
Appendix A-2

Notice of Preparation Comment Letters

DEPARTMENT OF TRANSPORTATION

DISTRICT 12

1750 EAST 4TH STREET, SUITE 100

SANTA ANA, CA 92705

PHONE (657) 328-6000

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www.do.ca.gov/caltrans-near-me/district12*Making Conservation
California Way of Life.*

December 15, 2025

Michelle Halligan, Senior Planner
Economic and Development Services
77 Fair Drive
Costa Mesa, CA 92625

File: IGR/CEQA
SCH: 2025110783
LDR LOG #2025-02814
I-405; SR-55; SR-73

Dear Ms. Halligan,

Thank you for including the California Department of Transportation (Caltrans) in the review of Notice of Preparation of a Draft Environmental Impact Report and Public Scoping Meeting for the Neighborhoods Where We All Belong Zoning Updates and Housing Element Implementation in the City of Costa Mesa. 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 proposed project implements the rezoning of select sites across the City. Given the citywide nature of the project, the location of identified parcels is collectively defined as the “Planning Area.” Moreover, the Planning Area is comprised of all Measure K sites, which include Housing Element sites and non-Housing Element sites, or sites that were not included in the City’s Housing Element but were identified under Measure K. Regional access to the sites is from I-405, SR-55, SR-73.

The mission of Caltrans is Improving lives and communities through transportation. Caltrans is a commenting agency on this project and has the following comments:

1. Caltrans recognizes there is a strong link between transportation and land use. Development can have a significant impact on traffic and

congestion on State transportation facilities. In particular, the pattern of land use can affect both local vehicle miles traveled and the number of trips. Caltrans supports collaboration with local agencies to work towards a safe, functional, interconnected, multi-modal transportation network integrated through applicable “smart growth” type land use planning and policies.

2. With the increase in residential units near commercial land ~~uses~~ [use](#), there is an opportunity to reduce short car trips and replace them with walking and bicycling trips. Consider complete streets designs for the streets surrounding the project area.
3. New residential land use provides an opportunity to encourage a variety of travel choices. Please consider opportunities to increase active transportation and transit use through active transportation infrastructure to/from the project site (such as Complete Streets designs) and wayfinding directional signage to transit stops within the project vicinity and local roadways to encourage non-motorized modes and transit use. This may include safety measures such as physically separated sidewalks and bike lanes, pedestrian-oriented LED lighting, high-visibility continental crosswalk striping, raised crosswalks, refuge islands, wayfinding signage, and safe connections to existing and proposed bicycle facilities.
4. Caltrans supports the design of Complete Streets that include high-quality pedestrian, bicycle, and transit facilities that are safe and comfortable for users of all ages and abilities. Improvements may include providing secure bicycle parking, pedestrian-oriented LED lighting, wayfinding signage, and comfortable connections to nearby active transportation and/or transit facilities. Complete Streets improvements also promote regional connectivity, improve air quality, reduce congestion, promote improved first-/last-mile connections, and increase safety for all modes of transportation.
5. Caltrans encourages the City to continue coordination with the Orange County Transportation Authority (OCTA) for opportunities to enhance multimodal transit strategies.

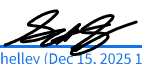
6. OCTA developed the Orange County Transportation Demand Management Plan (TDM), which outlines strategies to promote multimodal travel and reduce single-occupancy vehicle trips countywide. Caltrans encourages continued coordination with OCTA to align TDM strategies with development, particularly around Housing Element Opportunity Sites and Measure K sites.
7. Please include a discussion/make a reference to Costa Mesa's Circulation Element, specifically Goal C-4, which promotes Transportation Demand Management, transit, and overall transportation efficiency which includes policies that support and enhance transit mobility.
8. Caltrans encourages the City to look at transit mobility opportunities to connect current/existing bus services to nearby John Wayne Airport.
9. Please consider the following for Freight/Good movement where it can be applied/implemented":
 - a) Consider delivery areas to be clearly marked so delivery drivers are easily seen by either on-street traffic or delivery yard employees, other truck drivers, or warehouse operations (such as forklifts). Loading docks and parking spots should be Well-lit to improve safety.
 - b) Identify potential conflict areas with environmental justice communities. Pricing strategies to incentivize and encourage greater use of ZEV trucks can reduce emissions for surrounding communities. Caltrans encourages coordination with local/regional Travel Demand Manager to ensure workers can travel to warehouse/distribution center without needing personal vehicles to reduce air pollution and roadway congestion
 - c) Consider dedicated truck routes to decrease truck impacts to the local community. Incident Response Plans can keep critical entrances open for emergency personnel. Plans should also include alternative local roads and highways, so roadways do not become congested during an emergency.

- d) Please consider leveraging strategic investments to maintain and modernize a multimodal freight transportation system with innovative approaches, including advanced technology to optimize integrated network efficiency, improve travel time reliability, and achieve sustainable congestion reduction.
- e) Establish freight pick up & drop off times that do not coincide with peak commute hours to reduce passenger vehicle conflicts and congestion for freight. Consider designating on-street freight-only parking and delivery time windows so trucks will not resort to double parking, thus causing street traffic congestion.

10. For the multifamily residential units proposed, consider how many individual packages will be delivered daily to individual residences. Amazon lockers or an equivalent shared drop-off location can help reduce the number of trips by delivery trucks and can increase the efficiency of deliveries

Please continue to coordinate with Caltrans for any future developments that could potentially impact the State transportation facilities. If you have any questions, please do not hesitate to contact at Maryam Molavi at Maryam.Molavi@dot.ca.gov.

Sincerely,


Scott Shelley (Dec 15, 2025 12:16:36 PST)

Scott Shelley
Branch Chief – Local Development Review/Climate Change/Transit Grants
District 12

NATIVE AMERICAN HERITAGE COMMISSION

November 20, 2025

Michelle Halligan
City of Costa Mesa
77 Fair Drive
Costa Mesa CA 92626

Re: 2025110783 Neighborhoods Where We All Belong Zoning Updates and Housing Implementation Project, Orange County

Dear Ms. Halligan:

The Native American Heritage Commission (NAHC) has received the Notice of Preparation (NOP), Draft Environmental Impact Report (DEIR) or Early Consultation for the project referenced above. The California Environmental Quality Act (CEQA) (Pub. Resources Code §21000 et seq.), specifically Public Resources Code §21084.1, states that a project that may cause a substantial adverse change in the significance of a historical resource, is a project that may have a significant effect on the environment. (Pub. Resources Code § 21084.1; Cal. Code Regs., tit.14, § 15064.5 (b) (CEQA Guidelines §15064.5 (b))). If there is substantial evidence, in light of the whole record before a lead agency, that a project may have a significant effect on the environment, an Environmental Impact Report (EIR) shall be prepared. (Pub. Resources Code §21080 (d); Cal. Code Regs., tit. 14, § 5064 subd.(a)(1) (CEQA Guidelines §15064 (a)(1))). In order to determine whether a project will cause a substantial adverse change in the significance of a historical resource, a lead agency will need to determine whether there are historical resources within the area of potential effect (APE).

CEQA was amended significantly in 2014. Assembly Bill 52 (Gatto, Chapter 532, Statutes of 2014) (AB 52) amended CEQA to create a separate category of cultural resources, "tribal cultural resources" (Pub. Resources Code §21074) and provides that a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment. (Pub. Resources Code §21084.2). Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource. (Pub. Resources Code §21084.3 (a)). **AB 52 applies to any project for which a notice of preparation, a notice of negative declaration, or a mitigated negative declaration is filed on or after July 1, 2015.** If your project involves the adoption of or amendment to a general plan or a specific plan, or the designation or proposed designation of open space, on or after March 1, 2005, it may also be subject to Senate Bill 18 (Burton, Chapter 905, Statutes of 2004) (SB 18). **Both SB 18 and AB 52 have tribal consultation requirements.** If your project is also subject to the federal National Environmental Policy Act (42 U.S.C. § 4321 et seq.) (NEPA), the tribal consultation requirements of Section 106 of the National Historic Preservation Act of 1966 (154 U.S.C. 300101, 36 C.F.R. §800 et seq.) may also apply.

The NAHC recommends consultation with California Native American tribes that are traditionally and culturally affiliated with the geographic area of your proposed project as early as possible in order to avoid inadvertent discoveries of Native American human remains and best protect tribal cultural resources. Below is a brief summary of portions of AB 52 and SB 18 as well as the NAHC's recommendations for conducting cultural resources assessments.

Consult your legal counsel about compliance with AB 52 and SB 18 as well as compliance with any other applicable laws.



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AB 52 has added to CEQA the additional requirements listed below, along with many other requirements:

1. Fourteen Day Period to Provide Notice of Completion of an Application/Decision to Undertake a Project:

Within fourteen (14) days of determining that an application for a project is complete or of a decision by a public agency to undertake a project, a lead agency shall provide formal notification to a designated contact of, or tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, to be accomplished by at least one written notice that includes:

- a. A brief description of the project.
- b. The lead agency contact information.
- c. Notification that the California Native American tribe has 30 days to request consultation. (Pub. Resources Code §21080.3.1 (d)).
- d. A "California Native American tribe" is defined as a Native American tribe located in California that is on the contact list maintained by the NAHC for the purposes of Chapter 905 of Statutes of 2004 (SB 18). (Pub. Resources Code §21073).

2. Begin Consultation Within 30 Days of Receiving a Tribe's Request for Consultation and Before Releasing a Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report: A lead agency shall begin the consultation process within 30 days of receiving a request for consultation from a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project. (Pub. Resources Code §21080.3.1, subds. (d) and (e)) and prior to the release of a negative declaration, mitigated negative declaration or Environmental Impact Report. (Pub. Resources Code §21080.3.1 (b)).

- a. For purposes of AB 52, "consultation shall have the same meaning as provided in Gov. Code §65352.4 (SB 18). (Pub. Resources Code §21080.3.1 (b)).

3. Mandatory Topics of Consultation If Requested by a Tribe: The following topics of consultation, if a tribe requests to discuss them, are mandatory topics of consultation:

- a. Alternatives to the project.
- b. Recommended mitigation measures.
- c. Significant effects. (Pub. Resources Code §21080.3.2 (a)).

4. Discretionary Topics of Consultation: The following topics are discretionary topics of consultation:

- a. Type of environmental review necessary.
- b. Significance of the tribal cultural resources.
- c. Significance of the project's impacts on tribal cultural resources.
- d. If necessary, project alternatives or appropriate measures for preservation or mitigation that the tribe may recommend to the lead agency. (Pub. Resources Code §21080.3.2 (a)).

5. Confidentiality of Information Submitted by a Tribe During the Environmental Review Process: With some exceptions, any information, including but not limited to, the location, description, and use of tribal cultural resources submitted by a California Native American tribe during the environmental review process shall not be included in the environmental document or otherwise disclosed by the lead agency or any other public agency to the public, consistent with Government Code §6254 (r) and §6254.10. Any information submitted by a California Native American tribe during the consultation or environmental review process shall be published in a confidential appendix to the environmental document unless the tribe that provided the information consents, in writing, to the disclosure of some or all of the information to the public. (Pub. Resources Code §21082.3 (c)(1)).

6. Discussion of Impacts to Tribal Cultural Resources in the Environmental Document: If a project may have a significant impact on a tribal cultural resource, the lead agency's environmental document shall discuss both of the following:

- a. Whether the proposed project has a significant impact on an identified tribal cultural resource.
- b. Whether feasible alternatives or mitigation measures, including those measures that may be agreed to pursuant to Public Resources Code §21082.3, subdivision (a), avoid or substantially lessen the impact on the identified tribal cultural resource. (Pub. Resources Code §21082.3 (b)).

- 7. Conclusion of Consultation:** Consultation with a tribe shall be considered concluded when either of the following occurs:
- a.** The parties agree to measures to mitigate or avoid a significant effect, if a significant effect exists, on a tribal cultural resource; or
 - b.** A party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached. (Pub. Resources Code §21080.3.2 (b)).
- 8. Recommending Mitigation Measures Agreed Upon in Consultation in the Environmental Document:** Any mitigation measures agreed upon in the consultation conducted pursuant to Public Resources Code §21080.3.2 shall be recommended for inclusion in the environmental document and in an adopted mitigation monitoring and reporting program, if determined to avoid or lessen the impact pursuant to Public Resources Code §21082.3, subdivision (b), paragraph 2, and shall be fully enforceable. (Pub. Resources Code §21082.3 (a)).
- 9. Required Consideration of Feasible Mitigation:** If mitigation measures recommended by the staff of the lead agency as a result of the consultation process are not included in the environmental document or if there are no agreed upon mitigation measures at the conclusion of consultation, or if consultation does not occur, and if substantial evidence demonstrates that a project will cause a significant effect to a tribal cultural resource, the lead agency shall consider feasible mitigation pursuant to Public Resources Code §21084.3 (b). (Pub. Resources Code §21082.3 (e)).
- 10. Examples of Mitigation Measures That, If Feasible, May Be Considered to Avoid or Minimize Significant Adverse Impacts to Tribal Cultural Resources:**
- a.** Avoidance and preservation of the resources in place, including, but not limited to:
 - i.** Planning and construction to avoid the resources and protect the cultural and natural context.
 - ii.** Planning greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria.
 - b.** Treating the resource with culturally appropriate dignity, taking into account the tribal cultural values and meaning of the resource, including, but not limited to, the following:
 - i.** Protecting the cultural character and integrity of the resource.
 - ii.** Protecting the traditional use of the resource.
 - iii.** Protecting the confidentiality of the resource.
 - c.** Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places.
 - d.** Protecting the resource. (Pub. Resource Code §21084.3 (b)).
 - e.** Please note that a federally recognized California Native American tribe or a non-federally recognized California Native American tribe that is on the contact list maintained by the NAHC to protect a California prehistoric, archaeological, cultural, spiritual, or ceremonial place may acquire and hold conservation easements if the conservation easement is voluntarily conveyed. (Civ. Code §815.3 (c)).
 - f.** Please note that it is the policy of the state that Native American remains and associated grave artifacts shall be repatriated. (Pub. Resources Code §5097.991).
- 11. Prerequisites for Certifying an Environmental Impact Report or Adopting a Mitigated Negative Declaration or Negative Declaration with a Significant Impact on an Identified Tribal Cultural Resource:** An Environmental Impact Report may not be certified, nor may a mitigated negative declaration or a negative declaration be adopted unless one of the following occurs:
- a.** The consultation process between the tribes and the lead agency has occurred as provided in Public Resources Code §21080.3.1 and §21080.3.2 and concluded pursuant to Public Resources Code §21080.3.2.
 - b.** The tribe that requested consultation failed to provide comments to the lead agency or otherwise failed to engage in the consultation process.
 - c.** The lead agency provided notice of the project to the tribe in compliance with Public Resources Code §21080.3.1 (d) and the tribe failed to request consultation within 30 days. (Pub. Resources Code §21082.3 (d)).

The NAHC's PowerPoint presentation titled, "Tribal Consultation Under AB 52: Requirements and Best Practices" may be found online at: http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation_CalEPAPDF.pdf

SB 18

SB 18 applies to local governments and requires local governments to contact, provide notice to, refer plans to, and consult with tribes prior to the adoption or amendment of a general plan or a specific plan, or the designation of open space. (Gov. Code §65352.3). Local governments should consult the Governor's Office of Planning and Research's "Tribal Consultation Guidelines," which can be found online at: https://www.opr.ca.gov/docs/09_14_05_Updated_Guidelines_922.pdf.

Some of SB 18's provisions include:

1. Tribal Consultation: If a local government considers a proposal to adopt or amend a general plan or a specific plan, or to designate open space it is required to contact the appropriate tribes identified by the NAHC by requesting a "Tribal Consultation List." If a tribe, once contacted, requests consultation the local government must consult with the tribe on the plan proposal. **A tribe has 90 days from the date of receipt of notification to request consultation unless a shorter timeframe has been agreed to by the tribe.** (Gov. Code §65352.3 (a)(2)).
2. No Statutory Time Limit on SB 18 Tribal Consultation. There is no statutory time limit on SB 18 tribal consultation.
3. Confidentiality: Consistent with the guidelines developed and adopted by the Office of Planning and Research pursuant to Gov. Code §65040.2, the city or county shall protect the confidentiality of the information concerning the specific identity, location, character, and use of places, features and objects described in Public Resources Code §5097.9 and §5097.993 that are within the city's or county's jurisdiction. (Gov. Code §65352.3 (b)).
4. Conclusion of SB 18 Tribal Consultation: Consultation should be concluded at the point in which:
 - a. The parties to the consultation come to a mutual agreement concerning the appropriate measures for preservation or mitigation; or
 - b. Either the local government or the tribe, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached concerning the appropriate measures of preservation or mitigation. (Tribal Consultation Guidelines, Governor's Office of Planning and Research (2005) at p. 18).

Agencies should be aware that neither AB 52 nor SB 18 precludes agencies from initiating tribal consultation with tribes that are traditionally and culturally affiliated with their jurisdictions before the timeframes provided in AB 52 and SB 18. For that reason, we urge you to continue to request Native American Tribal Contact Lists and "Sacred Lands File" searches from the NAHC. The request forms can be found online at: <http://nahc.ca.gov/resources/forms/>.

NAHC Recommendations for Cultural Resources Assessments

To adequately assess the existence and significance of tribal cultural resources and plan for avoidance, preservation in place, or barring both, mitigation of project-related impacts to tribal cultural resources, the NAHC recommends the following actions:

1. Contact the appropriate regional California Historical Research Information System (CHRIS) Center (https://ohp.parks.ca.gov/?page_id=30331) for an archaeological records search. The records search will determine:
 - a. If part or all of the APE has been previously surveyed for cultural resources.
 - b. If any known cultural resources have already been recorded on or adjacent to the APE.
 - c. If the probability is low, moderate, or high that cultural resources are located in the APE.
 - d. If a survey is required to determine whether previously unrecorded cultural resources are present.
2. If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
 - a. The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum and not be made available for public disclosure.
 - b. The final written report should be submitted within 3 months after work has been completed to the appropriate regional CHRIS center.

3. Contact the NAHC for:
 - a. A Sacred Lands File search. Remember that tribes do not always record their sacred sites in the Sacred Lands File, nor are they required to do so. A Sacred Lands File search is not a substitute for consultation with tribes that are traditionally and culturally affiliated with the geographic area of the project's APE.
 - b. A Native American Tribal Consultation List of appropriate tribes for consultation concerning the project site and to assist in planning for avoidance, preservation in place, or, failing both, mitigation measures.
4. Remember that the lack of surface evidence of archaeological resources (including tribal cultural resources) does not preclude their subsurface existence.
 - a. Lead agencies should include in their mitigation and monitoring reporting program plan provisions for the identification and evaluation of inadvertently discovered archaeological resources per Cal. Code Regs., tit. 14, § 15064.5(f) (CEQA Guidelines § 15064.5(f)). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American with knowledge of cultural resources should monitor all ground-disturbing activities.
 - b. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the disposition of recovered cultural items that are not burial associated in consultation with culturally affiliated Native Americans.
 - c. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the treatment and disposition of inadvertently discovered Native American human remains. Health and Safety Code § 7050.5, Public Resources Code § 5097.98, and Cal. Code Regs., tit. 14, § 15064.5, subdivisions (d) and (e) (CEQA Guidelines § 15064.5, subds. (d) and (e)) address the processes to be followed in the event of an inadvertent discovery of any Native American human remains and associated grave goods in a location other than a dedicated cemetery.

If you have any questions or need additional information, please contact me at my email address:
Andrew.Green@NAHC.ca.gov.

Sincerely,

Andrew Green

Andrew Green
Cultural Resources Analyst

cc: State Clearinghouse

From: [Costa Mesa First](#)
To: [Neighborhoods](#)
Cc: state.clearinghouse@opr.ca.gov; STEPHENS, JOHN; PETTIS, JEFF; REYNOLDS, ARLIS; CHAVEZ, MANUEL; MARR, ANDREA; GAMEROS, LOREN; BULEY, MIKE; cecilia.gallardodaly@costamesaca.gov; TAI, CARRIE; [HALLIGAN, MICHELLE](#)
Subject: Proposed Rezoning for Housing Element and Measure K; SCH 2025110783
Date: Friday, December 19, 2025 11:52:48 AM
Attachments: [City of Costa Mesa re Housing Element Measure K rezoning NOP.pdf](#)

Ms. Halligan:

Attached is Costa Mesa First's comment letter on the preparation of the draft environmental impact report for the proposed rezoning for the Housing Element and Measure K (aka "Neighborhoods Where We All Belong").

Please provide the location of the Project (either by street address and cross street, for a project in an urbanized area, or by attaching a specific map) as required by California Code of Regulations Section 15082. We request additional time to respond to the Notice of Preparation once that information is received.

Should you have any questions or require additional information, please do not hesitate to contact me.

Cynthia McDonald
Assistant Treasurer
Costa Mesa First
PO Box 2282
Costa Mesa, CA 92628
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Costa Mesa First's mission is to educate Costa Mesans about planning policies in Costa Mesa so they make knowledgeable choices when voting. We encourage residents to choose walkable, bikeable, and inclusive neighborhoods, and the land use and transportation policies and investments needed to make Costa Mesa flourish. Our primary objective is to require Costa Mesa's leaders to put the residents of Costa Mesa first.

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December 19, 2025

VIA EMAIL ONLY– neighborhoods@costamesaca.gov

City of Costa Mesa
Economic and Development Services Department
Attn: Michelle Halligan, Senior Planner
77 Fair Drive
Costa Mesa, California 92626

Re: Proposed Rezoning for Housing Element and Measure K; SCH 2025110783

Dear Ms. Halligan:

Thank you for the opportunity to provide comments on the preparation of the draft Environmental Impact Report (“EIR”) for the proposed rezoning associated with the updated Housing Element and rezoning under Measure K (the “Project”) in Costa Mesa, California.

As described in the Notice of Preparation/Notice of Public Scoping Meeting (“NOP”), the Project would apply to parcels located throughout Costa Mesa (the “Planning Area”), specifically 1,079 parcels totaling 1,353.4 acres of the approximately 10,143 acres in the Planning Area. The majority of the identified parcels contain existing development, including residential, commercial, and industrial land uses. At full buildout in 2056, the Project would allow for an additional 21,522 additional dwelling units and 10.6 million square feet of commercial and industrial space. This does not include up to 4,000 additional dwelling units and 35,000 square feet of commercial space anticipated under the Fairview Developmental Center Specific Plan.

According to the California Department of Finance, Costa Mesa’s 2025 population is estimated at 110,321 residents. The City of Costa Mesa (the “City”) projects modest growth of about 2.2 percent—roughly 2,500 people—between 2020 and 2040, increasing from 111,200 to 116,400 residents. The City’s current housing stock is estimated at 44,610 units,

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with an average household size of 2.7 persons (below the Orange County average of 3.0). The vacancy rate remains low at 4.8%, and most housing units are more than 30 years old.

As noted in the NOP, many sites within the Project area are already zoned for residential uses, including Single-Family, Multi-Family Residential, and Planned Development Residential. The Project proposes to sunset the Mesa West Residential Ownership Urban Plan and revise zoning under the North Costa Mesa Specific Plan, 19 West Urban Plan, SoBECA Urban Plan, Mesa West Urban Plan (collectively, the “Urban Plans”), and the Harbor Mixed-Use Overlay (“Overlay”). The existing Mixed-Use Overlay District (“MUOD”), defined in Section 13-20(s) of the Costa Mesa Municipal Code, would be amended to apply to residential-only or mixed-use (residential and commercial) Non-Housing Element sites, as well as Housing Element sites with restrictions. The Residential Incentive Overlay, which applies to parcels along Harbor and Newport Boulevards, and the East 17th Street Specific Plan are excluded from the Project.

The affected Urban Plans and Overlay would be consolidated into the MUOD and replaced through amendments to the General Plan and Zoning Code. Additionally, the North Costa Mesa and Newport Boulevard Specific Plans would be amended to apply the MUOD to Measure K sites within those areas; however, a comprehensive update of these Specific Plans will not occur at this time.

Revisions to comply with Housing Element Programs include:

- A. Update the North Costa Mesa Specific Plan (Program 3C): Amend the zoning of the North Costa Mesa Specific Plan to allow residential development at an allowable density of up to **ninety (90)** dwelling units per acre (du/ac) on select properties identified in the Housing Element. Existing unit caps within the plan would be removed.
- B. Update the Urban Plans and the Overlay (Program 3D): Amend the zoning of the existing Urban Plans and Overlay to permit the residential development capacity identified in the Housing Element. Maximum residential densities of the Urban Plans/Overlays would be:

19 West Urban Plan	50 du/ac
SoBECA Urban Plan	60 du/ac
Mesa West Bluff Urban Plan	40 du/ac
Harbor Mixed-Use Overlay	50 du/ac

- C. Candidate Sites Used in Previous Housing Elements (Program 3N): Apply the amended Mixed-Use Overlay District (MUOD) to all nonvacant sites included in prior Housing Elements and all vacant sites included in two or more consecutive planning periods. These sites would allow **by-right housing development** for projects meeting State Housing Law requirements (Gov't Code Section 65583.2(c)).
- D. Non-Housing Element Sites (Program 3G). Apply the amended MUOD to all Non-Housing Element or "Measure K" sites, giving property owners the option to develop (i) residential or mixed-use under the provisions of the MUOD, or (ii) commercial or industrial uses as currently permitted by the underlying base zone. The Initial Study dated November 2025 prepared by Dudek for the City ("Initial Study") states "Therefore, the project implements Housing Element Program 3G, Address Citywide Vote Requirement in Relation to Housing Element Compliance by engaging in a community planning and visioning process for proposed General Plan amendments, rezones, and revisions to Measure K sites, which includes Housing Element and non-Housing Element sites."

The MOUD will apply to Housing Element sites, but special provisions will apply. The development standards by maximum density are as follows¹:

¹ **Note that the information on the following table was obtained from the Agenda Report for December 8, 2025 Planning Commission Meeting, New Business Item 1, "Study Session to Introduce the Approach to the Neighborhoods Where We All Belong (Housing Element And Measure K Rezoning) - PCTY-25-0008." This information should have been part of the NOP or Initial Study, but was not given to the public until well after the date of the NOP. Given the tardiness of the release of this information to the public, additional response time is requested.**

Minimum Density ²	Maximum Density ³	Maximum Building Height	Maximum Commercial Intensity (FAR)	Minimum Setbacks (Front/Side/Rear)	Maximum Lot Coverage	Minimum Open Space
20 du/ac	40 du/ac	48 ft.	Per underlying General Plan Land Use	10 ft./5 ft./10 ft.	60%	100 sq. ft./unit
	50 du/ac	60 ft.		10 ft./5 ft./10 ft.	60%	
	60 du/ac	72 ft.		8 ft./5 ft./10 ft.	60%	
	90 du/ac	108 ft.		5 ft./5 ft./5 ft.	70%	

Additional provisions:

- At least **50% of a Housing Element site within the MUOD** must be housing at a minimum density of 20 du/ac.
 - Housing Element sites **outside the MUOD** must be 100% housing.
 - **No zoning changes for Non-Measure K and Non-Housing Element sites.**
- E. Other Zoning Code Amendments (Programs 2E, 2F, 2H, 2J, 2M, 3F, 3S, 4E, and 4G): Implement revised development standards, guidelines, and policies to ensure internal consistency. Updates include, but not necessarily limited to:
- Larger units for large-family households
 - Housing for persons with disabilities
 - Farmworker, transitional, and supportive housing
 - Parking standards for residential development
 - Motel conversions, efficiency units, co-living housing types
 - Conditional Use Permit findings, design review, and master plans
 - Low-barrier navigation centers and emergency shelter parking
 - Objective design standards for residential and mixed-use development
- F. General Plan Amendments: Update the Land Use Element for consistency with Housing Element provisions (density, FAR, height, and trip generation). These

² Based on the 2021-2029 adopted Housing Element Sites Inventory (Table B-6)

³ Only applicable to Lower-Income Housing Element Sites and inclusive of Accessory Dwelling Units.

amendments aim to clarify, consolidate, and streamline regulations across Urban Plans, Overlays, and Specific Plans.

We submit the following comments for consideration by the City as it prepares the DEIR:

1. **The Project.** As noted above, the Project would apply to parcels located throughout Costa Mesa (the “Planning Area”), specifically 1,079 parcels totaling 1,353.4 acres of the approximately 10,143 acres in the Planning Area. The majority of the identified parcels contain existing development, including residential, commercial, and industrial land uses. At full buildout in 2056, the Project would allow for an additional 21,522 additional dwelling units and 10.6 million square feet of commercial and industrial space. This does not include up to 4,000 additional dwelling units and 35,000 square feet of commercial space anticipated under the Fairview Developmental Center Specific Plan. The Regional Housing Needs Assessment assigned to the City for its Sixth Cycle RHNA allocation is 11,760 units, broken down as follows:

Very Low Income: 2,919 units;
Low Income: 1,794 units;
Moderate Income: 2,088 units; and
Above Moderate Income: 4,959 units.

The Project would sunset the zoning currently existing under the Urban Plans and Overlay and apply amendments to the General Plan and Zoning Code to the Urban Plans and Overlay, along with adoption of amendments to Specific Plans. The MUOD would be revised and apply only to residential only or mixed use (residential and commercial) sites that are both Non-Housing Element and Housing Element sites. Revisions include:

- A. Update the North Costa Mesa Specific Plan (Program 3C Amend the zoning of the North Costa Mesa Specific Plan to allow residential development at an allowable density of up to **ninety (90)** dwelling units per acre (du/ac) on select properties identified in the Housing Element. Existing unit caps within the plan would be removed.

The NOP does not identify which of the “select properties” will be rezoned to allow up to ninety (90) dwelling units per acre, or if all of them will be rezoned. Please specify which parcels will be rezoned and their acreage, and identify impacts and mitigation measures. We note that California Code of Regulations Section 15082, which covers “Notice of Preparation and Determination of Scope of EIR,” states in subsection (a)(1)(B) as follows:

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“(B) Location of the project (either by street address and cross street, for a project in an urbanized area, or by attaching a specific map, preferably a copy of a U.S.G.S. 15’ or 7 1/2’ topographical map identified by quadrangle name), and”

The NOP does not provide either the street address and cross street, or a map with identifying marks for the “select properties.” The Initial Study only identifies all properties subject to the Project by Assessor’s Parcel Number, making it cumbersome for those attempting to provide comments on the Project to identify the subject properties. Please provide identifying information. In addition, we request additional time to respond once that information is received.

- B. Update the Urban Plans and the Overlay (Program 3D): Amend the zoning of the existing Urban Plans and Overlay to permit the residential development capacity identified in the Housing Element. Maximum residential densities of the Urban Plans/Overlays would be:

19 West Urban Plan	50 du/ac
SoBECA Urban Plan	60 du/ac
Mesa West Bluff Urban Plan	40 du/ac
Harbor Mixed-Use Overlay	50 du/ac

See comment to Section 1.A above as it also applies to the Urban Plans and Overlay. Please provide identifying information. In addition, we request additional time to respond once that information is received.

- C. Candidate Sites Used in Previous Housing Elements (Program 3N): Apply the amended Mixed-Use Overlay District (MUOD) to all nonvacant sites included in prior Housing Elements and all vacant sites included in two or more consecutive planning periods. These sites would allow **by-right housing development** for projects meeting State Housing Law requirements (Gov’t Code Section 65583.2(c)).

See comment to Section 1.A above as it also applies to candidate sites used in previous Housing Elements. Please provide identifying information. In addition, we request additional time to respond once that information is received.

- D. Non-Housing Element Sites (Program 3G). Apply the amended MUOD to all Non-Housing Element or “Measure K” sites, giving property owners the option to develop (i) residential or mixed-use under the provisions of the MUOD, or (ii) commercial or industrial uses as currently permitted by the underlying base zone. The Initial Study states “Therefore, the project implements Housing Element Program 3G, Address Citywide Vote Requirement in Relation to Housing Element Compliance by engaging in a community planning and visioning process for proposed General Plan amendments, rezones, and revisions to Measure K sites, which includes Housing Element and non-Housing Element sites.”

The MOUD will apply to Housing Element sites, but special provisions will apply. The draft development standards by maximum density are as follows:

Minimum Density ⁴	Maximum Density ⁵	Maximum Building Height	Maximum Commercial Intensity (FAR)	Minimum Setbacks (Front/Side/Rear)	Maximum Lot Coverage	Minimum Open Space
20 du/ac	40 du/ac	48 ft.	Per underlying General Plan Land Use	10 ft./5 ft./10 ft.	60%	100 sq. ft./unit
	50 du/ac	60 ft.		10 ft./5 ft./10 ft.	60%	
	60 du/ac	72 ft.		8 ft./5 ft./10 ft.	60%	
	90 du/ac	108 ft.		5 ft./5 ft./5 ft.	70%	

Additional provisions:

- At least **50% of a Housing Element site within the MUOD** must be housing at a minimum density of 20 du/ac.
- Housing Element sites **outside the MUOD** must be 100% housing.
- **No zoning changes for Non-Measure K and Non-Housing Element sites.**

See comment to Section 1.A above as it also applies to Measure K and Housing Element sites. Please provide identifying information, including acreage, and

⁴ Based on the 2021-2029 adopted Housing Element Sites Inventory (Table B-6)

⁵ Only applicable to Lower-Income Housing Element Sites and inclusive of Accessory Dwelling Units.

identify impacts and mitigation measures. In addition, we request additional time to respond once that information is received.

We note that the development standards provided above do not indicate whether a density bonus is included in the Maximum Density and Maximum Building Height. Please include a discussion of the impacts of a density bonus on the Project in the DEIR.

Program 3G of the Housing Element will not be complete until the City initiates “a ballot measure, or other alternative option, to provide City Council greater discretion in approving affordable housing and mixed use/housing options in appropriate locations.” Please provide information about that upcoming ballot measure, specifically how it will be part of the Project, the parcels it will cover, and the timing of proposal to the City Council.

- E. Other Zoning Code Amendments (Programs 2E, 2F, 2H, 2J, 2M, 3F, 3S, 4E, and 4G): Implement revised development standards, guidelines, and policies to ensure internal consistency. Updates include, but not necessarily limited to:

- Larger units for large-family households
- Housing for persons with disabilities
- Farmworker, transitional, and supportive housing
- Parking standards for residential development
- Motel conversions, efficiency units, co-living housing types
- Conditional Use Permit findings, design review, and master plans
- Low-barrier navigation centers and emergency shelter parking
- Objective design standards for residential and mixed-use development

- F. General Plan Amendments: Update the Land Use Element for consistency with Housing Element provisions (density, FAR, height, and trip generation). These amendments aim to clarify, consolidate, and streamline regulations across Urban Plans, Overlays, and Specific Plans.

2. **Project Site is Located Near Sensitive Receptors Already Exposed to Significant Pollution Burdens.** The Project would allow for the development of high-density housing and mixed-use developments consisting primarily of high-density housing and commercial space. Many of the parcels are located in Census Tract 6059063605, an area of affordable housing whose residents are 76.42% people of color and have a population

characteristics percentile of 69%, indicating heightened vulnerability to pollution due to biological traits, health status, and community conditions.

According to CalEnviroScreen 4.0, this census tract has a **pollution burden score of 86%**, which is exceptionally high for a neighborhood that benefits from ocean breezes. Existing residences are older structures, many lacking central heating, air conditioning, and air filtration systems.

The Project encompasses schools, parks, including nature parks, and sports facilities that are also used by schools and the general public. Residents in this and other impacted census tracts would face environmental and health challenges not only after full buildout but also during the construction phase of the proposed developments. **The Project risks exacerbating existing environmental and health burdens for families living in Costa Mesa.**

3. **City Must Comprehensively Evaluate the Project's Potential to Displace Residents.**

The Planning for Healthy Communities Act (SB 1000) requires cities to identify disadvantaged communities and incorporate environmental justice policies into their General Plans, aiming to reduce pollution burdens and improve health. However, implementation involves navigating complex land-use changes that can lead to gentrification or displacement if not handled carefully with robust community engagement, ensuring new development benefits, rather than displacement of these vulnerable populations. The Project anticipates population growth which could result in the replacement of existing residential and industrial uses with commercial and residential uses, with potential significant impacts from unplanned population growth.

4. **Impacts on Biological Resources.** Parcels of the proposed Project are near Fairview Park, which contains documented environmentally sensitive species and habitats, as confirmed by multiple studies, many of which can be found at <https://www.costamesaca.gov/community/fairview-park/biological-reports>. Costa Mesa has historically been a coastal community characterized by predominantly one- or two-story development, with the exception of the high-rise district near South Coast Plaza. According to the Costa Mesa Historical Society, the parks and open space were intentionally designed to allow ocean breezes to circulate through town. Preserving this air circulation pattern is essential, and low-rise development in central Costa Mesa was a key component of that plan.

Additionally, wildlife movement and migration has been substantially disrupted due to habitat fragmentation over the past century. Areas such as Home Ranch, TeWinkle Park,

Fairview Park, and the municipal golf course have historically functioned as wildlife corridors and nursery sites for migratory birds and local species. To protect these ecological resources, **comprehensive surveys of surrounding areas for wildlife and sensitive habitats must be conducted, and findings should be documented in the DEIR.** Furthermore, linkages and migration corridors between habitat areas must be preserved to maintain biodiversity.

The DEIR should also evaluate how the Project aligns—or fails to align—with the environmental goals, objectives, and policies outlined in the Costa Mesa General Plan, particularly those related to habitat conservation, open space connectivity, and air quality.

5. **Impacts on Park Use and Need to Increase Parkland.** The City’s Open Space and Recreation Element of the General Plan establishes a goal of providing 4.26 acres of parkland per 1,000 residents. Under California Government Code Section 66477, the City may require up to 3.0 acres of parkland—or collect equivalent in-lieu fees—from new residential subdivisions for every 1,000 residents. To meet its goal, the City must identify alternative funding sources to secure the additional acreage and improvements beyond the State standard. This includes exploring strategies for financing and acquiring new parkland and enhancing existing facilities. Based on the current General Plan, the projected build-out population is 134,984 residents, requiring approximately 575 acres of parkland to achieve the City’s standard. The Project will increase this project, and cause an increase in use and impacts on parkland.
6. **Water Sources.** Costa Mesa groundwater collects in underground aquifers that are approximately 2,500 feet beneath the ground surface. Mesa Water District operates eight groundwater production wells that pump water from the Orange County Groundwater Basin. Costa Mesa depends upon imported water for a portion of its water supply; therefore, any more demand could impact the water supply for existing residents and businesses. The reliability of imported water depends on conditions in source watersheds and statewide demand, making Costa Mesa’s water supply vulnerable to regional and statewide water availability challenges. Therefore, the project must ensure a reliable supply of high-quality water sufficient to meet both current and future needs of Costa Mesa’s residents.
7. **Visual Impacts and Neighborhood Character.** To the extent feasible, the DEIR should evaluate potential impacts on natural landforms resulting from implementation of the Project. This analysis should include a conceptual description of the anticipated building mass, bulk, height, and architectural styles permitted under the proposed rezoning. Additionally, the DEIR should assess the use of materials or design elements that could

generate significant light or glare and analyze potential effects on light-sensitive species. To provide a clear understanding of visual impacts, the DEIR should incorporate renderings, cross-sections, and/or visual simulations of structures and building forms that could be developed as a result of the Project.

8. **Cumulative Impacts.** The effects of this Project, when combined with other major developments such as One Metro West, the Fairview Developmental Center Specific Plan, and additional planned projects in Costa Mesa, have the potential to compound environmental impacts on the community. The DEIR must include a comprehensive cumulative impacts analysis, as required under CEQA, to determine whether the Project's effects—when considered together with past, present, and reasonably foreseeable future projects—are significant or “cumulatively considerable.” This evaluation is essential to fully understand the combined environmental burden on critical resources, including air quality, water supply, biological habitats, and community health.
9. **The City Must Comprehensively Evaluate the Project's Environmental Impacts.** The purpose of CEQA is to ensure that a project's lead agency fully evaluates, discloses, and mitigate (where feasible) significant environmental effects. An environmental impact report serves as the informational document that informs the public and decisionmakers of the significant environmental effects of a project and the ways in which those effects may be minimized. Projects of this type and size typically involve significant environmental impacts, so the DEIR must contain sufficient detail for the residents of Costa Mesa and surrounding cities to understand and meaningfully consider the issues raised by the Project.

In the context of air quality analysis, an environmental impact report must “make[] a reasonable effort to substantively connect a project's air quality impacts to likely health consequences.”⁶ Here, the City seeks approval of a major rezoning of parts of Costa Mesa that will include demolition of existing improvements; construction of up to 21,522 additional dwelling units in buildings up to 12 stories in height; parking structures for housing units, up to and 10,630,361 additional sq. ft. of commercial/industrial uses; grading of an unknown amount of cut and fill; and possible soil remediation due to the Project site's previous uses. The grading and construction activities are the source of greenhouse gas emissions emitted through the operation of construction equipment, which typically uses fossil-based fuels to operate.

⁶ *Sierra Club v. County of Fresno* [Friant Ranch] (2018) 6 Cal.5th 502, 516.

The City's DEIR should analyze the full environmental impacts of the Project, which will add a considerable number of motorized vehicle trips, and their attendant air pollution, to an already overburdened area. That includes the Project's impact on the sensitive receptors in the Project area who already suffer the health impacts of environmental pollution.

10. **The City Must Consider all Feasible Measures to Mitigate any Potentially Significant Project Impacts.** CEQA requires a lead agency to adopt all feasible mitigation measures that minimize the significant environmental impacts of a project⁷. The lead agency is expected to develop mitigation in an open public process, and mitigation measures must be fully enforceable and nondeferrable. To the extent the DEIR determines the Project will have significant environmental impacts—especially any affecting sensitive receptors—the City should consider robust mitigation measures to avoid or limit those impacts. For example, possible air quality mitigation measures on future development projects could include:
- a. Ensuring that operations of diesel trucks or equipment on site are as far from sensitive receptors as possible;
 - b. Limiting operation and construction days and times;
 - c. Establishing and enforcing truck routes that avoid sensitive receptors;
 - d. Requiring any Class 8 trucks entering the site use zero-emissions technology or meet CARB's lowest optional NOx emissions standard;
 - e. Requiring installation of indoor air filtration at any schools and residences in close proximity to project sites;
 - f. Increasing physical, structural, and/or vegetative buffers along projected truck routes to reduce pollutant dispersal and noise between trucks visiting the Project and adjacent sensitive receptors;
 - g. Requiring electric vehicle charging infrastructure for both cars and trucks necessary to support zero-emission vehicles and equipment on project site;
 - h. Designating an area in the construction site where electric-powered construction vehicles and equipment can charge;

⁷ Pub. Resources Code, § 21100, subd. (b)(3)

- i. Requiring all trucks and trailers entering project sites be compliant with all current air quality regulations;
- j. Requiring commercial tenants to use zero-emission light- and medium-duty vehicles as part of business operations;
- k. Requiring and enforcing policies of no idling for more than three minutes;
- l. Requiring the use of electric-powered yard equipment onsite;
- m. Requiring that all construction equipment meet Tier 4 emission standards;
- n. Constructing new or improved transit stops, sidewalks, bicycle lanes, crosswalks, and traffic control or traffic safety measures, such as speed humps or speed limits;
- o. Improving vegetation and tree canopy for community members in and around the Project site;
- p. Requiring methods to reduce employee vehicle traffic, such as van shuttles, transit and carpool incentives, and bicycle parking and facilities for employees;
- q. Requiring all stand-by emergency generators to be powered by a non-diesel fuel;
- r. Installing solar photovoltaic systems with backup energy storage on each building roof area with a capacity that matches the specified electrical generation capacity that is equal to or greater than a building's projected energy needs, including all electrical chargers; and
- s. Adhering to California green building standards.

Mitigation measures like these have been adopted by similar projects throughout California. Please provide a description of how these mitigation measures will be implemented in the Project.

Projects of this type and size typically involve significant environmental impacts, so the DEIR must contain sufficient detail for the residents of Costa Mesa to understand and meaningfully consider the issues raised by the Project. This includes the following:

- Identify any and all potential conflicts with land use plans, policies, or regulations that have been adopted for the purpose of avoiding or mitigating an environmental effect
- Describe the impact of “density bonuses” on the number of housing units and population growth created by the Project
- Identify any parcels in the Project that are or will be subject to a vote of the people under the ordinance enacted by Measure Y by virtue of the changes to zoning made by the Project
- Identify impacts caused by demolition of existing buildings, construction of the Project, including, but not limited to, excavation and removal of underground facilities, and mitigation efforts that will be undertaken
- Describe any anticipated substantial change to natural topography or other ground surface relief features through landform alteration
- Provide depictions of any blockage of public views from designated open space land areas, roads, and/or to any significant visual landmarks or scenic vistas that would result from the Project, along with a description of any substantial degradation of the existing visual character or quality of public views
- Description any efforts to mitigate the Project’s substantial alteration to the existing character of the area in terms of compatibility with the bulk, scale, materials, or style of surrounding development
- Describe any economic and social equity benefit programs, including programs to hire local residents for both the construction and operation of the Project, access to public facilities and services that enhance quality of life, including but not limited to, public transportation options connected to job centers, housing, parks, open space, trails, greenbelts, recreational facilities (including senior and youth centers), community centers, grocery stores, health care facilities, child care centers, libraries, and cultural centers
- Identify the impacts of population growth created by the buildout of the Project, including displacement of disadvantaged communities, pollution, food access, park access, safe housing, schools, and physical activity
- Describe how the Project will increase the need for public parks in Costa Mesa, any efforts to mitigate the Project’s significant impact on the demand for parkland, and/or for increased maintenance of existing parkland
- Describe the Project’s potential to reduce jobs and job growth in Costa Mesa and the impacts on the economic health of the City
- Provide a description of any air filtration and climate control systems required to be installed at any site as a result of the impacts of the Project

- Provide a detailed traffic study, including the number of trucks and other equipment, diesel or otherwise, and how close the truck/transportation routes will be to the aforementioned Census Tracts, an analysis of traffic flow patterns and safety issues, along with a Vehicle Miles Traveled analysis
- Describe how the Project will increase the need for active transportation facilities in Costa Mesa
- Provide a full and complete air quality and greenhouse gas analysis, both during construction and operation of the Project at buildout
- Identify programs for mitigating greenhouse gases, including the use of zero-emissions technology, van pools, carpool incentives, bike share, no idling policy, etc.
- Describe any programs for mitigation of diesel particulate matter generated by the Project
- Provide the location and description of any transit stops, sidewalks, bicycle lanes, multiuser paths, crosswalks, traffic control or traffic safety measures, such as speed bumps/tables, speed limit reductions, addition, or reduction of traffic lanes, and new or improved roadways that will be required or provided as part of the Project
- Provide details on paving roads on truck routes with low noise asphalt
- Describe any significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect
- List the cultural/tribal cultural resources that will be considered and any required mitigation
- Describe how the developments anticipated by the Project will improve the aesthetics of Costa Mesa and how they will reflect the City's motto "City of the Arts"
- Describe improvements to vegetation and tree canopy for residents and visitors to Costa Mesa, including the replacement of trees removed—consider planting exclusively 36-inch box evergreen trees to ensure faster maturity and four-season foliage
- Identify and address in detail the biological resources that will be considered/impacted as identified by a variety of sources, including but not limited to, the California Department of Fish and Game's California Natural Diversity Database, the California Native Plant Society's Electronic Inventory, the U.S. Fish and Wildlife Service's list of Federal Endangered and Threatened Species, the federal Migratory Bird Treaty Act, local habitat conservation plans,

- policies or habitat modifications, as well a variety of other environmental resources, and any proposed mitigation programs
- Provide copies of any wildlife and habitat survey reports done in connection with the Project
 - Describe any irreversible and irretrievable commitment of resources, including the adoption, amendment, or enactment of a plan, policy, or ordinance of a public agency that would impact nonrenewable resources and the associated impacts that this consumption could have on future generations
 - Identify (1) any hazardous materials, hazardous substances or waste materials that currently exist on the sites located within the Project area and (2) any hazardous materials, including fuel, which will be stored and/or used on sites located within the Project area or in the construction of the Project and plans for containment of hazardous materials in the event of a spill or other accident
 - Provide details on how the Project will adhere to California green building and LEED standards, including all provisions related to designated parking for clean air vehicles, electric vehicle charging, and bicycle parking
 - Describe whether groundwater supplies will decrease or if the Project, either upon completion or during construction, will interfere with groundwater recharge such that the Project may impede sustainable groundwater management of the basin or conflict with a sustainable groundwater management plan
 - Provide details of how the Project, either upon completion or during construction, will meet or fail to meet existing water quality standards or waste discharge requirements, or otherwise substantially degrade surface water quality, or conflict with a water quality control plan
 - Describe the potential impact of the Project during and full buildout increasing impervious surfaces and the resulting more frequent and higher-volume stormwater runoff
 - Describe the potential impacts of the Project, or any future development project contemplated by the Project, creating or contributing stormwater runoff which would cause the capacity of existing or planned stormwater drainage systems to be exceeded or provide substantial additional sources of polluted runoff
 - Describe if the Project will generate a substantial increase in ambient noise levels in excess of standards established in the Costa Mesa General Plan or noise ordinances, or applicable standards of other agencies or result in generation of excessive ground borne vibration or noise levels
 - Provide details of any construction of new or expansion of existing utilities that could cause significant environmental effects, generate solid waste in excess of

- state or local standards or in excess of the capacity of local infrastructure, or result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities
- Describe the cumulative impacts of the Project as provided in CEQA Guidelines Section 15355
 - Describe the growth-inducing effects of the Project, including the secondary impacts from growth
 - Identify the type, amount, and location of farmland conversion resulting directly and indirectly from implementation of the Project
 - Describe the impacts on any current and/or future agricultural operations in the Project area; e.g., land use conflicts, increases in land values and taxes, loss of agricultural support infrastructure such as processing facilities, etc.
 - Describe in detail the incremental impacts from the Project leading to cumulative impacts on agricultural land and the proposed mitigation measures for impacted agricultural lands
 - Describe the Project's compatibility or incompatibility with lands within an agricultural preserve and/or enrolled in a Williamson Act contract
 - Provide details on the establishment of a community facilities district, or comparable mechanism, to provide a source of funding for common infrastructure elements within the Project
 - Describe the potential impacts of the Project on disaster preparedness plans, such as evacuation routes, shutdown procedures, coordination of agencies, and mitigation measures that may be required for the potential impacts with consideration given to periods of construction
 - Identify and described the impact the Project would have on the City's revenue base, the cost to provide additional services demanded by the Project, the potential need to expand existing facilities or build new facilities, the effects of inadequate services and any proposed mitigation measures
 - Provide detailed information, including impacts, of the ballot measure contemplated by Program 3G of the Housing Element (Page 4-20) (Program to be completed by Winter 2025):

“By 2025, initiate a ballot measure, or other alternative option, to provide City Council greater discretion in approving affordable housing and mixed use/housing options in appropriate locations.”

We note that this ballot measure would be in addition to the earlier ballot measure, Measure K.

- Provide detailed information regarding any and all mitigation measures or programs necessary to address any impact identified in the DEIR as noted above
- Identify any and all alternatives to the Project and any program or mitigation measure contemplated by the Project

The DEIR should clarify when and to what extent future development projects in the Project area will be subject to further CEQA review. Agencies may, in later CEQA analyses, incorporate by reference analyses of general matters in broader environmental impact reports, allowing agencies to focus the later CEQA reviews on issues specific to the project at issue. This practice, called “tiering,” ensures all environmental impacts of broader projects are addressed together, and allows agencies to streamline CEQA review of individual development projects. Proactive planning also ensures that all cumulative impacts can be identified and mitigated. In addition, CEQA applies to “projects,” which are discretionary actions by public agencies. The DEIR should clarify the types of future developments that would be subject to ministerial approval under the Project and the extent of CEQA review discretionary projects will undergo. This information is critical to the sufficiency of the DEIR, as the scope of anticipated later project reviews affects the level of detail required in the DEIR. In addition, clarification would improve public transparency, avoiding later surprise if the level of review is above or below expectations.

11. **Conclusion.** When executed well, a CEQA analysis promotes sustainable development and builds trust with the public. The DEIR for this Project gives the City an opportunity to serve the residents of Costa Mesa by transparently evaluating, disclosing, and mitigating the environmental impacts of this Project. In order to serve the community, we ask that the City comprehensively identify and evaluate all the impacts of the Project, in particular those affecting the many nearby sensitive receptors. CEQA entitles the residents to full disclosure and mitigation of the environmental impacts of the Project prior to its approval.

We ask that the City’s provide the information required under California Code of Regulations Section 15082(a)(1)(B)—the street address and cross street, or a map with identifying marks—for the “select properties.” We request additional time to respond once that information is received. Due to the tardiness of supplying the development standards information.

City of Costa Mesa
Economic and Development Services Department
Attn: Michelle Halligan, Senior Planner
December 19, 2025
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Thank you for your attention. Please feel free to contact us should you have any questions.

Very truly yours,



Richard J. Huffman
Treasurer



Cynthia McDonald
Assistant Treasurer

cc: State Clearinghouse, Mayor, City Council, City Manager, Director of Economic and Development Services

Costa Mesa First's mission is to educate Costa Mesans about planning policies in Costa Mesa so they make knowledgeable choices when voting. We encourage residents to choose walkable, bikeable, and inclusive neighborhoods, and the land use and transportation policies and investments needed to make Costa Mesa flourish. Our primary objective is to require Costa Mesa's leaders to put the residents of Costa Mesa first.

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