



11.0 Appendices

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A. Notice of Preparation (NOP)

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NOTICE OF PREPARATION AND SCOPING MEETING

HIVE LIVE PROJECT ENVIRONMENTAL IMPACT REPORT

Date: June 6, 2024

To: Reviewing Agencies and Other Interested Parties

Subject: Notice of Preparation of an Environmental Impact Report and Public Scoping Meeting for the Hive Live Project Located at 3333 Susan St, Costa Mesa

Public Review Period: June 6, 2024 to July 5, 2024

Project Applicant: Legacy Partners

Scoping Meeting: June 17, 2024 at 6:00 PM at the Norma Hertzog Community Center located at 1845 Park Avenue, 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 Hive Live 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 agencies, organizations, tribes, and interested parties 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 invites any and all input and comments from agencies, organizations, tribes, 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 this notice. In order for the comments to be considered, agencies, organizations, tribes, and interested parties are requested to submit any comments in writing to the City in response to the NOP between June 6, 2024 and 5:00 PM on July 5, 2024. 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:

<https://www.costamesaca.gov/government/departments-and-divisions/economic-and-development-services/planning/environmental-notices-and-reports>

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

Chris Yeager, Associate Planner
City of Costa Mesa
Development Services Department
77 Fair Drive
Costa Mesa, CA 92626
CHRISTOPHER.YEAGER@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 Christopher Yeager at (714) 754-4883 or by email, as noted above.

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 17, 2024 at 6:00 PM at the Norma Hertzog Community Center located at 1845 Park Avenue, Costa Mesa, CA 92627.

PROJECT SUMMARY

PROJECT LOCATION

The City of Costa Mesa (City) encompasses approximately 16 square miles and is located in the western portion of Orange County; refer to Exhibit 1, Regional Vicinity. Surrounding jurisdictions include Santa Ana to the north, Irvine and Newport Beach to the east, Newport Beach to the south, and Huntington Beach and Fountain Valley to the west.

The approximately 14.25-acre project site is located at 3333 Susan Street, Costa Mesa, 92626; refer to Figure 2, Site Vicinity. The site is specifically bound by Sunflower Avenue to the north, Susan Street to the east, South Coast Drive to the south, and a public trail (the “Rail Trail”), a pump station (operated by Mesa Water District), and Anduril Industries to the west. Regional access to the project site from the west and east is available via Interstate 405 (I-405), from the south via the San Joaquin Hills Transportation Corridor State Route [SR]-73, and the east via the Costa Mesa Freeway (State Route 55 [SR-55]). Harbor Boulevard, Fairview Road, and Sunflower Avenue are the major roadways that provide local access to the project site.

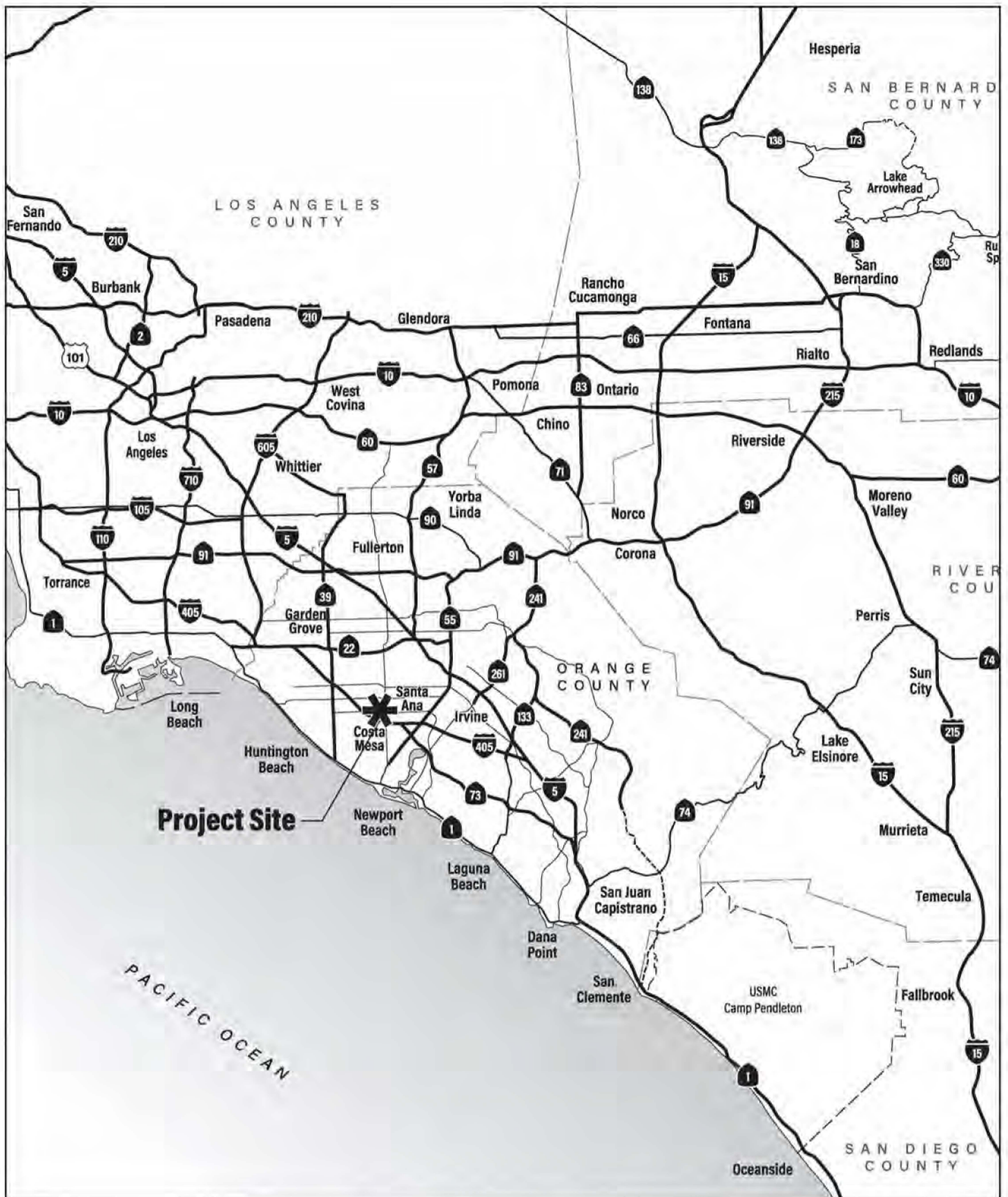
EXISTING CONDITIONS

The project site is currently developed with the Hive Creative Office Campus (in the northern portion) and the Los Angeles Chargers practice field (in the southern portion). The Hive Creative Office Campus consists of three existing two-story office buildings supported by a surface parking lot and access provided by two driveways on Susan Street and one driveway on Sunflower Avenue. Shared surface parking with the office campus (situated in the eastern portion of the site) serves the practice field.

The project site currently has a General Plan Land Use designation of Industrial Park (IP) within the North Costa Mesa Specific Plan and a zoning designation of Planned Development Industrial (PDI) within a Special Area (North Costa Mesa Specific Plan). The North Costa Mesa Specific Plan (Specific Plan) identifies the project site as Subarea 1 (Home Ranch) C (Industrial Park).

The project site is surrounded by commercial, residential, and public/institutional uses. Surrounding land uses in proximity to the project site include the following:

- North: Commercial/office uses (e.g., PHP Agency, TechMD, Lake Center, and United States Post Office) are located to the north and northeast;
- East: Multi-family residential (townhome) uses (i.e., The Laurels at Providence Park) and commercial/office uses (i.e., American Automobile Association) are located to the east;
- South: Vacant land and commercial/retail uses (i.e., Ikea) are located to the south; and
- West: Public/institutional (i.e., Rail Trail and Mesa Water District pump station) as well as a corporate headquarters (i.e., Anduril Industries) are located to the west.





Source: Google Earth Pro, March 2024

PROJECT DESCRIPTION

The project proposes to demolish the existing Hive Creative Office Campus and Los Angeles Chargers practice field and construct a new multi-phased master-planned residential community (“Hive Live”). The project proposes up to 1,050 dwelling units (rental/apartment units) in three buildings, 3,692 square feet of retail uses, and 335,958 square feet of open space. Each building includes its own residential amenities, including a clubhouse, fitness center, pool/spa, coworking lounge, and various other amenities along with open space. Between each building, the project would provide paseos and bicycle/pedestrian access to the nearby Rail Trail. These paseos are envisioned to be publicly accessible during business hours and would also provide open space opportunities to on-site residents as well.

Each residential building would have a maximum building height up to 61 feet, 6 inches/five stories and would wrap around a central parking structure (up to 77 feet, 6 inches/six stories in height). The proposed commercial/retail space would be integrated into the southernmost apartment building, fronting Susan Street. A prominent corner would be constructed at Susan Street and South Coast Drive featuring public art displays and an open public plaza. A roof deck is proposed above the parking garage of the southernmost building featuring a 1,521-square-foot fitness facility, 2,215 square foot roof lounge, and outdoor deck and pool.

Parking

The project proposes to provide a maximum of 1,751 parking spaces, integrated into three parking structures. Each parking structure would have its corresponding residential building “wrap” around it in a manner that would screen the parking structure from public view and also provide residents with direct access to the parking structure from their resident floor level. Parking for the retail uses would total a maximum of 15 spaces included in a publicly accessible portion of the parking structure. A maximum of 211 electric vehicle spaces would be provided on-site as part of the project’s 1,751 parking spaces. The proposed project would also include a maximum of 66 bicycle parking spaces between short-term bicycle racks and long-term bicycle lockers.

Recreational and Open Space Uses

The project proposes up to 335,958 square feet of open space areas consisting of courtyards, plazas, landscaped paseos, roof deck/pools, pedestrian connections, and other amenities. Co-work/flex space available to residents would also be afforded on-site. The landscaped paseos would provide pedestrian access through the project site and to the Rail Trail. Landscaped/hardscape improvements along the public Rail Trail would also be afforded.

Circulation Improvements

Vehicular access to each parking garage would be afforded from two driveway locations along Susan Street, similar to the existing condition. The existing vehicular driveway afforded on Sunflower Avenue would be converted to a pedestrian/bicycle paseo connection to the Rail Trail. The Rail Trail would be improved along the western project boundary to accommodate public bicycle and pedestrian connections in a north/south direction. Public right-of-way improvements, including sidewalks and drive approaches, would be constructed in accordance with City Standards.

Utility Improvements

Utility improvements on-site would include domestic and fire flow water, sanitary sewer, storm drain, and dry utility improvements. Off-site improvements would include appropriate lateral connections along adjoining right-of-way to connect to existing utility infrastructure and may include additional upgrades to ancillary utilities within the public rights-of-way.

Project Construction Timeline

The project would be constructed in three separate phases; one phase for each apartment building. Construction of the proposed project is anticipated to commence in 2026 and be completed by 2033.

Anticipated Discretionary Approvals

The applicant is requesting the following discretionary approvals from the City: a General Plan Amendment, Zoning Amendment, Specific Plan Amendment, Tentative Parcel Map, Master Plan, and Development Agreement. Ministerial approvals include, but are not limited to: demolition permits, grading permits, building permits, encroachment 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" on the southern parcel, and High Density Residential on the two northern parcels to allow a mixed-use development with a density of 20 to 85 dwelling units per acre.
2. Zoning Amendment - The proposed Zone Amendment would change the existing "PDI" (Planned Development Industrial) zoning designation to "Planned Development Commercial" on the southern parcel and "Planned Development Residential – High Density" on the two northern parcels to allow a mixed-use development with residential and commercial (retail) uses.
3. Specific Plan Amendment – A Specific Plan Amendment is proposed to modify the North Costa Mesa Specific Plan development standards, regulations, design guidelines, infrastructure systems, and implementation strategies on which project-related development activities would be founded.
4. Tentative Parcel Map - The project site is approximately 14.25 acres and would be subdivided into three parcels.
5. Master Plan – A Master Plan is required for any development within the planned development zoning districts. The Master Plan would include the overall site plan, floor plan, architectural design and elevations, site landscape/hardscape, site lighting design and construction phasing.
6. Development Agreement – The Applicant is requesting a development agreement with the City of Costa Mesa pursuant to California Government Code sections 65864 et seq.

POTENTIAL ENVIRONMENTAL EFFECTS

Due to the Lead Agency's 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 address 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. 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 and such impacts will be considered. 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.

Biological Resources. The potential for biological resources to occur on-site will be summarized in a Biological Resources Assessment and documented in the Draft EIR. The project's potential impacts to biological resources will be analyzed.

Cultural Resources. The potential for historical and archeological resources to occur on-site will be summarized in a Cultural Resources Identification Memorandum and 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 Resources Identification Memorandum will be prepared, and 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 operation 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 exposure to hazardous materials including asbestos, lead paints, and other hazardous materials. Additionally, the site was historically used for agricultural purposes. A Phase I ESA will be incorporated into the Draft EIR and impacts associated with hazardous materials will be considered. 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. A Hydrology/Drainage Study and Preliminary Water Quality Management Plan 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 would require a General Plan Amendment, Zoning Amendment/Rezone, and Specific Plan Amendment, among others. The proposed project will be evaluated in regard to consistency with the City's General Plan, North Costa Mesa Specific Plan, and Zoning Code. 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 surrounding 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. Therefore, the proposed project could result in a substantial permanent increase in 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 Trip Generation Analysis and Vehicle Miles Traveled (VMT) Analysis, as well as consider any off-site transportation improvements, if proposed. The Draft EIR will evaluate the project's VMT impacts and consistency with policies pertaining to pedestrian/bicycle and transit services, design hazard safety considerations, and emergency access impacts during construction and operational activities.

Tribal Cultural Resources. The City of Costa Mesa is soliciting tribal consultation as required by Senate Bill 18 (SB 18) and Assembly Bill 52 (AB 52) for the project site. Results of such consultations will be summarized in the Draft EIR.

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 summarize the results of the Water Supply Assessment and evaluate the ability of the project to receive adequate service 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, 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 mineral resources, 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 responsibly 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.