

**Initial Study and Draft Mitigated Negative Declaration
Lions Park Projects
570 West 18th Street, 1845, and 1855 Park Avenue**

February 13, 2017

Lead Agency:



**City of Costa Mesa
77 Fair Drive
Costa Mesa, California 92626**

Prepared by:



ECORP Consulting, Inc.
ENVIRONMENTAL CONSULTANTS

**215 North Fifth Street
Redlands, California 92374**

**DRAFT MITIGATED NEGATIVE DECLARATION
LIONS PARK PROJECTS**

Lead Agency: City of Costa Mesa

Project Proponent: City of Costa Mesa

Project Location: Lions Park, 570 West 18th Street, 1845, and 1855 Park Avenue, Costa Mesa, California 92627

Project Description: The Lions Park Projects (Proposed Project) would be completed in two successive construction phases (Phase 1 and Phase 2). Project components include:

1. Improvements to Lions Park, including building signs and directional/wayfinding signs (Phase 1)
2. Demolition of the existing Neighborhood Community Center (NCC) and construction of a new library building and café (Phase 1)
3. Renovation of the existing Donald Dungan Library building to be repurposed as the new Neighborhood Community Center (NCC) (Phase 2)

Phase 1

The improvements to Lions Park include the demolition of the existing NCC, construction of a new café (snack and beverage kiosk), a new surface parking lot, off-site street improvements to Park and Anaheim Avenues, and building signs and directional/wayfinding signs.

The existing NCC would be demolished to make room for the new library and to increase park open space by approximately one acre. The new café would measure approximately 890 square feet (SF) and would serve the park and all facilities in the park. The new surface parking lot would be located in front of the Costa Mesa Historical Society Building and provide approximately 20 new parking spaces. This new parking lot would be accessed from Anaheim Avenue.

Off-site street improvements include improvements to Park and Anaheim Avenues. Improvements are detailed below:

- **Park Avenue** improvements include new sidewalks, entrance driveway, curb and gutter, parkway landscaping, street trees, street furnishings, and approximately 29 new parking spaces. These improvements would affect approximately 580 linear feet (LF) of street frontage and 17,430 SF in area.
- **Anaheim Avenue** improvements include new sidewalk, entrance driveway, curb and gutter, parkway landscaping, and street trees. These improvements would affect approximately 145 LF of street frontage and 2,350 SF in area.

Phase 1 of the Proposed Project also includes the construction of a new two-story 22,860 SF library to be built just south of the existing NCC building. The first floor would include a multipurpose room, market place, circulation workroom, meeting room, Friends of the Library workroom, staff workroom, restrooms, children's library, and early childhood area. The second floor would include a staff workroom, staff lounge, staff restrooms, two study rooms, public restrooms, adult collections,

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and a teen room. The new library would be designed to achieve a U.S. Green Building Council (USGBC) Leadership in Energy & Environmental Design (LEED) rating of Gold.

Phase 2

Phase 2 of the Proposed Project includes the renovation of the existing 8,740 SF Donald Dungan Library to be repurposed as the new NCC. The renovation includes minor floor area expansion totaling approximately 600 SF to include a new catering kitchen, new exterior glazing and entrance doors, new mechanical equipment, electrical panels, new lighting, and audio visual/information technology equipment and infrastructure. The renovation also includes a new walled loading/delivery area to serve the facility, site landscaping immediately surrounding the building, and a new slurry coat finish and restriping of the Park Avenue surface parking lot located at the front of the building. The renovated building would be designed to achieve a USGBC LEED rating of Silver.

Public Review Period: February 13, 2017 to March 4, 2017

Mitigation Measures Incorporated into the Project to Avoid Significant Effects:

Biological Resources

B-1: If construction activities occur within the bird breeding season (February 1st – August 31st), then the City (or its contractor) shall retain a qualified biologist to conduct a pre-construction nesting bird survey no more than 30 days prior to the start of construction. The nest survey shall include the Project site and areas immediately adjacent to the site that could potentially be affected by Project activities such as noise, human activity, dust, etc. If active bird nests are found on or immediately adjacent to the Project site, then the qualified biologist will establish an appropriate buffer zone around the active nests, typically a 250-foot radius for songbirds and a 500-foot radius for raptors. Project activities shall be avoided within the buffer zone until the nest is deemed no longer active by the biologist. Weekly nesting surveys and biological monitoring may be necessary if nesting birds are found on the Project site.

B-2: In order to avoid and minimize the potential impact to parkway trees, fencing, guarding or framing should be placed within a 5-foot minimum distance of the tree trunk of protected trees within and adjacent to the limits of disturbance such that no work shall occur within the protected area. This would provide a full avoidance of direct impacts to trees protected under the City's municipal code. During construction the contractor shall provide sufficient water to preserve the trees and for overall health of the trees.

If this is unfeasible because work cannot be avoided within the protected zone, a permit or exemption shall be obtained from the City's Public Services Department, Maintenance Division. Trees removed under a permit will be replaced at a ratio up to 3:1. The City will comply with the Street Tree Master Plan and all City codes on the landscaping of the Proposed Project.

Hazards and Hazardous Materials

HAZ-1: Prior to issuance of grading permits, submit for review and approval a Construction Management Plan. This plan features methods to minimize disruption to the neighboring uses to the fullest extent that is reasonable and practicable. The plan shall include construction parking and vehicle access and specifying staging areas and delivery and

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hauling truck routes. The plan should mitigate disruption during construction. The truck route plan shall preclude truck routes through residential areas and major truck traffic during peak hours. The total truck trips to the site shall not exceed 200 trucks per day (i.e., 100 truck trips to the site plus 100 truck trips from the site) unless approved by the Development Services Director or Transportation Services Manager.

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ACRONYMS AND ABBREVIATIONS

AB	Assembly Bill
AQMP	Air Quality Management Plan
ATP	Active Transportation Plan
BMPs	Best Management Practices
Caltrans	California Department of Transportation
CARB	California Air Resources Board
CDC	California Department of Conservation
CDFW	California Department of Fish and Wildlife's
CEQA	California Environmental Quality Act
CMSD	Costa Mesa Sanitary District
CNDDDB	Natural Diversity Database
CNPS	California Native Plant Society's
CO	carbon monoxide
CO ₂ e	carbon dioxide equivalent
CWA	Clean Water Act
DTSC	Department of Toxic Substances Control's
EIR	Environmental Impact Report
FEMA	Federal Emergency Management Agency
GHG	greenhouse gas
LEED	Leadership in Energy & Environmental Design
LF	linear feet
LUST	leaking underground storage tank
MBTA	Migratory Bird Treaty Act
MLD	most likely descendants
MND	Mitigated Negative Declaration
MWD	Mesa Water District
NAHC	Native American Heritage Commission
NCC	Neighborhood Community Center
NCCP/HC	Coastal Subregion Natural Community Conservation Plan/ Habitat Conservation Plan
ND	Negative Declaration
NO ₂	nitrogen dioxide
NPDES	National Pollutant Discharge Elimination System
NRCS	Natural Resources Conservation Service
PM ₁₀	particulate matter of 10 microns or less in diameter
PM _{2.5}	particulate matter of 2.5 microns or less in diameter
PRC	Public Resources Code
RCP&G	Regional Comprehensive Plan and Guide
SCAB	South Coast Air Basin
SCAG	Southern California Association of Governments
SCAQMD	South Coast Air Quality Management District
SCCIC	South Central Coastal Archaeological Information Center
SF	square feet
SO ₂	sulfur dioxide
SWPPP	Storm Water Pollution Prevention Plan
SWRCB	State Water Resources Control Board's
TPH	total petroleum hydrocarbons
USACE	U.S. Army Corps of Engineers
USFWS	United States Fish and Wildlife Service
USGBC	U.S. Green Building Council

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VOCs Volatile organic compounds
VOCs volatile organic compounds
WQMP Water Quality Management Plan

SECTION 1. BACKGROUND

1.1 Summary

Project Title:	Lions Park Projects (Master Plan PA-16-71)
Lead Agency Name and Address:	City of Costa Mesa 77 Fair Drive Costa Mesa, California 92626
Contact Person and Phone Number:	Mel Lee, AICP Senior Planner (714) 754-5611 mel.lee@costamesaca.gov
Project Location:	Lions Park 570 West 18 th Street, 1845 and 1855 Park Avenue Costa Mesa, California 92627
General Plan Designation:	Public/Institutional
Zoning:	I&R – Institutional and Recreational

1.2 Introduction

The City of Costa Mesa is the Lead Agency for this Initial Study. The Initial Study has been prepared to identify and assess the anticipated environmental impacts of the Lions Park Projects (Proposed Project). This document has been prepared to satisfy the California Environmental Quality Act (CEQA) (Pub. Res. Code, Section 21000 *et seq.*) and State CEQA Guidelines (14 CCR 15000 *et seq.*). CEQA requires that all state and local government agencies consider the environmental consequences of Projects over which they have discretionary authority before acting on those Projects. A CEQA Initial Study is generally used to determine which CEQA document is appropriate for a Project (Negative Declaration [ND], Mitigated Negative Declaration [MND], or Environmental Impact Report [EIR]).

1.3 Surrounding Land Uses/Environmental Setting

The project site is located at Lions Park, 570 West 18th Street, 1845 and 1855 Park Avenue, Costa Mesa, California 92627 (Figure 1). Lions Park is bound by Plummer Street and the Park Center Place Apartments to the north, Park Avenue to the east, West 18th Street to the south, and Anaheim Avenue to the west. Lions Park measures approximately 12.8 acres. The park includes Davis Field, Costa Mesa Historical Society, Downtown Recreation Center, Downtown Aquatic Center, Neighborhood Community Center (NCC), Costa Mesa Donald Dungan Library, and Fire Station 3. The project site does not encompass all of Lions Park; only a portion which includes the Donald Dungan Library, the NCC building, a portion of parkland just south of the existing NCC, and the area between the Costa Mesa Historical Society Building and Anaheim Avenue (Figure 2).

Lions Park is surrounded by residential and commercial land uses, which are described in detail in Table 1-1.

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Table 1-1. Surrounding Land Uses

	General Plan Designation	Existing Land Use
Project Site	Public/Institutional	Parkland
North	High Density Residential (20 du/ac)	Multi-family residential
East	Commercial Center, High Density Residential (20 du/ac)	Commercial/Retail, Multi-family residential
South	Low Density Residential (8 du/ac), Medium Density Residential (12 du/ac)	Single family residential
West	High Density Residential (20 du/ac)	Multi-family and single family residential

Notes: du/ac = dwelling unit per acre

Source: Costa Mesa 2016

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Map Date: 2/2/2017
Source: ESRI

Figure 2. Project Location

2017-011.001 Lions Park Projects

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SECTION 2. PROJECT DESCRIPTION

2.1 Project Characteristics

The Lions Park Projects (Proposed Project) would be completed in two successive construction phases (Phase 1 and Phase 2). Project components include:

1. Improvements to Lions Park, including building signs and directional/wayfinding signs (Phase 1)
2. Demolition of the existing Neighborhood Community Center (NCC) and construction of a new library building and café (Phase 1)
3. Renovation of the existing Donald Dungan Library building to be repurposed as the new Neighborhood Community Center (NCC) (Phase 2)

Site plans for Phases 1 and 2 are shown on Figures 3 and 4, respectively, and discussed in greater detail below.

Phase 1

The improvements to Lions Park include the demolition of the existing NCC, construction of a new café (snack and beverage kiosk), a new surface parking lot, and off-site street improvements to Park and Anaheim Avenues, and building signs and directional/wayfinding signs.

The existing NCC would be demolished to make room for the new library and to increase park open space by approximately one acre. The café would measure approximately 890 square feet (SF) and would serve the park and all facilities in the park. Elevations depicting the new café are shown on Figure 5. The new surface parking lot would be located in front of the Costa Mesa Historical Society Building and provide approximately 20 new parking spaces. This new parking lot would be accessed from Anaheim Avenue.

Off-site street improvements include improvements to Park and Anaheim Avenues. Improvements are detailed below:

- **Park Avenue** improvements include new sidewalks, entrance driveway, curb and gutter, parkway landscaping, street trees, street furnishings, and approximately 29 new parking spaces. These improvements would affect approximately 580 linear feet (LF) of street frontage and 17,430 SF in area.
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Phase 1 of the Proposed Project also includes the construction of a new two-story 22,860 SF library to be built just south of the existing NCC building. The first floor would include a multipurpose room, market place, circulation workroom, meeting room, Friends of the Library workroom, staff workroom, restrooms, children's library, and early childhood area. The second floor would include a staff workroom, staff lounge, staff restrooms, two study rooms, public restrooms, adult collections, and a teen room. Elevations depicting the new library are shown on Figures 6a and 6b. The new

library would be designed to achieve a U.S. Green Building Council (USGBC) Leadership in Energy & Environmental Design (LEED) rating of Gold.

Phase 2

Phase 2 of the Proposed Project includes the renovation of the existing 8,740 SF Donald Dungan Library to be repurposed as the new NCC. The renovation includes minor floor area expansion totaling approximately 600 SF to include a new catering kitchen, new exterior glazing and entrance doors, new mechanical equipment, electrical panels, new lighting, and audio visual/information technology equipment and infrastructure. The renovation also includes a new walled loading/delivery area to serve the facility, site landscaping immediately surrounding the building, and a new slurry coat finish and restriping of the Park Avenue surface parking lot located at the front of the building. Elevations depicting the new NCC are shown on Figures 7a and 7b. The renovated building would be designed to achieve a USGBC LEED rating of Silver.

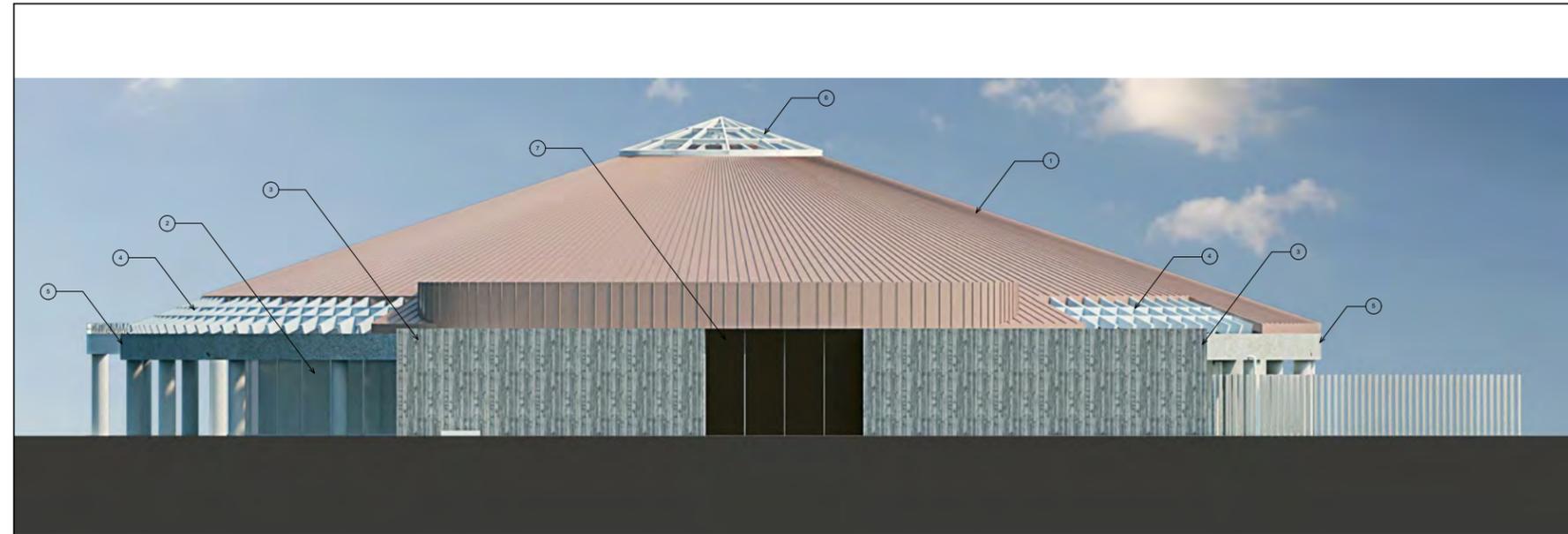
2.2 Project Timing

Phase 1 construction is anticipated to begin in July 2017 and end December 2018. Phase 2 construction is anticipated to begin February 2019 and end February 2020.

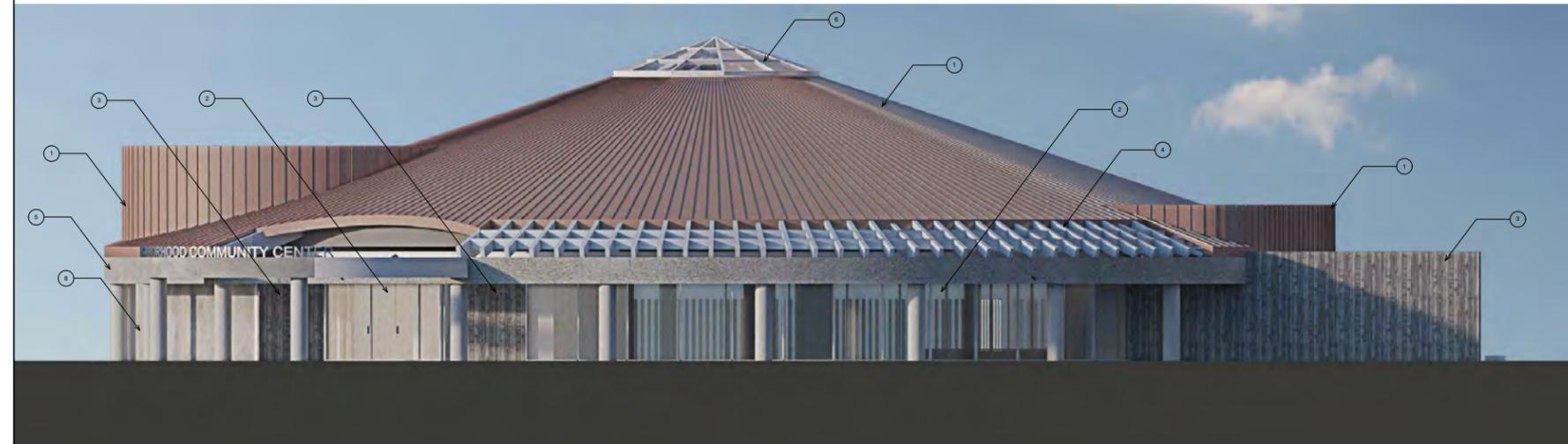
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NCC NORTH ELEVATION RENDER SCALE: A4.2.11A 1" = 1'-0" REF: 1



NCC EAST ELEVATION RENDER SCALE: A4.2.11A 1" = 1'-0" REF: 2

KEYNOTES	
Key Value	Keynote Text
1	MT-3 METAL ROOFING WITH 1-1/2" STANDING SEAM INTERIOR GLAZING
2	BUTT JOINT FRAMELESS
3	TL-8 EXTERIOR CERAMIC "WOOD BOARD-FORM" TILE-NCC
4	NCC GLULAM - EXIST TO REMAIN
5	NCC CONCRETE RING GIRDER - EXIST TO REMAIN
6	NEW GLASS SKYLIGHT TO REPLACE EXISTING SKYLIGHT
7	BRONZE GATE
8	NCC EXISTING CONCRETE WALL

PROJECT



THE LIONS PARK PROJECTS

ARCHITECT

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5888 Blackwelder Street, Ground Floor
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(Tel) 310-558-5720 (Fax) 310-558-8220

CONSULTING ENGINEERS

ARCHITECTS / ENGINEERS STAMP

CITY APPROVALS

DRAFT - NOT FOR CONSTRUCTION

REVISION	DATE
REVISION 01	

PLAN CHECK SUBMITTAL	12/15/16
50% CD SUBMITTAL	11/10/16
100% CD SUBMITTAL	08/15/16
100% CD SUBMITTAL	04/15/16

No.	Issue	Date
ISSUE / REVISIONS		

TITLE

NCC ELEVATION/VIEWS (RENDERED)

SCALE: As Noted DATE: December 19, 2016

DRAWN BY: JF CHECKED BY: --

PROJECT # 1503

SHEET

A4.2.11A

BIM

Map Date: 1/27/2017
Source: Johnson Favaro Architects 2016



Figure 7a. New Neighborhood Community Center Elevations

2017-011.001 Lions Park Projects

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2.5 Regulatory Requirements, Permits, and Approvals

The following approvals and regulatory permits would be required for implementation of the Proposed Project:

- City of Costa Mesa
 - Master Plan approval (Project No. is Planning Application PA-16-71)
 - The Master Plan requires discretionary approval by the Planning Commission, Parks Commission, and City Council.
 - Encroachment permit for work in the public right-of-way
- National Pollutant Discharge Elimination System (NPDES) stormwater permit for construction activity (Order 98-08 DWQ)

2.6 Consultation With California Native American Tribe(s)

The following California Native American tribes traditionally and culturally affiliated with the project area have been notified of the Proposed Project:

Juaneño Band of Mission Indians Acjachemen Nation
David Belardes, Chairperson
32161 Avenida Los Amigos
San Juan Capo, CA 92675

Juaneño Band of Mission Indians Acjachemen Nation
Joyce Perry, Representing Tribal Chair
4955 Paseo Segovia
Irvine, CA 92612

Juaneño Band of Mission Indians
Sonia Johnston, Tribal Chairperson
P.O. Box 25628
Santa Ana, CA 92799

Juaneño Band of Mission Indians
Alfred Cruz, Cultural Resources Crdntr.
P.O. Box 25628
Santa Ana, CA 92799

Juaneño Band of Mission Indians Acjachemen Nation
Anthony Rivera, Chairman
31411-A La Matanza St.
San Juan Capo, CA 92675-2674

Gabrielino-Tongva Tribe
Linda Candelaria, Chairwoman
1875 Century Pk East, # 1500
LA, CA 90067

Gabrieleno/Tongva San Gabriel Band of Mission
Indians
Anthony Morales, Chairperson
P.O. Box 693
San Gabriel, CA 91778

Gabrieleno Band of Mission Indians
Andrew Salas, Chairperson
P.O. Box 393
Covina, CA 91723

Gabrieleno Tongva Nation
Sam Dunlap, Chairperson
P.O. Box 86908
LA, CA 90086

Gabrieleno Band of Mission Indians
Kizh Nation
Andrew Salas, Chairperson
P.O. Box 393
Covina, CA 91723

Soboba Band of Luiseno Indians
Joseph Ontiveros
P.O. Box 487
San Jacinto, CA 92581

Michael Mirelez
Torres Martinez Desert Cahuilla Indians
P.O. Box 1160
Thermal, CA 92274

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Gabrielino/ Tongva Nation
Sandonne Goad, Chairperson
106 ½ Judge John Aiso St., #231
Los Angeles, CA 90012

Garielino Tongva Indians of California Tribal Council
Attn: Robert F. Dorame, Tribal Chair
P.O. Box 490
Bellflower, CA 90707

A summary of the consultation process is provided in Section 4.17 of this Initial Study.

SECTION 3. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED AND DETERMINATION

Environmental Factors Potentially Affected

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|---|--|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Hazards/Hazardous Materials | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Transportation/Traffic |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Land Use and Planning | <input type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Utilities and Service Systems |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Geology and Soils | <input type="checkbox"/> Population and Housing | |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Public Services | |

Determination

On the basis of this initial evaluation:

I find that the Project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

I find that although the Project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

I find that the Project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

I find that the Project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

I find that although the Project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the Project, nothing further is required.



Mel Lee, AICP
Senior Planner
City of Costa Mesa



Date

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SECTION 4. ENVIRONMENTAL CHECKLIST AND DISCUSSION

4.1 Aesthetics

4.1.1 Environmental Setting

The Proposed Project would be located at Lions Park. Lions Park is located in a developed area of the City of Costa Mesa surrounded by residential and commercial land uses. Lions Park measures approximately 12.8 acres and includes Davis Field, the Costa Mesa Historical Society building, the Downtown Recreation Center, the Downtown Aquatic Center, the NCC building, Costa Mesa Donald Dungan Library, and Fire Station 3.

4.1.2 Aesthetics (I.) Environmental Checklist and Discussion

a) Would the project have a substantial adverse effect on a scenic vista?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant with Mitigation Incorporated <input type="checkbox"/>	Less than Significant Impact <input type="checkbox"/>	No Impact <input checked="" type="checkbox"/>
---	--	--	--	--

Scenic vistas in the City of Costa Mesa are limited to large areas of undeveloped land that offer views of scenic resources such as Upper Newport Bay, the Santa Ana River, Santa Ana Mountains, or the Pacific Ocean. The Proposed Project would be located within Lions Park which is located in an urbanized setting surrounded by commercial and residential land uses. The project area does not contain scenic viewpoints; therefore, the Proposed Project would not affect scenic vistas. No impacts would occur.

b) Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant with Mitigation Incorporated <input type="checkbox"/>	Less than Significant Impact <input type="checkbox"/>	No Impact <input checked="" type="checkbox"/>
--	--	--	--	--

The project site is not located within a state scenic highway (Caltrans 2017). No impact would occur.

c) Would the project substantially degrade the existing visual character or quality of the site and its surroundings?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant with Mitigation Incorporated <input type="checkbox"/>	Less than Significant Impact <input checked="" type="checkbox"/>	No Impact <input type="checkbox"/>
---	--	--	---	---------------------------------------

The Proposed Project would be located at Lions Park. Lions Park is located in a developed area of the City surrounded by residential and commercial land uses. Lions Park measures approximately 12.8 acres and includes Davis Field, the Costa Mesa Historical Society building, the Downtown Recreation Center, the Downtown Aquatic Center, the NCC building, Costa Mesa Donald Dungan Library, and Fire Station 3.

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The Proposed Project would demolish the existing NCC building and construct a new library and café. The new library would be built just south the existing NCC building. The new library would have two stories and measure approximately 22,860 SF. The café would be built just east of the Downtown Aquatic Center and northwest of the new library. The café would measure approximately 890 SF. The existing Donald Dungan Library would be renovated and repurposed as the new NCC. The Proposed Project would also construct a new parking lot in front of the Costa Mesa Historical Society building and street improvements along Park and Anaheim Avenues. No improvements or modifications are proposed to Davis Field, the Costa Mesa Historical Society building, the Downtown Recreation Center, the Downtown Aquatic Center, or Fire Station 3.

The Proposed Project would not significantly change the visual character of the park. The Proposed Project would be consistent and compatible with the existing public facilities within the park and not degrade the existing visual character of the area. Impacts would be less than significant.

<p>d) Would the project create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?</p>	<p>Potentially Significant Impact</p> <input type="checkbox"/>	<p>Less than Significant with Mitigation Incorporated</p> <input type="checkbox"/>	<p>Less than Significant Impact</p> <input checked="" type="checkbox"/>	<p>No Impact</p> <input type="checkbox"/>
---	--	--	---	---

The Proposed Project would include light fixtures for parking lots, pedestrian pathways, building entries, and landscaping. These light fixtures would provide increased visibility and highlight elements of buildings and trees. Light fixtures at the edge of the project site would be shielded and directed downward to avoid spillover effects on surrounding properties. Glare impacts from the proposed structures are not anticipated. The exterior of the new library would be composed of smooth finish plaster, tile, and glass. Architectural glass with low glare characteristics would be used to minimize glare impacts on surrounding properties. Impacts would be less than significant.

Mitigation Measures

No significant impacts were identified, and no mitigation measures are required.

4.2 Agriculture and Forestry Resources

4.2.1 Environmental Setting

The project site is located within an existing park designated as a Public/Institutional land use by the 2015-2035 City of Costa Mesa General Plan (City of Costa Mesa 2016a). The project site is located on Urban and Built-Up Land and not located on Prime Farmland nor is it under a Williamson Act Contract (CDC 2004; 2014). There are no local policies for agricultural resources that apply to the project site.

4.2.2 Agriculture and Forestry Resources (II.) Environmental Checklist and Discussion

a) Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant with Mitigation Incorporated <input type="checkbox"/>	Less than Significant Impact <input type="checkbox"/>	No Impact <input checked="" type="checkbox"/>
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The Proposed Project is not located within any farmland uses (City of Costa Mesa 2016a). The California Mapping and Monitoring Program, Important Farmlands Map for Orange County does not list the soils on the project site as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) (CDC 2014). Therefore, the Proposed Project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) to non-agricultural use. No impact would occur.

b) Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant with Mitigation Incorporated <input type="checkbox"/>	Less than Significant Impact <input type="checkbox"/>	No Impact <input checked="" type="checkbox"/>
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The project site is zoned as I&R – Institutional and Recreational and is not located in an agricultural use zone. According to the California Department of Conservation Williamson Act Parcels Map for Orange County, the project site is not subject to a Williamson Act contract (City of Costa Mesa 2015; CDC 2004). Therefore, the Proposed Project would not result in a conflict with an agricultural zoning designation or a Williamson Act contract. No impact would occur.

c) Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant with Mitigation Incorporated <input type="checkbox"/>	Less than Significant Impact <input type="checkbox"/>	No Impact <input checked="" type="checkbox"/>
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The project site is zoned as I&R – Institutional and Recreational by the City of Costa Mesa, and is not zoned for forest land, timberland, or timberland production (City of Costa Mesa 2015). The project site is currently developed and does not contain forestland or timberland. Surrounding areas are developed with commercial and residential uses. No impact would occur.

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d) Would the project result in the loss of forest land or conversion of forest land to non-forest use?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant with Mitigation Incorporated <input type="checkbox"/>	Less than Significant Impact <input type="checkbox"/>	No Impact <input checked="" type="checkbox"/>
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The project site is not zoned for forest land, timberland, or timberland production (City of Costa Mesa 2015). The project site is currently developed and does not contain forestland or timberland. Surrounding areas are developed with commercial and residential land uses. No impact would occur.

e) Would the project involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant with Mitigation Incorporated <input type="checkbox"/>	Less than Significant Impact <input type="checkbox"/>	No Impact <input checked="" type="checkbox"/>
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The project site and the surrounding properties are not currently used for agriculture. The Proposed Project would not result in the conversion of forest land to non-forest use. No impact would occur.

Mitigation Measures

No significant impacts were identified, and no mitigation measures are required.

4.3 Air Quality

An Air Quality and Global Climate Change Impact Analysis Report was completed for the Proposed Project by Kunzman Associates, Inc. (Kunzman 2017). The findings of this report are summarized in the following sections and included as Appendix A.

4.3.1 Environmental Setting

The project site is located within the South Coast Air Basin (SCAB), and is within the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The SCAB has been designated by the California Air Resources Board (CARB) as a nonattainment area for ozone, particulate matter of 10 microns or less in diameter (PM₁₀), and particulate matter of 2.5 microns or less in diameter (PM_{2.5}). Currently, the SCAB is in attainment with the ambient air quality standards for carbon monoxide (CO), sulfur dioxide (SO₂), and nitrogen dioxide (NO₂) (Kunzman 2017).

4.3.2 Air Quality (III.) Environmental Checklist and Discussion

a) Would the project conflict with or obstruct implementation of the applicable air quality plan?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant with Mitigation Incorporated <input type="checkbox"/>	Less than Significant Impact <input type="checkbox"/>	No Impact <input checked="" type="checkbox"/>
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A proposed project should be considered to be consistent with the Air Quality Management Plan (AQMP) if it furthers one or more policies and does not obstruct other policies. The SCAQMD CEQA Handbook identifies two key indicators of consistency:

- (1) Whether the project will result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations, or delay timely attainment of air quality standards or the interim emission reductions specified in the AQMP.

Construction and operational emissions are discussed in the response to question b) of this section. Short term construction impacts and long term operation impacts were found to be below thresholds of significance. Therefore, the Proposed Project is not projected to contribute to the exceedance of any air pollutant concentration standards and is found to be consistent with the AQMP for the first criterion.

- (2) Whether the project will exceed the assumptions in the AQMP in 2010 or increments based on the year of project buildout and phase.

Consistency with the AQMP assumptions is determined by performing an analysis of the Proposed Project with the assumptions in the AQMP. The emphasis of this criterion is to ensure that the analyses conducted for the Proposed Project are based on the same forecasts as the AQMP. The Regional Comprehensive Plan and Guide (RCP&G) consists of three sections: Core Chapters, Ancillary Chapters, and Bridge Chapters. The Growth Management, Regional Mobility, Air Quality, Water Quality, and Hazardous Waste Management chapters constitute the Core Chapters of the document. These chapters currently respond directly to federal and state requirements placed on the Southern California Association of Governments (SCAG). Local governments are required to use these as the basis of their plans for purposes of consistency with applicable regional plans under CEQA. For the Proposed Project, the City of Costa Mesa General Plan defines the assumptions that are represented in the AQMP.

The project site is currently designated as Public/Institutional in the General Plan Land Use Element. The Proposed Project is consistent with the current land use designation and would not require a General Plan amendment or zone change. Therefore, the Proposed Project would not result in an inconsistency with the current land use designation and is not anticipated to exceed the AQMP assumptions for the project site. As such, the Proposed Project is consistent with the AQMP for the second criterion. The Proposed Project would not result in an inconsistency with the SCAQMD AQMP. No impact would occur.

b) Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant with Mitigation Incorporated <input type="checkbox"/>	Less than Significant Impact <input checked="" type="checkbox"/>	No Impact <input type="checkbox"/>
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The Proposed Project's air quality impacts are attributable to construction and operation activities that have the potential to generate air emissions, toxic air contaminant emissions, and odor impacts. Air pollutant emissions for both the construction and operational phases of the Proposed Project were estimated using the CalEEMod program (Version 2016.3.1) (Kunzman 2017).

Construction Impacts

Emissions associated with construction would include the following: emissions of fugitive dust from surface disturbance activities, emissions of combustion pollutants from heavy construction

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equipment, emissions of combustion pollutants from worker vehicles, and emissions of combustion pollutants from heavy-duty vehicles transporting construction materials and equipment to the site. Table 4.3-1 and 4.3-2 show estimated construction-related pollutant emissions for Phases 1 and 2 respectively.

Table 4.3-1 Construction Related Regional Criteria Pollutant Emissions for Phase 1

Activity	Pollutant Emissions (pounds/day)					
	VOC	NOx	CO	SO ₂	PM ₁₀	PM _{2.5}
<i>On-site Improvements</i>						
Demolition						
On-Site	4.10	42.75	23.01	0.04	2.63	2.11
Off-Site	0.14	1.84	1.05	0.01	0.27	0.08
Total	4.24	44.58	24.06	0.04	2.90	2.19
Grading						
On-Site	3.07	33.89	17.10	0.03	4.19	2.93
Off-Site	0.09	0.25	0.70	0.00	0.18	0.05
Total	3.16	34.14	17.81	0.03	4.37	2.98
Building Construction						
On-Site	3.11	26.55	18.18	0.03	1.79	1.68
Off-Site	0.56	3.99	4.33	0.02	1.06	0.31
Total	3.67	30.54	22.51	0.04	2.85	1.99
Paving						
On-Site	1.51	14.52	12.43	0.02	0.84	0.77
Off-Site	0.10	0.07	0.79	0.00	0.23	0.06
Total	1.61	14.59	13.22	0.02	1.06	0.83
Architectural Coating						
On-Site	25.81	2.01	1.85	0.00	0.15	0.15
Off-Site	0.08	0.05	0.59	0.00	0.17	0.05
Total	25.89	2.06	2.44	0.00	0.32	0.20
Total of Overlapping Phases	31.17	47.18	38.17	0.07	4.23	3.02
SCAQMD Thresholds	75	100	550	150	150	55
Exceeds Thresholds?	No	No	No	No	No	No
<i>Off-site Improvements</i>						
Site Preparation						
On-Site	0.85	10.51	4.35	0.01	0.68	0.46
Off-Site	0.03	0.02	0.22	0.00	0.06	0.02
Total	4.90	51.82	40.19	0.04	9.95	6.45
Paving						
On-Site	1.27	9.98	7.34	0.01	0.61	0.56
Off-Site	0.10	0.07	0.79	0.00	0.20	0.05
Total	2.81	20.35	15.39	0.02	1.26	1.08
Total of Overlapping Phases	33.98	67.54	53.56	0.09	5.50	4.10
SCAQMD Thresholds	75	100	550	150	150	55
Exceeds Thresholds?	No	No	No	No	No	No

Source: Kunzman 2017

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Table 4.3-2 Construction Related Regional Criteria Pollutant Emissions for Phase 2

Activity	Pollutant Emissions (pounds/day)					
	VOC	NOx	CO	SO ₂	PM ₁₀	PM _{2.5}
Grading						
On-Site	0.95	8.60	7.69	0.01	0.92	0.68
Off-Site	0.04	0.03	0.36	0.00	0.11	0.03
Total	0.99	8.63	8.05	0.01	1.03	0.71
Building Construction						
On-Site	0.96	9.82	7.54	0.01	0.61	0.56
Off-Site	0.08	0.72	0.72	0.00	0.21	0.06
Total	1.04	10.54	8.26	0.01	0.82	0.62
Paving						
On-Site	0.77	7.23	7.11	0.01	0.40	0.37
Off-Site	0.07	0.04	0.59	0.00	0.20	0.05
Total	0.84	7.27	7.70	0.01	0.60	0.42
Architectural Coating						
On-Site	3.26	1.68	1.83	0.00	0.11	0.11
Off-Site	0.01	0.01	0.10	0.00	0.03	0.01
Total	3.27	1.69	1.93	0.00	0.14	0.12
Total of Overlapping Phases	5.15	19.50	17.89	0.03	1.56	1.16
SCAQMD Thresholds	75	100	550	150	150	55
Exceeds Thresholds?	No	No	No	No	No	No

Source: Kunzman 2017

As shown on Table 4.3-1 and 4.3-2, none of the analyzed criteria pollutants would exceed the regional emissions thresholds. Therefore, a less than significant regional air quality impact would occur from construction of the Proposed Project.

Operational Impacts

The ongoing operation of the Proposed Project would result in a long-term air quality emissions. This increase would be mainly due to emissions from the project generated vehicle trips and through operational emissions from the ongoing use of the Proposed Project.

The highest emissions from either summer or winter criteria pollutant emissions created from the Proposed Project's long-term operations have been calculated for Phase 1 and Phase 2 and are summarized below in Table 4.3-3. Table 4.3-3 also includes the total emissions for Phases 1 and 2 combined.

Table 4.3-3 Operational Criteria Pollutant Regional Air Emissions for Phases 1 and 2

Activity	Pollutant Emissions (pounds/day)					
	VOC	NOx	CO	SO ₂	PM ₁₀	PM _{2.5}
<i>Phase 1</i>						
Area Sources	0.58	0.00	0.02	0.00	0.00	0.00
Energy Usage	0.01	0.13	0.11	0.00	0.01	0.01
Mobile Sources	1.08	4.24	12.89	0.04	3.53	0.98

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Activity	Pollutant Emissions (pounds/day)					
	VOC	NOx	CO	SO ₂	PM ₁₀	PM _{2.5}
Total Emissions	1.67	4.37	13.02	0.04	3.54	0.99
SCAQMD Thresholds	55	55	550	150	150	55
Exceeds Threshold?	No	No	No	No	No	No
<i>Phase 2</i>						
Area Sources	0.03	0.00	0.00	0.00	0.00	0.00
Energy Usage	0.00	0.00	0.00	0.00	0.00	0.00
Mobile Sources	0.01	0.04	0.13	0.00	0.04	0.01
Total Emissions	0.04	0.04	0.14	0.00	0.04	0.01
SCAQMD Thresholds	75	100	550	150	150	55
Exceeds Threshold?	No	No	No	No	No	No
Total for Phases 1 and 2	1.71	4.41	13.15	0.04	3.59	1.00
SCAQMD Thresholds	75	100	550	150	150	55
Exceeds Threshold?	No	No	No	No	No	No

Source: Kunzman 2017

The data provided in Table 4.3-3 shows that none of the phases individually or combined would exceed SCAQMD regional thresholds. Therefore, a less than significant regional air quality impact would occur from operation of the Proposed Project.

Furthermore, Table 4.3-4 shows that when maximum daily construction emissions (from the highest-emitting construction phases of Phase 2) are added to the unmitigated operational emissions of the completed Phase 1, the total emissions still meet SCAQMD thresholds. Therefore, a less than significant regional air quality impact would occur from operation of the Proposed Project.

Table 4.3-4 Operational Criteria Pollutant Regional Air Emissions for Phases 1 and 2

Activity	Pollutant Emissions (pounds/day)					
	VOC	NOx	CO	SO ₂	PM ₁₀	PM _{2.5}
Total for Phase 1 plus construction Phase 2	6.82	23.88	30.91	0.07	5.10	2.15
SCAQMD Operational Thresholds	55	55	550	150	150	55
Exceeds Threshold?	No	No	No	No	No	No

Source: Kunzman 2017

c) Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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The project site is in an area considered a nonattainment area for ozone, PM₁₀, and PM_{2.5}. As described in the response to question b) of this section, neither short-term construction of the Proposed Project nor long-term operation of the Proposed Project would exceed significance thresholds for ozone, PM₁₀, and PM_{2.5}. Because the Proposed Project is not considered to result in a significant impact, the Proposed Project is not considered to result in a cumulatively considerable net increase of ozone, PM₁₀, and PM_{2.5} emissions. Impacts would be less than significant.

d) Would the project expose sensitive receptors to substantial pollutant concentrations?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant with Mitigation Incorporated <input type="checkbox"/>	Less than Significant Impact <input checked="" type="checkbox"/>	No Impact <input type="checkbox"/>
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Construction Impacts

The nearest sensitive receptors to the project site are residential uses located approximately 47 feet from the western project boundary. Table 4.3-5 shows the onsite emissions from the CalEEMod model for the different construction activity and the emissions thresholds.

Table 4.3-5 Local Construction Emissions at the Nearest Receptor for Phases 1 and 2

Activity	On-Site Pollutant Emissions (pounds/day)			
	NOx	CO	PM ₁₀	PM _{2.5}
<i>Phase 1</i>				
Demolition	42.75	23.01	2.63	2.11
Grading	33.89	17.10	4.19	2.93
Building Construction	26.55	18.18	1.79	1.68
Paving	14.52	12.43	0.84	0.77
Architectural Coating	2.01	1.85	0.15	0.15
SCAQMD Threshold for 25 meters (82 feet)	131	962	7	5
Exceeds Threshold?	No	No	No	No
<i>Phase 2</i>				
Grading	8.60	7.69	0.92	0.68
Building Construction	9.82	7.54	0.61	0.56
Paving	7.23	7.11	0.40	0.37
Architectural Coating	1.68	1.83	0.11	0.11
SCAQMD Threshold for 25 meters (82 feet)	92	647	4	3
Exceeds Threshold?	No	No	No	No

Source: Kunzman 2017

The data provided in Table 4.3-5 shows that none of the analyzed criteria pollutants would exceed the local emissions thresholds at the nearest sensitive receptors. Therefore, a less than significant impact would occur.

Operational Impacts

During operation, on-site emissions would be negligible and would primarily consist of the intermittent on-site travel of motor vehicles. Therefore, due the lack of stationary source emissions, no long-term localized significance threshold analysis is warranted.

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e) Would the project create objectionable odors affecting a substantial number of people?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant with Mitigation Incorporated <input type="checkbox"/>	Less than Significant Impact <input checked="" type="checkbox"/>	No Impact <input type="checkbox"/>
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Construction Impacts

Potential sources that may emit odors during construction activities include the application of materials such as asphalt pavement. The objectionable odors that may be produced during the construction process are of short-term in nature and the odor emissions are expected cease upon the drying or hardening of the odor producing materials. Due to the short-term nature and limited amounts of odor producing materials being utilized, no significant impact related to odors would occur during construction of the Proposed Project. Diesel exhaust and volatile organic compounds (VOCs) would be emitted during construction of the Proposed Project, which are objectionable to some; however, emissions would disperse rapidly from the project site and therefore should not reach an objectionable level at the nearest sensitive receptors. Impacts would be less than significant.

Operational Impacts

Potential sources that may emit odors during the ongoing operations of the Proposed Project would include odor emissions from diesel truck emissions and trash storage areas. Due to the distance of the nearest receptors from the project site and through compliance with SCAQMD's Rule 402, no significant impact related to odors would occur during the on-going operations of the Proposed Project.

Mitigation Measures

No significant impacts were identified, and no mitigation measures are required.

4.4 Biological Resources

A biological resource assessment was completed to document the existing biological resources in the project area, to assess the habitat for its potential to support sensitive plant and wildlife species, and to determine whether implementation of the Proposed Project would impact sensitive biological resources, as required under CEQA. A biological reconnaissance survey was performed by ECORP Consulting, Inc. on January 18, 2017. Prior to conducting the biological reconnaissance survey, ECORP biologists performed a literature search using the California Department of Fish and Wildlife's (CDFW) Natural Diversity Database (CNDDDB), California Native Plant Society's (CNPS) Online Electronic Inventory of Rare and Endangered Plants, as well as the United States Fish and Wildlife Service (USFWS) National Wetland Inventory, Natural Resources Conservation Service (NRCS) Web Soil Survey to determine the special-status species, and sensitive habitats that have been documented in the project vicinity. Using this information and observations in the field, a list of special-status plant and animal species that may have the potential to occur within the project site was generated. The results of the biological reconnaissance survey are summarized below.

4.4.1 Environmental Setting

Vegetation Communities

The project site is currently composed of developed areas and ornamental landscaping. Plant species observed within these land cover types include ornamental trees and herbaceous plants. Ornamental vegetation includes eucalyptus (*Eucalyptus* sp.), pine (*Pinus* sp.), sweet gum (*Liquidambar styraciflua*), Peruvian pepper tree (*Schinus molle*), southern magnolia (*Magnolia grandiflora*), Canary Island palm (*Phoenix canariensis*), oak (*Quercus* sp.), sycamore (*Platanus* sp.) rose (*Rosa* sp.), and agave (*Agave* spp.). Of the 11 plant species identified on the project site all are exotic species.

Wildlife

The project site provides habitat for species adapted to high levels of disturbance and urban environments. Eleven wildlife species were observed during the reconnaissance visit. Common species observed included house finch (*Haemorhous mexicanus*), yellow-rumped warbler (*Setophaga coronata*), American crow (*Corvus brachyrhynchos*), Brewer's blackbird (*Euphagus cyanocephalus*), Cassin's kingbird (*Tyrannus vociferans*), black phoebe (*Sayornis nigricans*), lesser goldfinch (*Spinus psaltria*) and mountain chickadee (*Poecile gambeli*). A few gull species (Family Laridae) and a single turkey vulture (*Cathartes aura*) were observed flying high overhead. A single bird house was observed hanging from a tree in the park as a likely attractant for western bluebird (*Sialia mexicana*). Other common species expected to occur in and adjacent to the project site include house sparrow (*Passer domesticus*), common raven (*Corvus corax*), and Anna's hummingbird (*Calypte anna*).

Soils

Soil types on the project site were determined using the NRCS Web Soil Survey. Soils within the project site consist mostly of Myford sandy loam, 0 to 2 percent slopes with a small amount of Myford sandy loam, 2 to 9 percent slopes (NRCS 2017).

Potential Waters of the U.S.

The project site was examined to identify potential U.S. Army Corps of Engineers (USACE) jurisdiction pursuant to Section 404 of the Clean Water Act (CWA) and CDFW jurisdiction pursuant to Section 1602 of the State of California Fish and Game Code. No hydrological features associated with a definable channel or wetland exist within or adjacent to the project site; therefore, no USACE or CDFW jurisdiction was identified.

Special-Status Plants

The literature search documented 36 special-status plant species (ten federally and/or state listed) in the project vicinity. All 36 species were presumed to be absent from the project site due to lack of habitat. Therefore, the biological reconnaissance survey did not include a focused survey for rare plants. Additionally, no special-status plant species were observed during the reconnaissance survey.

Special-Status Wildlife

The literature search documented 56 special-status wildlife species (15 federally and/or state-listed species) in the vicinity of the project site. All 56 species were presumed to be absent from the

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project site due to lack of habitat. Therefore, the biological reconnaissance survey did not include a focused survey for special-status wildlife species. Additionally, no special-status wildlife species were observed during the reconnaissance survey.

Wildlife Movement Corridors

The project site is completely developed or landscaped and contains very little cover that would only allow for limited movement of smaller resident populations of wildlife. Furthermore, the entire project site is cut off from any large blocks of habitat that would allow the movement of wildlife species. Although the project site is within two miles of both the Talbert Regional Park and Upper Newport Bay Nature Preserve, there are no drainages or other features on the site which would serve as a connecting corridor to these areas.

4.4.2 Biological Resources (IV.) Environmental Checklist and Discussion

<p>a) Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?</p>	Potentially Significant Impact <input type="checkbox"/>	Less than Significant with Mitigation Incorporated <input checked="" type="checkbox"/>	Less than Significant Impact <input type="checkbox"/>	No Impact <input type="checkbox"/>
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The project site is located in an urbanized area with parcels of land that are developed and support ornamental landscaping. No special-status species were observed on the project site including the 36 special-status plant species or 56 special-status wildlife species identified in the literature search.

While no special-status wildlife or plant species were observed during the field surveys, there is a potential for the project area to support nesting birds in small patches of vegetation and structures on and adjacent to the project site. Nesting birds are protected under both the Migratory Bird Treaty Act (MBTA) and the California Fish and Game Code (Sections 3503, 3503.5, 3513, and 3800) and cannot be subjected to take (as defined in California Fish and Game Code) during the bird breeding season, which typically runs from February 15 through August 31. If construction of the Proposed Project occurs during the bird breeding season, ground-disturbing construction activities could indirectly affect native and nongame birds and their nests through increased noise disturbances. Impacts would be less than significant with the implementation of Mitigation Measure B-1.

<p>b) Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?</p>	Potentially Significant Impact <input type="checkbox"/>	Less than Significant with Mitigation Incorporated <input type="checkbox"/>	Less than Significant Impact <input type="checkbox"/>	No Impact <input checked="" type="checkbox"/>
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Sensitive habitats include those vegetation communities which are considered rare in the region, are considered sensitive by the State of California, and are listed as sensitive under local conservation

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plans. The project site supports no riparian habitat or other sensitive natural community. No impact would occur.

<p>c) Would the project have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?</p>	Potentially Significant Impact <input type="checkbox"/>	Less than Significant with Mitigation Incorporated <input type="checkbox"/>	Less than Significant Impact <input type="checkbox"/>	No Impact <input checked="" type="checkbox"/>
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No hydrological features associated with a definable channel or wetland exist within or adjacent to the project site; therefore, no USACE or CDFW jurisdiction was identified. No impact would occur.

<p>d) Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?</p>	Potentially Significant Impact <input type="checkbox"/>	Less than Significant with Mitigation Incorporated <input checked="" type="checkbox"/>	Less than Significant Impact <input type="checkbox"/>	No Impact <input type="checkbox"/>
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The Proposed Project is not located near a native wildlife nursery site. The Proposed Project is located in an area characterized by public and residential uses and does not connect significant open spaces; therefore, it does not function as a major wildlife movement corridor. All native birds, including raptors, are protected under California Fish and Game Code and the Federal MBTA. As previously stated in the response to question a), prior to commencing ground disturbing activities during the nesting bird season Mitigation Measure B-1 shall be implemented to ensure that there are no impacts to nesting birds. Impacts would be less than significant with mitigation incorporated.

<p>e) Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?</p>	Potentially Significant Impact <input type="checkbox"/>	Less than Significant with Mitigation Incorporated <input checked="" type="checkbox"/>	Less than Significant Impact <input type="checkbox"/>	No Impact <input type="checkbox"/>
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Parkway trees protected under City Municipal Code Title 15, Chapter V are located throughout the project site. Direct and indirect impacts are likely to occur as part of the Proposed Project. Prior to commencing ground disturbing activities, Mitigation Measure B-2 shall be implemented to ensure that impacts to protected trees are minimized. Impacts would be less than significant with mitigation incorporated.

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f) Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant with Mitigation Incorporated <input type="checkbox"/>	Less than Significant Impact <input type="checkbox"/>	No Impact <input checked="" type="checkbox"/>
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The project site is not located within a Habitat Reserve System nor is the vegetation type designated a Covered Habitat as identified by the Central and Coastal Subregion Natural Community Conservation Plan/ Habitat Conservation Plan (NCCP/HCP) (County of Orange 1996). No impact would occur.

Mitigation Measures

B-1: If construction activities occur within the bird breeding season (February 1st – August 31st), then the City (or its contractor) shall retain a qualified biologist to conduct a pre-construction nesting bird survey no more than 30 days prior to the start of construction. The nest survey shall include the Project site and areas immediately adjacent to the site that could potentially be affected by Project activities such as noise, human activity, dust, etc. If active bird nests are found on or immediately adjacent to the Project site, then the qualified biologist will establish an appropriate buffer zone around the active nests, typically a 250-foot radius for songbirds and a 500-foot radius for raptors. Project activities shall be avoided within the buffer zone until the nest is deemed no longer active by the biologist. Weekly nesting surveys and biological monitoring may be necessary if nesting birds are found on the Project site.

B-2: In order to avoid and minimize the potential impact to parkway trees, fencing, guarding or framing should be placed within a 5-foot minimum distance of the tree trunk of protected trees within and adjacent to the limits of disturbance such that no work shall occur within the protected area. This would provide a full avoidance of direct impacts to trees protected under the City's municipal code. During construction the contractor shall provide sufficient water to preserve the trees and for overall health of the trees.

If this is unfeasible because work cannot be avoided within the protected zone, a permit or exemption shall be obtained from the City's Public Services Department, Maintenance Division. Trees removed under a permit will be replaced at a ratio up to 3:1. The City will comply with the Street Tree Master Plan and all City codes on the landscaping of the Proposed Project.

4.5 Cultural Resources

A cultural resources survey was conducted by ECORP Consulting, Inc. in January 2017 for the Proposed Project. The purpose of the investigation was to identify cultural resources that could be affected by the Proposed Project. A paleontological records search was completed by the Vertebrate Paleontology Section of the Natural History Museum of Los Angeles County.

4.5.1 Environmental Setting

Cultural Resources

The analysis of cultural resources was based on a records search and field survey. The records search was conducted at the South Central Coastal Archaeological Information Center (SCCIC) of the California Historical Resources Information System at California State University, Fullerton on January 26, 2017. The field survey was conducted January 31, 2017. The records search included the results of previous surveys within a 0.5-mile (800 meters) radius of the Proposed Project location.

Paleontological Resources

A paleontological records search was completed by the Vertebrate Paleontology Section of the Natural History Museum of Los Angeles County on January 30, 2017.

4.5.2 Cultural Resources (V.) Environmental Checklist and Discussion

a) Would the project cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant with Mitigation Incorporated <input type="checkbox"/>	Less than Significant Impact <input checked="" type="checkbox"/>	No Impact <input type="checkbox"/>
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The cultural resources records search indicated that the project area has not been previously surveyed and that there are no previously recorded historical resources in the project area. Previously recorded resources within 0.5-mile of the project area include two prehistoric shell middens, two trailer parks, a senior center, a commercial building, and a church. The field survey of unpaved areas in Lions Park conducted for the Proposed Project did not discover any prehistoric or historic-period resources on the project site. All buildings and structures on the Park property appear to be less than 50 years old based on architectural characteristics. No historical resources as defined in §15064.5 have been identified in Lions Park and no known historical resources would be adversely affected. However, there always remains a possibility that unrecorded cultural resources are present beneath the ground surface, and that such resources may be exposed during project construction. If previously unrecorded historical resources are encountered during construction all activities in the vicinity of the find would be suspended. The City of Costa Mesa would retain an archaeologist to recover, identify, document, and prepare the find for curation. Final disposition and location of the recovered materials shall be determined by the City of Costa Mesa. Impacts would be less than significant level.

b) Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant with Mitigation Incorporated <input type="checkbox"/>	Less than Significant Impact <input checked="" type="checkbox"/>	No Impact <input type="checkbox"/>
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No archaeological resources have been previously recorded on the project area and none were recorded during the field survey. However, prehistoric archaeological sites have been recorded in the project vicinity. Therefore, it is possible that unrecorded cultural resources could be present beneath the ground surface and, if present, may be exposed during project construction. As

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previously stated in the response to question a), the City of Costa Mesa would retain an archaeologist to recover, identify, document, and prepare the find for curation. Impacts would be less than significant.

c) Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant with Mitigation Incorporated <input type="checkbox"/>	Less than Significant Impact <input checked="" type="checkbox"/>	No Impact <input type="checkbox"/>
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The paleontological records search completed by the Vertebrate Paleontology Section of the Natural History Museum of Los Angeles County indicated that shallow deposits in the project area consist of marine younger Quaternary Terrace deposits. These deposits typically do not contain significant vertebrate fossils. The marine younger Quaternary Terrace has a low potential to contain fossil resources. The marine younger Quaternary Terrace deposits overlie older Quaternary deposits in the subsurface which has high potential to contain significant vertebrate fossils. Fossils recovered from these sediments in the project vicinity include fossil horse, undetermined elephant (mammoth or mastodon), sea turtle (*Cheloniidae*), camel (*Camelidae*), and mammoth (*Mammuthus* sp.) bones. It is estimated that the older Quaternary deposits begin at a depth of about 10 feet below surface in the project area. If project excavation extends below 10 feet there is a potential for unknown buried paleontological resources to be affected. Therefore, the City of Costa Mesa would retain a qualified paleontologist to determine if the older Quaternary deposits are being disturbed. If so, the paleontologist would establish a monitoring program to recover any significant fossils that may be encountered. Impacts would be less than significant.

d) Would the project disturb any human remains, including those interred outside of dedicated cemeteries?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant with Mitigation Incorporated <input type="checkbox"/>	Less than Significant Impact <input checked="" type="checkbox"/>	No Impact <input type="checkbox"/>
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No formal cemeteries are located in or near the project area and no human remains have been reported in the project vicinity, based on the records search from SCCIC. Therefore, the Proposed Project has little potential to disturb human remains. If potential human remains are encountered the Proposed Project would comply with CEQA Guidelines Section 15064.5(e) and Assembly Bill (AB) 2641. The City of Costa Mesa would notify the Orange County Coroner and a qualified archaeologist to determine the next appropriate action. Impacts would be less than significant.

Mitigation Measures

No significant impacts were identified, and no mitigation measures are required.

4.6 Geology and Soils

A geotechnical investigation of the project site was conducted by Geotechnologies, Inc. to obtain soil and geologic data, and to provide preliminary design parameters and recommendations to the Proposed Project (Geotechnologies 2016).

4.6.2 Geology and Soils (VI.) Environmental Checklist and Discussion

a)	Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	Potentially Significant Impact <input type="checkbox"/>	Less than Significant with Mitigation Incorporated <input type="checkbox"/>	Less than Significant Impact <input checked="" type="checkbox"/>	No Impact <input type="checkbox"/>
	ii) Strong seismic ground shaking?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant with Mitigation Incorporated <input type="checkbox"/>	Less than Significant Impact <input checked="" type="checkbox"/>	No Impact <input type="checkbox"/>
	iii) Seismic-related ground failure, including liquefaction?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant with Mitigation Incorporated <input type="checkbox"/>	Less than Significant Impact <input checked="" type="checkbox"/>	No Impact <input type="checkbox"/>
	iv) Landslides?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant with Mitigation Incorporated <input type="checkbox"/>	Less than Significant Impact <input checked="" type="checkbox"/>	No Impact <input type="checkbox"/>

i) According to the California Department of Conservation Newport Beach Quadrangle Map, the nearest Alquist-Priolo Earthquake Fault Zone is located approximately 3.5 miles northwest of the project site (CDC 1986). Earthquake fault zones typically extend approximately 500 feet in width on either side of a major active fault trace and approximately 200 to 300 feet in width on either side of a well-defined minor active fault, as designated by the State. The City of Costa Mesa General Plan identifies the Indianapolis Fault adjacent to the project site (City of Costa Mesa 2016a). Just like most of southern California, in the event of an earthquake, strong ground shaking would occur. However, the Proposed Project would not increase the risk of exposing people or structures to potential substantial adverse effects, including the risk of loss, injury, or death due to the rupture of a known earthquake fault because the project area is already developed. Design of the Proposed Project would follow the recommendations of a registered civil, structural engineer and/or engineering geologist and at a minimum meet current building standards and codes including those associated with protection from anticipated seismic events. The project site is not located within an Alquist-Priolo earthquake fault zone. Furthermore, ground rupture is not considered to be a constraint within the project area. Based on these considerations, the potential for surface ground rupture is considered low (Geotechnologies 2016). A less than significant impact would occur.

ii) Just like most of southern California, in the event of an earthquake strong ground shaking is expected to occur on the project site. The Proposed Project would not expose people or structures to strong seismic ground shaking greater than what currently exists. Design and construction would

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comply with current building codes and standards which would reduce the risk of loss, injury, or death resulting from strong ground shaking. Impacts would be less than significant.

iii) Liquefaction is a phenomenon where water-saturated granular soil loses shear strength during strong ground shaking produced by earthquakes. The loss of soil strength occurs when cyclic pore water pressure increases below the groundwater surface. Potential hazards due to liquefaction include the loss of bearing strength beneath structures, possibly causing foundation failure and/or significant settlements. The project site is not located within the liquefaction potential zone as shown on the State of California Seismic Hazard Zone Map, for the Newport Beach Quadrangle (CDC 1997). Furthermore, the site specific geotechnical investigation conducted for the Proposed Project determined that the project site's soils would not be prone to liquefaction (Geotechnologies 2016). Impacts would be less than significant.

iv) The project site is not located within the landslide potential zone as shown on the State of California Seismic Hazard Zone Map, for the Newport Beach Quadrangle (CDC 1998). Based on the results of the site-specific geotechnical investigation, the probability of seismically-induced landslides occurring on the site is considered low due to the general lack of elevation difference across or adjacent to the site (Geotechnologies 2016). Impacts would be less than significant.

<p>b) Would the project result in substantial soil erosion or the loss of topsoil?</p>	<p>Potentially Significant Impact</p> <input type="checkbox"/>	<p>Less than Significant with Mitigation Incorporated</p> <input type="checkbox"/>	<p>Less than Significant Impact</p> <input checked="" type="checkbox"/>	<p>No Impact</p> <input type="checkbox"/>
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Implementation of the Proposed Project would require ground-disturbing activities, such as grading, that could potentially result in soil erosion or loss of topsoil. Construction of the Proposed Project would be required to comply with the Construction General Permit, either through a waiver or through preparation and implementation of a Storm Water Pollution Prevention Plan (SWPPP). Best Management Practices (BMPs) included in the SWPPP would minimize soil erosion during construction. The Proposed Project's grading plan and SWPPP would also ensure that the proposed earthwork and storm water structures are designed to avoid soil erosion. Impacts would be less than significant.

<p>c) Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?</p>	<p>Potentially Significant Impact</p> <input type="checkbox"/>	<p>Less than Significant with Mitigation Incorporated</p> <input type="checkbox"/>	<p>Less than Significant Impact</p> <input checked="" type="checkbox"/>	<p>No Impact</p> <input type="checkbox"/>
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Strong ground shaking can cause settlement, lateral spreading, or subsidence by allowing sediment particles to become more tightly packed, thereby reducing pore space. The potential for a landslide, lateral spreading, liquefaction, or collapse at the project site is very low (Geotechnologies 2016). Furthermore, project structures would be designed taking into consideration the recommendations listed in the geotechnical investigation conducted for the Proposed Project by Geotechnologies, Inc. Impacts would be less than significant.

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d) Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant with Mitigation Incorporated <input type="checkbox"/>	Less than Significant Impact <input checked="" type="checkbox"/>	No Impact <input type="checkbox"/>
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The project site contains approximately three feet of fill. According to the geotechnical report prepared for the Proposed Project, the onsite geologic materials in the upper five feet have very low expansion properties (Geotechnologies 2016). Project structures would be designed taking into consideration the recommendations listed in the geotechnical investigation conducted for the Proposed Project by Geotechnologies, Inc. Impacts would be less than significant.

e) Would the project have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant with Mitigation Incorporated <input type="checkbox"/>	Less than Significant Impact <input type="checkbox"/>	No Impact <input checked="" type="checkbox"/>
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The Proposed Project does not include the installation of a septic system or alternative waste water disposal system. No impacts would occur.

Mitigation Measures

No significant impacts were identified, and no mitigation measures are required.

4.7 Greenhouse Gas Emissions

4.7.1 Greenhouse Gas Emissions (VII.) Environmental Checklist and Discussion

a) Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant with Mitigation Incorporated <input type="checkbox"/>	Less than Significant Impact <input checked="" type="checkbox"/>	No Impact <input type="checkbox"/>
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The Proposed Project is anticipated to generate greenhouse gas (GHG) emissions from area sources, energy usage, mobile sources, waste, water, and construction equipment. The CalEEMod Version 2016.3.1 was used to calculate the GHG emissions from the Proposed Project.

The Proposed Project's year 2019 for Phase 1 and 2020 for Phase 2 (opening years) unmitigated emissions were calculated and compared to the SCAQMD Tier 3 draft screening threshold of 3,000 metric tons of carbon dioxide equivalent (CO₂e) per year. Table 4.7-1 provides the estimated GHG emissions for the Proposed Project.

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Table 4.7-1 Project Related GHG Emissions for Phases 1 and 2

Category	Greenhouse Gas Emissions (Metric Tons/Year)					
	Bio-CO ₂	NonBio-CO ₂	CO ₂	CH ₄	N ₂ O	CO ₂ e
<i>Phase 1</i>						
Area Sources	0.00	0.00	0.00	0.00	0.00	0.00
Energy Usage	0.00	92.38	92.38	0.00	0.00	92.77
Mobile Sources	0.00	614.25	614.25	0.03	0.00	614.96
Waste	2.16	0.00	2.16	0.13	0.00	5.36
Water	0.12	3.51	3.62	0.01	0.00	4.02
Construction	0.00	15.89	15.89	0.00	0.00	15.96
Total Emissions	2.28	726.03	728.31	0.17	0.00	733.07
SCAQMD Draft Screening Threshold						3,000
Exceeds Threshold?						No
<i>Phase 2</i>						
Area Sources	0.00	0.00	0.00	0.00	0.00	0.00
Energy Usage	0.00	6.82	6.82	0.00	0.00	6.85
Mobile Sources	0.00	14.61	14.61	0.00	0.00	14.63
Waste	0.26	0.00	0.26	0.02	0.00	0.63
Water	0.08	1.52	1.59	0.01	0.00	1.85
Construction	0.00	5.21	5.21	0.00	0.00	5.25
Total Emissions	0.33	28.16	28.49	0.03	0.00	29.20
SCAQMD Draft Screening Threshold						3,000
Exceeds Threshold?						No
<i>Phase 1 and 2</i>						
Total for Phase 1 and 2						762.28
SCAQMD Screening Threshold						3,000
Exceeds Threshold?						No

Source: Kunzman 2017

As shown in Table 4.7-1, the Proposed Project's GHG emissions meet the SCAQMD screening threshold. Impacts would be less than significant.

b) Would the project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The City of Costa Mesa does not currently have a Climate Action Plan; therefore, GHG emissions have been compared to the CARB Scoping Plan.

Scoping Plan

The CARB Board approved a Climate Change Scoping Plan in December 2008. The Scoping Plan outlines the State's strategy to achieve the 2020 GHG emissions limit. The Scoping Plan "proposes a comprehensive set of actions designed to reduce overall greenhouse gas emissions in California, improve our environment, reduce our dependence on oil, diversify our energy sources, save energy, create new jobs, and enhance public health."

This Scoping Plan calls for an "ambitious but achievable" reduction in California's GHG emissions, cutting approximately 30 percent from business as usual emission levels projected for 2020, or about 10 percent from today's levels. On a per-capita basis, that means reducing annual emissions of 14 tons of carbon dioxide for every man, woman, and child in California down to about 10 tons per person by 2020.

Project consistency with applicable strategies in the Plan is assessed in Table 4.7-2. As shown in Table 4.7-2, the Proposed Project is consistent with the applicable strategies. Furthermore, as the Proposed Project's unmitigated emissions fall well below the Tier 3 SCAQMD draft screening threshold of 3,000 metric tons CO₂e per year for all land uses, the Proposed Project would comply with applicable Green Building Standards and City of Costa Mesa's policies regarding sustainability (as dictated by the City's General Plan), and would achieve LEED certification, further analysis is not warranted. Therefore, the Proposed Project would not conflict with any applicable plan, policy, or regulation of an agency adopted for the purpose of reducing GHG emissions. No impact would occur.

Table 4.7-2 CARB Scoping Plan Measures and Proposed Project Comparison

Scoping Plan Measures to Reduce Greenhouse Gas Emissions	Proposed Project Compliance with Measure
California Light-Duty Vehicle Greenhouse Gas Standards – Implement adopted standards and planned second phase of the program. Align zero-emission vehicle, alternative and renewable fuel and vehicle technology programs with long-term climate change goals.	Consistent. These are CARB enforced standards; vehicles that access the project that are required to comply with the standards will comply with the strategy.
Energy Efficiency – Maximize energy efficiency building and appliance standards; pursue additional efficiency including new technologies, policy, and implementation mechanisms. Pursue comparable investment in energy efficiency from all retail providers of electricity in California.	Consistent. The proposed library is to be LEED Gold certified and the proposed NCC is to be LEED Silver certified. The Proposed Project would be compliant with the current Title 24 standards.
Low Carbon Fuel Standard – Develop and adopt the Low Carbon Fuel Standard.	Consistent. These are CARB enforced standards; vehicles that access the Proposed Project that are required to comply with the standards would comply with the strategy.
Vehicle Efficiency Measures – Implement light-duty vehicle efficiency measures.	Consistent. These are CARB enforced standards; vehicles that access the Proposed Project that are required to comply with the standards would comply with the strategy.
Medium/Heavy-Duty Vehicles – Adopt medium and heavy-duty vehicle efficiency measures.	Consistent. These are CARB enforced standards; vehicles that access the Proposed Project that are required to comply with the standards will comply with the strategy.
Green Building Strategy – Expand the use of green building practices to reduce the carbon footprint of California's new and existing inventory of buildings.	Consistent. The California Green Building Standards Code (proposed Part 11, Title 24) was adopted as part of the California Building Standards Code in the CCR. Part 11 establishes voluntary standards, that will become

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Scoping Plan Measures to Reduce Greenhouse Gas Emissions	Proposed Project Compliance with Measure
	mandatory in the 2010 edition of the Code, on planning and design for sustainable site development, energy efficiency (in excess of the California Energy Code requirements), water conservation, material conservation, and internal air contaminants. The Proposed Project would be subject to these mandatory standards. Further, The proposed Library is to be LEED Gold certified and the proposed NCC is to be LEED Silver certified.
High Global Warming Potential Gases – Adopt measures to reduce high global warming potential gases.	Consistent. CARB identified five measures that reduce HFC emissions from vehicular and commercial refrigeration systems; vehicles that access the Proposed Project that are required to comply with the measures would comply with the strategy.
Recycling and Waste – Reduce methane emissions at landfills. Increase waste diversion, composting, and commercial recycling. Move toward zero-waste.	Consistent. The state is currently developing a regulation to reduce methane emissions from municipal solid waste landfills. The Proposed Project would be required to comply with City programs, such as City's recycling and waste reduction program, which comply, with the 50 percent reduction required in AB 939.
Water – Continue efficiency programs and use cleaner energy sources to move and treat water.	Consistent. The Proposed Project would comply with all applicable City ordinances.

Source: Kunzman 2017

Mitigation Measures

No significant impacts were identified, and no mitigation measures are required.

4.8 Hazards and Hazardous Materials

4.8.1 Hazards and Hazardous Materials (VIII.) Environmental Checklist and Discussion

<p>a) Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?</p>	<p>Potentially Significant Impact</p> <input type="checkbox"/>	<p>Less than Significant with Mitigation Incorporated</p> <input type="checkbox"/>	<p>Less than Significant Impact</p> <input checked="" type="checkbox"/>	<p>No Impact</p> <input type="checkbox"/>
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Some hazardous materials, such as diesel fuel, would be used by heavy equipment at the site during construction. No fueling or maintenance of equipment would occur on the site. The use of such materials would not create a significant hazard to the public and impacts would be less than significant. No hazardous materials would be used after the construction of the Proposed Project. Impacts would be less than significant.

<p>b) Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?</p>	<p>Potentially Significant Impact</p> <input type="checkbox"/>	<p>Less than Significant with Mitigation Incorporated</p> <input type="checkbox"/>	<p>Less than Significant Impact</p> <input checked="" type="checkbox"/>	<p>No Impact</p> <input type="checkbox"/>
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During construction some hazardous materials, such as diesel fuel, would be used. A SWPPP, listing BMPs to prevent construction pollutants and products from violating any water quality standard or waste discharge requirements, would be prepared for the Proposed Project. The release of any spills would be prevented through the implementation of BMPs listed in the SWPPP. The Proposed Project would continue an existing use; therefore, operation of the Proposed Project would result in similar hazard conditions as the existing conditions associated with the current NCC and Library. Daily operation of the new NCC and Library would not result in a new hazard to the public or the environment. Impacts would be less than significant.

c) Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant with Mitigation Incorporated <input type="checkbox"/>	Less than Significant Impact <input checked="" type="checkbox"/>	No Impact <input type="checkbox"/>
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There are no schools within one-quarter mile of the project site. The closest schools to the project site include St. Joachim, which is located approximately one mile to the northeast, and Whittier Elementary School, which is located approximately one mile to the west. Please see the response to question VIII. b) above. Impacts would be less than significant.

d) Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant with Mitigation Incorporated <input type="checkbox"/>	Less than Significant Impact <input checked="" type="checkbox"/>	No Impact <input type="checkbox"/>
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A search of the Department of Toxic Substances Control's (DTSC) Hazardous Waste and Substance List (Cortese List) and EnviroStor online database and the State Water Resources Control Board's (SWRCB) GeoTracker online database was conducted for the project area (DTSC 2017a and 2017b; SWRCB 2017). The searches revealed no known hazardous material sites within the project site. However; two leaking underground storage tank (LUST) cleanup sites are located at the Costa Mesa Fire Station 3. One of the LUST cleanup sites (RB Case# 083001242T, Loc Case # 89UT102) has a Completed – Case Closed status as of October 26, 1990. The second LUST cleanup site (Loc case # 16UT001) has an Open – Assessment & Interim Remedial Action status as of May 4, 2016. The contaminant of concern is diesel, which leaked from a 1,000 gallon underground storage tank (UST) on March 18, 2016. The UST was removed on April 13, 2016. Elevated concentrations of total petroleum hydrocarbons (TPH) and various VOCs were detected beneath the former UST. A site assessment conducted at the site has defined the vertical and lateral extent of the affected soil and groundwater, which is totally encompassed within the Fire Station property, and remedial actions are currently underway (AGE 2016). The Proposed Project does not include Fire Station 3. As such, ground disturbing activities associated with the Proposed Project are not anticipated to encounter hazardous materials associated with the LUST site at Fire Station 3. Impacts would be less than significant.

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e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant with Mitigation Incorporated <input type="checkbox"/>	Less than Significant Impact <input type="checkbox"/>	No Impact <input checked="" type="checkbox"/>
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The closest airport to the project site is John Wayne Airport located approximately three miles to the northeast. The project site is not located within the Safety Compatibility Zones for John Wayne Airport (OC ALUC 2008). As such, no impact would occur.

f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant with Mitigation Incorporated <input type="checkbox"/>	Less than Significant Impact <input type="checkbox"/>	No Impact <input checked="" type="checkbox"/>
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There are no private airstrips within the vicinity of the project site. Therefore, no impact would occur.

g) Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant with Mitigation Incorporated <input checked="" type="checkbox"/>	Less than Significant Impact <input type="checkbox"/>	No Impact <input type="checkbox"/>
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The City of Costa Mesa has an Emergency Operations Plan that identifies the City's planning, organization, and response policies and procedures during an emergency (City of Costa Mesa 2013). Construction of the Proposed Project would require construction to occur within Park and Anaheim Avenues and would result in temporary construction truck traffic which has the potential to interfere with emergency response access to areas near the project site. Impact to emergency access would be less than significant with the incorporation of Mitigation Measure HAZ-1.

h) Would the project expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant with Mitigation Incorporated <input type="checkbox"/>	Less than Significant Impact <input type="checkbox"/>	No Impact <input checked="" type="checkbox"/>
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The Proposed Project is located in a developed area of the City of Costa Mesa; there are no wildlands in the vicinity. No impact would occur.

Mitigation Measures

HAZ-1: Prior to issuance of grading permits, submit for review and approval a Construction Management Plan. This plan features methods to minimize disruption to the neighboring uses to the fullest extent that is reasonable and practicable. The plan shall include construction parking and vehicle access and specifying staging areas and delivery and hauling truck routes. The plan should mitigate disruption during construction. The truck route plan shall preclude truck routes through residential areas and major truck traffic during peak hours. The total truck trips to the site shall not exceed 200 trucks per day (i.e., 100 truck trips to the site plus 100 truck trips from the site) unless approved by the Development Services Director or Transportation Services Manager.

4.9 Hydrology and Water Quality

4.9.1 Environmental Setting

The project site is relatively flat and generally slopes from its highest point on the southeast to its lowest point on the northwest. The project site is occupied by a public library, a community center, and a park. The park component of the project site consists of sport fields, a Historical Society building, accompanying parking, and a fire station, along with several small areas containing asphalt, concrete pads, and landscaping. Existing storm runoff conveyance occurs through surface flow in gutters located throughout the site parking. In landscaped areas where runoff is not expected to reach the paved parking lots, water is captured at area drains and catch basins and conveyed underground to the public right of way at Anaheim Avenue.

4.9.2 Hydrology and Water Quality (IX.) Environmental Checklist and Discussion

a) Would the project violate any water quality standards or waste discharge requirements?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant with Mitigation Incorporated <input type="checkbox"/>	Less than Significant Impact <input checked="" type="checkbox"/>	No Impact <input type="checkbox"/>
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During construction of the Proposed Project water quality impacts could occur without proper controls. Soils loosened during grading, spills of fluids or fuels from vehicles and equipment or miscellaneous construction materials and debris, if mobilized and transported offsite in overland flow, could degrade water quality. Because the area of ground disturbance affected by construction of the Proposed Project would exceed one acre, the Proposed Project would be subject to the requirements of the statewide NPDES stormwater permit for construction activity (Order 98-08 DWQ). A Water Quality Management Plan (WQMP) has been prepared for the Proposed Project to comply with the requirements of the local NPDES Stormwater Program (KPFF 2016). The proponent of the Proposed Project would implement a SWPPP listing BMPs to prevent construction pollutants and products from violating any water quality standards or waste discharge requirements. Impacts would be less than significant.

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<p>b) Would the project substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?</p>	Potentially Significant Impact <input type="checkbox"/>	Less than Significant with Mitigation Incorporated <input type="checkbox"/>	Less than Significant Impact <input checked="" type="checkbox"/>	No Impact <input type="checkbox"/>
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The Proposed Project does not involve the withdrawal of groundwater. The Proposed Project would result in an increase of approximately one acre of park open space. This one acre would include both pervious (landscaped areas) and impervious (hardscapes) surface. The new library would have a smaller building footprint than the existing NCC that would be demolished. The Proposed Project would also construct a new paved parking lot in front of the Costa Mesa Historical Society building in an area that is currently unpaved. The Proposed Project would result in a slight increase in impervious surfaces. However, the proposed drainage system includes an infiltration system designed to infiltrate the 0.75-inch storm and have an overflow connection to the public right-of-way. The proposed storm drain lines would be sized to accommodate the 25-year design storm and to prevent flooding of structures for the 100-year storm. The design intent is to convey captured water to the infiltration system throughout the year and to allow generated runoff to infiltrate into native soils. In the event of more significant storm events, such as the 25-year design storm, the intent is to capture the entirety of the storm within the underground conveyance system and allow the infiltration system to fill to capacity and overflow onto Anaheim Avenue (KPF 2016). Therefore, the Proposed Project would not substantially deplete groundwater supplies or interfere with groundwater recharge. Impacts would be less than significant.

<p>c) Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?</p>	Potentially Significant Impact <input type="checkbox"/>	Less than Significant with Mitigation Incorporated <input type="checkbox"/>	Less than Significant Impact <input checked="" type="checkbox"/>	No Impact <input type="checkbox"/>
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The Proposed Project would require grading of the project site which would affect the drainage patterns of the site. However, the site's drainage plan would be designed by a registered civil engineer to safely retain, detain, and/or convey stormwater runoff. Drainage patterns would remain similar to existing conditions. No streams or rivers would be altered. Implementation of BMPs would minimize the potential erosion or siltation from the site. A less than significant impact would occur.

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d) Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant with Mitigation Incorporated <input type="checkbox"/>	Less than Significant Impact <input checked="" type="checkbox"/>	No Impact <input type="checkbox"/>
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Please see the response to IX. c) above. A less than significant impact would occur.

e) Would the project create or contribute runoff water, which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant with Mitigation Incorporated <input type="checkbox"/>	Less than Significant Impact <input checked="" type="checkbox"/>	No Impact <input type="checkbox"/>
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The proposed drainage system for the Proposed Project would be designed in accordance with the guidelines set forth by the Orange County Hydrology Manual, to accommodate a 25-year design storm. The proposed drainage system includes an infiltration system designed to infiltrate the 0.75-inch storm and have an overflow connection to the public right of way. The proposed storm drain lines would be sized to accommodate the 25-year design storm and to prevent flooding of structures for the 100-year storm. The design intent is to convey captured water to the infiltration system throughout the year and to allow generated runoff to infiltrate into native soils. In the event of more significant storm events, such as the 25-year design storm, the intent is to capture the entirety of the storm within the underground conveyance system and allow the infiltration system to fill to capacity and overflow onto Anaheim Avenue (KPFF 2016). The Proposed Project would continue its existing use and is not anticipated to exceed the capacity of existing or planned stormwater systems. Impacts to the existing stormwater drainage system would be less than significant.

f) Would the project otherwise substantially degrade water quality?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant with Mitigation Incorporated <input type="checkbox"/>	Less than Significant Impact <input checked="" type="checkbox"/>	No Impact <input type="checkbox"/>
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A WQMP has been prepared for the Proposed Project to comply with the requirements of the local NPDES Stormwater Program (KPFF 2016). The proponent of the Proposed Project would implement a SWPPP listing BMPs to prevent construction pollutants and products from violating any water quality standards. A less than significant impact would occur.

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g) Would the project place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant with Mitigation Incorporated <input type="checkbox"/>	Less than Significant Impact <input type="checkbox"/>	No Impact <input checked="" type="checkbox"/>
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The Proposed Project does not include housing and therefore does not place housing within any flood zones. No impact would occur.

h) Would the project place within a 100-year flood hazard area structures that would impede or redirect flood flows?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant with Mitigation Incorporated <input type="checkbox"/>	Less than Significant Impact <input type="checkbox"/>	No Impact <input checked="" type="checkbox"/>
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According to the Flood Insurance Rate Map for the project site (Panel Nos. 06059C0268J), the project area is located within Flood Zone X. Flood Zone X is described as areas of minimal flood hazard (Federal Emergency Management Agency [FEMA] 2017). The Proposed Project would improve existing facilities at Lions Park. The Lions Park site drainage would be designed so runoff would be captured at inlets, area drains and catch basins, conveyed through underground piping to the proposed infiltration system, and overflow when necessary to the existing public storm drain along Anaheim Avenue (KPFF 2017). Furthermore, the project site has very little flood potential. No impact would occur.

i) Would the project expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant with Mitigation Incorporated <input type="checkbox"/>	Less than Significant Impact <input type="checkbox"/>	No Impact <input checked="" type="checkbox"/>
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Only a small portion of the City of Costa Mesa is located within the dam inundation area of Prado Dam, and that portion is limited to the area closest to Newport Bay. The project site is not located in the Prado Dam inundation area (City of Costa Mesa 2016a). No impact would occur.

j) Would the project be subject to inundation by seiche, tsunami, or mudflow?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant with Mitigation Incorporated <input type="checkbox"/>	Less than Significant Impact <input type="checkbox"/>	No Impact <input checked="" type="checkbox"/>
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The project area is relatively flat, therefore, is it not in an area subject to mudflows. The project site is located approximately 1.7 miles northeast from the Pacific Ocean. Due to the distance to the ocean the project site would not be subject to inundation from seiches. According to the City of Costa Mesa General Plan Safety Element, the project site is not located in a tsunami inundation area. No impact would occur.

Mitigation Measures

No significant impacts were identified, and no mitigation measures are required.

4.10 Land Use and Planning

4.10.1 Environmental Setting

The project site is located at Lions Park. Lions Park includes recreational facilities such as the Downtown Recreation Center, the Downtown Aquatic Center, and other public buildings including the existing NCC, Donald Dungan Library, the Costa Mesa Historical Society building, and Fire Station 3. Lions Park is located within an established residential (multi- and single-family) and commercial neighborhood. Zoning and land use designation for the project site and surrounding areas are described in Table 4.10-1.

Table 4.10-1. Surrounding Zoning and Land use Designations

	Zoning Designation	Land Use Designation	Existing Land Use
Project Site	I&R – Institutional and Recreational	Public/Institutional	Parkland
North	R3 - Multiple Family Residential	High Density Residential (20 du/ac)	Multi-family residential
East	PDC – Planned Development Commercial, R3 - Multiple Family Residential	Commercial Center, High Density Residential (20 du/ac)	Commercial/Retail, Multi-family residential
South	R1 - Single Family Residential, R2-HD - Multiple Family Residential (High Density)	Low Density Residential (8 du/ac), Medium Density Residential (12 du/ac)	Single-family residential
West	R2-HD - Multiple Family Residential (High Density), R3 - Multiple Family Residential	High Density Residential (20 du/ac)	Multi-family and single family residential

*Notes: du/ac = dwelling unit per acre
Source: City of Costa Mesa 2015 and 2016a*

4.10.2 Land Use and Planning (X.) Environmental Checklist and Discussion

a) Would the project physically divide an established community?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant with Mitigation Incorporated <input type="checkbox"/>	Less than Significant Impact <input type="checkbox"/>	No Impact <input checked="" type="checkbox"/>
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The Proposed Project is located in an area zoned I&R – Institutional and Recreational (City of Costa Mesa 2015). The Proposed Project would be located at Lions Park in a fully developed area of the City. The Proposed Project would continue an existing use. The Proposed Project would not physically divide an established community. No impact would occur.

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b) Would the project conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant with Mitigation Incorporated <input type="checkbox"/>	Less than Significant Impact <input type="checkbox"/>	No Impact <input checked="" type="checkbox"/>
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The Proposed Project is located on a project site with I&R – Institutional and Recreational zoning designation and a Public/Institutional land use designation (City of Costa Mesa 2015 and 2016). The Proposed Project would result in the construction a new library and café, demolition of the existing NCC, and the renovation and repurposing of the existing library into the new NCC. The Proposed Project would continue the same land uses within the project site; therefore, it would not conflict with the City’s land use plans. No impact would occur.

c) Would the project conflict with any applicable habitat conservation plan or natural community conservation plan?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant with Mitigation Incorporated <input type="checkbox"/>	Less than Significant Impact <input type="checkbox"/>	No Impact <input checked="" type="checkbox"/>
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The project site is not located within a Habitat Reserve System nor a Covered Habitat area as identified by the Central and Coastal Subregion Natural Community Conservation Plan/Habitat Conservation Plan (NCCP/HCP) (County of Orange 1996). No impact would occur.

Mitigation Measures

No significant impacts were identified, and no mitigation measures are required.

4.11 Mineral Resources

4.11.1 Mineral Resources (XI.) Environmental Checklist and Discussion

a) Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant with Mitigation Incorporated <input type="checkbox"/>	Less than Significant Impact <input type="checkbox"/>	No Impact <input checked="" type="checkbox"/>
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According to the City of Costa Mesa General Plan Final Environmental Impact Report (EIR) the project site is located in an area classified as Mineral Resource Zone 3 (MRZ-3). MRZ-3 is defined as areas containing construction aggregate deposits, the significance of which cannot be evaluated from available data (City of Costa Mesa 2016b). The Proposed Project consists of improvements to Lions Park and does not include mining activities. The project site is currently developed as a park and would remain as such. No impact would occur.

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b) Would the project result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant with Mitigation Incorporated <input type="checkbox"/>	Less than Significant Impact <input type="checkbox"/>	No Impact <input checked="" type="checkbox"/>
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The Proposed Project would not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan, because no mining operations exist on or in the vicinity of the project site (City of Costa Mesa 2016b; U.S. Geological Survey [USGS] 2017). No impact would occur.

Mitigation Measures

No significant impacts were identified, and no mitigation measures are required.

4.12 Noise

4.12.1 Environmental Setting

Some land uses are considered more sensitive to intrusive noise than others due to the amount of noise exposure and the types of activities typically involved at the receptor location. Noise exposure at these sensitive receptors is predicated on the magnitude and frequency of said noise event, exposure duration, and exterior-to-interior sound attenuation. Residences, schools, motels and hotels, libraries, religious institutions, hospitals, nursing homes, and parks are generally more sensitive to noise than commercial and industrial land uses. The closest sensitive receptors to the project site include Lions Park itself, Donald Dungan Library within the project site, Casa Bella and Park Center Place Apartments along Park Avenue, and the residences west and south of the project site along Anaheim Avenue and W. 18th Street.

City of Costa Mesa General Plan Noise Element

It is the goal of the City of Costa Mesa to protect its citizens and property from injury, damage, or destruction from noise hazards and to work towards improved noise abatement. Objectives and policies applicable to the Proposed Project are presented below:

- Objective N-1: Control noise levels within the City for the protection of residential areas and other sensitive land uses from excessive and unhealthful noise.
 - Policy N-2.2: Require, as a part of the environmental review process, that full consideration be given to the existing and projected noise environment.

City of Costa Mesa Municipal Code – Noise Control Ordinance

13-279 – Exceptions - The provisions of the City’s Noise Ordinance do not apply to construction equipment, vehicles, or work between the following approved hours, provided that all required permits for construction, repair or remodeling have been obtained from the appropriate City departments: 7:00 A.M. to 7:00 P.M. Monday through Friday, and 9:00 A.M. to 6:00 P.M. Saturdays. Construction activities on Sundays and holidays are prohibited.

4.12.2 Noise (XII.) Environmental Checklist and Discussion

a) Would the project result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant with Mitigation Incorporated <input type="checkbox"/>	Less than Significant Impact <input checked="" type="checkbox"/>	No Impact <input type="checkbox"/>
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Noise generated by the construction of the Proposed Project would be temporary and no permanent noise sources would be created. Construction activities would take place within permitted hours (7:00 A.M. to 7:00 P.M. Monday through Friday, and 9:00 A.M. to 6:00 P.M. Saturdays) per the City of Costa Mesa Municipal Code Noise Control Ordinance 13-279 - Exceptions. The Proposed Project would continue an existing use; therefore, operational noise levels are anticipated to be similar to existing conditions. Impacts would be less than significant.

b) Would the project result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant with Mitigation Incorporated <input type="checkbox"/>	Less than Significant Impact <input checked="" type="checkbox"/>	No Impact <input type="checkbox"/>
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The Proposed Project would introduce temporary ground-borne vibrations and noise levels in the project vicinity related to the use of heavy construction equipment. The potential impacts would diminish with distance. All sensitive receptors within the project site (i.e. Lions Park, Donald Dungan Library, and other park facilities) are part of the proposed construction and renovation. There are no other sensitive receptors location within 25 feet of the site that would be affected by the vibration (FTA 2006). Additionally, construction activities would be restricted to day time hours consistent with the City of Costa Mesa Municipal Code requirements, thereby eliminating potential vibration impacts during the sensitive nighttime hours. The vibration from the use of heavy equipment would end at the completion of the construction activities. A less than significant impact would occur.

c) Would the project result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant with Mitigation Incorporated <input type="checkbox"/>	Less than Significant Impact <input type="checkbox"/>	No Impact <input checked="" type="checkbox"/>
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Due to the temporary nature of construction activities, no permanent increases in ambient noise levels in the project vicinity are expected. Operational noise impacts would be the same as current conditions. No impact would occur.

d) Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant with Mitigation Incorporated <input type="checkbox"/>	Less than Significant Impact <input checked="" type="checkbox"/>	No Impact <input type="checkbox"/>
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Temporary or periodic increases in ambient noise levels would occur during construction of the Proposed Project. Ambient noise levels would vary depending upon the specific activities and equipment used. The potential noise related impacts would end at the completion of construction activities. The Proposed Project would continue the existing use of the project site; therefore, operational ambient noise levels are anticipated to be similar to existing conditions. A less than significant impact would occur.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant with Mitigation Incorporated <input type="checkbox"/>	Less than Significant Impact <input type="checkbox"/>	No Impact <input checked="" type="checkbox"/>
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The closest airport to the project site is John Wayne Airport (JWA) located approximately three miles to the northeast. The project site is not located within a Noise Impact Zone for John Wayne Airport (OC ALUC 2008). As such, no impact would occur.

f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant with Mitigation Incorporated <input type="checkbox"/>	Less than Significant Impact <input type="checkbox"/>	No Impact <input checked="" type="checkbox"/>
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There are no private airstrips within the vicinity of the project site. Therefore, no impact would occur.

Mitigation Measures

No significant impacts were identified, and no mitigation measures are required.

4.13 Population and Housing

4.13.2 Population and Housing (XIII.) Environmental Checklist and Discussion

a) Would the project induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant with Mitigation Incorporated <input type="checkbox"/>	Less than Significant Impact <input checked="" type="checkbox"/>	No Impact <input type="checkbox"/>
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The Proposed Project would demolish the existing NCC to make room for a new library and increase park space by approximately one acre. The Proposed Project does not propose the construction of new housing or businesses and therefore is not anticipated to directly or indirectly induce population growth in the area. The Proposed Project is not expected to generate a substantial permanent

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increase in employment opportunities in the area capable of inducing population growth. The existing site uses would remain. A less than significant impact would occur.

b) Would the project displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant with Mitigation Incorporated <input type="checkbox"/>	Less than Significant Impact <input type="checkbox"/>	No Impact <input checked="" type="checkbox"/>
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The Proposed Project would be contained within Lions Park and would not displace housing. The Proposed Project involves improvements to existing facilities within Lions Park, construction of a new library, and offsite street improvements. No impact would occur.

c) Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant with Mitigation Incorporated <input type="checkbox"/>	Less than Significant Impact <input type="checkbox"/>	No Impact <input checked="" type="checkbox"/>
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The Proposed Project would consist of improvement to existing facilities within Lions Park and would not include the removal of housing; therefore, it would not displace people. No impact would occur.

Mitigation Measures

No significant impacts were identified, and no mitigation measures are required.

4.14 Public Services

4.14.1 Environmental Setting

Police Services

The City of Costa Mesa Police Department is located less than two miles northeast of the project site and provides police services to the project site (City of Costa Mesa 2017a).

Fire Services

The City of Costa Mesa Fire Department Park Fire Station is located adjacent to the project site along Park Avenue and provides fire services to the project site (City of Costa Mesa 2017b).

Schools

There are three schools in the vicinity of the project site: Costa Mesa Head Start, Pomona Elementary School, and St. Joachim Preschool. All schools are located over 0.5 mile from the project site but within one mile.

Parks

The City of Costa Mesa operates 31 parks within its city boundaries encompassing approximately 415 acres (City of Costa Mesa 2016a). The project site is located with Lions Park in the City of Costa Mesa.

4.14.2 Public Services (XIV.) Environmental Checklist and Discussion

<p>a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:</p> <ul style="list-style-type: none"> • Fire Protection? • Police Protection? • Schools? • Parks? • Other Public Facilities? 	<table style="width: 100%; border: none;"> <tr> <td style="width: 25%;"></td> <td style="width: 25%; text-align: center;">Potentially Significant Impact</td> <td style="width: 25%; text-align: center;">Less than Significant with Mitigation Incorporated</td> <td style="width: 25%; text-align: center;">Less than Significant Impact</td> <td style="width: 25%; text-align: center;">No Impact</td> </tr> <tr> <td></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact							
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>							

Lions Park is a public park, where it is common for homeless people to congregate. Nearby facilities provide services (food and shelter) to homeless people in the area. Orange Coast Interfaith Shelter and Someone Care Soup Kitchen are located approximately 0.5 miles northwest of the project site. The Proposed Project would not affect homeless services in the area because none are located within the project site. The Proposed Project would be built in two phases and would only affect park operations near the existing NCC, library, and the area between the Costa Mesa Historical Society Building and Anaheim Avenue. Other areas in the park would remain open during construction. As such, impacts to parks would be less than significant.

The Proposed Project would not create a substantial new fire or public safety hazard. The Proposed Project involves improvements to existing facilities within Lions Park, construction of a new library, and off-site street improvements. The Proposed Project would be beneficial to the local community of Costa Mesa by providing updated public facilities. The Proposed Project is not expected to induce population growth; therefore, there would be no additional demand for schools, parks, or other public facilities. The Proposed Project would not result in the need for new or physically altered government facilities nor affect response time or other performance objectives. No increase in police protection services are anticipated (Lt. Clint Dieball, personal communication, February 7, 2017). No impact would occur.

Mitigation Measures

No significant impacts were identified, and no mitigation measures are required.

4.15 Recreation

4.15.1 Recreation (XV.) Environmental Checklist and Discussion

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant with Mitigation Incorporated <input type="checkbox"/>	Less than Significant Impact <input type="checkbox"/>	No Impact <input checked="" type="checkbox"/>
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The Proposed Project would demolish the existing NCC and construct a new library south of the existing NCC and a new café. The Proposed Project would also renovate and repurpose the existing library into the new NCC. The new library would have a smaller building footprint than the existing NCC thereby increasing park open space by approximately one-acre resulting in a beneficial impact to the community. The Proposed Project does not involve residential uses and would not cause a direct increase in the population of the project area. No impact would occur.

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant with Mitigation Incorporated <input checked="" type="checkbox"/>	Less than Significant Impact <input type="checkbox"/>	No Impact <input type="checkbox"/>
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As stated in the response to question XV. a) above, the Proposed Project would result in an increase in park open space by approximately one acre. The environmental impacts of construction and operation of the Proposed Project, including required mitigation measures, are discussed in this Initial Study.

Mitigation Measures

Mitigation measures required for this project are provided in the appropriate sections of this Initial Study.

4.16 Transportation/Traffic

4.16.1 Transportation/Traffic (XVI.) Environmental Checklist and Discussion

a) Would the project conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways, and freeways, pedestrian and bicycle paths, and mass transit?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant with Mitigation Incorporated <input type="checkbox"/>	Less than Significant Impact <input checked="" type="checkbox"/>	No Impact <input type="checkbox"/>
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Construction Impacts

The Proposed Project would generate short-term construction related vehicle trips. However, traffic generated by construction of the Proposed Project would be temporary and would not conflict with the City of Costa Mesa's Circulation Element. Impacts would be less than significant.

Operational Impacts

Operational impacts are anticipated to be similar to existing conditions because the Proposed Project would continue an existing use and no substantial increases in building square footages would occur. Impacts would be less than significant.

b) Would the project conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant with Mitigation Incorporated <input type="checkbox"/>	Less than Significant Impact <input type="checkbox"/>	No Impact <input checked="" type="checkbox"/>
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The Proposed Project would generate traffic similar to the existing condition. As such, the Proposed Project is not anticipated to conflict with the applicable congestion management program. No impact would occur.

c) Would the project result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant with Mitigation Incorporated <input type="checkbox"/>	Less than Significant Impact <input type="checkbox"/>	No Impact <input checked="" type="checkbox"/>
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The closest airport to the project site is John Wayne Airport located approximately three miles to the northeast. The project site is not located within the Safety Compatibility Zones for John Wayne Airport (OC ALUC 2008). The Proposed Project would not include structures or operational conditions that would require a change of air traffic patterns or increase traffic levels or a change in location that would result in substantial safety risks. No impact would occur.

d) Would the project substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant with Mitigation Incorporated <input type="checkbox"/>	Less than Significant Impact <input type="checkbox"/>	No Impact <input checked="" type="checkbox"/>
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The Proposed Project includes off-site street improvements to Park and Anaheim Avenues. Park Avenue improvements include new sidewalks, entrance driveway, curb and gutter, parkway landscaping, street trees, street furnishings, and approximately 29 new parking spaces. These improvements would affect approximately 580 LF of street frontage and 17,430 SF in area. Anaheim

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Avenue improvements include new sidewalk, entrance driveway, curb and gutter, parkway landscaping, and street trees. These improvements would affect approximately 145 LF of street frontage and 2,350 SF in area. Improvements have been designed by a registered civil engineer to meet the City of Costa Mesa's development standards. No impact would occur.

e) Would the project result in inadequate emergency access?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant with Mitigation Incorporated <input checked="" type="checkbox"/>	Less than Significant Impact <input type="checkbox"/>	No Impact <input type="checkbox"/>
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Construction of the Proposed Project would require construction activities to occur within Park and Anaheim Avenues and would result in temporary construction truck traffic which has the potential to interfere with emergency response access to areas near the project site. Impact to emergency access would be less than significant with the incorporation of Mitigation Measure HAZ-1.

f) Would the project conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities or otherwise decrease the performance or safety of such facilities?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant with Mitigation Incorporated <input type="checkbox"/>	Less than Significant Impact <input type="checkbox"/>	No Impact <input checked="" type="checkbox"/>
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The City of Costa Mesa General Plan's Circulation Element includes a discussion on Active Transportation (City of Costa Mesa 2016a). The General Plan defines Active Transportation as non-motorized travel modes such as walking, biking, or skateboarding. An Active Transportation Plan (ATP) has been prepared for the City. The ATP did not identify existing Active Transportation facilities near the project site. Proposed facilities under the ATP include a Class II bike path along West 18th Street on the southern boundary of Lions Park. This area is not within the project site. The Proposed Project would construct pedestrian facilities, such as sidewalks, and bike racks throughout the project site resulting in beneficial impact to alternative modes of transportation. No impact would occur.

Mitigation Measures

Mitigation Measure HAZ-1 is listed under Section 4.8 Hazards and Hazardous Materials.

4.17 Tribal Cultural Resources

This section describes the affected environment and regulatory setting for Tribal Cultural Resources (TCRs) in the project area. Section 21074(a) of the Public Resource Code defines TCRs for the purpose of CEQA as:

1. Sites, features, places, cultural landscapes (geographically defined in terms of the size and scope), sacred places, and objects with cultural value to a California Native American tribe that are either of the following:
 - a. included or determined to be eligible for inclusion in the California Register of Historical Resources; and/or

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- b. included in a local register of historical resources as defined in subdivision (k) of Section 5020.1; and/or
- c. 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 Section 5024.1. In applying the criteria set forth in subdivision (c) of Section 5024.1 for the purposes of this paragraph, the lead agency shall consider the significance of the resource to a California Native American tribe.

The following analysis of the potential environmental impacts related to TCRs is derived primarily from the following sources:

- California Native American Heritage Commission Sacred Lands File Search, dated February 2017
- Correspondence with California Native American tribes that are culturally and traditionally associated with the project area
- Cultural resource records search and field survey completed by ECORP Consulting, Inc.
- Ethnographic overviews of the Juaneño and Gabrielino (see Section 4.17.1).

4.17.1 Environmental Setting

Cultural Setting

The project area formed part of the territory occupied by the Juaneño and Gabrielino Native American groups when the Spanish arrived in A.D. 1769.

Juaneño

At the time of contact with Europeans, the Juaneño were the main occupants of southern Orange County and northwestern San Diego County. The term Juaneño came from the group's association with Mission San Juan Capistrano, established in 1776 (Castillo 1978:100). The Juaneño spoke a Takic language. The Takic group of languages is part of the Uto-Aztecan language family.

The Juaneño lived in villages of up to 250 people located near permanent water and a variety of food sources. Each village was typically located at the center of an established territory from which resources for the group were gathered. Small groups left the village for short periods of time to hunt, fish, and gather plant foods. While away from the village, they established temporary camps and created locations where food and other materials were processed. Archaeologically, such locations are evidenced by manos and metates for seed grinding, bedrock mortars for acorn pulverizing, and lithic scatters indicating manufacturing or maintenance of stone tools (usually made of chert) used in hunting or butchering. Overnight stays in field camps are indicated by fire-affected rock used in hearths (Mason, et al. 2002).

One of the most important food resources for inland groups was acorns gathered from oak groves in canyons, drainages, and foothills. Acorns were ground into flour using mortars and pestles. Seeds from sage and grasses, goosefoot, and California buckwheat were collected and ground into meal with manos and metates. Protein was supplied through the meat of deer, rabbits, and other animals, hunted with the bow and arrow or trapped using snares, nets, and deadfalls. Coastal

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dwellers collected shellfish and used carved shell hooks for fishing in bay/estuary, nearshore, and kelp bed zones. Dried fish and shellfish were probably traded for inland products such as acorns and deer meat.

Gabrielino

At the time of contact with Europeans, the Gabrielino were the main occupants of the southern Channel Islands, the Los Angeles basin, northern Orange County, and extended as far east as the western San Bernardino Valley. The term “Gabrielino” came from the group’s association with Mission San Gabriel Arcangel, established in 1771. The Gabrielino are believed to have been one of the most populous and wealthy Native American tribes in southern California prior to European contact. (Bean and Smith 1978; McCawley 1996; Moratto 1984). The Gabrielino spoke a Takic language. The Takic group of languages is part of the Uto-Aztecan language family.

The Gabrielino occupied villages located along rivers and at the mouths of canyons. Populations ranged from 50 to 200 inhabitants. Residential structures within the villages were domed, circular, and made from thatched tule or other available wood. Gabrielino society was organized by kinship groups, with each group composed of several related families who together owned hunting and gathering territories. Settlement patterns varied according to the availability of floral and faunal resources (Bean and Smith 1978; McCawley 1996; Miller 1991).

Vegetal staples consisted of acorns, chia, seeds, piñon nuts, sage, cacti, roots, and bulbs. Animals hunted included deer, antelope, coyote, rabbits, squirrels, rodents, birds, and snakes. The Gabrielino also fished and collected marine shellfish (Bean and Smith 1978; McCawley 1996; Miller 1991).

By the late 18th century, Gabrielino population had significantly dwindled due to introduced European diseases and dietary deficiencies. Gabrielino communities disintegrated as families were taken to the missions (Bean and Smith 1978; McCawley 1996; Miller 1991). However, current descendants of the Gabrielino are preserving Gabrielino culture.

Regulatory Setting

Effective July 1, 2015, Assembly Bill 52 (AB 52) amended CEQA to require that: 1) a lead agency provide notice to any California Native American tribes that have requested notice of projects proposed by the lead agency; and 2) for any tribe that responded to the notice within 30 days of receipt with a request for consultation, the lead agency must consult with the tribe. Topics that may be addressed during consultation include TCRs, the potential significance of project impacts, type of environmental document that should be prepared, and possible mitigation measures and project alternatives. Pursuant to AB 52, Section 21073 of the Public Resources Code defines California Native American tribes as “a Native American tribe located in California that is on the contact list maintained by the NAHC for the purposes of Chapter 905 of the Statutes of 2004.” This includes both federally and non-federally recognized tribes.

Recognizing that California tribes are experts in their TCRs and heritage, AB 52 requires that CEQA lead agencies initiate consultation with tribes at the commencement of the CEQA process to identify TCRs. Furthermore, because a significant effect on a TCR is considered a significant impact on the environment under CEQA, consultation is required to develop appropriate avoidance, impact minimization, and mitigation measures.

On February 7, 2017, the City sent project notification letters to fourteen California Native American tribes, listed in Section 2.6 of this Initial Study. The letter provided a brief description of the

Proposed Project and its location, the lead agency contact information, and a notification that the tribe has 30 days to request consultation. The 30-day response period concludes on March 9, 2017. On February 9, 2017, the Gabrieleno Band of Mission Indians-Kizh Nation replied. Chairman Andrew Salas did not identify any specific TCRs in the project area, but expressed a general concern for cultural resources and requested one tribal monitor to be present during ground disturbing activities. Should additional tribes respond to the offer to consult, the City will initiate consultation and take into consideration information provided by the tribe.

Additional information about potential impacts to TCRs was drawn from the ethnographic context (summarized above), the results of the cultural resources records search and field survey conducted by ECORP, and the results of a search of the Sacred Lands File of the NAHC, which were obtained by ECORP in February 2017. The cultural resources records search and field survey conducted failed to identify any prehistoric or Native American archaeological sites. The nearest village, based on ethnohistoric and archaeological information, is over 1.5 miles away from the current project area (Koerper, et al. 1996). In addition, the Sacred Lands File failed to identify any sacred lands or tribal resources in or near the project area.

4.17.2 Tribal Cultural Resources (XVII.) Environmental Checklist and Discussion

AB 52 established that a substantial adverse change to a TCR has a significant effect on the environment. In assessing substantial adverse change, the City must determine whether or not the project will adversely affect the qualities of the resource that convey its significance. The qualities are expressed through integrity. Integrity of a resource is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association [CCR Title 14, Section 4852(c)]. Impacts are significant if the resource is demolished or destroyed or if the characteristics that made the resource eligible are materially impaired [CCR Title 14, Section 15064.5(a)]. Accordingly, impacts to a TCR would likely be significant if the project negatively affects the qualities of integrity that made it significant in the first place. In making this determination, the City needs to address the aspects of integrity that are important to the TCR's significance.

No TCRs were identified within or immediately adjacent to the project area and therefore, the Project will not result in a significant impact to known TCRs.

Lions Park on the east bank of the Santa Ana River in Fairview Park (Koerper, et al. 1996). As such, the unanticipated discovery procedure listed above is adequate. Impacts would be less than significant.

Mitigation Measures

No significant impacts were identified, and no mitigation measures are required.

4.18 Utilities and Service Systems

4.18.1 Environmental Setting

Water Service

Mesa Water District (MWD) provides the City of Costa Mesa, including the project site, with water services. The MWD's water is a blend of local groundwater and imported water from northern California and the Colorado River. MWD pumps groundwater from Orange County's groundwater basin using eight wells. The groundwater is replenished by water from the Santa Ana River and imported water purchased from the Metropolitan Water District of Southern California (MWD 2017). The estimated capacity is more than adequate to meet the current water demand for the project site (MWD 2015).

Wastewater

Costa Mesa Sanitary District (CMSD) provides sewer services to the City of Costa Mesa and the project site. The CMSD maintains 224.2 miles of gravity sewer mains. CMSD has 20 sewer pumping stations located within the collection system to convey flow from low lying areas to higher elevations (CMSD 2017).

Solid Waste

The City of Costa Mesa is in the CMSD which is serviced by CR&R for residential curbside refuse and recycling collection. The CMSD is one of the few agencies in Orange County that offer comingled trash and recycling services. The District is the first agency in Orange County to recycle our organics waste (CMSD 2017).

4.18.2 Utilities and Service Systems (XVIII.) Environmental Checklist and Discussion

a) Would the project exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant with Mitigation Incorporated <input type="checkbox"/>	Less than Significant Impact <input checked="" type="checkbox"/>	No Impact <input type="checkbox"/>
---	--	--	---	---------------------------------------

The Proposed Project would have similar wastewater service needs as the existing Lions Park facilities that would be demolished, replaced, and/or renovated. Once the Proposed Project is built, the existing NCC would be demolished and replaced with the Donald Dungan Library. A new library building would be built south of the existing NCC. Additionally, the Proposed Project would include the construction of a new 890 SF café to serve the park and park facilities. These improvements would increase park open space by approximately one acre and are not expected to substantially increase wastewater treatment requirements from existing conditions. A less than significant impact would occur.

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b) Would the project require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant with Mitigation Incorporated <input type="checkbox"/>	Less than Significant Impact <input checked="" type="checkbox"/>	No Impact <input type="checkbox"/>
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The Proposed Project would not create the need for new water or wastewater treatment facilities because the Proposed Project would not substantially increase the amount of water needed or wastewater generated compared to the existing conditions at Lions Park. Once the Proposed Project is built, the existing use of the site would remain. The Proposed Project would have additional water needs resulting from the operation of a new 890 SF café. These water needs are not considered substantial. A less than significant impact would occur.

c) Would the project require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant with Mitigation Incorporated <input type="checkbox"/>	Less than Significant Impact <input checked="" type="checkbox"/>	No Impact <input type="checkbox"/>
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The Proposed Project would not require or result in the construction or expansion of offsite stormwater drainage facilities. The Proposed Project would construct a shallow infiltration system located below the surface of the proposed parking lot adjacent to the Costa Mesa Historical Society building. This system would treat and infiltrate the 0.75-inch design storm based on criteria set forth by the City of Costa Mesa's WQMP (KPFF 2016). The infiltration system would capture generated stormwater until capacity is reached and then overflow into the drainage facilities along Anaheim Avenue. Additionally, during construction the Proposed Project would implement a construction SWPPP, which includes BMPs. A less than significant impact would occur.

d) Would the project have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant with Mitigation Incorporated <input type="checkbox"/>	Less than Significant Impact <input checked="" type="checkbox"/>	No Impact <input type="checkbox"/>
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The Proposed Project would not substantially increase the demand for water compared to existing conditions at Lions Park. As stated in the response to question b) of this section, the Proposed Project would have a slight increase in operational water needs. However, the site would retain its current use. The additional operational water needs are not considered substantial. A less than significant impact would occur.

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e) Would the project result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant with Mitigation Incorporated <input type="checkbox"/>	Less than Significant Impact <input checked="" type="checkbox"/>	No Impact <input type="checkbox"/>
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The Proposed Project would not increase the demand for wastewater treatment because the Proposed Project would not generate substantial additional wastewater over existing conditions at the current Lions Park. The Proposed Project would involve improvements to Lions Park including the replacement of the existing NCC with the renovated Donald Dungan Library. A new library building would be built within Lions Park to replace the Donald Dungan Library, now repurposed as the NCC. Once the Proposed Project is built, the existing use of the site would remain. The Proposed Project would have additional water needs resulting from the operation of a new 890 SF s café. These water needs are not considered substantial. A less than significant impact would occur.

f) Would the project be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant with Mitigation Incorporated <input type="checkbox"/>	Less than Significant Impact <input checked="" type="checkbox"/>	No Impact <input type="checkbox"/>
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Any construction waste would be disposed of at the Frank R. Bowerman Landfill, the Olinda Landfill, or the Prima Deshecha Landfill which are all permitted to accept commercial waste (OC Waste & Recycling 2017). The minimal increase in waste would not be expected to affect the permitted capacity of these landfills. A less than significant impact would occur.

g) Would the project comply with federal, state, and local statutes and regulations related to solid waste?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant with Mitigation Incorporated <input type="checkbox"/>	Less than Significant Impact <input type="checkbox"/>	No Impact <input checked="" type="checkbox"/>
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Waste generated by the Proposed Project would comply with solid waste statues and regulations. No impact would occur.

Mitigation Measures

No significant impacts were identified, and no mitigation measures are required.

4.19 Mandatory Findings of Significance

4.19.1 Mandatory Findings of Significance (XIX.) Environmental Checklist and Discussion

<p>a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?</p>	Potentially Significant Impact <input type="checkbox"/>	Less than Significant with Mitigation Incorporated <input checked="" type="checkbox"/>	Less than Significant Impact <input type="checkbox"/>	No Impact <input type="checkbox"/>
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Impacts to biological resources and cultural resources are discussed in the respective sections of this Initial Study. Impacts would be less than significant with Mitigation Measures B-1, B-2, CR-1, CR-2, and CR-3.

<p>b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?</p>	Potentially Significant Impact <input type="checkbox"/>	Less than Significant with Mitigation Incorporated <input checked="" type="checkbox"/>	Less than Significant Impact <input type="checkbox"/>	No Impact <input type="checkbox"/>
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Impacts from the Proposed Project would not be cumulatively considerable with the implementation of the Mitigation Measures listed in this Initial Study.

<p>c) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?</p>	Potentially Significant Impact <input type="checkbox"/>	Less than Significant with Mitigation Incorporated <input checked="" type="checkbox"/>	Less than Significant Impact <input type="checkbox"/>	No Impact <input type="checkbox"/>
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Direct and indirect impacts to human beings would be less than significant with the implementation of Mitigation Measures listed in this Initial Study.

SECTION 5. LIST OF PREPARERS

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SECTION 7. LIST OF APPENDICES

Appendix A – Air Quality/Climate Change Technical Report

Appendix B – Hydrology Study

Appendix C – Water Quality Management Plan

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