

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613

For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #2025110783

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

Lead Agency: City of Costa Mesa

Contact Person (Name and Title): Michelle Halligan, Senior Planner

Mailing Address: 77 Fair Drive

Phone and Email: (714) 754-5608; neighborhoods@costamesaca.gov

City: Costa Mesa

Zip: 92626

County: Orange

Project Location: County: Orange City/Nearest Community: Costa Mesa

Cross Streets: N/A

Zip Code: 92626, 92627, 92628

Longitude/Latitude (degrees, minutes and seconds)*: 33 ° 39 ' 47 " N / 117 ° 55 ' 09 " W Total Acres: 1,353.4

Assessor's Parcel No.: e.g., 119-200-13, 119-200-14, 119-200-36 Section: 33 Twp.: 6S Range: 10W Base: San Bernardino

Within 2 Miles: State Hwy #: I-405; SR-55; SR-73

Waterways: Santa Ana River

Airports: John Wayne Airport

Railways: N/A

Schools: Pomona Elementary School

* Required field

Document Type:

CEQA: ☐ NOP

☒ Draft EIR

NEPA: ☐ NOI

Other: ☐ Joint Document

☐ Early Cons

☐ Supplement/Subsequent EIR

☐ EA

☐ Final Document

☐ Neg Dec

(Prior SCH No.) _____

☐ Draft EIS

☐ Other: _____

☐ Mit Neg Dec

Other: _____

☐ FONSI

Local Action Type:

☐ General Plan Update

☐ Specific Plan

☒ Rezone

☐ Annexation

☒ General Plan Amendment

☐ Master Plan

☐ Prezone

☐ Redevelopment

☐ General Plan Element

☐ Planned Unit Development

☐ Use Permit

☐ Coastal Permit

☐ Community Plan

☐ Site Plan

☐ Land Division (Subdivision, etc.)

☒ Other: Amendments to urban plans, specific plans, and new objective design standards.

Development Type:

☒ Residential: Units* 21,522 Acres* 1,353.4

☐ Office: Sq.ft.* _____ Acres* _____ Employees* _____

☒ Commercial: Sq.ft.* 10,630,361 Acres* 1,353.4 Employees* 10,935

☐ Industrial: Sq.ft.* _____ Acres* _____ Employees* _____

☐ Educational: _____

☐ Recreational: _____

☐ Water Facilities: Type* _____ MGD* _____

☐ Transportation: Type* _____

☐ Mining: Mineral* _____

☐ Power: Type* _____ MW* _____

☐ Waste Treatment: Type* _____ MGD* _____

☐ Hazardous Waste: Type* _____

☒ Other: Overlay Zone

* Required field based on Development Type selected

Project Issues Discussed in Document:

☒ Aesthetics

☒ Agriculture and Forestry

☒ Air Quality

☒ Biological Resources

☐ Coastal Zone

☒ Cultural Resources

☒ Cumulative Effects

☒ Drainage/Absorption

☒ Economic/Jobs

☒ Energy

☐ Fiscal Impacts

☒ Flood Plain/Flooding

☒ Geology/Soils

☒ Greenhouse Gas Emissions

☒ Growth Inducement

☒ Hazards/Hazardous Materials

☒ Hydrology/Water Quality

☒ Land Use/Planning

☐ Mandatory Findings of Significance

☒ Mineral Resources

☒ Noise

☒ Population/Housing

☒ Public Services

☒ Recreation

☒ Schools/Universities

☐ Septic System

☒ Sewer Capacity

☒ Solid Waste

☒ Transportation

☒ Tribal Cultural Resources

☒ Utilities/Service Systems

☒ Vegetation

☒ Wetland/Riparian

☒ Wildfire

☐ Other: _____

Present Land Use/Zoning/General Plan Designation:

Commercial Center (CC) Commercial-Residential (CR) Cultural Arts Center (CAC) General Commercial (GC) High-Density Residential (HDR) Industrial Park (IP) Light Industrial (LI) Medium-Density Residential (MDR) Neighborhood Commercial (NC) Regional Commercial (RC) Urban Center Commercial (UCC)

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

The proposed Project is a comprehensive effort to address housing needs, comply with State Housing Law, and address the City Council goal to "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.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X". If you have already sent your document to the agency please denote that with an "S".

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

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

Starting Date June 16, 2026 Ending Date August 3, 2026

Lead Agency (Complete if applicable):

Consulting Firm: <u>Dudek</u>	Applicant: <u>City of Costa Mesa</u>
Address: <u>225 South Lake Avenue, Suite M210</u>	Address: <u>77 Fair Drive</u>
City/State/Zip: <u>Pasadena, CA 91101</u>	City/State/Zip: <u>Costa Mesa, CA 92626</u>
Contact (Name and Title): <u>Kristin Starbird, Senior Project Manager</u>	Contact (Name and Title): <u>Michelle Halligan, Senior Planner</u>
Phone: <u>(626) 204-9839</u>	Phone: <u>(714) 754-5608</u>
Email: <u>kstarbird@dudek.com</u>	Email: <u>michelle.halligan@costamesaca.gov</u>

Signature of Lead Agency Representative: <u>Michelle Halligan</u>	Digitally signed by Michelle Halligan Date: <u>2026.06.09 15:58:09 -07'00'</u>	Date: <u>6/9/2026</u>
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Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.