

Sample Summary for Electronic Document Submittal

15 copies of this document may be included when a Lead Agency is submitting electronic copies of environmental impact reports, negative declarations, mitigated negative declarations, or notices of preparation to the SCH. The SCH will still accept other summaries, such as an EIR summary prepared pursuant to CEQA Guidelines Section 15123, attached to the electronic copies of the document.

SCH # 2019079034

Lead Agency: City of Costa Mesa

Project Title: Permanent Bridge Shelter Facility

Project Location: Costa Mesa Orange
City *County*

Please provide a Project Description (Proposed Actions, location, and/or consequences).

The proposed project would repurpose approximately half of the existing industrial building at 3175 Airway Avenue (approximately 14,816 square feet) for a Permanent Bridge Shelter for individuals experiencing homelessness. Repurposing a portion of the industrial space for an emergency shelter will require the following site improvements: New Americans with Disabilities Act (ADA) access and exit points; A new 6-foot-high screened motorized vehicular gate at the entrance; Landscaping upgrades along Airway Avenue; A new visitor entrance along Airway Avenue (located behind the security gate); A new outdoor break area on the west side of the building and behind the installed perimeter gate; Interior office renovations; New/upgraded restrooms and showers for men, women, and facility staff; A new kitchen and dining hall with gas fired cooking equipment and minimal refrigeration; Separate men's and women's sleeping quarters; Internal 5-foot-high partition walls for privacy and noise reduction in sleeping quarters; New laundry, training, and computer rooms; New lighting, energy efficient heating, ventilation, and air conditioning (HVAC) equipment, and high efficiency water heaters; 17 new parking spaces created by restriping an existing paved area south of the building; Installation of security cameras; Creation of small outdoor animal area that is located behind the installed perimeter gate; Upsizing approximately 250 linear feet of existing 1-inch potable water pipe and 1.5-inch potable and irrigation water to provide a 2- to 2.5-inch-diameter branch.

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

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

Please identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Biological Resources: MM BIO-1 If construction activity associated with development of the property is to occur during nesting bird season (February 1 through August 31), a qualified biologist shall conduct a pre-construction survey for nesting birds to identify any potential nesting activity. This mitigation measure is not required if construction activities occur outside of the nesting bird season (September 1 through January 31).

Cultural Resources: MM CUL-1 In the event that buried cultural resources are discovered during remodel/renovations, operations shall stop in the immediate vicinity of the find and a qualified archaeologist and Native American representative shall be consulted to determine whether the resource requires further study. Any previously undiscovered resources found during construction within the project area should be recorded on appropriate Department of Parks and Recreation (DPR) forms and evaluated for significance in terms of CEQA criteria.

Geology and Soils: MM GEO-1 Any inadvertent excavations in the project site shall be monitored closely to quickly and professionally recover any fossil remains discovered while not impeding development.

Any fossils recovered during mitigation shall be deposited in an accredited and permanent scientific institution for the benefit of current and future generations.

Hazards and Hazardous Materials: MM HAZ-1 Based on the age of the existing building, there is a potential that asbestos-containing materials (ACMs) and lead-based paints (LBPs) are present within the on-site structures. In the event that on-site structures are to be impacted or during remodeling/renovation activities, an asbestos and lead paint survey shall be conducted prior to the disturbance or removal of any suspect ACMs and LBPs; these materials shall be characterized for asbestos and lead by a reliable method.

If applicable, please describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

None.

Please provide a list of the responsible or trustee agencies for the project.

Airport Land Use Commission

Governor's Office of Planning & Research
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STATE CLEARINGHOUSE