

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2025110783

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

Lead Agency: City of Costa Mesa

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Project Location: Costa Mesa Orange
City County

Project Description (Proposed actions, location, and/or consequences).

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

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Potentially significant impacts have been identified for the following issue areas, which have been analyzed in detail in the Draft PEIR: Aesthetics; Agriculture/Forestry Resources; Air Quality; Biological Resources; Cultural Resources; Geology/Soils; Greenhouse Gas Emissions; Hazards/Hazardous Materials; Noise; Population/Housing; Recreation; and Tribal Cultural Resources.

The following mitigation measures have been incorporated to reduce the identified significant impacts: MM-4.1-1, Shade and Shadow Analysis; MM-4.3-1, Construction Equipment Emissions Reductions; MM-4.3-2, Additional Construction Equipment Emission Reductions; MM-4.3-3, Limit Truck and Equipment Idling During Construction; MM-4.3-4, Use of Low-Volatile Organic Compound Paint During Construction; MM-4.3-5, Construction Dust Control; MM-4.3-6, Notification of Construction Activities; MM-4.3-7, Low-VOC Cleaning Supplies and Paint Educational Program; MM-4.3-8, Landscape Maintenance Equipment Emission Reduction; MM-4.3-9, Trip Reduction Program; MM-4.3-10, Enhanced End-of-Trip Bicycle Facilities; MM-4.3-11, Transit Oriented Features; MM-4.4-1, Habitat Assessment; MM-4.4-2, Rare Plants; MM-4.4-3, Nesting Birds; MM-4.4-4, Burrowing Owl; MM-4.4-5, Western Spadefoot; MM-4.4-6, Crotch's Bumble Bee; MM-4.5-1, Historic Architectural Resources; MM-4.5-2, Archaeological Resources; MM-4.7-1, Mitigation Protocols for Paleontological Resources; MM-4.8-1, Electrify Temporary and Portable Sources; MM-4.8-2, Energy Conservation; MM-4.8-3, Electric Vehicle Ready New Construction; MM-4.8-4, On-site Solar; MM-4.8-5, Water Conservation; MM-4.9-1, Pre-Construction Due Diligence; MM-4.9-2, Hazardous Materials Building Survey and Abatement; MM-4.9-3, Methane Mitigation; MM-4.13-1, Construction Noise Management Plan and Best Management Practices; MM-4.13-2, Operational Noise Design, Performance, and Management; MM-4.13-3, Construction Vibration; MM-4.14-1, SCAG Coordination and Inclusion in Regional Planning; and MM-4.18-1, Tribal Cultural Resources.

However, even with implementation of the above mitigation measures, potentially significant impacts related to the aforementioned environmental issue areas (i.e., Aesthetics; Agriculture/Forestry Resources; Air Quality; Biological Resources; Cultural Resources; Geology/Soils; Greenhouse Gas Emissions; Hazards/Hazardous Materials; Noise; Population/Housing; Recreation; and Tribal Cultural Resources) would not be reduced to a less than significant level and would result in significant and unavoidable impacts.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Transportation and land use concerns; increased traffic and vehicle miles traveled; consideration of complete streets; coordination with the Orange County Transportation Demand Management Plan; transit mobility opportunities; freight/goods movement; tribal consultation requirements of Senate Bill 18 and Assembly Bill 52; sensitive receptors exposed to pollution burdens; displacement of residents; impacts on biological resources, urban wildlife, and at-risk species; impacts on parks and increased need for parkland; water sources; visual impacts and neighborhood character; comprehensive analysis of cumulative impacts and environmental impacts; utilization of adequate mitigation measures.

Provide a list of the responsible or trustee agencies for the project.

There are no responsible agencies; however, trustee agencies may include but are not limited to: California Department of Fish and Wildlife, Santa Ana Regional Water Quality Control Board, State Water Resources Control Board, California Air Resources Board, Native American Heritage Commission, Department of Parks and Recreation, Office of Historic Preservation, California Department of Forestry and Fire Protection, California Department of Transportation, and/or the California Department of Conservation.