

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Victoria Place Project

Lead Agency: City of Costa Mesa

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Project Location: Costa Mesa Orange County
City *County*

Project Description (Proposed actions, location, and/or consequences).

The project proposes to develop a 40-unit residential common interest development community comprising of 18 duplexes and four detached units fronting Victoria Place. The 76,923-square foot lot area (or approximately 1.77 acres) would be developed with 18 duplexes, or 36 units, with a square footage of 2,751 square feet per unit (which includes 425-square feet of space available for a home office on the ground floor). The project would also construct four detached units. The four detached, situated along Victoria Place, would have a square footage of 2,751-square feet per unit (which includes 427 square feet of space available for a home office on the ground floor). Proposed utility connections, landscaping improvements, and circulation improvements would also be installed. Proposed City entitlements include General Plan Amendment (PGPA-24-0001), a Zoning Code Amendment, Tentative Tract Map (TTM No. 19351), and a Master Plan. It is noted that the project site is not listed pursuant to Government Resources Code Section 65962.5.

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

The Initial Study/Mitigated Negative Declaration identified the following impacts that would be reduce to less than significant levels with incorporation of mitigation measures:

- Cultural Resources (archaeological resources);
- Geology and Soils (paleontological resources);
- Hazards and Hazardous Materials (accidental release of hazardous materials);
- Transportation (transportation facilities and lane closures); and
- Tribal Cultural Resources (tribal cultural resources).

Implementation of Mitigation Measures CUL-1, GEO-1, GEO-2, HAZ-1, TRA-1, and TCR-1 would reduce construction-related impacts as well as operational impacts to less than significant levels. Project implementation would not result in any significant unavoidable impacts.

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

Not Applicable.

Provide a list of the responsible or trustee agencies for the project.

Responsible and Trustee Agencies and other entities that may use the Draft EIR in their decision-making process or for informational purposes include the following, among others:

- Orange County Flood Control District;
- Santa Ana Regional Water Quality Control Board;
- Costa Mesa Sanitary District; and
- Orange County Airport Land Use Commission.