



Final • July 2016

# 929 Baker Street Residential Project

## Initial Study/Mitigated Negative Declaration

### Response to Comments | Mitigation Monitoring and Reporting Program

Prepared for:  
**City of Costa Mesa**

Prepared by:  
**Michael Baker International, Inc.**



# Responses to Comments

and

## Mitigation Monitoring and Reporting Plan

for the

### 929 Baker Street Residential Project

**SCH #: 2016061013**

**LEAD AGENCY:**

**City of Costa Mesa**  
77 Fair Drive  
Costa Mesa, California 92626  
**Contact: Mr. Mel Lee, AICP**  
(714) 754-5611

**CONSULTANT:**

**Michael Baker International**  
14725 Alton Parkway  
Irvine, CA 92618  
**Contacts: Mr. Eddie Torres**  
(949) 472-3505

July 13, 2016

JN 153149



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## 1.0 INTRODUCTION

The proposed project involves a Design Review (Planning Application PA-15-58) and a Vesting Tentative Tract Map (VTT-17980) to allow for the assemblage and subdivision of a 4.71 acre (205,168 square foot) lot currently located at 929 Baker Street into two-story, 56-unit detached common interest residential units and a 0.10 acre private park. The existing on-site structure would be demolished and the proposed development would consist of 56 detached single-family homes with private streets, and landscaping. The project would result in the construction of 237 parking spaces provided on-site. Of these 237 parking spaces, 112 spaces would be garage parking spaces, 112 spaces would be provided at private driveway spaces, and 13 guest spaces would be provided on-site. Implementation of the proposed project would require a Variance, as this alternative does not meet the City Municipal requirement of 40 percent open space (it proposes to provide 39.5 percent).

In accordance with the California Environmental Quality Act (CEQA) Guidelines, an Initial Study/Mitigated Negative Declaration (IS/MND) has been prepared for the proposed 929 Baker Street Residential Project.

The IS/MND was made available for public review and comment pursuant to CEQA Guidelines Section 15070. The public review commenced on June 8, 2016 and concluded on July 8, 2016. The IS/MND and supporting attachments were available for review by the general public at:

- The City of Costa Mesa Public Counter  
77 Fair Drive, Costa Mesa, CA 92626
- Mesa Verde Library  
2969 Mesa Verde Drive, East, Costa Mesa, CA 92626
- Costa Mesa/Donald Dugan Library  
1855 Park Avenue, Costa Mesa, CA 92627



## 2.0 RESPONSE TO COMMENTS

During the public review period, comments were received on the IS/MND from certain interested public agencies and private parties. The following is a list of the persons, firms, or agencies that submitted comments on the IS/MND during the public review period:

Comment Letter No.	Person, Firm, or Agency	Letter Dated
1	Scott Morgan, Director State Clearinghouse and Planning Unit, Governor's Office of Planning and Research	July 11, 2016
2	Hally Soboleske Senior Planner City of Santa Ana Planning and Building Agency	June 27, 2016
3	Ivy Osornio Project Manager Schools Evaluation and Brownfields Cleanup Branch Department of Toxic Substances Control	June 29, 2016
4	Laree Alonso Manager, Planning Division OC Public Works Service Area/OC Development Services	June 30, 2016
5	Tim Marsh Administrative Director, Facilities Support Services Newport-Mesa Unified School District	July 7, 2016
6	Maureen El Harake Branch Chief, Regional-Community-Transit Planning California Department of Transportation District 12	July 7, 2016
7	Dan Phu Manager, Environmental Programs Orange County Transportation Authority	July 8, 2016
8	Brian Valles	July 5, 2016

Although the CEQA Guidelines do not require a Lead Agency to prepare written responses to comments (see CEQA Guidelines Section 15088), the City has elected to prepare the following written responses with the intent of conducting a comprehensive and meaningful evaluation of the proposed project. The number designations in the responses are correlated to the bracketed and identified portions of each comment letter.



EDMUND G. BROWN JR.  
GOVERNOR

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



KEN ALEX  
DIRECTOR

July 11, 2016

Mel Lee  
City of Costa Mesa  
77 Fair Dr  
Costa Mesa, CA 92626

Subject: 929 Baker Street Residential Project  
SCH#: 2016061013

Dear Mel Lee:

The State Clearinghouse submitted the above named Mitigated Negative Declaration to selected state agencies for review. On the enclosed Document Details Report please note that the Clearinghouse has listed the state agencies that reviewed your document. The review period closed on July 8, 2016, and the comments from the responding agency (ies) is (are) enclosed. If this comment package is not in order, please notify the State Clearinghouse immediately. Please refer to the project's ten-digit State Clearinghouse number in future correspondence so that we may respond promptly.

Please note that Section 21104(c) of the California Public Resources Code states that:

"A responsible or other public agency shall only make substantive comments regarding those activities involved in a project which are within an area of expertise of the agency or which are required to be carried out or approved by the agency. Those comments shall be supported by specific documentation."

These comments are forwarded for use in preparing your final environmental document. Should you need more information or clarification of the enclosed comments, we recommend that you contact the commenting agency directly.

This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act. Please contact the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process.

Sincerely,

Scott Morgan  
Director, State Clearinghouse

Enclosures  
cc: Resources Agency

1-1

**Document Details Report  
State Clearinghouse Data Base**

**SCH#** 2016061013  
**Project Title** 929 Baker Street Residential Project  
**Lead Agency** Costa Mesa, City of

---

**Type** MND Mitigated Negative Declaration

**Description** Note: Extended Review per lead

The proposed project involves the following: 1) Adoption of an initial study/MND; and 2) vesting tentative tract map VTT-17980 for subdivision of property for homeownership. The proposed project involves a Design Review (planning application PA-15-58) and a VTT-17980 to allow for the assemblage and subdivision of a 4.71 acre (205,168 sf) lot currently located at 929 Baker St into a two story, 56-unit detached common interest residential units and a 0.11 acre private park (or a site plan alternative providing 8 additional guest parking spaces and a 0.10 acre private park). The site plan alternative would require a variance. No deviations from the City's Residential Design Guidelines are requested.

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**Lead Agency Contact**

**Name** Mel Lee  
**Agency** City of Costa Mesa  
**Phone** (714) 754-5611 **Fax**  
**email**  
**Address** 77 Fair Dr  
**City** Costa Mesa **State** CA **Zip** 92626

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**Project Location**

**County** Orange  
**City** Costa Mesa  
**Region**  
**Lat / Long** 33° 40' 43.7" N / 117° 53' 45.95" W  
**Cross Streets** Baker St and Bear St  
**Parcel No.** 141-242-03  
**Township** 6S **Range** 10W **Section** 2 **Base** SBBM

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**Proximity to:**

**Highways** SR 73, 55  
**Airports** John Wayne Int'l  
**Railways**  
**Waterways**  
**Schools** multiple  
**Land Use** GPD: Residential medium density (9-12 units/acre).  
Z: R2-MD

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**Project Issues** Aesthetic/Visual; Agricultural Land; Air Quality; Archaeologic-Historic; Biological Resources; Drainage/Absorption; Flood Plain/Flooding; Forest Land/Fire Hazard; Geologic/Seismic; Minerals; Noise; Population/Housing Balance; Public Services; Recreation/Parks; Schools/Universities; Septic System; Sewer Capacity; Soil Erosion/Compaction/Grading; Solid Waste; Toxic/Hazardous; Traffic/Circulation; Vegetation; Water Quality; Water Supply; Wetland/Riparian; Growth Inducing; Landuse; Cumulative Effects; Other Issues

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**Reviewing Agencies** Resources Agency; Department of Fish and Wildlife, Region 5; Department of Parks and Recreation; Department of Water Resources; California Highway Patrol; Caltrans, District 12; State Water Resources Control Board, Division of Drinking Water, District 8; Regional Water Quality Control Board, Region 8; Native American Heritage Commission; Department of Toxic Substances Control

**Document Details Report  
State Clearinghouse Data Base**

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*Date Received* 06/06/2016

*Start of Review* 06/06/2016

*End of Review* 07/08/2016



## **Response No. 1**

Mr. Scott Morgan  
Director State Clearinghouse and Planning Unit  
Governor's Office of Planning and Research  
July 11, 2016

- 1-1 This comment indicates that the State Clearinghouse submitted the IS/MND to selected state agencies for review, and that the comment period for the IS/MND concluded on July 8, 2016 for State agencies. The comment indicates that the lead agency complied with the review requirements for draft environmental documents pursuant to CEQA. It also provides a summary of information contained within the State Clearinghouse's database for the proposed project. As such, the comment does not provide specific comments regarding information presented in the IS/MND and no further response is necessary.

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CITY ATTORNEY  
Sonia R. Carvalho  
CLERK OF THE COUNCIL  
Maria D. Huizar

**CITY OF SANTA ANA**  
PLANNING & BUILDING AGENCY  
20 Civic Center Plaza  
P.O. Box 1988 • Santa Ana, California 92702  
www.santa-ana.org/pba

June 27, 2016

REC'D JUL 05 2016

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

Subject: 929 Baker Street, Costa Mesa Residential Project Mitigated Negative Declaration

Dear Mr. Lee:

Thank you for the opportunity to comment on the proposed residential project on 929 Baker Street in the City of Costa Mesa. We reviewed the Mitigated Negative Declaration draft and the following concerns related to the transportation/traffic study.

- 1. The study concluded that the Level of Service (LOS) will not exceed Level D during the AM and PM peak hours for the intersections on Bear and Baker Street and Bear Street and the SR-73 southbound ramp. However, we believe that a LOS D is an underestimation for the potential project impacts and predict the traffic conditions will more closely resemble LOS E. **2-1**
- 2. We presume the mitigation measure prohibiting left turns on Baker Street will result in a significant amount of congestion during peak hours. **2-2**
- 3. The Driveway Analysis shows a LOS of E and F and it is likely this level of traffic will continue into Bear Street. **2-3**

For questions or comments, you may contact Hally Soboleske, Senior Planner at (714) 647-5842 or at [hsoboleske@santa-ana.org](mailto:hsoboleske@santa-ana.org).

Sincerely,

Hally Soboleske  
Senior Planner

S:\Planning\Nathalie\Hally\929 Baker Street\_NegDec.docx.doc

SANTA ANA CITY COUNCIL



## **Response No. 2**

Hally Soboleske  
Senior Planner  
City of Santa Ana Planning and Building Agency  
June 27, 2016

- 2-1 The Commenter disagrees with the levels of service reported in the IS/MND and Traffic Impact Analysis at the intersections of Bear Street/Baker Street and at the Bear Street/SR-73 ramps. The comment does not give any evidence to substantiate the statement that Level of Service (LOS) D is an underestimation of the potential project impact at these locations. The analysis in the IS/MND and Traffic Impact Analysis (Appendix 8.6, *Traffic Impact Analysis*) is based on counts conducted at these intersections in November 2015, as well as the addition of a growth rate and traffic from cumulative projects. Furthermore, the analysis was conducted consistent with the requirements and thresholds established by the City of Costa Mesa.
- 2-2 If left-turns are prohibited from the project driveway onto Baker Street, then four drivers per hour would be added to the northbound right-turn movement from the project driveway and to the eastbound U-turn movement at Bear Street/Baker Street. This condition was evaluated and it was found that the LOS at Bear Street/Baker Street would not change. The Commenter's presumption that the mitigation measure prohibiting left-turns onto Baker Street would result in a "significant amount of congestion" is disproved by the analysis presented in the Traffic Impact Analysis.
- 2-3 As noted on page 4.16-13 of the IS/MND, "The delay at the project driveway...would only be experienced by project residents turning left out of the driveway onto Baker Street..." Furthermore, as noted in the Response to Comment 2-2, the prohibition of left-turns out of the project would not increase the LOS at the intersection of Bear Street/Baker Street. The Commenter's statement that the LOS E or F condition experienced at the driveway would "continue into Bear Street" is not substantiated by the analysis presented in the IS/MND and Traffic Impact Analysis.



Department of Toxic Substances Control



Matthew Rodriguez  
Secretary for  
Environmental Protection

Barbara A. Lee, Director  
5796 Corporate Avenue  
Cypress, California 90630

Edmund G. Brown Jr.  
Governor

June 29, 2016

Mr. Mel Lee, AICP  
Senior Planner  
Development Services  
City of Costa Mesa  
77 Fair Drive  
Costa Mesa, California 92626

NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION FOR:  
929 BAKER STREET RESIDENTIAL PROJECT (SCH # 2016061013)

Dear Mr. Lee:

The California Department of Toxic Substances Control (DTSC) has reviewed the Notice of Intent to Adopt a Negative Declaration (ND) for the subject project. The proposed project involves the construction of a two-story, 56-unit detached common interest residential units on a 4.71-acre lot and a 0.10-acre private park. Based on the review of the submitted document, DTSC would like to provide the following comments:

- 1. The ND states that the project site was historically used for agricultural purposes from at least 1938 until the 1960s. DTSC recommends that the site be evaluated according to DTSC's August 2008 *Interim Guidance for Sampling Agricultural Properties (Third Revision)*. 3-1
- 2. Section 4.8(b) indicates the need for development of a soil management plan, vapor barrier installation, and demolition of existing structures with potential for lead-based paint. DTSC can provide guidance for cleanup and remedial oversight through an Environmental Oversight Agreement (EOA) for government agencies, or a Voluntary Cleanup Agreement (VCA) for private parties. For additional information on the EOA, please see [www.dtsc.ca.gov/SiteCleanup/Brownfields](http://www.dtsc.ca.gov/SiteCleanup/Brownfields), or contact DTSC's Voluntary Cleanup Coordinator, Maryam Tasnif-Abbasi, at (714) 484-5489 for the VCA. 3-2

Mr. Mel Lee  
June 29, 2016  
Page 2

If you have any questions regarding this letter, please contact me at (714) 484-5433 or by e-mail at: [Ivy.Osornio@dtsc.ca.gov](mailto:Ivy.Osornio@dtsc.ca.gov).

Sincerely,



Ivy Osornio  
Project Manager  
Schools Evaluation and Brownfields Cleanup Branch  
Brownfields and Environmental Restoration Program

ed/io

cc: State Clearinghouse (via e-mail)  
Office of Planning and Research  
[State.clearinghouse@opr.ca.gov](mailto:State.clearinghouse@opr.ca.gov)

Mr. Dave Kereazis - DTSC Sacramento (via email)  
CEQA Tracking Center  
[Dave.Kereazis@dtsc.ca.gov](mailto:Dave.Kereazis@dtsc.ca.gov)



### **Response No. 3**

Ivy Osornio  
Project Manager  
Schools Evaluation and Brownfields Cleanup Branch  
Department of Toxic Substances Control  
June 29, 2016

- 3-1 According to the *Subsurface Assessment Report, Baker Street Self Storage, 929 Baker Street, Costa Mesa, California* (Bureau Veritas November 30, 2015) (see Appendix 8.3, Hazardous Materials Documentation), the soil and soil vapor sampling was conducted as recommended by California Department of Toxic Substances Control/California Regional Water Quality Control Board (DTSC/CRWQCB) guidance. Soil vapor samples were analyzed using EPA Method 8260 that included additional compounds (such as Freon 113) required by DTSC/CRWQCB.
- 3-2 The Commenter suggests that the DTSC can provide guidance for cleanup and remedial oversight at the project site through an Environmental Oversight Agreement (EOA), or a Voluntary Cleanup Agreement (VCA). As discussed in Section 4.8, Hazardous Materials, of the IS/MND, all impacts pertaining to the presence of hazardous materials at the project site would be mitigated to a less than significant level with implementation of Mitigation Measures HAZ-1 through HAZ-3, as well as SC 4.8-1 through 4.8-5. The project Applicant would determine whether an EOA or VCA would be needed for project in cooperation with the DTSC.



NCL 16-027

REC'D JUL 05 2016

June 30, 2016

Ms. Mel Lee, AICP, Senior Planner  
City of Costa Mesa  
77 Fair Drive  
Costa Mesa, California 92628

SUBJECT: Notice of Intent to Adopt a Negative Declaration for 929 Baker Street Residential Project:

Dear Ms. Lee:

The County of Orange has reviewed the Notice of Intent to Adopt a Negative Declaration for 929 Baker Street Residential Project located in City of Costa Mesa and has no comments at this time. We would like to be advised of any further developments on the project. Please continue to keep us on the distribution list for future notifications related to this project.

4-1

Sincerely,

Laree Alonso, Manager, Planning Division  
OC Public Works Service Area/OC Development Services  
300 North Flower Street  
Santa Ana, California 92702-4048  
[Laree.alonso@ocpw.ocgov.com](mailto:Laree.alonso@ocpw.ocgov.com)

LA/yj



## **Response No. 4**

Laree Alonso  
Manager, Planning Division  
OC Public Works Service Area/OC Development Services  
June 30, 2016

- 4-1 The Commenter requests that the County of Orange be advised of any further developments on the project, and to be included on the distribution list for future notifications regarding the project. As the Commenter does not provide any specific comment regarding the information presented in the IS/MND, no further response is necessary.

**From:** Tim Marsh [mailto:tmars@nmusd.us]  
**Sent:** Thursday, July 07, 2016 9:57 AM  
**To:** LEE, MEL <MEL.LEE@costamesaca.gov>  
**Cc:** Lori Horrell <lhorrell@nmusd.us>  
**Subject:** PA -15-58 Public Comment Period

Dear Mr. Lee,

In reviewing the Initial Study for the residential development at 929 Baker St. Costa Mesa, Ca. I have the following concerns.

The wall separating the proposed development from the commercial facility that the Newport-Mesa Unified School District operates on the East side of the proposed development is not sufficient to protect the new development from the light and sound of our existing operation. Our facility operates from 5:00am until 11:15pm Monday through Friday. We also have some weekend operations, but they are not on a fixed schedule.

**5-1**

The new residents will be exposed to delivery trucks that have back up bells and are often unloaded in the parking lot. The trucks themselves and the unloading process are very noisy especially in the early morning hours when the ambient sound levels are fairly low.

**5-2**

Some of the existing lighting on our site is directed towards the new development and the light source will be visible through the windows of the new homes.

**5-3**

The mechanical equipment that we have on site is loud and while the sound did not bother the storage facility it will be an issue for residents trying to enjoy their new homes.

**5-4**



**Tim Marsh**  
Administrative Director, Facilities Support Services  
Newport-Mesa Unified School District  
Tel (714) 424-7527 • Fax (714) 424-7503  
[tmars@nmusd.us](mailto:tmars@nmusd.us)

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## **Response No. 5**

Tim Marsh  
Administrative Director, Facilities Support Services  
Newport-Mesa Unified School District  
July 7, 2016

- 5-1 As discussed on page 4.12-10 of the IS/MND, Mitigation Measure NOI-2 would require the replacement of the noise-producing equipment at the Newport-Mesa Unified School District (NMUSD) facility to the east, and the construction of an 8-foot noise barrier along the project's eastern boundary to attenuate operational noise levels at the proposed residential uses at the project site to below City standards. In addition, as required by Mitigation Measure NOI-3, the project Applicant would be required to submit a final acoustical report prepared to the satisfaction of the City of Costa Mesa Development Services Director prior to the issuance of Certificate of Occupancy. The acoustical report would show that the development would be sound-attenuated against present and projected noise levels to meet City interior and exterior noise standards.

The project site is located within a developed urban area with numerous nighttime lighting sources. Nighttime security and exterior building lighting, as well as street lighting is provided in the vicinity of the project site. Specifically, the NMUSD property to the east contains lighting fixtures that could spill onto the residential uses at the project site. However, existing residential uses in the project vicinity are currently exposed to nighttime lighting. In addition, the City of Costa Mesa Development Services Director would review the project plans and consider light spillover onto the project site during the City's Design Review process.

- 5-2 As indicated in Section 4.12, Noise, of the IS/MND, the City's Noise Ordinance regulates the allowable noise level crossing a shared property line for exterior areas and interior for residential uses. The maximum noise levels for both areas can be exceeded by certain levels depending on the length of time the noise is being produced. Trucks backing up and unloading produce varying degrees of noise depending on the activity. For example, backup alarms are expected to last less than one minute and unloading are expected to last less than 15 minutes. Truck deliveries to the NMUSD facility are typically medium size trucks and loading/unloading activities are by hand and with hand trucks and hydraulic lifts.

Deliveries typically occur between 6:00 a.m. and 7:15 p.m. Monday through Friday. The loading area is approximately 118 feet away from the project's eastern boundary on the east side of the existing two-story NMUSD building, which faces away from the project site. Deliveries, loading and unloading would have been captured in the noise monitoring analysis identified in the noise levels listed in Table 4.12-5. However, the noise levels of the NMUSD building mechanical equipment would have exceeded the noise levels of the delivery trucks and loading and unloading activities. These activities would produce noise levels below 55 dBA at the project boundary. Therefore, even when the mechanical equipment is mitigated pursuant to NOI-2, it would still be louder than the delivery trucks and loading/ unloading activities.



At no more than 55 dBA, loading/ unloading activity noise would be consistent with the City's noise standards between 7:00 a.m. and 7:00 p.m. Deliveries and loading/unloading occurring between 6:00 a.m. and 7:00 a.m. could exceed the City's exterior noise standards by up to 5 dBA. As indicated in Appendix 8.5, *Noise Impact Analysis*, of the IS/MND, the proposed perimeter wall would reduce noise levels on the project site by 6 to 12 dBA, which would reduce the delivery truck and loading/ unloading noise at the project boundary below the City's noise standards.

5-3 Please refer to Response to Comment 5-1.

5-4 As indicated in Appendix 8.5 and in Section 4.12 of the IS/MND, noise levels from the mechanical equipment located on the NMUSD property have been measured and analyzed to confirm that the City's noise standards would be met on the project site. With the proposed noise impact mitigation incorporated, including NOI-2 and NOI-3, which require certain physical improvements to reduce noise levels onsite and confirmation that the mitigation measures have reduced the noise levels, the noise levels at the project site would comply with City standards and impacts are less than significant.

**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.  
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July 7, 2016

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

File: IGR/CEQA  
 SCH#:2016061013  
 IGR Log: 20160005  
 SR: 55, SR-73, I 405

Dear Mr. Lee:

Thank you for the opportunity to review and comment on the **Mitigated Negative Declaration for Baker Street Residential Project**. The City of Costa Mesa proposes to adopt focused amendments to the following General Plan elements: Land use, Circulation, Growth Management, Conservation, Open Space and Recreation, Noise, Safety, Community Design, and Historic and Cultural Resources. The proposed General Plan Update is a long-range planning program intended to guide the orderly growth and development of the Costa Mesa planning area over the long term. The updated General Plan communicates the City's vision of its future and establishes a policy framework to govern decision-making concerning the physical development of the community and the public services and infrastructure systems that support existing and planned development. The planning area encompasses 4.71 acres. The nearest State routes to the proposed sites are SR-55, SR-73 and I-405.

**Caltrans is a responsible and commenting agency** on this project and has the following comments:

- 1. The analysis should include a discussion on potential traffic volumes going to SR-55 and southbound I-405. Further, the analysis should include a queue analysis for the southbound SR-73 Off-Ramp to Bear Street and northbound SR-73 Off-Ramp to Bear Street and submitted for Caltrans review and comment. **6-1**
  
- 2. Please verify the following:
  - a) Page 7 -Table 5- Total Trip Generation, the numbers seem not to add up correctly. **6-2**
  
  - b) Figures 4, 5, 8, and 9 at the study Intersections # 3 and 4 peak hour volume (3/0) and (0/3) for the through movement - It appears that there is both a left and right turn movement and not a through movement. **6-3**

Mr. Mel Lee  
July 7, 2016  
Page 2

3. Please clarify the following:

- a) Total Trip Generation on page 13. The numbers do not add up correctly for AM Peak Hour (In) column and PM Peak Hour (Out) column. | **6-4**
- b) Figure 6- The percentage of Project Trip Distribution does not add up to 100%. | **6-5**

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 Maryam Molavi, at (949) 724-2241.

Sincerely,



MAUREEN EL HARAKE  
Branch Chief, Regional-Community-Transit Planning  
District 12



## **Response No. 6**

Maureen El Harake  
Branch Chief, Regional-Community-Transit Planning  
California Department of Transportation District 12  
July 7, 2016

6-1 Figure 7 of the Traffic Impact Analysis ([Appendix 8.6](#) of the IS/MND) shows the project volumes entering the SR-73 at Bear Street. As shown in this figure, there would be a maximum of 5 vehicles added to SR-73 northbound and southbound during the AM and PM peak hours. This is a negligible traffic volume and does not require analysis, per the thresholds in the *Caltrans Guide for the Preparation of Traffic Impact Studies*. A queue analysis is not warranted at the SR-73 off-ramps at Bear Street as both off-ramps are operating well below their capacity and with acceptable LOS in both peak hours. The table below summarizes the LOS, approach volume and approach capacity for both ramps during the peak hours:

Roadway	AM Peak Hour			PM Peak Hour		
	Approach Volume	Approach Capacity	LOS	Approach Volume	Approach Capacity	LOS
SB Off-Ramp	466	736	C	411	699	C
NB Off-Ramp	1,301	2,601	A	1,510	2,682	A

- 6-2 The numbers in Table 5 of [Appendix 8.6](#) are off by 1 due to rounding. The table has been modified accordingly and is attached to this Final IS/MND as [Attachment 1](#) of this document. No additional impacts would result, and no additional mitigation is required.
- 6-3 The comment refers to the through volumes on the SR-73 on and off-ramps at Bear Street and states that it appears there is not a through movement. As noted in the traffic counts provided in Appendix A of the Traffic Impact Analysis ([Appendix 8.6](#) of the IS/MND), the volumes shown in Figures 4, 5, 8 and 9 are correct. The movement in question would be vehicles exiting the freeway, then proceeding across Bear Street to re-enter the freeway. While this movement is allowed, it is reasonable that there would be very few or even no vehicles getting off and then immediately back on the freeway during the peak hours.
- 6-4 The numbers in Table 10 of [Appendix 8.6](#) are off by 1 due to rounding. The table has been modified accordingly and is attached as [Attachment 2](#) of this document. No additional impacts would result, and no additional mitigation is required.
- 6-5 Figure 6 of the Traffic Impact Analysis ([Appendix 8.6](#)) incorrectly shows 10 percent of project traffic is to/from the east on Baker Street. The figure should have indicated that 15 percent of project traffic is to/from the east on Baker Street. This figure has been corrected and is attached as [Attachment 3](#) of this document. The analysis correctly evaluated a project trip distribution of 15 percent to/from the east on Baker Street, therefore the correction does not result in any changes to the with-project levels of service. No additional impacts would result, and no additional mitigation is required.



July 8, 2016

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

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

Dear Mr. Lee:

Thank you for providing Orange County Transportation Authority (OCTA) with an opportunity to review the above referenced document. The following comments are provided for your consideration:

On pages 4.16-5 and 4.16-16 from section '4.16. Transportation/Traffic' describes public transit routes that service the proposed project (Project) site. In February 2016, the OCTA Board of Directors approved the 2016 Bus Service Plan (Link: [http://www.octa.net/pdf/FINAL\\_2016\\_SERVICE\\_CHANGE.pdf](http://www.octa.net/pdf/FINAL_2016_SERVICE_CHANGE.pdf)). This plan reallocates bus service with the intention of increasing ridership. As part of this plan, Route 173 was eliminated in June 2016. Please remove Route 173 from the list of available transit next to the project site.

OCTA is concerned of potential disruption to bus service at the bus stop located on eastbound nearside Baker at Hyde during the Project's construction. OCTA recommends employing measures to reduce potential disruptions to the bus stop, in effect reducing transit service disruptions, and requests the City of Costa Mesa and DeNova Homes to keep OCTA apprised of any potential bus stop disruptions or street closures that may necessitate detours.

With regard to bicycle facilities, on page 4.16-16 from section '4.16 Transportation/Traffic' provides the existing bicycle facilities near the project site. The Class II bicycle lane on Bear Street begins south of the intersection of Baker and Bear. Additionally the bicycle lane is only on the southbound direction. There is also an existing Class II bicycle lane on Mendoza Drive between Baker and El Camino. The bicycle lane is only on the northbound direction.

Thank you for the opportunity to provide input on this project. If you have any questions or comments, please contact me by phone at (714) 560-5907, or by email at [dphu@octa.net](mailto:dphu@octa.net).

Sincerely,

Dan Phu  
Manager, Environmental Programs

7-1

7-2



## **Response No. 7**

Dan Phu  
Manager, Environmental Programs  
Orange County Transportation Authority  
July 8, 2016

7-1 As requested by the Commenter, all references to Orange County Transportation Authority Route 173 have been removed from Section 4.16, *Transportation/Traffic*, of the IS/MND. The updated text can be found in Section 4.0, *Errata*, of this Final IS/MND.

The Commenter also raises concern with regard to potential disruption of bus service during construction at the Baker-Hyde bus stop located just north of the project site. In response, the project would not include street or sidewalk improvements along Baker Street, and pedestrian access to the Baker-Hyde bus stop along Baker Street would remain during construction activities and operation of the project. In addition, the project Applicant would be required to submit a Construction Management Plan (CMP) to the City of Costa Mesa Development Services Director prior to issuance of grading permits. The CMP would provide methods to minimize disruption to the neighboring uses to the fullest extent that is reasonable and practicable. Specifically, the CMP would:

- Include construction parking and vehicle access and specify staging areas and delivery and hauling truck routes;
- Mitigate disruption to businesses during construction;
- Detail a truck route plan that shall preclude truck routes through residential areas and major truck traffic during peak hours; and
- Prohibit the total truck trips to 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.

Implementation of the CMP would ensure that access to the Baker-Hyde bus stop located to the north of the project site would be accessible during construction of the project.

7-2 The Commenter provides supplemental information regarding the bicycle lanes on Baker Street and Bear Street. The comment is informational and does not address the adequacy of the environmental analysis in the IS/MND. No further response is necessary.

Brian Valles  
2958 Milbro Street  
Costa Mesa, CA 92626  
(714)865-9761

**Received**  
City of Costa Mesa  
Development Services Department  
JUL 06 2016

July 5, 2016

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

Re: **Initial Study/ Mitigated Negative Declaration for 929 Baker (planning application PA-15-58)  
Development Address | 929 Baker Street, Costa Mesa  
Neighborhood Effected | Babb Street, Post Street, Croftdon Street and Milbro Street**

Planning Division of the City of Costa Mesa:

As a long time Costa Mesa resident and 21 year neighbor of the proposed Development at 929 Baker Street I'm concerned about some elements of the Initial Study/ Mitigated Negative Declaration. I am writing this letter on behalf of my family and the other families in the neighborhood. Please know our neighborhood is a very tight knit group. We have reviewed the lengthy *Initial Study/ Mitigated Negative Declaration* document. It has left us with some questions and concerns as follows:

1. *Privacy Screen.* It is said on page 4.4-3 the project will remove three existing street trees and replace them; however nowhere in the document is the other approximately 40 other established trees along the west border (Milbro Street) mentioned. According to the site plan it appears they will be removed and not replaced. These trees provide an appealing privacy screen, a habitat for humming birds and other obvious environmental benefits. Any trees which are removed or destroyed should be replaced.
2. *Additional Traffic: Under-Estimation.* The study as indicated on page 4.13-1 use the "2.74 average number of persons per households in the city of Costa Mesa" and thus this project is said to bring just 154 increase population. Though this may be the average per household it doesn't factor the average number of bedrooms per household within the city. Since each of the projects units are 4 to 5 bedrooms it stands to reason the actual population within the project would be significant more than the estimated 154 people. This has substantial impacts throughout the study's results and constitutes a revised study using more realistic population forecast.

8-1

8-2

- |   |                    |
|---|--------------------|
| <p>3. <i>Additional Traffic: Illegal U-Turns.</i> The study acknowledges drivers may become frustrated waiting to make a left turn out of the project and instead make a right then U-turn at the Baker and Bear intersection, which is currently illegal. The mitigation is to restrict left turn's thus adding approximately 4 cars to the turn lane. It is currently illegal to make a U-turn at that intersection. Will the project bring a change of traffic laws within that intersection? It seems unsafe to allow this.</p>   | <p><b>8-3</b></p>  |
| <p>4. <i>Additional Traffic: Milbro, Croftdon, Babbs and Post.</i> Due to the proximity of the projects driveway to the eastbound baker to bear street left hand turn pocket the study finds just enough space for 2 westbound cars to queue to enter the projects driveway. It is logical that any remaining cars would utilize Milbro, Crofton or Babb streets to turn around and then make a right turn into the project or hold up traffic while waiting within the westbound lanes of Baker Street. This scenario should have been analyzed, additionally a central driveway to the project further from the intersection of baker and bear should be required. The distance between the Milbro intersection and Bear intersection seems too short to safely add the realistic amount of travel this project will add.</p> | <p><b>8-4</b></p>  |
| <p>5. <i>Glare from Lights.</i> 5-1 Should limit the light mounting height to below the height of the adjoining wall to the single level residences given the unusually close setback to the property line.</p>   | <p><b>8-5</b></p>  |
| <p>6. <i>Glare from Windows / Need for Trees.</i> Within the study it is noted that the project will use Low-E type windows. These windows though required are known to reflect a concentrated reflection that has caused personal property damage as well as fires. Mitigation should be noted to alleviate the possibility of the second story windows causing damage to the existing homes and property to the west (Milbro Street).</p>   | <p><b>8-6</b></p>  |
| <p>7. <i>Quality of Life Issues.</i> The two story construction negatively impacts the natural view, environment and privacy of the existing single level residents along the west border of the project.</p>   |                    |
| <p style="padding-left: 40px;">a. Those 1950's era houses maintain an approximant 10 foot setback whereas the project is planned to be about 7 feet from there back fence. The current structure is significantly further away approximately 50 feet.</p>   | <p><b>8-7</b></p>  |
| <p style="padding-left: 40px;">b. The view from the back yards of the existing residents is a tree line with and the storage building in the far off background.</p>  | <p><b>8-8</b></p>  |
| <p style="padding-left: 40px;">c. Currently the storage facility makes no noise in the evening and infrequent low level noise throughout the day. It is obvious that the amount of noise to be generated by the new population filling 56 units will be dramatically more.</p>  | <p><b>8-9</b></p>  |
| <p style="padding-left: 40px;">d. The storage facility maintains a secure fenced property which adds to the security of the houses along Milbro Street. Given the open format of the project the security of the adjoining houses will be negatively impacted.</p>  | <p><b>8-10</b></p> |

- e. The privacy of the traditional single level houses will be sacrificed with the second story windows starring down into the properties of the existing houses.

Mitigations to solve all the above issues must be employed prior to approving this Plan.

Cordially,



Brian Valles





## **Response No. 8**

Brian Valles  
July 5, 2016

- 8-1 The project would plant over 80 new trees throughout the site, which would approximately double the number of existing trees to be removed.
- 8-2 The 2.74 average persons per household for the City of Costa Mesa was derived from the State of California Department of Finance, *E-5 Population and Housing Estimates for Cities, Counties and the State — January 1, 2011- 2016* (May 1, 2016). This factor was applied to the number of housing units (56) for the proposed project; the resultant population for the project was determined to be approximately 154 persons. The Commenter states that the expected population from the project would be greater than 154 persons by using an average number of bedrooms per household. However, the State of California Department of Finance data that was used for the analysis is typically considered conservative and is based on census information that is specific to the City of Costa Mesa and not a statewide average.
- The trip generation projections were not based on the number of persons per household. Instead the trip generation of the project was calculated using trip rates from the Institute of Transportation Engineers (ITE) *Trip Generation*, 9th Edition. The trip rates in the ITE Trip Generation manual are based on surveys of similar land use types throughout the United States and the City's Traffic Engineer approved the rate.
- 8-3 The Commenter correctly notes that U-turns are not allowed at the intersection of Bear Street/Baker Street. The project does not propose changing any traffic laws at the intersection; however, the analysis in the study presents the conditions that may occur if illegal U-turns are made at the intersection.
- 8-4 As noted on page 4.16-14 of the IS/MND, the 95th percentile queue for westbound (inbound) left-turning vehicles at the project driveway is one vehicle or less. The possibility that there could be more than one vehicle would occur less than 5 percent of the time. As noted in the IS/MND, the left-turn lane could accommodate two vehicles during the most congested times. Any additional left-turning vehicles would be negligible and would only add 1 or 2 vehicles to the left-turn at Milbro Street. There would not be overflow to such an extent that vehicles would utilize Croftdon Street or Babb Street.
- 8-5 As required by Standard Condition 4.1.1 in the IS/MND, the project Applicant would be required to submit a Lighting Plan and Photometric Study for the project, subject to the approval of the City's Development Services Department. The Lighting Plan would be required to show that the mounting height of lights on light standards do not exceed 18 feet in any location on the project site unless approved by the Development Services Director.
- 8-6 All windows within the project would meet City's glare, and other safety requirements based on industry standards.



- 8-7 As discussed on page 4.10-2 of the IS/MND, the proposed project complies with the City's development standards (including a side setback of five feet from the interior property line) for R2-MD except for the minimum distance between buildings and rear setback requirements.
- 8-8 The Commenter notes the existing viewshed of residents to the west of the project site. The comment does not address the environmental analysis in the IS/MND. No significant amount of visual degradation would occur as the view would be replaced with canopy trees and single-family homes. No further response is necessary.
- 8-9 The noise generated by the project during operations would be typical of a residential neighborhood, and would include stationary noise sources such as mechanical equipment, parking areas (cars idling, car doors shutting, etc.), kids playing, music, etc. These activities/noise sources are typical of residential neighborhoods, and would be intermittent and occur primarily during daytime hours. In addition, noise generated at the project site would be subject to noise standards and requirements of the City's Noise Ordinance (Title 13 Chapter XIII, *Noise Control*, of the Municipal Code).
- 8-10 As discussed on page 4.14-3 of the IS/MND, the project would be subject to site plan review by the City Building Department and the Costa Mesa Police Department to ensure that it meets City safety requirements. In addition, as required by SC 4.14-18 of the IS/MND (pages 4.14-3 and 4.14-4 of the IS/MND), the Costa Mesa Police Department would review all project plans for the purpose of ensuring that design requirements are incorporated into the building design to increase safety and avoid unsafe conditions. The project Applicant would be required to pay the appropriate fee in effect to mitigate the project's proportionate impact to additional demands on police protection services, if any.
- 8-11 The comment raises concerns regarding second-story views from the proposed residential units onto the residential properties to the west. As discussed above, the project would plant over 80 new trees throughout the site, including the area along the western project boundary. The new trees along the project's western boundary would provide some privacy screening to the residential uses to the west, and would provide increased screening as they mature. In addition, two-story residences are currently positioned in the neighborhood to the west of the project site, allowing for views onto adjoining properties (i.e., the condition described by the commenter). Lastly, it is noted that the CEQA Guidelines do not provide a threshold for assessing views of private property.



# ATTACHMENTS

**Table 5. Cumulative Projects Trip Generation**

Land Use	Units	Daily	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
<u>Trip Rates</u>								
Single Family Detached Housing <sup>1</sup>	DU	9.52	0.19	0.56	0.75	0.63	0.37	1.00
Apartment <sup>2</sup>	DU	6.65	0.10	0.41	0.51	0.40	0.22	0.62
Condominium <sup>3</sup>	DU	5.81	0.07	0.37	0.44	0.35	0.17	0.52
<b><u>Cumulative Projects Trip Generation</u></b>								
125 East Baker Street (Apartments)	240 DU	1,596	24	98	122	97	52	149
789 Paularino Avenue (Detached Condominiums)	19 DU	110	1	7	8	7	3	10
2626 Harbor Blvd (Single Family Detached)	33 DU	314	6	19	25	21	12	33
585-595 Anton Blvd (Condominiums) <sup>4</sup>	484 DU	2,812	34	179	213	169	82	251
3350 Avenue of The Arts (Condominiums)	100 DU	581	7	37	44	35	17	52
<b>Total Trip Generation</b>		<b>5,413</b>	<b>72</b>	<b>340</b>	<b>412</b>	<b>329</b>	<b>166</b>	<b>495</b>

DU = Dwelling Units, Ac = Acre

<sup>1</sup> Trip rates from the Institute of Transportation Engineers, *Trip Generation, 9th Edition, 2012*. Land Use Code 210 - Single Family Detached Housing.<sup>2</sup> Trip rates from the Institute of Transportation Engineers, *Trip Generation, 9th Edition, 2012*. Land Use Code 220 - Apartment.<sup>3</sup> Trip rates from the Institute of Transportation Engineers, *Trip Generation, 9th Edition, 2012*. Land Use Code 230 - Residential Condominium/Townhome.<sup>4</sup> Entitled For either 393 Apartments or 484 Condos. Trip Generation was calculated sing 484 condos as it generates more trips than apartments.

**Table 10. Project Trip Generation**

Land Use	Units	Daily	AM Peak Hour			PM Peak Hour			
			In	Out	Total	In	Out	Total	
<u>Trip Rates</u>									
Single Family Detached Housing <sup>1</sup>	DU	9.520	0.188	0.563	0.750	0.630	0.370	1.000	
Self Storage <sup>2</sup>	Ac	35.430	1.161	1.419	2.580	1.785	1.785	3.570	
<b><u>Project Trip Generation</u></b>									
Proposed Residential Project	56 DU	533	10	32	42	35	21	56	
Existing Self-Storage	-4.71 Ac	-167	-5	-7	-12	-8	-8	-16	
<b>Total Trip Generation</b>		<b>366</b>	<b>5</b>	<b>25</b>	<b>30</b>	<b>27</b>	<b>13</b>	<b>40</b>	

DU = Dwelling Units, Ac = Acre

<sup>1</sup> Trip rates from the Institute of Transportation Engineers, *Trip Generation, 9th Edition*, 2012. Land Use Code 210 - Single Family Detached Housing.<sup>2</sup> Trip rates from the Institute of Transportation Engineers, *Trip Generation, 9th Edition*, 2012. Land Use Code 151 - Mini Warehouse.



# Project Trip Distribution

De Nova Homes

FIGURE  
**6**



## 3.0 ERRATA

Changes to the Draft Initial Study/Mitigated Negative Declaration (Draft IS/MND) are noted below. A double-underline indicates additions to the text; ~~strikethrough~~ indicates deletions to the text. Changes have been analyzed and responded to in Section 2.0, *Response to Comments*, of the Final IS/MND. The changes to the Draft IS/MND do not affect the overall conclusions of the environmental document. Changes are listed by page and, where appropriate, by paragraph. All mitigation measure modifications, if any, have been reflected in Section 4.0, *Mitigation Monitoring and Reporting Program*, of the Final IS/MND.

### SECTION 4.16, TRANSPORTATION/TRAFFIC

#### 4.16-5, 2<sup>nd</sup> Paragraph, 3<sup>rd</sup> and 4<sup>th</sup> Sentences

The characteristics of the roadway system in the vicinity of the project site are depicted in Table 4.16-4, *Study Area Existing Street System Summary*. Traffic control and geometrics at study area intersections is illustrated in Figure 3, *Existing Traffic Controls and Geometrics*, of the Traffic Impact Analysis. A bus stop is located adjacent to the project site and is served by Orange County Transportation Authority (OCTA) bus routes 173 and 55. ~~Route 173 provides service between downtown Huntington Beach and South Coast Plaza.~~ Route 55 provides service between Fashion Island and the Santa Ana train depot.

#### 4.16-14, 6<sup>th</sup> Paragraph

##### ***Mitigation Measures:***

TRA-1 Prior to issuance of building permits, the project Applicant shall submit a plan to the City Engineer that demonstrates that the project driveway would be constructed with appropriate treatments to ensure right turn out only movements are allowed from the project site to Baker Street-; however, a left-in movement shall be permissible subject to approval by the City Engineer.

#### 4.16-16, 3<sup>rd</sup> Paragraph, 3<sup>rd</sup> Sentence

***Less Than Significant Impact.*** The project would not conflict with adopted policies, plans, or programs supporting alternative transportation. The project site is served by OCTA Routes ~~173 and 55~~. In addition, there are sidewalks and bicycle lanes on both Baker Street and Bear Street. Pedestrian and bicycle counts were collected at the same time as the traffic counts at study area intersections. According to the counts, there were approximately 46 pedestrian and bicycle crossings at Milbro Street/Baker Street during the a.m. peak period and 57 pedestrian and bicycle crossings during the p.m. peak period. At Bear Street/Baker Street, there were approximately 33 bicycle and pedestrian crossings during the a.m. peak period and 52 during the p.m. peak period.



## 4.0 MITIGATION MONITORING AND REPORTING PROGRAM

CEQA requires that when a public agency completes an environmental document which includes measures to mitigate or avoid significant environmental effects, the public agency must adopt a reporting or monitoring plan. This requirement ensures that environmental impacts found to be significant will be mitigated. The reporting or monitoring plan must be designed to ensure compliance during project implementation (*Public Resources Code* Section 21081.6).

In compliance with *Public Resources Code* Section 21081.6, the attached *Mitigation Monitoring and Reporting Program* has been prepared for the proposed 929 Baker Street Residential Project. This *Mitigation Monitoring and Reporting Program* is intended to provide verification that all mitigation measures identified in the Initial Study prepared for the project are monitored and reported. Monitoring will include 1) verification that each mitigation measure has been implemented; 2) recordation of the actions taken to implement each mitigation; and 3) retention of records in the project file.

This *Mitigation Monitoring and Reporting Program* delineates responsibilities for monitoring the project, but also allows the City of Costa Mesa flexibility and discretion in determining how best to monitor implementation. Monitoring procedures will vary according to the type of mitigation measure. Adequate monitoring consists of demonstrating that monitoring procedures took place and that mitigation measures were implemented.

Reporting consists of establishing a record that a mitigation measure is being implemented, and generally involves the following steps:

- The City distributes reporting forms to the appropriate entities for verification of compliance.
- Departments/agencies with reporting responsibilities will review the Initial Study, which provides general background information on the reasons for including specified mitigation measures.
- Problems or exceptions to compliance will be addressed to the City as appropriate.
- Periodic meetings may be held during project implementation to report on compliance of mitigation measures.
- Responsible parties provide the City with verification that monitoring has been conducted and ensure, as applicable, that mitigation measures have been implemented. Monitoring compliance may be documented through existing review and approval programs such as field inspection reports and plan review.
- The City prepares a reporting form periodically during the construction phase and an annual report summarizing all project mitigation monitoring efforts.
- Appropriate mitigation measures will be included in construction documents and/or conditions of permits/approvals.



Minor changes to the *Mitigation Monitoring and Reporting Program*, if required, would be made in accordance with CEQA and would be permitted after further review and approval by the City. Such changes could include reassignment of monitoring and reporting responsibilities, plan redesign to make any appropriate improvements, and/or modification, substitution or deletion of mitigation measures subject to conditions described in *CEQA Guidelines* Section 15162. No change will be permitted unless the *Mitigation Monitoring and Reporting Program* continues to satisfy the requirements of *Public Resources Code* Section 21081.6.



## MITIGATION MONITORING AND REPORTING CHECKLIST

Mitigation Number	Standard Condition or Mitigation Measure	Monitoring and Reporting Process	Monitoring Milestones	Party Responsible for Monitoring	VERIFICATION OF COMPLIANCE		
					Initials	Date	Remarks
<b>AESTHETICS</b>							
SC 4.1.1	<p>Prior to the issuance of Building Permits, the project 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:</p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• The intensity and location of lights on buildings shall be subject to the Development Services Director's approval.</li> <li>• 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.</li> <li>• 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.</li> <li>• Glare shields may be required for select light standards.</li> </ul>	Review of Project Plans	Prior to Issuance of Building Permits	City Building Official			



Mitigation Number	Standard Condition or Mitigation Measure	Monitoring and Reporting Process	Monitoring Milestones	Party Responsible for Monitoring	VERIFICATION OF COMPLIANCE		
					Initials	Date	Remarks
<b>AIR QUALITY</b>							
SC 4.3-1	<p>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 off the site, the contractor would implement each of the following:</p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• Apply chemical stabilizers to disturbed surface areas (completed grading areas) within five days of completing grading or apply dust suppressants or vegetation sufficient to maintain a stabilized surface.</li> <li>• Water excavated soil piles hourly or covered with temporary coverings.</li> <li>• 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 day or during very dry weather in order to maintain a surface crust and prevent the release of visible emissions from the construction site.</li> <li>• Wash mud-covered tired and under-carriages of trucks leaving construction sites.</li> </ul>	Review of Project Plans; Construction Inspections	Prior to Issuance of Grading Permit; During Construction	Development Services Department			



Mitigation Number	Standard Condition or Mitigation Measure	Monitoring and Reporting Process	Monitoring Milestones	Party Responsible for Monitoring	VERIFICATION OF COMPLIANCE		
					Initials	Date	Remarks
	<ul style="list-style-type: none"> <li>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.</li> <li>Securely cover loads with a tight fitting tarp on any truck leaving the construction sites to dispose of debris.</li> </ul>						
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 a similarly enclosed, aesthetic or space heating purposes, which has a heat input of less than one million British thermal units per hour.	Review of Project Plans	Prior to Issuance of Building Permits;	Development Services Department			
SC 4.3-3	The project shall comply with Title 24 of the California Code of Regulations established by the energy conservation standards. The project Applicant shall incorporate the following in building plans: <ul style="list-style-type: none"> <li>Double paned glass or window treatment for energy conservation shall be used in all exterior windows;</li> <li>Buildings shall be oriented north/south where feasible.</li> </ul>	Review of Project Plans	Prior to Issuance of Building Permits;	Development Services Department			
SC 4.3-4	The Applicant shall contact the South Coast Air Quality Management District (SCAQMD) at (800) 288-7664 for potential additional conditions of development or for additional permits required by the SCAQMD.						



Mitigation Number	Standard Condition or Mitigation Measure	Monitoring and Reporting Process	Monitoring Milestones	Party Responsible for Monitoring	VERIFICATION OF COMPLIANCE		
					Initials	Date	Remarks
AQ-1	<p>The following measures shall be implemented by the contractor to reduce ROG emissions resulting from application of architectural coatings:</p> <ul style="list-style-type: none"> <li>• Use high-pressure-low-volume (HPLV) paint applicators with a minimum transfer efficiency of at least 50 percent;</li> <li>• Use pre-painted construction materials; and</li> <li>• VOC content of architectural coatings shall not exceed 50 grams per liter.</li> </ul>	Review of Project Plans; Construction Inspections	During Construction	Development Services Department			
<b>BIOLOGICAL RESOURCES</b>							
SC 4.4-1	The Applicant shall comply with the requirements of the California Department of Food and Agriculture (CDFA) to determine if red imported fire ants exist on the project site prior to any soil movement or excavation. Call CDFA at (714) 708-1910 for information.	Review of Project Plans	Prior to Soil Movement or Excavation Activities; During Construction Activities	Project Applicant			
<b>CULTURAL RESOURCES</b>							
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.	Construction Inspections	During Construction	Development Services Department; Certified Archaeologist (if required)			
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	Construction Inspections	During Construction	Development Services Department; Certified Paleontologist (if required)			



Mitigation Number	Standard Condition or Mitigation Measure	Monitoring and Reporting Process	Monitoring Milestones	Party Responsible for Monitoring	VERIFICATION OF COMPLIANCE		
					Initials	Date	Remarks
	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.	Construction Inspections	During Construction	Development Services Department; County Coroner (if required)			
<b>GEOLOGY AND SOILS</b>							
SC 4.6-1	The Applicant shall 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 the 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, California Energy Code at the time of plan submittal or permit	Review of Project Plans	Prior to the Issuance of Building Permit	Development Services Department			



Mitigation Number	Standard Condition or Mitigation Measure	Monitoring and Reporting Process	Monitoring Milestones	Party Responsible for Monitoring	VERIFICATION OF COMPLIANCE		
					Initials	Date	Remarks
	issuance), and California Code of Regulations also known as the California Building Standards Code, as amended by the City of Costa Mesa. Areas of alteration and additions shall comply with 2013 California Green Building Standards Code Sections 5.303.2 and 5.303.2.						
SC 4.6-2	The Applicant shall submit a soils report for this project detailing the expansion potential of on-site soils, and recommendations to minimize any impacts from these soils. The Soils Report recommendations shall be blueprinted on both the architectural and grading plans. For existing soil or where fill are proposed, the Soils Report shall address how the existing soils or the new fill will be maintained to avoid future expansion of soils.	Review of Project Plans	Prior to the Issuance of Grading Permit	Development Services Department			
GEO-1	Prior to issuance of a building permit, the Building Official shall ensure that final engineering plans meet the design parameters for seismic safety identified in the recommendations of the Preliminary Geotechnical Evaluation (Alta California Geotechnical, Inc., <i>Preliminary Subsurface Geotechnical Investigation for the Proposed Residential Development, 929 Baker Street, City of Costa Mesa, California</i> , dated September 1, 2015) shall be stipulated in the construction contracts, grading plans, and specifications. All grading activities shall be conducted under the observation and testing of the project geotechnical consultant in accordance with the recommendations of the Preliminary Geotechnical Evaluation and the City of Costa Mesa criteria.	Review of Project Plans	Prior to the Issuance of Building Permit	Development Services Department			



Mitigation Number	Standard Condition or Mitigation Measure	Monitoring and Reporting Process	Monitoring Milestones	Party Responsible for Monitoring	VERIFICATION OF COMPLIANCE		
					Initials	Date	Remarks
<b>HAZARDS AND HAZARDOUS MATERIALS</b>							
SC 4.8-1	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, an investigation shall be conducted by a qualified environmental professional in consultation with the Costa Mesa Fire Department. An asbestos and hazardous materials abatement plan shall be developed by the qualified environmental professional, in order to clearly define the scope and objective of the abatement activities.	Review of Project Plans	Prior to Issuance of Demolition Permit or Demolition Activities	Development Services Department; Costa Mesa Fire Department			
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 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.	During Demolition, Grading, and Excavation Activities	During Demolition, Grading, and Excavation Activities	Project Applicant/Contractor, Development Services Department			
SC 4.8-3	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.	During Demolition, Grading, and Excavation Activities	During Demolition, Grading, and Excavation Activities	Project Applicant/Contractor; Development Services Department			



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SC 4.8-4	Prior to investigations, demolition, or renovation, all activities shall be coordinated with Dig Alert (811).	Prior to Excavation or Earthmoving Activities	Prior to Excavation or Earthmoving Activities; During Construction Activities	Project Applicant/Contractor; Development Services Department			
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: <ul style="list-style-type: none"> <li>• Immediately stop work in the vicinity of the suspected contaminant, removing workers and the public from the area;</li> <li>• Notify the City Engineer and Costa Mesa Fire Department;</li> <li>• Secure the area(s) in question; and</li> <li>• Implement required corrective actions, including remediation if applicable.</li> </ul>	During Grading Activities	During Grading Activities	Project Applicant/Contractor; Development Services Department			
HAZ-1	Prior to issuance of a grading permit, a Soil Management Plan (SMP) shall be prepared by a qualified environmental professional with Phase II/Site Characterization experience. The SMP shall be made available to the contractor and the City Engineer for use during grading activities. The SMP shall include guidelines for safety measures and soil management in the event that soils are to be disturbed, and for handling soil during any planned earthwork activities. The SMP shall also include a decision framework and specific risk management measures for managing soil,	Prior to Issuance of Grading Permit; During Construction Activities	Prior to Issuance of Grading Permit; During Construction Activities	Development Services Department			



Mitigation Number	Standard Condition or Mitigation Measure	Monitoring and Reporting Process	Monitoring Milestones	Party Responsible for Monitoring	VERIFICATION OF COMPLIANCE		
					Initials	Date	Remarks
	including any soil import/export activities, in a manner protective of human health and consistent with applicable regulatory requirements.						
HAZ-2	Observations shall be made by the contractor during grading, utility trenching, and footing excavations for the presence unknown buried structures, containers, debris, and/or soil potentially impacted by chemicals compounds or fuel and oil hydrocarbons. Indications of impacted soil may include chemical or fuel odors, unusual coloration, apparent moisture, and staining. If any of the above are encountered, a qualified environmental professional with Phase II/Site Characterization experience shall be consulted to provide field monitoring using appropriate instrumentation, such as a photoionization detector (PID), and to assist with segregation of excavated material for proper disposal at a licensed waste-handling facility.	During Construction Activities	During Construction Activities	Development Services Department			
HAZ-3	The Applicant shall install an appropriately designed vapor barrier beneath future structures that overlie the locations where chemical compounds were detected at levels above the ESLs. Vapor barrier design activities shall include consideration, by a qualified environmental professional with Phase II/Site Characterization experience, of the materials and methods to be used during vapor barrier installation as well as the locations where the vapor barriers are necessary, including a buffer zone. The vapor barriers shall be installed prior to emplacement of concrete floor slabs and footings. Below-ground ventilation lines shall also be constructed, prior to concrete work, such that chemical vapors are not trapped below the concrete floor slabs. The ventilation lines shall	Review of Project Plans	Prior to the Issuance of Building Permit	Development Services Department			



Mitigation Number	Standard Condition or Mitigation Measure	Monitoring and Reporting Process	Monitoring Milestones	Party Responsible for Monitoring	VERIFICATION OF COMPLIANCE		
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	be open to the exterior of the structures, preferably at least 8 feet above the ground surface, or as otherwise specified by the Phase II/Site Characterization specialist.						
<b>HYDROLOGY AND WATER QUALITY</b>							
SC 4.9-1	<p>In order to comply with the DAMP, the 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 Services for review and approval.</p> <ul style="list-style-type: none"> <li>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.</li> <li>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.</li> </ul>	Review of Project Plans	Prior to Issuance of Grading permit	Project Applicant/Contractor; City Engineer			



Mitigation Number	Standard Condition or Mitigation Measure	Monitoring and Reporting Process	Monitoring Milestones	Party Responsible for Monitoring	VERIFICATION OF COMPLIANCE		
					Initials	Date	Remarks
	<ul style="list-style-type: none"> <li>Location of the BMPs shall not be within the public right-of-way.</li> </ul>						
<b>NOISE</b>							
SC 4.12-1	Noise-generating construction activities, including truck traffic coming to and from the construction site for any purpose, shall be limited to between the hours of 7:00 am and 7:00 pm on Mondays through Fridays; to between the hours of 9:00 a.m. and 6:00 p.m. on Saturdays; and shall not be permitted at any time on Sundays or federal holidays.	Review of Construction Plans	Prior to the Issuance of Grading or Building Permit; During Construction	Development Services Department			
NOI-1	<p>Prior to Grading Permit issuance, the project Applicant shall demonstrate, to the satisfaction of the City of Costa Mesa Development Services Director that the project complies with the following:</p> <ul style="list-style-type: none"> <li>Construction contracts specify that all construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers and other state required noise attenuation devices.</li> <li>Construction haul routes shall be designed to avoid noise sensitive uses (e.g., residences, convalescent homes, etc.), to the extent feasible.</li> <li>During construction, stationary construction equipment shall be placed such that emitted noise is directed away from sensitive noise receivers.</li> </ul>	Review of Construction Plans	Prior to the Issuance of Grading Permit; During Construction	Development Services Department			
NOI-2	After the plot plans and architectural drawings have been developed, and prior to the issuance of building permits, the project Applicant shall demonstrate, to the satisfaction of the City of Costa Mesa Building Official that the proposed project	Review of Project Plans	Prior to the Issuance of Building Permit	Development Services Department			



Mitigation Number	Standard Condition or Mitigation Measure	Monitoring and Reporting Process	Monitoring Milestones	Party Responsible for Monitoring	VERIFICATION OF COMPLIANCE		
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	<p>plans and specifications include the following noise attenuation measures:</p> <ul style="list-style-type: none"> <li>• A six-foot noise barrier along Units 1 through 4 and 56 (as depicted in <u>Exhibit 4.12-1</u>).</li> <li>• An eight-foot noise barrier along Units 41 through 48 (as depicted in <u>Exhibit 4.12-1</u>).</li> <li>• Units 1 through 4, and 56 shall contain dual-paned windows (as required by code), and shall include fresh air duct capable of providing 30 cubic feet per minute (CFM) of air with the duct opening oriented away from the primary noise source.</li> <li>• The project Applicant shall work with the Newport-Mesa School District to replace the existing refrigeration condenser unit with a sound power rating of 7.6 or less, or that the noise levels coming from the noise-generating equipment would be reduced by 14 dBA.</li> <li>• The project Applicant shall work with the Newport-Mesa School District to replace the existing slatted louvers with aluminum acoustic louvers.</li> </ul>						
NOI-3	<p>Prior to the issuance of Certificate of Occupancy, the project Applicant shall submit a final acoustical report prepared to the satisfaction of the City of Costa Mesa Development Services Director. The report shall show that the development would be sound-attenuated against present and projected noise levels to meet City interior and exterior noise standards. In order to demonstrate that all mitigation measures have been incorporated into</p>	<p>Prior to Issuance of Certificate of Occupancy</p>	<p>Prior to Issuance of Certificate of Occupancy</p>	<p>Development Services Department</p>			



Mitigation Number	Standard Condition or Mitigation Measure	Monitoring and Reporting Process	Monitoring Milestones	Party Responsible for Monitoring	VERIFICATION OF COMPLIANCE		
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	the project, the report shall be accompanied by a list identifying the sheet(s) of the building plans that include the approved mitigation measures.						
<b>PUBLIC SERVICES</b>							
SC 4.14-1	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.	Review of Project Plans	Prior to Issuance of Building Permit	Costa Mesa Fire Department			
SC 4.14-2	Projections, including eaves, shall be one-hour fire resistive construction, heavy timber or of noncombustible material if they project into the 5 feet setback area from the property line. They may project a maximum of 12 inches beyond the 3 feet setback. California Residential Code Tables R302.1(1) and R302.1(2).	Review of Project Plans	Prior to Issuance of Building Permit	Costa Mesa Fire Department; Development Services Department			
SC 4.14-3	The final plan for development of the project shall provide sufficient capacity for fire flows required by the City of Costa Mesa Fire Department.	Review of Project Plans	Prior to Issuance of Building Permit	Costa Mesa Fire Department			
SC 4.14-4	Vehicular access shall be provided and maintained serviceable throughout construction to all required fire hydrants.	During Construction Activities	During Construction Activities	Costa Mesa Fire Department			
SC 4.14-5	The project shall provide approved smoke detectors to be installed in accordance with the latest edition of the Uniform Fire Code.	Prior to Issuance of Certificate of Occupancy	Prior to Issuance of Certificate of Occupancy	Costa Mesa Fire Department; Development Services Department			
SC 4.14-6	The project shall provide a fire alarm system.	Prior to Issuance of Certificate of Occupancy	Prior to Issuance of Certificate of Occupancy	Costa Mesa Fire Department; Development Services Department			
SC 4.14-7	The project shall provide individual numeric signage for proposed residences with minimum 6 inches height.	Review of Project Plans	Prior to Issuance of Building Permit	Development Services Department			



Mitigation Number	Standard Condition or Mitigation Measure	Monitoring and Reporting Process	Monitoring Milestones	Party Responsible for Monitoring	VERIFICATION OF COMPLIANCE		
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SC 4.14-8	<p>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:</p> <ul style="list-style-type: none"> <li>• Lighting shall be provided in open areas and parking lots.</li> <li>• Required building address numbers shall be readily apparent from the street and rooftop building identification shall be readily apparent, if necessary, from police helicopters for emergency response agencies.</li> <li>• Landscaping requirements (e.g., minimize use of hedges, use of low height shrubs for greater visibility).</li> <li>• Emergency vehicle parking areas shall be designated within proximity to buildings.</li> <li>• Prior to the issuance of a Building Permit, the City of Costa Mesa Police Department shall review and approve the developer's project design features to satisfy local requirements. The Applicant shall then pay the appropriate fee in effect to mitigate the project's proportionate impact to additional demands on police protection services, if any.</li> </ul>	Review of Project Plans	Prior to Issuance of Certificate of Occupancy	Costa Mesa Police Department			



Mitigation Number	Standard Condition or Mitigation Measure	Monitoring and Reporting Process	Monitoring Milestones	Party Responsible for Monitoring	VERIFICATION OF COMPLIANCE		
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SC 4.14-9	Prior to issuance of building permits, the Developer shall pay applicable school impact fees for residential development.	Prior to Issuance of Building Permit	Prior to Issuance of Building Permit	Development Services Department			
SC 4.14-10	Prior to issuance of building permits and/or final occupancy, the Developer shall pay applicable parkland impact fees for residential development.	Prior to Issuance of Building Permit or Certificate of Occupancy	Prior to Issuance of Building Permit or Certificate of Occupancy	Development Services Department			
<b>TRANSPORTATION/TRAFFIC</b>							
SC 4.16-1	The project Applicant shall be responsible for the payment of fees in accordance with Costa Mesa's traffic impact fee program to mitigate project-generated traffic impacts (including regional traffic).	Prior to Issuance of Building Permit or Certificate of Occupancy	Prior to Issuance of Building Permit or Certificate of Occupancy	Development Services Department			
TRA-1	Prior to issuance of building permits, the project Applicant shall submit a plan to the City Engineer that demonstrates that the project driveway would be constructed with appropriate treatments to ensure right turn out only movements are allowed from the project site to Baker Street; however, a left-in movement shall be permissible subject to approval by the City Engineer; however, a left-in movement shall be permissible subject to approval by the City Engineer.	Review of Project Plans	Prior to Issuance of Building Permit	Development Services Department			
<b>UTILITIES AND SERVICE SYSTEMS</b>							
SC 4.17-1	Applicant would be required to construct sewers to serve the project, at his/her own expense, meeting the approval of the Costa Mesa Sanitary District.	Review of Project Plans	Prior to Issuance of Building Permit	Costa Mesa Sanitary District; Development Services Department			
SC 4.17-2	County Sanitation District fees, fixtures fees, inspection fees, and sewer permit are required prior to installation of sewer.	Prior to Issuance of Building Permit	Prior to Issuance of Building Permit	Costa Mesa Sanitary District; Development Services Department			



Mitigation Number	Standard Condition or Mitigation Measure	Monitoring and Reporting Process	Monitoring Milestones	Party Responsible for Monitoring	VERIFICATION OF COMPLIANCE		
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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.	Review of Project Plans	Prior to Issuance of Building Permit	Costa Mesa Sanitary District; Development Services Department			
SC 4.17-4	The Applicant would be required to contact the Costa Mesa Sanitary District to arrange final sign-off prior to Certificate of Occupancy being released.	Prior to Issuance Certificate of Occupancy	Prior to Issuance Certificate of Occupancy	Costa Mesa Sanitary District; Development Services Department			
SC 4.17-5	The project Applicant would be required to coordinate with the Costa Mesa Sanitary District to comply with all recommended studies and improvements, prior to issuance of a building permit.	Prior to Issuance of Building Permit	Prior to Issuance of Building Permit	Costa Mesa Sanitary District; Development Services Department			