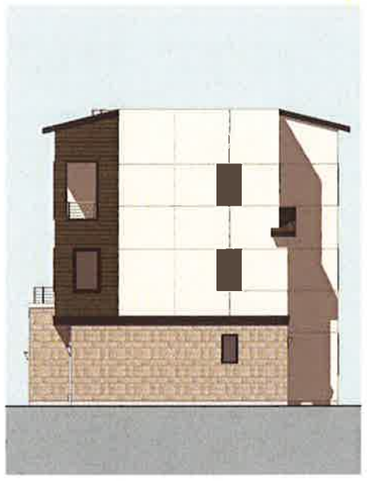
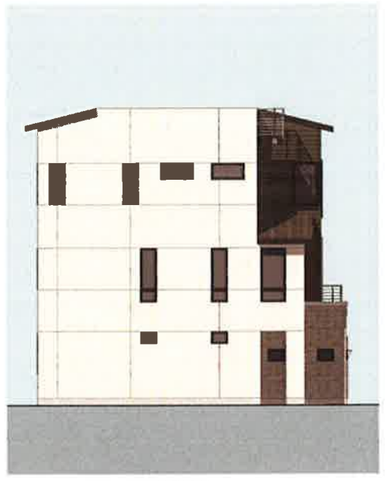


RIGHT ELEVATION



LEFT ELEVATION

FRONT ELEVATION - SCHEME B

FRONT ELEVATION - SCHEME A

TRUMARK COSTA MESA 2

TRUMARK
450 Newport Center Drive, Suite 300
Newport Beach, CA 92660
949.999.9800

PLAN 2 ELEVATIONS

COSTA MESA, CA

KTGY # 130841
Jurisdiction #

7/29/2014

0 2 4 8

A2-10

KTGY Group, Inc.
Architecture+Planning
17922 Fitch
Irvine, CA 92614
949.851.2133
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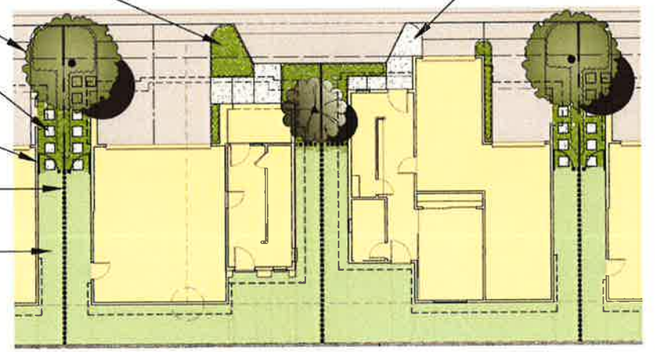
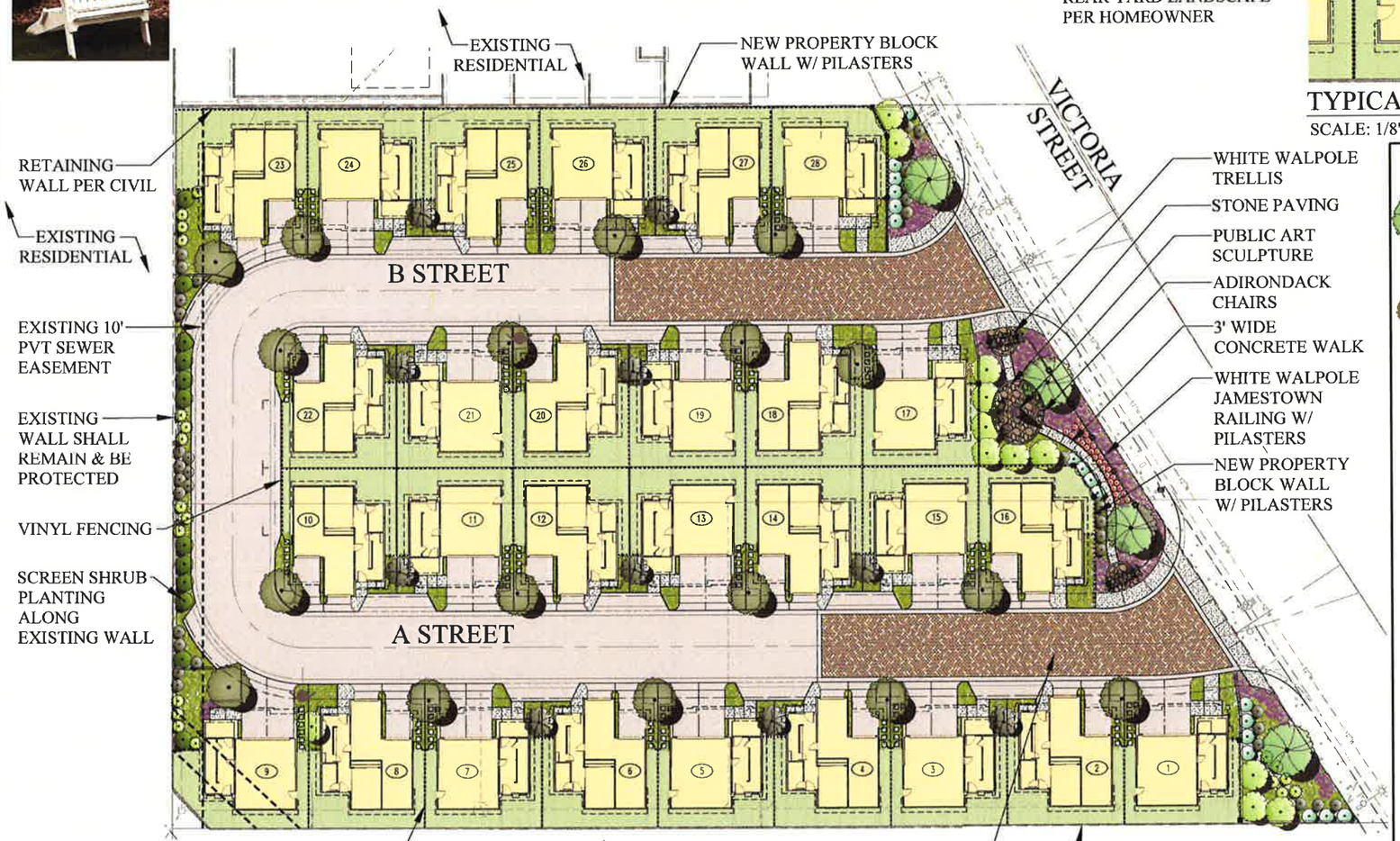
PLANTING AREA, TYPICAL
STREET TREE, TYPICAL
CONCRETE STEP PADS
VINYL ACCESS GATE
VINYL FENCING SIDE YARD
REAR YARD LANDSCAPE PER HOMEOWNER
CONCRETE WALK



TYPICAL ENLARGEMENT

SCALE: 1/8"=1'-0"



PLANT LEGEND

TREES	
Platanus acerifolia 'Bloodgood'	London Plane Tree
Geijera parviflora	Australian Willow
Pistacia chinensis	Chinese Pistache
Tristania conferta	Brisbane Box
Liquidambar styraciflua 'Palo Alto'	Palo Alto Sweetgum
Cercis occidentalis 'Std.'	Western Redbud
Lagerstroemia indica x fauriei 'Muskogee'	Muskogree Crape Myrtle
Magnolia grandiflora 'Little Gem'	Little Gem Magnolia
SHRUBS	
Aloe arborescens	Torch Aloe
Carissa grandiflora	Natal Plum
Ceanothus griseus horizontalis 'Yankee Point'	Californian Lilac
Lantana montevidensis	Purple Trailing Lavender
Muhlenbergia lindheimeri	Lindheimer's Muhly
Muhlenbergia rigens 'Regal Mist'	Regal Mist Deergrass
Phormium tenax 'Bronze Baby'	New Zealand Flax
Photinia fraseri	Fraser's Photinia
Rosa spp.	Pink Iceberg Rose
Pittosporum tobira 'Variegata'	Variegated Pittosporum
Trachelospermum jasminoides	Star Jasmine
GROUND COVER	
Festuca glauca 'Elijah Blue	Elijah Blue Fescue
Juniperus horizontalis 'Bar Harbour'	Bar Harbor Creeping Juniper
VINES	
Ficus pumila	Creeping Fig
Parthenocissus tricuspidata	Boston Ivy

Preliminary Landscape Plan

Trumark 28

Costa Mesa, CA

SCALE: 1/16" = 1'-0"

TRUMARK HOMES
450 NEWPORT CENTER DRIVE, SUITE 300 P 949.999.9400
NEWPORT BEACH CA 92660

NUVIS
LANDSCAPE ARCHITECTURE AND PLANNING
FX: 714.754.7544
PH: 714.754.7311
CA 1226 NV 396

08-18-2014

SHT 1 OF 1

PROPOSED TRASH CAN CONTAINER EXHIBIT
TENTATIVE TRACT NO. 17779
CITY OF COSTA MESA, CA

28 LOTS 2.04 ACRES GROSS

SCALE: 1" = 10'

GRAPHIC SCALE 1"=10'

PREPARED FOR
TRUMARK HOMES

PREPARED BY:
HUNSAKER & ASSOCIATES IRVINE, INC.
PLANNING • ENGINEERING • SURVEYING

07/31/2014 SHEET 1 OF 1

WO 3593-2

PLOTTED BY: Sean Swanson DATE: Jul 31, 2014 12:24:15 PM FILE: F:\0861\Engineering\OA_Project\Exh_General\Site Plan -Trash Can Container Location Exhibit.dwg

VESTING TENTATIVE TRACT MAP NO. 17779

PARKING SUMMARY

TYPE OF PARKING SPACE	REQUIRED	PROVIDED
GARAGE SPACES	28	56
DRIVEWAY SPACES	42	42
VISITOR SPACES	14	14
TOTAL	112	112

UNIT MIX TABULATION

PLAN	TYPE	UNIT SQUARE FOOTAGE*	NO. UNITS
PLAN 1	3 BEDROOM	[illegible]	14
PLAN 2	3 BEDROOM	[illegible]	14
TOTAL			28

LOT SUMMARY TABLE

LOT NO.	AREA	LOT NO.	AREA	LOT NO.	AREA
1	[illegible]	11	[illegible]	21	[illegible]
2	[illegible]	12	[illegible]	22	[illegible]
3	[illegible]	13	[illegible]	23	[illegible]
4	[illegible]	14	[illegible]	24	[illegible]
5	[illegible]	15	[illegible]	25	[illegible]
6	[illegible]	16	[illegible]	26	[illegible]
7	[illegible]	17	[illegible]	27	[illegible]
8	[illegible]	18	[illegible]	28	[illegible]
9	[illegible]	19	[illegible]		
10	[illegible]	20	[illegible]		

COMMON LOT SUMMARY TABLE

LOT	AREA (AC)
A	[illegible]
B	[illegible]
C	[illegible]
D	[illegible]

ACREAGE SUMMARY TABLE

LAND USE	TOTAL LOTS	ACREAGE
SINGLE-FAMILY LOTS	28	[illegible]
LETTERED LOTS	4	[illegible]
PRIVATE STREETS	-	[illegible]
VICTORIA ST R/W		[illegible]
TOTAL AREA		2.04 AC

CURVE DATA

	DELTA	RADIUS	LENGTH	TANGENT
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
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[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

GENERAL NOTES

1. EXISTING LAND USE: PROFESSIONAL BUILDING SITE
2. PROPOSED LAND USE: SINGLE FAMILY DETACHED RESIDENTIAL LOTS
3. EXISTING ZONING: ADMINISTRATIVE AND PROFESSIONAL
4. PROPOSED ZONING: MDR-PD VIA ZONE CHANGE AND GENERAL PLAN AMENDMENT
5. DOMESTIC WATER SERVICE PROVIDED BY MESA CONSOLIDATED WATER DISTRICT
6. SEWER SERVICE PROVIDED BY COSTA MESA SANITARY DISTRICT (INDIVIDUAL LOT SEWER LIFT FACILITY UNITS AND FORCE MAIN TO EXISTING GRAVITY SEWER IN SEA BLUFF STREET)
7. RECLAIMED WATER: NONE
8. TELEPHONE SERVICE PROVIDED BY PACIFIC BELL
9. ELECTRIC SERVICE PROVIDED BY SOUTHERN CALIFORNIA EDISON COMPANY
10. GAS SERVICE PROVIDED BY SOUTHERN CALIFORNIA GAS COMPANY
11. CABLE TELEVISION SERVICE PROVIDED BY TIME WARNER CABLE
12. ALL NEW UTILITIES (EXCLUDING TRANSFORMERS AND PEDESTALS) EXCLUSIVELY SERVING THE SITE SHALL BE UNDERGROUND
13. SITE Q100 STORM WATER RUN-OFF SURFACE FLOWS ENTIRELY TO VICTORIA STREET. Q100 RUN-OFF IS ANTICIPATED TO BE REDUCED FROM CURRENT INDUSTRIAL BUILDING (PEAK STORM DISCHARGE OF 5.6 CFS) TO PROPOSED DEVELOPED RESIDENTIAL SITE USAGE (5.4 CFS) AND STORM DRAIN FACILITIES SHALL BE PER CITY OF COSTA MESA STANDARDS OR APPROVED MODIFICATIONS
14. 100 YEAR FLOOD PROTECTION FOR PROJECT IS PROVIDED BY EXISTING DOWNSTREAM STORM DRAIN FACILITIES WITHIN VICTORIA STREET AND SANTA ANA RIVER FLOOD CONTROL FACILITY. SITE GRADING AND PRIVATE STREET SURFACE FLOW CAPACITY
15. VICTORIA STREET IS AN EXISTING PUBLIC ARTERIAL STREET
16. ALL INTERIOR STREETS ARE PRIVATE. STREET TYPICAL SECTION HAS CAPACITY FOR DEVELOPED SITE SURFACE DRAINAGE FLOW TO EXISTING VICTORIA STREET
17. STREET NO PARKING SIGNS ETC. SHALL BE INSTALLED IN ACCORDANCE WITH CITY OF COSTA MESA FIRE DEPT GUIDELINES AS NECESSARY
18. ACCESS RIGHTS FOR VICTORIA STREET SHALL BE DEDICATED ON THE FINAL TRACT MAP TO THE CITY OF COSTA MESA WITH THE EXCEPTION OF PRIVATE STREET INTERSECTIONS AT LOCATIONS INDICATED HEREON
19. EXISTING BUILDINGS AND PARKING LOT TO BE REMOVED PER DEMOLITION PLAN APPROVED BY CITY OF COSTA MESA BUILDING DEPT. ALL EXISTING WALLS, CESSPOOLS, IRRIGATION LINES, SEWER LINES/FACILITIES, DRAINAGE CULVERTS AND SURFACE OR UNDERGROUND STRUCTURES TO BE REMOVED, RELOCATED, ABANDONED OR CRUSHED IN PLACE UNLESS NOTED ON MAP
20. ALL SLOPES TO BE A MAXIMUM OF 2 HORIZONTAL TO 1 VERTICAL
21. ALL LOT ACREAGES ARE APPROXIMATE
22. ALL BOUNDARY AND LOT DIMENSIONS ARE APPROXIMATE
23. PROJECT SITE ENTRIES SHALL NOT BE GATED

ASSESORS PARCEL NUMBER'S

422-[illegible]-15

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING BETWEEN O.C.S. HORIZONTAL CONTROL STATION GPS No. [illegible] AND STATION GPS No. [illegible] BEING NORTH 45°[illegible] WEST PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR

BENCHMARK

BENCHMARK: HB-243-77 ELEVATION: [illegible] DATUM: [illegible] O.C.S. ADJUSTMENT

DESCRIBED BY OCS 2001 - FOUND 3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "HB-243-77", SET IN THE NORTHEAST CORNER OF A 4 FT. BY 11 FT. CONCRETE CATCH BASIN. MONUMENT IS LOCATED IN THE SOUTHWEST CORNER OF THE INTERSECTION OF AMERICAN AVENUE AND VICTORIA STREET, 165 FT. WESTERLY OF THE CENTERLINE OF AMERICAN AVENUE AND 33 FT. SOUTHERLY OF THE CENTERLINE OF VICTORIA STREET. MONUMENT IS SET FLUSH WITH THE SIDEWALK

EASEMENT NOTES:

VICINITY MAP
NOT TO SCALE

MAP DATE IDENTIFIER
08/06/14

DESIGNED BY: DC & SS
DRAFTED BY: CL
PROCESSED BY:

PREPARED FOR: DEVELOPER

TRUMARK HOMES

GRAPHIC SCALE: 1"=20'

PREPARED BY:

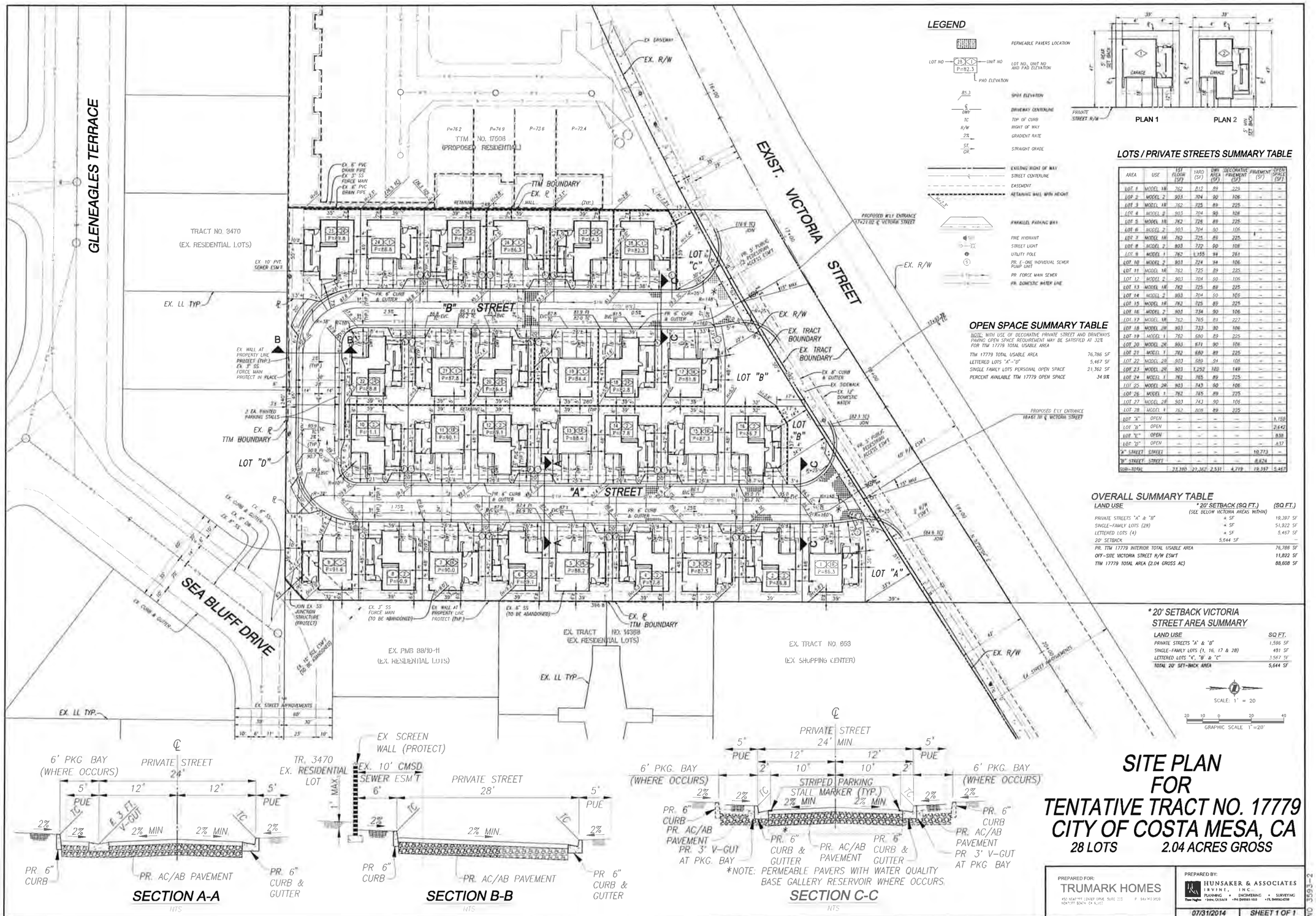
HUNSAKER & ASSOCIATES IRVINE, INC.
PLANNING • ENGINEERING • SURVEYING

VESTING TENTATIVE TRACT MAP NO. 17779

DATE: 07/31/2014

SHEET 1 OF 1

-108-



SITE PLAN FOR TENTATIVE TRACT NO. 17779 CITY OF COSTA MESA, CA

28 LOTS **2.04 ACRES GROSS**

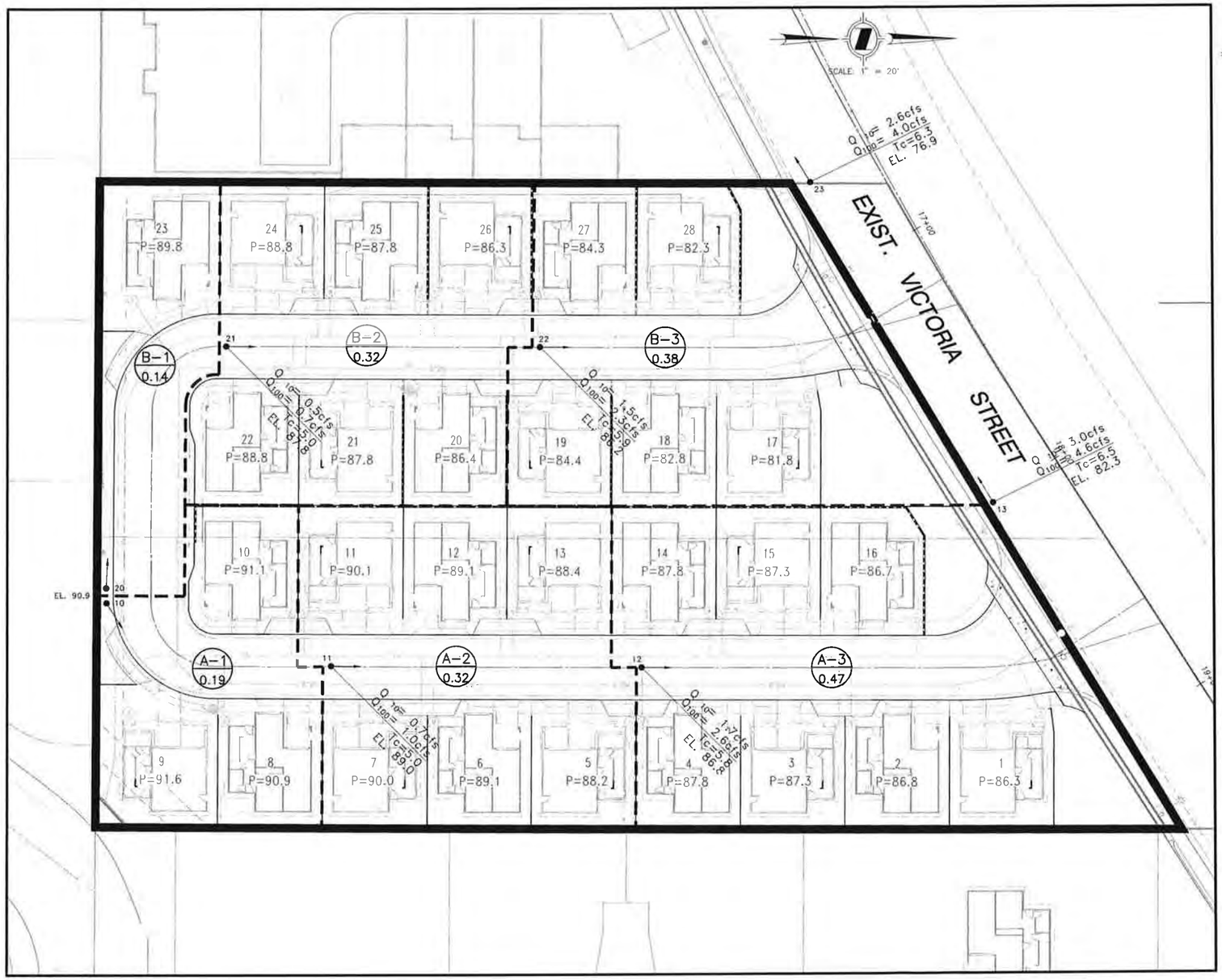
PREPARED FOR:
TRUMARK HOMES
450 NEWPORT CENTER DRIVE, SUITE 333
NEWPORT BEACH, CA 92660
P: 949.903.9500

PREPARED BY:
HUNSAKER & ASSOCIATES IRVINE, INC.
PLANNING • ENGINEERING • SURVEYING
Irvine, CA 92618 • (949) 583-1010 • FX: (949) 583-0759

07/31/2014 | SHEET 1 OF 1

WO 3593-2

PLOTTED BY: Sean Swanson DATE: Aug 06, 2014 02:45:27 PM FILE: F:\0861\Engineering\0A_Project\Exh_General\Site Plan.dwg



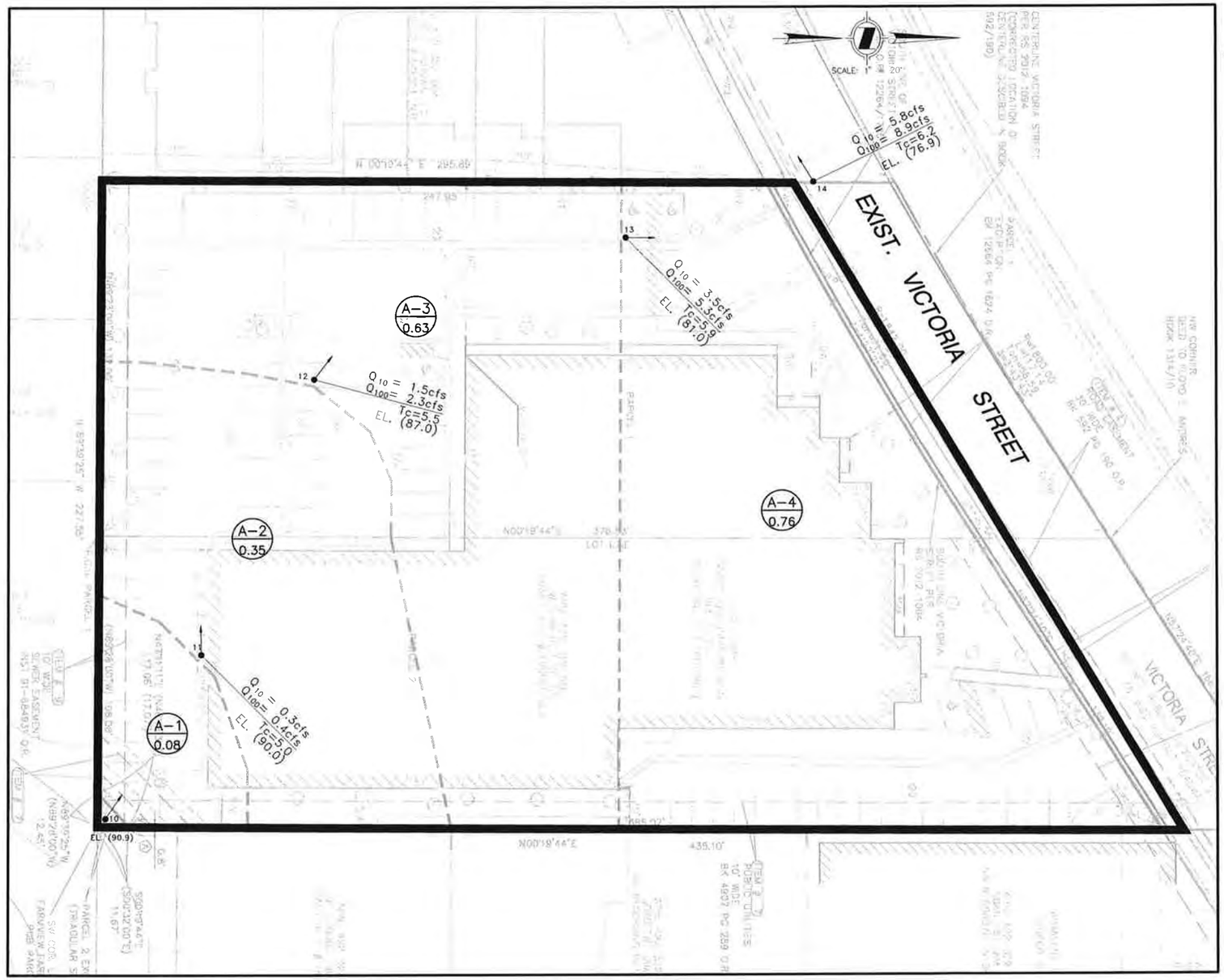
LEGEND

- MAJOR DRAINAGE BOUNDARY
- MINOR DRAINAGE BOUNDARY
- Q_{100}=8.0cfs / t=15.0 — PEAK FLOW RATE / TIME OF CONCENTRATION
- A / 1.0 — AREA DESIGNATION / AREA ACREAGE (IN ACRES)
- 100 — NODE NUMBER

PRELIMINARY PROPOSED HYDROLOGY MAP FOR TENTATIVE TRACT NO. 17779 CITY OF COSTA MESA, CA

PREPARED FOR:
TRUMARK HOMES
ASC NEWPORT CENTER DRIVE, SUITE 300
NEWPORT BEACH, CA 92660

PREPARED BY:
HUNSAKER & ASSOCIATES IRVINE, INC.
PLANNING • ENGINEERING • SURVEYING
Three Hughes • Irvine, CA 92618 • PH: (949)583-1010 • FX: (949)583-0759



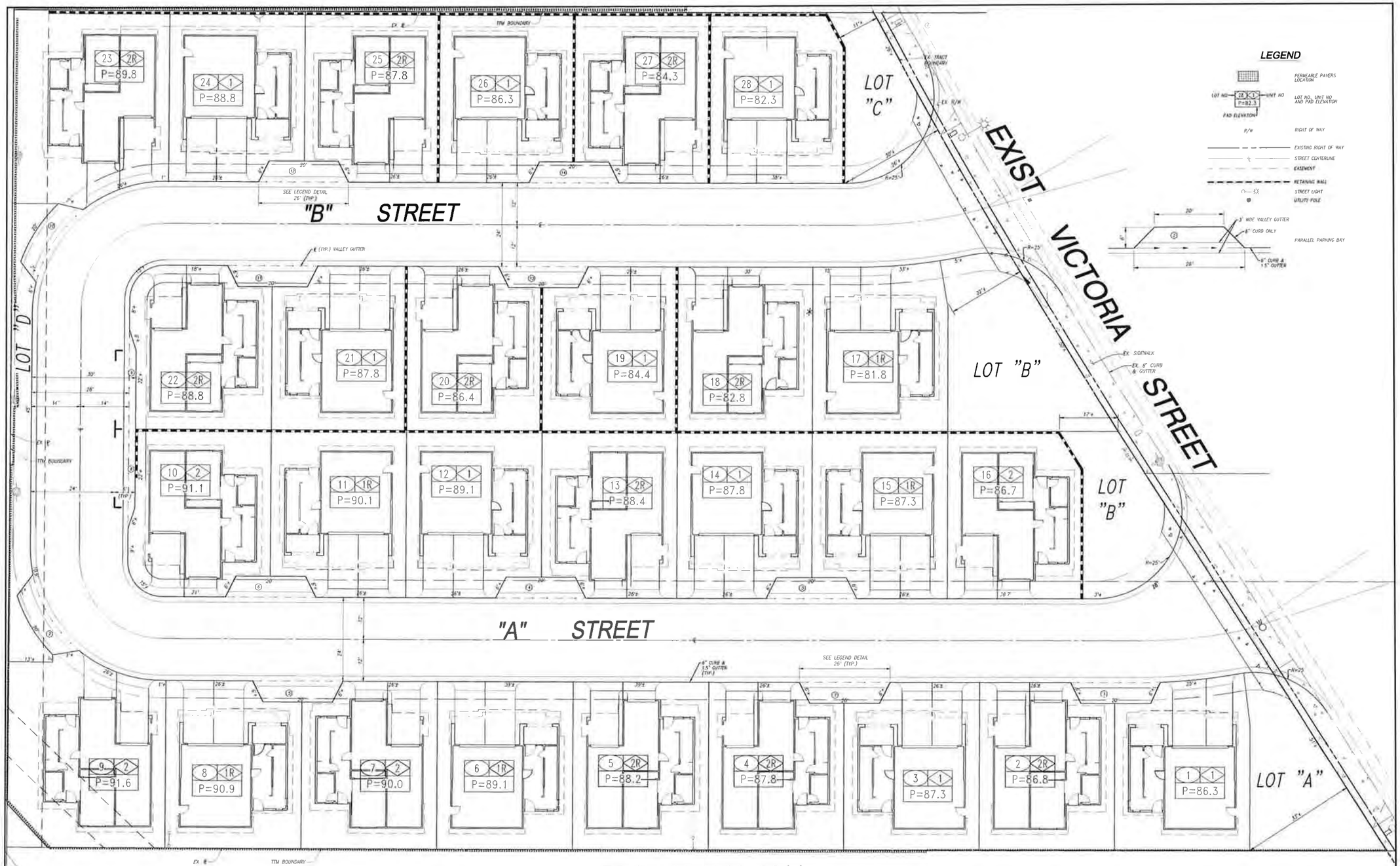
LEGEND

- MAJOR DRAINAGE BOUNDARY
- MINOR DRAINAGE BOUNDARY
- Q_{100}=8.0cfs, t=15.0 — PEAK FLOW RATE, TIME OF CONCENTRATION
- A / 1.0 — AREA DESIGNATION, AREA ACREAGE (IN ACRES)
- 100 — NODE NUMBER

EXISTING HYDROLOGY MAP FOR TENTATIVE TRACT NO. 17779 CITY OF COSTA MESA, CA

PREPARED FOR:
TRUMARK HOMES

PREPARED BY:
HUNSAKER & ASSOCIATES
IRVINE, INC.
PLANNING • ENGINEERING • SURVEYING
Three Hughes • Irvine, CA 92618 • Ph: (949)583 1010 • Fx: (949)583-0759



DECEMBER 22, 2014
SITE PLAN PARKING STALLS MODIFICATIONS STUDY
TENTATIVE TRACT NO. 17779
CITY OF COSTA MESA, CA

28 LOTS 2.04 ACRES GROSS

NOTE: 14 PARALLEL PARKING STALLS ARE PROVIDED WITH PROJECT

PREPARED FOR:
TRUMARK HOMES

PREPARED BY:
HUNSAKER & ASSOCIATES IRVINE, INC.
PLANNING • ENGINEERING • SURVEYING

12/22/2014 SHEET 1 OF 1

ATTACHMENT 6
PLANNING APPLICATION SUMMARY AND PLANS FOR WESTREEF PROJECT (FOR COMPARISON PURPOSES)

PLANNING APPLICATION SUMMARY

Location: 1259 Victoria Street Application: PA-12-24 and TT-17508

Request: Design Review and Tentative Tract Map for a 17-unit common interest development with specified variances and deviations (see page 1 of report).

SUBJECT PROPERTY:

Zone:	R2-MD
General Plan:	Medium Density Residential
Lot Dimensions:	Irregular
Lot Area:	61,846 SF (1.4 AC)
Existing Development:	Church campus (to be demolished).

SURROUNDING PROPERTY:

North:	Acr. Victoria St., (I&R), park
South:	R1, residences
East:	AP, industrial building
West:	I&R, park

DEVELOPMENT STANDARD COMPARISON

Development Standard	Required/Allowed	Proposed/Provided
Lot Size:		
Lot Width (Development Lot)	100 FT	93.6 FT (1)
Lot Area (Development Lot)	12,000 SF	61,846 SF (1.4 AC)
Density:		
Zone	1 du/3,630 SF	1 du/3,638 SF
General Plan	1 du/3,630 SF	1 du/3,638 SF
Building Coverage (Development Lot):		
Buildings	NA	15,879 SF (26%)
Paving	NA	18,285 SF (29%)
Open Space (Total Site)	24,738 SF (40%)	27,682 SF (45%)
TOTAL		61,846 SF (100%)
Building Height:	2 Stories/27 FT (Bldgs. 1 & 3) 2 Stories/22 FT (Bldgs. 2 & 4) (3)	Bldg 1 – 3 Sty 37 FT (2) Bldg 2 – 2 Sty 25 FT (4) Bldg 3 – 3 Sty 35 FT (2) Bldg 4 – 2 Sty 25 FT (4)
Chimney Height	29 FT	NA
Crib Wall Height	6 FT	30 FT (2)
Min. & Avg. Lot Sizes	3,000 SF Min. / 3,500 SF Avg.	1,500 SF Min. / 2,038 SF Avg. (2)
Upper Floor % of 1st Floor (3)	80%	100% (4)
Distance Between Main Buildings	10 FT	28 FT
Private Open Space	10 FT Min. Dim.	10 FT Min. Dim.
Landscape Setback (Front)	20 FT	10 FT (2)
Setbacks		
Front (Buildings)	20 FT	15 FT (2)
Front (to Bluff Crest)	10 FT	0 FT (5)
Front (to Crib Wall)	10 FT	6 FT (2)
Side (left/right)	5 FT / 5 FT	50 FT / 10 FT
Rear	20 FT	15 FT (2)
Parking:		
Covered	17	34
Open	46	28
TOTAL	63 Spaces	62 Spaces (6)
Min. Driveway Width:	16 FT	16 FT
Vehicle Backup	25 FT	25 FT
Parkway Landscape	5 FT Min.	2.5 FT Min. (2)

NA = Not Applicable or No Requirement.
(1) The property is legal nonconforming.
(2) Variance/administrative adjustment requested (see staff report discussion).
(3) Residential Design Guideline.
(4) Deviation from Residential Design Guidelines requested (see staff report discussion).
(5) Minor conditional use permit requested (see staff report discussion).
(6) The applicant has agreed to a condition of approval to provide the required parking per Code.

CEQA Status	Exempt, Class 32 (In-Fill Development)
Final Action	Planning Commission

SITE CONTEXT PLAN / VICINITY MAP NOT TO SCALE

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P-00	COVER SHEET
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P-02	ARCHITECTURAL SITE PLAN
P-03	PERSPECTIVE VIEWS
P-04	PERSPECTIVE VIEWS
P-05	SITE ELEVATIONS
P-06	SITE SECTIONS
P-07	PLAN 1A - FIRST, SECOND, & THIRD FLOOR & ROOF
P-08	PLAN 1B - FIRST, SECOND, & THIRD FLOOR & ROOF
P-09	PLAN 1C - FIRST, SECOND, & THIRD FLOOR & ROOF
P-10	PLAN 1D - FIRST, SECOND, & THIRD FLOOR & ROOF
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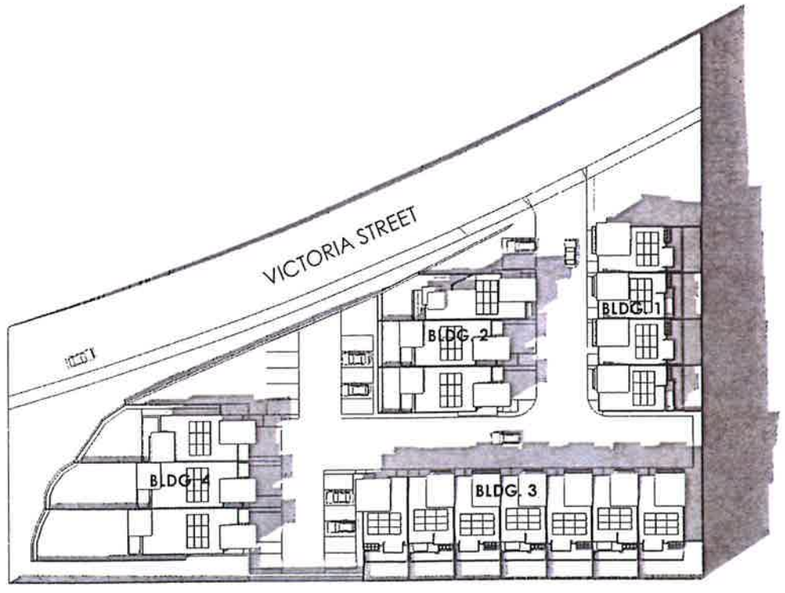
APPLICANT
VICTORIA RESIDENTIAL PARTNERS, L.P.
CONTACT: PETE ZEHNDER
2454 ALTON PKWY
IRVINE, CA 92606
949.230.5426

ARCHITECT
JZMK PARTNERS
CONTACT: ERIC ZUZIAK
131 INNOVATION DRIVE, SUITE 100
IRVINE, CA 92617
949.861.4600



PROJECT ADDRESS 1259 VICTORIA ST.,COSTA MESA, CA 92627

SITE SUMMARY

PLAN	BEDROOM COUNT	SQ. FOOTAGE	UNITS ON SITE	MIX	SF PER UNIT TYPE
Plan 1A	2BR + LOFT+GYM, 2.5 BA	2018	3	17%	6054
Plan 1B	2BR + LOFT+GYM, 2.5 BA	2018	3	17%	6054
Plan 1C	3BR+GYM, 2.5 BA	2043	1	6%	2043
Plan 1D	3BR+GYM, 2.5 BA	2018	1	6%	2018
Plan 1E	3BR + GYM, 2.5 BA	2043	1	6%	2043
Plan 1F	3BR + GYM, 2.5 BA	2018	1	6%	2018
Plan 1G	3BR + GYM, 3.5 BA	2018	1	6%	2018
Plan 2A	2BR, 2.5 BA	1670	1	6%	1670
Plan 2B	2BR, 2.5 BA	1670	1	6%	1670
Plan 2C	2BR, 2.5 BA	1670	1	6%	1920
Plan 2D	2BR, 2.5 BA	1920	1	6%	1920
Plan 2E	2BR, 2.5 BA, + STUDY	2170	1	6%	2170
Plan 3A	2BR+LOFT, 2.5 BA	2725	1	6%	2725
TOTAL		8942	17	100.0%	33954

Density
17 Units / 1.42 ac = 11.97 du/ac Net Density

Parking Summary

Garage Spaces For 2BR Unit	32	
Off Street Spaces	6	(6 on site)
Total spaces	38	2 Spaces / Unit
Garage Spaces For 3BR Unit	22	
		(10 on driveways, 12 on
Off Street Spaces	22	Open Parking))
Total Spaces	44	4 Spaces / Unit

AREA (SF) and % of DRIVEWAY and OPEN PARKING:

LOT AREA = 61,846 SF (100%)	
COMMON DRIVEWAY AND PARKING	= 15,044 SF (24%)
PRIVATE DRIVEWAYS	= 3,241 SF (5%)
UNITS	= 15,879 SF (26%)
OPEN SPACE	= 27,682 SF (45%)
TOTAL	= 61, 846 SF (100%)

BUILDING SUMMARY

BLDG. 1 MIX	
PLAN	GROSS SQ. FOOTAGE (excluding garage)
PLAN 1C	2370
PLAN 1D	2532
PLAN 1F	2532
PLAN 1G	2532
	TOTAL GROSS BLDG AREA = 10,166

BLDG. 2 MIX	
PLAN	GROSS SQ. FOOTAGE (excluding garage)
PLAN 3A	2141
PLAN 2A	2106
PLAN 2B	2106
	TOTAL GROSS BLDG AREA = 6,353

BLDG. 3 MIX	
PLAN	GROSS SQ. FOOTAGE (excluding garage)
PLAN 1E	2370
PLAN 1A	2532
PLAN 2B	2532
PLAN 1A	2532
PLAN 1B	2532
PLAN 1A	2532
PLAN 1B	2532
	TOTAL GROSS BLDG AREA = 17,762

BLDG. 4 MIX	
PLAN	GROSS SQ. FOOTAGE (excluding garage)
PLAN 2C	2106
PLAN 2D	2356
PLAN 2E	2606
	TOTAL GROSS BLDG AREA = 7,068

Peter Zehnder
Victoria Residential Partners, L.P.
2454 Alton Pkwy
Irvine, Calif. 92626

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COVER SHEET

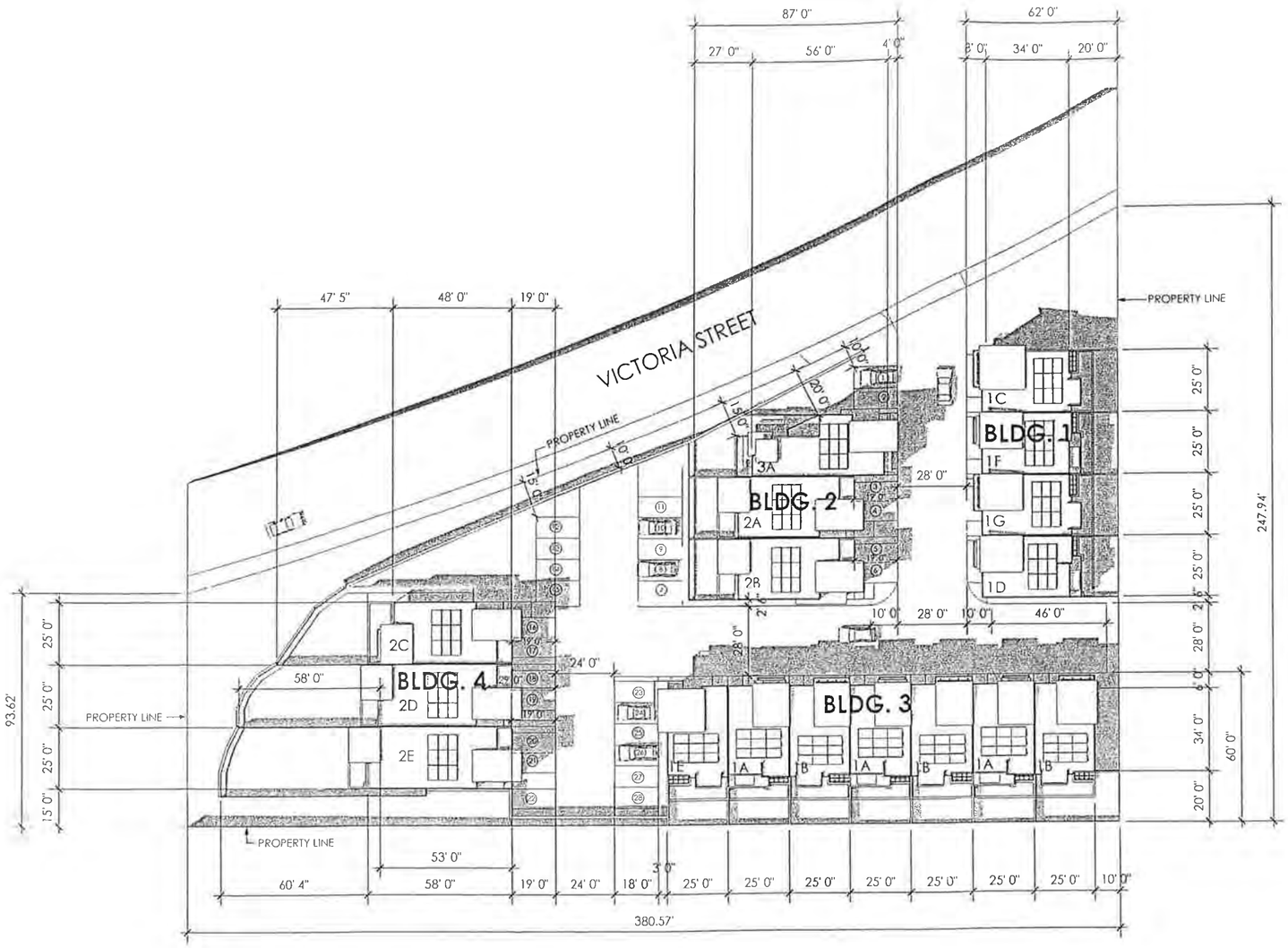
1259 VICTORIA ST. HOMES

COSTA MESA, CA

-115-

0 15 30 60 90
SCALE: 1" = 30'-0"

JZMK PARTNERS
www.jzmkpartners.com
JOB # 12027 02-14-2013 P-00



SITE SUMMARY					
Unit Mix					
PLAN	BEDROOM COUNT	SQ. FOOTAGE	UNITS ON SITE	MIX	SF PER UNIT TYPE
Plan 1A	3BR + LOFT+GYM, 2.5 BA	2018	2	17%	6054
Plan 1B	3BR + LOFT+GYM, 2.5 BA	2018	2	17%	6054
Plan 1C	3BR+GYM, 2.5 BA	2043	1	6%	2043
Plan 1D	3BR+GYM, 2.5 BA	2018	1	6%	2018
Plan 1E	3BR + GYM, 2.5 BA	2043	1	6%	2043
Plan 1F	3BR + GYM, 2.5 BA	2018	1	6%	2018
Plan 1G	3BR + GYM, 2.5 BA	2018	1	6%	2018
Plan 2A	3BR, 2.5 BA	1670	1	6%	1670
Plan 2B	3BR, 2.5 BA	1670	1	6%	1670
Plan 2C	3BR, 2.5 BA	1670	1	6%	1670
Plan 2D	3BR, 2.5 BA	1920	1	6%	1920
Plan 2E	3BR, 2.5 BA, + STUDY	2170	1	6%	2170
Plan 3A	3BR+LOFT, 2.5 BA	1705	1	6%	1705
TOTAL	avg	1944	17	100.0%	33053
Density					
17 Units / 1.42 ac = 11.97 du/ac Net Density					
Parking Summary					
Garage Spaces for 2BR Unit		12			
Off Street Spaces		6	(6 on site)		
Total spaces		18	/6 Units		3 Spaces / Unit
Garage Spaces for 3BR Unit		22			
Off Street Spaces		22	(10 on driveways, 12 on Open Parking))		
Total Spaces		44	/11 Units		4 Spaces / Unit

BUILDING SUMMARY	
BLDG. 1 MIX	
PLAN	GROSS SQ. FOOTAGE (excluding garage)
PLAN 1C	2570
PLAN 1D	2533
PLAN 1F	2533
PLAN 1G	2533
	TOTAL GROSS BLDG AREA = 10,169
BLDG. 2 MIX	
PLAN	GROSS SQ. FOOTAGE (excluding garage)
PLAN 3A	2141
PLAN 2A	2106
PLAN 2B	2106
	TOTAL GROSS BLDG AREA = 6,353
BLDG. 3 MIX	
PLAN	GROSS SQ. FOOTAGE (excluding garage)
PLAN 1E	2530
PLAN 1A	2532
PLAN 1B	2532
PLAN 1A	2532
PLAN 1B	2532
PLAN 1A	2532
PLAN 1B	2532
	TOTAL GROSS BLDG AREA = 17,757
BLDG. 4 MIX	
PLAN	GROSS SQ. FOOTAGE (excluding garage)
PLAN 2C	2100
PLAN 2D	2256
PLAN 2E	2606
	TOTAL GROSS BLDG AREA = 7,068

AREA (SF) and % of DRIVEWAY and OPEN PARKING:

LOT AREA = 61,846 SF (100%)	
COMMON DRIVEWAY AND PARKING	= 15,044 SF (24%)
PRIVATE DRIVEWAYS	= 3,241 SF (5%)
UNITS	= 15,879 SF (26%)
OPEN SPACE	= 27,682 SF (45%)
TOTAL	= 61,846 SF (100%)

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Irvine, Calif. 92626
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SITE PLAN

1259 VICTORIA ST. HOMES

COSTA MESA, CA

— 116 —

0 10 20 40 60
SCALE: 1" = 20'-0"

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ATTACHMENT 7
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION IS UNDER SEPARATE COVER

COSTA MESA

City of the Arts

Initial Study / Mitigated Negative Declaration

Trumark Homes Project at 1239 Victoria

PREPARED FOR

City of Costa Mesa

FEBRUARY 23, 2015

URS

2020 East First Street, Suite 400
Santa Ana, California, 92705

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DRAFT
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

TRUMARK HOMES PROJECT AT 1239 VICTORIA STREET CITY OF COSTA MESA, ORANGE COUNTY, CALIFORNIA

Prepared for:

City of Costa Mesa
Development Services Department
77 Fair Drive
Costa Mesa, CA 92626
714.754.5610
Contact: Mr. Mel Lee, Senior Planner

Prepared by:

URS

2020 East First Street, Suite 400
Santa Ana, CA 92705
714.835.6886

Contacts:
Thomas F. Holm, AICP
Glenn DeBerg

Date: February 23, 2015

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1.0 Introduction

The City of Costa Mesa has determined the proposed Trumark Homes Project at 1239 Victoria (i.e., project) is subject to the guidelines and regulations of the California Environmental Quality Act (CEQA). This Initial Study addresses the direct, indirect, and cumulative environmental effects associated with the project, as proposed. The project involves construction of a 28-unit, detached single-family residential development in place of an existing two-story office building at 1239 Victoria Street. The project will require a General Plan amendment to change the land use designation of the site from Neighborhood Commercial to High Density Residential, planned development standards, and Vesting Tentative Tract No. 17779. Section 2.0, Project Description, provides a detailed description of the project.

1.1 Statutory Authority and Requirements

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Sections 21000-21177) and pursuant to Section 15063 of Title 14 of the California Code of Regulations (CCR), the City of Costa Mesa, acting in the capacity of Lead Agency, is required to undertake the preparation of an Initial Study to determine if the project would have a significant environmental impact. If the Lead Agency finds that there is no evidence that the project, either as proposed or as modified to include the mitigation measures identified in the Initial Study, may cause a significant effect on the environment, the Lead Agency must find that the project would not have a significant effect on the environment and must prepare a Negative Declaration (or Mitigated Negative Declaration) for that project. Such determination can be made only if "there is no substantial evidence in light of the whole record before the Lead Agency" that such impacts may occur (Section 21080(c), Public Resources Code).

The environmental documentation is intended as an informational document undertaken to provide an environmental basis for subsequent discretionary actions upon the project. The resulting documentation is not, however, a policy document and its approval and/or certification neither presupposes nor mandates any actions on the part of those agencies from whom permits and other discretionary approvals would be required. The environmental documentation and supporting analysis is subject to a public review period. During this review, public agency comments on the document should be addressed to the City of Costa Mesa. Following review of any comments received, the City of Costa Mesa will consider these comments as a part of the project's environmental review and include them with the Initial Study documentation for consideration by the Planning Commission of the City of Costa Mesa.

1.2 Purpose

The purpose of the Initial Study is to: (1) identify environmental impacts; (2) provide the Lead Agency with information to use as the basis for deciding whether to prepare an Environmental Impact Report (EIR) or Negative Declaration; (3) enable an applicant or Lead Agency to modify a project, mitigating adverse impacts before an EIR is prepared; (4) facilitate environmental assessment early in the design of a project; (5) provide documentation of the factual basis for the

finding in a Negative Declaration that a project would not have a significant environmental effect; (6) eliminate needless EIRs; (7) determine whether a previously prepared EIR could be used for a project; and (8) assist in the preparation of an EIR, if required, by focusing the EIR on the effects determined to be significant, identifying the effects determined not to be significant, and explaining the reasons for determining that potentially significant effects would not be significant.

Section 15063 of the CEQA Guidelines identifies specific disclosure requirements for inclusion in an Initial Study. Pursuant to those requirements, an Initial Study must include: (1) a description of the project, including the location of the project; (2) an identification of the environmental setting; (3) an identification of environmental effects by use of a checklist, matrix or other method, provided that entries on a checklist or other form are briefly explained to indicate that there is some evidence to support the entries; (4) a discussion of ways to mitigate significant effects identified, if any; (5) an examination of whether the project is compatible with existing zoning, plans, and other applicable land use controls; and (6) the name of the person or persons who prepared or participated in the preparation of the Initial Study.

1.3 Incorporated by Reference

Pertinent documents relating to this Initial Study/Mitigated Negative Declaration (IS/MND) have been cited and incorporated, in accordance with Sections 15148 and 15150 of the CEQA Guidelines, to eliminate the need for inclusion of voluminous engineering and technical reports within the Initial Study. Of particular relevance are those previous environmental documents that present information regarding descriptions of environmental settings, and future development-related growth and cumulative impacts. The references outlined below were utilized during preparation of this Initial Study. The documents are available for review at the City of Costa Mesa Development Services Department located at 77 Fair Drive, Costa Mesa, California 92626.

City of Costa Mesa 2000 General Plan (Adopted January 22, 2002). The City of Costa Mesa 2000 General Plan (General Plan) is the primary source of long-range planning and policy direction intended to guide growth and preserve the quality of life within the community. The General Plan contains goals, policies, and plans that are intended to guide land use and development decisions. It consists of a Land Use Plan Map and the following Elements, which together fulfill the state requirements for a General Plan: Land Use; Circulation/Transportation; Housing; Conservation; Noise; Safety; Open Space and Recreation; Growth Management; Community Design; and Historic and Cultural Resources. The General Plan was used throughout this Initial Study as a source of baseline data.

City of Costa Mesa 2000 General Plan Environmental Impact Report (SCH No. 2000031120) (Adopted January 22, 2002). The City of Costa Mesa 2000 General Plan Environmental Impact Report was certified on January 22, 2002 through City Council Resolution No. 02-07. The General Plan EIR analyzed the potential environmental impacts that would result from implementation of the City of Costa Mesa 2000 General Plan. General Plan EIR Table 3-6,

Growth Increases Over Existing Conditions (2000) Associated with 2000 General Plan Implementation (2020), identifies new development projected between 2000 and 2020. The environmental impact analysis contained in the General Plan EIR assumes 42,469 dwelling units and 46,683,237 square feet (sq ft) of non- residential land uses, which represents a growth of 1,892 additional dwelling units and 12,643,695 additional square feet of non-residential uses by 2020. The General Plan EIR concluded that impacts in the following areas would be significant and unavoidable (see General Plan EIR Section 8.0):

- Transportation and Circulation (roadway capacity at Gisler Avenue, west of Harbor Boulevard);
- Noise (long-term mobile sources);
- Air Quality (short- and long-term emissions).

The General Plan EIR was used in this Initial Study as a source of baseline data.

City of Costa Mesa Municipal Code. The City of Costa Mesa Municipal Code (CMMC) consists of regulatory, penal, and administrative ordinances of the City of Costa Mesa. It is the method the City uses to implement control of land uses, in accordance with General Plan goals and policies. The City of Costa Mesa Zoning Code is found in CMMC Title 13, Planning, Zoning, and Development. The purpose of CMMC Title 13 is to promote the public health, safety, and general welfare, and preserve and enhance the aesthetic quality of the City by providing regulations to ensure that an appropriate mix of land uses occur in an orderly manner. The CMMC and CMMC Title 13 are referenced throughout this Initial Study for descriptions and requirements of the City's regulatory framework.

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2.0 Project Description

2.1 Project Location

The Trumark Homes project site is located in the southwestern portion of the City of Costa Mesa, in the County of Orange; refer to Exhibit 1. The site is located approximately 1.6 miles north of the Pacific Ocean. Specifically, the site is located on the south side of Victoria Street approximately 900 feet east of the City's boundary with the City of Huntington Beach and approximately 450 feet west of Valley Road, at 1239 Victoria Street; refer to Exhibit 2.

Regional access to the site is provided via California State Route 55 (SR-55), which is located to the east. Pacific Coast Highway (CA-1), which is located approximately 1.5 miles south of the site, also provides regional access. Local access to the site is provided via Victoria Street.

2.2 Environmental Setting

The project site (Assessor's Parcel Number 422-322-18) consists of one parcel totaling 2.04 acres. The property currently contains an existing two-story office building. The existing structure was built in phases with the original northeast building constructed in 1960. An addition was added in 1966 with the final building addition completed in 1968. The building is approximately 55,000-square feet and includes office space, research and development, production space, and warehouse areas that are mostly vacant. The property slopes down from east to west approximately eight feet on the northerly side and two feet along the southerly side of the property, and from south to north approximately 13 feet on the westerly side and five feet on the easterly side.

Surrounding properties to the east, southwest and south are developed with multi-family residential and single-family residential homes. The properties abutting to the east at the corner of Victoria Street and Valley Road are developed with a single-story and a multiple tenant shopping center. Vista Park is located to the north across Victoria Street from the subject site.

The property to the west is currently being developed with 17 two and three-story residences. Development of the neighboring site involves significant grading to provide consistent building pad levels from the private street. As a result, a seven foot grade difference results at the northernmost point along the boundary between the two properties. At the south end of the site, the grade difference is minimal.

The primary access to the site is provided via two unsignalized driveways at the northern project frontage along Victoria Street. These two-way driveways do not have turn restrictions.

The site is currently separated from the residential properties to the south and east by a block wall. Onsite water and sewer are provided by Mesa Consolidated Water and Costa Mesa Sanitary District. The site is served by public utilities located along Victoria Street and from a ten foot CMSD sewer easement along the south property line. The water system(s) join a 12-inch line on Victoria Street. The project site will have one system to serve onsite hydrants and fire suppression systems and another solely for domestic demands.

The project site is currently covered by 90 percent of impervious surfaces. The proposed site coverage is approximately 65 percent and the project proposes the use of pervious pavement to be consistent with Low Impact Development Best Management Practice requirements. During construction, the existing office building, pavement, and landscaping will be removed.

2.3 General Plan and Zoning

General Plan

According to the City of Costa Mesa General Plan Land Use Map, the site is currently designated as General Commercial. The General Commercial designation is intended to permit a wide range of commercial uses, which serve both local and regional needs. To allow for the residential development, the proposed project involves a General Plan amendment (GPA 14-03) to change the designation from General Commercial to High Density Residential. The High Density Residential designation is intended for residential developments of up to 20 units per acre. The net density of approximately 14 dwellings per acre is consistent with this land use designation. According to the City's Historic/Cultural Resources Element, the project location is near recorded archeological site Ca-Ora-165.

Zoning

According to the Official Zoning Map, the Project site is currently zoned Administrative and Professional District. The proposed project would involve a rezone (R 14-03) of the site from Administrative and Professional (AP) District to Planned Development Residential – High Density (up to 20 dwelling units per acre) (PDR-HD) District. The City of Costa Mesa Zoning Code describes Planned Residential Development in high density zones, as follows:

> Single- and multiple-family residential developments containing any type or mixture of housing units, either attached or detached, including but not limited to, clustered development, townhouses, patio homes, detached houses, duplexes, garden apartments, and high rise apartments or common interest developments are appropriate (Costa Mesa Zoning Code, Section 13-57(a)(2)).

The purpose of the Planned Development zoning is to provide a method by which appropriately located areas of the City can be developed utilizing more imaginative and innovative planning concepts than would be possible through strict application of existing zoning and subdivision regulations. It is intended that these developments will meet the broader goals of the General Plan and Zoning Code by exhibiting excellence in design, site planning, integration of uses and structures, and protection of the integrity of neighboring development. A variety of building products are encouraged in the design of projects in the Planned Development zones, thereby maximizing project excellence.

0 10 Miles

Exhibit 1
Regional Location

Trumark Homes
Costa Mesa, CA

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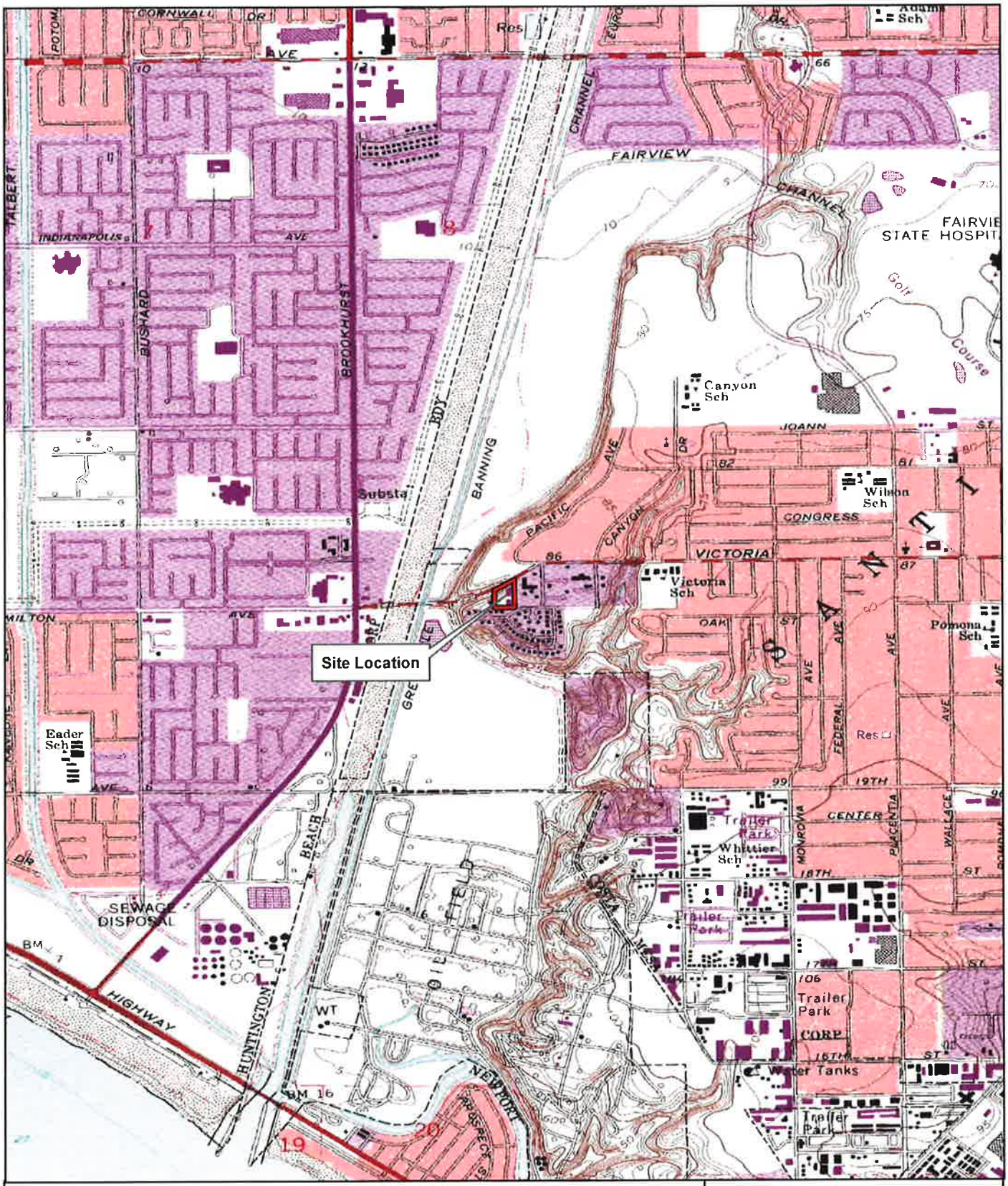

Site Location

0 2,000 Feet

Exhibit 2

USGS Newport Beach Quad

Trumark Homes
Costa Mesa, CA

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2.4 Proposed Project

The proposal involves a 28-unit master planned community that would consist of three-story detached homes at 1239 Victoria Street. Exhibit 3 illustrates the proposed development. The Project requires City of Costa Mesa approval of the General Plan amendment (GPA-14-03), Rezone (R-14-03), Planning Application (PA-14-19), Variances, Vesting Tentative Tract Map 17779, Demolition Permit, Grading Permit, and Building Permit(s). These Project components are further described below.

2.4.1 Planning Application PA-14-19

The City of Costa Mesa is processing a planning application from Trumark Homes, LLC for development of a 28-unit Residential Planned Development at the site of an existing commercial/light industrial use. The project consists of the development of 28 single-family detached residences with a density of approximately 14 dwelling units per acre. The proposed project involves the following:

- Demolition of a 55,000-square foot two-story commercial building and grading of the site.
- Discretionary Approval of a General Plan Amendment (GP-14-03), Rezone (R-14-03), Planning Application (PA-14-19), Variances and Vesting Tentative Tract Map 17779.
- Construction of a new 28-unit master planned community as described above. The 28-unit residential development would consist of three-story detached homes with three bedrooms, roof decks and attached two car garages. The houses would be arranged around a U-shaped private street(s) connecting to Victoria Street.

The proposed development offers these two different products:

- Plan 1 Units. The proposed Plan 1 units are detached single-family units and include three stories, which are comprised of 1,997 square feet of living space, three bedrooms, three bathrooms, a roof deck, and an attached two-car garage.
- Plan 2 Units. The proposed Plan 2 units are detached single family units and include three stories, which are comprised of 2,244 square feet of living space, three bedrooms, three and-a-half bathrooms, a roof deck, and an attached two-car garage.

A total of 56 garage parking spaces, 42 driveway spaces, and 14 guest spaces are proposed (112 parking spaces or four spaces per unit). Table 1, Project Summary, includes the proposed units and their sizes. Perimeter improvements along the project site on Victoria Street will include a landscaped setback at the east and west frontages. The preliminary landscape plans shows the frontage at the center of the site designed with a decorative railing and pilasters, a meandering walkway with stone paving accents and trellis entry points, and a public art sculpture in a central gathering area.

The following variances are requested:

a) Perimeter Open Space - a minimum of 20 feet is required, average of 20 feet is proposed; and
b) Open Space - a minimum of 42 percent of the total site area is required, 34.9 percent

proposed. Fifty percent of the open space is required to be common open space, ten percent common open space is proposed.

Table 1
Project Summary

Plan	Description	Qty.	Unit Total Gross Area (sq ft)	Gross Area Subtotal (sq ft)	Parking Ratio	Required Parking
1	3 Bedroom, 3 bath	14	1,997 sq ft*	27,958 sq ft*	4:1	4:1
2	3 Bedroom, 3.5 bath	14	2,244 sq ft*	31,416 sq ft*	4:1	4:1
Note: *Excludes garage square footage						

Architectural Features

The proposed architecture is contemporary design with flat roofs and use of stucco, horizontal siding, stone veneer, and panel windows. The proposed colors are light and charcoal grays, whites, and earthen tones conveying a commercial or light industrial village theme. Projections are included to maximize floor space on upper floors and provide building articulation, texture and color variation throughout the project's design. Roof decks are proposed with both Plan 1 and Plan 2. Elevations of the proposed buildings are provided in Exhibit 5a through Exhibit 5b.

Development Standards

2.4.1.1 Site Coverage

The Planned Development Residential zoning does not specify a maximum site coverage ratio but does require a minimum of 42 percent open space. The proposed site coverage is 65 percent of the lot area (including all driveways and parking spaces), which is not consistent with the zoning requirements. The proposed site plan requires approval of a variance from the minimum open space requirement. Development Standards for the proposed project are shown in Table 6.

2.4.1.2 Open Space

The minimum required open space for Planned Development Residential (High Density) is 42 percent inclusive of Perimeter Open Space; the project provides a total of 34.9 percent open space. Approval of the reduced open space is subject to variance findings. The project is providing a total of 21,362 square feet of private ground floor open space and roof decks of 418 and 548 square feet per unit. Roof decks are not calculated as part of the required open space. Approval of a variance would be necessary to include the additional 13,524 square feet of roof deck area as private open space. In addition, each unit provides private second floor decks of 70 square feet for Plan I and 125 square feet for Plan II.

2.4.1.3 Earth-Friendly Elements

The project proposed to include certain energy efficient elements. These elements include:

- Each home equipped to have an option to add solar energy;
- Energy Efficiency will exceeds 15 percent of the state required Title 24 minimum standards;
- Energy Star rated tankless water heaters;
- Energy Star rated high-efficiency appliances;
- Milgard dual-glazed windows with ultra-violet coating offer insulation against cold and heat;
- Energy efficient heating and cooling system;
- Pre-wire ready for electric vehicle chargers in garage.

Site Access

The site currently has two entry points, which are slightly angled due to configuration of Victoria Street at the project site. The project proposes to maintain two project entry points, one easterly and one westerly. These two entry points lead to a U-shaped private street(s) which provide access to the proposed detached single-family units and is designed as a 24-foot wide private drive to meet the two-way drive standards and emergency access requirements. Because of the volume of traffic on Victoria Street and the potential visibility issues from the site, a traffic analysis was prepared (see Appendix F) to study the access points.

Parking

The development meets the minimum parking requirement of four parking spaces per unit. Parking would be provided within enclosed two-car garages per unit and driveways for the individual units and surface parking spaces for guests. A total of 56 onsite surface parking spaces are proposed. The typical drive aisle is 24 feet for two-way traffic and provides back up space from garages and open parking spaces to allow vehicular mobility throughout the site.

2.4.2 Vesting Tract Map No. 17779

Vesting Tentative Tract Map No. 17779 (VTTM 17779) is proposed to create 28 numbered lots for detached single-family purposes, four common lots, and two private streets; refer to Exhibit 6. VTTM 17779 also dedicates various easements, including a two-foot right of way easement along Victoria Street for roadway improvements and five-foot pedestrian easement along the driveways.

2.4.3 Construction Activities and Grading

The proposed project includes demolition and removal of the existing 55,000 square foot, two story building located on the project site. Prior to demolition of the existing structures, removal and/or abatement of asbestos containing building materials, lead containing paints, and any hazardous materials associated with the existing building materials shall be conducted by a qualified environment professional in consultation with the Costa Mesa Fire Department. Once demolition and removals are completed, the project site would be graded and constructed in single-phase. If contaminated soils are encountered during grading activities, excavation and removal of contaminated soils would be required to comply with Federal, State, and local regulations.

The proposed project will require the import of approximately 2,450 cubic yards of soil. A Construction Access and Circulation Plan will be submitted to ensure that construction traffic will not impact Victoria Street and other public roadways in the site vicinity.

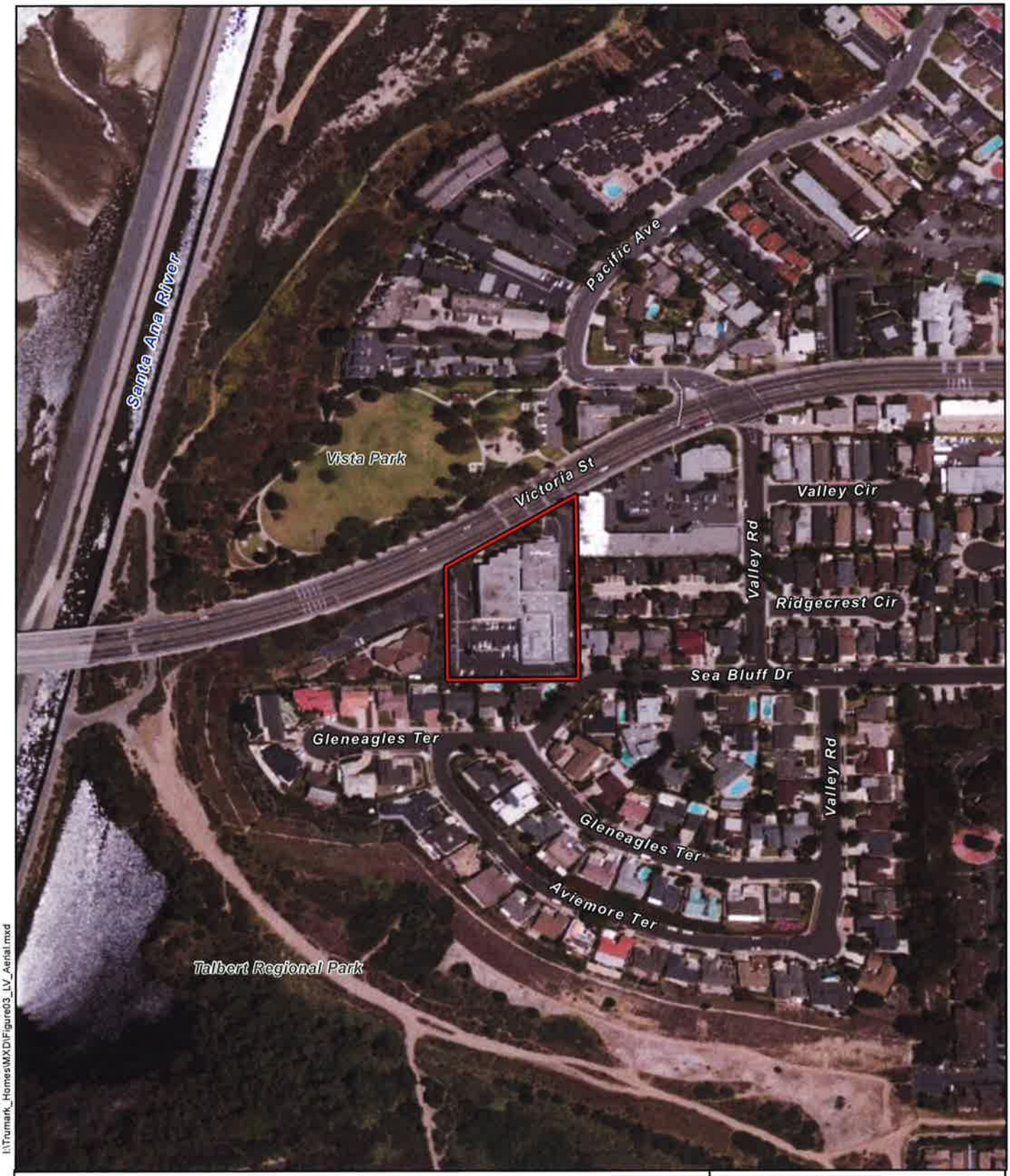
2.5 Project Phasing

Project construction is estimated to occur in three phases concurrently over approximately 24-30 months including demolition, removals, and project construction and development.

2.6 Project Approvals

The City of Costa Mesa, as Lead Agency for the project, has discretionary authority over the primary project proposal. In order to implement this project, the Applicant would need to obtain, at a minimum, the following discretionary permits/approvals:

- City Council approval of the Initial Study/Mitigated Negative Declaration;
- Approval of General Plan amendment, Rezone, Master Plan, Variances for perimeter open space setback and required open space, and Vesting Tentative Tract Map 17779 for the 28-unit detached single-family residential project;
- Demolition Permits for onsite utilities and any other structures, as applicable;
- Grading and Building Permits to grade and construct the project;
- Site Plan approval from the Costa Mesa Fire Department; and
- Onsite and offsite utility plans and any improvements within the public right-of-way.



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Site Location

N

0 300 Feet

Exhibit 3

Local Vicinity Aerial Base

Trumark Homes
Costa Mesa, CA

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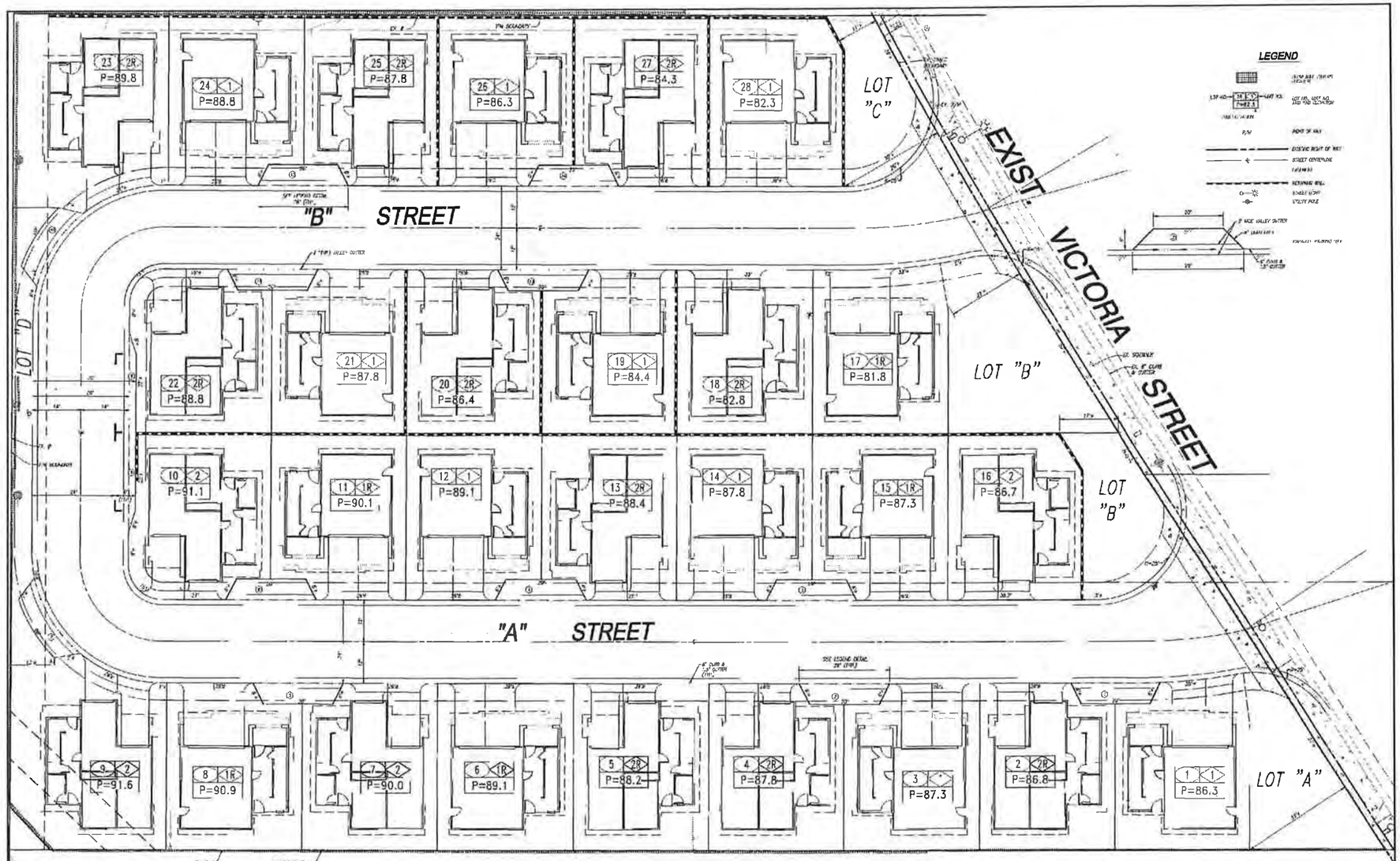

DECEMBER 22, 2014
SITE PLAN PARKING STALLS MODIFICATIONS STUDY
TENTATIVE TRACT NO. 17779
CITY OF COSTA MESA, CA
28 LOTS 2.04 ACRES GROSS

NOTE: 14 PARALLEL PARKING STALLS ARE PROVIDED WITH PROJECT

TRUMARK HOMES

HUNSAKER & ASSOCIATES IRVINE, INC.

12/22/2014 | SHEET 1 OF 1

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Exhibit 4
Site Plan

Trumark Homes
Costa Mesa, CA

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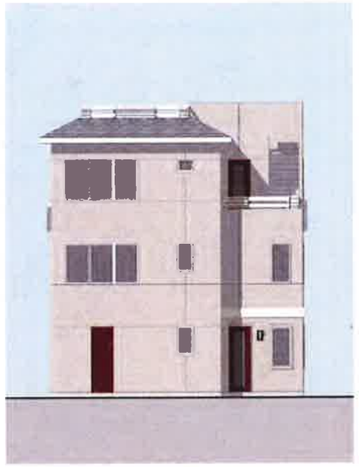
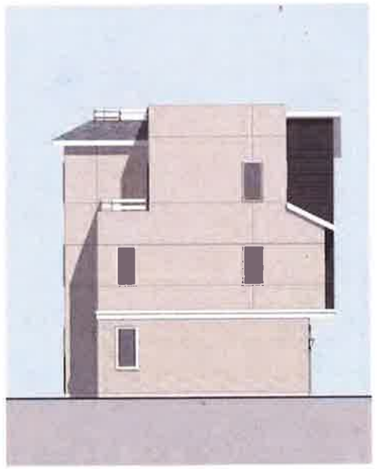


REAR ELEVATION

MATERIAL LEGEND

1. COMPOSITE SHINGLE ROOF
2. STUCCO, LIGHT SAND FINISH
3. FIBER CEMENT SIDING
4. STONE VENEER
5. WINDOW TRIM
6. BUILDING TRIM
7. NOT USED
8. VINYL GLAZING
9. METAL GUARDRAIL
10. WOOD SLAT GUARDRAIL
11. FIBERGLASS ENTRY DOOR
12. METAL SECTIONAL GARAGE DOOR
13. DECORATIVE EXTERIOR LIGHTING
14. ILLUMINATED ADDRESS SIGN

RIGHT ELEVATION



LEFT ELEVATION

FRONT ELEVATION - SCHEME A

FRONT ELEVATION - SCHEME C

0 2 4 8

TRUMARK COSTA MESA 2

PLAN 1 ELEVATIONS

A1-10

Exhibit 5a
Building Elevations - Plan 1

Trumark Homes
Costa Mesa, CA

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REAR ELEVATION

MATERIAL LEGEND

1. COMPOSITE SHINGLE ROOF
2. STUCCO, LIGHT SAND FINISH
3. FIBER CEMENT SIDING
4. STONE VENEER
5. WINDOW TRIM
6. BUILDING TRIM
7. NOT USED
8. VINYL GLAZING
9. METAL GUARDRAIL
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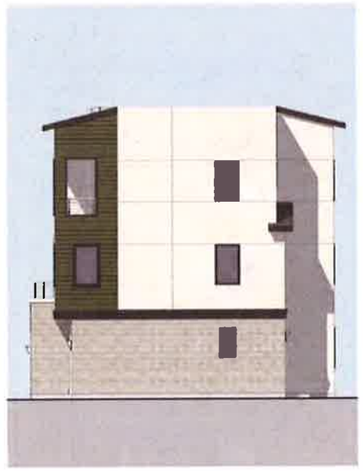
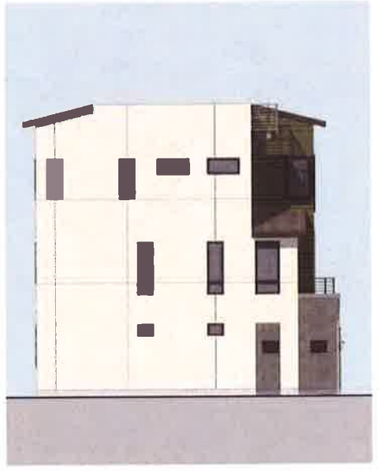
14. ILLUMINATED ADDRESS SIGN



RIGHT ELEVATION



LEFT ELEVATION

FRONT ELEVATION - SCHEME B

FRONT ELEVATION - SCHEME A

0 2 4 8

TRUMARK COSTA MESA 2

PLAN 2 ELEVATIONS

A2-10

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Exhibit 5b
Building Elevations - Plan 2

Trumark Homes
Costa Mesa, CA

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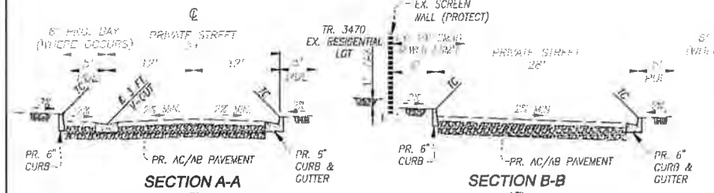
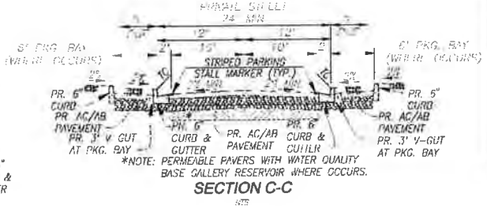
VESTING TENTATIVE TRACT MAP NO. 17779

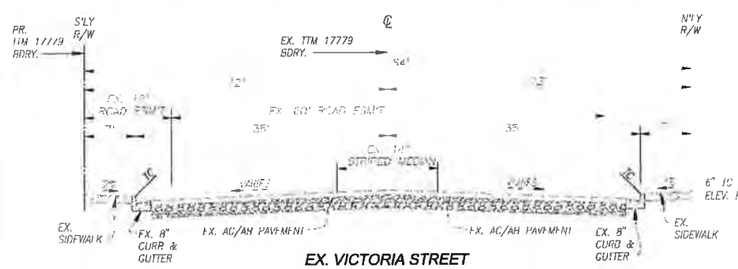


SECTION A-A

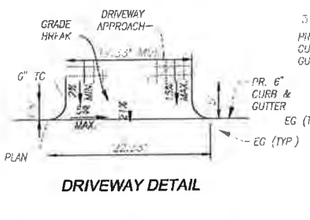
SECTION B-B



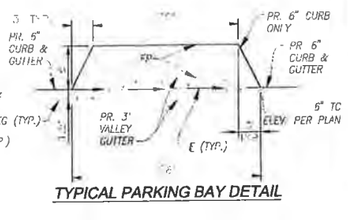
SECTION C-C



EX. VICTORIA STREET
SECTION D-D



DRIVEWAY DETAIL



TYPICAL PARKING BAY DETAIL

LEGEND OF ABBREVIATIONS & SYMBOLS

AC ASPHALT CONCRETE
℄ CENTERLINE
UR HYDRANT
GARY GARAGE
EASMT EASEMENT
CF CODE OF FEDERAL
CB CATCH BASIN
L FLOW LINE
FH FIRE HYDRANT
N.T.S. NOT TO SCALE
℄ PROPERTY LINE
R RADIUS
R/W RIGHT OF WAY
SD SQUARE DRIVE
TOP OF EXISTING SLOPE
TOE OF EXISTING SLOPE
SPOT ELEVATION
DAYLIGHT CONTOUR
EXIST. TOP OF CURB
CONTOURS
PROPERTY LINE / TRACT BOUNDARY
PR. PROPERTY LINE
EX. R/W-RIGHT OF WAY
PR. R/W RIGHT OF WAY
EX. DOMESTIC WATER
EX. ELECTRICAL
EX. SEWER LINES
EX. R.C.P. FLOW DIRECTION
EX. RETAINING WALL
PR. DRIVEWAY PAVE
EXISTING 4 FOOT FENCE
EX. CHAIN LINK
PR. CHAIN LINK
PR. FENCE MAIN SEWER
PR. DOMESTIC WATER LINE

GENERAL NOTES

1. EXISTING LAND USE: PROFESSIONAL BUILDING SITE.
2. PROPOSED LAND USE: THREE PLEX DETACHED RESIDENTIAL LOTS.
3. EXISTING ZONING: ADMINISTRATIVE AND PROFESSIONAL
4. PROPOSED ZONING: PLANNED DEVELOPMENT RESIDENTIAL PLAN AMENDMENT
5. DISPOSAL WATER SERVICE PROVIDED BY MESA DEVELOPMENT WATER DISTRICT
6. SEWER SERVICE PROVIDED BY EXISTING MESA SANITARY DISTRICT PARTICIPANT. SEE SEWER LIFT FACILITY UNITS AND SEWER MAINS TO EXISTING SEWERS LOCATED IN SEA BLUFF STREET
7. WATER SERVICE: MESA WATER
8. TELEPHONE SERVICE PROVIDED: (VERIZON, AT&T)
9. ELECTRIC SERVICE PROVIDED BY: SOUTHERN CALIFORNIA EDISON COMPANY.
10. GAS IS FIRED: PROVIDED BY: SOUTHERN CALIFORNIA GAS COMPANY
11. CABLE TELEVISION SERVICE PROVIDED BY: TIME WARNER CABLE
12. ALL NEW UTILITIES, INCLUDING TRANSFORMERS AND PEDESTALS, EXCLUSIVELY SERVING THE SITE SHALL BE UNDERGROUND.
13. SEA BLUFF DRIVE IS AN ARTERIAL HIGHWAY, AS SHOWN ON THE CITY OF COSTA MESA GENERAL PLAN. THE 30 FOOT SETBACK FROM SEA BLUFF DRIVE IS MEASURED FROM THE ULTIMATE RIGHT-OF-WAY AS SHOWN ON THE GENERAL PLAN. NO BUILDINGS OR STRUCTURES OF ANY KIND, INCLUDING WALLS, SHALL BE PERMITTED WITHIN THE SETBACK AREA, EXCEPT AS ALLOWED BY SECTION 13-30(d) OF THE CITY OF COSTA MESA ZONING CODE.
14. THE 100 YEAR FLOOD PROTECTION FOR PROJECT IS PROVIDED BY EXISTING DOWNSTREAM STORM DRAIN FACILITIES WHICH INCLUDE LINE I AND SANTA ANA CANYON CHANNEL. PROJECT WILL BE ALLOWED ONLY MINIMAL SURFACE FLOW CAPACITY.
15. SYSTEM UTILITY: AN ELECTRIC PUBLIC UTILITY EASEMENT FOR UNDERGROUND FACILITIES AND SURFACE ACCESS WILL BE GRANTED TO THE CITY OF COSTA MESA.
16. ACCESS RIGHTS FOR VICTORIA STREET SHALL BE DEDICATED ON THE FINAL TRACT MAP TO THE CITY OF COSTA MESA WITH THE EXCEPTION OF DRIVEWAY ACCESS REQUIREMENTS AS CONDITIONS REQUIRED HEREON.
17. EXISTING BUILDING AND OVERHEAD LIFT TO BE REMOVED FOR DEMOLITION PERMIT APPROVED BY CITY OF COSTA MESA BUILDING DEPT. ALL EXISTING WATER, ELECTRICAL, IRRIGATION LINES, SEWER LINES, ETC. SHALL BE DISCONNECTED AT THE PROPERTY LINE OR UNDERGROUND TRANSFORMER AS PER APPROVED DEMOLITION PLANS. ALL MATERIALS SHALL BE DISPOSED OF OFF SITE.
18. ALL ON-SITE UTILITIES SHALL BE UNDERGROUND.
19. ALL GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF COSTA MESA GRADING ORDINANCE.
20. ALL DRIVEWAYS SHALL BE CONSTRUCTED PER CITY OF COSTA MESA STANDARDS.
21. ALL IMPROVEMENTS SHALL BE CONSTRUCTED PER CITY OF COSTA MESA STANDARDS.
22. ALL SIDEWALKS SHALL BE CONSTRUCTED PER CITY OF COSTA MESA STANDARDS.
23. ALL BOUNDARY AND LOT DIMENSIONS ARE APPROXIMATE.
24. PROJECT SITE CONTAINS 0.647 NET OR GROSS.

PARKING SUMMARY

TYPE OF PARKING SPACE	REQUIRED	PROVIDED
GUEST SPACES	22	16
COVERED SPACES	44	48
UNCOVERED SPACES	22	16
TOTAL	110	110

UNIT MIX TABULATION

PLAN	TYPE	UNIT SQUARE FOOT RANGE	NO. UNITS
PLAN 1	3 BEDROOM	1,950 SQ. FT.	16
PLAN 2	3 BEDROOM	2,147 SQ. FT.	16
TOTAL			32

LOT SUMMARY TABLE

LOT NO.	GROSS SQ. FT.	GROSS AC.	NO.	GROSS SQ. FT.
1	1,802	0.041	21	1,725
2	1,803	0.041	22	1,752
3	1,867	0.043	23	2,478
4	1,803	0.041	24	1,891
5	1,803	0.041	25	1,848
6	1,803	0.041	26	1,861
7	1,803	0.041	27	1,843
8	1,871	0.043	28	1,884
9	2,271	0.052	29	1,884
10	1,827	0.042	30	1,755
11	1,803	0.041	31	1,755
12	1,803	0.041	32	1,755
13	1,803	0.041		
14	1,803	0.041		
15	1,803	0.041		
16	1,827	0.042		
17	1,803	0.041		
18	1,803	0.041		
19	1,803	0.041		
20	1,803	0.041		

COMMON LOT SUMMARY TABLE

LOT NO.	GROSS AC.
A	0.02
B	0.06
C	0.02
D	0.06

ACREAGE SUMMARY TABLE

LAND USE	TOTAL LOTS	ACREAGE
SINGLE-FAMILY LOTS	28	1.13 AC
DETACHED LOTS	4	0.13 AC
PRIVATE STREETS	-	0.45 AC
VICTORIA ST R/W	-	0.27 AC
TOTAL AREA		2.04 AC
GROSS AREA	2.04 AC	
NET AREA	1.77 AC ±	
PRIVATE STREETS	0.47 AC ±	
VICTORIA ST R/W	0.27 AC ±	
CONTOUR INTERVAL	1'	
TOTAL LOTS	28 SINGLE-FAMILY	
	4 DETACHED	
GROSS DENSITY	15.69 DU/AC	
NET DENSITY	17.52 DU/AC	
TOTAL UNITS	32	
EXISTING UNITS	0	
NET UNITS	32	
MAXIMUM BUILDING HEIGHT	35' ±	

CURVE DATA

C1	17°37'00"	25.00'	15.40'
C2	32°31'07"	38.00'	21.57'
C3	20°52'21"	11.00'	4.00'
C4	1°29'41"	15.00'	0.39'
C5	15°54'42"	15.00'	4.17'
C6	10°09'02"	38.00'	6.73'
C7	10°09'02"	38.00'	13.16'
C8	15°54'42"	15.00'	4.17'
C9	1°29'41"	15.00'	0.39'
C10	20°52'21"	11.00'	4.00'
C11	32°31'07"	38.00'	21.57'
C12	17°37'00"	25.00'	15.40'
C13	90°00'00"	25.00'	39.27'
C14	90°00'00"	15.00'	23.56'
C15	90°00'00"	15.00'	23.56'
C16	90°00'00"	15.00'	23.56'
C17	90°00'00"	15.00'	23.56'

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3.0 Initial Study Checklist

3.1 Background

1. Project Title: Trumark Homes Project at 1239 Victoria Street
2. Lead Agency Name and Address: City of Costa Mesa Development Services Department 77 Fair Drive Costa Mesa, CA 92626
3. Contact Persons and Phone Number: Mel Lee Senior Planner 714.754-5611 email: mel.lee@costamesaca.gov
4. Project Location: 1239 Victoria Street Costa Mesa Orange County, CA
5. Project Sponsor's Name and Address: Trumark Homes, LLC 450 Newport Center Drive, Suite 300 Newport Beach, CA 92660
6. General Plan Designation: General Commercial; proposed amendment (GPA 14-03) to change Land Use Designation from General Commercial to High Density Residential.
7. Zoning: A proposed rezone (R 14-03) of the zoning classification of the site from Administrative and Professional (AP) District to Planned Development Residential – High Density (up to 20 dwelling units per acre) (PDR-HD) District.
8. Other: Planning Application PA-14-19 – A Master Plan for development of a 28-unit Residential Planned Development at the site of existing commercial/light industrial use. The Project consists of the development of 28 single-family, detached residences with a net density of 13.7 dwelling units per acre. The three bedroom residences are three-stories with roof decks and have attached two-car garages. A total of 56 garage parking spaces, 42 driveway spaces, and 14 guest parking spaces are proposed (112 total spaces, four spaces per unit). The following deviations are requested: a) Perimeter Open Space - a minimum of 20 feet is required, average of 20 feet is proposed; and b) Open Space - a minimum of 42 percent of the total site area is required, 34.9 percent proposed. Fifty percent of the open space is required to be common open space, ten percent common open space proposed. Vesting Tentative Tract Map 17779 - Subdivision of a 2.04-acre property as a common interest development to allow private sale and ownership of the 28 dwelling units and four common interest lots.
8. Description of the Project: See Section 2, Project Description
9. Surrounding Land Uses and Setting: See Section 2, Project Description
10. Other public agencies whose approval is required (e.g., permits): • South Coast Air Basin • Santa Ana Regional Water Quality Control Board – Region 8

3.2 Environmental Factors Potentially Affected

Environmental Factors Potentially Affected		
The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or "Less Than Significant With Mitigation Incorporated," as indicated by the checklist on the following pages.		
☐ Aesthetics	☐ Agriculture and Forestry Resources	☐ Air Quality
☐ Biological Resources	☐ Cultural Resources	☐ Geology/Soils
☐ Greenhouse Gas Emissions	☐ Hazards/Hazardous Materials	☐ Hydrology/Water Quality
☐ Land Use/Planning	☐ Mineral Resources	☒ Noise
☐ Population/Housing	☐ Public Services	☐ Recreation
☐ Transportation/Traffic	☐ Utilities/Services Systems	☒ Mandatory Findings of Significance

3.3 Lead Agency Determination

Lead Agency 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 the mitigation measures described in Section 4, Environmental Analysis, have been added. 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 the proposal MAY have a significant effect(s) 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, if the effect is a "potentially significant impact" or "potentially significant unless mitigated." An ENVIRONMENTAL IMPACT REPORT is required, but must analyze only the effects that remain to be addressed.

Signed

City of Costa Mesa
Agency

Mel Lee, Senior Planner
Signer's Name, Title

Date

4.0 Environmental Analysis

Sections 4.1 through 4.18 analyze the potential environmental impacts associated with the project. The environmental issue areas that are evaluated are:

- Aesthetics
- Agriculture and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology/Soils
- Greenhouse Gas Emissions
- Hazards/Hazardous Materials
- Hydrology/Water Quality
- Land Use/Planning
- Mineral Resources
- Noise
- Population/Housing
- Public Services
- Recreation
- Transportation/Traffic
- Utilities/Services Systems
- Mandatory Findings of Significance

The environmental analysis in the following sections is patterned after the Initial Study Checklist recommended by the CEQA Guidelines, as amended, and used by the City of Costa Mesa in its environmental review process. For the preliminary environmental assessment undertaken as part of this Initial Study's preparation, a determination that there is a potential for significant effects indicates the need to more fully analyze the development's impacts and to identify mitigation.

For the evaluation of potential impacts, the questions in the Initial Study Checklist are stated and an answer is provided according to the analysis undertaken as part of the Initial Study. The analysis considers the long-term, direct, indirect, and cumulative impacts of the development. To each question, there are four possible responses:

- **No Impact.** The development will not have any measurable environmental impact on the environment.
- **Less than significant impact.** The development will have the potential for impacting the environment, although this impact will be below established thresholds that are considered to be significant.
- **Less than significant with mitigation incorporated.** The development will have the potential to generate impacts, which may be considered as a significant effect on the environment, although mitigation measures or changes to the development's physical or operational characteristics can reduce these impacts to levels that are less than significant.
- **Potentially significant impact.** The development could have impacts, which may be considered significant, and therefore additional analysis is required to identify mitigation measures that could reduce potentially significant impacts to less than significant levels.
- The following is a discussion of potential project impacts as identified in the Initial Study/ Environmental Checklist. Explanations are provided for each item.

4.1 Aesthetics

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Aesthetics *Would the project:*				
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☒	☐
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic building within a state scenic highway?	☐	☐	☐	☒
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	☒	☐
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

4.1.1 Environmental Evaluation

Would the project:

a) Have a substantial adverse effect on a scenic vista?

Less than significant impact. There are no General Plan-designated scenic vistas/views located in the Project area. However, the Community Design Element (page CD-11) identifies the following issues as visual 'strengths':

- Along the western boundary of the Costa Mesa, the coast is a visual strength. View of the Pacific Coast enhances the visual quality of areas within the City.
- The Talbert Nature Preserve provides an important viewshed for citizens of Costa Mesa. The wetland marshes and natural wildlife create a visual strength.
- The Fairview Park also provides an important viewshed. The park's trails and recreational facilities are a strength to the community.

In the vicinity of the project, distant *public* views of the coast are currently available from the Victoria Avenue westbound approach to the Santa Ana River and from bluff top vantage points within Vista Park across from the project site. Glimpses of the distant coast at the horizon are available from the project site near the existing driveway entries from Victoria Avenue. Talbert Nature Preserve and Fairview Park are not visible from the project site. *Private* views of the coast, Talbert Nature Preserve and Fairview Park from the one- and two-story homes directly adjacent to the project site are generally not available due to the view orientation of these homes (north/northwest), topography, and the existing office building (2-story/maximum of

30 ft. high) on the project site. Development of the proposed 3-story residential units (maximum 37 ft. high) will not adversely impact private views of the coast and significant natural features identified in the General Plan (i.e. Talbert Nature Preserve, Fairview Park). In addition, the residential structures are smaller in footprint and provide breaks in between in comparison with the bulk and massing of the exiting two-story office building. Therefore, project implementation would have a less than significant effect on a designated scenic vista/view.

b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic building within a state scenic highway?

No Impact. The Project site is not located along a designated State scenic highway. There are several trees within the landscape planter slope along the Victoria Avenue frontage. No historic buildings or rock outcroppings are located at the project site. Therefore, Project implementation would not damage scenic resources within a state scenic highway.

c) Substantially degrade the existing visual character or quality of the site and its surroundings?

Less than significant impact. The existing visual character or quality of the project site is defined by a large two-story office building approximately 30 feet high and an expansive paved parking area with little or no visual or open space amenity. The office building provides landscaping, glazing and some visual interest along its Victoria Avenue frontage, but presents large, visually sterile rear and side building facades.

The existing visual character of the surrounding area is defined by a mix of uses, including single family residential uses along Valley Road, Sea Bluff Drive and Gleneagles Terrace, adjacent medium density residential development (under construction), a neighborhood commercial center, and Vista Park.

A project is generally considered to have a significant visual/aesthetic impact if it substantially changes the character of the project site such that it becomes visually incompatible or visually obtrusive when viewed in the context of its surroundings. The Community Design Element identifies the following Private Property Focus for residential design (page CD-18):

Objective CD-7A. Encourage excellence in architectural design.

CD-7A.1 Ensure that new and remodeled structures are designed in architectural styles which reflect the City's diversity, yet are compatible in scale and character with existing buildings and natural surroundings within residential neighborhoods. Develop and adopt design guidelines for residential development.

CD-7A.2 Preserve the character and scale of Costa Mesa's established residential neighborhoods; where residential development or redevelopment is proposed, require as a condition of approval that it is consistent with the prevailing character of existing development in the immediate vicinity, and that it does not have a substantial adverse impact on adjacent areas.

According to the City's Zoning Code (Costa Mesa Zoning Code, Section 13-57(a)(2)), the purpose of the Planned Development zoning is to provide a method by which appropriately located areas of the City can be developed utilizing more imaginative and innovative planning concepts than would be possible through strict application of existing zoning and subdivision regulations. It is intended that these developments will meet the broader goals of the General Plan and Zoning Code by exhibiting excellence in design, site planning, integration of uses and structures, and protection of the integrity of neighboring development. A variety of building products are encouraged in the design of projects in the Planned Development zones, thereby maximizing project excellence.

Consistent with the objectives of the Community Design Element, the proposed project includes a contemporary architecture with varied building materials, textures and colors, quality landscaped project common areas and project entries, pathway with trellis and public art feature, and private open space (Exhibit 8 Preliminary Landscape Plan).

The existing visual character of the surrounding area is defined by a mix of uses, including single family residential uses along Valley Road, Sea Bluff Drive and Gleneagles Terrace, adjacent medium density residential development (approved PA-12-24/TT-17508 under construction), a neighborhood commercial center, and Vista Park. The proposed residential project reflects a high quality design that would not be incompatible with the mix of uses and character of its surroundings. The project is not inconsistent with the purposes of the Community Design Element and Planned Development zoning and the project would not degrade the visual character of the site and its surroundings.

d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

Less than significant impact. There are two primary sources of light: light emanating from building interiors that pass through windows and light from exterior sources (e.g., street lighting, parking lot lighting, building illumination, security lighting, and landscape lighting). Depending upon the location of the light source and its proximity to adjacent light-sensitive uses, light introduction can be a nuisance, affecting adjacent areas and diminishing the view of the clear night sky. Light spillage is typically defined as unwanted illumination from light fixtures on adjacent properties. The project site is located within a mixed use area of residential,

commercial and park uses. Existing lighting conditions in the Project area include light emanating from office building interiors at the project site, the surrounding residential and commercial land uses, as well as nearby street lighting. There are residential uses located west, south and east of the Project site. There are no additional sensitive land uses in the Project's immediate vicinity.

The proposed development would create new sources of light due to light emanating from residential building interiors and light from exterior sources (e.g., building illumination, security lighting, entry sign and landscape lighting). There are residential uses immediately west (under construction), south and east of the Project site that are considered light-sensitive. These receptors will be separated from the project by existing and new block walls and landscaping within required setbacks. No significant new lighting is proposed adjacent to the existing residential uses. Low voltage landscape lighting will be placed within the common open space areas within the project site.

Standard Condition SC 4.1-1 requires preparation of a Lighting Plan and Photometric Study, in order to demonstrate that the proposed lighting meets minimum security lighting requirements and minimizes light/glare to residents.

Project compliance with CMMC standards and Standard Condition SC 4.1-1 would ensure that potential spillover light impacts on residential uses are less than significant. As previously noted, the proposed residential uses would be largely shielded from spillover lighting from the adjacent commercial center by the center's building masses.

Glare Impacts. Buildings with large facades constructed of reflective surfaces (e.g., brightly colored building façades, metal surfaces, and reflective glass) could increase existing levels of daytime glare. The proposed architecture is a contemporary design of stucco in grays, whites, and earthen tones, with panel windows. The Project would involve primarily non-reflective façade treatments and the minimization of unrelieved glass surfaces. Additionally, the Project would be subject to compliance with CMMC Section 13-83.53, which specifies that a project must be consistent with the compatibility standards for residential development in that it provides adequate protection for residents from excessive light and glare. Compliance with the CMMC would ensure that the Project would not create a new source of substantial glare that would adversely affect daytime views in the area. A less than significant impact would occur in this regard.

Standard Conditions

SC 4.1.1 Prior to the issuance of Building Permits, the Applicant shall submit a Lighting Plan and Photometric Study for the approval of the City's Development Services Department. The Lighting Plan shall demonstrate compliance with the following:

- The mounting height of lights on light standards shall not exceed 18 feet in any location on the Project site unless approved by the Development Services Director.
- The intensity and location of lights on buildings shall be subject to the Development Services Director's approval.
- All site lighting fixtures shall be provided with a flat glass lens. Photometric calculations shall indicate the effect of the flat glass lens fixture efficiency.
- Lighting design and layout shall limit spill light to no more than 0.5 foot candle at the property line of the surrounding neighbors, consistent with the level of lighting that is deemed necessary for safety and security purposes on site.
- Glare shields may be required for select light standards.

SC 4.1.2 If proposed, light standards located on roof decks shall be located and oriented in such a way as to minimize light spillage onto surrounding properties.

TRUMARK COSTA MESA 2

ENTRY PERSPECTIVE

A0-11

Exhibit 6
Perspective - Project Entry

Trumark Homes
Costa Mesa, CA

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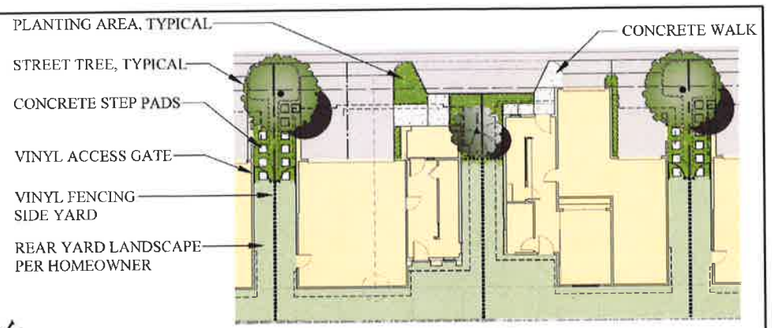

TYPICAL ENLARGEMENT

SCALE: 1/8"=1'-0"

PLANT LEGEND

TREES		
	Platanus acerifolia 'Bloodgood'	London Plane Tree
	Geijera parviflora	Australian Willow
	Pistacia chinensis	Chinese Pistache
	Tristania conferta	Brisbane Box
	Liquidambar styraciflua 'Palo Alto'	Palo Alto Sweetgum
	Cercis occidentalis 'Std.'	Western Redbud
	Lagerstroemia indica x fauriei 'Muskogee'	Muskogree Crape Myrtle
	Magnolia grandiflora 'Little Gem'	Little Gem Magnolia
SHRUBS		
	Aloe arborescens	Torch Aloe
	Carissa grandiflora	Natal Plum
	Ceanothus griseus horizontalis 'Yankee Point'	Californian Lilac
	Lantana montevidensis	Purple Trailing Lavender
	Muhlenbergia lindheimeri	Lindheimer's Muhly
	Muhlenbergia rigens 'Regal Mist'	Regal Mist Deergrass
	Phormium tenax 'Bronze Baby'	New Zealand Flax
	Photinia fraseri	Fraser's Photinia
	Rosa spp.	Pink Iceberg Rose
	Pittosporum tobira 'Variegata'	Variegated Pittosporum
	Trachelospermum jasminoides	Star Jasmine
GROUND COVER		
	Festuca glauca 'Elijah Blue	Elijah Blue Fescue
	Juniperus horizontalis 'Bar Harbour'	Bar Harbor Creeping Juniper
VINES		
	Ficus pumila	Creeping Fig
	Parthenocissus tricuspidata	Boston Ivy

SCALE: 1/16" = 1'-0"

TRUMARK HOMES

NUVIS LANDSCAPE ARCHITECTURE AND PLANNING
PH: 714.734.7744
FAX: 714.734.7311
CA 1226 NV 396
06-18-2014

SHT 1 OF 1

Preliminary Landscape Plan

Trumark 28

Costa Mesa, CA

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Exhibit 8
Preliminary Landscape Plan

Trumark Homes
Costa Mesa, CA

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4.2 Agriculture and Forest Resources

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Agriculture and Forestry Resources *In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. 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?	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	☐	☐	☐	☒
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☒

4.2.1 Environmental Evaluation

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the

Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

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?

No impact. The Project site is not designated as Prime Farmland, Unique Farmland, or Farmland of Statewide importance. The Project site is currently developed with a two-story office building. Thus, project implementation would not result in the conversion of farmland to non- agricultural use.

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

No impact. The Project site is currently zoned Administrative and Professional District. The Project site and surrounding lands are not zoned for agricultural use or part of a Williamson Act Contract. Therefore, Project implementation would not conflict with existing zoning for agricultural use, or a Williamson Act Contract.

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

No impact. The Project site is zoned Administrative and Professional District. Project implementation would not conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned Timberland Production.

d) Result in the loss of forest land or conversion of forest land to non-forest use?

No impact. The Project site is developed with a two-story office building. Thus, Project implementation would not result in the loss of forest land or conversion of forest land to non-forest use.

e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

No impact. The Project site is developed with a two-story office building and the surrounding area is designated for residential, commercial, and recreational uses. There are no agricultural or forest uses in the vicinity. Therefore, Project implementation would not involve changes in the existing environment that could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use.

4.3 Air Quality

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Air Quality *Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.* *Would the project:*				
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☒	☐
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)?	☐	☐	☒	☐
d) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
e) Create objectionable odors affecting a substantial number of people?	☐	☐	☒	☐

4.3.1 Environmental Evaluation

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. A discussion of regional meteorology, relevant air quality policies, ambient air quality conditions, sensitive receptors, and assessment methodology are included in Appendix A.

Would the project:

a) Conflict with or obstruct implementation of the applicable air quality plan?

Less than significant impact. The proposed project consists of a 28-unit single-family residential development comprising 14 two-car garage and two-car driveway apron units; 14 two-car garage and one-car driveway apron units; and 14 open guest parking spaces. This proposed development will replace an existing Research and Development office building. The project site is located in Orange County, which is located in the South Coast Air Basin (Air Basin) and the Air Basin is governed by the South Coast Air Quality Management District (SCAQMD). The area is designated nonattainment for the state 1-hour and 8-hour ozone, 24-hour and annual respirable particulate matter (PM10), and annual fine particulate matter (PM2.5) standards. The

area is also designated nonattainment for federal standards for 8-hour ozone, and 24-hour PM2.5.

The applicable Air Quality Plan (AQMP) is the 2012 Air Quality Management Plan for the South Coast Air Basin (AQMP 2012). According to the SCAQMD CEQA Air Quality Handbook, the Project is consistent with the AQMP if the Project addresses two main criteria:

A. Criterion 1:

Criterion 1 Question 1 and 2. Would the Project results in an increase in the frequency or severity of existing air quality violations? Would the Project cause or contribute to new air quality violations?

Based on the air quality analysis in Impact AIR b) below, the project would result in a less than significant carbon monoxide (CO) impacts during operation. Estimated project construction emissions would not exceed SCAQMD's localized significance threshold (LST) criteria. Therefore, the project development would not increase the frequency or severity of existing air quality violations in the Project's vicinity. The Project would therefore be consistent with the first and second questions of Criterion 1.

Criterion 1 Question 3. Would the Project delay timely attainment of air quality standards or the interim emissions reductions specified in the AQP?

The Project would result in less than significant impacts with regard to long- term regional and localized pollutant concentrations during operations. The project would not delay the timely attainment of air quality standards or 2012 AQMP emissions reductions. The Project is consistent with the third question of Criterion 1.

B. Criterion 2:

Criterion 2 Question 1. Would the Project be consistent with the population, housing, and employment growth projections utilized in the preparation of the AQMP?

The Air Quality Management Plan's (AQMP) emission inventory is based on the population, housing, and employment growth projections developed within the General Plans for each of the cities and counties under the jurisdiction of the SCAQMD. The General Plan's estimates of future population, housing, and employment growth are derived from the land use designations described in the General Plan. Since the AQMP's emissions inventory is based on the land use designations of the General Plan, if a project's land use is consistent with the General Plan it is likewise consistent with the AQMP.

The proposed project will require a General Plan amendment due to the redesignation of land uses from neighborhood commercial to high density residential. The change in land use designation would represent a significant impact relative to consistency with the emissions inventory in the AQMP if the change in land use is more air pollutant

intensive. As will be elaborated in greater detail in the operations regional emissions discussion, the operation of the proposed project's high density residential uses would result in less air pollutant emissions than would occur under the existing neighborhood commercial uses. This reduction in emissions under the proposed land use is due to substantially less vehicle trip generation. Based on the project's traffic study, the proposed project would result in 267 trips per day as compared to 406 trips per day from the existing uses. Because less emissions would occur under the proposed project's high density residential land use designation as compared to the existing office commercial land uses, the project's emissions would be consistent with the emissions inventory used in the preparation of the AQMP.

Criterion 2 Question 2. Would the Project implement all feasible air quality mitigation measures?

As demonstrated in Impact AIR b) below, the Project would result in less than significant impact and would be consistent with the second question of Criterion 2.

Criterion 2 Question 3. Would the Project be consistent with the land use planning strategies set forth in the AQMP?

The Project is located within a developed portion of the City with proximity to transit and a mix of other uses, therefore the Project would not conflict with the City's or SCAG's policies. The project is consistent with the third question of Criterion 2.

In summary, the Project would not result in a significant localized or regional impact on the region's ability to meet State and Federal air quality standards. The project would also result in less air pollutant emissions than would occur under existing uses. Therefore, this impact is less than significant.

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

Less than significant impact. This impact relates to localized criteria pollutant impacts. Particulate matter emissions (PM10) are of concern during construction because of the potential to emit fugitive dust during earth-disturbing activities. In addition, SCAQMD has set localized significance thresholds (LST) for project construction emissions. CO emissions are of concern during project operation because operational CO hotspots are related to increases in on-road vehicle congestion. Each is discussed separately below.

4.3.1.1 Localized Construction-Generated Dust Impacts

Since construction activities have the potential to emit fugitive dust (mainly PM10) during grading activities, the Project would be required to adhere to standard SCAQMD regulations, such as implementing SCAQMD Rule 403 which requires fugitive dust generating activities to follow best available control measures to reduce

emissions of fugitive dust (see SC-1 below). These best available control measures were included in the CalEEMod construction modeling and the results are given in Table 2 below.

4.3.1.2 Localized Significance Analysis

The SCAQMD Governing Board adopted a methodology for calculating localized air quality impacts through localized significance thresholds (also referred to as a LST analysis). Localized significance thresholds represent the maximum emissions from a project that would not cause or contribute to an exceedance of the most stringent applicable state or federal ambient air quality standard. Localized significance thresholds were developed in recognition of the fact that criteria pollutants such as CO, NO_X, and PM10 and PM2.5 in particular, can have local impacts at nearby sensitive receptors as well as regional impacts. The localized significance thresholds are developed for each source receptor area and are applicable to NO_X, CO, PM10, and PM2.5.

The Project is located within Source Receptor Area (SRA) 18, North Coastal Orange County. The Project would disturb approximately 2.04 acres. Therefore, based on the SCAQMD guidance on applying CalEEMod to LSTs, the LST thresholds for 2 acre were utilized for the construction LST analysis. The closest sensitive receptors to the Project site are residential uses located to the east and south, immediately adjacent to the project; and a commercial/retail complex to the northeast as well. LST thresholds are provided for distances to sensitive receptors of 25, 50, 100, 200, and 500 meters. As the nearest sensitive uses are directly adjacent to the east and west of the project site, the 25 meter construction LST values were used.

The localized assessment methodology limits the emissions in the analysis to those generated from onsite activities. The onsite emissions during construction and operation are compared with the localized significance thresholds and summarized in Table 2. As shown in Table 2, emissions during construction and operation do not exceed the localized significance thresholds.

Table 2
Localized Significance Analysis (Construction and Operation)

Activity	Onsite Emissions (pounds per day)			
	NO_x	CO	PM10	PM2.5
Construction				
Demolition	34	26	2.6	2.0
Grading	27	20	5.0	3.2
Trenching	10	7	0.8	0.7
Building Construction (2015)	16	7	0.9	0.8
Building Construction (2016)	16	6	0.8	0.8
Paving	10	7	0.8	0.7
Localized Significance Threshold	131	962	7	5
Threshold Exceeded?	No	No	No	No
Operation				
Vehicular, Area and Energy Sources	<1	2	<1	<1
Localized Significance Threshold	131	962	2	2
Threshold Exceeded?	No	No	No	No

Notes:
Each of the above activities does not occur at the same time; therefore, the maximum daily emissions represent the maximum emissions that would occur in one day.
Source of emissions: CalEEMod, 2014
Source of thresholds: South Coast Air Quality Management District 2009, for Source Receptor Area 18, at a distance of 25 meters. The LST was determined using Appendix C of the SCAQMD Final Localized Significant Threshold Methodology guidance document for pollutants NOx, CO, PM10, and PM2.5.

The localized construction analysis uses thresholds that represent the maximum project emissions that would not cause or contribute to an exceedance of the most stringent applicable federal or state ambient air quality standard (SCAQMD 2008a). If the project results in emissions that do not exceed the localized significance thresholds, these emissions would likewise not cause or contribute to a local exceedance of the appropriate ambient air quality standard. The localized construction and operations phase analyses demonstrates that the project would not exceed the localized significance thresholds for CO, NOx, PM10, or PM2.5. Therefore, the project would not violate any air quality standard or contribute substantially to an existing or projected air quality violation during construction.

4.3.1.3 Carbon Monoxide Hot Spot Analysis

Carbon monoxide (CO) "hot spot" thresholds ensure that emissions of CO associated with traffic impacts from a project in combination with CO emissions from existing and forecasted regional traffic do not exceed state or federal standards for CO at any traffic intersection impacted by the project. Project concentrations may be considered significant if a CO hot spot intersection analysis determines that project generated CO concentrations cause a localized violation of the state CO 1-hour standard of 20 ppm, state CO 8-hour standard of 9 ppm, federal CO 1-hour standard of 35 ppm, or federal CO 8-hour standard of 9 ppm.

As previously stated, the Project proposes 28-unit single-family detached residential units in place of a Research and Development office building. The Traffic Study, prepared July 2014, states that the project would generate 139 fewer daily trips than the existing research and development office use. As a result, no project related traffic impacts were identified in the Traffic Study. Therefore, the Project would not require a CO hotspot analysis since the Project would not worsen the level of service nearby intersections. Impacts from localized traffic would result in less than significant impacts to air quality.

4.3.1.4 Conclusion

In summary, the project would not generate a localized exceedance of the ambient air quality standards; therefore, the project would not contribute substantially to an existing or projected localized air quality violation. Impacts would be less than significant.

Standard Conditions

SC-4.3-1 All construction contractors shall comply with South Coast Air Quality Management District (SCAQMD) regulations, including Rule 403, Fugitive Dust. All grading (regardless of acreage) shall apply best available control measures for fugitive dust in accordance with Rule 403. To ensure that the project is in full compliance with applicable SCAQMD dust regulations and that there is no nuisance impact offsite, the contractor would implement each of the following:

- Moisten soil not more than 15 minutes prior to moving soil or conduct whatever watering is necessary to prevent visible dust emissions from exceeding 100 feet in any direction.
- Water excavated soil piles hourly or covered with temporary coverings.
- Water exposed surfaces at least twice a day under calm conditions. Water 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.
- Minimize dirt track-out from the project site by employing either vehicle wash stations, rumble plates or graveling as per specifications in Rule 403.
- 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.
- Securely cover loads with a tight fitting tarp on any truck leaving the construction sites to dispose of debris.
- Cease grading during period when winds exceed 25 miles per hour.

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)?

Less than significant impact. This impact is related to regional criteria pollutant impacts. The non-attainment regional pollutants of concern are ozone, PM10, and PM2.5. Ozone is not emitted directly into the air, but is a regional pollutant formed by a photochemical reaction in the atmosphere. Ozone precursors, ROG and NO_X, react in the atmosphere in the presence of sunlight to form ozone. Therefore, the Air District does not have a recommended ozone threshold, but has regional thresholds of significance for ROG and NO_X.

Regional significance thresholds have been established by the SCAQMD because emissions from projects in the Air Basin can potentially contribute to the existing emission burden and possibly affect the attainment and maintenance of ambient air quality standards. Projects within the Air Basin region with regional emissions in excess of any of the thresholds presented in Table 3 (for construction) and Table 4 (for operation) are considered to have a significant regional air quality impact.

4.3.1.5 Construction Emissions

The construction activities associated with the proposed project include: demolition, grading, trenching, building construction, and paving. Table 3 summarizes construction-related emissions.

The information shown in Table 3 indicates that the SCAQMD regional emission thresholds would not be exceeded for construction emissions. Therefore, the short-term construction emissions are considered to have a less than significant regional impact.

Table 3
Project Construction Air Pollutant Emissions

Source	Air Pollutant Emissions (pounds per day)					
	ROG	NO_X	CO	SO_X	PM10	PM2.5
Construction 2015	4	36	28	<1	11	6
Construction 2016	17	21	12	<1	2	1
Maximum Daily Emissions	17	36	28	<1	11	6
Significance Threshold	75	100	550	150	150	55
Significant Impact?	No	No	No	No	No	No

Notes:
The maximum daily emissions refer to the maximum emissions that would occur in one day; it was assumed that the grading activities do not occur at the same time as the other construction activities; therefore, their emissions are not summed.
VOC = volatile organic compounds NOX = nitrogen oxides CO = carbon monoxide
SOX = sulfur oxides PM10 and PM2.5 = particulate matter
Source of emissions: Appendix A: CalEEMod Output.
Source of thresholds: South Coast Air Quality Management District 2011a.

4.3.1.6 Operational Regional Emissions

Existing Use

The existing site is currently used as a Research and Development office building. An operational emissions inventory was conducted in order to account for existing emissions. The existing use was modeled for research and development uses. The building square footage is estimated to be 50,000 Sq. Ft. The average daily trips (ADT) were calculated to be 8.11 trips per 1,000 Sq. Ft., as provided by the Traffic Study. All other inputs were based on default values within the CalEEMod model.

Proposed Use

Operational emissions from emission sources generated both onsite and offsite as derived from CalEEMod are shown in Table 4. Emissions would be from motor sources and area sources (natural gas, hearth, landscape, consumer products, and architectural coating). Motor sources are emissions from motor vehicles, including tailpipe and evaporative emissions. Area sources would be generated due to an increased demand for electrical energy and natural gas with development of the Project. The Traffic Study provided Average Daily Trips (ADT) for the project. These trips were modeled in CalEEMod for residential land uses to estimate the vehicular emissions.

The project would also be required to adhere to standard SCAQMD regulations, such as implementing SCAQMD Rule 445 (see Standard Conditions below), which would prohibit permanently installed wood burning devices into any new development. SC-3 requires compliance with Title 24 of the California Code of Regulations.

The net difference in air pollutant emissions between existing and proposed uses are shown in Table 4. The net difference in emissions is presented to show the change in

the emissions that would occur at the project site with the change in land use development. The net change in emissions is then evaluated against the CEQA significance thresholds developed by the SCAQMD. The emissions shown in Table 4 indicate that the SCAQMD regional emission thresholds would not be exceeded for operational emissions. Therefore, the long-term operational emissions are considered to have a less than significant regional impact.

Table 4
Operations Phase Air Pollutant Emissions

Source	Emissions (pounds per day)					
	ROG	NOX	CO	SOX	PM10	PM2.5
Existing Emissions						
Area Sources	1	<1	2	<1	<1	<1
Energy Sources	<1	<1	<1	<1	<1	<1
Mobile Sources	1	1	15	<1	3	1
Total Existing Emissions	3	2	15	<1	3	1
Proposed Project Emissions						
Area Sources	2	<1	2	<1	<1	<1
Energy Sources	<1	<1	<1	<1	<1	<1
Mobile Sources	<1	<1	10	<1	2	1
Total Proposed Project Emissions	2	1	12	<1	2	1
Net increase over existing	-1	-1	-3	0	-1	0
Significance Threshold	55	55	550	150	150	55
Significant Impact?	No	No	No	No	No	No

Notes:
VOC = volatile organic compounds NOX = nitrogen oxides CO = carbon monoxide
SOX = sulfur oxides PM10 and PM2.5 = particulate matter
Source of emissions: Appendix A: CalEEMod Output.
Source of thresholds: South Coast Air Quality Management District 2011a.

Standard Conditions

SC-4.3-2 SCAQMD Rule 445 prohibits permanently installed wood burning devices into any new development. A wood burning device means any fireplace, wood burning heater, or pellet- fueled wood heater, or any similarly enclosed, permanently installed, indoor or outdoor device burning any solid fuel for aesthetic or space- heating purposes, which has a heat input of less than one million British thermal units per hour.

SC-4.3-3 The Project shall comply with Title 24 of the California Code of Regulations established by the energy conservation standards.

The SCAQMD has not established separate methodologies or thresholds of significance for assessment of cumulative impacts. However, if an individual development project generates operational emissions that exceed the SCAQMD recommended daily thresholds, the SCAQMD considers these project emissions to be cumulative considerable and would result in a cumulative impact.

As indicated in both Tables 3 and Table 4 above, which depict the emissions for construction and operational activity respectively, the Project would not exceed the established SCAQMD thresholds. Therefore, the project's impacts would result in less than significant project level and cumulative impacts.

d) Expose sensitive receptors to substantial pollutant concentrations?

Less than significant impact. This discussion addresses whether the project would expose sensitive receptors to naturally occurring asbestos, asbestos from building demolition, construction-generated fugitive dust (PM10), construction-generated diesel particulate matter (DPM), construction or operational related toxic air contaminants (TACs), or operational CO hotspots.

4.3.1.7 Sensitive Receptors

Those who are sensitive to air pollution include children, the elderly, and persons with preexisting respiratory or cardiovascular illness. For purposes of CEQA, the SCAQMD considers sensitive land uses to be where individuals who are more susceptible to the effects of air pollution are located. These sensitive land uses include residences, hospitals, or convalescent facilities (SCAQMD 2008a). The closest sensitive receptors are residential uses to the east and south of the project site.

4.3.1.8 Naturally Occurring Asbestos (NOA)

Asbestos is a fibrous mineral which is both naturally occurring in ultramafic rock (a rock type commonly found in California), and used as a processed component of building materials. Because asbestos has been proven to cause a number of disabling and fatal diseases, such as asbestosis and lung cancer, it is strictly regulated either based on its natural widespread occurrence, or in its use as a building material.

The California Department of Conservation, Division of Mines and Geology (DMG) has a published guide for generally identifying areas that are likely to contain NOA (DMG 2011). The DMG map indicates NOA are not known to occur within the project area. Therefore, disturbance of NOA during project construction is not a concern for the project.

4.3.1.9 Asbestos Containing Materials (ACM)

Asbestos is a fibrous mineral which is both naturally occurring in ultramafic rock (a rock type commonly found in California), and used as a processed component of building materials. Because asbestos has been proven to cause a number of disabling and fatal diseases, such as asbestosis and lung cancer, it is strictly regulated either based on its natural widespread occurrence, or in its use as a building material. In the initial Asbestos National Emission Standards for Hazardous Air Pollutants rule promulgated in 1973, a distinction was made between building materials that would readily release asbestos fibers when damaged or disturbed (friable) and those

materials that were unlikely to result in significant fiber release (non-friable). The United States Environmental Protection Agency (EPA) has since determined that, severely damaged, otherwise non-friable materials can release significant amounts of asbestos fibers. Asbestos has been banned from many building materials under the Toxic Substances Control Act, the Clean Air Act, and the Consumer Product Safety Act. However, most uses of asbestos for building material are not banned. Therefore, the potential source of asbestos exposure for the project is the demolition activity of the existing structures.

SCAQMD's Rule 1403 specifies work practice requirements to limit asbestos emissions from building demolition and renovation activities, includes the removal and associated disturbance of asbestos- containing materials (ACM). The requirements for demolition and renovation activities include asbestos surveying, notification, ACM removal procedures and time schedules, ACM handling and clean-up procedures, and storage, disposal, and land filling requirements for asbestos-containing waste materials (ACWM). The Rule further states that the District shall be notified of the intent to conduct any demolition or renovation activity (SCAQMD 2012).Compliance with SCAQMD, federal, and state regulations reduces the potential of asbestos-containing material exposure to a less than significant impact.

4.3.1.10 Construction: Fugitive Dust

Dust emissions from grading, trenching, or land clearing can create nuisances and localized health impacts related to fugitive dust. As previously discussed, the project would not exceed the LST thresholds of significance for construction-generated PM10 and PM2.5. The LSTs were developed to assess air quality impacts to receptors proximate to the project site. Therefore, the project would not expose receptors to substantial fugitive dust concentrations from construction activities.

4.3.1.11 Construction: Diesel Particulate Matter

The project would generate diesel exhaust, a source of diesel particulate matter, during project construction. Diesel particulates are typically 2.5 microns (PM2.5). Onsite emissions of both diesel particulate matter occur during construction from the operation of heavy-duty construction equipment and from vendor trucks that operate on project sites.

Project activities that would generate diesel particulate matter emissions are short-term in nature. Determination of risk from diesel particulate matter is generally considered over a 70-year exposure time. Guidance published by the CAPCOA (2009), Health Risk Assessments for Proposed Land Use Projects, does not include guidance for health risks from construction projects addressed in CEQA. Development of the project site would use a relatively small magnitude of diesel fueled construction equipment. In addition, the duration of exposure for those

construction phases that involve diesel equipment would be approximately 1-2 years which is substantially below the 70 year time frame. Because of the short duration of construction vehicle usage as well as the small magnitude of diesel exhaust, health risks associated with the construction phase of the project is anticipated to result in less than significant impacts related to health risk.

4.3.1.12 Operation: Toxic Air Pollutants

The ARB Air Quality and Land Use Handbook contains recommendations that will "help keep California's children and other vulnerable populations out of harm's way with respect to nearby sources of air pollution" (ARB 2005), including recommendations for distances between sensitive receptors and certain land uses. These recommendations are assessed as follows:

- Heavily traveled roads. ARB recommends avoiding new sensitive land uses within 500 feet of a freeway, urban roads with 100,000 vehicles per day, or rural roads with 50,000 vehicles per day. Epidemiological studies indicate that the distance from the roadway and truck traffic densities were key factors in the correlation of health effects, particularly in children. The project is approximately 8 feet from Placentia Ave, which is estimated to currently have 24,850 vehicles per day (California Environmental Health Tracking Program 2014).
- Distribution centers. ARB also recommends avoiding siting new sensitive land uses within 1,000 feet of a distribution center. The closest existing or proposed distribution center to the project is located more than 1,000 feet from the project.
- Fueling stations. ARB recommends avoiding new sensitive land uses within 300 feet of a large fueling station (a facility with a throughput of 3.6 million gallons per year or greater). A 50- foot separation is recommended for typical gas dispensing facilities. There are no fueling stations within 300 feet of the project site.
- Dry cleaning operations. ARB recommends avoiding siting new sensitive land uses within 300 feet of any dry cleaning operation that uses perchloroethylene (Perc). For operations with two or more machines, ARB recommends a buffer of 500 feet. For operations with three or more machines, ARB recommends consultation with the local air district. The nearest dry cleaning operations from the project site is approximately 100 feet to the northeast of the project site at 1125 Victoria Street, Costa Mesa. Although SCAQMD Rule 1421 Control of Perchloroethylene Emissions from Dry Cleaning Systems requires an eventual phase out of the use of Perc from dry cleaning systems, based on the proximity of the project residences from the dry cleaner a health risk assessment (HRA) has been prepare and included as Appendix A of this document. The HRA concludes the siting of the proposed project proximate to the dry cleaning establishment at 1125 Victoria Street would not exceed the significance thresholds established by SCAQMD and consequently would not result in excessive exposure to risks from cancer or chronic hazards.

4.3.1.13 Operation: CO Hotspot

As shown in Impact AIR b) above, the project would not create a localized CO hotspot. Therefore, the project would not expose receptors to substantial CO concentrations from operational activities.

4.3.1.14 Conclusion

The project would not expose receptors to substantial quantities or significant concentrations of asbestos from renovation or soils disturbance, construction-generated fugitive dust, construction- generated DPM, operational toxic air contaminants, or CO hotspots. Therefore, the project would result in a less than significant impact.

e) Create objectionable odors affecting a substantial number of people?

Less than significant impact. The SCAQMD recommends that odor impacts be addressed in a qualitative manner. Such an analysis shall determine whether the project would result in excessive nuisance odors, as defined under the California Code of Regulations and Section 41700 of the California Health and Safety Code, and thus would constitute a public nuisance related to air quality.

Land uses typically considered associated with odors include wastewater treatment facilities, waste- disposal facilities, or agricultural operations. The project does not contain land uses typically associated with emitting objectionable odors. Additionally, these types of land uses are not located in the Project's vicinity. Therefore, impacts are less than significant.

Diesel exhaust and VOCs would be emitted during construction of the project, which are objectionable to some; however, emissions would disperse rapidly from the project site and therefore would not reach a level where it is considered to be a public nuisance at the nearest sensitive receptors. Impacts are less than significant.

4.4 Biological Resources

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Biological Resources *Would the project:*				
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?	☐	☐	☐	☒
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☐	☒
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?	☐	☐	☐	☒
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 wildlife nursery sites?	☐	☐	☐	☒
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒
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?	☐	☐	☐	☒

4.4.1 Environmental Setting

The Project site is used for office space, research and development, production space, and warehouse areas that are mostly vacant. A single two-story commercial building is located on the Project site. The area surrounding the Project site is designated for residential, commercial, and recreational uses. Average temperatures range from January low of 46.9°F to August highs of 73.4°F. Average annual precipitation is approximately 11 inches; precipitation falls primarily as

rain with most precipitation occurring between the months of November and April (WRCC 2013). The project site is generally flat but has a slight downward slope from south to north and east to west. The following information sources were reviewed:

- The Newport Beach, California USGS 7.5-minute topographic quadrangle;
- Aerial photography of the project site (Google Earth);
- California Department of Fish and Game (CDFG) California Natural Diversity Data Base (CNDDB) records for the Newport Beach, California 7.5-minute topographic quadrangle and the surrounding eight quadrangles;
- CDFW California Wildlife Habitat Relationship System (CWHR);
- U.S. Fish and Wildlife Service (USFWS) list of endangered and threatened species that may occur, or be affected by the project, in the Newport Beach, California quadrangle.

4.4.2 Environmental Evaluation

Would the project:

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?

No impact. The project site contains limited ornamental landscaping. The project site is fully developed/disturbed with no native soils. No suitable habitat for any special-status plant or wildlife species occurs within the project-site. Therefore, project implementation would not impact either directly or through habitat modifications, any plant or wildlife species identified as a candidate, sensitive, or special status.

b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

No impact. There are no riparian habitats or other sensitive natural communities located within the Project area identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service. Therefore, there would be no impacts to any of these habitat types.

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?

No impact. The project is devoid of wetlands, marshes, and vernal pools. Therefore, there would be no impact to any federally protected wetlands under the Clean Water Act.

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 wildlife nursery sites?

No impact. The project site is fully developed with commercial uses in an urban setting. The site and surrounding areas do not provide habitat for the movement of any native resident or migratory fish or wildlife species. Therefore, there is no potential for the site to serve as a migration corridor for wildlife and no impact would occur.

e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

No impact. The Project site does not contain any protected biological resources or tree species that are considered sensitive. Project implementation would not conflict with any local policies or ordinances.

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?

No impact. The City of Costa Mesa is not within the jurisdiction of an adopted Habitat Conservation Plan or Natural Community Conservation Plan. Therefore, Project implementation would not conflict with the provisions of an approved local, regional, or state habitat conservation plan.

4.5 Cultural Resources

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Cultural Resources *Would the project:*				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	☐	☐	☐	☒
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	☐	☒	☐
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☒	☐
d) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☒	☐

4.5.1 Environmental Evaluation

Would the project:

a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?

No impact. The City's historic and cultural resources are illustrated on General Plan Exhibit HCR-1, Properties that Meet the Standards for Listing in the National Register, and outlined in General Plan Table HCR-1, Historic Resources Inventory. The Project site is not identified as a historically/culturally significant resource. A review of historic maps, aerial photographs and building records indicates that the structure located at 1239 Victoria Street was originally constructed in 1960. An addition was added in 1966 with the final building addition completed in 1968.

The existing structures do not appear to meet any of the four criteria (A-D) for listing on the California Register of Historic Resources (CR) nor do they appear to meet any criteria for local listing. The structures were built as functional buildings for local businesses and therefore, are not associated with events (A) that have made a significant contribution to the broad patterns of history. The business is not recognized locally, and would not be considered historically significant and therefore, the structures are not associated with a person(s) (B) significant in the past. The structure is not unusual or exceptional in any respect and therefore, it does not embody a distinctive characteristic of a type, period, or method of construction (C). Finally, the structure is not capable of providing information important in prehistory

or history (D). The structure located at 1239 Victoria Street does not appear to meet any of the criteria for listing on the CR or local listings and further study is not deemed necessary.

Therefore, Project implementation would not cause a substantial adverse change in the significance of a historic resource.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?

Less than significant impact. A records search consisting of the project site and a 500 foot search radius was conducted at the South Central Coastal Information Center at California State University, Fullerton on December 23, 2014. The records search indicated that four previously conducted cultural resource investigations have occurred within the 500 foot search radius. Of these, two of the previously conducted cultural resource investigations have occurred within the project site. The two investigations within the project site were completed in 1975 (OR270) and 1961 (OR1731). Within the project site 500 foot search radius a portion of only one previously recorded cultural resource was identified. The cultural resource, P-30-000165/CA-ORA-000165, consists of a prehistoric lithic scatter and habitation debris, and has been analyzed and re-recorded fourteen times between 1960 and 2014.

Ground disturbing activities, such as grading or excavation could disturb previously unidentified subsurface archaeological resources. However, the Project site consists of, and is surrounded by, developed land that has been permanently altered due to the construction of below and aboveground improvements (i.e., buildings, driveways, hardscapes, and utilities). Additionally, the Project site has already been subject to extensive disruption and contains artificial fill materials; refer to Response 4.6.b. Given the highly disturbed condition of the site, the potential for Project implementation to impact an unidentified archeological resource is considered low. The Project would be subject to compliance with Standard Condition SC 4.5-1, which provides direction in the event archeological resources are unearthed during Project subsurface activities. Therefore, Project implementation would result in a less than significant impact involving an adverse change in the significance of an archaeological resource.

Pursuant to Government Code §65352.3, State Bill 18 (SB 18), prior to the amendment or adoption of General or Specific Plans, local governments must notify the appropriate tribal representatives of the opportunity to conduct a consultation with them on matters regarding the preservation and mitigating impacts to sacred places located on land within the local government's jurisdiction and that such land is affected by the plan adoption or amendment. An SB 18 tribal contact list is requested from the Native American Heritage Commission (NAHC) and the government

agency sends each tribal representative a letter extending an invitation to discuss any concerns they may have about the proposed project.

The City of Costa Mesa contacted the NAHC on December 17, 2014 requesting a Sacred Lands File Search for traditional cultural properties in and near the project area. The NAHC response, dated December 30, 2014 indicated that sacred lands or traditional cultural properties are known within or near the proposed project area. The NAHC also forwarded a list of Native American groups or individuals that may have knowledge regarding cultural resources/lands in the project area, and/or have a general interest in the project. To ensure that Native American concerns are addressed, the NAHC recommended an informal letter describing the proposed project, including a map illustrating the location of the project site be sent to each of the eight NAHC-listed contacts. As an initial contact in furtherance of the City's Native American tribal consultation requirements under SB 18, an informal letter was sent to each of the tribal contacts (see Appendix H) on December 17, 2014. As of the date of this report, URS received response from Andy Salas, Chairman of Gabrieleño Band of Mission Indians/Kizh (Kit'c) Nation Of the Los Angeles Basin, Orange County and the Channel Islands, and this has been reproduced in Appendix H.

Standard Condition

SC 4.5.-1 In the event that archaeological resources are encountered during grading and construction, all construction activities shall be temporarily halted or redirected to permit the sampling, identification, and evaluation of archaeological materials as determined by the City, who shall establish, in cooperation with the project applicant and a certified archaeologist, the appropriate procedures for exploration and/or salvage of the artifacts.

c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Less than significant impact. As noted above, the Project site has already been subject to extensive disruption and contains artificial fill materials. Additionally, there is no evidence of unique geologic features on the Project site. Given the highly disturbed condition of the site, the potential for Project implementation to impact an as yet unidentified paleontological resource is considered remote. The Project would be subject to compliance with Standard Condition SC 4.5-2, which provides direction in the event paleontological resources are unearthed during Project subsurface activities. Therefore, Project implementation would result in a less than significant impact involving the potential destruction of a paleontological resource.

Standard Condition

SC 4.5.-2 In the event that paleontological resources are encountered during grading and construction operations, all construction activities shall be temporarily halted or

redirected to permit a qualified paleontologist to assess the find for significance and, if necessary, develop a paleontological resources impact mitigation plan (PRIMP) for the review and approval by the City prior to resuming excavation activities.

d) Disturb any human remains, including those interred outside of formal cemeteries?

Less than significant impact. The probability that construction of the Project would impact any human remains is low, given the degree of past disturbance of the site, as it is developed with a commercial building. In the event that human remains are encountered during earth removal or disturbance activities, the California Health and Safety Code Section 7050.5 requires that all activities cease immediately and a qualified archaeologist and Native American monitor be contacted immediately. The Coroner would also be contacted pursuant to Sections 5097.98 and 5097.99 of the Public Resources Code relative to Native American remains. Should the Coroner determine the human remains to be of Native American descent, the coroner has 24 hours to notify the Native American Heritage Commission (NAHC). The NAHC would then be required to contact the most likely descendant of the deceased Native American, who would then serve as consultant on how to proceed with the remains. Compliance with the established regulatory framework (i.e., California Health and Safety Code Section 7050.5 and Public Resources Code Section 5097.98), as required by Standard Condition SC 4.5-3, would reduce potential impacts involving disturbance to human remains would be less than significant.

Standard Conditions

SC 4.5.-3 If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission (NAHC), which will determine and notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 24 hours of notification by the NAHC. The MLD may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials.

SC 4.5.-4 An opportunity shall be provided for a certified Native American Monitor (NAM) to be present during the first seven days of ground disturbance activities. In the event that additional cultural deposits are uncovered during ground disturbance operations, the NAM shall be empowered to halt or divert work in the vicinity of the find until the nature and the significance of the discovery is determined.

4.6 Geology and Soils

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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:				
i) 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? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☐	☒
ii) Strong seismic ground shaking?	☐	☐	☒	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
iv) Landslides?	☐	☐	☒	☐
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
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?	☐	☐	☒	☐
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	☐	☐	☒	☐
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☐	☒

A Geotechnical Evaluation was prepared for the Project site by LGC Geotechnical, Inc. (Preliminary Geotechnical Evaluation for the Proposed Residential Development at 1239 Victoria Street, City of Costa Mesa, California, April 28, 2014), refer to Appendix B. The purpose of the Geotechnical Evaluation was to evaluate the Project site soil conditions and provide preliminary geotechnical engineering conclusions and recommendations.

4.6.1 Environmental Evaluation

Would the project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:

i. 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? Refer to Division of Mines and Geology Special Publication 42.

No impact. Seismically induced ground rupture is defined as the physical displacement of surface deposits in response to an earthquake's seismic waves. Ground rupture is most likely along active faults, and typically occurs during earthquakes of magnitude five or higher. Ground rupture only affects the area immediately adjacent to a fault.

The Alquist-Priolo Earthquake Fault Zoning Act was passed in 1972 to mitigate the hazard of surface faulting to structures for human occupancy. The Act's main purpose is to prevent the construction of buildings used for human occupancy on the surface trace of active faults. The Act requires the State Geologist to establish regulatory zones, known as "Alquist Priolo (AP) Earthquake Fault Zones," around the surface traces of active faults and to issue appropriate maps. If an active fault is found, a structure for human occupancy cannot be placed over the trace of the fault and must be set back from the fault (typically 50 feet). The Project site is not located within an Alquist-Priolo Earthquake Fault Zone and no faults were identified on the site during the site evaluation. Additionally, the Geotechnical Evaluation concluded that fault related surface rupture at the Project site is considered low since no active faults are known to cross the site. Therefore, Project implementation would not expose people or structures to potential substantial adverse effects involving rupture of a known earthquake fault.

ii. Strong seismic ground shaking?

Less than significant with mitigation incorporated. Southern California is considered a seismically active region. Moderate to strong earthquakes can occur on numerous local faults. Southern California faults are classified as: active; potentially active; or inactive. Faults from past geologic periods of mountain building but do no display any evidence of recent offset, are considered "inactive" or "potentially active." Faults that have historically produced earthquakes or show evidence of movement within the past 1,000 years are known as "active faults." No know active faults traverse the Project site. The nearest known active fault to the Project site is the onshore segment of the Newport-Inglewood Fault, which is located approximately 2.1 miles from the site.

The principal seismic hazard to the subject property is strong ground shaking from earthquakes produced by local faults. It is likely that the project site will be subject to ground shaking by future earthquakes produced in Southern California. A moderate to large magnitude earthquake on a regional fault could cause moderate to severe seismic shaking in the City, thus exposing people or structures on the Project site to potential

substantial adverse effects, including the risk of loss, injury, or death. The possibility of moderate to high ground acceleration or shaking in the City may be considered as approximately similar to the Southern California region, as a whole. The intensity of ground shaking on the Project site would depend upon the magnitude of the earthquake, distance to the epicenter, and the geology of the area between the epicenter and the Project site. The primary geologic unit underlying the site is Quaternary Old Paralic deposits (Qop). There are also likely thin layers of artificial fill associated with past uses of the area, not differentiated in the Geotechnical Evaluation. The Newport Inglewood Fault, which is the near source fault to the Project site, is a Type B1 fault with a magnitude of 6.9. Based on these factors, the Geotechnical Evaluation states that the site seismic characteristics were evaluated per the guidelines set forth in the 2013 California Building Code (CBC).

Numerous controls would be imposed on the proposed development through the permitting process. Pursuant to CMMC Section 5-1, Construction Codes Adopted, the City has adopted various codes, including the 2010 Edition of the California Building Code, for the purpose of "prescribing regulations for erecting, construction, enlargement, alteration, repair, improving, removal, conversion, demolition, occupancy, equipment use, height, and area of buildings and structures." According to Standard Condition 4.6-1, the Project is subject to compliance with the requirements of the California Code of Regulations. In addition, the provisions of the various Codes specified in CMMC Section 5-1, as amended by the City, constitute the City's "Building Regulations." Therefore, the City would regulate the proposed development (and lessen potential seismic and geologic impacts) through compliance with the City's Building Regulations, as well as the Alquist-Priolo Earthquake Fault Zoning Act and local land use policies. Additionally, the Geotechnical Evaluation concluded development of the site is considered feasible from a geotechnical standpoint, provided that the recommendations stated therein are implemented. Therefore, the effects of strong ground shaking would be sufficiently mitigated for the proposed development, since it would be designed and constructed in conformance with the City's Building Regulations, current engineering standards, and the Geotechnical Evaluation recommendations; refer to Mitigation Measure GEO-1. Compliance with the City's Building Regulations, Standard Condition 4.6-1, and Mitigation Measure GEO-1 would ensure that Project implementation would result in a less than significant impact due to the exposure of people or structures to potential substantial adverse effects involving strong seismic ground shaking.

Standard Condition

SC 4.6-1 The Project shall comply with the requirements of the California Code of Regulations, Title 24, also known as the 2007 California Building Standards Code, as amended by the City of Costa Mesa.

SC 4.6-2 Each of the conclusions and recommendations specified in the Geotechnical Evaluation for the Proposed Development at 1239 Victoria Street, City of Costa Mesa, California (LGC Geotechnical, Inc., April 28, 2014) shall be incorporated into the Project's design considerations, plans, and job specifications.

iii. Seismic-related ground failure, including liquefaction?

Less than significant impact. Liquefaction occurs when loose sand and silt that is saturated with water behaves like a liquid when shaken by an earthquake. Earthquake waves cause water pressures to increase in the sediment and the sand grains to lose contact with each other, leading the sediment to lose strength and behave like a liquid. The soil can lose its ability to support structures, flow down even very gentle slopes, and erupt to the ground surface to form sand boils. Many of these phenomena are accompanied by settlement of the ground surface - usually in uneven patterns that damage buildings, roads, and pipelines. The three factors that are required for liquefaction to occur are:

1. Loose, granular sediment - typically "made" land and beach and stream deposits that are young enough (late Holocene) to be loose.
2. Saturation of the sediment by groundwater (water fills the spaces between sand and silt grains).
3. Strong ground shaking - areas have to be shaken hard enough for susceptible sediment to liquefy.

The California Geological Survey produces seismic hazard maps as part of the Seismic Hazards Zonation Program that identify zones of required investigation for liquefaction (and earthquake- induced landslides). The liquefaction zones are areas where historic occurrence of liquefaction, or local geological, geotechnical, and groundwater conditions indicate a potential for permanent ground displacements such that mitigation would be required. According to the Seismic Hazard Zones Map - Newport Beach Quadrangle (Liquefaction Zone Released April 17, 1997), the Project site is not mapped as being in a liquefaction zone of required investigation. According to the Geotechnical Evaluation, the site is judged not to be prone to liquefaction. Therefore, Project implementation would result in a less than significant impact due to the exposure of people or structures to potential substantial adverse effects involving liquefaction. The City would regulate the proposed development (and further minimize any potential liquefaction hazard) through compliance with the City's Building Regulations. Additionally, the Project must comply with Standard Condition SC 4.6-1, which requires compliance with the California Building Code, and Standard Condition SC 4.6-2, which requires preparation of a Geotechnical Investigation and a final written report.

Standard Condition

SC 4.6-3 Prior to the issuance of Grading Permits, the Project Applicant shall provide the City of Costa Mesa Department of Building Safety with a geotechnical investigation of the project site detailing recommendations for remedial grading in order to reduce the potential of onsite soils to cause unstable conditions. Design, grading, and construction shall be performed in accordance with the requirements of the California Building Code applicable at the time of grading, appropriate local grading regulations, and the recommendations of the geotechnical consultant as summarized in a final written report, subject to review by the City of Costa Mesa Department of Building Safety.

iv. Landslides?

Less than significant impact. The Seismic Hazard Zones Map illustrates the earthquake-induced landslide zones, which are areas where previous occurrence of landslide movement, or local topographic, geological, geotechnical, and subsurface water conditions indicate a potential for permanent ground displacements such that mitigation would be required. According to the Seismic Hazard Zones Map - Newport Beach Quadrangle (Landslide Zone Released April 15, 1998), a small portion of the project site in the northeast corner along Victoria Street with relatively minor topographic relief is located within a State of California seismic hazard zone for seismically-induced landslide. Due to the limited area of minor relief and the overall relatively flat nature of the site, the potential for seismically-induced landslides is very low. Therefore, Project implementation would result in a less than significant impact involving seismically-induced landslides.

b) Result in substantial soil erosion or the loss of topsoil?

Less than significant impact. Exploratory borings were conducted on the Project site, as part of the Geotechnical Evaluation. The earth materials encountered within the borings were classified as Quaternary Old Paralic deposits and thin layers of artificial fill, not differentiated with this study, and described below (refer also to Appendix B Field Exploration Logs & Infiltration Data).

- Quaternary Old Paralic (Qop) - These materials are defined as late to middle Pleistocene interfingered estuarine, beach, and colluvial deposits. The unit is known to consist of silt, sand, and cobbles in general.

The Project site is at an elevation approximately 90 feet above mean sea level. The regional topographic gradient is to the west. The Project proposes to remove the existing buildings, including concrete pads, etc., and in its place construct a residential development. Project implementation would result in ground-disrupting activities such as excavation and trenching for foundations and utilities; soil compaction and site grading; and the erection of new structures, all of which would

temporarily disturb soils. The exposure of previously covered soils during these activities could lead to increased onsite erosion and offsite sediment transport, because disturbed soils are susceptible to higher rates of erosion from wind, rain, and runoff of dewatering discharge or dust control water than undisturbed soils.

Earth-disturbing activities associated with Project construction could result in substantial soil erosion or the loss of topsoil. As concluded in Response 4.9.a, the Project would be subject to compliance with the National Pollutant Discharge Elimination System (NPDES) permitting process, since one or more acres of soil would be disturbed; refer also to Standard Condition 4.6-4. Following compliance with NPDES regulatory requirements, Project implementation would result in a less than significant impact involving soil erosion or the loss of topsoil.

Standard Condition

SC 4.6-4 The Project shall comply with the NPDES requirements, as follows:

- Construction General Permit Notice of Intent (NOI) Design: Prior to the issuance of preliminary or precise grading permits, the project applicant shall provide the City Engineer with evidence that an NOI has been filed with the Storm Water Resources Control Board (SWRCB). Such evidence shall consist of a copy of the NOI stamped by the SWRCB or Regional Water Quality Control Board (RWQCB), or a letter from either agency stating that the NOI has been filed.
- Construction Phase Storm Water Pollution Prevention Plan (SWPPP): Prior to the issuance of grading permits, the applicant shall prepare a SWPPP that complies with the Construction General Permit and will include at a minimum the following:
    - Discuss in detail the BMPs planned for the project related to control of sediment and erosion, nonsediment pollutants, and potential pollutants in non-storm water discharges;
    - Describe post-construction BMPs for the Project;
- Explain the maintenance program for the Project's BMPs
- List the parties responsible for the SWPPP implementation and the BMP maintenance during and after grading. The Project Applicant shall implement the SWPPP and modify the SWPPP as directed by the Construction General Permit.

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?

Less than significant impact. Refer to Responses 4.6.a.2 and 4.6.a.3 above for discussions of potential impacts related to liquefaction and earthquake-induced landslides, respectively. As the site is relatively level, there is very low potential for

landslides or slope instabilities. Additionally, as the Project site has a low potential for liquefaction, the potential for lateral spreading is also very low. Following compliance with the City's Building Regulations pursuant to Standard Condition 4.6-1, Project implementation would not expose people or structures to potential substantial adverse effects involving unstable geologic units or soils.

Standard Condition

Refer to Standard Condition SC 4.6-1 above.

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

Less than significant impact. The Geotechnical Evaluation results indicate that the site soils are anticipated to have "Low" to "Medium" expansion potential. According to the Geotechnical Evaluation, consideration for potential low to medium soil expansion should be incorporated in the design and construction of the Project. The effects of expansive soils would be sufficiently mitigated for the proposed buildings, since they would be designed and constructed in conformance with the City's Building Regulations pursuant to Standard Condition SC 4.6-1 and the Geotechnical Investigation's recommendations; refer to Mitigation Measure GEO-1. Compliance with the Building Regulations and GEO-1 would ensure that Project implementation would not create substantial risks to life or property from expansive soils.

Standard Conditions

Refer to Standard Conditions SC 4.6-1 and SC 4.3-2 above.

e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

No impact. The Project does not propose the use of septic tanks. The Project would connect to the existing City sanitary sewer system for wastewater disposal.

4.7 Greenhouse Gas Emissions

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Greenhouse Gas Emissions *Would the project:*				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
b) Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐

4.7.1 Environmental Evaluation

Would the project:

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Less than significant impact. The SCAQMD has prepared recommended significance thresholds for greenhouse gases for local lead agency consideration ("SCAQMD draft local agency threshold"). The current draft thresholds consist of the following tiered approach:

- Tier 1 consists of evaluating whether or not the project qualifies for any applicable exemption under CEQA.
- Tier 2 consists of determining whether the project is consistent with a greenhouse gas reduction plan. If a project is consistent with a qualifying local greenhouse gas reduction plan, it does not have significant greenhouse gas emissions.
- Tier 3 consists of screening values, which the lead agency can choose, but must be consistent with all projects within its jurisdiction. A project's construction emissions are averaged over 30 years and are added to a project's operational emissions. If a project's emissions are under one of the following screening thresholds, then the project is less than significant:
  - All land use types: 3,000 MTCO2e per year
  - Based on land use type: residential: 3,500 MTCO2e per year; commercial: 1,400 MTCO2e per year; or mixed use: 3,000 MTCO2e per year
- Tier 4 has the following options:
  - Option 1: Reduce emissions from business as usual by a certain percentage; this percentage is currently undefined

- Option 2: Early implementation of applicable AB 32 Scoping Plan measures
- Option 3, 2020 target for service populations (SP), which includes residents and employees:
- 4.8 MTCO2e/SP/year for projects and 6.6 MTCO2e/SP/year for plans;
- Option 3, 2035 target: 3.0 MTCO2e/SP/year for projects and 4.1 MTCO2e/SP/year for plans

o Tier 5 involves mitigation offsets to achieve target significance threshold.

The SCAQMD discusses its draft thresholds in the following excerpt (SCAQMD 2008b):

> The overarching policy objective with regard to establishing a GHG [greenhouse gas] significance threshold for the purposes of analyzing GHG impacts pursuant to CEQA is to establish a performance standard or target GHG reduction objective that will ultimate contribute to reducing GHG emissions to stabilize climate change. Full implementation of the Governor's Executive Order S-3-05 would reduce GHG emissions 80 percent below 1990 levels or 90 percent below current levels by 2050. It is anticipated that achieving the Executive Order's objective would contribute to worldwide efforts to cap GHG concentrations at 450 ppm, thus, stabilizing global climate.

As described below, staff's recommended interim GHG significance threshold proposal uses a tiered approach to determining significance. Tier 3, which is expected to be the primary tier by which the AQMD will determine significance for projects where it is the lead agency, uses the Executive Order S-3-05 goal as the basis for deriving the screening level. Specifically, the Tier 3 screening level for stationary sources is based on an emission capture rate of 90 percent for all new or modified projects. A 90 percent emission capture rate means that 90 percent of total emissions from all new or modified stationary source projects would be subject to some type of CEQA analysis, including a negative declaration, a mitigated negative declaration, or an environmental impact.

Therefore, the policy objective of staff's recommended interim GHG significance threshold proposal is to achieve an emission capture rate of 90 percent of all new or modified stationary source projects. A GHG significance threshold based on a 90 percent emission capture rate may be more appropriate to address the long-term adverse impacts associated with global climate change. Further, a 90 percent emission capture rate sets the emission threshold low enough to capture a substantial fraction of future stationary source projects that will be constructed to accommodate future statewide population and economic growth, while setting the emission threshold high enough to exclude small projects that will in aggregate contribute a relatively small fraction of the cumulative statewide GHG emissions. This assertion is based on the fact that staff estimates that these GHG emissions would account for less than one

percent of future 2050 statewide GHG emissions target (85 MMTCO2e/yr). In addition, these small projects would be subject to future applicable GHG control regulations that would further reduce their overall future contribution to the statewide GHG inventory.

In summary, the SCAQMD's draft threshold uses the Executive Order S-3-05 goal as the basis for the Tier 3 screening level. Achieving the Executive Order's objective would contribute to worldwide efforts to cap carbon dioxide concentrations at 450 ppm, thus, stabilizing global climate.

For this Project, the 3,000 MTCO2e per year for mixed use screening threshold is used as the significance threshold, in addition to the qualitative thresholds of significance set forth below from Section VII of Appendix G to the CEQA Guidelines.

4.7.1.1 Project Impact

Project-related GHG emissions would include emissions from direct and indirect sources. The Project would results in direct and indirect emissions of Carbon dioxide (CO2), Nitrous oxide (N2O), and Methane (CH4). Direct Project-related GHG emissions include emissions from construction activities, area sources, and mobile sources, while indirect sources include emissions from electricity consumption, water demand, and solid waste generation. Operational GHG emissions are primarily based on energy emissions from natural gas usage and automobile emissions. The CalEEMod model, used to generate the GHG emissions, relies upon trip data within the project's Traffic Study and project specific land use data. Table 5 below presents the estimated CO2, N2O, and CH4 emissions for the existing uses, for the construction emissions amortized over 30 years, and the Project's operational emission. As shown in Table 5, the existing uses generate more GHGs than would occur under the proposed project. The net difference in existing versus project emissions is -220 metric tons per year. As provided in Table 5, the Project's estimated GHG emissions fall below the SCAQMD threshold of 3,000 MTCO2e per year. Therefore, this impact would be less than significant.

Table 5
Estimated Greenhouse Gas Emissions

Source	Emissions (Metric Tons per year)			Total MTCO2e
	CO2	CH4	N2O	
Existing Emissions				
Area	<1	<1	<1	<1
Energy	190	<1	<1	191
Mobile	378	<1	<1	379
Waste	1	<1	<1	2
Water	99	1	<1	122

Table 5
Estimated Greenhouse Gas Emissions

Source	Emissions (Metric Tons per year)			Total MTCO2e
	CO2	CH4	N2O	
Total Existing Emissions	669	1	<1	694
Proposed Emissions				
Construction (total of 280 MT/year which would be amortized over 30 years)	9	<1	<1	9
Area	9	<1	<1	9
Energy	100	<1	<1	100
Mobile	328	<1	<1	328
Waste	7	<1	<1	15
Water	11	<1	<1	13
Total Proposed Emissions	464	<1	<1	475
Net Increase over Existing	-205	<1	<1	-219
GHG Threshold (MTCO2e)	—	—	—	3,000
Significant Impact?	—	—	—	No
Source: CalEEMod, 2014.				

b) Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?

Less than significant impact. There are currently no adopted local or regional greenhouse gas reduction plans applicable to the proposed project. However as discussed in Section 4.7a) above, the Air District is in the process of preparing recommended significance thresholds for greenhouse gases for local lead agency consideration which the proposed project does not exceed. As shown in the discussion in Section 4.7a) above, the proposed project would not exceed the SCAQMD's threshold of significance for greenhouse gases.

The Scoping Plan states, "The 2020 goal was established to be an aggressive, but achievable, mid- term target, and the 2050 GHG emissions reduction goal represents the level scientists believe is necessary to reach levels that would stabilize climate" (ARB 2008). The year 2020 GHG emission reduction goal of AB 32 corresponds with the mid-term target established by Executive Order S-3-05, which aims to reduce California's fair-share contribution of GHGs in 2050 to levels that would stabilize the climate.

4.7.1.2 Project Construction

Construction of the proposed project is estimated to generate GHGs. Construction emissions were quantified for demolition, grading, trenching, building construction, paving, and the application of architectural coatings. GHG emissions produced during the approximately two year construction phase of the project are from construction vehicle exhaust. SCAQMD assessment methodology allocates the GHG emissions

generated over the construction period and amortizes them over the life of the project (30 years). The combination of construction and operations phase emissions are then evaluated against the SCAQMD GHG significance threshold. Therefore, construction emissions would not conflict with the AB 32 Scoping Plan.

4.7.1.3 Project Operation

The Scoping Plan identifies recommended measures for multiple GHG emission sectors and the associated emission reductions needed to achieve the year 2020 emissions target—each sector has a different emission reduction target. Most of the measures target the transportation and electricity sectors and are implemented through regulatory action by state agencies. As stated in the Scoping Plan, the key elements of the strategy for achieving the 2020 GHG target include:

- Expanding and strengthening existing energy efficiency programs as well as building and appliance standards.
- Achieving a statewide renewable energy mix of 33 percent.
- Developing a California cap-and-trade program that links with other Western Climate Initiative partner programs to create a regional market system.
- Establishing targets for transportation-related GHG emissions for regions throughout
- California and pursuing policies and incentives to achieve those targets.
- Adopting and implementing measures pursuant to existing State laws and policies, including California's clean car standards, goods movement measures, and the Low Carbon Fuel Standard.
- Creating targeted fees, including a public goods charge on water use, fees on high global warming potential gases, and a fee to fund the administrative costs of the State's long-term commitment to AB 32 implementation.

Because the project would replace an existing land use that would generate more GHG emissions than the proposed project and the project's emissions when considered alone would still not result in an exceedance of the SCAQMD's significance threshold, the proposed project would not conflict with the Scoping Plan's recommended measures and, as such, would not impede implementation of the Scoping Plan.

In conclusion, the proposed project would not conflict with any applicable plan, policy, or regulation of an agency adopted for reducing the emissions of GHGs because the proposed project would generate low levels of GHGs (less than the Air District's threshold (see Section 4.7a), above), and would not impede implementation of the Scoping Plan, or conflict with the policies of the Scoping Plan. Therefore, the impact would be less than significant.

4.8 Hazards and Hazardous Materials

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Hazards and 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?	☐	☐	☒	☐
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?	☐	☐	☒	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☒	☐
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☒	☐
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☒	☐
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	☐	☐	☐	☒

A Phase I Environmental Site Assessments (Phase I ESA) was prepared for the Project site by Anderson Environmental (Phase I Environmental Site Assessment

Commercial Property at 1239 Victoria Street Costa Mesa, California, April 22, 2013); refer to Appendix C. Phase I ESAs are intended to identify potential environmental liabilities associated with the presence of hazardous materials, their use, storage, and disposal at and in the vicinity of a property, as well as regulatory noncompliance that may have occurred at a property. The goal of a Phase I ESA is to identify the presence or likely presence of any hazardous substances or petroleum products on a property that may indicate an existing release, a past release, or a material threat of a release of any hazardous substance or petroleum product into the soil, groundwater, or surface water of the property. Anderson Environmental's ESA was prepared to conform to the ASTM 1527-05 standard. The Phase I ESA identified no evidence of Recognized Environmental Conditions.

4.8.1 Environmental Evaluation

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

Less than significant impact. Exposure of the public or the environment to hazardous materials could occur through the following: improper handling or use of hazardous materials or hazardous wastes particularly by untrained personnel; transportation accident; environmentally unsound disposal methods; and/or fire, explosion, or other emergencies. The severity of potential effects varies with the activity conducted, the concentration and type of hazardous material or wastes present, and the proximity of sensitive receptors.

The Project involves a 28-unit residential development. The secondary activities that would occur at the residential units (e.g., building and landscape maintenance) would involve the use of limited quantities of hazardous materials. Cleaning and degreasing solvents, fertilizers, pesticides, and other materials used in the regular maintenance of buildings and landscaping would be utilized by the proposed residential use. Thus, the Project would increase in the use of household cleaning products and other materials routinely used in building maintenance.

Overall, the future residents would be required to comply with applicable laws and regulations that would reduce the risk of hazardous materials use, transportation, and disposal through the implementation of established safety practices, procedures, and reporting requirements. Therefore, Project implementation would result in less than significant impacts

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?

Less than significant impact.

Phase I Environmental Site Assessment (ESA)

The following summarizes the findings of the Phase I ESA:

Site Description. The Site consists of one parcel of land totaling 2.04 acres and contains three structures and a covered warehouse and loading area, which are approximately 54,000 square feet in combined size. The property is currently occupied by Viva Life Science, Davinci Biosciences LLC, Radiance Metals and Miika Corporation. Viva Life Science utilizes the northwest structure and part of the first floor of the northeast structure for the research, development, production and distribution of nutritional supplements; DaVinci Biosciences LLC utilizes the subject property for the research and development of cell-based therapeutics; and Radiance Metals and Miika Corporation utilize the second floor of the northeast structure for office purposes. The remainders of the interior portions of the structures are currently vacant. The remainder of the subject property contains asphalt paved parking and limited landscaping. The surrounding area is mostly used for commercial and residential purposed. Groundwater is estimated to be approximately 95-feet below ground surface in the area of the site.

Site Vicinity. The Project site is located within a residential and commercial area of Costa Mesa.

Storage Tanks. Review of a regulatory agency database search for the property and surrounding area performed by Environmental Data Resources (EDR) indicated no current USTs or ASTs associated with the Property.

Polychlorinated Biphenyls (PCBs). Based on the Hazardous Materials Report prepared for this project, Appendix C, approximately 75 fluorescent light ballasts were identified. None of the ballast observed were labeled "no PCBs." Therefore, all fixtures must be checked prior to disposal to verify that they do not contain PCBs.

Fluorescent light ballasts that contain PCBs are regulated by the EPA (Toxic Substances Control Act of 1976). Ballasts manufactured prior to 1978 that are not labeled "No PCBs" must be considered to contain PCBs unless testing indicates non-detect. Compliance with all applicable local, state, and regional rules and regulations regarding PCBs is recommended with regard to the handling and disposal of ballasts from fluorescent light fixtures.

Lead-Based Paint. Given the age of the existing buildings (by the 1970s), the presence of lead-based paint (LBP) is considered possible. An LBP survey is recommended, prior to any renovations that would result in disturbance of suspect material, to ensure proper removal and disposal. In addition, prior to any activities with the potential to disturb the materials, it is recommended that identified LBP be removed in accordance with all applicable laws.

Asbestos Containing Materials (ACMs). Given the age of the existing buildings on the Site (by the 1970s), the presence of asbestos-containing materials ("ACM") is considered possible. Prior to any renovations that would result in disturbance of suspect material, it is recommended that a comprehensive pre-demolition ACM survey should be completed in accordance with the sampling criteria of the Asbestos Hazard Emergency Response Act (AHERA), and that a certified asbestos abatement contractor be retained to remove ACM in accordance with all applicable laws.

Pesticide Issues. The subject property was historically used for agricultural purposes. There is a potential that agricultural chemicals, such as pesticides, herbicides, and fertilizers, were used on-site. Agricultural chemicals tend to accumulate in the near surface soils. As the property has been redeveloped, which typically involves grading of the first few feet of soil, it is likely that the agricultural chemicals, if any were present, have been diluted to below regulated levels.

Radon Gas. Based on research included in the Phase I ESA, Appendix C, the average radon concentration for Orange County is between 2.0 pCi/L and 4.0 pCi/L, below the 4.0 pCi/L action level set by USEPA. On-site radon sampling was not performed as a part of the assessment.

Methane Gas. Based on research included in the Phase I ESA, Appendix C, the property is known to be located in proximity (1,000 feet) to a former landfill/oil well. Thus, there is a potential for methane at the subject property.

Mold. No visible or olfactory indications of the presence of mold or significant water damage were identified at the subject property.

Site Listing Review. The Site is listed on the RCRA – SQG, FINDS and HAZNET databases. According to the HAZNET listing, the site produced 0.06 tons of laboratory waste chemicals, 0.06 and 0.04 tons of liquids with selenium and unspecified solvent mixture, respectively, in 2009, and 0.07 tons of off-specification, aged or surplus organics in 2011. Due to a lack of any reported releases, the facilities listed within an eighth mile radius are considered unlikely to represent an environmental concern to the Site.

Leaking Underground Storage Tank Sites. Due to the media affected and current case status, sites within an eighth mile do not represent an environmental concern to the Project site, and no further investigation is recommended.

Underground Storage Tank Databases. Due to lack of any reported releases, these facilities are considered unlikely to represent an environmental concern to the site.

City of Costa Mesa Building Records Review. No environmental concerns were identified in review of building permits.

Costa Mesa Fire Department (CMFD). Based on small quantities, proper disposal of all hazardous waste, lack of violations, and no evidence of a release, the hazardous materials utilized on-site are not expected to represent a significant environmental concern.

Overall, compliance with the established regulatory framework, Standard Conditions SC 4.8-1 through 4.8-5, would ensure that Project implementation would create a less than significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.

Standard Conditions

SC 4.8-1 During demolition, grading, and excavation, workers shall comply with the requirements of Title 8 of the California Code of Regulations, Section 1529, which provides for exposure limits, exposure monitoring, respiratory protection, and good working practices by workers exposed to asbestos. Asbestos-contaminated debris and other wastes shall be managed and disposed of in accordance with the applicable provision of the California Health and Safety Code.

SC 4.8-2 During demolition, grading, and excavation, workers shall comply with the requirements of Title 8 of the California Code of Regulations, Section 1532.1, which provides for exposure limits, exposure monitoring, respiratory protection, and good working practice by workers exposed to lead. Lead-contaminated debris and other wastes shall be managed and disposed of in accordance with the applicable provision of the California Health and Safety Code.

SC 4.8-3 Prior to demolition activities, removal and/or abatement of asbestos containing building materials, lead based paints, and hazardous materials associated with the existing building materials shall be conducted by a qualified environmental professional in consultation with the Costa Mesa Fire Department. An asbestos and hazardous materials abatement specification shall be developed by the qualified environmental professional, in order to clearly define the scope and objective of the abatement activities.

SC 4.8-4 Prior to investigations, demolition, or renovation, all activities shall be coordinated with Dig Alert (811).

SC 4.8-5 Visual inspections for areas of impact to soil shall be conducted during site grading. If unknown or suspect materials are discovered during construction by the contractor that are believed to involve hazardous wastes or materials, the contractor shall:

- Immediately stop work in the vicinity of the suspected contaminant, removing workers and the public from the area;
- Notify the City Engineer and Costa Mesa Fire Department;
- Secure the area(s) in question; and

- Implement required corrective actions, including remediation if applicable.

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

Less than significant impact. Victoria Elementary School is located approximately 0.25 mile east from the Project site. Due to the nature of the allowable uses, it is not anticipated that the residential development would emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste in reportable quantities. Therefore, Project implementation would result in less than significant impacts involving hazardous emissions or handling hazardous or acutely hazardous materials, substances, or waste.

d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

Less than significant impact. The Site is listed on the RCRA – SQG, FINDS and HAZNET databases. According to the HAZNET listing, the site produced 0.06 tons of laboratory waste chemicals, 0.06 and 0.04 tons of liquids with selenium and unspecified solvent mixture, respectively, in 2009, and 0.07 tons of off-specification, aged or surplus organics in 2011. Due to a lack of any reported releases, the facilities listed within an eighth mile radius are considered unlikely to represent an environmental concern to the Site.

Compliance with the established regulatory framework and Standard Conditions would ensure that Project implementation would create a less than significant hazard to the public or the environment.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

Less than significant impact. The Project site is approximately 4 miles southwest of John Wayne Airport, and is located outside of the Runway Protection Zones (Clear Zones) and Safety Zones; however, the project site would be within the FAR Part 77 Notification Surface. The proposed project would not require notification to the FAA in accordance with Section 77.9 of the FAR because the proposed project does not include construction or alteration of the site listed under Section 77.9. Additionally, the proposed project would not require notification to the FAA in accordance with Section 77.13 of the FAR because the proposed project would not exceed the notice criteria under Section 77.17. Therefore, Project implementation would not result in an airport-related safety hazard for people residing at the proposed residential development.

f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?

No impact. The Project site is not located within the vicinity of a private airstrip. Therefore, Project implementation would not result in an airstrip-related safety hazard for people residing at the proposed residential development.

g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

No impact. The Costa Mesa Disaster Plan serves as the City's Emergency Operations Plan (EOP). The EOP provides guidance during emergency situations associated with natural disasters, technological incidents, and nuclear defense operations. The Plan does not address normal day to-day emergencies or the well-established and routine procedures used in coping with such emergencies. Rather, the EOP analyzes potential large scale disasters that require a coordinated and immediate response. The EOP considers the City's evacuation routes in its planning. General Plan Safety Element Exhibit SAF-9, Emergency Evacuation Routes, illustrates the City's emergency evacuation routes and indicates that 19th Street, which is located approximately 0.50 mile to the south , is a designated emergency evacuation route. The proposed project does not have any characteristics that would physically impair or otherwise interfere with emergency response or evacuation in the project vicinity. These conditions preclude the possibility of the proposed project conflicting with an emergency response or evacuation plan. No impact would occur.

h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

No impact. The Project site is located within an urban area and not adjacent to wildlands. Therefore, Project implementation would not expose people or structures to a significant risk involving wildland fires.

4.9 Hydrology and Water Quality

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Hydrology and Water Quality *Would the project:*				
a) Violate any water quality standards or waste discharge requirements?	☐	☐	☒	☐
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?	☐	☐	☒	☐
c) Substantially alter the existing drainage pattern of 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?	☐	☐	☒	☐
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?	☐	☐	☒	☐
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☒	☐
f) Otherwise substantially degrade water quality?	☐	☐	☒	☐
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?	☐	☐	☐	☒
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	☐	☐	☐	☒
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?	☐	☐	☐	☒
j) Inundation by seiche, tsunami, or mudflow?	☐	☐	☐	☒

4.9.1 Environmental Evaluation

Would the project:

a) Violate any water quality standards or waste discharge requirements?

Less than significant impact. Impacts related to water quality range over three different periods:

- During the earthwork and construction phase, when the potential for erosion, siltation, and sedimentation would be the greatest;
- Following construction, before the establishment of ground cover, when the erosion potential may remain relatively high; and
- Following Project completion, when impacts related to sedimentation would decrease markedly, but those associated with urban runoff would increase.

A reduction of impervious surfaces would be considered a water quality benefit, as impervious surfaces do not allow for rain and runoff to infiltrate into the ground. Infiltration both reduces the amount of flow that is capable of washing off additional pollutants and filter water removing potential pollutants. These changes have the potential to affect long-term water quality.

The Project site is currently consists of one parcel totaling 2.04 acres. The property currently contains an existing two-story office. Currently 89 percent of the parcel 422-322-18 (1239 Victoria Street) is paved. The Project involves the construction of a 28-unit master planned development that would include approximately 34.9 percent open space. Thus, an estimated 65 percent of the site would be covered with impervious surfaces. This would be a reduction of approximately 24 percent when compared to the existing site condition which, based on the Conceptual Water Quality Management Plan prepared for this project, is 89 percent impervious surfaces. Therefore, for analysis purposes, it is assumed that the proposed condition would be considered a water quality benefit. Project implementation would reduce the amount of impervious surfaces onsite.

National Pollutant Discharge Elimination System

As part of Section 402 of the Clean Water Act, the U.S. Environmental Protection Agency (EPA) has established regulations under the National Pollution Discharge Elimination System (NPDES) program to control direct storm water discharges from construction activities disturbing one acre or more of land. In California, the State Water Resources Control Board (SWRCB) administers the NPDES permitting program and is responsible for developing NPDES permitting requirements. The NPDES program regulates industrial pollutant discharges, which include construction activities. The SWRCB works in coordination with the Regional Water Quality

Control Boards (RWQCB) to preserve, protect, enhance, and restore water quality. The City is within the jurisdiction of the Santa Ana RWQCB (SARWQCB).

Short-term Construction

Dischargers whose projects disturb one or more acres of soil or whose projects disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, are required to obtain coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity Construction General Permit Order 2009-0009-DWQ. Construction activity subject to this permit includes clearing, grading and disturbances to the ground such as stockpiling, or excavation, but does not include regular maintenance activities performed to restore the original line, grade, or capacity of the facility. To obtain coverage for discharges under the General Construction Permit, dischargers are required to electronically file the Permit Registration Documents (PRDs), which include a Notice of Intent (NOI), Storm Water Pollution Prevention Plan (SWPPP), and other compliance related documents required by the General Permit and mail the appropriate permit fee to the State Water Board.

The Construction General Permit requires the development and implementation of a SWPPP. The SWPPP is required to contain a site map(s), which shows the construction site perimeter, existing and proposed buildings, lots, roadways, storm water collection and discharge points, general topography both before and after construction, and drainage patterns across the Project site. The SWPPP is required to list Best Management Practices (BMPs) the discharger will use to protect storm water runoff and the placement of those BMPs. Additionally, the SWPPP must contain a visual monitoring program; a chemical monitoring program for "non-visible" pollutants to be implemented if there is a failure of BMPs; and a sediment monitoring plan if the site discharges directly to a water body listed on the 303(d) list for sediment. Section A of the Construction General Permit describes the elements that must be contained in a SWPPP. The Project would disturb one or more acres, thus, would be required to obtain coverage under the Construction General Permit and prepare a SWPPP, pursuant to Standard Condition 4.6-4.

Additionally, pursuant to CMMC Section 8-32, Water Quality, all new development and significant redevelopment within the City must be undertaken in accordance with the Orange County Drainage Area Management Plan (DAMP), including but not limited to the Development Project Guidance; and any conditions and requirements established by the development services department and the public services department which are reasonably related to the reduction or elimination of pollutants in storm water runoff from the Project site. Prior to the City's issuance of a Grading or Building Permit for the Project, the Development Services Department and Public Services Department would review the plans and impose terms, conditions, and

requirements, as needed, in accordance with CMMC Section 8-32. Additionally, the City enforces its Master Plan of Drainage and CMMC Title 15 Chapter III addresses drainage protocols within the City during construction of new projects.

Overall, the Project's demolition and construction activities would be subject to compliance with NPDES requirements, which include obtaining coverage under the General Construction Permit by filing the Permit Registration Documents (i.e., a NOI and SWPPP, among others), as well as the pertinent provisions of the CMMC. Compliance with the NPDES and CMMC requirements would reduce the Project's construction related impacts to water quality to a less than significant level.

Long-Term Operations

The Municipal Storm Water Permitting Program regulates storm water discharges from municipal separate storm sewer (drain) systems (MS4s). Most of these permits are issued to a group of co-permittees encompassing an entire metropolitan area. The MS4 permits require the discharger to develop and implement a Storm Water Management Plan/Program with the goal of reducing the discharge of pollutants to the maximum extent practicable (MEP). MEP is the performance standard specified in Section 402(p) of the Clean Water Act. The management programs specify what BMPs will be used to address certain program areas. The program areas include public education and outreach; illicit discharge detection and elimination; construction and post-construction; and good housekeeping for municipal operations.

The Orange County Flood Control District, the County of Orange, and the City of Costa Mesa, along with 51 other incorporated cities therein (Permittees) discharge pollutants from their MS4s. Storm water and non-storm water enter and are conveyed through the MS4 and discharged to surface water bodies of the Orange Region. These discharges are regulated under countywide waste discharge requirements contained in Order No. R8-2009-0030 (as amended by Order No. R8-2010-0062), Waste Discharge Requirements for the County of Orange, Orange County Flood Control District, and the Incorporated Cities of Orange County within the Santa Ana Region Areawide Urban Storm Water Runoff Orange County, which was approved on May 19, 2011. Order No. R8-2009-0030, which serves as an NPDES permit, has expired but remains in effect until the Orange Water Board adopts a new permit.

The Permit requires the development and implementation of a program addressing storm water pollution issues in development planning for private projects. The primary objectives of the municipal storm water program requirements are to: 1) effectively prohibit non-storm water discharges; and 2) reduce the discharge of pollutants from storm water conveyance systems to the MEP (MEP statutory standard). The County Model Water Quality Management Plan (WQMP) was developed as part of the municipal storm water program to address storm water

pollution from new Development and Redevelopment by the private sector. This WQMP contains a list of the minimum required BMPs that must be used for a designated project. Additional BMPs may be required by ordinance or code adopted by the Permittees and applied generally or on a case by case basis. The Permittees are required to adopt the Program's requirements in their own water quality regulations. Developers must incorporate appropriate WQMP requirements into their project plans. Each Permittee would approve the project plan as part of the development plan approval process and prior to issuing Grading and Building Permits for projects covered by the model WQMP requirements.

The Model WQMP describes the process for preparing Conceptual or Preliminary WQMPs and final Project WQMPs for certain new development and significant redevelopment projects called "Priority Projects." The Project site is located in the South Orange County (SOC) Permit Area. A project is considered a Priority Project in the South Orange County (SOC) Permit Area, if it results in new development that creates 10,000 sq ft or more of impervious surface. This category includes commercial, industrial, residential housing subdivisions, mixed-use, and public projects on private or public property that falls under the planning and building authority or the Permittees. The Project would create approximately 57,934 sq ft of impervious surface, and thus, would meet the criteria of a Priority Project. As such, in order to mitigate storm water pollution from the proposed development, the Project has prepared a Conceptual WQMP, see Appendix D, that specifies the proposed BMPs. Further, as noted above, the proposed development would be undertaken in accordance with the Orange County DAMP; refer to CMMC Section 8-32. Prior to issuance of a Grading or Building Permit for the Project, the Development Services Department and Public Services Department would review the Project plans and impose terms, conditions, and requirements on the Project, as needed. Additionally, the Project would be subject to compliance with the City's Master Plan of Drainage, CMMC Title 15 Chapter III, and Standard Condition 4.9-1, which addresses compliance with the 2003 DAMP.

Overall, the Project would be subject to compliance with the Orange County DAMP, which includes preparation of a WQMP that specifies the proposed BMPs. Compliance with NPDES, DAMP, CMMC, and Standard Condition 4.9-1 requirements would reduce the Project's long-term impacts to water quality to less than significant levels.

Standard Condition

SC 4.9-1 In order to comply with the 2003 DAMP, the proposed Project shall prepare a Storm Drain Plan, Stormwater Pollution Prevention Plan (SWPPP), and Water Quality Management Plan (WQMP) conforming to the current National Pollution Discharge Elimination System (NPDES) requirements, prepared by a Licensed Civil Engineer or

Environmental Engineer, which shall be submitted to the Department of Public Works for review and approval.

- The SWPPP shall be prepared and updated as needed during the course of construction to satisfy the requirements of each phase of development.
- The plan shall incorporate all necessary Best Management Practices (BMPs) and other City requirements to eliminate polluted runoff until all construction work for the project is completed. The SWPPP shall include treatment and disposal of all dewatering operation flows and for nuisance flows during construction.
- A WQMP shall be maintained and updated as needed to satisfy the requirements of the adopted NPDES program. The plan shall ensure that the existing water quality measures for all improved phases of the project are adhered to.
- Location of the BMPs shall not be within the public right-of-way.

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?

Less than significant impact. According to General Plan EIR Exhibit 4.8-2, Water Supply Agency Boundaries, Mesa Consolidated Water District (Mesa Water) supplies water to the Project site. In compliance with legislative requirements, Mesa Water has prepared their 2010 Urban Water Management Plan (UWMP). The UWMP provides information on the present and future water resources and demands, and assesses Mesa Water's water resource needs. According to the UWMP, Mesa Water's main sources of water supply are groundwater pumped from wells within the Lower Santa Ana River Groundwater Basin (Orange County Basin) and imported water from Metropolitan Water District of Southern California through Municipal Water District of Orange County. Mesa relies on approximately 15,900 acre-feet of groundwater from the Orange County Basin each year. This local source of supply meets approximately 82 percent of Mesa's total annual demand.

As concluded in Response 4.17.d, the Project would result in a less than significant increase in water demand (approximately 13,596 gallons per day). Mesa Water has concluded they are capable of meeting the water demands of their customers in normal, single dry, and multiple dry years between 2015 and 2035. Further, Mesa Water's groundwater supply is anticipated to significantly increase with completion of the Colored Water Treatment Facility expansion. Therefore, Project implementation would not substantially deplete groundwater supplies. The Project would not interfere with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level, since the site is not located within a groundwater recharge area and would not decrease the site's

permeable surface. Project implementation would result in a less than significant impact involving groundwater.

c) Substantially alter the existing drainage pattern of 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?

Less than significant. The City's storm water collection system includes catch basins, drainage basins, pumping stations, and force mains. As part of the development of the proposed project, construction activities including demolition, grading, paving and site improvements may result in loose sediment, which can be picked up by surface water or wind into nearby storm drains and into waterways.

Standard Condition 4.9-1 requires the preparation of a Strom Drain Plan, SWPPP, and WQMP to ensure that substantial erosion or siltation would not occur on- or off-site. Further, no stream or river traverses the Project site or is located in its vicinity, thus, Project implementation would not result in substantial erosion or siltation on- or offsite and would not substantially alter the drainage pattern of the area.

Standard Condition

SC 4.9-2 Prior to the issuance of any Grading Permit, the Applicant shall:

- Prepare a detailed Hydrology plans, to be approved by the City Engineer.
- Design all storm drain facilities, approved by the City Engineer, for 25-year storm event protection.
- Design all storm drains in the public right-of-way to be a minimum of 24 inches by City of Costa Mesa requirements and in accordance with the Orange County Local Drainage Manual including a minimum spacing between manholes of 300 feet.

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?

Less than significant impact. Project implementation would result in conditions similar to existing conditions. Further, no stream or river traverses the Project site or is located in its vicinity. Project implementation would not substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite.

CMMC Section 15-64 notes that the City has adopted and has in effect a Master Drainage Plan. The official copy of the Master Drainage Plan is on file in the offices of the City Engineer. The Project's drainage facilities would be subject to compliance with the Master Drainage Plan (pursuant to Standard Condition 4.9-2) and review/approval by the City Engineer. Further, CMMC Section 15-64 establishes a

Drainage Fee for development within the City that would require construction of additional drainage facilities. The Drainage Fee would be imposed "on a pro rata, per acre basis, upon any parcel or other piece of property for which an owner, developer or other applicant has requested approval to develop or redevelop, or to construct or reconstruct any structure upon such property, prior to, and as a condition of, approval being granted for such development or construction." The Project would not result in a significant increase in impervious surface areas on the site and would be subject to compliance with the CMMC provisions, thus, would result in less than significant impacts.

Standard Condition

SC 4.9-3 Prior to approval of Plans, the Project shall fulfill the City of Costa Mesa Drainage Ordinance No. 06-19 requirements.

e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

Less than significant impact. The proposed project would be served by the City's stormwater drainage system. Construction activities such as demolition, grading, and paving could introduce additional pollutants and sediment into water runoff and flow into nearby storm drains. As part of development of the proposed project, a SWPPP in compliance with the NPDES requirements of the Clean Water Act would be prepared. Projects that comply with NPDES requirements would not result in a significant impact related to changes in the quantity, rate, or quality of stormwater runoff from the site. Finally, continuous use and operation of the site would not create or contribute runoff water that would exceed the capacity of existing stormwater drains on the project site. Therefore, impacts would be less than significant.

f) Otherwise substantially degrade water quality?

Less than significant impact. Refer to Response 4.9.a. above.

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?

No impact. Flood hazard areas identified on the Flood Insurance Rate Map (FIRM) are identified as a Special Flood Hazard Area (SFHA). A Special Flood Hazard Area is defined as the area that will be inundated by the flood event having a one (1) percent chance of being equaled or exceeded in any given year. The one-percent annual chance flood is also referred to as the base flood or 100-year flood.

The Project site has been placed in Zone X, pursuant to Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Panel 0268J, Map

No. 06059C0268J.6 Zone X (unshaded) is an area of minimal flood hazard. It includes the areas located outside the Special Flood Hazard Area and higher than the elevation of the 0.2-percent-annual-chance (or 500-year) flood. The Project is not located within a Special Flood Hazard Area. Therefore, Project implementation would not place housing within a Special Flood Hazard Area.

h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

No impact. Refer to Response 4.9.g.

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?

Less than significant impact. The Project site is not located within the inundation area of a levee or dam, or the City's coastal areas that are subject to coastal storm surges, according to General Plan EIR Exhibit 4.8-5. Therefore, Project implementation would not expose people or structures to a significant risk involving flooding associated with the failure of a levee or dam, or coastal storm surges.

j) Inundation by seiche, tsunami, or mudflow?

No impact. A seiche is an earthquake or slide-induced wave that can be generated in an enclosed body of water of any size from swimming pool, to a harbor, or lake. There is no enclosed body of water that is located in the vicinity of the Project site.

A tsunami is a sea wave generated by an earthquake, landslide, volcanic eruption, or even by a large meteor hitting the ocean. An event such as an earthquake creates a large displacement of water resulting in a rise or mounding at the ocean surface that moves away from this center as a sea wave. Tsunamis generally affect coastal communities and low-lying (low-elevation) river valleys in the vicinity of the coast. Buildings closest to the ocean and near sea level are most at jeopardy. According to General Plan EIR Exhibit 4.8-5, the Project site is not located within an area subject to a seiche, tsunami, or mudflow. According to the California Geological Survey Orange County Tsunami Inundation Maps, the Project site is not located within a tsunami inundation area.

Potential risk from mudflow (i.e., mudslide, debris flow) does not exist within the Project area, as steep slopes are not located on or in proximity to the Project site.

Therefore, Project implementation would not expose people or structures to potential hazards from inundation by seiche, tsunami, or mudflow. No impact is anticipated.

4.10 Land Use and Planning

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Land Use and Planning *Would the project:*				
a) Physically divide an established community?	☐	☐	☐	☒
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, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☒	☐
c) Conflict with any applicable habitat conservation plan or natural communities' conservation plan?	☐	☐	☐	☒

4.10.1 Environmental Evaluation

Would the project:

a) Physically divide an established community?

No impact. The physical division of an established community typically refers to the construction of a linear feature, such as an interstate highway or railroad tracks, or removal of a means of access, such as a local bridge that would impact mobility within an existing community of between a community and outlying area. The project site is located in the western portion of Costa Mesa and is surrounded by residential, commercial and park uses. The project site is currently developed with a two-story 55,000 square foot office building with parking area. The project would remove the existing structure and paved areas and construct a 28-unit residential development. None of the activities associated with project implementation would physically divide an established community

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, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

Less than significant impact.

City of Costa Mesa 2000 General Plan

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 City of Costa Mesa General Plan Land Use Map identifies the land use designation of the project site as General Commercial. The General Commercial designation is intended to permit a wide range of commercial uses, which serve both local and regional needs. According to the General Plan (p. LU-32 Land Use Element) "…These areas should have exposure and access to major transportation routes since significant traffic can be generated. General Commercial areas should be insulated from the most sensitive land uses, either through buffers of less sensitive uses or on-site mitigation techniques. The most intense commercial uses should be encouraged to locate on sites of adequate size to allow appropriate mitigation. Appropriate uses include those found in the Neighborhood Commercial designation plus junior department stores and retail clothing stores, theaters, restaurants, hotels and motels, and automobile sales and service establishments."

The proposed project involves a General Plan Amendment to change the designation to High Density Residential, which would allow up to 20 dwelling units/acre. A rezone of the property from AP (Administrative and Professional) to PDR-HD (Planned Development Residential—High Density) is also requested which would allow up to 20 dwelling units per acre. The 28-unit residential development on the 2.04-acre site results in a density of approximately 14 dwelling units per acre.

The following analysis evaluates the project for consistency with specific goals and objectives of the General Plan Land Use Element. The proposed General Plan amendment and Rezone involve a policy decision by the final decision-making body. Because of the expansive nature of the General Plan, it cannot be expected that every goal and objective would apply to every project. Therefore, the following analysis focuses on those issues which are salient and relevant in considering the proposed General Plan amendment.

- **Goal LU-1, Land Use:** It is the goal of the City of Costa Mesa to provide its citizens with a balanced community of residential, commercial, industrial, recreational, and institutional uses to satisfy the needs of the social and economic segments of the population and to retain the residential character of the City; to meet the competing demands for alternative developments within each land use classification within reasonable land use intensity limits; and, to ensure the long term viability and productivity of the community's natural and man-made environments.
- **Objective LU-1A:** Establish and maintain a balance of land uses throughout the community to preserve the residential character of the City at a level no greater than can be supported by the infrastructure.

- **Objective LU-2A:** Encourage new development and redevelopment to improve and maintain the quality of the environment.

Consistency: The Land Use Element indicates that since 1980, commercial acreage with the City has increased while industrial acreage has slightly declined (LU Element page LU-10). More recently with adoption of the West side Urban Plans, residential infill projects, including live/work projects have further accelerated the recycling of commercial and industrial properties to higher density residential use. Though not located within an adopted Urban Plan area, the proposed project is generally consistent with this trend. The project would convert 2.04 acres of General Commercial use to PDR-HD use. This represents a .003 percent reduction in the total General Commercial use Citywide (LU Element Table LU-1 Land Use Designation-2005). The project is not inconsistent with General Plan goals to preserve a balanced community that maintains its residential character

According to the City's Zoning Code (Costa Mesa Zoning Code, Section 13-57(a)(2)), the purpose of the Planned Development zoning is to provide a method by which appropriately located areas of the City can be developed utilizing more imaginative and innovative planning concepts than would be possible through strict application of existing zoning and subdivision regulations. It is intended that these developments will meet the broader goals of the General Plan and Zoning Code by exhibiting excellence in design, site planning, integration of uses and structures, and protection of the integrity of neighboring development. A variety of building products are encouraged in the design of projects in the Planned Development zones, thereby maximizing project excellence.

The proposed project would replace an aging office building and surface parking lot with a planned residential development. The proposed residential project would reduce traffic volumes on Victoria Avenue as compared with the existing commercial office use (see Trip Generation Assessment and Site Access/Internal Circulation Evaluation, Appendix F). The project reflects a quality design and includes contemporary architecture with varied building materials, textures and colors, attractive landscaped project common areas and project entries, pathway with trellis and public art feature, and private open space (Exhibit 8 Preliminary Landscape Plan). The character of the surrounding area is defined by a mix of uses, including single family residential uses along Valley Road, Sea Bluff Drive and Gleneagles Terrace, adjacent medium density residential development (approved PA-12-24/TT-17508 under construction), a neighborhood commercial center, and Vista Park. The project would not be incompatible with the mix of uses and character of its surroundings, and would maintain the quality of the environment.

City of Costa Mesa Municipal Code Title 13, Planning, Zoning, and Development

The City's Official Zoning Map identifies AP (Administrative and Professional) zoning for the project site. The project proposes a zone change from AP to PDR-HD (Planned Development Residential—High Density). The City's Zoning Ordinance allows use of PDR development standards in order to "provide a method by which appropriately located areas of the City can be developed utilizing more imaginative and innovative planning concepts than would be possible through strict application of existing zoning and subdivision regulations." The project's proposed planned development standards (Table 6) are evaluated below to the extent they may have the potential to conflict with any zoning regulations adopted for the purpose of avoiding or mitigating a significant environmental effect.

Table 6
Planned Development Standards

Development Standard	**PDR-HD**	**Proposed**
Maximum Site Coverage	Not applicable	65%
Maximum Number of Stories & Building Height	No specific building height requirements shall be imposed. Sites south of the 405-freeway are limited to four-stories per General Plan Policy	3 stories/ 37 FT
Distance Between Buildings	No specific building spacing requirements shall be imposed.	8 FT
Setbacks Front Side Rear	No specific yard or setback requirements shall be imposed.	 11 FT MIN. 6 FT 10 FT
Maximum Density (based on gross acreage)	20 DU/Acre 40 Units	14 DU/Acre 28 Units
Perimeter Open Space per Section 13-61 PERIMETER OPEN SPACE CRITERIA.	20 feet abutting all public rights-of-ways	*11 FT MIN.* *20 FT AVERAGE*
Open Space	42% of total site area[1], inclusive of Perimeter Open Space. 32,250 SF	*34.9%* *26,829 SF*
Common Open Space	50% of Required Open Space 16,125 SF	10% 2,642 SF
Bluff-top Setback.	No building or structure closer than 10 feet from bluff crest.	N/A
Minimum Development Lot Area required for a rezone	1 acre	2.04 Acres
Maximum Floor Area Ratio	Refer to CHAPTER V, ARTICLE 8 FLOOR AREA RATIOS.	N/A
PARKING (See Chapter VI).	4 spaces (2 Garage + 2 Open) / 3 bedroom DU 112 Total	4 spaces / 3 bedroom DU 56 Garage, 42 Driveway, 14 Visitor = 112 Total
Note: [1] Site area is defined as the area equal to the original lot size, less the area occupied by adjacent dedicated streets.		

Development Standards

Density, Site Coverage, and Open Space. The project proposes approximately 14 dwelling units per acre, within the 20 dwelling unit per acre maximum density standard. The project does not meet the open space and common open space standards. A variance is requested to allow roof-decks to be allowed as private open space.

Setbacks and Distance Between Buildings. As no specific yard/setback requirements, or building spacing requirements are imposed by the PDR-HD standards, the project is consistent.

Number of Stories and Building Height. The current AP (Administrative and Professional) zoning allows 2 stories and a maximum building height of 30 feet. The current office building on the site is essentially two stories and a maximum of 30 feet high. The PDR-HD standards do not specify maximum building height requirements. The project proposes 3-story residential units up to a maximum of 37 feet. The roof top/decks of these units will approximate the elevations of the adjacent medium density residential project (PA-12-24/TT-17508 under construction) to the west and will exceed the maximum roof elevation of the existing office building. However, the project is not inconsistent with these PDR-HD standards.

Parking. The project proposes 112 total parking spaces consistent with the PDR-HD parking requirement. Each residence is provided a two car garage. The majority of the open parking spaces are provided on the driveways leading to the garages. Plan 1 provides two open parking spaces in the driveway and Plan 2 provides one open parking space in the driveway. Fourteen visitor spaces are located adjacent to the private street (drive aisle).

Compatibility with the Surrounding Land Uses. The residential project is proposed on a site surrounded by residential, commercial and park uses. The 1.4-acre property to the west is designated as medium density residential (R2-MD zone), with development of 17 units (12 dwelling units per acre) underway pursuant to approved Planning Application PA-12-24. The properties to the east are designated as neighborhood commercial, medium density residential and low density residential with corresponding zoning of C1 (Local Business), PDR-MD (Planned Development—Residential Medium Density) and R1 (Single Family Residential, respectively. The commercial property at the corner of Victoria Street and Valley Road is developed as a one-story, multiple-tenant shopping center. The residentially zoned properties to the south are designated as low density residential (six dwelling units per acre) and zoned R1 (Single Family Residential). These properties are developed with one- and two-story residences adjacent to the proposed project. Vista Park, which is designated as Public/Institutional and zoned as Institutional and Recreational, is located to the north of Victoria Street across from the project site.

Land use compatibility issues can arise when sensitive land uses (i.e., residential) are introduced into areas that are predominantly commercial or industrial. In this case, the proposed high density residential use would be introduced on a site that is surrounded by residential uses of varying densities and types, a local commercial center, and a local park across Victoria Street. Notwithstanding proposed variances from open space development standards, the proposed project use is in keeping with the mix of uses in the surrounding area and recently approved densities, and would not be incompatible with surrounding land uses.

c) Conflict with any applicable habitat conservation plan or natural communities' conservation plan?

No impact. Refer to response 4.4.f.

4.11 Mineral Resources

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Mineral Resources *Would the project:*				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
b) Result in the loss of availability of a locally- important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒

4.11.1 Environmental Evaluation

Would the project:

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

No impact. The project site is not located within a State-designated Mineral Resource Zone. In addition, the project site is developed with commercial uses and does not support mineral extraction operations. This condition precludes the possibility of related impacts. No impact would occur.

b) Result in the loss of availability of a locally- important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

No impact. The Costa Mesa 2000 General Plan does not identify the project site as a mineral resource zone. In addition, the project site is developed with commercial uses and does not support mineral extraction operations. This condition precludes the possibility of related impacts. No impacts would occur.

4.12 Noise

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Noise *Would the project:*				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☒	☐	☐
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☒	☐
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

4.12.1 Environmental Evaluation

Would the project:

a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

Less than significant with mitigation incorporated. To help reduce noise and land use incompatibilities, the City of Costa Mesa has incorporated standards from several agencies. California's Office of Noise Control in the State Department of Health Services has deemed that locating multiple-family residential dwelling units or low-density, single-family residential dwelling units in areas where exterior ambient noise levels exceed 65 dBA or 60 dBA CNEL (Community Noise Equivalency Level) respectively, is undesirable. Subsequently, Title 25, Section 1092 of the California Code of Regulations sets forth requirements for the insulation of residential dwelling

units from excessive and potentially harmful noise. Thus, whenever such units are to be located in such areas, the developer must incorporate into the building's design construction features that reduce interior noise levels to 45 dBA CNEL or below.

The General Plan provides criteria to be used to assess the compatibility of proposed land uses with their noise environment. Since the table does not provide for high-density uses, as the project proposes, the multi-family residential and low-density residential uses were used due to their relative stringency. These standards are provided in Table 7.

Table 7:
City of Costa Mesa Noise and Land Use Compatibility Matrix

Land Use Category	Community Noise Exposure (L_{dn} or CNEL, dBA)			
	Normally Acceptable[1]	**Conditionally Acceptable[2]**	**Normally Unacceptable[3]**	**Clearly Unacceptable[4]**
Residential – Low Density, Single Family	50-60	60-70	70-75	75-85
Residential – Multiple Family	50-65	65-70	70-75	75-85

Notes:
1 Normally acceptable is defined as, "Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction, without any special noise insulation requirements."
2 Conditionally acceptable is defined as, "New construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features included in the design. Conventional construction, but with closed windows and fresh air supply systems or air conditioning will normally suffice."
3 Normally unacceptable is defined as, "New construction or development should be discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirements must be made and needed noise insulation features included in the design."
4 Clearly unacceptable is defined as, "New construction or development should generally not be undertaken."
Source: General Plan, Table N- 3 (Noise and Land Use Compatibility Matrix, on page N- 6)

The General Plan provides interior and exterior noise standards for various land use categories (Table N-4, on page N-7). The interior noise standard Residential land uses is 45 dBA CNEL, while the exterior standard is 65 dBA CNEL (It should be noted that multi-family balconies are included under the exterior standard and are defined as being served by a means of exit from inside the dwelling; however, balconies six feet deep or less are exempt.)

The City of Costa Mesa's Noise Ordinance was designed to control unnecessary, excessive and annoying sounds generated on one piece of property from impacting an adjacent property, and to protect residential areas from noise sources other than transportation sources. These standards are presented in Table 8.

Table 8
City Noise Ordinance Standards – Residential

Location	Community Noise Exposure (L_{dn} or CNEL, dBA)	
	Daytime[1]	Nightime[2]
Interior	55	45
Exterior	55	50

Notes:
1 Defined in the General Plan as, 7:00 a.m. to 11:00 p.m.
2 Defined in the General Plan as, 11:00 p.m. to 7:00 a.m.
These represent the basic standards applicable for time periods exceeding 15 minutes each hour. Higher levels may be generated for specified shorter time periods.
Source: Table N- 2 (City Noise Ordinance Standards - Residential, on page N- 6) of the Costa Mesa General Plan Noise Element.

With regard to the noise ordinance, the General Plan expressly states, "The Noise Ordinance exempts several categories of noise sources, including construction activities which take place between the hours of 7:00 a.m. and 8:00 p.m. Monday through Saturday, excluding federal holidays."

Article 6 of the Zoning Code includes additional development standards for Planned Development that specifically address noise concerns. CMMC Section 13-62 (g), states the following regarding noise:

> **Noise attenuation.** When, in the opinion of the Planning Division, a proposed Planned Development may be situated in a noise environment, which will adversely affect future residents, an acoustical analysis shall be required. An acoustical evaluation of the working drawings of the proposed residential project shall be submitted to the Planning Division by a licensed acoustical engineer prior to the issuance of building permits. The engineer shall certify that the construction will reduce residential interior noise levels to 45 CNEL or less and residential exterior noise levels in common and private open space areas to 65 CNEL or less. An exception to the 65 CNEL exterior noise standard is for high-rise residential developments in the North Costa Mesa Specific Plan area. See Chapter XIII. NOISE CONTROL for additional information. Building occupancy will be granted upon submittal of a field test report from a licensed acoustical engineer certifying that the above standards have been met. The method of field testing shall be approved by the Planning Division.

The existing ambient noise environment around the project site is dominated by traffic noise emanating from Victoria Street. Noise from the commercial building to the east of the project site is not audible and therefore should have a less than significant impact to the project site. Exterior and interior mitigation measures will be required for the project to comply with the City of Costa Mesa's Noise Ordinance of the Municipal Code.

Victoria Avenue is classified as an arterial highway, which has an average daily traffic (ADT) capacity of up to 28,000 vehicles. The roadway noise exposure contained in the project-specific Exterior Noise Analysis (Exterior Noise Analysis, Costa Mesa 2, City of Costa Mesa, California, BridgeNet International, December 9, 2014) was computed using an acoustical planning and modeling program called SoundPLAN (Version 7.3). SoundPLAN was created by Braunstein & Berndt GmbH and incorporates the Federal Highway Administration (FHWA) Traffic Noise Model (TNM) (Version 2.5) noise emission and noise prediction methodology. The latest existing (2011) ADT volume for Victoria Street was obtained from the Orange County Transportation Authority (OCTA) website. The future (2024) ADT volume for Victoria Street was estimated using the existing (2011) ADT volume with a 1% annual growth rate. The speed limit for Victoria Street was obtained from a site visit.

The worst-case exterior noise levels at the backyards and 2nd-3rd floors of the homes were calculated and show the 40-75 dB CNEL roadway noise exposure contours at ground level. The worst-case exterior noise levels take into account the planned 6-foot perimeter walls around the project.

The worst case exterior noise levels at the backyards were calculated to be as high as 68.2 dB CNEL adjacent to Victoria Street. Since this level exceeds the City of Costa Mesa's exterior noise standard of 65 dB CNEL, additional exterior mitigation measures will be required.

The perimeter walls around Lots 1, 7, 13 and 20 will be required to be 8 feet in height. With the 8 foot perimeter walls, the exterior noise levels in the backyards of Lots 1, 7, 13, and 20 were calculated to be as high as 64.1, 64.8, 63.9 and 64.5 dB CNEL, respectively. These levels are below the City of Costa Mesa's exterior noise standard of 65 dB CNEL and are within the range of conditionally acceptable noise exposure.

The project must comply with the City of Costa Mesa's interior noise standard of 45 dB CNEL for single family residential land use. To comply with the interior noise standard the homes must provide sufficient exterior to interior noise attenuation to reduce the interior noise exposure to acceptable levels.

The worst-case exterior noise levels at the 1st-3rd floors of the homes were calculated to be as high 64.2, 70.1, and 69.5 dB CNEL, respectively. This means the rooms within the 1st-3rd floors of the homes must provide at least 19.2, 25.1, and 24.5 dB, respectively of exterior to interior noise reduction in order to meet the interior noise standard. Our experience has shown that new standard construction in southern California will typically provide 25-30 dB of noise reduction.

Based upon the preliminary architectural plans, meeting the City of Costa Mesa's interior noise standard of 45 dB CNEL for single family residential land use is

achievable. We estimate that some of the windows/doors within the rooms of the 2nd and 3rd floors of some of the homes adjacent to Victoria Street may need to be upgraded from STC 26 to between STC 28-30.

An acoustical evaluation of the working drawings of the proposed residential project shall be submitted to the Planning Division by a licensed acoustical engineer prior to the issuance of building permits. Building occupancy will be granted upon submittal of a field test report from a licensed acoustical engineer certifying that the above standards have been met. The method of field testing shall be approved by the Planning Division.

Standard Condition

SC 4.12-1 During construction, the contractor shall ensure that construction activity complies with the City's noise ordinance. Exceptions may be made for activities that will not generate noise audible from offsite, such as painting and other quiet indoor work.

Mitigation Measure

MM NOI-1 The perimeter walls around Lots 1, 7, 13 and 20 will be required to be 8 feet in height. Prior to issuance of building permits, a qualified Acoustical Scientist shall be retained to prepare a Final Acoustical Impact Report, utilizing precise grading plans, and detailed floor and elevation plans, for units with direct exposure to Victoria Street. Said report must be able to demonstrate compliance or effective mitigation (such as noise control barriers) that will reduce noise impacts to within compliance (45 dBA CNEL residential interior, 65 dBA CNEL exterior).

With incorporation of Mitigation Measure NOI-1, the project will meet the noise attenuation standards.

b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

Less than significant impact. The metric for measuring groundborne noise and vibration is peak ground velocity (measured in inches per second). During the site preparation and construction phase, which includes minor demolition and site excavation activities, groundborne vibration and groundborne noise may occur. However, these excavation activities do not include activities known to induce strong vibration effects, such as those produced by tunneling or blasting.

Ground vibration generated by construction equipment spreads through the ground and diminishes in strength with distance. The effects of ground vibration can vary from no perceptible effects at the lowest levels, low rumbling sounds and detectable vibrations at moderate levels, and slight damage to nearby structures at the highest levels. At the highest levels of vibration, damage to structures is primarily architectural (e.g., loosening and cracking of plaster or stucco coatings) and rarely

results in structural damage. The ground vibration levels associated with common construction equipment are shown in Table 9.

Table 9
Representative Vibration Source Levels for Construction Equipment

Equipment	Peak Particle Velocity at 25 feet (in/sec)
Large Bulldozers	0.089
Loaded Trucks	0.076
Jackhammer	0.035
Small Bulldozer	0.003
Source: Federal Transit Administration, 2006	

For most structures, a peak particle velocity (PPV) threshold of 0.5 inch per second is sufficient to avoid structural damage (with the exception of fragile historic structures or ruins, of which there are none within the projects' vicinity).

Ground vibration generated by the proposed construction activities would include the use of jackhammers, bulldozers, loaded trucks, and other mobile equipment. During the construction process, some activities involving the use of this equipment could occur as close as 40 feet to existing structures. However, most ground vibration during construction would consist of onsite truck activity, which typically generates levels less than 0.08 inch per second PPV, at 25 feet. As shown in Table 9, at that distance, the maximum PPV from anticipated project-related construction equipment is 0.089 inch per second, which is substantially less than the maximum threshold of 0.5 inch per second.

Long-term operation of the proposed projects would not involve the use of any equipment or processes that would result in potentially significant levels of ground vibration.

Construction and development of the project are anticipated to result in vibration levels that would not exceed the PPV threshold of 0.5 inch per second. Furthermore, since long-term operation of the proposed projects would not involve the use of any equipment or processes that would result in potentially significant levels of ground vibration, impacts related to groundborne vibration levels will be less than significant.

c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

Less than significant impact. The project's potential to substantially increase ambient noise levels on area roadways is determined by the definition of the term "substantial." "Substantial" is not defined in the CEQA Guidelines; however, research into the human perception of sound level increases indicates the following:

- A 1-dBA, or less, increase is difficult to perceive,

- A 3-dBA increase is just perceptible,
- A 5-dBA increase is clearly perceptible, and
- A 10-dBA increase is perceived as being twice as loud.

Under typical outdoor ambient conditions, where constantly varying noise levels are occurring over time, people typically cannot clearly perceive increases in ambient noise levels until that increase is around 3 dBA. Considering the sound level perception thresholds and noise standards discussed above, a potentially significant increase in ambient noise levels would occur if noise generated by the project would permanently increase outdoor noise levels by 3 dBA or more.

The project will consist primarily of single family residential uses that do not typically generate significant levels of noise. Most commonly, parking areas are the source of the highest emitted noise levels; however, the project's parking areas will be separated by the proposed structures.

Considering the project site is already in office use and surrounded by residential uses, a 3 dBA increase is highly unlikely, and the project will not substantially alter the ambient environmental setting or its surroundings.

Therefore, with regard to a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project, impacts will be less than significant.

d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

Less than significant impact. While there are no project components that could result in substantial periodic increases in ambient noise levels, construction of the project could generate a temporary increase in noise, corresponding to the particular phase of building construction and the noise- generating equipment used during construction. Typical noise levels for individual pieces of construction equipment are summarized in Table 10.

Table 10
Typical Construction Equipment Noise Levels

Type of Equipment	Typical Noise Level (dBA) at 50 feet
Grader	85
Pneumatic Tools	85
Scraper	84
Compactor	83
Concrete Breaker	82
Dozer	82
Concrete Pump	81
Crane, Mobile	81
Generator	81
Water Pump	81

Table 10
Typical Construction Equipment Noise Levels

Type of Equipment	Typical Noise Level (dBA) at 50 feet
Front- end Loader	79
Air Compressor	78
Backhoe	78
Asphalt Paver	77
Trucks	74 to 81
Source: Federal Transit Administration - Construction Noise Handbook Table: 9.1, 2011.	

Certain pieces of construction equipment can generate noise levels of 90 dBA or louder at a distance of 50 feet; however, the loudest piece of equipment anticipated for use during the construction process is the grader at 85 dBA. Typical operating cycles for these types of construction equipment may involve one or two minutes of full power operation followed by three to four minutes at lower power settings. Although there could be relatively high, single-event noise exposure potential in close proximity to the equipment that could result in potential short-term intermittent annoyances, the effect in long-term ambient noise levels would be small when averaged over the total time period.

Providing construction is carried out in accordance with the City of Costa Mesa Municipal Code, which exempts such activities between the hours of 7:00 a.m. and 8:00 p.m. Monday through Saturday, excluding federal holidays, temporary construction noise is exempted from the daytime standard.

Since temporary project-related construction activities are not expected to exceed maximum applicable noise levels and are expected to be carried out during allowable construction hours, impacts related to the temporary increase in ambient noise levels would be less than significant.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

Less than significant impact. The airport located nearest to the project site is John Wayne Airport (JWA), in excess of three miles to the northeast. Although not within a two-mile radius, according to Figure 19 of the Orange County Airport Land Use Commission Land Use Plan for John Wayne Airport (OCALUC), the project site is located within the JWA Airport Environs Land Use Plan Airport Planning Area.

According to page N-9 of the General Plan Noise Element:

> The California Department of Transportation (Caltrans) has established guidelines in the California State Noise Standard to control residential area noise levels produced by aircraft operations, which use the State's airports. Under these guidelines, residential

noise sensitive areas exposed to an average CNEL of greater than the 65 dBA define the Noise Impact Area.

Noise contours resulting from operations at John Wayne Airport are indicated in Appendix D of the OCALUC on a figure titled John Wayne Airport Impact Zones. This figure indicates the airport's most recent noise contours for the 65 and 60 dBA CNEL impact zones.

The project site is over 2.5 miles outside of the nearest point of the 60 dBA CNEL zone. The nearest point of the 65 dBA CNEL zone is over 2.5 miles from the project site.

Since the project is located a considerable distance outside of JWA's lowest reported Noise Impact Area and it is the nearest airport to the project site, the potential for the project to expose people residing or working in the project are to excessive noise levels is less than significant.

f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

No impact. The nearest airfield is the JWA, a public airfield, located more than three miles from the project site. Its potential for impacts is discussed under item "e," above. According to the OCALUC, there are no private airstrips within Orange County. There are, however, three private heliports that operate within the city's limits[1] but the nearest is over three miles away.

Since the project site is not located within the vicinity of a private airstrip or heliport, there will be no potential for the project to expose people residing or working in the project area to excessive noise levels from such a source. Therefore, no impacts will occur.

[1] Source: General Plan Noise Element, page N-11

4.13 Population and Housing

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Population and Housing *Would the project:*				
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)?	☐	☐	☒	☐
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

4.13.1 Environmental Evaluation

Would the project:

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)?

Less than significant impact. A project could induce population growth in an area, either directly (for example, by proposing new homes and/or business) or indirectly (for example, through extension of roads and/or other infrastructure). The Project involves construction of a 28-unit residential development in place of the existing commercial office building.

As of May 2013, the City's average household size was 2.72. Based on this average household size, Project implementation could result in a population increase of approximately 76 persons. The potential population growth would be nominal, representing less than one-tenth of one percent increase over the City's existing 2013 population of 111,358 persons. Therefore, Project implementation would not induce substantial population growth within the City.

b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

No impact. The project site currently contains a commercial building. No existing residences are located within the project boundaries. Therefore, the project would not displace existing housing. No impacts would occur.

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

No impact. The Project includes the demolition of a two-story office building and construction of a residential development. The project would not involve any displacement as the Project site does not contain residential uses.

4.14 Public Services

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Public Services *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:*				
a) Fire protection?	☐	☐	☒	☐
b) Police protection?	☐	☐	☒	☐
c) Schools?	☐	☐	☒	☐
d) Parks?	☐	☐	☒	☐
e) Other public facilities?	☐	☐	☒	☐

4.14.1 Environmental Evaluation

Would the project:

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:

a) Fire protection?

Less than significant impact. The Costa Mesa Fire Department (CMFD) provides fire protection and emergency medical services to the City, which include fire prevention and suppression, paramedic, emergency medical, and hazardous materials management/environmental safety. The CMFD is comprised of three divisions: Administration; Suppression/Mobile Intensive Care (Emergency Medical Services); and Fire Prevention. There are four paramedic engine companies, two truck companies, an urban search and rescue squad, and a Battalion Chief on duty 24-hours a day, seven days a week. These fire personnel respond from six fire stations strategically located within the City. The closest station to the Project is Fire Station Number 4, located at 2300 Placentia Avenue, approximately 1 mile from the Project site. Depending on the nature, size, and location of the alarm, units from multiple stations will respond. According to the GPEIR page 4.11-4, the goal of the Costa Mesa Fire Department is to respond to fire alarms and emergencies within five minutes, 80 percent of the time.

The Project does not propose new or physically altered fire protection facilities. The Project involves construction of a 28-unit residential development in place of the two-story commercial office building that exists on the property. Therefore, Project

implementation would result in a net increase of 28 dwelling units, with a resultant increase in the demand for fire protection services. However, Project implementation is not anticipated to increase CMFD response times to the Project site or surrounding vicinity, or require construction of new or physically altered fire protection facilities. The Project's design would be subject to compliance with the requirements set forth in the 2010 California Fire Code (and all amendments), including the provision of fire sprinkler systems throughout buildings, as noted in CMMC Title 7, Fire Protection and Prevention. The development would also be subject to compliance with the fire provisions specified in the 2010 California Building Code and all incorporated amendments, and the 2009 International Fire Code. Additionally, the Project would be subject to compliance with the Standard Conditions specified below, in order to enhance fire protection measures. The Project plans would be reviewed and approved by the Costa Mesa Building and Fire Departments, which would ensure adequate emergency access, fire hydrant availability, and compliance with all applicable codes and standards.

The Project would also be subject to compliance with CMMC Title 13 Chapter XII Article 2, Fire Protection Systems, which sets forth the parameters for assessing the Fire Protection System Development Impact Fee. The purpose of these fees is to minimize, to the greatest extent practicable, the impact that new development has on the City's public services and public facilities. The Project Applicant would be required to pay their fair share of the costs of providing fire protection services and facilities.

Compliance with Compliance with the City's discretionary review process and CMMC requirements, which include payment of the Fire Protection System Development Impact Fee, would ensure that Project implementation would result in a less than significant impact to fire protection services.

Standard Conditions

SC 4.14-1 The final master plan for development of the Project site shall provide sufficient capacity for fire flows required by the City of Costa Mesa Fire Department.

SC 4.14-2 Vehicular access shall be provided and maintained serviceable throughout construction to all required fire hydrants.

SC 4.14-3 Prior to the issuance of a Building Permit, the City of Costa Mesa Fire Department shall review and approve the developer's Project design features to assess compliance with the California Building Code and California Fire Code.

SC 4.14-4 The Project shall provide approved smoke detectors to be installed in accordance with the 2007 Edition of the Uniform Fire Code.

SC 4.14-5 The Project shall provide fire extinguishers with a minimum rating of 2A to be located within 75 feet of travel distance from all areas. Extinguishers may be of a type rated 2A, 10BC as these extinguishers are suitable for all types of fires and are less expensive.

SC 4.14-6 The Project shall provide an automatic fire sprinkler system according to NFPA 13 R.

SC 4.14-7 The Project shall provide a fire alarm system.

SC 4.14-8 The Project shall provide individual numeric signage for proposed residences with minimum 6 inches height.

b) Police protection?

Less than significant impact. The Costa Mesa Police Department (CMPD) provides police protection services to the City from their headquarters located at 99 Fair Drive. The CMPD is composed of four divisions: Administration; Technical Services; Field Operations; and Support Services. The CMPD is comprised of 196 full-time positions, of which 130 are sworn officers and 66 are civilians, with various part-time positions to aid throughout the organization. The City's existing police protection service ratio is 1.17 officers for every 1,000 people, based on the City's existing 2013 population of 111,358 persons.

The Project does not propose new or physically altered police protection facilities. The Project involves construction of a 28-unit residential development in place of the two-story commercial office building that exists on the property. As discussed in Response 4.13.a, Project implementation would result in a net increase of 28 dwelling units, with a resultant increase in the demand for police protection services. However, Project implementation is not anticipated to increase CMPD response times to the Project site or surrounding vicinity, or require construction of new or physically altered police protection facilities. The Project would be subject to compliance with Standard Condition SC 4.14-9, in order to enhance police protection services. In addition, the Project plans would be reviewed and approved by the Costa Mesa Building and Police Departments, which would ensure adequate safety and crime prevention measures are provided. Compliance with the City's discretionary review process would ensure that Project implementation would result in a less than significant impact to police protection services.

Standard Conditions

SC 4.14-9 As final building plans are submitted to the City of Costa Mesa for review and approval, the Costa Mesa Police Department shall review all plans for the purpose of ensuring that design requirements are incorporated into the building design to increase safety and avoid unsafe conditions. These measures focus on security

measures are recommended by the Police Department, including but not limited to, the following:

- Lighting shall be provided in open areas and parking lots.
- Required building address numbers shall be readily apparent from the street and rooftop building identification shall be readily apparent from police helicopters for emergency response agencies.
- Landscaping requirements.
- Emergency vehicle parking areas shall be designated within proximity to buildings.
- The applicant shall fund all costs associated with police and fire radio reception enhancement, including a Bi-Directional Amplifying 800 MHz antenna (BDA).
- Prior to the issuance of a grading permit, the City of Costa Mesa Police Department shall review and approve the developer's project design features to ensure adequate security measures are incorporated into the project design.

c) Schools?

Less than significant impact. The Project site is situated within the Newport-Mesa Unified School District (NMUSD) (grades K thru 12). The Project site is located in the Victoria Elementary School, TeWinkle Middle School, and Estancia High School service areas, with school enrollments of approximately 425 students, 700 students, and 1,300 students, respectively.

The Project does not propose new or physically altered school facilities. The Project involves construction of a 28-unit residential development in place of the two-story commercial office building that exists on the property. Project implementation would result in a net increase of 28 dwelling units, with a resultant increase in the demand for school facilities. Based on a student generation factor of 0.26 students per dwelling unit, Project implementation could generate a total of 7.28 students. As the Project is anticipated to generate a nominal increase in the student population, it is anticipated that the NMUSD schools would have the capacity to accommodate these students and construction of new or physically altered school facilities would not be required. Thus, less than significant impacts to school facilities would occur.

Assembly Bill 2926 (AB 2926) passed in 1986 allows school districts to collect impact fees from developers of new residential and commercial/industrial building space. Senate Bill 50 (SB 50) and Proposition 1A, both of which passed in 1998, provided a comprehensive school facilities financing and reform program. The provisions of SB 50 prohibit local agencies from denying either legislative or adjudicative land use approvals on the basis that school facilities are inadequate, and reinstates the school facility fee cap for legislative actions (e.g., General Plan amendments, specific plan adoption, zoning plan amendments). According to

Government Code Section 65996, the development fees authorized by SB 50 are deemed to be "full and complete school facilities mitigation."

The NMUSD collects $1.84 per square foot of residential uses from developers. The Project Applicant would be subject to payment of this development fee pursuant to Standard Condition SC 4.14-10, which would fully mitigate any potential impact to NMUSD school facilities. Therefore, Project implementation would result in a less than significant impact in this regard.

Standard Conditions

SC 4.14-10 Prior to issuance of building permits, the Developer shall pay a school impact fee currently calculated at $1.84 per square foot for residential development and $0.30 per square foot for commercial development.

d) Parks?

Less than significant impact. There are approximately 1,708 acres of open space and parkland in the City, including Neighborhood and Community Parks, Community Centers, Regional Nature Preserve areas, Institutional Uses, Open Space Easements, and Golf Courses. The City's standard for permanent public open space is 5.76 acres per 1,000 residents.

The Project does not propose new or physically altered park facilities. The Project involves construction of a 28-unit residential development in place of the two-story commercial office building that exists on the property. Project implementation would result in a net increase of 28 dwelling units, with a resultant population increase of approximately 76 persons. Based on a parkland demand factor of 5.76 acres per 1,000 residents, Project implementation would generate a demand for approximately 0.44 acres of parkland.

CMMC Title 13 Chapter XI Article 5, Park and Recreation Dedications, establishes procedures for requiring park and recreational facilities in conjunction with residential subdivisions. More specifically, CMMC Section 13-256, Amount of Fee in Lieu of Land Dedication, specifies that "where there is no public park or recreation facility required within the proposed subdivision, or where the subdivision contains fifty (50) lots or fewer, the subdivider shall pay a fee in lieu of land dedication reflecting the value of land required for park and recreation purposes, in accordance with the schedule of fees as adopted by resolution of the City Council."

According to the City of Costa Mesa Parkland Impact Fee Schedule, the current fee per single-family dwelling unit is $13,572.00. As permitted by CMMC Section 13-256 and in compliance with Standard Condition 4.14-11, the Applicant would pay this Parkland Impact Fee in lieu of dedication of 0.44 acres of parkland. Compliance with CMMC Title 13 Chapter XI Article 5 would ensure that Project implementation

would result in a less than significant impact involving parkland demand. The Project proposes approximately 21,362 sq ft of open space within the proposed development. The provision of onsite open space would further minimize potential impact to recreational facilities.

Standard Conditions

SC 4.14-11 Prior to issuance of occupancy permits, the Developer shall pay a park impact fee or dedicate parkland to meet the demands of the proposed development. The current park impact fee is calculated at $13,572 per new single-family dwelling unit unless a lower parkland impact fee is adopted by the City Council within one year of project approval.

e) Other public facilities?

Less than significant impact. There are three public libraries within the City of Costa Mesa. The nearest public library to the Project site is the Costa Mesa/Donald Dungan Library located approximately 0.75 mile southeast, at 1855 Park Avenue, Costa Mesa.

The Project does not propose new or physically altered library facilities. As noted previously, Project implementation would result in a net increase of 28 dwelling units, with a resultant population increase of approximately 76 persons. Given the Project's nominal growth in population (less than one tenth of one percent over existing conditions), construction of new or physically altered library facilities would not be required.

The project site is located within the boundaries of the Orange County Public Library, Costa Mesa Branch. The branch maintains generation rates of 0.2 sq ft of facility space and 1.3 volumes per capita. According to the Orange County Public Library, the City of Costa Mesa has a current facility space deficit of 6,294 sq ft.

The Costa Mesa General Plan anticipates growth in the City from 113,134 residents to 128,483 residents by the Year 2025. The City of Costa Mesa is currently served by two public libraries and a technology library.

The 2000 General Plan EIR identified a current standard set by the Orange County Public Library system for 0.2 sq ft per capita of library space. While the Costa Mesa library facilities currently do not meet this standard in existing conditions, the General Plan EIR identified less than significant impacts to library services because the Orange County Public Library did not anticipate any direct significant impacts on these facilities.

If the same analytical approach regarding library service impacts were applied to the proposed project, less than significant impacts to library services would also be

identified. Therefore, this environmental document concludes that the proposed project will result in less than significant library impacts.

4.15 Recreation

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Recreation *Would the project:*				
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?	☐	☐	☒	☐
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?	☐	☐	☒	☐

4.15.1 Environmental Evaluation

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?

Less than significant impact. Project implementation would not increase the use of existing recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. Any increased demands for recreational facilities would be mitigated through compliance with CMMC requirements and the provision of onsite landscaping and yard areas; refer to Response 4.14.a.4. Currently Vista Park is located directly across Victoria Street, to the north, from the proposed project. Access to this park from the proposed development would be provided via the signalized cross walk at Valley Road/Victoria Place.

The Project does not propose new or physically altered park facilities. The Project involves construction of 28-unit residential development in place of the two-story commercial office building that exists on the property. Project implementation would result in a net increase of 28 dwelling units, with a resultant population increase of approximately 76 persons. Based on a parkland demand factor of 5.76 acres per 1,000 residents, Project implementation would generate a demand for approximately 0.44 acres of parkland. CMMC Title 13 Chapter XI Article 5, Park and Recreation Dedications, establishes procedures for requiring park and recreational facilities in conjunction with residential subdivisions. More specifically, CMMC Section 13-256,

Amount of Fee in Lieu of Land Dedication, specifies that "where there is no public park or recreation facility required within the proposed subdivision, or where the subdivision contains fifty (50) lots or fewer, the subdivider shall pay a fee in lieu of land dedication reflecting the value of land required for park and recreation purposes, in accordance with the schedule of fees as adopted by resolution of the City Council."

According to the City of Costa Mesa Parkland Impact Fee Schedule, the current fee per single-family dwelling unit is $13,572. As permitted by CMMC Section 13-256 and in compliance with Standard Condition 4.14-11, the Applicant would pay this Parkland Impact Fee in lieu of dedication of 0.44 acres of parkland. Compliance with CMMC Title 13 Chapter XI Article 5 would ensure that Project implementation would result in a less than significant impact involving parkland demand. Private open spaces in the form of balconies or decks and rooftop areas are proposed. Additionally, the Project proposes approximately 21,362 square feet of open space/landscaping within the proposed development, representing approximately 34.9 percent of the total lot area. The provision of onsite open space would further minimize potential impacts to recreational facilities.

Standard Condition

SC 4.14-11 Prior to issuance of occupancy permits, the Developer shall pay a park impact fee or dedicate parkland to meet the demands of the proposed development. The current park impact fee is calculated at $13,572 per new single family dwelling unit.

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?

Less than significant impact. The Project does not include or require construction or expansion of recreational facilities; refer to Response 4.14.a.4.

4.16 Transportation/Traffic

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Transportation/Traffic *Would the project:*				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non- motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	☐	☐	☒	☐
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	☐	☐	☐	☒
c) 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?	☐	☐	☐	☒
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☒	☐
e) Result in inadequate emergency access?	☐	☐	☒	☐
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities	☐	☐	☒	☐

This section is based on the Trip Generation Assessment and Site Access/Internal Circulation Evaluation for the Vesting Tentative Tract Map No. 17779 at 1239 Victoria Street, Costa Mesa, California (Linscott Law & Greenspan, Engineers, July 21 2014), which is included as Appendix F, Traffic Evaluation. The Traffic Evaluation evaluates the trip generation for the project and determines the effect of the project trips on the surrounding street system. The study identified an improvement in transportation/traffic resulting from project development.

4.16.1 Existing Conditions

The existing land use includes a commercial office building. A traffic trip generation forecast survey was performed in July 2014 to determine the existing and forecasted trip generation for the site. These counts are included in Appendix F.

4.16.2 Environmental Evaluation

Would the project:

a) **Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non- motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?**

Less than significant impact. Table 12 summarizes the trip generation for the existing land uses and the proposed project. Note that a total of 28 dwelling units was assumed for the proposed project. As stated in the Trip Generation Assessment and Site Access/Internal Circulation Evaluation for the Vesting Tentative Tract Map No. 17779 at 1239 Victoria Street, Costa Mesa, California, trip generation factors were based on information found in the 9th Edition of *Trip Generation*, published by the Institute of Transportation Engineers (ITE). As shown in Table 11, trips generated by the proposed project were estimated using ITE Land Use Code 210: Single-Family Detached Housing trip rates. For the existing land use, ITE Land Use Code 760: Research and Development Center trip rates were utilized.

As shown, the project will result in 139 fewer daily trips, 40 fewer AM peak hour trips and 26 fewer PM peak hour trips.

Table 12, Land Use and Trip Generation Summary, summarizes the trip generation for the existing land uses and the proposed project.

Table 11
Project Trip Generation Forecast

ITE Land Use Code/Project Description	Daily 2-Way	AM Peak Hour			PM Peak Hour		
		Enter	Exit	Total	Enter	Exit	Total
Generation Rates:							
• 210: Single-Family Detached Housing (TE/DU)	9.52	0.19	0.56	0.75	0.63	0.37	1.00
• ITE 760: Research and Development (TE/TSF)	8.11	1.01	0.21	1.22	0.16	0.91	1.07
Generation Forecasts:							
Proposed Project							
• Tentative Tract No. 17779 (28 DU)	267	5	16	21	18	10	28
Existing Land Use							
• Research & Development Office (50,000 SF)	406	51	10	61	8	46	54
Net Difference Trip Generation Forecast Proposed Project vs Existing Land Use	**-139**	**-46**	**+6**	**-40**	**+10**	**-36**	**-26**
Notes: TE/DU = Trip end per dwelling unit TE/TSF = Trip end per 1,000 square feet							

As shown, the proposed project would have a lesser impact on the surrounding street system than the existing land use during the critical weekday AM hour and PM peak hour. Additionally, the proposed project would require approval of a rezone of the site from Administrative and Professional District to Planned Development Residential District. The approval of this rezone would make the proposed Project consistent with the site's zoning (Planned Development Residential District). Given the proposed Project's consistency with zoning, and reduction in traffic generation resulting from the proposed project, no traffic impacts are forecast and no traffic mitigation is required.

b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

No Impact. The purpose of the Congestion Management Program (CMP) is to develop a coordinated approach to managing and decreasing traffic congestion by linking the various transportation, land use, and air quality planning programs throughout the County, consistent with that of the Southern California Association of Governments (SCAG). The CMP requires review of substantial individual projects, which might on their own impact the CMP transportation system. Specifically, the CMP Traffic Impact Analysis (TIA) measures impacts of a proposed development project on the CMP Highway System (CMPHS). Development projects that generate more than 2,400 daily trips are subject to a TIA for CMP evaluation. For projects that

will directly access or be in close proximity to a CMP Highway System link, a reduced threshold of 1,600 trips per day is used.

As concluded in Response 4.16.a, the Project would generate 139 fewer daily trips, thus, would not meet the criteria for CMP traffic impact analysis. Therefore, no further CMP traffic analysis is warranted and a less than significant impact would occur.

c) 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?

No impact. The Project involves a 28-unit residential development. Due to the nature and scope of the proposed developed, Project implementation would not result in a change in air traffic patterns.

d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

Less than significant impact. The Project proposes to maintain two project entry points, one easterly and one westerly on Victoria Street. The internal driveways providing access to the proposed units are designed as 24-foot wide private drives to meet the two-way drive standards and emergency requirements. Emergency access to the proposed units would be provided via the same project entry driveways along the north property boundary. As concluded in response 4.16.a above, no traffic mitigation is required for the Project, since no significant traffic impacts would occur with Project implementation. The Project does not propose or require improvements to roadways or intersections, thus, would not substantially increase hazards due to a design feature. A Site Distance Evaluation was prepared for this project, see Appendix F, and no significant safety hazards resulting from design of the project were identified.

Standard Condition

SC 4.16-1 Prior to the start of construction, a Construction Access and Circulation Plan shall be prepared and approved by the City Traffic Engineer to ensure that construction traffic will not impact Victoria Street and other public roadways in the site vicinity.

The proposed project involves a 28-unit residential development. Project implementation would not substantially increase hazards due to incompatible uses.

e) Result in inadequate emergency access?

Less than significant impact. Refer to Responses 4.8.g. and 4.14.a.

f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities

Less than significant impact.

Public Transit

The Project site is served by the Orange County Transportation Authority (OCTA), a multi-modal transportation agency that serves Orange County. OCTA provides countywide bus and paratransit service, and Metrolink rail service, among other services. The bus lines located nearest the Project site are located at Victoria Street/Pacific Avenue and Victoria Street/Canyon Drive

Based on CMP guidelines, person transit trips are typically estimated using a 1.4 factor to convert total vehicle trips to person trips, and a 3.5 percent factor to convert person trips to total transit trips. As concluded in Response 4.16.a, the Project is forecast to reduce daily trips by 139 net daily trips. Since the Project transit trip can be accommodated by existing transit service in the Project vicinity, no significant CMP transit impacts are forecast to occur, and Project implementation would not conflict with adopted policies, plans, or programs regarding public transit.

4.17 Utilities and Services Systems

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Utilities and Services Systems *Would the project:*				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☒	☐
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?	☐	☐	☒	☐
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?	☐	☐	☒	☐
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	☒	☐
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?	☐	☐	☒	☐
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☒	☐
g) Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☒	☐

4.17.1 Environmental Evaluation

Would the project:

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

Less than significant impact. The Regional Water Quality Control Board, Santa Ana Region, issued a National Pollutant Discharge Elimination System (NPDES) permit, which includes the City as a Permittee. That NPDES permit implements federal and state law governing point source discharges (a municipal or industrial discharge at a

specific location or pipe) and nonpoint source discharges (diffuse runoff of water from adjacent land uses) to surface waters of the United States. Implementation of the proposed Project would only nominally increase wastewater generation, thus, nominally increasing the demand for wastewater treatment; refer to Response 4.17.b. Therefore, given the nature and scope of the proposed development, Project implementation would not cause an exceedance of wastewater treatment requirements of the applicable Regional Water Quality Control Board.

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?

Less than significant impact.

Water

The Project site is located within the Mesa Consolidated Water District (Mesa Water) service area and specifically within their Division Area 1. Mesa Water provides water service to an 18-square- mile area that includes the City of Costa Mesa (as well as parts of Newport Beach and parts of unincorporated Orange County). In compliance with legislative requirements, Mesa Water has prepared their 2010 Urban Water Management Plan (UWMP). The UWMP provides information on the present and future water resources and demands, and assesses Mesa Water's water resource needs.

Water Supplies and Demand

According to the UWMP, Mesa Water's main sources of water supply are groundwater pumped from wells within the Orange County Basin and imported water from Metropolitan Water District of Southern California through Municipal Water District of Orange County.

The Project involves construction of a 28-unit, residential development in place of the two-story commercial office building that exists on the property. Project implementation would result in a net increase of 28 dwelling, with a resultant population increase of approximately 76 persons. Project implementation would generate a demand for approximately 13,596 gallons per day (based on water use factors of 178.9 gallons per capita per day for residential uses). The increase in water demand would place an incremental increase in the demand for water supplies and treatment facilities. The increase is not considered substantial, since the Project will be, pending a General Plan amendment, consistent with the site's General Plan land use designation and City General Plans form the basis for evaluating the service area's future water demands. Mesa Water has concluded they are capable of meeting the water demands of their customers in normal, single dry, and multiple dry years between 2015 and 2035.

Water Treatment

According to the UWMP, groundwater is pumped from six wells that pump clear water from the Orange County Basin and two wells that pump colored water. The colored water is treated at the Colored Water Treatment Facility (CWTF) and imported water is treated at the Diemer Filtration Plant, then delivered to Mesa Water through the imported water connections. As concluded above, the proposed Project would result in a negligible increase in water demand, thus, resulting in a negligible impact on the existing water treatment facilities. Therefore, Project implementation would not require or result in the construction of new water treatment facilities or expansion of existing facilities.

Water Conveyance

As concluded above, the proposed Project would result in a negligible increase in water demand, thus, resulting in a negligible impact on the existing water conveyance facilities. The Applicant would be responsible for construction of all water conveyance facilities pursuant to current Uniform Codes, City Ordinances, Public Works standards, and Water Division criteria. Therefore, the Project would not require the construction of new water conveyance facilities or expansion of existing facilities, the construction of which could cause significant environmental effects. A less than significant impact would occur in this regard.

Wastewater

The Project site is located within the Costa Mesa Sanitary District (Sanitary District) service area. The Sanitary District boundaries include all of the City of Costa Mesa and portions of the City of Newport Beach and unincorporated County of Orange.

Wastewater Generation

The increase in wastewater generation would place an incremental increase in the demand for wastewater conveyance and treatment facilities. The Project will be, pending a General Plan amendment, consistent with the site's General Plan land use designation and City General Plans form the basis for issuance of the County Sanitation's NPDES wastewater discharge permits; refer also to the Wastewater Treatment Section below.

Wastewater Conveyance

The Sanitary District's facilities include 216 miles of mainline, 114 miles of private property sewer lateral pipelines, and 20 pumping stations. As concluded above, the proposed Project would result in a negligible increase in wastewater generation, thus, resulting in a negligible impact on the existing wastewater conveyance facilities. The Applicant would be responsible for construction of all wastewater conveyance facilities pursuant to current Uniform Codes, City Ordinances, and Public Works

standards, pursuant to Standard Condition SC 4.17-1. The Sanitary District would issue a Sewer Service Confirmation Letter indicating that they will serve sanitary sewer to the proposed development. Service to the Project would be conditioned upon approval of sewer infrastructure construction plans by the Sanitary District's Engineers, processing of easements (if necessary), and payment of all applicable fees, pursuant to Standard Conditions SC 4.17-2 through 4.17-4. Therefore, the Project would not require the construction of new wastewater conveyance facilities or expansion of existing facilities, the construction of which could cause significant environmental effects. A less than significant impact would occur in this regard.

Wastewater Treatment

Wastewater collected by the Sanitary District is sent to the County Sanitation Districts of Orange County (County Sanitation) plants for treatment and disposal. County Sanitation is responsible for collecting, treating, and disposing the wastewater generated within their 479-square mile service area. Wastewater is treated at County Sanitation's treatment plants in Fountain Valley and Huntington Beach. According to County Sanitation's treatment plant operational data, the combined effluent treated at both plants (2004-2005) totaled approximately 244 million gallons daily (average). County Sanitation operates under an NPDES ocean discharge permit issued by the California Regional Water Quality Control Board. The Project's increase in wastewater generation is not considered substantial, since the Project is consistent with the site's General Plan land use designation and City General Plans form the basis for issuance of the NPDES wastewater discharge permits. Project implementation would not cause the treatment plants' operating capacities to be exceeded.

Therefore, a less than significant impact would occur in this regard.

Standard Conditions

SC 4.17-1 Applicant will be required to construct sewers to serve the Project, at his own expense, meeting the approval of the Costa Mesa Sanitary District.

SC 4.17-2 County Sanitation District fees, fixtures fees, inspection fees, and sewer permit are required prior to installation of sewer.

SC 4.17-3 The Applicant shall submit a plan showing sewer improvements that meets the District Engineer's approval to the Building Division as part of the plans submitted for plan check.

SC 4.17-4 The Applicant is required to contact the Costa Mesa Sanitary District to arrange final sign-off prior to Certificate of Occupancy being released.

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?

Less than significant impact. Refer to Response 4.9.d.

d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

Less than significant impact.

Senate Bill 610

SB 610 requires a detailed report regarding water availability and planning for additional water supplies be included with the environmental document for specified projects. Under SB 610, water supply assessments are required to be included in environmental documentation for certain projects, as defined in Water Code 10912[a], subject to CEQA. Under SB 221, approval by a city or county of certain residential subdivisions requires a written verification of sufficient water supply.

Thus, no future action is necessary under the provisions of SB 221 and SB 610. All projects that meet any of the following criteria require the water availability assessment:

- A proposed residential development of more than 500 dwelling units;
- A proposed shopping center or business establishment employing more than 1,000 persons or having more than 500,000 sq ft of floor space;
- A proposed commercial office building employing more than 1,000 persons or having more than 250,000 sq ft of floor space;
- A proposed hotel and motel having more than 500 rooms;
- A proposed industrial, manufacturing, or processing plant, or an industrial park planned to house more than 1,000 persons, occupying more than 40 acres of land, or having more than 650,000 sq ft of floor area;
- A mixed-use project that includes one or more of the projects specified in this subdivision; or
- A project that would demand an amount of water equivalent to or greater than the amount of water required by a 500 dwelling unit project. Senate Bill 221

While SB 610 primarily affects the Water Code, SB 221 principally applies to the Subdivision Map Act. The primary effect of SB 221 is to condition every tentative map for an applicable subdivision on the applicant by verifying that the public water supplier (PWS) has sufficient water supply available to serve it. Under SB 221, approval by a city or county of certain residential subdivisions requires a written verification of sufficient water supply. SB 221 applies to any subdivision, defined as:

- A proposed residential development of more than 500 dwelling units (if the PWS has more than 5,000 service connections); or
- Any proposed development that increases connections by 10 percent or more (if the PWS has fewer than 5,000 connections).

The Project does not satisfy the criteria outlined above, thus, preparation of a Water Supply Assessment, in order to verify that sufficient water supplies are available to serve the Project from existing entitlements/resources, is not warranted and a less than significant impact would occur in this regard.

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?

Less than significant impact. Refer to Response 4.17.b.

f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

Less than significant impact. The Project site would continue to be served by the solid waste facilities and landfills that currently serve the City:

- Frank R. Bowerman Sanitary Landfill
- Olinda Alpha Sanitary Landfill
- Prima Deschecha Sanitary Landfill

In total, 110,886.46 tons of solid waste were generated by the City of Costa Mesa in 2012. Project implementation would result in a net increase of 28 dwelling units, with a resultant population increase of approximately 76 persons. Demolition and construction activities associated with the proposed development would generate construction debris. The residential development's operational activities would also increase the volume of solid waste generated over existing conditions. Based on generation rates of 4 pounds per dwelling unit per day, it is estimated that the proposed Project would generate approximately 20 tons of solid waste per year. The increased solid waste generation would contribute to incrementally shortening the lifespan of the landfills identified above. However, given Project's scale, and since the City would continue to comply with the existing regulatory framework for reducing solid waste disposal volumes, it is anticipated that the specified landfills would have the capacity to accommodate the Project's waste disposal needs. Additionally, the Project would be subject to compliance with Standard Conditions SC 4.17-5 and SC 4.17-6, which address solid waste disposal and District consultation. A less than significant impact would occur in this regard.

Standard Conditions

SC 4.17-5 Unless an offsite trash hauler is being used, the Applicant shall contact the Costa Mesa Sanitary District to pay trash collection program fees and arrange for service for all new residences. Residences using bin or dumpster services are exempt from the requirement.

SC 4.17-6 The Applicant shall contact Costa Mesa Sanitary District for any additional district requirements.

g) Comply with federal, state, and local statutes and regulations related to solid waste?

Less than significant impact. In 1989, the Legislature adopted the California Integrated Waste

Management Act of 1989 (AB 939), in order to "reduce, recycle, and re-use solid waste generated in the state to the maximum extent feasible." AB 939 established a waste management hierarchy: Source Reduction; Recycling; Composting; Transformation; and Disposal. The law also required that each county prepare a new Integrated Waste Management Plan and each city prepare a Source Reduction and Recycling Element (SRRE) by July 1, 1991. The SRRE is required to identify how each jurisdiction will meet the mandatory state waste diversion goal of 50 percent by the year 2000. The Act mandated that California's 450 jurisdictions (i.e., cities, counties, and regional waste management compacts), implement waste management programs aimed at a 25 percent diversion rate by 1995 and a 50 percent diversion rate by 2000. If the 50 percent goal was not met by the end of 2000, the jurisdiction was required to submit a petition for a goal extension to Cal Recycle.

Senate Bill (SB) 2202 made a number of changes to the municipal solid waste diversion requirements under the Integrated Waste Management Act. These changes included a revision to the statutory requirement for 50 percent diversion of solid waste to clarify that local governments shall continue to divert 50 percent of all solid waste on and after January 1, 2000.

SB 1016, Wiggins, Chapter 343, Statutes of 2008 introduced a per capita disposal measurement system that measures the 50 percent diversion requirement using a disposal measurement equivalent. The bill repealed the board's two-year process, requiring instead that the board make a finding whether each jurisdiction was in compliance with the act's diversion requirements for calendar year 2006 and to determine compliance for the 2007 calendar year, and after, based on the jurisdiction's change in its per capita disposal rate. The board is required to review a jurisdiction's compliance with those diversion requirements in accordance with a specified schedule, which is conditioned upon the board finding that the jurisdiction is in compliance with those requirements or has implemented its source reduction and recycling element and household hazardous waste element. The bill requires the

board to issue an order of compliance if the board finds that the jurisdiction has failed to make a good faith effort to implement its source reduction and recycling element or its household hazardous waste element, pursuant to a specified procedure.

The per capita disposal rate is a jurisdiction-specific index, which is used as one of several "factors" in determining a jurisdiction's compliance with the intent of AB 939, and allows CalRecycle and jurisdictions to set their primary focus on successful implementation of diversion programs. Meeting the disposal rate targets is not necessarily an indication of compliance. CalRecycle reports that Costa Mesa's Disposal Rate Targets for Reporting Year 2012 are 8.5 pounds per day (PPD) per Resident.

Participation in the City is recycling programs during Project construction and operation would ensure that the Project would not conflict with federal, state, and local statutes and regulations related to solid waste. A less than significant impact would occur in this regard. Refer also to Response 4.17.f.

4.18 Mandatory Findings of Significance

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Mandatory Findings of Significance *Would the 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?	☐	☐	☒	☐
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, the effects of other current projects, and the effects of probable future projects)?	☐	☐	☒	☐
c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☒	☐	☐

4.18.1 Environmental Evaluation

Would the 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?

Less than significant impact. As concluded in Section 4.4, Biological Resources, the Project proposes a residential development. The Project site and its surroundings are fully developed, and there are no biological resources present in the vicinity. Therefore, the Project does not 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.

As concluded in Response 4.5.a, the Project site does not contain a historically/culturally significant structure. Therefore, Project implementation would not eliminate important examples of the major periods of California history.

As concluded in Response 4.5.b, the Project site has already been subject to extensive disruption, and contains artificial fill materials. Given the highly disturbed condition of the site, the potential for Project implementation to impact an as yet unidentified archeological resource is considered remote. Therefore, Project implementation would not eliminate important examples of the major periods of California prehistory.

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, the effects of other current projects, and the effects of probable future projects)?

Less than significant impact. For the environmental issues analyzed in this Initial Study/Mitigated Negative Declaration, there would be no impact that would be individually limited, but cumulatively considerable.

In accordance with CEQA Guidelines Section 15183, this environmental analysis was conducted to determine if there were any Project-specific effects that are peculiar to the Project or its site. No Project-specific significant effects peculiar to the Project or its site were identified that could not be mitigated to a less than significant level. The Project would not induce substantial population growth or significant traffic volumes. The Project would contribute to environmental effects in the areas of air quality, geology/soils, hazards/hazardous materials, hydrology/water quality, and noise. However, these would not be cumulatively considerable, since they are site-specific. Standard Conditions and mitigation measures incorporated herein, however, mitigate any potential impacts associated with these environmental issues. Cumulative projects would be required to prepare the appropriate CEQA environmental documentation on a project-by-project basis. Therefore, the Project does not have impacts that are individually limited, but cumulatively considerable.

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

Less than significant impact with mitigation incorporated. Previous sections of this Initial Study/Mitigated Negative Declaration reviewed the Project's potential impacts related to air quality, hazards/hazardous materials, and noise, among other environmental issue areas. As concluded in these previous discussions, the Project would result in less than significant environmental impacts with implementation of the standard conditions and recommended mitigation measures. Therefore, with

implementation of the specified mitigation, the Project would cause less than significant adverse effects on human beings.

Standard Conditions

Refer to Sections 4.1 through 4.17 above

Mitigation Measures

Refer to Sections 4.1 through 4.17 above

5.0 Inventory of Standard Conditions and Mitigation Measures

5.1 Standard Conditions

5.1.1 Aesthetics

SC-4.1.-1 Prior to the issuance of Building Permits, the Applicant shall submit a Lighting Plan and Photometric Study for the approval of the City's Development Services Department. The Lighting Plan shall demonstrate compliance with the following:

- The mounting height of lights on light standards shall not exceed 18 feet in any location on the Project site unless approved by the Development Services Director.
- The intensity and location of lights on buildings shall be subject to the Development Services Director's approval.
- All site lighting fixtures shall be provided with a flat glass lens. Photometric calculations shall indicate the effect of the flat glass lens fixture efficiency.
- Lighting design and layout shall limit spill light to no more than 0.5 foot candle at the property line of the surrounding neighbors, consistent with the level of lighting that is deemed necessary for safety and security purposes on site.
- Glare shields may be required for select light standards.

SC 4.1.2 If proposed, light standards located on roof decks shall be located and oriented in such a way as to minimize light spillage onto surrounding properties.

5.1.2 Air Quality

SC-4.3-1 All construction contractors shall comply with South Coast Air Quality Management District (SCAQMD) regulations, including Rule 403, Fugitive Dust. All grading (regardless of acreage) shall apply best available control measures for fugitive dust in accordance with Rule 403. To ensure that the project is in full compliance with applicable SCAQMD dust regulations and that there is no nuisance impact offsite, the contractor would implement each of the following:

- Moisten soil not more than 15 minutes prior to moving soil or conduct whatever watering is necessary to prevent visible dust emissions from exceeding 100 feet in any direction.
- Water excavated soil piles hourly or covered with temporary coverings.
- Water exposed surfaces at least twice a day under calm conditions. Water 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.

- Minimize dirt track-out from the project site by employing either vehicle wash stations, rumble plates or graveling as per specifications in Rule 403.
- 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.
- Securely cover loads with a tight fitting tarp on any truck leaving the construction sites to dispose of debris.
- Cease grading during period when winds exceed 25 miles per hour.

SC-4.3-2 SCAQMD Rule 445 prohibits permanently installed wood burning devices into any new development. A wood burning device means any fireplace, wood burning heater, or pellet-fueled wood heater, or any similarly enclosed, permanently installed, indoor or outdoor device burning any solid fuel for aesthetic or space-heating purposes, which has a heat input of less than one million British thermal units per hour.

SC-4.3-3 The Project shall comply with Title 24 of the California Code of Regulations established by the energy conservation standards.

The SCAQMD has not established separate methodologies or thresholds of significance for assessment of cumulative impacts. However, if an individual development project generates operational emissions that exceed the SCAQMD recommended daily thresholds, the SCAQMD considers these project emissions to be cumulative considerable and would result in a cumulative impact.

As indicated in both Tables 3 and Table 4 above, which depict the emissions for construction and operational activity respectively, the Project would not exceed the established SCAQMD thresholds. Therefore, the project's impacts would result in less than significant project level and cumulative impacts.

5.1.3 Cultural Resources

SC 4.5.-1 In the event that archaeological resources are encountered during grading and construction, all construction activities shall be temporarily halted or redirected to permit the sampling, identification, and evaluation of archaeological materials as determined by the City, who shall establish, in cooperation with the project applicant and a certified archaeologist, the appropriate procedures for exploration and/or salvage of the artifacts.

SC 4.5.-2 In the event that paleontological resources are encountered during grading and construction operations, all construction activities shall be temporarily halted or redirected to permit a qualified paleontologist to assess the find for significance and, if necessary, develop a paleontological resources impact mitigation plan (PRIMP) for the review and approval by the City prior to resuming excavation activities.

SC 4.5.-3 If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission (NAHC), which will determine and notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 24 hours of notification by the NAHC. The MLD may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials.

SC 4.5.-4 An opportunity shall be provided for a certified Native American Monitor (NAM) to be present during the first seven days of ground disturbance activities. In the event that additional cultural deposits are uncovered during ground disturbance operations, the NAM shall be empowered to halt or divert work in the vicinity of the find until the nature and the significance of the discovery is determined.

5.1.4 Geology and Soils

SC 4.6-1 Each of the conclusions and recommendations specified in the Geotechnical Evaluation for the Proposed Development at 1239 Victoria Street, City of Costa Mesa, California (LGC Geotechnical, Inc., April 28, 2014) shall be incorporated into the Project's design considerations, plans, and job specifications.

SC 4.6.2 The Project shall comply with the requirements of the California Code of Regulations, Title 24, also known as the 2007 California Building Standards Code, as amended by the City of Costa Mesa.

SC 4.6-3 Prior to the issuance of Grading Permits, the Project Applicant shall provide the City of Costa Mesa Department of Building Safety with a geotechnical investigation of the project site detailing recommendations for remedial grading in order to reduce the potential of onsite soils to cause unstable conditions. Design, grading, and construction shall be performed in accordance with the requirements of the California Building Code applicable at the time of grading, appropriate local grading regulations, and the recommendations of the geotechnical consultant as summarized in a final written report, subject to review by the City of Costa Mesa Department of Building Safety.

SC 4.6-4 The Project shall comply with the NPDES requirements, as follows:

- Construction General Permit Notice of Intent (NOI) Design: Prior to the issuance of preliminary or precise grading permits, the project applicant shall provide the City Engineer with evidence that an NOI has been filed with the Storm Water Resources Control Board (SWRCB). Such evidence shall consist

of a copy of the NOI stamped by the SWRCB or Regional Water Quality Control Board (RWQCB), or a letter from either agency stating that the NOI has been filed.

- Construction Phase Storm Water Pollution Prevention Plan (SWPPP): Prior to the issuance of grading permits, the applicant shall prepare a SWPPP that complies with the Construction General Permit and will include at a minimum the following:
    - Discuss in detail the BMPs planned for the project related to control of sediment and erosion, nonsediment pollutants, and potential pollutants in non-storm water discharges;
    - Describe post-construction BMPs for the Project;
- Explain the maintenance program for the Project's BMPs
- List the parties responsible for the SWPPP implementation and the BMP maintenance during and after grading. The Project Applicant shall implement the SWPPP and modify the SWPPP as directed by the Construction General Permit.

5.1.5 Hazards and Hazardous Materials

SC 4.8-1 During demolition, grading, and excavation, workers shall comply with the requirements of Title 8 of the California Code of Regulations, Section 1529, which provides for exposure limits, exposure monitoring, respiratory protection, and good working practices by workers exposed to asbestos. Asbestos-contaminated debris and other wastes shall be managed and disposed of in accordance with the applicable provision of the California Health and Safety Code.

SC 4.8-2 During demolition, grading, and excavation, workers shall comply with the requirements of Title 8 of the California Code of Regulations, Section 1532.1, which provides for exposure limits, exposure monitoring, respiratory protection, and good working practice by workers exposed to lead. Lead-contaminated debris and other wastes shall be managed and disposed of in accordance with the applicable provision of the California Health and Safety Code.

SC 4.8-3 Prior to demolition activities, removal and/or abatement of asbestos containing building materials, lead based paints, and hazardous materials associated with the existing building materials shall be conducted by a qualified environmental professional in consultation with the Costa Mesa Fire Department. An asbestos and hazardous materials abatement specification shall be developed by the qualified environmental professional, in order to clearly define the scope and objective of the abatement activities.

SC 4.8-4 Prior to investigations, demolition, or renovation, all activities shall be coordinated with Dig Alert (811).

SC 4.8-5 Visual inspections for areas of impact to soil shall be conducted during site grading. If unknown or suspect materials are discovered during construction by the contractor that are believed to involve hazardous wastes or materials, the contractor shall:

- Immediately stop work in the vicinity of the suspected contaminant, removing workers and the public from the area;
- Notify the City Engineer and Costa Mesa Fire Department;
- Secure the area(s) in question; and

Implement required corrective actions, including remediation if applicable.

5.1.6 Hydrology and Water Quality

SC 4.9-1 In order to comply with the 2003 DAMP, the proposed Project shall prepare a Storm Drain Plan, Stormwater Pollution Prevention Plan (SWPPP), and Water Quality Management Plan (WQMP) conforming to the current National Pollution Discharge Elimination System (NPDES) requirements, prepared by a Licensed Civil Engineer or Environmental Engineer, which shall be submitted to the Department of Public Works for review and approval.

- The SWPPP shall be prepared and updated as needed during the course of construction to satisfy the requirements of each phase of development.
- The plan shall incorporate all necessary Best Management Practices (BMPs) and other City requirements to eliminate polluted runoff until all construction work for the project is completed. The SWPPP shall include treatment and disposal of all dewatering operation flows and for nuisance flows during construction.
- A WQMP shall be maintained and updated as needed to satisfy the requirements of the adopted NPDES program. The plan shall ensure that the existing water quality measures for all improved phases of the project are adhered to.
- Location of the BMPs shall not be within the public right-of-way.

SC 4.9-2 Prior to the issuance of any Grading Permit, the Applicant shall:

- Prepare a detailed Hydrology Study, approved by the City Engineer.
- Design all storm drain facilities, approved by the City Engineer, for 25-year storm event protection.
- Design all storm drains in the public right-of-way to be a minimum of 24 inches by City of Costa Mesa requirements and in accordance with the Orange

County Local Drainage Manual including a minimum spacing between manholes of 300 feet.

SC 4.9-3 Prior to approval of Plans, the Project shall fulfill the City of Costa Mesa Drainage Ordinance No. 06-19 requirements.

5.1.7 Noise

SC 4.12-1 During construction, the contractor shall ensure that construction activity complies with the City's noise ordinance. Exceptions may be made for activities that will not generate noise audible from offsite, such as painting and other quiet indoor work.

5.1.8 Public Services

SC 4.14-1 The final master plan for development of the Project site shall provide sufficient capacity for fire flows required by the City of Costa Mesa Fire Department.

SC 4.14-2 Vehicular access shall be provided and maintained serviceable throughout construction to all required fire hydrants.

SC 4.14-3 Prior to the issuance of a Building Permit, the City of Costa Mesa Fire Department shall review and approve the developer's Project design features to assess compliance with the California Building Code and California Fire Code..

SC 4.14-4 The Project shall provide approved smoke detectors to be installed in accordance with the 2007 Edition of the Uniform Fire Code.

SC 4.14-5 The Project shall provide fire extinguishers with a minimum rating of 2A to be located within 75 feet of travel distance from all areas. Extinguishers may be of a type rated 2A, 10BC as these extinguishers are suitable for all types of fires and are less expensive.

SC 4.14-6 The Project shall provide an automatic fire sprinkler system according to NFPA 13 R.

SC 4.14-7 The Project shall provide a fire alarm system.

SC 4.14-8 The Project shall provide individual numeric signage for proposed residences with minimum 6 inches height.

SC 4.14-9 As final building plans are submitted to the City of Costa Mesa for review and approval, the Costa Mesa Police Department shall review all plans for the purpose of ensuring that design requirements are incorporated into the building design to increase safety and avoid unsafe conditions. These measures focus on security measures are recommended by the Police Department, including but not limited to, the following:

- Lighting shall be provided in open areas and parking lots.

- Required building address numbers shall be readily apparent from the street and rooftop building identification shall be readily apparent from police helicopters for emergency response agencies.
- Landscaping requirements.
- Emergency vehicle parking areas shall be designated within proximity to buildings.
- The applicant shall fund all costs associated with police and fire radio reception enhancement, including a Bi-Directional Amplifying 800 MHz antenna (BDA).
- Prior to the issuance of a grading permit, the City of Costa Mesa Police Department shall review and approve the developer's project design features to ensure adequate security measures are incorporated into the project design.

SC 4.14-10 Prior to issuance of building permits, the Developer shall pay a school impact fee currently calculated at $1.84 per square foot for residential development and $0.30 per square foot for commercial development.

SC 4.14-11 Prior to issuance of occupancy permits, the Developer shall pay a park impact fee or dedicate parkland to meet the demands of the proposed development. The current park impact fee is calculated at $13,572 per new single-family dwelling unit.

5.1.9 Recreation

Refer to SC 4.14.11

5.1.10 Transportation/Traffic

SC 4.16-1 Prior to the start of construction, a Construction Access and Circulation Plan shall be prepared and approved by the City Traffic Engineer to ensure that construction traffic will not impact Victoria Street and other public roadways in the site vicinity.

5.1.11 Utilities and Service Systems

SC 4.17-1 Applicant will be required to construct sewers to serve the Project, at his own expense, meeting the approval of the Costa Mesa Sanitary District.

SC 4.17-2 County Sanitation District fees, fixtures fees, inspection fees, and sewer permit are required prior to installation of sewer.

SC 4.17-3 The Applicant shall submit a plan showing sewer improvements that meets the District Engineer's approval to the Building Division as part of the plans submitted for plan check.

SC 4.17-4 The Applicant is required to contact the Costa Mesa Sanitary District to arrange final sign-off prior to Certificate of Occupancy being released.

SC 4.17-5 Unless an offsite trash hauler is being used, the Applicant shall contact the Costa Mesa Sanitary District to pay trash collection program fees and arrange for service for all new residences. Residences using bin or dumpster services are exempt from the requirement.

SC 4.17-6 The Applicant shall contact Costa Mesa Sanitary District for any additional district requirements.

5.2 Mitigation Measures

5.2.1 Noise

MM NOI-1 The perimeter walls around Lots 1, 7, 13 and 20 will be required to be 8 feet in height. Prior to issuance of building permits, a qualified Acoustical Scientist shall be retained to prepare a Final Acoustical Impact Report, utilizing precise grading plans, and detailed floor and elevation plans, for units with direct exposure to Victoria Street. Said report must be able to demonstrate compliance or effective mitigation (such as noise control barriers) that will reduce noise impacts to within compliance (45 dBA CNEL residential interior, 65 dBA CNEL exterior).

With incorporation of Mitigation Measure NOI-1, the project will meet the noise attenuation standards.

6.0 Consultant Recommendation

Based on the information and environmental analysis contained in this Initial Study, we recommend that the City of Costa Mesa prepare a Mitigated Negative Declaration for the Trumark Homes Project. We find that the project could have a significant effect on a number of environmental issues, but that the specified mitigation measures would reduce such impacts to a less than significant level. We recommend that the second category, which specifies preparation of a Mitigated Negative Declaration, be selected for the City's determination; refer to Section 3.3, Lead Agency Determination.

Date: February 23, 2015

Signed: _____

Thomas F. Holm, AICP
URS Corporation
Project Manager

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7.0 References

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PH-2

DEAR CITY HALL COUNCIL MEMBERS March 17th 2015

We speak for most of our fellow neighbors on the Bluffs.

Firstly, some of us DID NOT get your public notice sent out from the city of Costa Mesa. SO we thought you might like to know this or perhaps you already did?

In any case, we have been informed of the property at 1239 Victoria is in the works to be re- zoned a "HIGH DENSITY RESIDENTIAL ZONE'."

We want you to know that many strongly feel certain city council members have no concern for our home values our quality of life or the fact that traffic Costa Mesa is already disgusting so we guess you want to make it a little worse, right?.

We are disgusted that you sell out our neighborhood by allowing interlopers to encroach on our nice quite homes that we worked VERY hard for. Are you really going to allow Trumark Homes to build 28 three story "homes" with roof top patios, to be stuffed where the Viva building now stands! ?? For some of us, this will literally be in our back yards! Perhaps you don't care because you don't live or drive around here, BUT WE DO! Please don't forget, We have rights as home owners.

Why can't you see, there is no advantage or useful purpose for allowing such a project! This does NOTHING to help our neighborhoods. Not to mention these boxy ugly structures do not fit in aesthetically. Especially at 3 Stories. Why so many and why so looming and intrusive?

IF this is to be Re zoned, you need to compromise with your constituents and the builders, not JUST the builders! . Make it something that EVERONE can live with.

That West Reef mess is bad enough but now you want to allow ANOTHER Condo project near us? Please do not humor us by calling these "HOMES" we are not stupid! Oh and roof top patios do not count as " OPEN SPACE" Nice loop hole but let's be real.

We send a clear message to YOU, city council that we will NOT put up with anymore High Density housing in this already congested area. This is a perfect example of City planning at its WORST.

Do something good for the city, like paint some lines on Victoria so people don't crash! It's been WEEKS since they're paved and no lines have been painted.

We hope you all wake up and remember that you were voted in office to HELP make Costa Mesa a better city, NOT to make it look like downtown Los Angeles.

<u>Please do the right thing.</u>

Thank you. Macie and Tim.

PLANNING COMMISSION SUPPLEMENTAL MEMORANDUM

MEETING DATE: MARCH 23, 2015 **ITEM NUMBER:** PH-2

SUBJECT: GENERAL PLAN AMENDMENT GP-14-03, REZONE R-14-03, PLANNING APPLICATION PA-14-19, AND VESTING TENTATIVE TRACT MAP VT-17779 FOR A 28-UNIT RESIDENTIAL DEVELOPMENT AT 1239 VICTORIA STREET

DATE: MARCH 20, 2015

FROM: PLANNING DIVISION/DEVELOPMENT SERVICES DEPARTMENT

PRESENTATION BY: MEL LEE, SENIOR PLANNER

FOR FURTHER INFORMATION CONTACT: MEL LEE, AICP (714) 754-5611
mel.lee@costamesaca.gov

PURPOSE

The purpose of this memo is to provide a summary of the applicant's response to feedback received from the community. Please note the following:

- The applicant would like to receive public comments at the public hearing on Monday, March 23, 2015.
- After public comments are made, the expectation is that the public hearing be continued to allow the applicant time to address any comments received to date and at the hearing. A three-week continuance will allow any revisions to be presented at the next Planning Commission on Monday, April 13, 2015.

Community Outreach and Feedback

On March 18, 2015, the applicant conducted a neighborhood meeting at the site from 6:30 pm to 8:30 pm. Approximately 20 residents attended. The following table is a summary of comments that the applicant is addressing through design modification or other changes to the proposed project.

A letter dated March 17, 2015 from the applicant provides more detailed information on specific items that are being negotiated with adjacent neighbors (attached).

	Comment	Proposed Changes
•	Pedestrian and vehicular traffic shall be contained within the site. Specifically, there shall be no pedestrian or vehicle access from Sea Bluff through the site to Victoria Street.	No pedestrian or vehicle access through the neighborhood is proposed.
•	Roof decks should be modified or removed to ensure privacy.	Design options are being prepared to modify the layout, size, location of stairwells, etc. of the roof decks to ensure that there are no views of the deck from adjoining properties. Applicant is considering a custom floor plan / building design for those units adjacent to residential properties.
•	Three story structures are too prominent and are not compatible with the residential neighborhood.	Site shall be graded in a manner to reduce the existing grade level by four to five feet. This will require the construction of retaining walls along the perimeter of the site from 8 feet to 11 feet in height.
•	The proposed PDR-High Density classification (20 du per acre) is too high and dense for the area.	Applicant is evaluating a potential modification to the rezone request to seek an R2-HD (14.5 dwelling units per acre) zone which would limit the overall project density. This new zoning classification will result in variances from certain code requirements (see attached). Compared to the PDR-HD zoning request, the R2-HD zone would result in an equal number of required variances (3 total; building height, open space, and rear setback).
•	Mature landscape screening should be incorporated throughout the project, especially in areas along the shared property lines with residential neighbors.	Applicant is working with neighbors to identify specific types of trees that will be planted in the rear yards of the proposed residences to provide a landscape screen. A Land Use Restriction and CC&Rs will require that the trees be maintained or replaced unless otherwise approved by the City.
•	Existing walls and wood fences shall be removed and replaced with new walls.	An upgraded wall plan shall specify the exact height, design, and material of all new walls.
•	Resident and guest parking should not overflow onto Valley Road, Sea Bluff, Gleneagles, etc. in the surrounding neighborhood.	Any design modifications to the proposed floor plans shall continue to include required garage and open parking spaces in compliance with the City's requirements. No compact parking will be proposed.

Evaluation of Potential Design Alternatives

In response to some of the comments received from residents, the applicant is preparing possible alternative designs for the Commission's consideration. If these design options are completed, they may be presented by the applicant at the Monday hearing.

Response to Comments and Addendum to IS/MND for Shade/Shadow Analysis

Attached is the response to comments based on the sole letter from Caltrans received during the comment period for the IS/MND. In addition, a shade shadow exhibit will be included in the Aesthetics analysis of the IS/MND.

Distribution: Director of Economic & Development Services/Deputy CEO
Assistant Development Services Director
Senior Deputy City Attorney
Public Services Director
City Engineer
Transportation Services Manager
Fire Protection Analyst
Staff (6)
File (2)

Trumark Homes
Attn: Eric Nelson
450 Newport Center Drive, #300
Newport Beach, CA 92660

Westar Holdings, Inc.
1239 Victoria Street
Costa Mesa, CA 92627

AECOM
Attn: Thomas Holm, AICP
999 Town & Country Road
Orange, CA 92868

Attachment 1

DEVELOPMENT STANDARD COMPARISON (R2-HD STANDARDS)

Development Standard	Required/Allowed	Proposed/Provided
Lot Size:		
Lot Width	100 FT	283 FT
Lot Area	12,000 SF (.27 AC)	88,608 SF (2.04 Acres)
Density/Intensity:		
DU's/ Acre	1 du/3,000 SF (14.5 DU's/Acre – 29 Units Total)	1 du/3,174 SF (14 DU's/Acre – 28 Units Total)
Building Coverage (Development Lot)		
Buildings	NA	21,362 SF (24%)
Paving	NA	36,322 SF (41.1%)
Open Space (Total)	35,443 SF (40%)	30,924 SF (34.9%) (1)
TOTAL		88,608 SF (100%)
Common Open Space	NA	1,861 SF
Private Open Space	10 FT Min. Dim.	10 FT Min. Dim.
No. of Stories/Building Height	2 Stories/27 FT	3 Stories + Roof Deck / 37 FT (1)
Setbacks (Buildings)		
Front	20	16 FT (2)
Side (Left/Right)	5 FT	6 FT / 7 FT
Rear	10 FT (1 Story) 20 FT (2 Story)	10 FT (2 Story) (1)
Rear Yard Lot Coverage	1,200 SF (25 %)	720 SF (15%)
Distance Between Buildings	10 FT	8 FT (2)
Perimeter Open Space	NA	11 FT Min.
Parking		
Covered	56	56
Open	56	42
Guest	NA	14
TOTAL	112 Spaces	112 Spaces
Interior garage dimension	20 FT X 20 FT	20 FT X 20 FT
NA = Not Applicable or No Requirement (1) Variance required (2) Minor Modification required		
CEQA Status	Initial Study/Mitigated Negative Declaration	
Final Action	City Council	

Attachment 2

TRUMARK HOMES

Eric A. Nelson
Vice President
Land Development
Office: (949) 999-9800
Cell: (949) 510-2070
enelson@trumarkco.com

SENT VIA EMAIL

March 17, 2015

Mel Lee, AICP
Planning Division/ Development Services
77 Fair Drive
Costa Mesa, CA 92628

RE: GP-14-03, R-14-03, PA-14-19, VTTM-1779
Planning Commission Update

Dear Mel,

Thank you again for taking the time to meet with me in regards to the abovementioned project. I am in the process of finalizing a number of discussions and evaluating alternative ideas and options that would further minimize the potential impacts to our adjacent and most immediate neighbors.

A concern that came up multiple times during our meetings with the neighbors is the potential for this project to create/ request either vehicular or pedestrian access to Sea Bluff. In an effort to over communicate and be clear, Trumark Homes ***has not and will not*** propose any connection (pedestrian or vehicular) to Sea Bluff.

Currently, the proposed changes that have been discussed (but not finalized) with the individual neighbors (excluding neighbor 3) include the following.

Adjacent Owner (see map)	*Lot(s) # TTM 17779*	*Proposed Changes*	*Notes / Goal*
CHANGES INCLUDE ITEMS THAT IMPACT MULTIPLE LOTS / NOT SPECIFIC TO ANY ADJACENT OWNER			
2, 3, 4	10	Reverse layout, locate stairs along southern elevation.	This would eliminate living areas and provide additional privacy to adjacent neighbors
2, 3, 4	22	Reverse layout, locate stairs along southern elevation.	This would eliminate living areas and provide additional privacy to adjacent neighbors
1, 2, 3, 4	6,7,8,9,10,11,21 ,22,23,24	Lower site approximately 4.5 - 5'	Lowering site would reduce privacy impacts and include retaining walls up to 11' on proposed site.
CHANGES OR SPECIFIC ITEMS THAT ARE DIRECTLY RELATED TO ADJACENT OWNER			

1	6,7,8,9	Orient stairs to roof deck to exit on west elevation (front)	Eliminate views into front yard, rear yard and windows on adjacent home
1	6,7,8,9	Increase screening of roof deck to 6' along rear	Eliminate views into front yard, rear yard and windows on adjacent home
1	6,7,8,9	Windows on south elevation would be located 6' aff	Eliminate views into front yard, rear yard and windows on adjacent home
1	6,7,8,9	Remove and Replace existing perimeter wall with new retaining wall to allow for lowering site. Includes providing additional landscape screening along property line.	Reduces impact of height, privacy and visual impacts.
2	9	Build a 5' retaining wall off the property line, within the 10' landscape area to allow for lowering project site.	During construction, Trumark would drain existing pool to protect from structural failure. Following wall construction, pool would be acid washed, filled with water, including any water bill at Trumarks expense.
2	9	Windows on south elevation would be located 6' aff	Eliminate views into front yard, rear yard and windows on adjacent home
2	9	Provide insurance policy on pool	This would provide additional protection to limit long term exposure to construction defects.
2	9	Roof Deck oriented and designed to eliminate viewing into yard.	Eliminate views into front yard of owner 1, rear yards and windows on adjacent homes
3	Along PL	Build a 5' retaining wall off the property line, within the 10' landscape area to allow for lowering project site.	During construction, Trumark would drain existing pool to protect from structural failure. Following wall construction, pool would be acid washed, filled with water, including any water bill at Trumark expense.
3	Along PL	Provide insurance policy on pool.	This would provide additional protection to limit long term exposure to construction defects.
4	23	Increase screening of roof deck to 6' aff	Eliminate views into rear yard and windows on adjacent home
4	23	Windows on south elevation would be located 6' aff	Eliminate views into rear yard and windows on adjacent home
4	23	Remove and Replace existing perimeter wall with new retaining wall to allow for lowering site. Includes providing additional landscape screening along property line.	Reduces impact of height, privacy and visual impacts.

I have included a section drawing that shows the adjacent homes relative to the proposed project with above changes as well as a photo simulation from Sea Bluff. ***NOTE, this is not the model for this lot but does provide an idea of the massing view from Sea Bluff.***

In addition to the abovementioned specific changes, we are also evaluating additional changes that include;

1. Modification of proposed zoning from PD-HD (20 du/acre) to R2 –HD (14.5 du/acre).

2. Modification of TTM from single family, fee simple lots to common interest development (condos).

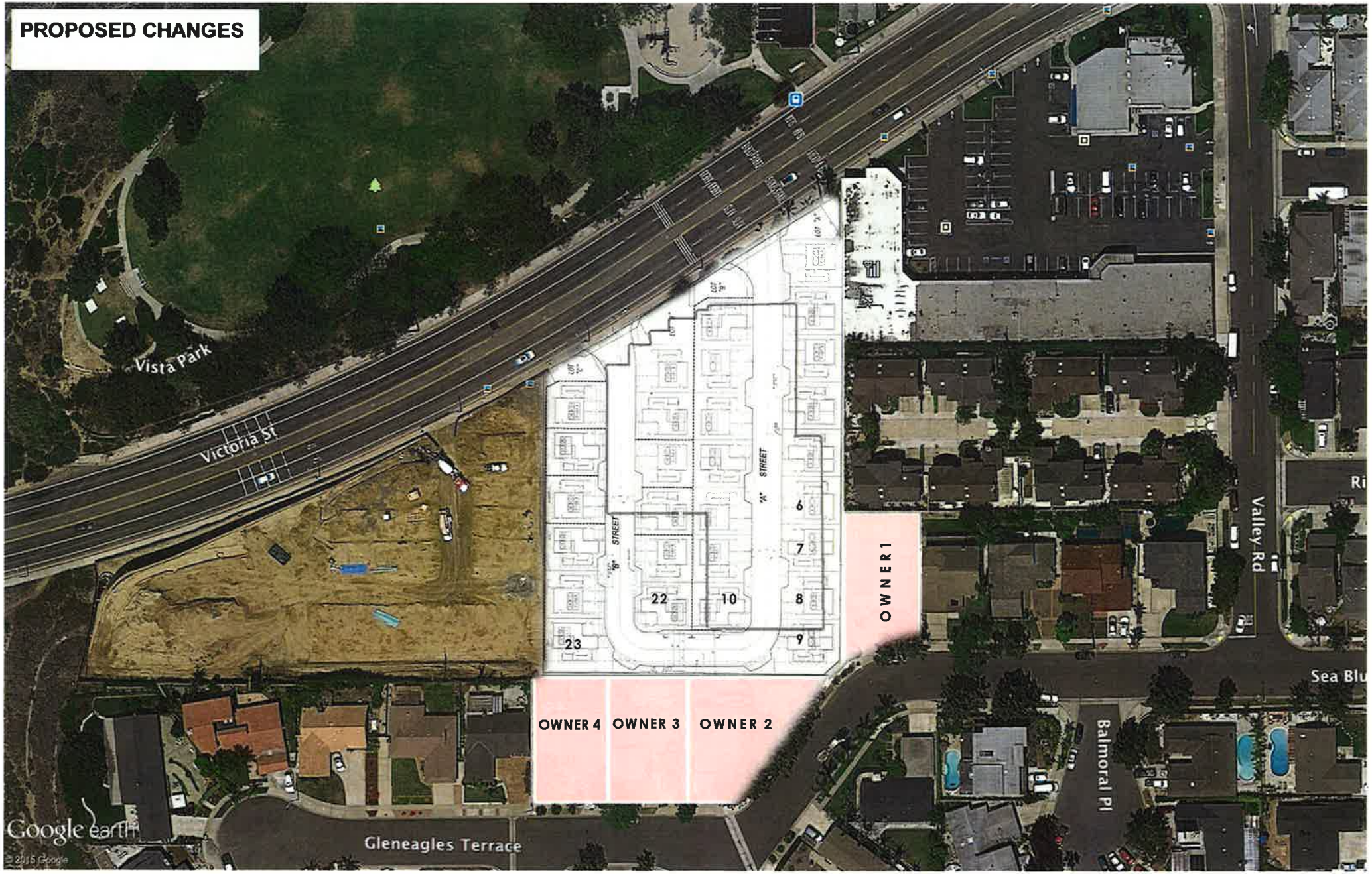
As you know, this is a fluid process and changes are being discussed and evaluated as we speak. That said, the list above is a snap shot of the current proposed changes and may change.

If you have any questions or need additional information, please do not hesitate to contact me directly.

Sincerely,
Trumark Homes, LLC

Eric Nelson

Eric A. Nelson
Vice President
Land Development


PROPOSED CHANGES
Vista Park
Victoria St
STREET
"A"
STREET
6
7
8
9
10
22
23
OWNER 1
OWNER 2
OWNER 3
OWNER 4
Valley Rd
Balmoral Pl
Gleneagles Terrace
Google earth

Attachment 3

Response

The Department is acknowledging that it is a commenting agency on this project and has no comments on the IS/MND. The Department states that in the event of any activity in the Department's right-of-way, an encroachment permit must be obtained. In addition, the Department asks that the City continues to keep them informed regarding the Project and any future developments related to the Project that could potentially impact State transportation facilities. As requested, the City will keep the Department informed of Project-related activities that could impact State transportation facilities.

DEPARTMENT OF TRANSPORTATION
DISTRICT 12
3347 MICHELSON DRIVE, SUITE 100
IRVINE, CA 92612-8894
PHONE (949) 724-2000
FAX (949) 724-2019
TTY 711
www.dot.ca.gov

Serious drought
Help save water!

February 27, 2015

Melvin Lee
City of Costa Mesa
77 Fair Drive
Costa Mesa, Ca 92626

File: IGR/CEQA
SCH#: 2015021075
Log #: 4212
SR-55

Dear Mr. Lee:

Thank you for the opportunity to review and comment on the **Initial Study (IS) and Mitigated Negative Declaration (MND)** for the **Trumark Homes Project at 1239 Victoria.** The project proposes to develop a 28-unit Residential Planned Development at the site of an existing commercial/light industrial use. The project consists of single-family detached residences with a density of approximately 14 dwelling units per acre. The nearest State route to the project site is SR-55.

The Department of Transportation (Department) is a commenting agency on this project and has no comment at this time. However, in the event of any activity in the Department's right-of-way, an encroachment permit will be required.

Please continue to keep us informed of this project and any future developments that could potentially impact State transportation facilities. If you have any questions or need to contact us, please do not hesitate to call Miya Edmonson at (949) 724-2228.

Sincerely,

MAUREEN EL HARAKE
Branch Chief, Regional-Community-Transit Planning
District 12

C: Scott Morgan, Office of Planning and Research

Attachment 4

AECOM
999 Town and Country Road
Orange, CA 92868

714-567-2501 tel
714-567-2782 fax

March 18, 2015

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

Subject: Trumark Homes Project – Shade/Shadow Impacts

Dear Mr. Lee,

This letter attaches a shade/shadow study for the Trumark Homes Project at 1239 Victoria, which was inadvertently omitted from the Initial Study/Mitigated Negative Declaration (IS/MND). The attached Shadow Study, which is added as an Addendum to the IS/MND, demonstrates that no shade/shadow impacts related to the proposed Project would occur on surrounding properties.

Yours sincerely,

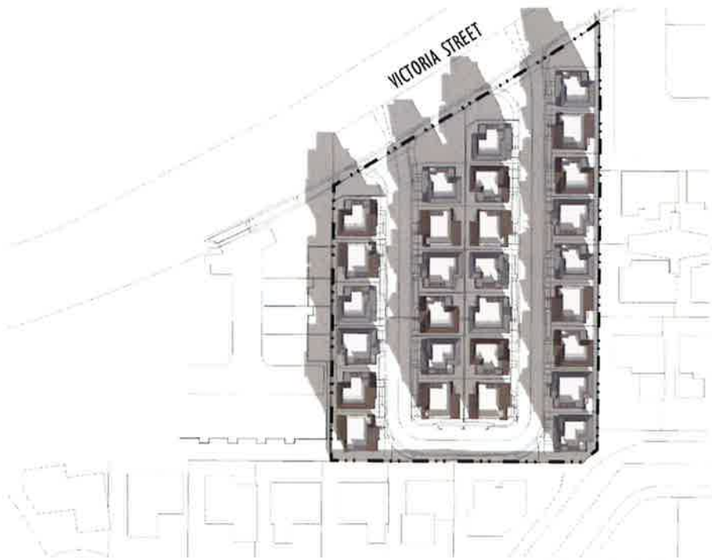
Thomas F. Holm

Thomas Holm, AICP
Environmental Planning Manager
AECOM
(714) 689-7189
thomas.holm@aecom.com

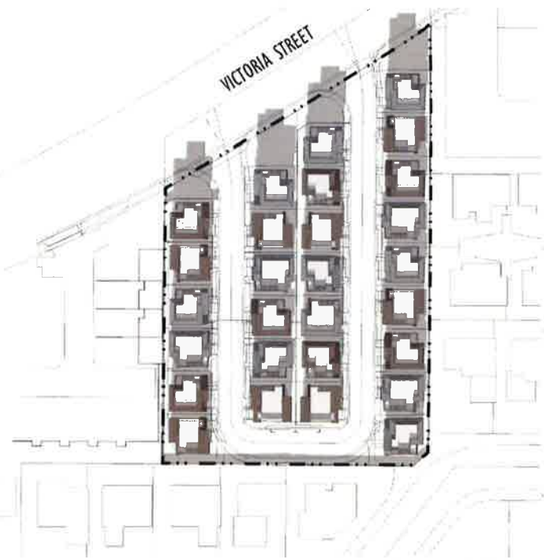
JUNE 21st AT 10:00AM

JUNE 21st AT 12:00PM

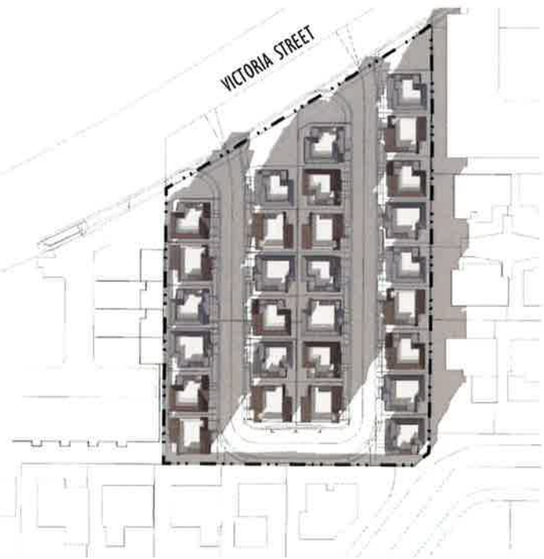
JUNE 21st AT 2:00PM



DEC 21st AT 10:00AM



DEC 21st AT 12:00PM



DEC 21st AT 2:00PM

0 30 60 120

TRUMARK COSTA MESA 2

TRUMARK
450 Newport Center Drive, Suite 300
Newport Beach, CA 92660
949.999.9800

SHADOW STUDY

COSTA MESA, CA

KTGY # 130841 09.03.2014
Jurisdiction #

SCALE: 1:60 **A0-10**

KTGY Group, Inc.
Architecture+Planning
17922 Fitch
Irvine, CA 92614
949.851.2133
ktgy.com

PH-2

LEE, MEL

From: Geri Cicero <geri.cicero@att.net>
Sent: Monday, March 23, 2015 1:31 PM
To: LEE, MEL; FOLEY, KATRINA; GENIS, SANDRA
Subject: Public Hearing / 1239 Victoria Street PA14-19

Importance: High

Dear City Overseers:

I have a hard time understanding the continual massive building in our SFR neighborhoods. From my perspective this is not Highest and Best Use – it's Highest and Best PROFIT! What the Planning Department is continuing to offer our city is high density residential projects at the cost of single family residents who have paid taxes for years and been the backbone of our city. My fears of the project are as follows:

- Traffic: is gravely impacted by this project and also the one westerly of the Viva plant. Since our City is a self-insured entity, I foresee accidents and problems at that Victoria site. One accident - a car spinning out of control, hitting a pedestrian or bicycler - and we have major liability that those of us who reside in the city will pay dearly for. It is imperative that we "wait and see" how things fare with the West Reef property (who also are Not selling well!)
- Ingress / Egress: we know that a left turn from that Viva property is an accident waiting to happen. Again, we constituents as deep pockets are on the hook for any accident! I foresee that folks will turn right instead on Valley Road; make a quick U-turn and come up to the light, affecting the retail shopping center and young children who attend two venues in that center.
- Water: my community service is water related with OCWD for 20 years. Where is the water coming from to take care of 84 more occupants on that Viva property?! As a mitigation, the builder Should be required to have some form of dual –or- cistern plumbing to lower water use in Each unit! Yes, more out-of-pocket; less profit!!! The mere grading of the property to retain runoff is not enough conservation in our dire drought predicament.
- Parking: **Guest parking of 14 for 28 units is not adequate!** I foresee the retail property easterly of Viva getting hit with multiple owners using the retail space to park. The driveways at each of the 28 units are NOT to be considered guest parking.

Please tread softly and with an eye to the future for our city when determining the affectation of this project on us city folks.

Btw: One of our neighbors mentioned Speed Bumps on Victoria coming up the hill. Bravo! Splendid idea! Item #2 that should be paid for by the Builder (along with Item #1,the water mitigation mentioned above!)

West Reef is a bad project and the effect to the owners on the even-numbered addresses on Gleneagles adjacent to it has been especially horrible. **Please don't add to that existing problem with zoning changes at the Viva site.**

Geri Cicero

The cure for anything is Salt: sweat, tears or the ocean.

Wear Your Sun Screen!!!

1147 Aviemore Terrace, 92627 (Since 1977)

PH-2

COLGAN, JULIE

From: Dan Hakala <dan@keyboardstoday.com>
Sent: Monday, March 23, 2015 1:52 PM
To: PLANNING COMMISSION
Cc: Judie Howell
Subject: Planning decisions and voting for 1239 Victoria Project

Begin forwarded message:

From: <MAILER-DAEMON@cybrhost.net>
Date: March 23, 2015 1:44:30 PM PDT
To: <dan@keyboardstoday.com>
Subject: Undeliverable mail: Planning decisions and voting for 1239 Victoria Project

Failed to deliver to 'planningcommission@costamesa.gov'
SMTP module(domain costamesa.gov) reports:
host name is unknown

Reporting-MTA: dns; cybrhost.net

Original-Recipient: rfc822;<planningcommission@costamesa.gov>
Final-Recipient: rfc822;<planningcommission@costamesa.gov>
Action: failed
Status: 5.0.0
Remote-MTA: dns; costamesa.gov
Diagnostic-Code: smtp;host name is unknown

From: Dan Hakala <dan@keyboardstoday.com>
Date: March 23, 2015 1:44:28 PM PDT
To: planningcommission@costamesa.gov
Cc: phonechick@roadrunner.com
Subject: Planning decisions and voting for 1239 Victoria Project

As a longtime nearby resident property owner to this project, I am opposed to granting any variances or easements related to the building of this project.

The demolition of the existing commercial building will have a huge impact on this neighborhood with not only dust and dirt but potential shifting of the hillside stability.

Furthermore, should you proceed to grant approvals for this project I sincerely hope the

demolition permit fees if any, and the new construction dollars collected by the City of Costa Mesa will be very ample to pay for a median and new stoplight system to be installed in the middle of this hill above the bridge. A median would force drivers leaving this area to turn right and go up the hill and drivers would be unable to turn left going to Huntington Beach. This safety measure is very justified to prevent vehicle collisions on this hillside. Without the median and new stoplight system Victoria St. will be a ticking time bomb waiting for a disastrous accident to happen on this extremely busy road through our City.

Dan Hakala
1159 Aviemore Terrace
Costa Mesa. Ca. 92627

PH-2

REATEGUI, JENNIFER

From: LEE, MEL
Sent: Monday, March 23, 2015 5:00 PM
To: REATEGUI, JENNIFER; ROSALES, MARTHA
Subject: FW: Response to Public Notice Re: 1239 Victoria Street

---

From: James D [mailto:jimdod@hotmail.com]
Sent: Monday, March 23, 2015 4:59 PM
To: LEE, MEL
Subject: Response to Public Notice Re: 1239 Victoria Street

Dear Mr. Lee,

I am an owner and resident of 1128 Sea Bluff Drive, directly around the corner from the proposed development at 1239 Victoria Street in Costa Mesa.

My family purchased our home in October of 2013, and later after settling in to our new neighborhood, were disappointed to see the high density dwellings now under construction west of 1239 Victoria St. The prospect of more high density construction around the corner is not welcome.

We moved here to avoid the high-density of our previous home in Eastside Costa Mesa, but the rules are changing here.

I will be present at the meeting tonight to gather more information. I also wish to hereby go on the record with you and preserve our rights to protest and take legal action if we deem it necessary to protect the existing rules we purchased our home under.

Thank you for your consideration.

Sincerely,

James and Gudrun Dodelson
Tel.: (949) 887-6995