

MAY 2025



FINAL
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION
VICTORIA PLACE PROJECT



PREPARED FOR



PREPARED BY

Michael Baker
INTERNATIONAL

**FINAL
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION**

Victoria Place Project

SCH No. 2025031168



Lead Agency:

CITY OF COSTA MESA
77 Fair Drive
Costa Mesa, California 92626
Contact: Victor Mendez, Senior Planner
714.754.5276

Prepared by:

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May 2025

JN 204361

This document is designed for double-sided printing to conserve natural resources.



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1.0 INTRODUCTION

The Victoria Place Project (Project) involves demolishing the existing commercial retail buildings, a residential unit repurpose as a commercial use, and storage yards. The project proposes to develop a 40-unit residential common interest development community comprising of 18 duplexes and four detached units fronting Victoria Place. The 76,923-square foot lot area (or approximately 1.77 acres) would be developed with 18 duplexes, or 36 units, with a square footage of 2,751 square feet per unit (which includes 425-square feet of space available for a home office on the ground floor). The project would also construct four detached units. The four detached, situated along Victoria Place, would have a square footage of 2,751-square feet per unit (which includes 427 square feet of space available for a home office on the ground floor).

The Public Review Initial Study/Mitigated Negative Declaration (IS/MND) (State Clearinghouse No. 2025031168) was made available for public review and comment pursuant to CEQA Guidelines Section 15070 from April 1, 2025 through April 30, 2025.

The Public Review IS/MND was available for review at the City of Costa Mesa Economic and Development Department, located at 77 Fair Drive, Costa Mesa, CA, 92626, at the Mesa Verde Library, located at 2969 Mesa Verde Drive, Costa Mesa, CA, 92626, Costa Mesa/Donal Dungan Library, located at 1855 Park Avenue, at the Governor's Office of Planning and Research (OPR) CEQAnet Web Portal online at: <https://ceqanet.opr.ca.gov/>; and online at: <https://www.costamesaca.gov/government/departments-and-divisions/economic-and-development-services/planning/environmental-notice-and-reports>.



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2.0 RESPONSES TO COMMENTS

In accordance with the *California Environmental Quality Act Guidelines* (CEQA Guidelines) Section 15074(b), the City of Costa Mesa, as the Lead Agency, would evaluate the Public Review Draft Initial Study/Mitigated Negative Declaration (IS/MND) (State Clearinghouse No. 2025031168) for Victoria Place (herein referenced as the project) together with any comments received during the public review process. Although CEQA Guidelines Sections 15073, 15073.5, and 15074 do not require a Lead Agency to prepare written responses to comments received on an IS/MND, the City of Costa Mesa has elected to prepare the following written responses with the intent of conducting a comprehensive and meaningful evaluation of the proposed project.

During the public review period, comments were received on the Public Review Draft Initial Study/Mitigated Negative Declaration (IS/MND) from interested public agencies. It is acknowledged that no comments were received from organizations, tribes, or other interested parties. The following is a list of commenters on the Public Review Draft IS/MND during the public review period. Each comment letter is assigned a letter number. Individual comments within each communication have been numbered so comments can be cross-referenced with specific responses. Following this list, the text of the communication is reprinted and followed by the corresponding response.

Comment Letter No.	Person, Firm, or Agency	Letter Dated
A1	Department of Toxic Substance Control	April 3, 2025
A2	California Department of Transportation	April 28, 2025



PUBLIC AGENCIES



Yana Garcia
Secretary for
Environmental Protection



Department of Toxic Substances Control

Katherine M. Butler, MPH, Director
8800 Cal Center Drive
Sacramento, California 95826-3200
dtsc.ca.gov



Gavin Newsom
Governor

SENT VIA ELECTRONIC MAIL

April 3, 2024

Victor Mendez
Senior Planner
City of Costa Mesa
77 Fair Drive
Costa Mesa, CA 92626
Victor.Mendez@costamesaca.gov

RE: MITIGATED NEGATIVE DECLARATION FOR VICTORIA PLACE PROJECT
DATED MARCH 26, 2025, STATE CLEARINGHOUSE NUMBER [2025031168](#)

Dear Victor Mendez,

The Department of Toxic Substances Control (DTSC) reviewed the Mitigated Negative Declaration (MND) for the Victoria Place Project (Project). The Project proposes to develop a 40-unit residential development community comprising of 18 duplexes and four detached units. The 76,923-square foot lot area would be developed with 18 duplexes, or 36 units. The Project would also construct four detached units. Proposed City entitlements include a General Plan Amendment (24-0001), a Zoning Code Amendment, Tentative Tract Map (No. 19351), and a Master Plan.

DTSC recommends and requests consideration of the following comments:

1. The Phase II Environmental Site Assessment indicated if the use of the property is changed to more sensitive uses such as residential, care stations, schools or childcare, further subsurface soil and soil gas investigations and health risk assessments may be required. Mitigation Measure HAZ-1 stated a Soil Management Plan (SMP) will be prepared and implemented during earthwork redevelopment activities in case soil impacts are encountered during grading and excavation activities. As part of this SMP, any on-site

A1-1

contaminated soils, including soils that could potentially be imported to the site, would be assessed to confirm that they are handled in compliance with all applicable regulatory guidance. DTSC does not recommend a SMP be used as a primary cleanup plan.

DTSC recommends that any potential contamination be fully characterized and then remediated under the oversight of a [self-certified local agency](#), DTSC or a Regional Water Quality Control Board as a SMP alone cannot sufficiently identify and document the potential contaminants that may pose a threat to human health and the environment. DTSC recommends that a cleanup plan, a Removal Action Workplan or Remedial Action Plan, be prepared to adequately address all site impacts after complete characterization. If entering into one of DTSC's cleanup plans such as a voluntary agreement, please note that DTSC uses a single standard Request for Lead Agency Oversight Application for all agreement types. Please apply for DTSC oversight using this link: [Request for Agency Oversight Application](#). Submittal of the online application includes an agreement to pay costs incurred during agreement preparation. If you have any questions about the application portal, please contact your [Regional Brownfield Coordinator](#).

2. DTSC recommends that all imported soil and fill material should be tested to assess any contaminants of concern meet screening levels as outlined in [DTSC's Preliminary Endangerment Assessment Guidance Manual](#). Additionally, DTSC advises referencing the [DTSC Information Advisory Clean Imported Fill Material Fact Sheet](#) if importing fill is necessary. To minimize the possibility of introducing contaminated soil and fill material there should be documentation of the origins of the soil or fill material and, if applicable, sampling be conducted to ensure that the imported soil and fill material are suitable for the intended land use. The soil sampling should include analysis based on the source of the fill and knowledge of prior land use. Additional information can be found by visiting [DTSC's Human and Ecological Risk Office \(HERO\) webpage](#).

A1-1

A1-2

DTSC appreciates the opportunity to comment on the DEIR for Victoria Place Project. Thank you for assisting in protecting California's people and the environment from the harmful effects of toxic substances. If you have any questions or would like clarification on DTSC's comments, please respond to this letter or via [CEQA Review email](#) for additional guidance.

Sincerely,

A handwritten signature in black ink that reads "Dave Kereazis". The script is cursive and fluid, with the first letters of each word being capitalized and prominent.

Dave Kereazis
Associate Environmental Planner
HWMP-Permitting Division – CEQA Unit
Department of Toxic Substances Control
Dave.Kereazis@dtsc.ca.gov

A1-2

Victor Mendez
April 3, 2025
Page 4

cc: (via email)

Governor's Office of Land Use and Climate Innovation
State Clearinghouse
State.Clearinghouse@opr.ca.gov

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Project Manager
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Tamara Purvis
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Scott Wiley
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HWMP - Permitting Division – CEQA Unit
Department of Toxic Substances Control
Scott.Wiley@dtsc.ca.gov



**A1. RESPONSES TO COMMENTS FROM DEPARTMENT OF TOXIC
SUBSTANCE CONTROL, DAVE KEREAZIS, ASSOCIATE
ENVIRONMENTAL PLANNER, APRIL 3, 2025.**

A1-1 The commenter states that Mitigation Measure HAZ-1, which requires the preparation of implementation of a Soil Management Plan, would not adequately identify and document the potential contaminants on-site that may pose a risk to human health. The commenter recommends that any potential contamination on-site should be fully characterized and remediated under the oversight of a self-certified local agency, DTSC or a Regional Water Quality Control Board. Additionally, the commenter also recommends that the proposed project prepare and implement a cleanup plan, a Removal Action Workplan, or Remedial Action Plan.

As discussed in the Public Review Draft IS/MND Section 4.9, *Hazards and Hazardous Materials* (page 4.9-2 through 4.9-4), based on the 220-234 Victoria Phase II ESA, these areas of limited releases to on-site soils were below regulatory screening levels for the existing uses at the project site. However, the proposed project would disturb these materials during site grading activities, which could expose construction workers to these hazardous substances in on-site soils. Further, as disclosed on Public Review Draft IS/MND page 4.9-4, *Operations, Soil Vapor Intrusion*, the proposed project would change existing on-site land uses from commercial to residential uses. Based on the Phase II ESA, existing releases to soil and soil gas present in limited areas of the project site could result in accidental conditions involving existing on-site soils as well as the release of soil gas into on-site residential structures during project operations.

The project would be required to implement Mitigation Measure HAZ-1, which requires the implementation of a Soil Management Plan (SMP) during grading activities. The SMP would provide guidance on measures for managing soils during site grading activities. Soil management measures would include soil sampling for potential contaminated soils. In the event that contaminated soils are encountered, testing to determine contamination levels before the import, export, or re-use of the soil for residential purposes. For any contaminated soils that exceed existing Federal, State, and/or local human health screening levels, the soil shall be disposed off-site in accordance with applicable Federal, State, and local regulations.

However, the project would be required to comply with Mitigation Measure HAZ-1, which would require the proper characterization of on-site soils during site grading, as well as the proper reuse or disposal at an appropriate landfill facility. Such management of on-site soils during grading activities would remove soils that present a concern with residential uses at the project site. With compliance of Mitigation Measure HAZ-1, proper use of on-site soils for future residential use would be minimized and impacts associated with accidental conditions from existing on-site soil and soil gas would be reduced to less than significant levels.

Notwithstanding, the project must comply with applicable local, State, and federal laws and regulations that minimizes hazardous exposure to the public and environment. Pursuant to existing laws/regulations and as enforced through HAZ-1, the SMP is required to include a decision framework and specific risk management measures for managing soil, including any



soil import/export activities, in a manner protective of human health and consistent with applicable regulatory requirements. Should regulatory requirements include participation in full characterization and remediation under the oversight of a self-certified local agency, DTSC or a Regional Water Quality Control Board, the applicant would be required by law to do so. If required by law, the applicant would be required to prepare and implement a cleanup plan, Removal Action Workplan, or Remedial Action Plan, if required by a self-certified local agency, DTSC or a Regional Water Quality Control Board. As concluded by the Public Review Draft IS/MND, with compliance with existing regulations as well as implementation of Mitigation Measure HAZ-1, impacts in this regard would be less than significant.

- A1-2 As discussed in Public Review Draft IS/MND Section 2.4, *Phasing/Construction*, project earthwork would require approximately 8,570 cubic yards of cut/fill. However, it should be noted that the grading would be balanced on-site and thus, no import or export of soils/fill materials would be required.

California Department of Transportation

DISTRICT 12
1750 East 4th Street, Suite 100 | SANTA ANA, CA 92705
(657) 328-6000 | FAX (657) 328-6522 TTY 711
<https://dot.ca.gov/caltrans-near-me/district-12>



April 28, 2025

Mr. Victor Mendez
City of Costa Mesa
778 Fair Drive
Costa Mesa, CA 92626

File: LDR/CEQA
SCH# 2025031168
LDR LOG #2025-02783
SR-55

Dear Mr. Mendez,

Thank you for including the California Department of Transportation (Caltrans) in the review of the Initial Study for a Mitigated Negative Declaration for the proposed Victoria Place Project. The project proposes to develop a 40-unit residential common interest development community comprising of 18 duplexes and four detached units fronting Victoria Place. The 76,923-square foot lot area (or approximately 1.77 acres) would be developed with 18 duplexes, or 36 units, with a square footage of 2,751 square feet per unit (which includes 425-square feet of space available for a home office on the ground floor). The project would also construct four detached units. The four detached, situated along Victoria Place, would have a square footage of 2,751-square feet per unit (which includes 427 square feet of space available for a home office on the ground floor). Proposed utility connections, landscaping improvements, and circulation improvements would also be installed. Proposed City entitlements include General Plan Amendment (PGPA-24-0001), a Zoning Code Amendment, Tentative Tract Map (TTM No. 19351), and a Master Plan. The project site is approximately 1.77 acres and is located at 220, 222, 234, and 236 Victoria Street in the southern portion of the City of Costa Mesa and the nearest state facility is SR-55.

The mission of Caltrans is Improving lives and communities through transportation. Caltrans is a responsible agency on this project and has the following comments:

1. The project scope includes new sidewalks along the project frontage at Victoria Place, which would allow pedestrian access to the project. However, the project's Conceptual Site Plan (Exhibit 2-30), does not show any designated pedestrian walkways to each unit. This may create vehicle-pedestrian conflict. If feasible, consider adding pedestrian walkways to each unit.

A2-1

- | | |
|---|-------------|
| 2. The project is increasing the number of residential units in the area. This may increase pedestrian activity in the area. To enhance pedestrian safety and connectivity to the Downtown/Triangle District, consider installing high visibility crosswalks at the intersection of Victoria Place/Newport Boulevard and Victoria Place/Victoria Street. | A2-2 |
| 3. During construction, please ensure that appropriate detours and safety measures are in place to prioritize the mobility, access, and safety of bicyclists, pedestrians, and transit users. If adjacent sidewalks or bike lanes need to be closed during construction, please ensure that closures and detours are clearly signed. | A2-3 |
| 4. On page 4.17-1 of the IS/MND, Caltrans looks forward to City's further discussion about existing transit services for all on local, intercounty and regional bus services, including the connectivity to rail services from the nearest train stations, provided by Metrolink and/or Amtrak Pacific Surfliner. | A2-4 |
| 5. Provide discussion about the City's multimodal mobility strategies and opportunities to connect and/or expand transit services locally and regionally such as continuous coordination with OCTA. | A2-5 |
| 6. Encourage the use of transit among future residents, visitors, and workers of the proposed areas of developments. Increasing multimodal transportation will lead in a reduction to congestion, Vehicle Miles Traveled and improve air quality. | A2-6 |
| 7. Any work performed within Caltrans right-of-way (R/W) will require discretionary review and approval by Caltrans and an encroachment permit will be required for any work within the Caltrans R/W prior to construction. Prior to submitting to Caltrans Permit's branch, applicant should fill out Applicant's Checklist to Determine Applicable Review Process (QMAP List) Form TR-0416 to determine if project oversight/coordination with Caltrans Project Manager is needed. If coordination is not required, please submit an encroachment permit application package (EPAP) through the Caltrans Encroachment Permit System (CEPS - https://ceps.dot.ca.gov/). EPAP should include application, PE signed and stamped site-specific traffic control plan, insurance, letter of authorizations as needed, and any other relevant documents. EPAP should be submitted as early as possible to avoid any delays. | A2-7 |

8. Project plans and traffic control plans must be stamped and signed by a licensed engineer. For all plans, including traffic control plans, Caltrans R/W lines should be clearly labeled, which includes existing and proposed (if there are any changes to Caltrans R/W), the north arrow, the edge of pavement, and edge of the sidewalk, if applicable. When submitting the application, please include final Environmental Clearance Documentation, relevant design details including design exception approvals and construction and drainage plans, traffic control plans, traffic management plan and traffic impact study if proposed traffic delay of 30 minutes above normal recurring traffic delay is anticipated, any Caltrans R/W certifications if needed, maintenance agreement as needed, shoring plans for any excavation 5-feet or more, ADA certification, and any letter of authorizations.

A2-8

Please continue to coordinate with Caltrans for any future developments that could potentially impact State transportation facilities. If you have any questions, please do not hesitate to contact Maryam Molavi, at Maryam.Molavi@dot.ca.gov.

Sincerely,



Scott Shelley (Apr 28, 2025 14:38 PDT)

Scott Shelley
Branch Chief – Local Development Review/Climate Change/Transit Grants
District 12



A2. RESPONSES TO COMMENTS FROM CALIFORNIA DEPARTMENT OF TRANSPORTATION, SCOTT SHELLEY, BRANCH CHIEF – LOCAL DEVELOPMENT REVIEW/CLIMATE CHANGE/TRANSIT GRANTS, APRIL 28, 2025.

- A2-1 As discussed in Public Review Draft IS/MND Section 2.3, *Project Characteristics* (page 2-10), new sidewalks would be constructed along the project frontage at Victoria Place which would allow pedestrian access to the project site, as well as entry sidewalks from private streets to front entries for each unit. New sidewalk and walkways would comply with the City of Costa Mesa's Municipal Code requirements for building pedestrian access and circulation.
- A2-2 As discussed in Public Review Draft IS/MND Section 4.14, *Population and Housing* (page 4.14-1), the proposed project would introduce up to 101 new residents and would represent a nominal increase in the City's population. Of these 101 new residents, only a nominal number of pedestrians would be accessing the City's pedestrian network at any given time. As such, the existing pedestrian facilities (i.e., sidewalks, crosswalks) at the off-site intersections of Victoria Place/Newport Boulevard and Victoria Place/Victoria Street would adequately service the proposed project.
- A2-3 As discussed in Public Review Draft IS/MND Section 4.17, *Transportation* (page 4.17-2), Mitigation Measure TRA-1 would require the review and approval of a Traffic Management Plan (TMP) by the City Traffic Engineer. The TMP would ensure that bicycle lanes, pedestrian sidewalks, and bus stops remain open and accessible, to the greatest extent feasible, during construction. In the event that that access cannot be maintained, bicycle lanes, pedestrian sidewalks, and/or bus stops would be re-routed to ensure connectivity. As such, the proposed project would incorporate detours and safety measures in the TMP and impacts pertaining to transportation safety during construction would be reduced to less than significant levels.
- A2-4 This comment is acknowledged. The commenter does not raise new environmental information or directly challenge information provided in the Public Review Draft IS/MND; no further response is required.
- A2-5 As discussed in Public Review Draft IS/MND Section 4.17, *Transportation* (pages 4.17-1 through 4.17-2), the topic of multimodal transportation options (i.e., roadways, transit [Orange County Transportation Authority], bicycle, and pedestrian facilities) are discussed. Additionally, the proposed project would not change existing pedestrian, bicycle, and transit facilities in the project area. It would also be noted that the proposed project would include new sidewalks and a new Class II Bicycle Lane along the frontage of Victoria Place. To emphasize the Class II Bicycle Lane proposed along Victoria Place, the following minor correction is made to the Public Review Draft IS/MND Section 2.3, *Project Characteristics* (page 2-10) and is reflected below and in Section 3.0, *Errata*, of this Final IS/MND. Additionally, Public Review Draft IS/MND Section 4.17 (page 4.17-2) discusses that the proposed project would not conflict with program plan, ordinance, or policy which encourages multimodal transportation options.



Section 2.3, Project Characteristics, Page 2-10

Vehicular site access would be provided via two unsignalized driveways at the southern end of the project along Victoria Place; refer to Exhibit 2-3. Both driveways connect to internal drive aisles that form an “H”-shaped roadway pattern on-site. The 25-foot-wide internal drive aisles would also serve as fire access lanes pursuant to the City’s Municipal Code requirements. New sidewalks would be constructed along the project frontage at Victoria Place which would allow pedestrian access to the residential community. The project also proposes locking residential pedestrian gates for pedestrian access for all on-site residents only. The proposed project would also construct a new Class II bike lane with a two-foot buffer along Victoria Place per the City Development Standards; refer to Exhibit 2-3.

- A2-6 As discussed in Public Review Draft IS/MND Section 4.8, *Greenhouse Gas Emissions* (pages 4.8-7 through 4.8-11), the proposed project would emphasize land use patterns and include design features that facilitate multimodal transportation options. Such features include proximity to destinations, located within one mile of existing bus stops serviced by the Orange County Transportation Authority, bicycle parking, a new Class II Bicycle Lane, and installation of new pedestrian sidewalks. As such, implementation of the proposed Class II Bicycle Lane, new sidewalks, and bicycle parking would encourage future residents to utilize multimodal transportation alternatives. As discussed in Public Review Draft IS/MND Section 4.17, *Transportation* (Page 4.17-4), the proposed project would meet three transportation screening criteria and was determined to have a less than significant impact on transportation. Specifically, the proposed project would generate less than 110 daily trips, is located in an area classified as a low VMT zone, and would meet the criteria under a Transit Priority Area Screening criteria. Lastly, as discussed in Public Review Draft IS/MND Section 4.3, *Air Quality*, the proposed project would not conflict with the South Coast Air Quality Management District 2022 Air Quality Management Plan and would not result in emissions that exceed applicable air quality thresholds. As such, the proposed project would not result in a significant impact on air quality.
- A2-7 As discussed in Public Review Draft IS/MND Section 2, *Project Description* (page 2-1) and Exhibit 2-2, *Site Vicinity*, the project site is located within the boundaries of Assessor’s Parcel Numbers 419-111-19 through -21). Additionally, off-site improvements (i.e., utility lines installation, installation of new pedestrian sidewalks and bike lane) would occur throughout Victoria Place right-of-way only. No physical improvements would occur within Caltrans R/W.
- A2-8 As discussed in Response to Comment A2-7, construction would not occur within Caltrans R/W. Additionally, preparation of all project plans and traffic control plans would comply with all applicable State and local regulations. T



3.0 ERRATA

Changes to the Public Review Draft Initial Study/Mitigated Negative Declaration (IS/MND) are noted below. A double-underline indicates additions to the text; ~~strike through~~ indicates deletions to the text. These clarifications and modifications are not considered to result in any new or substantially greater significant impacts as compared to those identified in the Public Review Draft IS/MND. The changes to the Public Review Draft IS/MND do not affect the overall conclusions of the environmental document. Changes are listed by page and, where appropriate, by paragraph.

Table of Contents, Page iii, *List of Exhibits*, 12 Lines/Exhibits Down

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Section 2.2, Environmental Setting, Page 2-1, Table 2-1, *Existing Structures*

Table 2-1
Existing Structures

Tenant/Business	Use	Square Footage/Units
220 Victoria Street		
Suite A	Storage	500 square feet
Suite B	Boat Storage and Commercial Retail (Harvey's Boat Storage)	1,400 square feet
222 Victoria Street		
Suite A	Commercial Retail (Allied Lighting)	6,834 square feet
234 Victoria Street		
Suite A	Originally constructed as residential use, but has been utilized for commercial purposes for the past 58 years (Currently Vacant)	1 Unit Approximately 2,000 square feet
Suite B	Commercial (Suburban Plumbing)	2,333 square feet
236 Victoria Street		
Suite A	Commercial Retail (Battery Mart)	5,500 square feet
Total Commercial Square Footage		18,567 square feet

Section 2.3, Project Characteristics, Page 2-10, Subsection *Site Access and Parking*, First Paragraph

Vehicular site access would be provided via two unsignalized driveways at the southern end of the project along Victoria Place; refer to Exhibit 2-3. Both driveways connect to internal drive aisles that form an “H”-shaped roadway pattern on-site. The 25-foot-wide internal drive aisles



would also serve as fire access lanes pursuant to the City's Municipal Code requirements. New sidewalks would be constructed along the project frontage at Victoria Place which would allow pedestrian access to the residential community. The project also proposes locking residential pedestrian gates for pedestrian access for all on-site residents only. The proposed project would also construct a new Class II bike lane with a two-foot buffer along Victoria Place per the City's Development Standards; refer to Exhibit 2-3.

Section 2.3, Project Characteristics, Page 2-16, Subsection *Open Space and Landscaping* (Continued), First Paragraph

Landscaping would be installed at Victoria ~~Parkway~~Place as well as within the new community; refer to ~~Exhibit 2-6, Conceptual Landscape Plan~~ Exhibit 2-6a, Conceptual Landscape Plan – Project Frontage, and Exhibit 2-6b, Conceptual Landscape Plan – Project Site. The landscaping area in front of the detached units along Victoria Place would consist of fauna and flora gardens with pedestrian walkways into the residential community. Additionally, the landscaping along Victoria Place~~Victoria Parkway~~ has been designed to include ~~seating areas~~, shade trees, lush landscaping, bioswale, and other amenities. Other ornamental landscaping would be installed throughout the project site, including along the project frontage, drive aisles, building perimeters, and entryways; refer to ~~Exhibit 2-6b~~ Exhibit 2-6. Planting materials would include a variety of trees (i.e., Bloodgood London Plane, Afghan Pine, Brisbane Box, Hopseed Bush, etc.), shrubs (i.e., Atlas Fescue, Spanish Lavender, Blue Flame Agave, etc.), and groundcover.

Section 2.3, Project Characteristics, Page 2-16, Subsection *Utilities and Services*, First Bullet Point

- Water. The project site would be served by the Mesa Water District (MWD). The project proposes private one-inch service water laterals that connect to the existing 12-inch water main in Victoria Place. The western portion of the project would connect to a proposed 6-inch water main in the western portion of the landscaping area fronting Victoria Place~~Victoria Parkway~~. The new 6-inch water main would then connect to an existing 12-inch water main in Victoria Place. The eastern portion of the project site would connect to the existing 12-inch water main in Victoria Place near the central portion of the project frontage.

Section 2.3, Project Characteristics, Page 2-16, Subsection *Utilities and Services*, Third Bullet Point

- Drainage. The project proposes to construct an on-site storm drain system with a modular wetland system. The project proposes to construct private four- to eight-inch storm drains throughout the site. The new storm drains would convey storm water flows to the modular wetland system unit at the southeast corner of the landscaping area fronting Victoria Place~~in Victoria Parkway~~ to be treated before being conveyed to the existing 24-inch storm drain in Victoria Place at one point of connection. Should the storm event exceed the capacity of the modular wetland system unit, the water would bypass the system to flow into the existing storm drain. Additionally, an 18-inch outlet pipe would be installed to connect to the proposed curb opening catch basin near the Newport Boulevard and



Victoria Place intersection; refer to Exhibit 2-7. The new outlet pipe would be installed via trenching.

Section 2.3, Project Characteristics, Page 2-17

Removed Exhibit 2-6, *Conceptual Landscape Plan*, and included two new exhibits. The new exhibits include Exhibit 2-6a, *Conceptual Landscape Plan – Project Frontage*, and Exhibit 2-6b, *Conceptual Landscape Plan – Project Site*.

Section 4.1, Aesthetics, Page 4.1-3, Table 4.1-1, *General Plan Consistency Analysis Governing Scenic Quality*

Table 4.1-1
General Plan Consistency Analysis Governing Scenic Quality

Relevant Section	Consistency Analysis
Goal CD-1 Strengthen the image of the City as experienced from sidewalks and roadways.	Consistent. New public sidewalks would be constructed along the project frontage at Victoria Place which would allow pedestrian access to the residential community. Landscaping would be installed along the project site frontage abutting Victoria Place at Victoria Parkway as well as within the new community; refer to <u>Exhibit 2-6, <i>Conceptual Landscape Plan</i></u> , <u>Exhibit 2-6a, <i>Conceptual Landscape Plan – Project Frontage</i></u> and <u>Exhibit 2-6b, <i>Conceptual Landscape Plan – Project Site</i></u> . The landscaping area in front of the detached units along Victoria Place would consist of fauna and flora gardens with pedestrian walkways into the residential community. The project also proposes locking residential pedestrian gates for pedestrian access into the project site for resident access only.



Source: Studio Berzunza 2025



Source: Studio Berzunza 2025



Section 4.1, Aesthetics, Page 4.1-6, Table 4.1-2 (Continued), *Municipal Code Consistency Analysis Governing Scenic Quality, No. 4*

**Table 4.1-2
Municipal Code Consistency Analysis Governing Scenic Quality**

Relevant Section	Consistency Analysis
(4) The proposed residences have adequate separation and screening from adjacent commercial uses through site planning considerations, structural features, landscaping, and perimeter walls.	Consistent. The proposed project would install appropriate seven-foot-high perimeter concrete block walls to the west, north, and east consistent with Municipal Code 13-75, <i>Fences and walls</i> . Proposed landscaping would Landscaping would be installed <u>along the project site frontage abutting Victoria Place at Victoria Parkway</u> as well as within the new community; refer to Exhibit 2-6 <u>Exhibit 2-6a and 2-6b</u> . The landscaping area in front of the detached units along Victoria Place would consist of fauna and flora gardens with pedestrian walkways into the residential community. Additionally, the Victoria Parkway <u>landscaping area along the project site frontage abutting Victoria Place</u> has been designed to include seating areas , shade trees, lush landscaping, bioswale, and other amenities. Other ornamental landscaping would be installed throughout the project site, including along the project frontage, drive aisles, building perimeters, and entryways; refer to Exhibit 2-6 <u>Exhibit 2-6a and 2-6b</u> . Planting materials would include a variety of trees (i.e., Bloodgood London Plane, Afghan Pine, Brisbane Box, Hopseed Bush, etc.), shrubs (i.e., Atlas Fescue, Spanish Lavender, Blue Flame Agave, etc.), and groundcover.

Section 4.1, Aesthetics, Page 4.1-9, Table 4.1-1, Subsection *Standard Conditions of Approval*

Standard Conditions of Approval:

- SCAAE-8 All noise-generating construction activities shall be limited to 7 a.m. to 7 p.m. Monday through Friday and 9 a.m. to 6 p.m. Saturday. Noise-generating construction activities shall be prohibited on Sunday and the following federal holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day
- SCAAE-9 Prior to the issuance of Building Permits, the Applicant shall submit a Lighting Plan and Photometric Study for the approval of the City's Economic and Development Services Department. The Lighting Plan shall demonstrate compliance with the following: (a) Lighting design and layout shall limit spill light to no more than 0.5 foot candle at the property line of the surrounding neighbors, consistent with the level of lighting that is deemed necessary for safety and security purposes on site. (b) Glare shields may be required for select light standards.
- SCAAE-10 On-site lighting shall be provided in all parking areas, vehicular access ways, and along major walkways. The lighting shall be directed onto driveways and walkways



within the project and away from dwelling units and adjacent properties to minimize light and glare impacts, and shall be of a type approved by the Director of Economic and Development Services.

Section 4.10, Hydrology and Water Quality, Page 4.10-8, Subsection *Operations*, First Paragraph

At project completion, the project site would not include large areas of exposed soils that would be subject to runoff. Rather, any unpaved areas would be improved with landscaping to minimize the potential for erosion or siltation on- or off-site; refer to Exhibit 2-6, *Conceptual Landscape Plan* Exhibit 2-6a, *Conceptual Landscape Plan – Project Frontage* and Exhibit 2-6b, *Conceptual Landscape Plan – Project Site*...

Section 4.11, Land Use and Planning, Page 4.11-3, Table 4.11-1, *General Plan Consistency Analysis*

Table 4.11-1
General Plan Consistency Analysis

Relevant Policies	Project Consistency Analysis
Policy LU-2.7: Permit the construction of buildings over two stories or 30 feet only when it can be shown that the construction of such structures will not adversely impact surrounding developments and deprive existing land uses of adequate light, air, privacy, and solar access.	Consistent: The project site is relatively flat and developed with commercial retail buildings, housing, and storage yards; surrounding land uses include a mixture of commercial and residential uses. The proposed three-story duplexes and three-story single-family detached units would have a maximum building height of 39 feet and six inches measured from above natural/finished grade. Building elevations are shown on <u>Exhibits 2-5a, <i>Project Site Building Elevations</i></u> , through <u>2-5e, <i>Building Elevations – Renderings</i></u> . As detailed, the three-story duplexes and three-story single-family detached units would have a maximum building height of 39 feet and six inches measured from above natural/finished grade. A seven-foot-tall concrete block wall is proposed along the site perimeter except along Victoria Place. The block wall would be designed in accordance with Municipal Code Section 13.75, <i>Fences and walls</i> . Wood fencing would be provided between the private backyards of each duplex unit. A motor-operated swinging gate would be present at the entrance of the two driveways along Victoria Place. The motor-operated swinging gate would only permit the entry of residents, guests, and public services (i.e., police, fire protection services, trash collection services, etc.). As such, the project would provide internal privacy to residents while ensuring that adjacent uses are not deprived of privacy. The project site is located in a highly developed, urbanized area with existing sources of light; the project's light impacts are further evaluated in <u>Section 4.1, <i>Aesthetics</i></u> .
Policy LU-2.9: Require appropriate building setbacks, structure orientation, and placement windows to consider the	Consistent: The proposed Master Plan would include development standards for structural setbacks and distances between project buildings and between adjacent properties;



privacy of adjacent residential structures within the same project and on adjacent properties.	all setbacks would extend to the public right-of-way (i.e., the sidewalk easement). Additionally, all setbacks would be consistent with Municipal Code Article 12, Section 13-83.64, <i>Residential Incentive Overlay District Development Standards</i> ; refer to <u>Table 4.11-2, Residential Incentive Overlay District Development Standards Consistency Analysis</u> , below.
Policy LU-2.11: Ensure adequate noise attenuation in urban design, such as walls for sound attenuation, development of landscaped greenbelts, provision of landscape berms, etc.	Consistent. Refer to Response to Policy LU-2.7 regarding proposed walls and fencing. Additionally, ornamental landscaping would be installed throughout the project site, including along the project frontages, drive aisles, building perimeters, and entryways, and would include a variety of trees, shrubs, and groundcover; refer to <u>Exhibit 2-6, Conceptual Landscape Plan – Exhibit 2-6a, Conceptual Landscape Plan – Project Frontage</u> and <u>Exhibit 2-6b, Conceptual Landscape Plan – Project Site</u> .

Section 4.11, Land Use and Planning, Page 4.11-5, Table 4.11-1, General Plan Consistency Analysis, Last Four Rows

**Table 4.11-1
General Plan Consistency Analysis**

Relevant Policies	Project Consistency Analysis
Policy LU-5.7: Encourage new development that is organized around compact, walkable, mixed-use neighborhoods and districts to conserve open space resources, minimize infrastructure costs, and reduce reliance on the automobile.	Consistent: The project proposes a residential development that would incorporate walkable spaces both on-site and along the public street frontage of Victoria Place. New public sidewalks would be constructed along Victoria Place which would allow pedestrian access east/west along the northern right-of-way, as well as into the new residential community. The public landscaping area along Victoria Place would consist of pedestrian walkways, seating areas , and shade trees.
Policy LU-5.11: Development plans shall be required for all phased development and approvals and shall be approved by the Planning and Transportation Services Divisions prior to the issuance of building permits.	Consistent: As detailed in Section 2.5, <i>Agreement, Permits and Approvals</i> , the anticipated discretionary approvals therein (in addition to ministerial actions such as demolition permit, grading permit, building permits, encroachment permits, certificates of occupancy, etc.) have been requested by the Applicant for this project and would require City discretionary approval prior to issuance of building permits.
Policy LU-5.12: Development plans shall include an overall buildout plan, which can demonstrate the ability of the circulation system to support the proposed level of development.	Consistent: An analysis of the proposed project's impacts on transportation and circulation in the project vicinity is included in Section 4.17, <i>Transportation</i> . The proposed project's internal circulation and improvements to the City's circulation system are not anticipated to cause significant traffic impacts, such as internal queuing/stacking at the project driveways, or create significant vehicle-pedestrian conflict points. Impacts to the circulation system were determined to be less than significant.
Land Use Goal LU-6: Economically Viable and Productive Land Uses that Increase the City's Tax Base	
Policy LU-6.19: Provide flexibility and support for development of residential, office, small retail centers, and similar uses that would serve local residents and would also benefit from the high visibility along major corridors outside of significant commercial or industrial nodes.	Consistent: The project would include residential units within a site that is located adjacent to major arterial and secondary arterial streets (e.g., Fairview Road, Victoria Street, and Newport Boulevard). The new residential units would be located in proximity to existing commercial/retail uses, including those associated with the Triangle to the south.



Section 4.11, Land Use and Planning, Page 4.11-6, Table 4.11-2, *Residential Incentive Overlay District (RIOD) and Residential Common Interest Development (RCID): Development Standards Consistency Analysis*

Table 4.11-2
Residential Incentive Overlay District (RIOD) and Residential Common Interest Development (RCID):
Development Standards Consistency Analysis

Zone	Development Standard	Requirement	Proposed Project	Does Project Satisfy Requirement?
RIOD	Minimum Lot Area	0.5 acres	1.77 acres	Yes
RCID	Minimum Lot Area	N/A	N/A	N/A
RIOD	Maximum Density – Dwelling Units Per Acre (du/ac)	30 du/ac = maximum 53 units	22.6 du/ac = 40 units	Yes
RCID	Maximum Floor Area Ratio (FAR)	0.75	1.43	No ¹
RIOD	Minimum Open Space	40 percent of total site area = minimum 30,840 square feet	34,578 square feet	Yes
RCID	Minimum Open Space		32,437 square feet	

Section 4.11, Land Use and Planning, Page 4.11-7, Table 4.11-2 (Continued), *Residential Incentive Overlay District (RIOD) and Residential Common Interest Development (RCID): Development Standards Consistency Analysis*

Table 4.11-2
Residential Incentive Overlay District (RIOD) and Residential Common Interest Development (RCID):
Development Standards Consistency Analysis

Zone	Development Standard	Requirement	Proposed Project	Does Project Satisfy Requirement?
RIOD	Maximum Building Height	Three stories. Sites abutting R2-MD zones shall incorporate a stepped elevation from two to three stories. Rooftop terraces are permitted and not considered a story.	Three stories (39 feet and six inches measured from above natural/finished grade)	Yes
RCID	Maximum Building Height	2 stories/27 feet		No ¹
RIOD	Landscape Setback Abutting All Public Rights-of-Way, Excluding Alleys	20 feet	20 feet	Yes
RIOD	Landscaped Parkway (Interior Private Streets or Common Driveways)	Combined 10 feet wide, no less than 3 feet on one side	None	No ¹
RCID	Landscaped Parkway (Interior Private Streets or Common Driveways)	Combined 10 feet wide, no less than 3 feet on one side. Parkway on house side of private street or common	None	No ¹



		driveway shall be a minimum of 5 feet wide		
RIOD	Front	20 feet	20 feet	Yes
RCID	Front			
RIOD	Side (Interior and Street)	20 feet (for 3 stories abutting R2-MD zones)	7 feet, 6 inches	Yes
RCID	Side (Interior and Street)	5 feet		No ¹
RIOD	Rear (Interior and Street)	20 feet (for 3 stories abutting R2-MD zones)	11 feet, 3 inches	No ¹
RCID	Rear (Interior and Street)	20 feet for 2-story structures in R2-MD and R2-HD zones; 15 feet for 2-story structures in the R-3 zone. 10 feet for one story structures.		N/A ²
RIOD	Storage	N/A	None <u>Garage (390 SF)</u>	N/A
RCID	Storage	Each unit shall provide 200 cubic feet of securable storage exterior to the unit or within the garage/carport.	None <u>Garage (390 SF)</u>	No ⁴ <u>Yes</u>

Section 4.18, Tribal Cultural Resources, Page 4.18-1

<i>Would the project:</i>	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
1) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or				✓
2) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.			✓	✓



Section 4.10, Utilities and Service Systems, Page 4.19-1

This section is primarily based upon the following technical studies included in Appendix H, *Public Services and Utilities Correspondence*:

- *Will Serve Letter for 220, 222, 234, and 236 Victoria Place* (Water Will Serve), prepared by Mesa Water District, November 27, 2024; and
- *Proposed 40-Unit Housing Development at 220, 222, 234, and 236 Victoria Place, Costa Mesa: CMSD Will Serve Sewer Letter* (Sewer Will Serve), prepared by Costa Mesa Sanitary District, January 8, 2025.
- *Tentative Tract No. 19351, 220 Victoria Street, Conditions of Approval*, prepared by City of Costa Mesa Public Works Department, April 22, 2025~~January 28, 2025~~.

Section 4.10, Utilities and Service Systems, Page 4.19-1, Subsection *Water*, First Paragraph

The project site would be served by the Mesa Water District (MWD). The project proposes private one-inch water service water laterals that connect to the existing 12-inch water main in Victoria Place. The western portion of the project would connect to a proposed 6-inch water main in the western portion of the landscaping area fronting Victoria Place~~Victoria Parkway~~...

Appendix B, Cultural Resources Assessment, Section 2.2 Project Characteristic, Page 2, First Paragraph, First Sentence

The development would have a maximum building height of 39 feet, 6 ~~six~~-inches measured from above natural/finished grade...

Appendix H, Public Services and Utilities Correspondence

Replacement of the last three pages of Appendix H, *Tentative Tract No. 19351, 220 Victoria Street, Conditions of Approval*, prepared by City of Costa Mesa Public Works Department (dated January 28, 2025), with the revised *Tentative Tract No. 19351, 220 Victoria Street, Conditions of Approval*, prepared by City of Costa Mesa Public Works Department (dated April 22, 2025).



CITY OF COSTA MESA

CALIFORNIA 92628-1200

P.O. BOX 1200

PUBLIC WORKS DEPARTMENT – ENGINEERING DIVISION

April 22, 2025

Costa Mesa Planning Commission
City of Costa Mesa
77 Fair Drive
Costa Mesa, CA 92626

SUBJECT: Tentative Tract No. 19351
LOCATION: 220 Victoria Street

Dear Commissioners:


Tentative Tract Map No. 19351 as furnished by the Planning Division for review by the Public Works Department consists of subdividing two lots into one numbered lot for condominium purposes. Tentative Tract Map No. 19351 meets with the approval of the Public Works Department, subject to the following conditions:

1. The Tract shall be developed in full compliance with the State of California Subdivision Map Act and the City of Costa Mesa Municipal Code (C.C.M.M.C.), except as authorized by the Costa Mesa City Council and/or Planning Commission. The attention of the Subdivider and his engineer is directed to Section 13-208 through 13-261 inclusive, of the Municipal Code.
2. The Subdivider shall conduct soil investigations and provide the results to the City of Costa Mesa Engineering and Building Divisions pursuant to Ordinance 97-11.
3. Copy of the Final Tract Map shall be submitted to the Engineering Division for checking. Map check fee shall be paid per C.C.M.M.C. Section 13-231.
4. A current copy of the title search shall be submitted to the Engineering Division with the first submittal of the Final Tract Map.
5. Dedicate an ingress/egress easement to the City for emergency and public security vehicles purposes only. Maintenance of easement shall be the sole responsibility of a Homeowners Association formed to conform to Section 13-41 (e) of the C.C.M.M.C.
6. Vehicular and pedestrian access rights to Victoria Street shall be released and relinquished to the City of Costa Mesa except at approved access locations.
7. Dedicate easements as needed for public utilities.
8. Prior to recordation of a Final Tract Map, the surveyor/engineer preparing the map shall tie the boundary of the map into the Horizontal Control System established by the County Surveyor in a manner described in Subarticle 12, Section 7-9-337 of the Orange County Subdivision Code.
9. Prior to recordation of a Final Tract Map, the surveyor/engineer preparing the map shall submit to the County Surveyor a digital-graphics file of said map in a manner described in Subarticle 12, Section 7-9-337 of the Orange County Subdivision Code.

10. Survey monuments shall be preserved and referenced before construction and replaced after construction, pursuant to Section 8771 of the Business and Profession Code.
11. The elevations shown on all plans shall be based on the County of Orange Benchmark Datum.
12. Prior to recordation of a Final Tract Map, submit required cash deposit or surety bond to guarantee monumentation. The deposit amount shall be determined by the City Engineer.
13. Submit required cash deposit or surety bond to guarantee construction of off-site street improvements at time of permit per Section 15-32, C.C.M.M.C. and as approved by City Engineer. Amount to be based on construction cost estimate prepared by Engineer and approved by City Engineer. The Subdivider and City shall enter into an agreement for the installation of the offsite improvements as provided in Section 66462 of the California Subdivision Map Act.
14. Prior to occupancy on the Tract, the surveyor/engineer shall submit to the City Engineer a Digital Graphic File, reproducible mylar of the recorded Tract Map, an approved Offsite Plan and nine copies of the recorded Tract Map.
15. Submit for approval to the City of Costa Mesa preliminary plans that shows the undergrounding of utility poles along the project's frontage, including any poles across the street which are only servicing the existing property and that will not be utilized to the extent practical or feasible.
16. Submit for approval to the City of Costa Mesa final design plans approved for construction that shows all proposed above and/or underground utilities within the public right-of-way required for the construction of this project. Any proposed facilities within the public right-of-way shall be approved by the City Engineer including but not limited to water, power, gas or telecommunication services.
17. Construct a common area for passive recreation purposes in front of the project as shown on the preliminary landscape plan. The maintenance of this area shall be responsibility of the homeowner association. All improvements in the public right-of-way associated with the passive recreation area shall be subject to the approval of the City Engineer.
18. Obtain an Encroachment Permit from the City of Costa Mesa, Engineering Division, at the time of development and then remove any existing driveways and/or curb depressions that will not be used and replace with full height curb and sidewalk.
19. Obtain an Encroachment Permit from the City of Costa Mesa, Engineering Division, at the time of development and then reconstruct P.C.C. sidewalk per City of Costa Mesa Standards as shown on the Offsite Plan, including four (4) feet clear around obstructions in the sidewalk.
20. Obtain an Encroachment Permit from the City of Costa Mesa, Engineering Division, at the time of development and then construct P.C.C. driveway approaches per City of Costa Mesa Standards as shown on the Offsite Plan. Location and dimensions are subject to the approval of the Transportation Services Manager.
21. Submit for approval to the City of Costa Mesa, Engineering Division, Street Improvement and Storm Drain Plans, that show Sewer and Water Improvements, prepared by a Civil Engineer registered in the State of California.
22. Construct a catch basin within the public right-of-way and connect to the City storm drain system.
23. Prior to the issuance of the certificate of occupancy, the two existing 8" diameter storm drains downstream of the project site on Victoria Place shall be replaced with 18" diameter reinforced concrete pipes. This improvement shall be completed to the satisfaction of the City Engineer and prior to slurry sealing the roadway.

24. Fulfill City of Costa Mesa Drainage Ordinance No. 06-19 requirements prior to approval of Final Tract Map
25. The Subdivider's engineers shall furnish the Engineering Division a hydrology/hydraulics study to the City of Costa Mesa showing existing and proposed facilities and the method of draining this area and tributary areas without exceeding the capacity of any street or drainage facility on-site or off-site. This study to be furnished with the first submittal of the Final Tract Map. Cross lot drainage shall not occur.
26. In order to comply with the latest Drainage Area Management Plan (DAMP), the proposed Project shall prepare a Water Quality Management Plan (WQMP) conforming to the Current National Pollution Discharge Elimination System (NPDES) and the Model WQMP, prepared by a Licensed Civil Engineer, which shall be submitted to the City of Costa Mesa Engineering Divisions for review and approval.
 - A WQMP (Priority) shall be maintained and updated as needed to satisfy the requirements of the adopted NPDES program. The plan shall ensure that the existing water quality measures for all improved phases of the project are adhered to.
 - Location of BMPs shall not be within the public right-of-way.
27. Ownership and maintenance of the private on-site drainage facilities, BMPs, parkway culverts and other common areas shall be transferred by the owner to the Homeowner Association to be formed pursuant to the C.C.M.M.C. Section 13-41 (e) and said association shall indemnify and hold harmless the City of Costa Mesa for any liability arising out of or in any way associated with the connection of the private drainage system with the City's drainage system and shall execute and deliver to the City of Costa Mesa the standard (indemnity) Hold Harmless Agreement required for such conditions prior to issuance of permits.
28. All sewer improvements shall meet the approval of the Costa Mesa Sanitary District; call (949) 631-1731 for information.
29. All water system improvements shall meet the approval of Mesa Water District; call (949) 631-1200 for information.
30. Obtain approval for the planting and species of trees in the public right-of-way from the City Arborist.
31. Restore the roadway surface by slurry sealing along the project's frontage to the satisfaction of the City Engineer.

Sincerely,


Seung Yang, P. E.
City Engineer



4.0 MITIGATION MONITORING AND REPORTING PROGRAM

The California Environmental Quality Act (CEQA) requires that when a public agency completes an environmental document which includes measures to mitigate or avoid significant environmental effects, the public agency must adopt a reporting or monitoring plan. This requirement ensures that environmental impacts found to be potentially significant will be mitigated. The reporting or monitoring plan must be designed to ensure compliance during project implementation (Public Resources Code Section 21081.6).

In compliance with Public Resources Code Section 21081.6, a Mitigation Monitoring and Reporting Program (MMRP) has been prepared for the Victoria Place Project (Project); refer to Table 1, *Mitigation Monitoring and Reporting Checklist*. This MMRP is intended to provide verification that the implementation of all mitigation measures identified in the Draft IS/MND are monitored and reported. Monitoring will include: 1) verification that each mitigation measure has been implemented; 2) recordation of the actions taken to implement each mitigation; and 3) retention of all such records in the project file.

This MMRP delineates responsibilities for monitoring the project. Pursuant to CEQA Guidelines Section 15097(a), however, the City of Costa Mesa ultimately remains responsible for ensuring that implementation of the mitigation measures occurs in accordance with the mitigation program. Monitoring procedures will vary according to the type of mitigation measure. Adequate monitoring consists of demonstrating that monitoring procedures took place and that mitigation measures were implemented.

Reporting consists of establishing a record that a mitigation measure is being implemented, and generally involves the following steps:

- The City distributes reporting forms to the appropriate entities for verification of compliance.
- Departments/agencies with reporting responsibilities will review the Draft IS/MND, which provides general background information on the reasons for the adopted mitigation measures.
- Periodic meetings may be held during project implementation to report on compliance of mitigation measures.
- Responsible parties provide the City of Costa Mesa with verification that monitoring has been conducted and ensure, as applicable, that mitigation measures have been implemented. Monitoring compliance may be documented through existing review and approval programs such as field inspection reports and plan review.
- The City of Costa Mesa prepares a reporting form periodically during the construction phase and an annual report summarizing all project mitigation monitoring efforts.
- Appropriate mitigation measures will be included in construction documents and/or conditions of permits/approvals, as indicated.

Minor changes to the MMRP, if required, would be made in accordance with CEQA and would be permitted after further review and approval by the City of Costa Mesa. Such changes could include reassignment of



monitoring and reporting responsibilities, plan redesign to make any appropriate improvements, and/or modification, substitution, or deletion of mitigation measures subject to conditions described in CEQA Guidelines Section 15162.



Table 1
Mitigation Monitoring and Reporting Checklist

Mitigation Number	Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	VERIFICATION OF COMPLIANCE		
						Initials	Date	Remarks
4.5 CULTURAL RESOURCES								
CUL-1	<p>Prior to issuance of grading permits, the City of Costa Mesa shall ensure a qualified archaeologist who meets the Secretary of the Interior's Standards for professional archaeology has been retained for the project and shall be on-call during all demolition and grading/excavation. The qualified archaeologist shall ensure the following measures are followed for the project:</p> <ul style="list-style-type: none">Prior to any ground disturbance, the qualified archaeologist, or their designee, shall provide worker environmental awareness protection training to construction personnel regarding regulatory requirements for the protection of cultural (prehistoric and historic) resources. As part of this training, construction personnel shall be briefed on proper procedures to follow should resources of a potentially cultural nature be discovered during construction.	Project Applicant; Construction Contractor; Qualified Archaeologist; Native American Monitor	Prior to Issuance of Grading Permit; Prior to and During Ground Disturbing Activities	City of Costa Mesa Development Services Director	Prior to Issuance of Grading Permit; Prior to and During Ground Disturbing Activities			



Mitigation Number	Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	VERIFICATION OF COMPLIANCE		
						Initials	Date	Remarks
	<p>Workers shall be provided contact information and protocols to follow in the event that inadvertent discoveries are made. The training can be in the form of a video or PowerPoint presentation. Printed literature (handouts) can accompany the training and can also be given to new workers and contractors to avoid the necessity of continuous training over the course of the project.</p> <ul style="list-style-type: none">• Prior to any ground disturbance, the applicant shall submit a written Project Monitoring Plan (PMP) to the City of Costa Mesa's Director of Economic and Development Services for review and approval. The monitoring plan shall include monitor contact information (including the qualified archeologist and the Native American Monitor per Mitigation Measure TCR-1), specific procedures for field observation, diverting and grading to protect finds, and procedures to be followed in the event of significant finds.							



Mitigation Number	Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	VERIFICATION OF COMPLIANCE		
						Initials	Date	Remarks
	<ul style="list-style-type: none">• In the event resources of a potentially Native American nature are discovered during any stage of project construction, all construction work within 50 feet (15 meters) of the discovered tribal cultural resource ("TCR") shall cease and the Kizh Monitor shall assess the discovery. Construction activities outside the buffer zone may continue during the Kizh Monitor's assessment.○ <u>Non-Native American (Non-TCR) Discoveries:</u> If warranted based on the qualified archaeologist's evaluation of the archaeological (but non-TCR) discovery, the archaeologist shall collect the resource and prepare a test-level report describing the results of the investigation. The test-level report shall evaluate the site including discussing the significance (depth, nature, condition, and extent of the resource), identifying final Cultural Mitigation Measures, if							



Mitigation Number	Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	VERIFICATION OF COMPLIANCE		
						Initials	Date	Remarks
	<p>any, that the City of Costa Mesa's Director of Economic and Development Services shall verify are incorporated into future construction plans, and providing cost estimates.</p> <ul style="list-style-type: none"> ○ <u>Conjoined Archaeological and Native American (TCR) Discoveries</u>: If, following consultation with the Kizh Monitor, it is determined that a historic or prehistoric discovery includes Native American materials or resources, then the Kizh Monitor shall determine the appropriate treatment of the discovered TCR(s) consistent with Mitigation Measure TCR-1. The Kizh Monitor shall prepare a TCR discovery report, which may include descriptions and evaluations of the area and conditions at the site of the discovery (i.e., depth, nature, condition, and extent of the resources), as well as a discussion of the significance to the Kizh Nation. 							



Mitigation Number	Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	VERIFICATION OF COMPLIANCE		
						Initials	Date	Remarks
	<ul style="list-style-type: none"> The requirements of Section 15064.5 of the CEQA Guidelines shall be followed. Construction work within the buffer area surrounding a TCR discovery shall resume only after the Kizh Monitor has (1) appropriately inventoried and documented the resource and any surrounding material of significance to the Kizh Nation, and (2) completed the appropriate treatment of the resource consistent with Mitigation Measure TCR-1. 							
4.7 GEOLOGY AND SOILS								
GEO-1	Prior to issuance of a grading permit and any ground-disturbing activities, the project applicant shall consult with a geologist or paleontologist to confirm whether anticipated grading would occur at depths that could encounter highly sensitive sediments for paleontological resources. If confirmed that underlying sediments may have high sensitivity, construction activity shall be monitored by a qualified paleontologist retained by the project applicant and a written Project Monitoring Plan (PMP) shall be submitted to the City of Costa Mesa's Director of Economic and Development Services for	Project Applicant; Construction Contractor; Qualified Geologist; Qualified Paleontological Monitor	Prior to Issuance of Grading Permit; Prior to and During Ground Disturbing Activities	City of Costa Mesa Development Services Director	Prior to Issuance of Grading Permit; Prior to and During Ground Disturbing Activities			



Mitigation Number	Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	VERIFICATION OF COMPLIANCE		
						Initials	Date	Remarks
	review and approval. The monitoring plan shall include monitor contact information, specific procedures for field observation, diverting and grading to protect finds, and procedures to be followed in the event of significant finds. The paleontologist shall have the authority to halt construction during construction activity. Because the project area is immediately underlain by Holocene sediments (low sensitivity) and the depth of these sediments is unknown, spot-check monitoring shall be conducted to identify potential fossils and the lithological transition to Pleistocene sediments. If Pleistocene-aged sediments are discovered at depth, monitoring shall transition to full-time as ground-disturbing activities occur at or below this identified depth because these Pleistocene units have been identified as having high sensitivity for paleontological resources.							
GEO-2	In the event of any fossil discovery, regardless of depth or geologic formation, construction work shall halt within a 50-foot radius of the find until a qualified paleontologist retained by the project applicant can determine its significance. Significant fossils shall be recovered, prepared to the point of curation, identified by qualified experts, listed in a database to facilitate analysis, and deposited in a designated paleontological curation facility in accordance with the standards of the Society	Construction Contractor; Qualified Paleontological Monitor	During Ground Disturbing Activities	City of Costa Mesa Development Services Director	During Ground Disturbing Activities			



Mitigation Number	Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	VERIFICATION OF COMPLIANCE		
						Initials	Date	Remarks
	of Vertebrate Paleontology (2010). The most likely repository is the Natural History Museum of Los Angeles County (NHMLAC). The repository shall be identified, and a curatorial arrangement shall be signed prior to the collection of the fossils.							
4.9 HAZARDS AND HAZARDOUS MATERIALS								
HAZ-1	Prior to issuance of a grading permit, the contractor shall retain a qualified environmental professional with Phase II/Site Characterization experience, to be approved by the City's Department of Public Works City Engineer, to prepare a Soil Management Plan (SMP). The SMP shall be made available to the contractor, construction workers, and the City Engineer for use during grading/excavation activities. The SMP shall include guidelines for safety measures and soil management in the event that soils are to be disturbed, and for handling soil during any planned earthwork activities. The SMP shall also include a decision framework and specific risk management measures for managing soil, including any soil import/export activities, in a manner protective of human health and consistent with applicable regulatory requirements. If required by regulatory requirements, the preparation and implementation of a cleanup plan such as the RAW shall be deemed necessary.	Project Applicant; Construction Contractor; Qualified Environmental Professional with Phase II/Site Characterization Experience	Prior to Issuance of Grading Permit; Prior to and During Ground Disturbing Activities	Qualified Environmental Professional; City of Costa Mesa Public Services Director	Prior to Issuance of Grading Permit; Prior to and During Ground Disturbing Activities			



Mitigation Number	Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	VERIFICATION OF COMPLIANCE		
						Initials	Date	Remarks
	During the grading phase, the qualified professional shall conduct soil sampling and monitor soil conditions. In the event where contaminated soil is discovered, the qualified professional shall take a sample and coordinate laboratory testing to determine contamination levels before the import, export, or re-use of the soil for residential purposes. Should any soil samples identify contamination levels in exceedance of existing Federal, State, and/or local human health screening levels for residential uses, the soil shall be disposed off-site by a licensed hazardous waste hauler in accordance with applicable Federal, State, and local regulations.							
4.17 TRANSPORTATION								
TRA-1	Prior to Project commencement of construction, the Applicant or designee shall submit a Construction Traffic Management Plan (TMP) for review and approval by the City Traffic Engineer. The TMP shall include signage, lane closures, flag persons, etc., and shall specify that one lane of travel in each direction shall be maintained along City rights-of-way. Bicycle lanes, pedestrian sidewalks, and bus stops shall remain open and accessible, to the greatest extent feasible, during construction or shall be re-routed to ensure continued connectivity while maintaining Americans with Disabilities Act (ADA) accessibility. The TMP shall be	Project Applicant; City Traffic Engineer	Prior to and During Ground Disturbing Activities	City of Costa Mesa Public Services Director; City Traffic Engineer	Prior to and During Ground Disturbing Activities			



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						Initials	Date	Remarks
	incorporated into project specifications for verification prior to final plan approval.							
4.18 TRIBAL CULTURAL RESOURCES								
TCR-1	Prior to issuance of any grading permits, the Applicant shall formally retain a Native American monitor from the Native American tribe that is culturally and ancestrally affiliated with the Project location: the Gabrieleño Band of Mission Indians – Kizh Nation. The Applicant shall allow 45 days from initial contact with the first preference tribe (Kizh Nation) to enter into a contract for monitoring services. If the Applicant can demonstrate they were unable to secure an agreement with the first preference tribe, or if the contracted tribe fails to fulfill its obligation under the contract terms, then the Applicant may retain an alternative qualified tribal monitor approved by the City. The City approved Monitor (the “Monitor”), shall monitor all “ground-disturbing” Project activities, (I.e., both on-site and any off -site locations that are included in the project description/definition and/or required in connection with the project, such as public improvement work), which includes but is not limited to: demolition, grubbing/clearing, rough grading, precise grading, mass grading, trenching, excavation, boring,	Native American Monitor	Prior to Issuance of Grading Permit; During Ground Disturbing Activities	Costa Mesa Development Services Director	Prior to Issuance of Grading Permit; Prior to and During Ground Disturbing Activities			



Mitigation Number	Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	VERIFICATION OF COMPLIANCE		
						Initials	Date	Remarks
	<p>auguring, and weed abatement on previously disturbed and undisturbed ground (collectively "ground disturbing activities"). A copy of the executed contract shall be submitted to the Costa Mesa Economic and Development Services Department prior to the issuance of any permit necessary to commence ground-disturbing activities.</p> <p>The Monitor shall prepare daily monitoring logs that include descriptions of the relevant ground disturbing activities, locations of such activities, observed soil types, and the presence or absence of tribal cultural-related materials. Should tribal cultural-related resources be discovered, monitor logs shall identify and describe such resources, including but not limited to, Native American cultural and historical artifacts, as well as any discovered Native American (ancestral) human remains and burial goods. Copies of monitor logs shall be provided to the City of Costa Mesa and maintained as confidential. In the event resources are discovered during any phase of ground disturbing activities, and it is determined by the Monitor, in consultation with the City, to be Native American in origin, then all construction activity within fifty (50) feet (15 meters) of the find shall cease until</p>							



Mitigation Number	Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	VERIFICATION OF COMPLIANCE		
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	<p>the Monitor can assess the find. Work shall be allowed to continue outside of the buffer zone. The Monitor shall determine the appropriate treatment of the discovered resource that is consistent with the tribe's cultural practices, including reinternment on site in an appropriate area determined by the tribe in consultation with the City and the applicant, or retention of the discovered resource for educational purposes. Construction work within the buffer area surrounding a TCR discovery shall resume only after the Monitor has (1) appropriately inventoried and documented the resource and any surrounding material of significance to the Kizh Nation, and (2) completed the appropriate treatment of the resource.</p> <p>Monitoring for tribal cultural resources ("TCR") shall conclude upon the City's receipt of written confirmation from the Monitor that ground disturbing activities with potential impacts to discovered and/or undiscovered TCRs are complete.</p>							



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