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: Neighborhoods Where We All Belong Zoning Updates and Housing Element Implementation

Lead Agency: City of Costa Mesa | Contact Person (Name and Title): Michelle Halligan, Senior Planner
Mailing Address: 77 Fair Drive | Phone and Email: (714) 754-5608; neighborhoods@costamesaca.gov
City: Costa Mesa | Zip: 92626 | County: Orange

Project Location: County: Orange | City/Nearest Community: Costa Mesa
Cross Streets: N/A | Zip Code: 92626, 92627, 92628
Longitude/Latitude (degrees, minutes and seconds)*: 33 ° 39 ′ 47 ″ N / 117 ° 55 ′ 09 ″ W | Total Acres: 1,353.4
Assessor's Parcel No.: e.g., 119-200-13, 119-200-14, 119-200-36 | Section: 33 | Twp.: 6S | Range: 10W | Base: San Bernardino
Within 2 Miles: State Hwy #: I-405; SR-55; SR-73 | Waterways: e.g., Santa Ana River
Airports: John Wayne Airport | Railways: N/A | Schools: e.g., Pomona Elementary School

*** Required field**

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: Initial Study
☐ 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: Urban plans, specific plans, & objective design standards

Development Type:

☒ Residential: Units* 21,522 Acres* 1,353.4
☐ Office: Sq.ft.* Acres* Employees*
☒ Commercial: Sq.ft.* 10,630,361 Acres* 1,353.4 Employees* 10,935
☐ Industrial: Sq.ft.* Acres* Employees*
☐ Educational:
☐ Recreational:
☐ Water Facilities: Type* MGD*

☐ Transportation: Type*
☐ Mining: Mineral*
☐ Power: Type* MW*
☐ Waste Treatment: Type* MGD*
☐ Hazardous Waste: Type*
☒ Other: Overlay Zone

*** Required field based on Development Type selected**

Project Issues Discussed in Document:

☒ Aesthetics ☒ Energy ☒ Mandatory Findings of Significance ☒ Solid Waste
☒ Agriculture and Forestry ☐ Fiscal Impacts ☒ Mineral Resources ☒ Transportation
☒ Air Quality ☒ Flood Plain/Flooding ☒ Noise ☒ Tribal Cultural Resources
☒ Biological Resources ☒ Geology/Soils ☒ Population/Housing ☒ Utilities/Service Systems
☐ Coastal Zone ☒ Greenhouse Gas Emissions ☒ Public Services ☒ Vegetation
☒ Cultural Resources ☒ Growth Inducement ☒ Recreation ☒ Wetland/Riparian
☒ Cumulative Effects ☒ Hazards/Hazardous Materials ☒ Schools/Universities ☒ Wildfire
☒ Drainage/Absorption ☒ Hydrology/Water Quality ☐ Septic System ☐ Other:
☒ Economic/Jobs ☒ Land Use/Planning ☒ Sewer Capacity

Present Land Use/Zoning/General Plan Designation:

Several

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

The proposed project is a comprehensive effort to address housing needs, comply with State Housing Law, and address the City Council goal to "diversity, stabilize and increase housing to reflect community needs." The City proposes to implement the project in accordance with approved Measure K ballot measure, which facilitates the development of housing in commercial and industrial areas. Properties identified in Measure K include sites that are included in the City's 2021-2029 Housing Element Update as well as non-Housing Element sites. The City's Housing Element identifies specific programs to encourage the development of housing for residents at various income levels and housing sizes. Implementation of these programs would update zoning regulations to increase development opportunities, simplify the process of building housing, and accommodate the City's mandated fair share of Orange County's housing needs (also known as the Regional Housing Needs Allocation [RHNA]) as well as a necessary buffer of additional development capacity. The proposed project implements portions of the Housing Element as required by State Housing Law. Implementation of Housing Element programs include rezoning of Housing Element sites and Measure K sites, along with modifications to the City's zoning regulations across existing Urban Plans, Overlays, and Specific Plans with the intent to clarify, consolidate, and streamline regulations where possible. As such, the project would amend the City's existing Mixed-Use Overlay District (MUOD), as codified in Chapter V (Development Standards) of Title 13 (Planning, Zoning, and Development) of the CMMC. The amended MUOD would be applied to all Measure K sites, including Housing Element and non-Housing Element sites. Application and utilization of the amended MUOD assumes that residential only or mixed-use (residential and commercial) would be developed on Housing Element sites. The project analyzes the capacity of the Housing Element sites, which as identified in the Housing Element is comprised of 17,042 units (the Regional Housing Needs Assessment of 11,760 units and Housing Element-required buffer capacity) as well as additional capacity for Measure K non-Housing Element sites. At full buildout in 2056, the proposed project studies an increased capacity for the development of approximately 21,522 dwelling units and approximately 17,306,003 square feet of commercial uses. Given that the Planning Area contains existing non-residential land uses (i.e., commercial and industrial), including approximately 11,619,124 square feet of existing commercial uses and approximately 5,223,256 square feet of existing industrial uses, the net new non-residential buildout for all Measure K sites is anticipated to be approximately 10,630,361 square feet within the Planning Area by 2056.

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		Pesticide Regulation, Department of
X	Caltrans District # 12	X	Public Utilities Commission
X	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	X	SWRCB: Water Rights
X	Fish & Game Region # 5		Tahoe Regional Planning Agency
	Food & Agriculture, Department of	X	Toxic Substances Control, Department of
	Forestry and Fire Protection, Department of	X	Water Resources, Department of
X	General Services, Department of		
	Health Services, Department of		Other:
X	Housing & Community Development		Other:
X	Native American Heritage Commission		

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

Starting Date November 17, 2025 Ending Date December 19, 2025

Lead Agency (Complete if applicable):

Consulting Firm: Dudek
Address: 225 South Lake Avenue, Suite M210
City/State/Zip: Pasadena, CA 91101
Contact (Name and Title): Kristin Starbird, Senior Project Manager
Phone: (626) 204-9839
Email: kstarbird@dudek.com

Applicant: City of Costa Mesa
Address: 77 Fair Drive
City/State/Zip: Costa Mesa, CA 92626
Contact (Name and Title): Michelle Halligan, Senior Planner
Phone: (714) 754-5608
Email: michelle.halligan@costamesaca.gov

Signature of Lead Agency Representative: Michelle Halligan **Date:** 11/14/25

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