

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 #2019050014

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 ' 41.01" 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: John Wayne AirportRailways: NASchools: California Elementary**Document Type:**

CEQA: ☐ NOP ☒ Draft EIR
☐ Early Cons ☐ Supplement/Subsequent EIR
☐ Neg Dec (Prior SCH No.) _____
☐ Mit Neg Dec Other: _____

NEPA: ☐ NOI ☐ EA
☐ Draft EIS ☐ FONSI

Other: ☐ Joint Document
☐ Final Document
☐ Other: _____

Governor's Office of Planning & Research

Local Action Type:

☐ General Plan Update ☒ Specific Plan
☒ General Plan Amendment ☒ Master Plan
☐ General Plan Element ☒ Planned Unit Development
☐ Community Plan ☒ Site Plan

☒ Rezone ☐ Prezone
☐ Use Permit ☒ Land Division (Subdivision, etc.)

☐ Annexation
☐ Redevelopment
☐ Coastal Permit
☐ Other: _____

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Development Type:

☒ Residential: Units 1,057 Acres _____
☒ Office: Sq.ft. 25,000 Acres _____ Employees _____
☒ Commercial: Sq.ft. 6,000 Acres _____ Employees _____
☐ Industrial: Sq.ft. _____ Acres _____ Employees _____
☐ Educational: _____
☒ Recreational: 1.5 acres of open space
☐ Water Facilities: Type _____ MGD _____

☐ Transportation: Type _____
☐ Mining: Mineral _____
☐ Power: Type _____ MW
☐ Waste Treatment: Type _____ MGD
☐ Hazardous Waste: Type _____
☒ Other: 1,500 sq.ft. community room

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 zoned 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. The project would also include off-site improvements to Sunflower Avenue and a bicycle trail connection. 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, Tentative Tract Map, Tree Removal Permit, and Public Art Plan. 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 and "X".
If you have already sent your document to the agency please denote that with an "S".

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

Local Public Review Period (to be filled in by lead agency)

Starting Date February 7, 2020 Ending Date March 23, 2020

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: 2/6/20

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