

# 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 # 2025101405**

**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 #: I-405, SR-55, SR-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  Transportation: Type \_\_\_\_\_  
 Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Mining: Mineral \_\_\_\_\_  
 Commercial: Sq.ft. 35,000 Acres 0.80 Employees 74  Power: Type \_\_\_\_\_ MW \_\_\_\_\_  
 Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Educational: \_\_\_\_\_  Hazardous Waste: Type \_\_\_\_\_  
 Recreational: 14 acres  Other: \_\_\_\_\_  
 Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_

**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 project is a specific plan that would guide the development of a mixed-income, mixed-use community on a 95-acre portion of the former Fairview Developmental Center site, pursuant to the requirements of State Government Code Section 14670.31 and the City's Regional Housing Needs Allocation obligation for the site. The residential development would include a minimum of 2,300 dwelling units, 200 of which are required to be permanent supportive housing, with the potential for up to 4,000 units. 15 acres of the site would be developed by the State Department of Developmental Services for individuals with developmental disabilities. 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 as neighborhood parks, plazas, walking and biking trails, recreation centers, and picnic areas. The project would also result in off-site improvements, including the construction of a secondary access roadway through the adjacent golf course, requiring the reconfiguration of a minimum of six holes at the course, and a multi-use trail connecting the project site to Tanager Drive.  
 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 an "X".  
If you have already sent your document to the agency please denote that with an "S".

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

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

Starting Date May 14, 2026 Ending Date July 1, 2026

### Lead Agency (Complete if applicable):

Consulting Firm: <u>PlaceWorks</u>	Applicant: <u>Melinda Dacey</u>
Address: <u>3 MacArthur Place, Suite 110</u>	Address: <u>77 Fair Drive</u>
City/State/Zip: <u>Santa Ana, CA 92707</u>	City/State/Zip: <u>Costa Mesa, CA, 92626</u>
Contact: <u>Jennifer Kelley</u>	Phone: <u>(714) 754-5611</u>
Phone: <u>(213) 623-1443</u>	

Signature of Lead Agency Representative:  Date: 5/13/2026

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