



Appendix A Notice of Preparation (NOP)



Appendices

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NOTICE OF PREPARATION AND SCOPING MEETING ONE METRO WEST ENVIRONMENTAL IMPACT REPORT

Date: May 22, 2019

To: Reviewing Agencies and Other Interested Parties

Subject: Notice of Preparation of an Environmental Impact Report and Public Scoping Meeting for the One Metro West Project

Public Review Period: May 23, 2019 to June 21, 2019

Project Applicant: Rose Equities

Scoping Meeting: June 5, 2019 at 3:30 PM (for Responsible Agencies) and 5:00 PM (for other interested parties) at the Costa Mesa Senior Center (Grand Hall 1) located at 695 W. 19th Street, Costa Mesa, CA 92627

Pursuant to Public Resources Code Section 21165 and the California Environmental Quality Act Guidelines (CEQA Guidelines) Section 15050, the City of Costa Mesa (City) is the Lead Agency responsible for preparation of an Environmental Impact Report (EIR) addressing potential impacts associated with the proposed One Metro West Project (Project).

REQUEST FOR COMMENTS ON THE SCOPE OF THE EIR

The purpose of the Notice of Preparation (NOP) is to notify potential Responsible Agencies (Agencies) that the City, as Lead Agency, plans to prepare a Project-level EIR for the proposed Project and solicit comments and suggestions regarding (1) the scope and content of the EIR and (2) the environmental issues and alternatives to be considered in the EIR, pursuant to CEQA Guidelines section 15082. The NOP also provides notice to interested parties, organizations, and individuals of the preparation of the EIR and requests comments on the scope and contents of the environmental document.

RESPONDING TO THE NOTICE OF PREPARATION

The City requests your careful review and consideration of the NOP, and it invites any and all input and comments from Agencies and interested parties regarding the preparation of the EIR. Pursuant to Public Resources Code section 21080.4, Responsible Agencies should submit any comments in writing to the City as soon as possible, but no later than 30 days from the date of the receipt of the NOP. In order for their comments to be considered, interested parties are requested to submit any comments in writing to the City in response to the NOP no later than 30 days beginning on Thursday, May 23, 2019, and ending at 5:00 PM on Friday, June 21, 2019. The NOP is available for review at the City of Costa Mesa Development Services Department, located at 77 Fair Drive, 2nd Floor, Costa Mesa, CA 92626, and can also be accessed online at:

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<https://www.costamesaca.gov/city-hall/city-departments/development-services/planning/environmental-notices-and-reports>

All comments must be submitted in writing via mail or email to:

Minoo Ashabi, Principal Planner
City of Costa Mesa
Development Services Department
77 Fair Drive
Costa Mesa, CA 92626
minoo.ashabi@costamesaca.gov

All parties that have submitted their names and mailing addresses will be notified of the availability of the Draft EIR. If you wish to be placed on the mailing list, have any questions, or need additional information, please contact the person identified above at (714) 754-5245.

SCOPING MEETING

The City will conduct a public scoping meeting in conjunction with the NOP in order to present the Project and the EIR process and to receive public comments and suggestions regarding the scope and content of the EIR. This meeting will be held on June 5, 2019, at 3:30 PM to 4:30 PM (for Responsible Agencies) and 5:00 PM to 7:00 PM (for other interested parties) at the Costa Mesa Senior Center (Grand Hall 1) located at 695 W. 19th Street, Costa Mesa, CA 92627.

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PROJECT SUMMARY

PROJECT LOCATION

The 15.6-acre Project site is located at 1683 Sunflower Avenue, Costa Mesa, 92626 (refer to Figure 1, *Regional Location*, and Figure 2, *Local Vicinity*). The City is surrounded by the cities of Huntington Beach, Fountain Valley, Santa Ana, Irvine, unincorporated Orange County, and Newport Beach. The site is specifically bounded by Sunflower Avenue to the north, industrial and office uses to the west, the Interstate (I)-405 Freeway to the south, and South Coast Collection (SOCO) retail center to the east. The Project site is currently occupied by Sakura Paper factory, Robinson Pharmaceuticals, and a bakery sub-tenant.

Regional access to the Project site from the west and east are available via I-405, from the south via the San Joaquin Hills Transportation Corridor State Route [SR]-73, and the east via the Costa Mesa Freeway (SR-55). Harbor Boulevard and Sunflower Avenue are the major roadways that provide local access to the Project site.

PROJECT DESCRIPTION

The Project site has a General Plan Land Use designation of Industrial Park (IP) and a zoning designation of Industrial Park (MP). The proposed Project is a mixed-use development and consists of residential, specialty retail, creative office, and recreational uses. The Project is proposed to include up to 1,057 dwelling units (anticipated to be rental units), 25,000 square feet of commercial creative office, 6,000 square feet of specialty retail, and 1.7-acres of open space. All existing buildings, structures, parking areas, drive aisles, and hardscape/landscape improvements are proposed to be demolished.

The proposed development includes three multi-family residential structures with a maximum building height of seven stories; one stand-alone office building up to four stories in height; tenant-serving commercial retail space integrated into one of the residential structures; open space; landscaping; streetscape improvements; and a Class-I bike trail system on Sunflower Avenue providing access to the Santa Ana River Trail.

The proposed Project requires approval of a General Plan Amendment, a Zone Change, a Specific Plan, a Master Plan, a Development Agreement, a Tentative Tract Map, and other ministerial permits.

On November 8, 2016, voters approved Measure Y, which requires that any proposed change to the General Plan that includes over 40 residential units be submitted to the voters at either a general or special election. The proposed Project is subject to Measure Y, as codified in Article 22, Chapter IX of Title 13 (Zoning) of the Costa Mesa Municipal Code. Pursuant to Measure Y, after final approval by the City Council, including all CEQA review, the voters must then approve the Project.

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AREAS OF DISTURBANCE:

- PROJECT SITE
- POTENTIAL OFF-SITE IMPROVEMENT AREA

Source: Google Earth Pro, May 2019

NOT TO SCALE



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ONE METRO WEST NOP
Local Vicinity

Figure 2

Parking

The Project proposes to provide 1,750 parking spaces, integrated into the residential buildings. Parking for the commercial businesses would total 24 spaces, integrated into the residential building parking structures, as well as 100 at-grade surface parking spaces. Office parking is proposed to be used as shared parking for the open space area in the evenings and on weekends.

Recreational and Open Space Uses

The Project proposes a 1.7-acre open space area with seating and resting areas as well as landscaping/art pieces and shade structures. The open space would be accessible to pedestrians from the nearby employment centers such as SOCO and The Press as well as by bicycles through a connection to the Santa Ana River Trail.

Utilities and Offsite Improvements

Utility improvements on-site would include domestic water, sanitary sewer, and storm drain improvements. Access to the Project site would be via Sunflower Avenue with two points of access. Off-site improvements may include undergrounding of SCE power lines on Sunflower Avenue, Sunflower Avenue right-of-way improvements, as well as potential intersection improvements at off-site locations.

Project Construction Timeline

The Project's construction timeline is six years and would be constructed at one time. Construction of the proposed Project is anticipated to commence in 2021 and be completed by 2027.

Anticipated Discretionary Approvals

The proposed Project requires the discretionary actions by the City including: a General Plan Amendment, Zone Change, Specific Plan, Master Plan, Tentative Tract Map, and Development Agreement. In addition, the Project requires approval by the electorate pursuant to Article 22, Chapter IX of Title 13 (Zoning) of the Costa Mesa Municipal Code. Ministerial approvals include, but are not limited to: demolition permits, grading permits, building permits and certificate(s) of occupancy.

1. General Plan Amendment - The proposed General Plan Amendment would change the existing "Industrial Park" land use designation to "Urban Center Commercial" to allow a mixed-use development with a site-specific base density of 20 to 80 dwelling units per acre.
2. Zone Change - The proposed zone change would implement the specific plan for the proposed Project and replace the current "MP" (Industrial Park) zoning designation of the Project site.
3. Specific Plan – A Specific Plan is proposed to allow for site-specific development standards and would establish the necessary land use plan, development standards, regulations, design guidelines, infrastructure systems, and implementation strategies on which subsequent, Project-related development activities would be founded.

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4. Master Plan – The Master Plan is required for any development within the PDC zoning district. The Master Plan would include the overall site plan, floor plan, architectural design and elevations, site landscape/hardscape, site lighting design and construction phasing.
5. Tentative Tract Map - The Project site is 15.6 acres. Approximately 0.37 acre along the southwest site boundary would be dedicated for the I-405 expansion and the proposed development would occur on the remaining 15.23 acres. The tentative tract map would be processed to subdivide the property for condominium purposes.
6. Development Agreement – The proposed Project includes a development agreement between the Project Applicant and the City of Costa Mesa pursuant to California Government Code sections 65864 et seq.

POTENTIAL ENVIRONMENTAL EFFECTS

Due to the decision to prepare an Environmental Impact Report, an Initial Study was not prepared. This option is permitted under CEQA Guidelines section 15063(a), which states that if the Lead Agency determines an EIR will be required for a Project, the Lead Agency may skip further initial review and begin work on the EIR. The Draft EIR will include the following environmental issues:

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

The Project-level EIR will particularly focus on the following topical areas:

Aesthetics. The proposed Project would involve approval of a General Plan Amendment and Zone Change. Consideration of the Project's consistency with applicable zoning, and other regulations, pertaining to scenic

quality will be made. The Project would also generate additional light and glare during construction and during operations. The Draft EIR will address aesthetics/light and glare issues.

Air Quality. The Project may result in air quality impacts due to temporary construction-related emissions, as well as long-term air emissions from Project operations associated with daily automobile traffic, in addition to energy consumption. Short-term construction air quality impacts that may occur include dust generation, construction vehicle emissions, and possible odors. Construction-related health risks will also be considered. With the development of the Project, long-term air quality impacts may occur within the South Coast Air Basin. These issues will be addressed in the Draft EIR, including Project consistency with regional air quality planning programs.

Cultural Resources. The potential for historical and archeological resources to occur on-site will be documented in the Draft EIR.

Energy. The Draft EIR will analyze the energy implications of the Project pursuant to Public Resources Code section 21100(b)(3) and Appendix G of the CEQA Guidelines. The analysis will analyze energy consumption associated with short-term construction activities, long-term operations, buildings, and transportation. The Draft EIR will describe impacts, where relevant, due to wasteful, inefficient, and unnecessary consumption of energy caused by the proposed Project.

Geology and Soils. The City of Costa Mesa is situated within a seismically active region, capable of producing surface rupture, ground motion, liquefaction, or soil settlement of sufficient magnitude to damage buildings or structures during an earthquake. A *Geotechnical Report* will be incorporated into the Draft EIR and impacts associated with the potential for fault rupture, seismic hazards, landform modifications, and soil erosion will be considered. Further, a paleontological records search will be conducted to identify whether or not paleontological resources are likely to be present on-site. The Draft EIR will identify the potential for the Project to encounter unidentified prehistoric resources.

Greenhouse Gas Emissions. Development of the proposed Project could increase greenhouse gas emissions both during construction and operations of the Project. The Draft EIR will analyze short-term construction activities, long-term operations, buildings, and transportation as these activities pertain to greenhouse gas emissions.

Hazards and Hazardous Materials. The existing on-site buildings and associated facilities are proposed to be demolished, which may result in the exposure to hazardous materials including asbestos, lead paints, and other hazardous materials. The Draft EIR will identify whether or not the proposed Project would interfere with any emergency response plans. The Draft EIR will also consider the potential impacts to nearby residents and schools, if any.

Hydrology and Water Quality. The Project would generate pollutants typical of urban development, which may adversely impact the beneficial uses of downstream water bodies. The Draft EIR will analyze short-term temporary construction-related effects on hydrology and water quality; long-term Project-related water quality; permanent changes to storm water drainage and/or flooding; Project-related impacts to groundwater quantity and quality; and off-site hydrology and water quality impacts.

Land Use and Relevant Planning. The proposed Project will be evaluated in regard to consistency with the City's General Plan, Municipal Code and Zoning Code. The proposed Project would require a General Plan

Amendment and Zone Change. The Project's potential adverse impacts to adjacent land uses will also be evaluated through an analysis of short-term construction activities and long-term operations.

Noise. The development of the Project may result in short-term construction noise and long-term changes in noise levels in the area due to traffic volume changes along area roadways. Project-related on-site activities and off-site mobile noise (from motor vehicles) may adversely affect adjacent sensitive receptors and locations through major travel routes in the City. The Draft EIR will summarize these potential noise-related issues.

Population and Housing. Currently, no residential uses are present at the Project site and the Project site is currently zoned for industrial land use. Therefore, the proposed Project could result in a substantial permanent increase in unplanned population growth in the Project area. The Draft EIR will analyze the potential impacts to population and housing in the City.

Public Services. Potentially affected agencies will be contacted to confirm relevant existing conditions, Project impacts, and recommended mitigation measures. The discussion will focus on the potential alteration of existing facilities, extension or expansion of new facilities, and the increased demand on services based on the proposed land uses. The Draft EIR will evaluate the ability of the Project to receive adequate service based on applicable City standards and, where adequate services are not available, will identify the effects of inadequate service and recommended mitigation measures.

Recreation. The Draft EIR will consider the Project's potential to result in increased use of existing neighborhood and regional parks or other recreational facilities. Proposed recreational facilities will also be evaluated.

Transportation. Potential impacts associated with construction-related traffic, Project-related operational traffic, internal circulation, and emergency access of the Project may occur. The Project proposes various on-site and off-site circulation improvements, which may affect access, parking, and/or traffic volumes. The Draft EIR will summarize the results of a Traffic Impact Assessment addressing these issues.

Tribal Cultural Resources. The City of Costa Mesa will solicit tribal consultation as required by Senate Bill 18 and Assembly Bill 52 for the Project site.

Utilities and Service Systems. Potentially affected agencies will be contacted to confirm relevant existing conditions, Project impacts, and recommended mitigation measures. The discussion will focus on the potential alteration of existing facilities, extension or expansion of new facilities, and the increased demand on services based on the proposed land uses. The Draft EIR will evaluate the ability of the Project to receive adequate service based on applicable City standards and, where adequate services are not available, will identify the effects of inadequate service and recommended mitigation measures as well as a discussion of mandatory findings of significance.

Cumulative Impacts. Per CEQA Guidelines section 15355, "cumulative impacts" refer to two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts. Consistent with section 15130 of the CEQA Guidelines, the Draft EIR will discuss cumulative impacts of the proposed Project, addressing each topic covered in the environmental analysis.

Effects Not Found to be Significant. This section will discuss those environmental issues found not to have an impact as a result of the proposed Project. These topical areas may include, but not be limited to, agriculture and forestry resources, biological resources, mineral resources, and wildfire. The Project site is fully developed and does not contain Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. No portion of the Project site is covered by a Williamson Act Contract. The Project site is not zoned for agriculture or forestry use, and it is not designated as forest land. Regarding biological resources, the Project site is located within a developed, urbanized area and is fully developed with commercial uses (Sakura Paper factory, Robinson Pharmaceuticals, and a bakery sub-tenant), associated surface parking lot, and is landscaped with ornamental landscaping features. Implementation of the proposed Project would include a mixed-use development, associated surface and structure parking, and ornamental landscaping. Based on the site's disturbed condition, no species identified as candidate, sensitive, or special status are anticipated to be present in the Project area. No riparian habitat or other sensitive natural communities, including wetlands, are known to be present on the Project site or in the vicinity. These findings will be verified through a Habitat Assessment, which will be appended to the EIR. Additionally, the Project site does not contain regionally or locally-important mineral resources, and there are no locally-important mineral resource recovery sites in the Project site vicinity. Last, the Project site is not situated within or near a State responsibility area for wildland fires or lands classified as a very high fire hazard severity zone. The proposed Project would have no impact to these resources.

Significant and Unavoidable Environmental Effects. This section will describe any significant and unavoidable impacts on the environment that cannot be avoided or reduced to a less than significant level with the application of mitigation measures.

Growth Inducing Effects. As a required discussion according to CEQA section 15126.2(e), the Draft EIR will include a discussion of growth inducing effects. The anticipated growth conditions in the Project area and parameters for consideration of any secondary impacts from growth will be discussed. The section will evaluate the potential for the proposed Project to generate additional growth in the area using standard growth analysis criteria, such as the Project's potential to foster economic or population growth or its potential to remove obstacles to population growth through extension of infrastructure.

Project Alternatives. Under CEQA, environmental documentation must include an analysis of a reasonable range of alternatives to the Project, including the "No Project" alternative. Each alternative will be contrasted with the proposed Project in terms of the extent to which Project's objectives are met and a reduction in adverse impacts is achieved. The environmentally superior alternative will be identified.