

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 # 2019079034

Project Title: Permanent Bridge Shelter Facility

Lead Agency: City of Costa Mesa Contact Person: Barry Curtis, AICP
Mailing Address: 77 Fair Drive Phone: 7147545278
City: Costa Mesa Zip: 92628 County: Orange

Project Location: County: Orange City/Nearest Community: Costa Mesa
Cross Streets: McCormick Avenue and Airway Avenue Zip Code: 92626
Longitude/Latitude (degrees, minutes and seconds): 33 ° 40 ' 48.5" N / 117 ° 52 ' 15.5" W Total Acres: 1.3
Assessor's Parcel No.: 427-091-12 Section: S1 Twp.: T6S Range: R10W Base:
Within 2 Miles: State Hwy #: 55, 405 Waterways: Upper Newport Bay
Airports: John Wayne Airport Railways: N/A Schools: Mariners Christian

Document Type:

CEQA: [] NOP [] Draft EIR NEPA: [] NOI Other: [] Joint Document
[] Early Cons [] Supplement/Subsequent EIR [] EA [] Environmental Document
[] Neg Dec (Prior SCH No.) [] Draft EIS [] Other:
[] Mit Neg Dec Other: FONSI

Governor's Office of Planning & Research

JUL 12 2019

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: Code Amend

STATE CLEARINGHOUSE

Development Type:

[] Residential: Units Acres
[] Office: Sq.ft. Acres Employees
[] Commercial: Sq.ft. Acres Employees
[] Industrial: Sq.ft. Acres Employees
[] Educational:
[] Recreational:
[] Water Facilities: Type MGD
[] Transportation: Type
[] Mining: Mineral
[] Power: Type MW
[] Waste Treatment: Type MGD
[] Hazardous Waste: Type
[] Other: 100-bed homeless shelter

Project Issues Discussed in Document:

[x] Aesthetic/Visual [] Fiscal [x] Recreation/Parks [x] Vegetation
[x] Agricultural Land [x] Flood Plain/Flooding [] Schools/Universities [x] Water Quality
[x] Air Quality [x] Forest Land/Fire Hazard [] Septic Systems [x] Water Supply/Groundwater
[x] Archeological/Historical [x] Geologic/Seismic [x] Sewer Capacity [] Wetland/Riparian
[x] Biological Resources [x] Minerals [x] Soil Erosion/Compaction/Grading [x] Growth Inducement
[] Coastal Zone [x] Noise [x] Solid Waste [x] Land Use
[x] Drainage/Absorption [x] Population/Housing Balance [x] Toxic/Hazardous [x] Cumulative Effects
[] Economic/Jobs [x] Public Services/Facilities [x] Traffic/Circulation [x] Other: Tribal Cultural

Present Land Use/Zoning/General Plan Designation:

Existing Industrial use building/MP-Industrial Park zoning/Industrial Park General Plan land use

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

The proposed project would repurpose approximately half of the existing industrial building at 3175 Airway Avenue (approximately 14,816 square feet) for a Permanent Bridge Shelter for individuals experiencing homelessness. The City is proposing 50 beds in the shelter (opening planned capacity) although the space has sufficient area to accommodate up to a maximum 100-bed shelter (full build-out capacity). The shelter would operate 24 hours a day and 365 days a year and provide wrap-around services to individuals that are accommodated by the facility. A professional Shelter Operator would work in conjunction with existing City outreach staff and other organizations within the community to operate the facility.

State Clearinghouse Contact: [Signature] (916) 445-0613

State Review Began: 7-12-2019

SCH COMPLIANCE 8-12-2019

Project Sent to the following State Agencies

- [x] Resources
Boating & Waterways
Central Valley Flood Prot.
Coastal Comm
Colorado Rvr Bd
Conservation
CDFW # 5
Cal Fire
Historic Preservation
[x] Parks & Rec
Bay Cons & Dev Comm.
[x] DWR
CalSTA
[x] Aeronautics
[x] CHP
[x] Caltrans # 12
Trans Planning
Other
Education
Food & Agriculture
[x] HCD
OES
State/Consumer Svcs
General Services
Cal EPA
ARB: Airport & Freight
ARB: Transportation Projects
ARB: Major Industrial/Energy Resources, Recycl.& Recovery
SWRCB: Div. of Drinking Water
SWRCB: Div. Financial Assist.
SWRCB: Wtr Quality
SWRCB: Wtr Rights
[x] Reg. WQCB # 8
Toxic Sub Ctrl-CTC
Yth/Adlt Corrections
Corrections
Independent Comm
Delta Protection Comm
Delta Stewardship Council
Energy Commission
[x] NAHC
Public Utilities Comm
Santa Monica Bay Restoration
[x] State Lands Comm
Tahoe Rgl Plan Agency
Conservancy
Other:

Please note State Clearinghouse Number (SCH#) on all Comments 2019079034

SCH#:
Please forward late comments directly to the Lead Agency

AQMD/APCD 33

(Resources: 7 / 13)

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".

- | | |
|--|--|
| <input type="checkbox"/> Air Resources Board | <input 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 type="checkbox"/> Caltrans District # _____ | <input checked="" type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input type="checkbox"/> Regional WQCB # _____ |
| <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 type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input type="checkbox"/> Fish & Game Region # _____ | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input 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 | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Housing & Community Development | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Native American Heritage Commission | |

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

Starting Date Friday, July 12, 2019 Ending Date Sunday, August 11, 2019

Lead Agency (Complete if applicable):

Consulting Firm: <u>FirstCarbon Solutions</u>	Applicant: <u>City of Costa Mesa</u>
Address: <u>250 Commerce, Suite 250</u>	Address: <u>77 Fair Drive</u>
City/State/Zip: <u>Irvine, CA 92602</u>	City/State/Zip: <u>Costa Mesa, CA 92626</u>
Contact: <u>Cecilia So</u>	Phone: <u>714.754.5278</u>
Phone: <u>714.508.4100</u>	

Signature of Lead Agency Representative: *Peggy Schull* Date: 7-10-19

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

Costa Mesa Bridge Shelter Project Description:

The proposed project would repurpose approximately half of the existing industrial building at 3175 Airway Avenue (approximately 14,816 square feet) for a Permanent Bridge Shelter for individuals experiencing homelessness. The City is proposing 50 beds in the shelter (opening planned capacity) although the space has sufficient area to accommodate up to a maximum 100-bed shelter (full build-out capacity). The shelter would operate 24 hours a day and 365 days a year and provide wrap-around services to individuals that are accommodated by the facility. A professional Shelter Operator would work in conjunction with existing City outreach staff and other organizations within the community to operate the facility.

At this time, the City of Costa Mesa plans to open and operate the shelter as a 50-bed bridge shelter facility. However, the City envisions a potential future scenario under which more beds may be needed in the City. Because such a circumstance is reasonably foreseeable and since adding any beds in the future would require additional CEQA review, it is appropriate at this time to analyze the full potential capacity of the shelter facility and, thus, understand the potential impacts of full build-out capacity under CEQA. Analyzing the full build-out capacity of 100 beds as part of this process provides the community and decision-makers with a clear understanding of the potential impacts associated with the project, as required by CEQA. Accordingly, unless otherwise noted, all analysis in this document is based on the full build-out capacity of 100 beds.

In order to decrease the impact on the surrounding neighborhood, the shelter would be accessed through a reservation-based transportation system. A shuttle bus to and from the shelter will be the only ingress and egress allowed for individuals experiencing homelessness. Certain exceptions may apply, but transportation would be provided to and from the facility in all cases. The proposed shuttle plan includes two shuttle stops. In no case will individuals be allowed to leave the facility on foot, and no walk-ins to the bridge shelter or its services will be permitted.

Repurposing a portion of the industrial space for an emergency shelter will require the following site improvements:

- New Americans with Disabilities Act (ADA) access and exit points
- A new 6-foot-high screened motorized vehicular gate at the entrance
- Landscaping upgrades along Airway Avenue
- A new visitor entrance along Airway Avenue (located behind the security gate)
- A new outdoor break area on the west side of the building and behind the installed perimeter gate
- Interior office renovations
- New/upgraded restrooms and showers for men, women, and facility staff
- A new kitchen and dining hall with gas fired cooking equipment and minimal refrigeration
- Separate men's and women's sleeping quarters
- Internal 5-foot-high partition walls for privacy and noise reduction in sleeping quarters

- New laundry, training, and computer rooms
- New lighting, energy efficient heating, ventilation, and air conditioning (HVAC) equipment, and high efficiency water heaters
- 17 new parking spaces created by restriping an existing paved area south of the building
- Installation of security cameras
- Creation of small outdoor animal area that is located behind the installed perimeter gate
- Upsizing approximately 250 linear feet of existing 1-inch potable water pipe and 1.5-inch potable and irrigation water to provide a 2- to 2.5-inch-diameter branch

Construction and site improvements would begin in Fall 2019, with expected operation in mid-2020.

The other half of the industrial building (approximately 15,000 square feet) would be leased to a tenant(s) by the City for industrial warehouse use consistent with the existing purpose, zoning, and land use designation. The leased space would have a separate meter, address, and entrance and would have access to the existing loading docks.