

## General Plan Elements to Address Changes in the Land Use and Circulation Elements and to Address New State Laws

City staff has discussed with the consultants about amending the current General Plan contract and scope to include updates of additional elements, as well as updating the Zoning Code to address the proposed changes in the Land Use and Circulation Elements and new laws that went into effect since 2000. Efficiencies can be achieved in the CEQA process—and the City can respond to public interest in topics related to but not addressed in the Land Use and Circulation Elements—with concurrent updates of other General Plan chapters. Additionally, new State laws have been enacted related to greenhouse gases, complete streets, flooding, fire hazards, and disadvantaged unincorporated communities.

The following elements could be revised to address these laws, as well as address the proposed changes in the Land Use and Circulation Elements.

- **Conservation Element.** The Conservation Element can be revised to include a discussion and policies to address SB 375, the State's climate action goal to reduce greenhouse gas (GHG) emissions. The Conservation Element can include sustainability and green building goals as well, to the extent desired by the City Council.
- **Safety Element.** Two new laws need to be addressed in the Safety Element: SB 1241 (Fire Hazard Impacts) and AB 162 (Flooding). SB 1241 addresses the risk of fire in State Responsibility Areas and very high fire hazard severity zones. Our quick review of data sources indicates that there are no State Responsibility Area or High Fire Severity Zones in Costa Mesa. However, the City may want to incorporate recommendations from the Fire Hazard Planning, General Plan Technical Advice Series from Governor's Office of Planning and Research as recommended by SB 1241.
- **Noise Element.** The Noise Element can be revised to address revisions to the Land Use and Circulation Plans, which could affect noise conditions, particularly along arterial roadways where new land use changes may occur. New community noise equivalent levels (CNEL) contour maps can reflect the revised Land Use and Circulation Plans.
- **Open Space and Recreation Element.** The proposed Land Use Element may include opportunities for new residential development that will increase the residential population. New open space and parks/recreation analysis and policies can be included to address the increase in population and demand for additional public services. New policies can address the need for infill parks, innovative and flexible public spaces, and maximizing efficiency of existing parks. It can also address funding challenges in acquiring future open space lands. The Element should reflect changes to the City's Parks Master Plan that is currently being revised.

## Environmental Analysis

The Land Use and Circulation Elements will require preparation of an Environmental Impact Report (EIR). Updated Safety, Noise, and Open Space and Recreation Elements can be folded into the EIR. The data and analysis of these elements can assist in preparing a more comprehensive and thorough EIR that addresses all impacts, including noise impacts, greenhouse gas generation, and community services. As we heard from the community engagement process, the public has repeatedly addressed parks as a major issue if the land use policy will accommodate new dwelling units and residents. The Climate Change and Greenhouse Gas section of the EIR would be able to reflect implementation measures in the Conservation Element that could be utilized as implementation measures in the EIR. In summary, City staff believes that the City could achieve cost savings by updating other elements now and including them now in the EIR analysis.

**Focused Zoning Code Update**

To further take advantage of the General Plan EIR, the City could also update the Zoning Code to make it consistent with the proposed General Plan. This update would not be considered a comprehensive update, but rather a focused update to address the proposed General Plan changes. The focused Zoning Code update will primarily address land use changes, including preparing new zone districts that are consistent with any new land use designations. The update may also include new zone districts that codify and/or modify some of the Urban Plans. The update will also include a revised Zoning Map that is consistent with the proposed Land Use Plan. The EIR will address all new changes in the focus Zoning Code Update. Integrating the Zoning Code with the General Plan EIR will avoid future CEQA documentation.

**Approximate Costs**

The following numbers reflect approximate costs and are subject to change based on selected work tasks and a detailed budget analysis.

Work Task	Approximate Costs
<ul style="list-style-type: none"> <li>▪ Noise Element</li> <li>▪ Safety Element</li> <li>▪ Conservation Element</li> <li>▪ Open Space and Recreation Element</li> <li>▪ Minor Revisions to remaining Elements/Chapters</li> <li>▪ EIR Analysis</li> </ul>	\$61,000
Focused Zoning Update (Address Land Use Changes)	\$20,000 to \$40,000
Additional Great Reach Events	\$15,000 to \$30,000

**Schedule Modification**

Current Scope		Additional Elements – Modified Scope	
Task	Schedule	Task	Schedule
City Council and/or Planning Commission Study Session to Review <u>Preferred Land Use Plan</u> and <u>Vision Statement</u>	April 2014	City Council and Planning Commission Study Session to Review <u>Preferred Land Use Plan</u> and <u>Vision Statement</u>	April 2014
Administrative Draft Land Use and Circulation Elements for City staff review	June 2014	Administrative General Plan for City staff review	August 2014
Draft Land Use and Circulation Elements for Public Review and Comment	July 2014	Draft General Plan Elements for Public Review and Comment	September 2014
		Zoning Code Update	October 2014
EIR Preparation and Public Review	August – October 2014	EIR Preparation and Public Review	November – January 2015
Final EIR Preparation	November 2014	Final EIR Preparation	February 2015
Hearings	December/January 2015	Hearings	February-March 2015