

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613

For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: One Metro WestLead Agency: City of Costa MesaContact Person: Minoo AshabiMailing Address: 77 Fair DrivePhone: 714-754-5610City: Costa MesaZip: 92626County: Orange**Project Location:** County: OrangeCity/Nearest Community: Costa MesaCross Streets: Sunflower Avenue and Harbor BoulevardZip Code: 92626Longitude/Latitude (degrees, minutes and seconds): 33 ° 41 ' 41.04" N / 117 ° 55 ' 46.63" W Total Acres: 15.6Assessor's Parcel No.: 139-031-62Section: 33Twp.: 5SRange: 10WBase: SBBMWithin 2 Miles: State Hwy #: I-405, SR-73, SR-55Waterways: Santa Ana RiverAirports: NA

Railways: _____

Schools: Multiple**Document Type:**CEQA: ☒ NOP☐ Draft EIRNEPA: ☐ NOIOther: ☐ Joint Document☐ Early Cons☐ Supplement/Subsequent EIR☐ EA☐ Final Document☐ Neg Dec

(Prior SCH No.) _____

☐ Draft EIS☐ Other: _____☐ Mit Neg Dec

Other: _____

☐ FONSI

Governor's Office of Planning & Research

MAY 23 2015

STATE CLEARINGHOUSE

Local Action Type:☐ General Plan Update☒ Specific Plan☒ Rezone☐ Annexation☒ General Plan Amendment☒ Master Plan☐ 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 Acres _____☒ Office: Sq.ft. 25,000 Acres _____

Employees _____

☐ Transportation: Type _____☒ Commercial: Sq.ft. 6,000 Acres _____

Employees _____

☐ Mining: Mineral _____☐ Industrial: Sq.ft. _____ Acres _____

Employees _____

☐ Power: Type _____

MW

☐ Educational: _____☐ Waste Treatment: Type _____

MGD

☒ Recreational: 1.7 acres of open space☐ Hazardous Waste: Type _____☐ Water Facilities: Type _____ MGD _____☐ Other: _____**Project Issues Discussed in Document:**☒ Aesthetic/Visual☐ Fiscal☒ Recreation/Parks☒ Vegetation☒ Agricultural Land☒ Flood Plain/Flooding☒ Schools/Universities☒ Water Quality☒ Air Quality☒ Forest Land/Fire Hazard☒ Septic Systems☒ Water Supply/Groundwater☒ Archeological/Historical☒ Geologic/Seismic☒ Sewer Capacity☒ Wetland/Riparian☒ Biological Resources☒ Minerals☒ Soil Erosion/Compaction/Grading☒ Growth Inducement☐ Coastal Zone☒ Noise☒ Solid Waste☒ Land Use☒ Drainage/Absorption☒ Population/Housing Balance☒ Toxic/Hazardous☒ Cumulative Effects☐ Economic/Jobs☒ Public Services/Facilities☒ Traffic/Circulation☒ Other: GHG/Energy/Wildfire**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.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input checked="" type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District #12	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB #8
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input checked="" type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region #5	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input checked="" type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	
<input type="checkbox"/> Health Services, Department of	Other: _____
<input type="checkbox"/> Housing & Community Development	Other: _____
<input checked="" type="checkbox"/> Native American Heritage Commission	

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: <u>Michael Baker International</u>	Applicant: <u>Rose Equities</u>
Address: <u>5 Hutton Centre Drive, Ste 500</u>	Address: <u>8383 Wilshire Boulevard</u>
City/State/Zip: <u>Santa Ana, CA 92707</u>	City/State/Zip: <u>Beverly Hills, CA 90211</u>
Contact: <u>Kristen Bogue</u>	Phone: <u>323-782-4300</u>
Phone: <u>949-855-5747</u>	

Signature of Lead Agency Representative:  Date: 5/22/19

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

