## **Notice of Completion & Environmental Document Transmittal**

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613 SCH# For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814 Project Title: One Metro West Lead Agency: City of Costa Mesa Contact Person: Minoo Ashabi Phone: 714-754-5610 Mailing Address: 77 Fair Drive City: Costa Mesa Zip: 92626 County: Orange City/Nearest Community: Costa Mesa Project Location: County:Orange Cross Streets: Sunflower Avenue and Harbor Boulevard Zip Code: 92626 41.0 m/ 117 ∘ 55 Longitude/Latitude (degrees, minutes and seconds): 33 '46.6 W Total Acres: 15.6 Assessor's Parcel No.: 139-031-62 Range: 10W Section: 33 Twp.: 5S Base: SBBM State Hwy #: I-405, SR-73, SR-55 Waterways: Santa Ana River Within 2 Miles: Airports: NA Schools: Multiple Governor's Office of Planning & Research **Document Type:** CEQA: X NOP Draft EIR NEPA: NOI Other: ☐ Joint Document Final Document Early Cons Supplement/Subsequent EIR EA (Prior SCH No.) Neg Dec Draft EIS Other: ☐ Mit Neg Dec **FONSI Local Action Type:** General Plan Update ▼ Specific Plan Rezone Annexation X Master Plan ▼ General Plan Amendment Prezone Redevelopment General Plan Element Planned Unit Development Use Permit Coastal Permit Community Plan ▼ Site Plan ■ Land Division (Subdivision, etc.) Other: **Development Type:** Residential: Units 1,057 Sq.ft. 25,000 ☐ Transportation: Type X Office: Employees\_ Acres × Commercial:Sq.ft. 6,000 ☐ Mining: Acres\_ Employees\_ Mineral MW ☐ Industrial: Sq.ft. Power: Type **Employees** Educational: Waste Treatment: Type MGD ▼ Recreational:1.7 acres of open space Hazardous Waste: Type ☐ Water Facilities: Type **Project Issues Discussed in Document:** X Aesthetic/Visual ▼ Recreation/Parks × Vegetation ➤ Flood Plain/Flooding **▼** Schools/Universities ➤ Water Quality ➤ Agricultural Land ➤ Forest Land/Fire Hazard **▼** Septic Systems ➤ Water Supply/Groundwater X Air Quality ➤ Archeological/Historical **▼** Geologic/Seismic **▼** Sewer Capacity ➤ Wetland/Riparian ■ Soil Erosion/Compaction/Grading X Growth Inducement ⊠ Biological Resources **▼** Minerals **▼** Solid Waste X Land Use × Noise ☐ Coastal Zone ➤ Population/Housing Balance ➤ Toxic/Hazardous **▼** Cumulative Effects ➤ Drainage/Absorption ➤ Public Services/Facilities ▼ Traffic/Circulation ☑ Other:GHG/Energy/Wildf ☐ Economic/Jobs

## Present Land Use/Zoning/General Plan Designation:

The Project site has a General Plan Land Use designation of Industrial Park (IP) and a zoning designation of Industrial Park (MP).

Project Description: (please use a separate page if necessary)

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 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. The Site is not listed pursuant to Government Code Section 65962.5.

Reviewing Agencies Checklist				
Lead Agencies may recommend State Clearinghouse distributed you have already sent your document to the agency please of				
Air Resources Board Boating & Waterways, Department of California Emergency Management Agency California Highway Patrol Caltrans District #12 Caltrans Division of Aeronautics Caltrans Planning Central Valley Flood Protection Board Coachella Valley Mtns. Conservancy Coastal Commission Colorado River Board Conservation, Department of Corrections, Department of Delta Protection Commission Education, Department of Energy Commission S Fish & Game Region #5 Food & Agriculture, Department of General Services, Department of Health Services, Department of Housing & Community Development X Native American Heritage Commission	Moffice of Historic Preservation Office of Public School Construction Parks & Recreation, Department of Pesticide Regulation, Department of Public Utilities Commission Regional WQCB #8 Resources Agency Resources Recycling and Recovery, Department of S.F. Bay Conservation & Development Comm. San Gabriel & Lower L.A. Rivers & Mtns. Conservancy San Joaquin River Conservancy Santa Monica Mtns. Conservancy State Lands Commission SWRCB: Clean Water Grants X SWRCB: Water Quality SWRCB: Water Rights Tahoe Regional Planning Agency Toxic Substances Control, Department of Water Resources, Department of Other: Other:			
Local Public Review Period (to be filled in by lead agency)				
Starting Date May 23, 2019 Ending Date June 21, 2019				
Lead Agency (Complete if applicable):				
Consulting Firm: Michael Baker International Address: 5 Hutton Centre Drive, Ste 500 City/State/Zip: Santa Ana, CA 92707 Contact: Kristen Bogue Phone: 949-855-5747	Applicant: Rose Equities Address: 8383 Wilshire Boulevard City/State/Zip: Beverly Hills, CA 90211 Phone: 323-782-4300			
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Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

Signature of Lead Agency Representative:

NOP Distribution List	M	County: Orange	SCH#	
Resources Agency Resources Agency Nadell Gayou	Fish & Wildlife Region 4 Julie Vance	Native American Heritage Comm. Debbie Treadway	Caltrans, District 9 Gayle Rosander	Regional Water Quality Control Board (RWQCB)
Dept. of Boating & Waterways Denise Peterson	Leslie Newton-Reed Habitat Conservation Program	Public Utilities Commission Supervisor	Caltrans, District 10 Tom Dumas  Caltrans, District 11 Jacob Armstrong	RWQCB 1 Cathleen Hudson North Coast Region (1)
California Coastal Commission Allyson Hitt	Fish & Wildlife Region 6 Tiffany Ellis Habitat Conservation Program	Santa Monica Bay Restoration Guangyu Wang	Caltrans, District 12 Maureen El Harake	RWQCB 2 Environmental Document Coordinator San Francisco Bay Region (2)
Colorado River Board Elsa Contreras	Fish & Wildlife Region 6 I/M Heidi Calvert	State Lands Commission Jennifer Deleong	<u>Cal EPA</u>	RWQCB 3 Central Coast Region (3)
Dept. of Conservation Crina Chan	Inyo/Mono, Habitat Conservation Program		Air Resources Board Airport & Freight	RWQCB 4 Teresa Rodgers
Cal Fire Dan Foster	☐ Dept. of Fish & Wildlife M William Paznokas Marine Region	Cal State Transportation Agency CalSTA	Jack Wursten  Transportation Projects	Los Angeles Region (4)  RWQCB 5S
Central Valley Flood Protection Board James Herota	Other Departments	Caltrans - Division of Aeronautics	Nesamani Kalandiyur Industrial/Energy Projects	Central Valley Region (5)  RWQCB 5F  Central Valley Region (5)
Office of Historic Preservation Ron Parsons	California Department of Education Lesley Taylor	Philip Crimmins  Caltrans – Planning HQ LD-IGR	Mike Tollstrup  California Department of Resources, Recycling &	Fresno Branch Office  RWQCB 5R  Central Valley Region (5)
Dept of Parks & Recreation Environmental Stewardship Section	OES (Office of Emergency Services) Monique Wilber	Christian Bushong  California Highway Patrol Suzann Ikeuchi	Recovery Kevin Taylor/Jeff Esquivel  State Water Resources Control	Redding Branch Office  RWQCB 6 Lahontan Region (6)
S.F. Bay Conservation & Dev't. Comm. Steve Goldbeck	Food & Agriculture Sandra Schubert Dept. of Food and	Office of Special Projects  Dept. of Transportation	Board Regional Programs Unit Division of Financial Assistance	RWQCB 6V Lahontan Region (6) Victorville Branch Office
Dept. of Water Resources Resources Agency	Agriculture  Dept. of General Services Cathy Buck	Caltrans, District 1 Rex Jackman	State Water Resources Control Board Cindy Forbes – Asst Deputy	RWQCB 7 Colorado River Basin Region (7)
Nadell Gayou	Environmental Services Section	Caltrans, District 2 Marcelino Gonzalez	Division of Drinking Water  State Water Resources Control Board	RWQCB 8 Santa Ana Region (8)
Fish and Wildlife  Depart. of Fish & Wildlife Scott Flint	Housing & Comm. Dev. CEQA Coordinator Housing Policy Division	Caltrans, District 3 Susan Zanchi	Div. Drinking Water #  State Water Resources Control	RWQCB 9 San Diego Region (9)
Environmental Services Division	Independent Commissions,Boards	Caltrans, District 4 Patricia Maurice Caltrans, District 5	<b>Board</b> Student Intern, 401 Water Quality Certification Unit	
Fish & Wildlife Region 1 Curt Babcock	Delta Protection Commission	Larry Newland  Caltrans, District 6	Division of Water Quality  State Water Resouces Control	Other
Fish & Wildlife Region 1E Laurie Harnsberger	Erik Vink  Delta Stewardship Council	Michael Navarro  Caltrans, District 7	<b>Board</b> Phil Crader Division of Water Rights	
Fish & Wildlife Region 2  Jeff Drongesen  Fish & Wildlife Region 3	Anthony Navasero  California Energy	Dianna Watson  Caltrans, District 8	Dept. of Toxic Substances Control Reg. #	Concontancy
Craig Weightman	Commission Eric Knight	Mark Roberts	CEQA Tracking Center  Department of Pesticide  Regulation  CEQA Coordinator	Conservancy Last Updated 5/22/18

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