Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Fairview Developmental Center Specific Plan

Lead Agency: Costa Mesa | Contact Person: Melinda Dacey

Mailing Address: 77 Fair Drive | Phone: (714) 754-5611

City: Costa Mesa | Zip: 92626 | County: Orange

Project Location: County: Orange | City/Nearest Community: Costa Mesa

Cross Streets: Harbor Boulevard and Fair Drive | Zip Code: 92626

Longitude/Latitude (degrees, minutes and seconds): 33 ° 39 ′ 48 ″ N / 117 ° 55 ′ 9 ″ W Total Acres: 95

Assessor's Parcel No.: 42001216 | Section: N/A | Twp.: N/A | Range: N/A | Base: N/A

Within 2 Miles: State Hwy #: Interstate 405, State Route 55 and 75 | Waterways: Santa Ana River

Airports: John Wayne Airport | Railways: N/A | Schools: Adams ES, TeWinkle MS, Estancia HS

Document Type:

CEQA: ■ NOP ☐ Draft EIR | NEPA: ☐ NOI | Other: ☐ Joint Document
☐ Early Cons ☐ Supplement/Subsequent EIR ☐ EA ☐ Final Document
☐ Neg Dec (Prior SCH No.) ☐ Draft EIS ☐ Other:
☐ Mit Neg Dec Other: ☐ FONSI

Local Action Type:

☐ General Plan Update ■ Specific Plan ☐ Rezone ☐ Annexation
☐ General Plan Amendment ☐ Master Plan ☐ Prezone ☐ Redevelopment
☐ General Plan Element ☐ Planned Unit Development ☐ Use Permit ☐ Coastal Permit
☐ Community Plan ☐ Site Plan ☐ Land Division (Subdivision, etc.) ☐ Other:

Development Type:

■ Residential: Units 4,000 Acres 81
☐ Office: Sq.ft. Acres Employees ☐ Transportation: Type
■ Commercial: Sq.ft. 35,000 Acres 0.80 Employees 88 ☐ Mining: Mineral
☐ Industrial: Sq.ft. Acres Employees ☐ Power: Type MW
☐ Educational: ☐ Waste Treatment: Type MGD
■ Recreational: 14 acres ☐ Hazardous Waste: Type
☐ Water Facilities: Type MGD ☐ Other:

Project Issues Discussed in Document:

■ Aesthetic/Visual	☐ Fiscal	■ Recreation/Parks	■ Vegetation
☐ Agricultural Land	■ Flood Plain/Flooding	■ Schools/Universities	■ Water Quality
■ Air Quality	■ Forest Land/Fire Hazard	☐ Septic Systems	■ Water Supply/Groundwater
■ Archeological/Historical	■ Geologic/Seismic	■ Sewer Capacity	■ Wetland/Riparian
■ Biological Resources	☐ Minerals	■ Soil Erosion/Compaction/Grading	■ Growth Inducement
☐ Coastal Zone	■ Noise	■ Solid Waste	■ Land Use
☐ Drainage/Absorption	■ Population/Housing Balance	■ Toxic/Hazardous	■ Cumulative Effects
☐ Economic/Jobs	■ Public Services/Facilities	■ Traffic/Circulation	☐ Other: Tribal

Present Land Use/Zoning/General Plan Designation:

Developed and Urban/Institutional & Recreational–Multi-Use and Planned Development Residential–High Density/ Multi-Use Center and Medium Density Residential

Project Description: *(please use a separate page if necessary)*

The proposed mixed-use community aims to meet the City's Regional Housing Needs Allocation (RHNA) obligation while integrating commercial services, open space amenities, and public safety infrastructure. The residential development will include 2,300 dwelling units, with the potential for up to 4,000, catering to various income levels and household types. The commercial development will include up to 35,000 square feet of space, including but not limited to, retail, restaurants, coffee shops, fitness studios, and childcare facilities. At least 14 acres of publicly accessible open space will be provided, supporting various uses, including neighborhood parks, plazas, walking and biking trails, recreation centers, and picnic areas. The project will also include off-site improvements, including the construction of a roadway through the adjacent golf course, with a need to reconfigure a minimum of six holes, and the Shelley Circle Trail, which will be approximately 4,650 linear feet long.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "**X**".
If you have already sent your document to the agency please denote that with an "**S**".

X	Air Resources Board	X	Office of Historic Preservation
	Boating & Waterways, Department of		Office of Public School Construction
X	California Emergency Management Agency	X	Parks & Recreation, Department of
X	California Highway Patrol	X	Pesticide Regulation, Department of
X	Caltrans District # 12	X	Public Utilities Commission
	Caltrans Division of Aeronautics	X	Regional WQCB # 8
X	Caltrans Planning	X	Resources Agency
	Central Valley Flood Protection Board	X	Resources Recycling and Recovery, Department of
	Coachella Valley Mtns. Conservancy		S.F. Bay Conservation & Development Comm.
	Coastal Commission		San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
	Colorado River Board		San Joaquin River Conservancy
X	Conservation, Department of		Santa Monica Mtns. Conservancy
	Corrections, Department of		State Lands Commission
	Delta Protection Commission		SWRCB: Clean Water Grants
	Education, Department of	X	SWRCB: Water Quality
X	Energy Commission		SWRCB: Water Rights
X	Fish & Game Region # 5		Tahoe Regional Planning Agency
	Food & Agriculture, Department of	X	Toxic Substances Control, Department of
X	Forestry and Fire Protection, Department of	X	Water Resources, Department of
X	General Services, Department of		
	Health Services, Department of	X	Other: Department of Developmental Services
X	Housing & Community Development		Other:
X	Native American Heritage Commission		

Local Public Review Period (to be filled in by lead agency)

Starting Date October 29, 2025 Ending Date December 5, 2025

Lead Agency (Complete if applicable):

Consulting Firm: PlaceWorks
Address: 3 MacArthur Place, Suite 110
City/State/Zip: Santa Ana, CA 92707
Contact: Jennifer Kelley
Phone: (213) 623-1443

Applicant: Melinda Dacey
Address: 77 Fair Drive
City/State/Zip: Costa Mesa, CA, 92626
Phone: (714) 754-5611

Signature of Lead Agency Representative: Jennifer Kelley **Date:** 10/27/2025

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.