



**NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT  
FOR THE FAIRVIEW DEVELOPMENTAL CENTER SPECIFIC PLAN**

**DATE:** May 14, 2026

**TO:** State Clearinghouse, Responsible Agencies, Organizations, and Interested Parties

**SUBJECT:** Notice of Availability of a Draft Environmental Impact Report for the Fairview Developmental Center Specific Plan Project (SCH No. 2025101405)  
Located at 2501 Harbor Boulevard, Costa Mesa

**PUBLIC REVIEW PERIOD:** May 14, 2026, through July 1, 2026

Notice is hereby given, pursuant to Public Resources Code Section 21092 and the State California Environmental Quality Act Guidelines (CEQA Guidelines) (Title 14 of the California Code of Regulations, Section 15087), that the City of Costa Mesa (City) has completed the Draft Environmental Impact Report (EIR) for the Fairview Developmental Center Specific Plan (proposed project) (State Clearinghouse No. 2025101405) described below, and that the Draft EIR is available for public review.

**COMMENT PERIOD:** Agencies, organizations, and the public must submit comments in response to this notice within the **48-day public review period beginning May 14, 2026, and ending at 5:00 p.m. on July 1, 2026.**

All comments must be submitted in writing via mail, or email to:

Attn: Melinda Dacey, Principal Planner  
City of Costa Mesa  
Economic and Development Services Department  
77 Fair Drive  
Costa Mesa, CA 92626  
[Melinda.Dacey@costamesaca.gov](mailto:Melinda.Dacey@costamesaca.gov)

All parties that have submitted their names and mailing addresses will be notified of the availability of the Final EIR. If you wish to be placed on the mailing list, have any questions, or need additional information, please contact Melinda Dacey at (714) 754-5611 or by email, as noted above.

**DOCUMENT AVAILABILITY:** Copies of the Draft EIR, along with documents referenced in the Draft EIR, are available during the 48-day public review period at the following locations:

- City of Costa Mesa Development Services Department, at 77 Fair Drive, 2nd Floor, Costa Mesa, CA 92626
- City of Costa Mesa website: <https://www.costamesaca.gov/government/departments-and-divisions/economic-and-development-services/planning/environmental-notice-and-reports>
- Mesa Verde Library, 2969 Mesa Verde Drive, Costa Mesa, CA 92626
- Costa Mesa/Donald Dungan Library, 1855 Park Avenue, Costa Mesa, CA 92627

**PROJECT LOCATION:** The Fairview Developmental Center Specific Plan (FDCSP) covers approximately 95 acres of the Fairview Developmental Center (FDC) at 2501 Harbor Boulevard in Costa Mesa, Orange County (project site). The project site is west of Harbor Boulevard and is surrounded by the Costa Mesa Country Club to the east, south, and west; and residential uses owned and operated by California Department of Developmental Services (DDS) uses to the north. The Department of General Services southern regional emergency operations center (SREOC) is southwest of the project site within the former boundaries of the FDC.

**PROJECT DESCRIPTION:** The proposed project is a specific plan that would guide the development of a mixed-income mixed-use community on the project site, pursuant to the requirements of State Government Code Section 14670.31. The proposed project is also intended to facilitate housing development that would meet a significant portion of the City's Regional Housing Needs Allocation (RHNA) obligation while ensuring that resident needs are met with commercial services, open space amenities, and public safety infrastructure. In compliance with the project site's RHNA obligation, the proposed project would allow for development of a minimum of 2,300 dwelling units. The Draft EIR analyzes a maximum development scenario, including up to 4,000 dwelling units, 35,000 square feet of nonresidential uses, 9,926 residents, and 74 employees. As part of the disposition process for the project site, the state will initiate a process to select a Master Developer for the site who may purchase or lease the property. A 15-acre portion of the site would remain within the state's jurisdiction under DDS to develop new housing for the developmentally disabled. The following are categories of land uses allowed under the FDCSP:

- **Residential.** Housing would include a variety of product types ranging from two- and three-story townhomes and courtyard-style units, in addition to senior living options (independent and assisted living), and neighborhood-serving amenities, recreational uses, and daycare facilities. 200 housing units developed at the project site are required to be Permanent Supportive Housing, in accordance with State Government Code Section 14670.31.
- **Commercial.** Commercial uses would be permitted as either stand-alone buildings or in a vertical mixed-use configuration. Permitted uses would include neighborhood-serving retail and restaurants, coffee shops, small-format grocery stores, pharmacies, fitness studios, small medical and professional offices, childcare facilities, and other community-serving uses.
- **Open Space.** The FDCSP requires the development of at least 14 acres of publicly accessible open space, including neighborhood parks and plazas, trails for walking and biking, recreation centers and cultural amenities, and pocket parks and informal gathering areas. Private and common open space for residential uses under the proposed project would also be required.

The proposed project would include two primary access points: one at Fairview Drive on the northeast portion of the project site (existing), and a second access road planned as a new street connecting to the existing intersection at Harbor Boulevard and the Harbor Shopping Center Driveway on the southeast portion (proposed). An emergency-only access would also be provided from Merrimac Way, which is a privately maintained road. This connection to the project site would be gated when not in use. The secondary access at Harbor Boulevard would require construction of the roadway through the adjacent golf course and would involve reconfiguration of up to six holes to maintain course operations while meeting circulation and emergency access requirements, which encompasses approximately 45 acres. Additionally, the proposed project includes the Shelley Circle Trail, which would begin on-site along the east side of the project site and extend along the site's perimeter to connect with Tanager Drive off-site. The off-site portion of the trail, which runs along the property line and connects to the existing Tanager bike trail, would be approximately 4,650 linear feet in length and constructed as an 8- to 10-foot-wide, two-way multiuse path accommodating pedestrians, strollers, bicycles, and similar uses.

**SIGNIFICANT ENVIRONMENTAL EFFECTS:** The Draft EIR determined that the proposed project would result in potentially significant environmental impacts for the following environmental topic areas:

- Air Quality\*
- Biological Resources\*
- Cultural Resources\*
- Geology and Soils
- Greenhouse Gas Emissions\*
- Hazards and Hazardous Materials
- Noise
- Transportation
- Tribal Cultural Resources

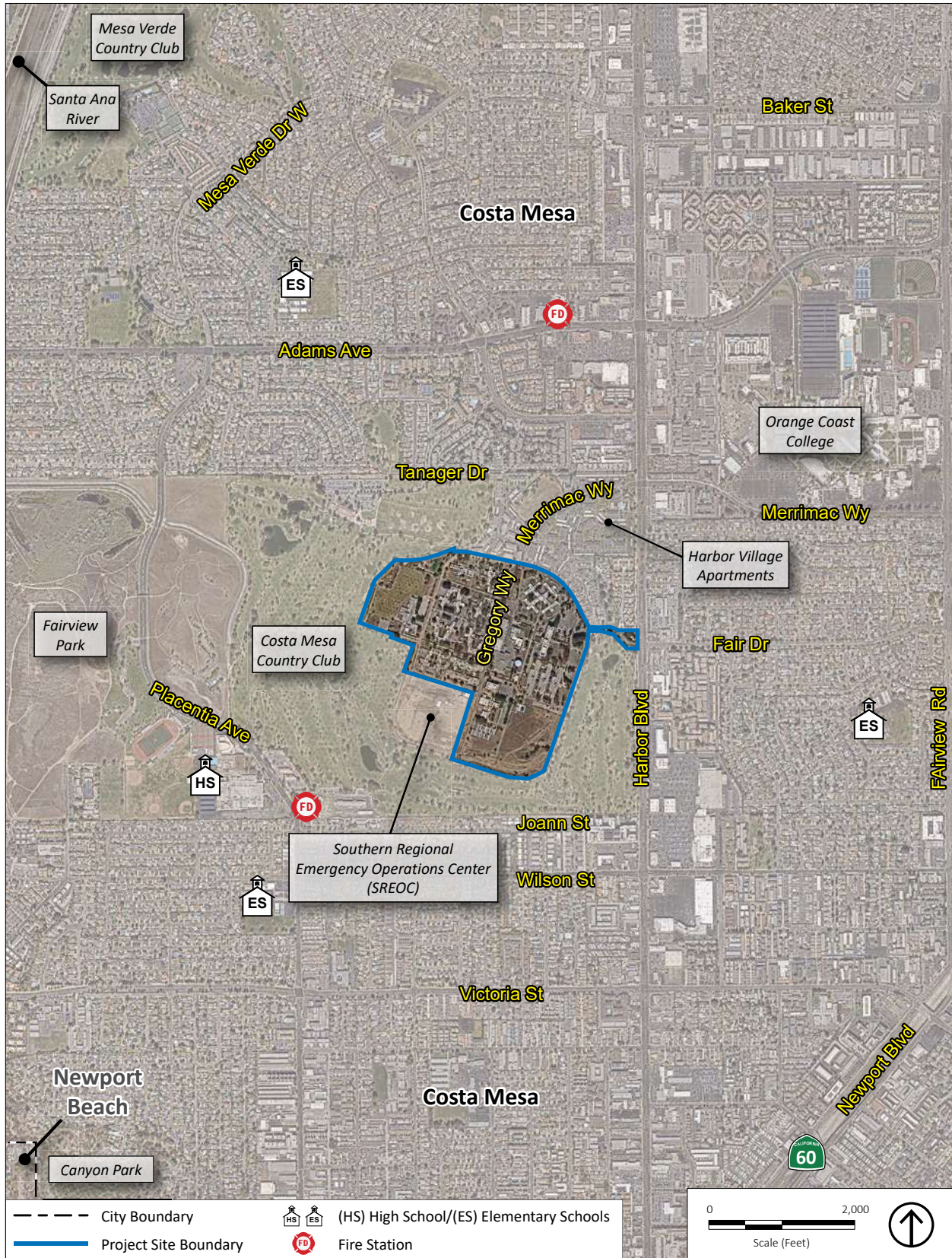
\* = topic areas that could not be mitigated to less than significant.

**ATTACHMENTS:**

Figure 1, Local Vicinity Map

Figure 2, Aerial Map

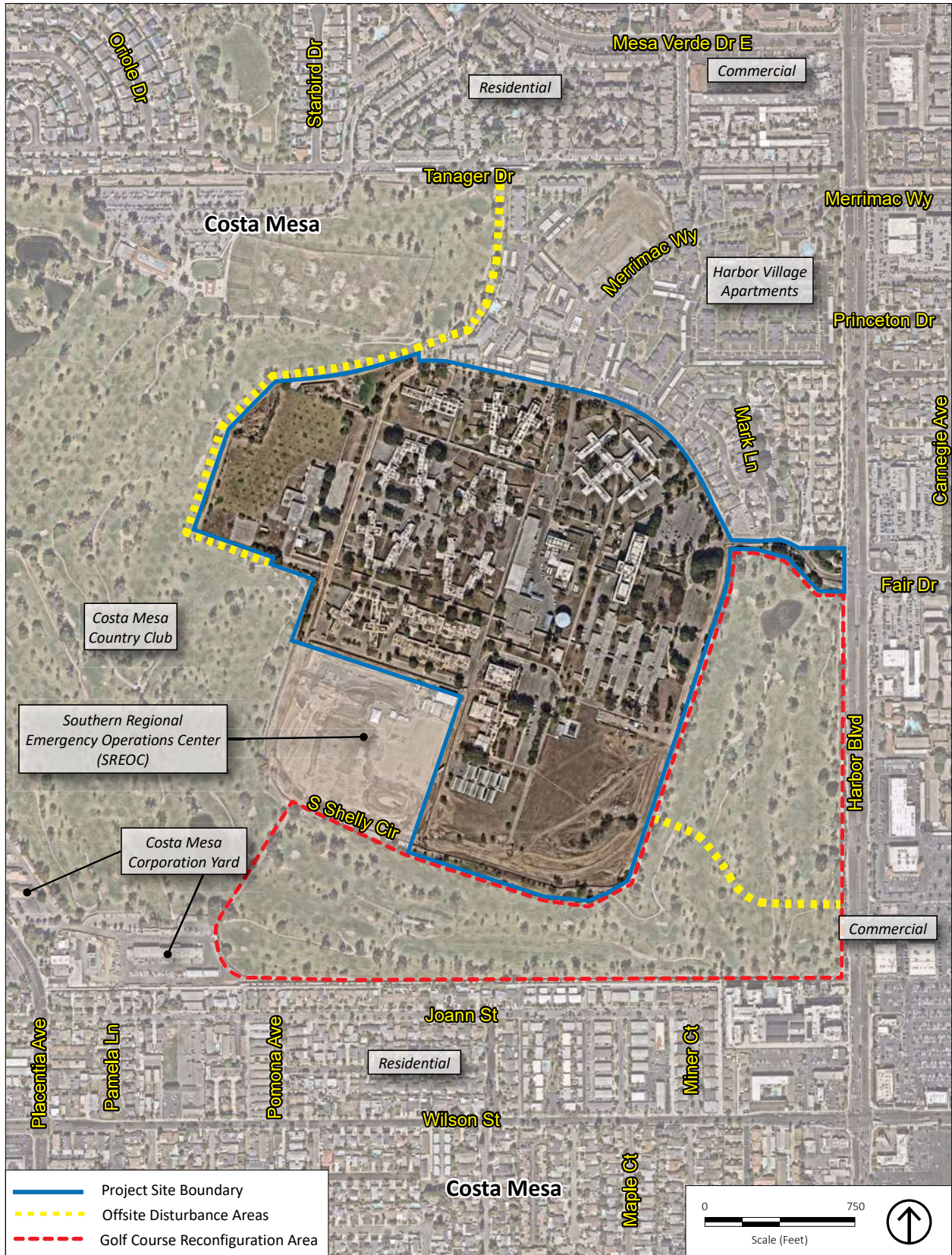
Figure 3, Conceptual Land Use Plan



Source: Nearmap 2025.

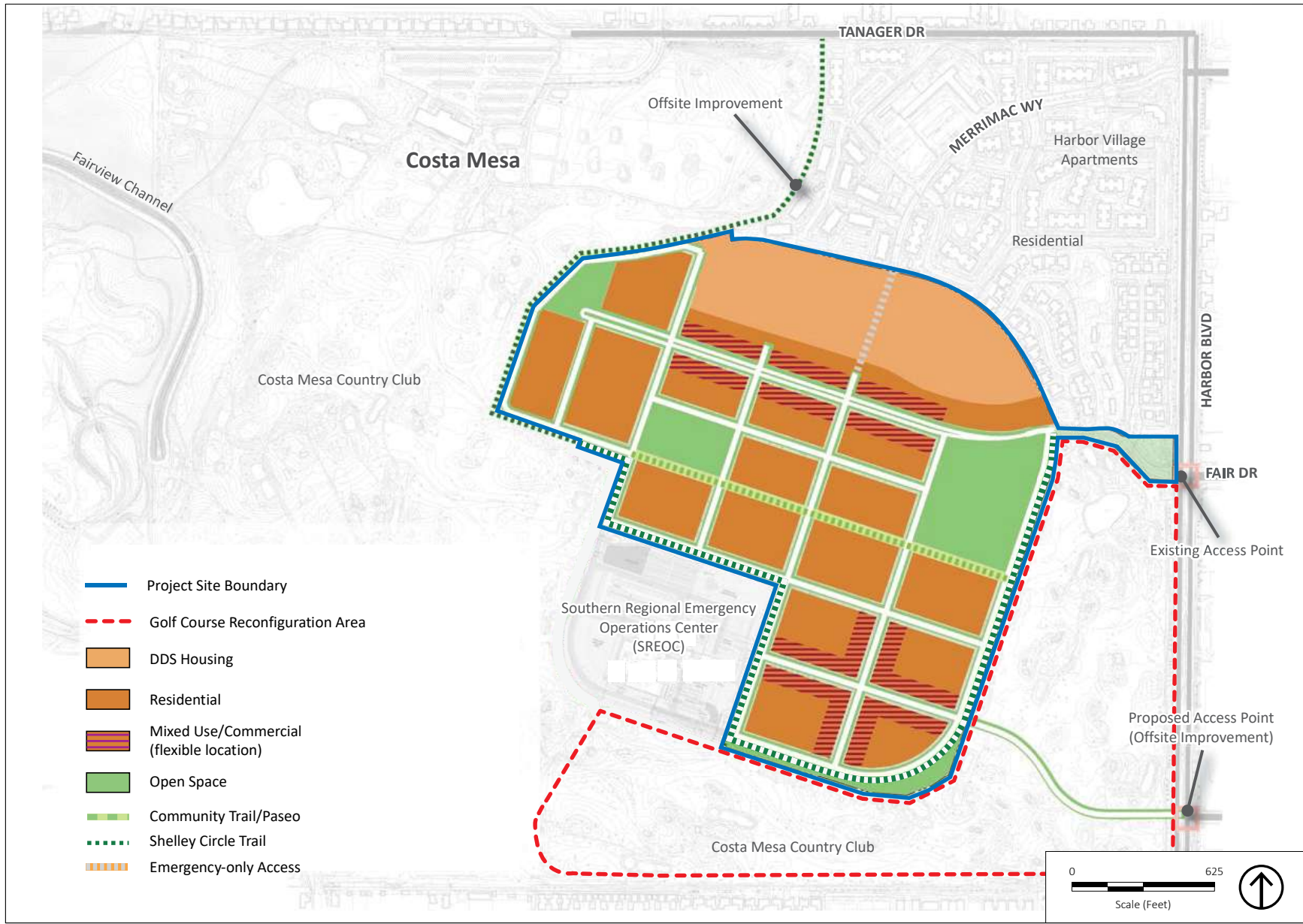
Figure 1  
Local Vicinity

FAIRVIEW DEVELOPMENTAL CENTER SPECIFIC PLAN DRAFT EIR  
CITY OF COSTA MESA



Source: Nearmap 2025.

Figure 2  
Aerial Map



Source: City of Costa Mesa 2025.

Figure 3  
Conceptual Land Use Plan