



NOTICE OF AVAILABILITY

Date: February 7, 2020

To: Reviewing Agencies and Other Interested Parties

Subject: Notice of Availability (NOA) for a Draft Environmental Impact Report (Draft EIR)

Project Title: One Metro West Project
State Clearinghouse No. 2019050014

Notice is hereby given, pursuant to Public Resources Code Section 21092 and the State CEQA Guidelines (Title 14 of the California Code of Regulations, Section 15087), that the City of Costa Mesa (City) has completed the Draft Environmental Impact Report (Draft EIR) for the One Metro West Project (project) described below, and that the Draft EIR is available for public review.

Comment Period: Agencies, organizations, and the public must submit comments in response to this notice within the **45-day public review period beginning February 7, 2020, and ending at 5:00 p.m. on March 23, 2020.**

City staff will respond to all comments received on the Draft EIR. All comments must be submitted in writing via mail or email to:

Attn: One Metro West Draft EIR
Minoo Ashabi, Principal Planner
City of Costa Mesa
Development Services Department
77 Fair Drive
Costa Mesa, CA 92626
OMWPublicComments@costamesaca.gov

All parties that submit written comments or are otherwise on the notification list and have submitted their names and mailing addresses will be notified of the availability of the Final EIR. If you wish to be placed on the notification list, have any questions, or need additional information, please contact the person identified above via mail or email.

Document Availability: Copies of the Draft EIR, along with documents referenced in the Draft EIR, are available during the 45-day public review period at the following locations:

1. City of Costa Mesa Development Services Department, located at 77 Fair Drive, 2nd Floor, Costa Mesa, CA 92626
2. City of Costa Mesa website: <https://www.costamesaca.gov/city-hall/city-departments/development-services/planning/environmental-notices-and-reports>
3. Mesa Verde Library, 2969 Mesa Verde Drive, Costa Mesa, CA 92626
4. Costa Mesa/Donald Dungan Library, 1855 Park Avenue, Costa Mesa, CA 92627

See reverse side

Project Location: The 15.23-acre project site is located at 1683 Sunflower Avenue in the City of Costa Mesa, Orange County. The project site is bound by Sunflower Avenue to the north, the South Coast Collection (SOCO) retail center to the east, the Interstate 405 Freeway (I-405 Freeway; San Diego Freeway) to the south, and industrial and logistics uses to the west. The project site is currently designated Industrial Park and zoned Industrial Park (MP) and is occupied by Sakura Paper Factory, Robinson Pharma, South Coast Baking, and Dekra-Lite Industries, Inc. within an approximate 345,000-square foot one-story industrial building.

Project Description: The proposed project is a mixed-use development that consists of residential, specialty retail, creative office, and open space uses. The project is proposed to include up to 1,057 residential dwelling units (anticipated to be rental units), 25,000 square feet of commercial creative office, 6,000 square feet of specialty retail, and 1.5-acres of open space. The project would also include off-site improvements to Sunflower Avenue and a bicycle trail connection to the existing Santa Ana River Trail. All existing buildings, structures, parking areas, drive aisles, and hardscape/landscape improvements are proposed to be demolished. The proposed project requires approval of a General Plan Amendment, Zone Change, Specific Plan, Master Plan, Development Agreement, Tentative Tract Map, Tree Removal Permit and Public Art Plan.

Significant Environmental Effects: The Draft EIR determined that the proposed project would result in potentially significant environmental impacts for the following environmental topic areas:

- Aesthetics
- Air Quality
- Cultural Resources
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use Planning
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems

The project site is not listed as a hazardous site pursuant to Government Code Section 65962.5.

Public Hearings: Consideration of the proposed project including the Environmental Impact Report by the City of Costa Mesa Planning Commission is tentatively scheduled for April 2020. A separate public notice will be provided to notify the public of the hearing dates.