
Appendix I

Public Services Correspondence



Outlook

FW: Neighborhoods Where We All Belong EIR PD

From HALLIGAN, MICHELLE <MICHELLE.HALLIGAN@costamesaca.gov>

Date Wed 2/11/2026 5:11 PM

To Brandon Whalen-Castellanos <bwhalencastellanos@dudek.com>; Gabe Romero <gromero@dudek.com>

📎 1 attachment (67 KB)

Neighborhoods Where We All Belong PD Questionnaire.docx;

Please see the attached response from PD.



Michelle Halligan

Senior Planner

Economic and Development Services Department

77 Fair Drive 2nd Floor | Costa Mesa | CA 92626 | (714) 754-5608

"The City of Costa Mesa serves our residents, businesses and visitors while promoting a safe, inclusive, and vibrant community."

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TESSA
TOTALY ELECTRONIC SELF-SERVICE APPLICATION

From: WADKINS, BRYAN <BWADKINS@costamesaca.gov>

Sent: Wednesday, February 11, 2026 5:09 PM

To: HALLIGAN, MICHELLE <MICHELLE.HALLIGAN@costamesaca.gov>

Cc: STAFFORD, SCOTT <SSTAFFORD@costamesaca.gov>; LAPOINTE, JOYCELYN <JLAPOINTE@costamesaca.gov>; CHAMNESS, JASON <JCHAMNESS@costamesaca.gov>

Subject: RE: Neighborhoods Where We All Belong EIR PD

Michelle,

Please find my questionnaire for this project. Call me with any questions.



Bryan Wadkins | Captain

Field Operations Division

City of Costa Mesa | Police Department

office: 714.754.5672 | main: 714.754.5280

Honored to Serve



From: HALLIGAN, MICHELLE <MICHELLE.HALLIGAN@costamesaca.gov>
Sent: Friday, February 6, 2026 5:57 PM
To: WADKINS, BRYAN <BWADKINS@costamesaca.gov>; STAFFORD, SCOTT <SSTAFFORD@costamesaca.gov>
Subject: RE: Neighborhoods Where We All Belong EIR PD

Hi All, Just checking in to see how the responses to the Questionnaire are coming along.



Michelle Halligan
 Senior Planner
 Economic and Development Services Department
 77 Fair Drive 2nd Floor | Costa Mesa | CA 92626 | (714) 754-5608

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From: HALLIGAN, MICHELLE
Sent: Thursday, January 29, 2026 1:34 PM
To: WADKINS, BRYAN <BWADKINS@costamesaca.gov>; STAFFORD, SCOTT <SSTAFFORD@costamesaca.gov>
Cc: MCGILL, ANNA <Anna.McGill@costamesaca.gov>
Subject: Neighborhoods Where We All Belong EIR PD

Thanks so much for meeting with us this morning. Here is some information to assist you with responding to the Environmental Impact Report questionnaire.

Neighborhoods Where We All Belong EIR* Buildout

- Studying development potential of 1,079 parcels (Housing Element and Measure K)* encompassing 1,353 acres
- 21,522 new residential units (assumed to be 20 to 90 units per acre, with the highest intensity north of the 405)
- 55,957 population increase (assuming 2.6 residents per unit, which is consistent with other Costa Mesa studies at this time)
- 10,630,361 new square feet of non-residential development (via draft mixed-use overlay on non-Housing Element Measure K sites)
- Buildout generally assumes non-residential development will be comprised of:

Land Use	Allocation	Future Building SF
Regional Shopping Center/Strip Mall (catch all)	45.0%	4,783,662
Restaurant	4.5%	478,366
Fitness Studio/Gym	0.5%	53,152
Hotels/Motels	4.0%	425,214
General Office (catch all)	15.0%	1,594,554
Medical Office	1.0%	106,304
Religious	3.0%	318,911
Parks	12.0%	1,275,643
Educational	15.0%	1,594,554
Total	100.0%	10,630,361

*The NWWAB EIR studies potential impacts of development potential on Measure K sites, including all Housing Element sites except the Fairview Developmental Center site because that site is being planned via a separate specific plan and EIR.

Some notes from our call include that the City generally should have 1 officer per 750 residents, plus there are needs related to dispatch, office space, vehicles, technology and other equipment, and training. Increased daytime population and traffic impacts police services. Substantial remodel of the Westside substation expected within 5 years. Seeing a need for a new substation north of the 405, close to Harbor.

Please reach out to me if you have any questions.



Michelle Halligan

Senior Planner

Economic and Development Services Department

77 Fair Drive 2nd Floor | Costa Mesa | CA 92626 | (714) 754-5608

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TESSA
TOTALLY ELECTRONIC SELF-SERVICE APPLICATION

Police Services Questions:

1. Please provide a summary of existing staffing and community services at Costa Mesa Police Department stations.

CMPD currently is budgeted for 142 sworn police personnel and 102 full-time professional support personnel. CMPD is a full service police department, providing public safety, communications/dispatch, animal control, investigations, jail operations, crime prevention, records management, property and evidence, etc.

Based upon current census population numbers of 113,000 residents, CMPD has 1.26 officers per 1,000 residents. Additionally, the department has 0.72 professional staff support personnel per officer.

Although these staff numbers are adequate, CMPD executive leadership already desires to increase staffing to expand public safety and community services. This includes the expansion of the patrol force (as it has not expanded in 20 years) and staffing for a new real time information center.

2. Are there established performance standards/objectives for maintaining acceptable service ratios (i.e., officer-to-resident ratio) or response times?

- a. If so, please provide established performance standards/objectives.

There are currently no nationally recognized law enforcement resident to officer ratios as community demographics and service volumes are unique. However, according to FBI reporting, total officers to national and California population, the ratio is 2.2 per 1000 residents (2020). Currently CMPD is 1.26 per 1000.

We do track performance measures for our dispatch center on how we respond to 911 calls, dispatch emergency calls and non-emergency calls. We also track response times to emergency calls. See attached data.

Performance Measures					
	Actual 2022	Actual 2023	Actual 2024	Actual 2025	Estimated 2026
911 Calls Answered within 10 Seconds	99%	99%	99%	99%	99%
Emergency Calls Dispatched within 5 minutes	96%	96%	97%	97%	97%
Non-Emergency Calls Responded within 30 minutes	89%	87%	85%	88%	87%
Customer Service Goal					
	Goal	2023	2024	2025	
Response time – 5 minutes or less – Emergency Calls Dispatched	90%	96%	96%	94%	94%

- b. *Are these established performance standards/objectives being achieved?*

We are meeting our standards for the dispatch metrics consistently.

We are well below the California and National ratio of officers/1000 residents.

- c. *Please provide data on current response times/service ratios, if available.*

See above data field.

3. *Would development of the proposed project result in the need for new facilities and/or physically altered facilities in order to maintain acceptable service ratios, response times, or other performance objectives of the Costa Mesa Police Department?*

Based upon a recent third party citywide facilities assessment, the Police Department HQ is currently above capacity for staff, desired programs, parking and inhibits the efficient delivery of services.

The city is currently discussing future plans to demolish and build a new Westside Substation to move some personnel and services to the south end of city. This would help to ease stress on the Police HQ building. This project is not yet funded and or designed at this time and is likely five years away.

The additional staffing required for this type of population and business growth would require additional police facilities to accommodate the projected 157 additional staff required.

- a. *If new facilities are required, please describe what facilities are required and whether such facilities are already planned and/or approved.*

Based upon the projected growth in the north end of the city, it is suggested that a police substation be established north of the 405 freeway, near Harbor Blvd. ideally. This substation would allow for the offices for additional personnel, parking for additional police vehicles and faster response times to the impacted areas. This expansion would likely have a major impact on traffic along major thoroughfares and a substation would reduce response times from Police HQ and the Police Westside Substation.

As this development is further studied, it is suggested that Police and Fire facilities be collocated on the same parcel to potentially minimize costs.

4. *Would development of the proposed project result in the need for new staff or equipment in order to maintain acceptable service ratios, response times, or other performance objectives of the Costa Mesa Police Department?*

- a. *If new staff or equipment are required, please provide us with estimates for the number of additional staff and/or the type(s) of new equipment that would be required.*

To maintain the City's current level of police service as Costa Mesa grows, staffing must increase in proportion to the total demand for police services—not just residential population. Today, the department provides service to approximately 113,000 residents with 142 sworn officers, a ratio of about 1.26 officers per 1,000 residents.

Over the next 20 years, the City is projected to add 56,000 new residents and approximately 10 million square feet of new commercial and employment-generating development. That level of non-residential growth is expected to bring roughly 40,000 new jobs, which significantly increases daytime population, calls for service, traffic demand, and public safety workload. When both residential growth and job-related activity are combined, the City's effective service population is projected to grow to roughly 185,000 people. Maintaining today's service level for that population would require approximately 233 sworn officers and 168 professional staff by buildout—an increase of about 91 officers and 66 professional staff over the next two decades. This equates to a long-term hiring pace of roughly 4–5 officers and 3–4 professional staff per year to keep police services aligned with the City's planned growth.

As a point of comparison, if staffing needs were calculated using residential population growth alone and did not account for the projected increase in employment and commercial development, the long-term staffing need would be lower. Under a population-only model, the City's projected population of approximately 169,000 residents would require about 213 sworn officers and 153 professional staff to maintain today's service ratios. This represents an increase of 71 officers and 51 professional staff over 20 years, or an average hiring pace of roughly 3–4 officers and 2–3 professional staff per year. While this scenario illustrates the impact of population growth by itself, it does not capture the additional police workload created by major job growth, visitor activity, traffic, and regional destinations that significantly influence calls for service in Costa Mesa.

These projections only maintain current 1.26 to 1000 ratio and do not increase this ratio or close the gap with the national and state average of 2.2 to 1000.

Additionally, adding personnel would require training, equipment, uniforms and additional police vehicles. Typical start up costs for a sworn police officer could be as high as \$100,000 including hiring process, academy costs, FTO training and additional classes over the first two years. Additionally, sworn personnel would require approximately \$25,000 in equipment and uniforms. Professional staff start up costs could average \$15,000 and an additional \$16,000 for uniforms, equipment, workstations, etc.

Minimally, you would need an additional one police car for every three officers for a total of 31 vehicles. At a current cost for vehicle, upfitting equipment, computer and radios the cost per vehicle is \$125,000 per vehicle.

In total, the cost of for start up training, equipment and additional police vehicles could be approximately \$17 million when utilizing estimated costs and the staffing increase of 91 officers and 66 professional staff.



Newport-Mesa

Unified School District

BOARD OF EDUCATION
Krista Weigand • Leah Ersoylu • Michelle Murphy
Andrea McElroy • Lisa Pearson
Ashley Anderson • Carol Crane

February 13, 2026

Gabe Romero
225 South Lake Avenue, Suite M210
Pasadena, CA 91101

Subject: Request for School Services Information for the Neighborhoods Where We All Belong
Zoning Updates and Housing Element Implementation Draft Program Environmental
Impact Report

Dear Mr. Romero,

Please see the responses to your questions below. I have provided the requested information and supporting attached exhibits for your reference.

1. What NMUSD schools serve the City of Costa Mesa? What is the 2025-2026 student enrollment as well as the total student enrollment capacity for each of the schools? (Please refer to attached Figure 2 for the Planning Area.)

Please see the attached exhibits:

- 1A. NMUSD Feeder School Flow Chart
- 1B. 2024-2025, 2025-2026, 2026-2027, and 2027-2018 student enrollment/enrollment projections
- 1C. Total student enrollment capacity

2. If available, please provide a list of the NMUSD's estimated "students per dwelling unit" for each school serving the City (such as the Office of Public School Construction's [OPSC's] standard rate, below). This factor will be used to estimate the potential increase in enrollment that would be associated with the project's proposed 21,522 dwelling units. (If available, please provide generation factors specifically for multifamily dwelling unit types, as opposed to single family.

Please see the attached exhibits from NMUSD's Fee Justification Study dated April 1, 2025 which includes the "students per dwelling unit" for each school serving the district:

- 2A. Student Generation Rates

Below is the link to the board approved Fee Justification Study. Student Generation Rates ("SGRs") used in this Study are based on student enrollment address information from the School District, as of October 2024.

<https://simbli.eboardsolutions.com/Meetings/Attachment.aspx?S=36030347&AID=1062882&MID=37325>

3. Are there established performance standards/objectives for maintaining acceptable service ratios (e.g., student-to-teacher ratios)?
- a. If so, please provide established performance standards/objectives.
 - b. Are these established performance standards/objectives being achieved? Please provide data on current service ratios, if available.

Please refer to NMUSD's 2024-25 School Accountability Report Card (SARC)s per school site:

<https://web.nmusd.us/about/school-accountability-report-card-sarc>

4. Are existing schools sufficient to provide support to the proposed project? If not, please see Question #5.

No.

5. Would development of the proposed project result in the need for new facilities and/or physically altered facilities in order to maintain acceptable performance objectives, such as student-to-teacher ratios?

Yes.

- a. If new facilities are required, please describe what facilities are required and whether such facilities are already planned and/or approved.

Planning information for required facilities can be found in our Newport-Mesa Unified District master plan:

[Welcome to the NMUSD Facilities Master Plan](#)

Should you need any additional clarification or further documentation, please feel free to let me know and I would be happy to assist.

Sincerely,



Erica DiCioccio
Coordinator, LEED AP
Facilities Development, Planning & Design

cc: Jeffrey J. Dixon, Assistant Superintendent, Chief Business Official
cc: Michelle Halligan, City of Costa Mesa Senior Planner

Feeder School Flow Chart

Corona del Mar Zone	Costa Mesa Zone	Estancia Zone	Newport Harbor Zone
Corona del Mar Middle/High (7-12)	Costa Mesa Middle/High (7-12)*	Estancia High (9-12)*	Newport Harbor High (9-12)
Andersen Elementary (TK, K-6)	College Park Elementary (PS, TK, K-6)*	TeWinkle Middle (7-8)*	Ensign Intermediate (7-8)
Eastbluff Elementary (TK, K-6)	Killybrooke Elementary (TK, K-6)*	Adams Elementary (TK, K-6)*	Mariners Elementary (TK, K-6)
Harbor View Elementary (PS, TK, K-6)	Paularino Elementary (PS, TK, K-6)*	California Elementary (TK, K-6)	Newport Elementary (PS, TK, K-6)
Lincoln Elementary (TK, K-6)	Pomona Elementary (PS, TK, K-1)*	Newport Heights Elementary (TK, K-6)	
Newport Coast Elementary (PS, TK, K-6)	Sonora Elementary (PS, TK, K-6)*	Rea Elementary (2-6)*+	
PS = Preschool TK = Transitional Kindergarten *Title 1 School +Rea students matriculate to either TeWinkle Middle or Ensign Intermediate for 7th grade, depending on their specific school boundary. Visit the school locator map for more information.		Victoria Elementary (TK, K-6)*	Whittier Elementary (PS, TK, K-6)*
		Wilson Elementary (PS, TK, K-6)*	Woodland Elementary (TK, K-1)
			Kaiser Elementary (2-6)
	Schools below this line have districtwide attendance boundaries.		
	Davis Magnet (PS, K-6)		
	Monte Vista Independent (7-12)	Early College High (9-12)*	Back Bay High (9-12)*

Exhibit 1B. 2025-2026 student enrollment

NEWPORT MESA UNIFIED SCHOOL DISTRICT																	
2024-2025 Last Day of School 06/05/2025																	
Aeries Enrollment Regular Ed Only																	
School	TK	K	GR 1	GR 2	GR 3	GR 4	GR 5	GR 6	GR 7	GR 8	GR 9	GR 10	GR 11	GR 12	TOTAL Reg TK-12	TOTAL SCC TK-12	TOTAL Reg & SCC TK-12
Adams	16	38	39	38	34	33	36	45	-	-	-	-	-	-	279	37	316
Andersen	21	49	51	50	50	45	47	39	-	-	-	-	-	-	352	0	352
California	24	55	45	56	44	37	54	53	-	-	-	-	-	-	368	0	368
College Park	32	71	60	48	81	55	71	63	-	-	-	-	-	-	481	0	481
Davis	-	73	73	79	78	78	84	80	-	-	-	-	-	-	545	19	564
Eastbluff	25	29	55	52	49	53	49	49	-	-	-	-	-	-	361	0	361
Harbor View	31	49	52	53	46	41	47	46	-	-	-	-	-	-	365	5	370
Kaiser	-	-	-	-	131	118	142	130	-	-	-	-	-	-	521	17	538
Killybrooke	29	60	58	61	58	62	49	61	-	-	-	-	-	-	438	26	464
Lincoln	16	35	42	35	42	44	49	47	-	-	-	-	-	-	310	37	347
Mariners	33	64	68	90	74	93	67	78	-	-	-	-	-	-	567	15	582
Newport Coast	28	52	52	66	55	72	52	62	-	-	-	-	-	-	439	0	439
Newport Elem	25	35	55	43	44	46	43	54	-	-	-	-	-	-	345	0	345
Newport Hgts	33	61	71	71	64	65	67	57	-	-	-	-	-	-	489	13	502
Paularino	25	38	53	47	41	48	34	42	-	-	-	-	-	-	328	46	374
Pomona	18	26	37	39	34	37	43	28	-	-	-	-	-	-	262	0	262
Rea	13	32	45	46	40	43	45	51	-	-	-	-	-	-	315	30	345
Sonora	32	45	45	53	47	55	45	51	-	-	-	-	-	-	373	0	373
Victoria	22	30	31	30	49	26	34	46	-	-	-	-	-	-	268	31	299
Whittier	25	51	48	62	59	75	61	70	-	-	-	-	-	-	451	0	451
Wilson	15	39	43	43	46	46	48	43	-	-	-	-	-	-	323	1	324
Woodland	69	134	125	139	-				-	-	-	-	-	-	467	18	485
SUB-TOTAL	532	1,066	1,148	1,201	1,166	1,172	1,167	1,195	-	-	-	-	-	-	8,647	295	8,942
Ensign	-	-	-	-	-	-	-	-	419	437					856	3	859
TeWinkle	-	-	-	-	-	-	-	-	223	242					465	23	488

[illegible]

NEWPORT MESA UNIFIED SCHOOL DISTRICT

2025-2026 Reporting 12/05/25 (P1)

**Aeries Enrollment
Regular Ed Only**

School	TK	K	GR 1	GR 2	GR 3	GR 4	GR 5	GR 6	GR 7	GR 8	GR 9	GR 10	GR 11	GR 12	TOTAL Reg TK-12	TOTAL SCC TK-12	TOTAL Reg & SCC TK-12
Adams	39	43	39	40	40	34	32	34	-	-	-	-	-	-	301	40	341
Andersen	19	44	47	56	52	52	48	45	-	-	-	-	-	-	363	0	363
California	42	42	53	47	61	47	38	54	-	-	-	-	-	-	384	0	384
College Park	44	58	72	58	50	80	54	73	-	-	-	-	-	-	489	0	489
Davis	-	56	72	71	79	79	82	83	-	-	-	-	-	-	522	24	546
Eastbluff	30	38	30	49	49	49	51	49	-	-	-	-	-	-	345	1	346
Harbor View	26	45	52	51	56	46	45	46	-	-	-	-	-	-	367	0	367
Kaiser	-	-	-	128	138	138	126	144	-	-	-	-	-	-	674	27	701
Killybrooke	34	47	61	55	61	51	59	52	-	-	-	-	-	-	420	22	442
Lincoln	23	32	38	45	40	42	43	50	-	-	-	-	-	-	313	46	359
Mariners	38	75	62	72	89	79	99	73	-	-	-	-	-	-	587	16	603
Newport Coast	24	48	49	48	72	53	68	46	-	-	-	-	-	-	408	0	408
Newport Elem	35	42	37	59	44	44	44	44	-	-	-	-	-	-	349	0	349
Newport Hgts	43	56	69	71	67	62	65	67	-	-	-	-	-	-	500	4	504
Paularino	45	44	42	52	46	38	50	35	-	-	-	-	-	-	352	45	397
Pomona	43	60	56	-	-	-	-	-	-	-	-	-	-	-	159	23	182
Rea	-	-	-	79	79	74	77	84	-	-	-	-	-	-	393	12	405
Sonora	33	41	41	45	48	44	49	44	-	-	-	-	-	-	345	0	345
Victoria	20	32	29	35	31	49	25	35	-	-	-	-	-	-	256	25	281
Whittier	25	53	47	47	65	61	76	62	-	-	-	-	-	-	436	0	436
Wilson	24	30	37	40	43	42	44	49	-	-	-	-	-	-	309	0	309
Woodland	95	134	137	-	-	-	-	-	-	-	-	-	-	-	366	21	387
SUB-TOTAL	682	1,020	1,070	1,148	1,210	1,164	1,175	1,169	-	-	-	-	-	-	8,638	306	8,944

[illegible]

NEWPORT MESA UNIFIED SCHOOL DISTRICT

2026-27 Enrollment Projection - Regular Class

Cohort Survival Method

School	TK	K	GR 1	GR 2	GR 3	GR 4	GR 5	GR 6	GR 7	GR 8	GR 9	GR 10	GR 11	GR 12	TOTAL Reg TK-12	TOTAL SCC TK-12	TOTAL Reg & SCC TK-12
Adams	39	42	44	40	42	40	33	30	-	-	-	-	-	-	310	40	350
Andersen	19	43	42	52	58	54	55	46	-	-	-	-	-	-	369	0	369
California	42	41	40	55	51	65	48	38	-	-	-	-	-	-	381	0	381
College Park	44	56	59	70	60	49	79	56	-	-	-	-	-	-	473	0	473
Davis	0	54	55	70	71	84	84	84	-	-	-	-	-	-	503	24	527
Eastbluff	30	37	39	27	46	49	47	51	-	-	-	-	-	-	326	1	327
Harbor View	26	44	48	51	54	56	50	44	-	-	-	-	-	-	373	0	373
Kaiser	0	0	0	126	127	147	149	130	-	-	-	-	-	-	680	27	707
Killybrooke	34	46	48	58	55	54	49	63	-	-	-	-	-	-	405	22	427
Lincoln	23	31	35	41	51	40	41	44	-	-	-	-	-	-	306	46	352
Mariners	38	73	73	61	71	95	84	108	-	-	-	-	-	-	602	16	618
Newport Coast	24	47	45	45	52	69	50	60	-	-	-	-	-	-	393	0	393
Newport Elem	35	41	44	40	60	44	42	45	-	-	-	-	-	-	351	0	351
Newport Hgts	43	54	63	69	67	65	62	65	-	-	-	-	-	-	489	4	493
Paularino	45	43	49	41	51	43	40	51	-	-	-	-	-	-	362	45	407
Pomona	43	58	69	0	0	0	0	0	-	-	-	-	-	-	171	23	194
Rea	0	0	0	83	86	81	78	81	-	-	-	-	-	-	408	12	420
Sonora	33	40	37	41	41	45	39	48	-	-	-	-	-	-	324	0	324
Victoria	20	31	31	33	36	31	47	26	-	-	-	-	-	-	255	25	280
Whittier	25	52	49	46	49	67	62	77	-	-	-	-	-	-	427	0	427
Wilson	24	29	28	34	40	39	40	45	-	-	-	-	-	-	280	0	280
Woodland	95	130	137	0	-	-	-	-	-	-	-	-	-	-	362	21	383
SUB-TOTAL	682	991	1,037	1,082	1,170	1,218	1,179	1,191	-	-	-	-	-	-	8,551	306	8,857

Ensign	-	-		-	-	-	-	-	451	452		0	0	0	903	4	907
TeWinkle	-	-		-	-	-	-	-	251	210		0	0	0	462	16	478
Corona del Mar	-	-		-	-	-	-	-	281	296	369	381	381	368	2,075	29	2,104
Costa Mesa	-	-		-	-	-	-	-	235	237	276	260	257	240	1,505	28	1,533
Estancia	-	-		-	-	-	-	-	0	0	210	238	212	235	895	26	921
Newport Harbor	-	-		-	-	-	-	-	0	0	486	521	493	499	1,999	0	1,999
Back Bay	-	-		-	-	-	-	-	0	0	0	2	52	32	86	6	92
Early College	-	-		-	-	-	-	-	0	0	32	28	28	47	135	0	135
Monte Vista	-	-		-	-	-	-	-	3	10	9	12	10	13	57	0	57
STEP *	-	-	-	-	-	-	-	-	0	0	0	0	0	67	67	68	135
Non-Public School	-	-	-	-	2	-	-	1	2	1	2	3	5	4	20	27	20
SUB-TOTAL	-	-	-	-	2	-	-	1	1,223	1,206	1,383	1,444	1,439	1,506	8,204	204	8,381
TOTAL	682	991	1,037	1,082	1,172	1,218	1,179	1,192	1,223	1,206	1,383	1,444	1,439	1,506	16,755	510	17,238
												GR TK-3			4,964		
												GR 4-6			3,590		
												GR 7-8			2,429		
												GR 9-12			5,772		
												Total Regular Enrollment			16,755		

NEWPORT MESA UNIFIED SCHOOL DISTRICT

2027-28 Enrollment Projection - Regular Class

Cohort Survival Method

Site	TK	K	GR 1	GR 2	GR 3	GR 4	GR 5	GR 6	GR 7	GR 8	GR 9	GR 10	GR 11	GR 12	TOTAL Reg TK-12	TOTAL SPED TK-12	TOTAL Reg & SPED TK-12
Adams	39	41	43	45	42	42	39	31			-	-	-	-	322	40	362
Andersen	19	42	41	46	54	61	58	53			-	-	-	-	373	0	373
California	42	40	39	42	60	55	67	48			-	-	-	-	393	0	393
College Park	44	55	57	57	73	60	48	81			-	-	-	-	474	0	474
Davis	-	53	54	54	70	75	89	86			-	-	-	-	481	24	505
Eastbluff	30	36	38	35	25	46	47	47			-	-	-	-	305	1	306
Harbor View	26	42	46	47	54	54	61	49			-	-	-	-	380	0	380
Kaiser	-	-	-	-	125	136	160	154			-	-	-	-	574	27	601
Killybrooke	34	44	46	45	58	48	51	52			-	-	-	-	379	22	401
Lincoln	23	30	34	37	47	51	39	42			-	-	-	-	303	46	349
Mariners	38	71	71	71	60	76	101	92			-	-	-	-	579	16	595
Newport Coast	24	45	44	42	49	50	66	44			-	-	-	-	365	0	365
Newport Elem	35	40	43	48	41	60	42	43			-	-	-	-	352	0	352
Newport Hgts	43	53	62	63	65	65	65	62			-	-	-	-	478	4	482
Paularino	45	42	47	48	40	47	44	41			-	-	-	-	354	45	399
Pomona	43	57	67	-	-	-	-	-			-	-	-	-	167	23	190
Rea	-	-	-	60	83	81	75	80			-	-	-	-	379	12	391
Sonora	33	39	36	37	37	38	40	38			-	-	-	-	299	0	299
Victoria	20	30	30	35	34	36	30	49			-	-	-	-	264	25	289
Whittier	25	50	47	48	48	51	68	63			-	-	-	-	400	0	400
Wilson	24	28	28	26	34	37	38	41			-	-	-	-	256	0	256
Woodland	95	127	133	-	-	-	-	-	-	-	-	-	-	-	355	21	376
SUB-TOTAL	682	963	1,007	887	1,099	1,170	1,228	1,195	-	-	-	-	-	-	8,232	306	8,538

Ensign	-	-			-	-	-	-	492	453			-	-	945	4	949
TeWinkle	-				-	-	-	-	287	243			-	-	530	16	546
Corona del Mar	-	-			-	-	-	-	291	268	334	306	312	327	1838	29	1867
Costa Mesa	-	-			-	-	-	-	239	237	228	265	244	249	1461	28	1489
Estancia	-	-			-	-	-	-	-	-	243	213	231	221	908	26	934
Newport Harbor	-	-			-	-	-	-	-	-	453	501	510	489	1954	0	1954
Back Bay	-	-			-	-	-	-	-	-	3	3	42	98	146	6	152
Early College	-	-			-	-	-	-	-	-	50	51	53	44	198	0	198
Monte Vista	-	-			-	-	-	-	5	10	11	12	17	21	76	0	76
STEP *	-	-	-	-	-	-	-	-	-	-	-	-	-	67	67	68	135
Non-Public School	-	-	1	-	-	-	-	1	2	1	4	2	3	3	17	27	17
SUB-TOTAL	-	-	-	-	-	-	-	-	1,313	1,211	1,323	1,351	1,409	1,448	8,056	204	8,317
TOTAL	682	963	1,007	887	1,099	1,170	1,228	1,195	1,313	1,211	1,323	1,351	1,409	1,448	16,288	510	16,855
												GR TK-3			4,639		
												GR 4-6			3,593		
												GR 7-8			2,524		
												GR 9-12			5,532		
												Total Regular Enrollment			16,288		

Exhibit 1C. Total student enrollment capacity

School Site	Student Capacity 25-26
Adams	737
Andersen	49
California*	619
College Park	912
Davis	1258
Eastbluff*	737
Harbor View	775
Kaiser	1110
Killybrooke*	823
Lincoln	1031
Mariners	905
Newport Coast	858
Newport El	682
Newport Heights*	866
Paularino	804
Pomona	766
Rea	868
Sonora	922
Victoria*	701
Whittier	1251
Wilson	915
Woodland	730
Back Bay High School	214
Corona del Mar Middle and High School	2741
Ensign Intermediate School	2170
Estancia High School	1276
Monte Vista High School	2165
Newport Harbor High School	214
Tewinkle High School	2616
Totals	29715

2. Student Generation Rates

In order to calculate student generation rates (“SGRs”), Koppel & Gruber Public Finance (“K&G Public Finance”) first obtained property data from the County Assessor’s Office. Parcels in the data file were classified by unit type (SFD, SFA and MF). Due to the County data missing certain unit counts, K&G Public Finance compiled unit counts based on information from data from the US Census Bureau⁴ resulting in a total of 37,991 SFDs, 11,797 SFAs and 36,782 MFs within the School District.

K&G Public Finance then obtained a student database from the School District, which contained the school attended, grade level and physical address information for each student enrolled in the School District. The student database is reflective of student enrollment information as of October 2024. The student enrollment address information was matched to the address (situs address) information of parcels in the County property characteristic database. The number of students matched was then queried by school level and residential category. Table 3 provides a summary of the SGRs by school level and residential category. A more detailed analysis of the SGR determinations is contained within Appendix “D”.

TABLE 3
Student Generation Rates

School Level	SFD Units	SFA Units	MF Units
Elementary School	0.1134	0.0577	0.0944
Middle and High School	0.1050	0.0470	0.0961
Total	0.2184	0.1047	0.1905

3. Projected Student Enrollment

Projected student enrollment was determined by multiplying the SGRs in Table 3 by the number of Projected Units as shown in Table 2. A total of 393 students are estimated to be generated from Projected Units. The projected student enrollment is summarized by school level in Table 4.

TABLE 4
Projected Student Enrollment by School Level

School Level	Total Projected Students
Elementary School	203
Middle and High School	189
TOTAL	392

⁴ 2023 American Community Survey 5-Year Estimates; DP04-Selected Housing

APPENDIX D

STUDENT GENERATION RATES

Student Generation Rates (“SGRs”) used in this Study are based on student enrollment address information from the School District, as of October 2024.

The student enrollment address information was matched to the address (situs) information from the property characteristic/GIS data. The number of students matched was then queried by school level and residential category. Students could not be matched if they were inter-district or if they did not have a valid physical address (e.g. only P.O. Box was listed). Mobile homes are not considered in the SGR determination and therefore have been omitted. The determination of the SGRs is summarized in Tables D-1 through D-4.

TABLE D-1
Student Generation Rates

School Level	SFD Units	SFA Units	MF Units
Elementary School	0.1134	0.0577	0.0944
Middle and High School	0.1050	0.0470	0.0961
Total	0.2184	0.1047	0.1905

TABLE D-2
Single Family Detached (SFD) Student Generation Rates

School Level	Students Matched	SFD Units ¹	SGR by School Level
Elementary School	4,309	37,991	0.1134
Middle and High School	3,990	37,991	0.1050
Total	8,299	NA	0.2184

¹ 2023 American Community Survey 5-Year Estimates; DP04 – Selected Housing

TABLE D-3
Single Family Attached (SFA) Student Generation Rates

School Level	Students Matched	SFA Units ¹	SGR by School Level
Elementary School	681	11,797	0.0577
Middle and High School	554	11,797	0.0470
Total	1,235	NA	0.1047

¹ 2023 American Community Survey 5-Year Estimates; DP04 – Selected Housing

TABLE D-4
Multi-Family (MF) Student Generation Rates

School Level	Students Matched	MF Units ¹	SGR by School Level
Elementary School	3,472	36,782	0.0944
Middle and High School	3,536	36,782	0.0961
Total	7,008	NA	0.1905

¹ 2023 American Community Survey 5-Year Estimates; DP04 – Selected Housing

Brandon Whalen-Castellanos

From: HALLIGAN, MICHELLE <MICHELLE.HALLIGAN@costamesaca.gov>
Sent: Thursday, February 19, 2026 2:40 PM
To: Gabe Romero; Brandon Whalen-Castellanos
Subject: FW: Parks & Rec Information Request for Neighborhoods Where We All Belong EIR
Attachments: 2018 DRAFT parks master plan facilities table.pdf

Hi Gabe and Brandon,

Please see the responses below from the Parks and Community Services Director. The information Brian provided about Norma Hertzog Community Center is intended as an update to the attached table (from a draft master plan that was not adopted).



Michelle Halligan

Senior Planner

Economic and Development Services Department

77 Fair Drive 2nd Floor | Costa Mesa | CA 92626 | (714) 754-5608

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TESSA
TOTALLY ELECTRONIC SELF SERVICE APPLICATION

From: GRUNER, BRIAN <BRIAN.GRUNER@costamesaca.gov>
Sent: Thursday, February 19, 2026 2:27 PM
To: HALLIGAN, MICHELLE <MICHELLE.HALLIGAN@costamesaca.gov>
Cc: CURLEY, CAITLYN <CAITLYN.CURLEY@costamesaca.gov>; DALTON, KELLY M. <KELLY.DALTON@costamesaca.gov>; FAUTUA, LAURA <LAURA.FAUTUA@COSTAMESACA.GOV>
Subject: RE: Parks & Rec Information Request for Neighborhoods Where We All Belong EIR

Hi Michelle,

Please see my responses in red below. Let me know if you have any questions.

Thanks,



Brian Gruner

Parks and Community Services Director
City of Costa Mesa | Parks & Community Services
(714) 754-5065
77 Fair Drive | Costa Mesa | CA 92627



PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING THIS EMAIL. THANK YOU!

From: HALLIGAN, MICHELLE <MICHELLE.HALLIGAN@costamesaca.gov>
Sent: Wednesday, February 11, 2026 1:55 PM
To: GRUNER, BRIAN <BRIAN.GRUNER@costamesaca.gov>
Cc: CURLEY, CAITLYN <CAITLYN.CURLEY@costamesaca.gov>; DALTON, KELLY M. <KELLY.DALTON@costamesaca.gov>; FAUTUA, LAURA <LAURA.FAUTUA@COSTAMESACA.GOV>
Subject: RE: Parks & Rec Information Request for Neighborhoods Where We All Belong EIR

Hi Brian,

Thank you for the information provided so far and for meeting with me the other week. Here is some detailed information to assist you with responding to the Environmental Impact Report questionnaire for Neighborhoods Where We All Belong.

Neighborhoods Where We All Belong EIR* Buildout

- Studying development potential of 1,079 parcels (Housing Element and Measure K)* encompassing 1,353 acres
- 21,522 new residential units (assumed to be 20 to 90 units per acre, with the highest intensities proposed north of the 405)
- Almost 56,000 population increase (assuming 2.6 residents per unit, which is consistent with other Costa Mesa studies at this time)
- 10,630,361 new square feet of non-residential development (via draft mixed-use overlay on non-Housing Element Measure K sites)

*The NWWAB EIR studies potential impacts of development potential on Measure K sites, including all Housing Element sites except the Fairview Developmental Center site because that site is being planned via a separate specific plan and EIR. The number of units, population, commercial SF, and employees shown in this email do not include those generated in the proposed FDC Specific Plan.

For question 1, they are looking for more information about each facility. Can you provide any additions to the attached table of facilities in the draft Master Plan from 2018? Even though it was not adopted, that table has the information the City's consultant is looking for—they just need to know of any changes since the data is from 2018. See the attached file. **The chart is correct except for the last facility called Neighborhood Community Center. That building was torn down and replaced with the new library. We gained the Norma Hertzog Community Center (NHCC) which does not have a tot-lot and only has 2 meeting rooms.**

6	Neighborhood Community Center	Recreation Facility	1845 Park Avenue			
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For question 2, thank you for that response. Assuming the City's population is 110,000 residents, what is the City's estimated current ratio of parkland per 1,000 residents? We talked a bit about this in our meeting and at that time we weren't sure if the County's facilities within Costa Mesa would count. Thinking more about it, definitely include the acreage of regional parks and any other county parks that are within Costa Mesa's City Limits that you are aware of.

Talbert Regional Park is located within our boundary, is owned and managed by the County of Orange, and is 180 acres. The ratio according to the City's General Plan should be 4.26 acres for every 1,000 residents so we should have about 470 acres of open parkland. If we do not include Talbert Regional Park, we would be about 50 acres short at 415 acres; however, if we do include it, then we are at 595 acres and exceeding the recommended amount.

Question 3, understood. Thank you.

For question 4, one of the things we talked about in the meeting was how the City doesn't have any public parkland or community centers north of the 405. Do you think the City will need another community center with a pool north of the 405 as well as south of the 405? Please remind me when you believe the City may begin working on a new Parks and Community Services Master Plan. **I don't think we need two pools. I think one pool and a community center located east of the Fairview Development Center is sufficient to provide services to both areas. Field space for baseball, softball, football, pickleball will be needed as well. We are requesting funding to go out to bid for a new Park and Open Space Master Plan. Funding will determine when the project starts which we will know in June 2026.**

Thanks again for your input!



Michelle Halligan

Senior Planner

Economic and Development Services Department

77 Fair Drive 2nd Floor | Costa Mesa | CA 92626 | (714) 754-5608

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TESSA
TOTALLY ELECTRONIC SELF SERVICE APPLICATION

From: GRUNER, BRIAN <BRIAN.GRUNER@costamesaca.gov>

Sent: Thursday, January 29, 2026 1:57 PM

To: HALLIGAN, MICHELLE <MICHELLE.HALLIGAN@costamesaca.gov>

Cc: CURLEY, CAITLYN <CAITLYN.CURLEY@costamesaca.gov>; DALTON, KELLY M. <KELLY.DALTON@costamesaca.gov>;

FAUTUA, LAURA <LAURA.FAUTUA@COSTAMESACA.GOV>; DACEY, MELINDA <Melinda.Dacey@costamesaca.gov>;

MCGILL, ANNA <Anna.McGill@costamesaca.gov>

Subject: RE: Parks & Rec Information Request for Neighborhoods Where We All Belong EIR

Hi Michelle,

For our meeting I compiled the following information:

Question 1:

Current list of open parks in Costa Mesa.

- 1) Balearic Park- 1975 Balearic Dr.
- 2) Brentwood Park- 265 E. Brentwood Pl.
- 3) Canyon Park- 970 Arbor St. 6

- 4) Del Mesa Park- 2080 Manistee Dr. 6
- 5) Estancia Park- 1900 Adams Ave
- 6) Shalimar Park- 782 Shalimar Dr.
- 7) Fairview Park- 2525 Placentia Ave
- 8) Shiffer Park- 3143 Bear St.
- 9) Gisler Park- 1250 Gisler St.
- 10) Smallwood Park- 1646 Corsica Pl.
- 11) Harper Park- 425 E. 18th St.
- 12) Suburbia Park- 3302 Alabama Cir.
- 13) Heller Park- 257 E. 16th St.
- 14) Tanager Park- 1780 Hummingbird Dr.
- 15) Jordan Park- 2141 Tustin Ave
- 16) Tewinkle Park- 970 Arlington Dr.
- 17) Neth Park- 77 Fair Drive
- 18) Ketchum-Libolt Park- 2150 Maple St.
- 19) Vista Park- 1200 Victoria St.
- 20) Paularino Park- 1040 Paularino Ave
- 21) Lindbergh Park- 220 E. 23rd St.
- 22) Wakeham Park- 3400 Smalley St.
- 23) Perez Park- 308 University Dr
- 24) Lions Park- 570 W. 18th St.
- 25) Wilson Park- 360 W. Wilson St.
- 26) Marina View Park- 1035 W. 19th St.
- 27) Wimbledon Park- 3440 Wimbledon Way
- 28) Pinkley Park- 360 E. Ogle St.
- 29) Mesa Verde Park- 1795 Samar Dr.
- 30) Bark Park- 970 Arlington Dr.
- 31) Moon Park- 3377 California St.

The Parks & Community Services Department operates three Community Centers: [Balearic Community Center](#), [Downtown Recreation Center](#) and [Norma Hertzog Community Center](#) (includes the Adams Room at the Donald Dungan Library). Which allows residents and guest to enjoy a variety of activities such as room rentals, teen center, aquatics programs, and open gymnasium activities. In addition, the department runs [The Costa Mesa Senior Center](#). The center is open Monday through Friday, 8:00 a.m. to 4:00 p.m. Seniors can enjoy social, recreational, and lifelong learning programs designed to encourage a healthy and active lifestyle.

The City of Costa Mesa also manages the operating agreement for [The Costa Mesa Tennis Center](#) and [The Costa Mesa Country Club](#) is a municipal golf course with two beautiful 18-hole golf courses, a pro shop, coffee shop, banquet facility and driving range. You can view the city's 2014 performance review on the golf course [here](#).

Question 2:

The City's goal is to attain and maintain a park standard of 4.26 acres of parkland for every 1,000 residents. Pursuant to State law (State Government Code Section 66477), the City may collect up to 3.0 acres of parkland or in-lieu fees from new residential subdivisions for every 1,000 residents. Accordingly, the City adopted a Local Park Ordinance to implement its park and recreational land dedication requirements (Title 13, Chapter XI, Article 5 – Park and Recreation Dedications). However, to reach the

goal of 4.26 acres per 1,000 residents, the City must pursue alternative funding sources for the additional park acreage and/or park improvements that exceed the State standard.

Question 3:

No, the existing parks/recreation infrastructure is not sufficient to meet demand of the proposed project.

Question 4:

Additional amenities particularly open space parks will be needed to provide enough park for outdoor programs and activities such as soccer, flag football, lacrosse, pickleball and baseball. Additionally a community center/recreational facility with a pool, workout room and gymnasium is also needed.

Please let me know if you have any questions.

Thanks,



Brian Gruner

Parks and Community Services Director
City of Costa Mesa | Parks & Community Services
(714) 754-5065
77 Fair Drive | Costa Mesa | CA 92627



PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING THIS EMAIL. THANK YOU!

From: HALLIGAN, MICHELLE <MICHELLE.HALLIGAN@costamesaca.gov>

Sent: Tuesday, January 27, 2026 3:31 PM

To: GRUNER, BRIAN <BRIAN.GRUNER@costamesaca.gov>

Cc: Neighborhoods <Neighborhoods@costamesaca.gov>; CURLEY, CAITLYN <CAITLYN.CURLEY@costamesaca.gov>; DALTON, KELLY M. <KELLY.DALTON@costamesaca.gov>; FAUTUA, LAURA <LAURA.FAUTUA@COSTAMESACA.GOV>; DACEY, MELINDA <Melinda.Dacey@costamesaca.gov>; MCGILL, ANNA <Anna.Mcgill@costamesaca.gov>

Subject: RE: Parks & Rec Information Request for Neighborhoods Where We All Belong EIR

Hi Brian,

Just checking in to see if you or other PCS staff have had time to review the attached questionnaire and collect information for the City's Neighborhoods Where We All Belong (Housing Element and Measure K rezoning) Environmental Impact Report. The proposed upzoning could result in more than 21,000 new homes in Costa Mesa. Are you available this Thursday from 1 to 2 or 3:30 to 4:30 to have a Teams meeting about this effort?



Michelle Halligan

Senior Planner
Economic and Development Services Department
77 Fair Drive 2nd Floor | Costa Mesa | CA 92626 | (714) 754-5608

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TESSA
TOTALLY ELECTRONIC SELF SERVICE APPLICATION

From: HALLIGAN, MICHELLE

Sent: Tuesday, January 20, 2026 3:33 PM

To: 'Brandon Whalen-Castellanos' <bwhalencastellanos@dudek.com>; GRUNER, BRIAN <BRIAN.GRUNER@costamesaca.gov>

Cc: Neighborhoods <Neighborhoods@costamesaca.gov>; CURLEY, CAITLYN <Caitlyn.Curley@costamesaca.gov>; Kristin Starbird <kstarbird@dudek.com>; Gabe Romero <gromero@dudek.com>; DALTON, KELLY M. <KELLY.DALTON@costamesaca.gov>; FAUTUA, LAURA <LAURA.FAUTUA@COSTAMESACA.GOV>

Subject: RE: Parks & Rec Information Request for Neighborhoods Where We All Belong EIR

Hi Brian,

I want to assure you that the email below and the attached questionnaire is authentic and was sent on behalf of my department. Not a phishing attempt! Dudek is the City's consultant for Neighborhoods Where We All Belong (Housing Element and Measure K rezoning). The questionnaire is part of the draft Environmental Impact Report (EIR) process. The draft EIR will study the potential impact of increasing the residential development capacity in the City by over 21,000 dwelling units and over by the year 2056. I'm happy to meet with anyone on your team who can assist in explaining how Parks and Community Services plans/projects facility needs to address population and housing growth.



Michelle Halligan

Senior Planner

Economic and Development Services Department

77 Fair Drive 2nd Floor | Costa Mesa | CA 92626 | (714) 754-5608

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TESSA
TOTALLY ELECTRONIC SELF SERVICE APPLICATION

From: Brandon Whalen-Castellanos <bwhalencastellanos@dudek.com>

Sent: Friday, January 16, 2026 3:54 PM

To: GRUNER, BRIAN <BRIAN.GRUNER@costamesaca.gov>

Cc: HALLIGAN, MICHELLE <MICHELLE.HALLIGAN@costamesaca.gov>; Neighborhoods <Neighborhoods@costamesaca.gov>; CURLEY, CAITLYN <CAITLYN.CURLEY@costamesaca.gov>; Kristin Starbird <kstarbird@dudek.com>; Gabe Romero <gromero@dudek.com>; DALTON, KELLY M. <KELLY.DALTON@costamesaca.gov>; FAUTUA, LAURA <LAURA.FAUTUA@COSTAMESACA.GOV>

Subject: Parks & Rec Information Request for Neighborhoods Where We All Belong EIR

Hello,

On behalf of the City of Costa Mesa's Economic and Development Services Department, Dudek is preparing a Draft Program Environmental Impact Report (EIR) for the Neighborhoods Where We All Belong Zoning Updates and Housing Element Implementation (Project) pursuant to the California Environmental Quality Act (CEQA). Attached is a letter with a list of questions to assist us with our analysis of public services in Costa Mesa. Please respond to the questions in the attached letter by **Friday, January 30, 2026**, as this information is time sensitive.

If you have any questions, please feel free to contact us or Michelle Halligan, Senior Planner, at 714-754-5608 or neighborhoods@costamesaca.gov. To learn more about the project, please visit the website at www.costamesaneighborhoods.com.

Thank you,
-Brandon

Brandon Whalen-Castellanos, AICP
Environmental Planner

DUDEK

O: 626 204 9811

dudek.com



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Exhibit 2.3-2: Costa Mesa Existing Park and Facility Inventory Matrix

CITY OF COSTA MESA				Parkland Acreage	PARK FACILITIES																		SPORTS FACILITIES																
EXISTING CITY PARK & RECREATION FACILITIES					Amphitheater	Barbeques	Bike Rack	Community Building	Community Garden Plots (15'x15')	Dog Park	Drinking Fountain	Exercise Stations	Gymnasium	Kitchen	Multi purpose Rooms	Parking	Playground / Tot Lot	Picnic Shelters / Gazebos	Picnic Tables	Restroom	Swimming Pool	Trail / Paseo Linkage	** Model Trains	** Model Planes	Baseball Field (Youth)	Baseball Field (T-ball)	Basketball (Indoor - In Gymnasium)	Basketball (Outdoor) (Full, Half)	Concession Building	Golf Course	Handball Courts (3-Wall)	Multi-Purpose Field	Softball Field	Skate Park	Soccer Field	Tennis Court	Volleyball(G - Grass, S - Sand, A - Asphalt)		
KEY	CITY RECREATION FACILITIES	TYPE	LOCATION																																				
PARKS																																							
1	Balearic Park	Community Park	1975 Balearic Drive	10.06			1	1			1						19	2	3									2,0				2						1A	
2	Brentwood Park	Neighborhood Park	265 Brentwood Street	2.6													OS	1	2									1,0										1S	
3	Canyon Park	Community Park	950 Arbor Street	35.96		3											33	2	9			3										1							
4	Civic Center Park	Neighborhood Park	77 Fair Drive	2.5													LOS		1																				
5	Del Mar Community Garden	Special Use Park	170 Del Mar Street	0.77					60								30																						
6	Del Mesa Park	Neighborhood Park	2080 Mainstee Drive	2.47		1					1						OS	1	1	8	1							1,0										1S	
7	Estancia Park	Neighborhood Park	1900 Adams Avenue	9.03		1	1				1						48	1	7	1																			
8	Fairview Park	Special Use Park	2501 Placentia Avenue	210.04							2						103	1	18	1		7	1	1															
9	Gisler Park	Neighborhood Park	1250 Gisler Avenue	4.59		1					1						10	1		5																		1S	
10	Hamilton Community Garden	Special Use Park	523 Hamilton Street	0.45					42								LOS																						
11	Harper Park	Neighborhood Park	425 East 18th Street	1.06													LOS	1		2															2				
12	Heller Park	Neighborhood Park	257 East 16th Street	2.61							1						LOS	1	1	7	1																		
13	Jack Hammett Sports Complex	Special Use Park	2750 Fairview Road	18.50													171				1												6L						
14	Jordan Park	Neighborhood Park	2141 Tustin Avenue	2.48		1											OS	1		4																			
15	Ketchum-Libolt Park	Neighborhood Park	2150 Maple Street	0.34							1						LOS	1		3																			
16	Lindbergh Park	Neighborhood Park	220 East 23rd Street	2.00													LOS	1	2															2					
17	Lions Park	Community Park	570 West 18th Street	12.82			1	1									95	1		4	2	1			1L								1						
18	Marina View Park	Neighborhood Park	1035 West 19th Street	2.29		1					1						LOS	1	1	2																			
19	Mesa Verde Park	Neighborhood Park	1795 Samar Avenue	2.73		1											OS	1	1	3																			
20	Moon Park	Neighborhood Park	3337 California Street	1.67							1						9	2	3																				
21	Paularino Park	Neighborhood Park	1040 Paularino Avenue	2.23													LOS	1	1	3																			
22	Pinkley Park	Neighborhood Park	360 East Ogle Street	2.57		1					1						LOS	1		3																			
23	Shalimar Park	Neighborhood Park	782 Shalimar Park	0.18													LOA	1		2																			
24	Shiffer Park	Neighborhood Park	3143 Bear Street	7.09		2	1				1						21	2	1	7	1							1,0			1	1						1	
25	Smallwood Park	Neighborhood Park	1646 Corsica Place	3.39							1						OS	2		3	1							1,0						1					
26	Suburbia Park	Neighborhood Park	3302 Alabama Circle	0.53													LOS																						
27	Tanager Park	Neighborhood Park	1780 Hummingbird Drive	7.41							1						LOS	2		4								2,0				1						1S,1A	
28	TeWinkle Park	Community Park	970 Arlington Avenue	43.67	1	5	3			1	5						400	2	3	37	3				1L				1					3L	1				
29	Vista Park	Neighborhood Park	1200 Victoria Street	5.92		2					1						10	1		7	1													1					
30	Wakeham Park	Neighborhood Park	3400 Smalley Street	10.33		6					1						19	2	3	14	1							1,1					1					1S	
31	Wilson Park	Neighborhood Park	360 Wilson Street	3.61		2											LOS	1	1	6	1																	1S	
32	Wimbledon Park	Neighborhood Park	3440 Wimbledon Way	3.29							1	4					OS	2		9								0,1										2S	
COMMUNITY FACILITIES																																							
1	Balearic Community Center	Recreation Facility	1975 Balearic Drive												1	2	19				4																		
2	Costa Mesa Golf Course	Recreation Facility	1701 Golf Course Drive					1									2	2	350		4									2									
3	Costa Mesa Senior Center	Senior Rec. Center	695 West 19th Street										1	1	2	145																							
4	Costa Mesa Tennis Center	Recreation Facility	970 Arlington Avenue			1					1						78			4	1																	12L	
5	Downtown Recreation Center	Recreation Facility	2000 Main St.									1	1	3	95				2	2	1						1												
6	Neighborhood Community Center	Recreation Facility	1845 Park Avenue												1	6	114				1																		
TOTALS FOR CITY PARKS AND FACILITIES				415.19																																			

DEFINITIONS

L = Lighted
 OS=On Street (Parking)
 LOS=Limited On Street (Parking)
 *Otherwise defined by column



DYLAN WRIGHT
DIRECTOR
OC COMMUNITY RESOURCES

CYMANTHA ATKINSON
ASSISTANT DIRECTOR
OC COMMUNITY RESOURCES

JOANNE VEEDOR
DIRECTOR
ADMINISTRATIVE SERVICES

MONICA SCHMIDT
DIRECTOR
OC ANIMAL CARE

JULIA BIDWELL
DIRECTOR
OC HOUSING & COMMUNITY
DEVELOPMENT

RENEE RAMIREZ
DIRECTOR
OC COMMUNITY SERVICES

PAM PASSOW
DIRECTOR
OC PARKS

JULIE QUILLMAN
COUNTY LIBRARIAN
OC PUBLIC LIBRARIES

Community Resources

Mr. Gabe Romero, Environmental Planner
Dudek
225 South Lake Avenue
Suite M210
Pasadena, CA 91101

Library Services Questions:

1. *Please provide a summary of existing staffing, collection(s), and community services available at OCPL library branches that serve the City of Costa Mesa.*

Existing Staffing, Collections, and Community Services:

- **Donald Dungan Library (DD):**
 - 13 staff members
 - Collection: 67,312 items
- **Mesa Verde Library (MV):**
 - 10 staff members
 - Collection: 42,571 items

Examples of items available at both branches:

Library of Things: Blood pressure monitor kits, games/puzzles, Stargazing Kit, hotspots, tools, CD/cassette players, musical instruments (guitars, drum machines, keyboards, bongos), kitchen tools (blenders, food dehydrator), outdoor/beach games.

Community Programs: Weekly storytimes, tech help for devices, art classes, bingo, crochet classes, monthly book clubs, author events.

2. *Are there established library performance standards or objectives for maintaining acceptable service ratios? If so, please describe these metrics below.*

Library Performance Standards

- Number of library cards issued
 - Door count (attendance)
 - Circulation (physical and digital)
 - Internet usage (public computer sessions and Wi-Fi)
3. Would development of the proposed project result in the need for new facilities and/or physically altered facilities in order to maintain acceptable performance objectives or service ratios?

Facilities Needs

- Remodel of **Mesa Verde Library (MV)** recommended.



1501 E. ST. ANDREW PLACE
SANTA ANA, CA 92705-4930
PHONE: 714.566.3000

- Focus: ADA compliance and modernization to maintain and improve service standards.

If new facilities are required, please describe what facilities are required and whether such facilities are already planned and/or approved.

- While no new facilities are currently required, consideration should be given to upgrading the existing 1965 city-built and owned facility (~6,450 sq. ft.). At present, there are no plans for this on the OCPL side, as per the Library Advisory Board, cities are responsible for constructing library buildings while OCPL operates and staffs them.
- OCPL would be open to discussion and partner with the City on a future plan and, following best practices, purchase all new furniture, fixtures, (FFE) shelving, and equipment, as well as pursue federal E-rate funding to support information technology upgrades.

4. Would development of the proposed project result in the need for new staffing, supplies, or other equipment to maintain acceptable service ratios or other performance objectives?

- This would be dependent on scope of MV remodel. If using the same footprint no new staffing would be anticipated. OCPL would expect to upgrade FFE.
- Anticipated needs if expanded:
 - Incremental staffing increases
 - Additional technology resources (computers, Wi-Fi/access points, assistive tech)
 - Updated furnishings and fixtures for accessible spaces
 - Adjustments to Library of Things inventory

Sincerely,

DocuSigned by:

Julie Quillman

458DE44FE7524EC...

Julie Quillman, County Librarian



Outlook

FW: NWWAB data for Fire (CEQA questionnaire)**From:** HALLIGAN, MICHELLE <MICHELLE.HALLIGAN@costamesaca.gov>**Date:** Mon 5/4/2026 3:24 PM**To:** Brandon Whalen-Castellanos <bwhalencastellanos@dudek.com>; Gabe Romero <gromero@dudek.com>**From:** BOHR, RYAN <RYAN.BOHR@costamesaca.gov>**Sent:** Tuesday, April 14, 2026 8:42 AM**To:** HALLIGAN, MICHELLE <MICHELLE.HALLIGAN@costamesaca.gov>; JOHNSON, NIKKI <NIKKI.JOHNSON@costamesaca.gov>**Subject:** RE: NWWAB data for Fire (CEQA questionnaire)

Dear Mr. Romero,

Thank you for your request for fire and emergency medical services information regarding the Neighborhoods Where We All Belong Zoning Updates and Housing Element Implementation Draft Program Environmental Impact Report. As described in your letter, the proposed project is a citywide zoning and housing implementation effort that studies full buildout capacity of approximately 21,522 dwelling units together with substantial additional non-residential development within the planning area.

Costa Mesa Fire & Rescue has reviewed the request and provides the following responses based on the programmatic and cumulative nature of the proposal.

1. Please provide a list of all CMFRD stations that serve the City, and a summary of existing staffing and equipment at each station. Please also describe the CMFRD's role/staffing requirements as they relate to paramedic and/or emergency medical services.

Costa Mesa Fire & Rescue staffs six fire stations, 24 hours per day, 7 days per week, serving the City of Costa Mesa. The station locations are as follows:

1. Fire Station 1 – 1570 Adams Avenue, Costa Mesa, CA 92626
2. Fire Station 2 – 800 Baker Street, Costa Mesa, CA 92626
3. Fire Station 3 – 1865 Park Avenue, Costa Mesa, CA 92627
4. Fire Station 4 – 2300 Placentia Avenue, Costa Mesa, CA 92626
5. Fire Station 5 – 2450 Vanguard Way, Costa Mesa, CA 92626
6. Fire Station 6 – 3350 Sakioka Drive, Costa Mesa, CA 92626

Each station is a single-company station. Costa Mesa Fire & Rescue is an all-hazards department and provides fire suppression, rescue, emergency medical response, and ambulance transport services throughout the City.

2. Are there established performance standards/objectives for maintaining acceptable service ratios or response times?

Costa Mesa Fire & Rescue evaluates service delivery using deployment, staffing, unit availability, and response performance considerations typical of an all-hazards fire and emergency medical response system. The Department's adopted service times should be referenced from the City's annual report.

3. Are existing facilities sufficient to provide fire and emergency medical services to the proposed project? If not, please see Question #4.

No. The existing facilities are not sufficient to provide fire and emergency medical services at full buildout under the proposed plan.

That said, because this is a citywide, incremental buildout program rather than a single-site project, Costa Mesa Fire & Rescue does not view any one individual development as necessarily creating a stand-alone need for a new station, apparatus, or staffing expansion by itself. A single project permitted under this plan may not independently qualify as the sole trigger for a discrete fire service expansion.

However, the proposal as a whole contemplates a substantial increase in development capacity, population, activity, and associated service demand over time. In that respect, while existing facilities may continue to serve individual projects as they come online, the cumulative implementation of the overall plan will create a significant long-term impact on fire suppression, rescue, emergency medical response, prevention, inspection, and community risk reduction demands citywide.

Accordingly, when the project is viewed at full buildout and on a cumulative citywide basis, the existing facilities are not sufficient to serve the proposed level of demand.

4. Would development of the proposed project result in the need for new facilities and/or physically altered facilities in order to maintain acceptable service ratios, response times, or other performance objectives of the CMFRD?

Yes. At full buildout, development of the proposed project will require new facilities and/or physically altered facilities in order to maintain acceptable service ratios, response times, and operational performance objectives.

That said, because the project is incremental in nature, such needs may not be directly attributable to any one discrete development application. Rather, the impact arises from the aggregate addition of new residential units, associated population growth, and increased commercial and mixed-use intensity across the City, which collectively place additional long-term demand on the emergency response system.

From a program-level perspective, Costa Mesa Fire & Rescue believes the cumulative buildout contemplated under the plan will require future capital expansion, relocation, replacement, modification, or enhancement of fire service facilities and infrastructure in order to maintain acceptable service capacity

and operational effectiveness over time.

Accordingly, as development proceeds toward full buildout, the project will require new and/or physically altered fire service facilities in order to maintain acceptable service levels and operational performance.

a. If new facilities are required, please describe what facilities are required and whether such facilities are already planned and/or approved.

At this time, Costa Mesa Fire & Rescue is not identifying a specific new station or physical alteration that is already planned or approved solely as a result of the proposed project. The nature, location, and timing of any future facility need would depend on actual development patterns, call demand, service analysis, and future City capital planning.

5. Would development of the proposed project result in the need for new staff or equipment in order to maintain acceptable service ratios, response times, or other performance objectives of the CMFRD?

Yes. The cumulative buildout of the proposed plan will require additional staff, apparatus, equipment, technology, and related resources in order to maintain acceptable service ratios, response times, and operational performance over time.

That said, because this proposal functions as a long-range incremental land use program, an individual development would not necessarily trigger a specific staffing or equipment increase on its own. Instead, the overall growth represented by the plan will create cumulative demand that the City will need to address through phased funding, capital planning, operational analysis, and future budget decisions.

Costa Mesa Fire & Rescue therefore recommends consideration of a proportional development impact fee, such as a per-square-foot development impact fee or similar capital funding mechanism, so that individual projects contribute toward their fair share of the cumulative capital impact on fire service infrastructure as buildout occurs over time.

At the same time, development impact fees generally address capital and facility-related impacts and are not, by themselves, an ongoing funding source for recurring operational expenses. As such, the City would need to determine the appropriate separate funding mechanism or mechanisms for ongoing and recurring costs associated with long-term service expansion, including staffing, operations, training, maintenance, and replacement cycles.

Accordingly, as development proceeds and cumulative demand increases, the project will require additional staff and equipment to maintain acceptable service ratios, response times, and overall system performance.

a. If new staff or equipment are required, please provide us with estimates for the number of additional staff and/or the type(s) of new equipment that would be required.

At this time, Costa Mesa Fire & Rescue is not identifying a project-specific estimate for additional staff or equipment solely attributable to any one development under the proposed program. The extent and timing of those needs will depend on the pace, scale, and geographic distribution of actual development, together with future operational analysis and City funding decisions.

In summary, Costa Mesa Fire & Rescue does not view this as a circumstance in which each individual project necessarily triggers a separate fire service expansion. Rather, the concern is that the cumulative implementation of the overall program would, over time, create a sizeable and significant impact on the City's emergency response system, and that the City should plan both capital and operational funding strategies accordingly.

We hope this information is helpful as you prepare the Draft Program EIR. Please let us know if additional clarification would be helpful.

Sincerely,



RYAN BOHR

Fire Marshal - Assistant Fire Chief
Costa Mesa Fire & Rescue
77 Fair Drive | Costa Mesa | CA 92626
ryan.bohr@costamesaca.gov
714-754-5049

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Please note, City Hall is closed every other Friday

[Name]

[Title]

Costa Mesa Fire & Rescue

From: HALLIGAN, MICHELLE <MICHELLE.HALLIGAN@costamesaca.gov>

Sent: Monday, April 13, 2026 4:16 PM

To: BOHR, RYAN <RYAN.BOHR@costamesaca.gov>; JOHNSON, NIKKI <NIKKI.JOHNSON@costamesaca.gov>

Subject: RE: NWWAB data for Fire (CEQA questionnaire)

Good Afternoon, Checking in on the progress in responding to the attached Fire & Rescue services and facilities questionnaire for the Neighborhoods Where We All Belong (NWWAB) Environmental Impact Report (EIR). Adding Nikki in case she has capacity to help respond.

Please see the attached questionnaire as well as my email from Feb. 11, 2026, below, about the year 2056 buildout being studied. A reminder that the NWWAB EIR is studying the potential residential and mixed-use buildout of Measure K sites (including Housing Element sites). It does not include the Fairview Developmental Center Specific Plan site. NWWAB and FDCSP are separate projects with separate EIRs.



Michelle Halligan
Senior Planner
Economic and Development Services Department
77 Fair Drive 2nd Floor | Costa Mesa | CA 92626 | (714) 754-5608

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TESSA
TRUSTEES ELECTRONIC SELF-SERVICE APPLICATION

From: HALLIGAN, MICHELLE
Sent: Monday, March 30, 2026 2:47 PM
To: BOHR, RYAN <RYAN.BOHR@costamesaca.gov>
Subject: RE: NWWAB data for Fire (CEQA questionnaire)

Just checking on this request for Fire & Rescue services/facilities information for the Neighborhoods Where We All Belong EIR. As a reminder, this EIR is studying potential housing and mixed-use growth on Measure K sites (including Housing Element sites). It excludes the FDC site because that is going through a separate planning and CEQA process.

Michelle x5608

From: HALLIGAN, MICHELLE
Sent: Thursday, March 12, 2026 5:15 PM
To: BOHR, RYAN <RYAN.BOHR@costamesaca.gov>
Subject: RE: NWWAB data for Fire (CEQA questionnaire)

Hi Ryan, Please send the response to the attached letter early next week. Let me know if you have any questions. Happy to help work through this.



Michelle Halligan
Senior Planner
Economic and Development Services Department
77 Fair Drive 2nd Floor | Costa Mesa | CA 92626 | (714) 754-5608

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TESSA
TRUSTEES ELECTRONIC SELF-SERVICE APPLICATION

From: HALLIGAN, MICHELLE
Sent: Monday, February 23, 2026 5:14 PM
To: BOHR, RYAN <RYAN.BOHR@costamesaca.gov>
Subject: NWWAB data for Fire (CEQA questionnaire)

Hi Ryan,

This is a reminder about the Neighborhoods Where We All Belong EIR request for Fire information. The request letter attached, as well as some notes from the meeting with Chief Pyle.

The NWWAB buildout is looking at Housing Element sites and Measure K sites, except it does not include the Fairview Developmental Center Specific Plan. There is a separate EIR just for the Fairview Developmental Center.



Michelle Halligan
Senior Planner
Economic and Development Services Department
77 Fair Drive 2nd Floor | Costa Mesa | CA 92626 | (714) 754-5608

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From: HALLIGAN, MICHELLE

Sent: Wednesday, February 11, 2026 1:03 PM

To: BOHR, RYAN <RYAN.BOHR@costamesaca.gov>

Subject: NWWAB data for Fire (CEQA questionnaire)

Hi Ryan,

Here is some information to assist you with responding to the Environmental Impact Report questionnaire for Neighborhoods Where We All Belong.

Neighborhoods Where We All Belong EIR* Buildout

- Studying development potential of 1,079 parcels (Housing Element and Measure K)* encompassing 1,353 acres
- 21,522 new residential units (assumed to be 20 to 90 units per acre, with the highest intensity north of the 405)
- 55,957 population increase (assuming 2.6 residents per unit, which is consistent with other Costa Mesa studies at this time)
- 10,630,361 new square feet of non-residential development (via draft mixed-use overlay on non-Housing Element Measure K sites)
- Buildout generally assumes non-residential development will be comprised of:

FUTURE ALLOCATION - 2/6/26						
SCAG/UrbanFootprint Land Use	Description	Current Allocation	Future Allocation	Future Total Bldg SF	Factor (SF/employee)	# Employees
Retail_All(Mixed)-no hotel	All retail categories minus accommodation	65.0%	48.0%	5,102,573	675	7,559
Retail_Entertainment	Entertainment only	4.0%	20.0%	2,126,072	900	2,362
Retail_Accommodation	Accommodation only	5.5%	6.0%	637,822	1875	340
Office_All(Mixed)	All office categories	20.0%	16.0%	1,700,858	631	2,694
Office_Medical	Medical only	1.0%	5.0%	531,518	725	733
Office_Administration	Admin only (for religious facilities)	4.0%	4.0%	425,214	620	686
Office_Education	Education only (for preschools/daycares)	0.5%	1.0%	106,304	900	118
Total		100.0%	100.0%	10,630,361		14,493

*The NWWAB EIR studies potential impacts of development potential on Measure K sites, including all Housing Element sites except the Fairview Developmental Center site because that site is being planned via a separate specific plan and EIR. The number of units, population, commercial SF, and employees shown in this email do not include those generated in the proposed FDC Specific Plan.



Michelle Halligan

Senior Planner

Economic and Development Services Department

77 Fair Drive 2nd Floor | Costa Mesa | CA 92626 | (714) 754-5608

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