



**NOTICE OF PREPARATION**  
**City of Costa Mesa**  
**General Plan Amendment Program EIR**

**Date:** November 17, 2015

**To:** State Clearinghouse  
State Responsible and Trustee Agencies  
County Clerk  
City Departments  
Federal Agencies  
Interested individuals and organizations

**Subject:** Notice of Preparation for the City of Costa Mesa 2015-2025 General Plan Update  
Project Environmental Impact Report, (State Clearinghouse No. \*\*\*\*\*)

The City of Costa Mesa is the California Environmental Quality Act (CEQA) Lead Agency for the City of Costa Mesa 2015-2025 General Plan Update Environmental Impact Report (EIR).

**Project Title:** City of Costa Mesa 2015-2025 General Plan Update

**Project Applicant:** City of Costa Mesa

**Project Location:** City of Costa Mesa, Orange County

**Project Description:** The City of Costa Mesa proposes to adopt focused amendments to the following General Plan elements: Land Use, Circulation, Growth Management, Conservation, Open Space and Recreation, Noise, Safety, Community Design, and Historic and Cultural Resources.

The purpose of this NOP is to request comments from responsible and trustee agencies, federal agencies, and any other person or organization concerned with the environmental effects of the project regarding the scope and content of the environmental review the City of Costa Mesa will conduct on the 2015-2025 General Plan Update.

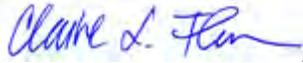
Pursuant to CEQA Guidelines §15082 (b), you have 30 days from the date of receipt of this NOP to respond. Please send your comments by the earliest possible date, but no later than 5:00 P.M. December 17, 2015. Please send your responses to Ms. Claire Flynn, Assistant Development Services Director, City of Costa Mesa at the address listed above or to [Claire.Flynn@costamesaca.gov](mailto:Claire.Flynn@costamesaca.gov). (Please enter "General Plan Update NOP" in the "Subject" line.) Agency responses should include the name of a contact person at the agency.

The City of Costa Mesa encourages all interested individuals, organizations, and agencies to attend the scoping meeting for the Project EIR at a regularly scheduled Costa Mesa Planning Commission meeting on:

**Monday, November 30, 2015**  
**Emergency Operations Center, City Hall**  
**77 Fair Drive, Costa Mesa, CA**  
**6:00 pm – 8:00 pm**

The EIR scoping discussion will be the first item on the Planning Commission agenda. Additional project information is available on the City of Costa Mesa's 2015-2025 General Plan Amendments Information Website: <http://www.costamesaca.gov/index.aspx?page=1592>

CEQA Guidelines Section 15168(a) permits a lead agency to prepare a program EIR on a series of actions that can be categorized as one large project and are related either: 1) geographically, 2) as logical parts in the chain of contemplated actions, 3) in connection with issuance of rules, regulations, plans, or other general criteria to govern the conduct of a continuing program, or 4) as individual activities carried out under the same authorizing statutory or regulatory authority and having generally similar environmental effects which can be mitigated in similar ways. The 2015-2025 General Plan Update represents a logical series of actions that are connected, would occur in approximately the same geographic area, and would result in generally similar environmental effects that can be mitigated in similar ways. Accordingly, the City of Costa Mesa is preparing a program EIR for the project.

Signature:   
Claire Flynn, Assistant Development Services Director

Date: 11/17/2015

## **COSTA MESA 2015-2025 GENERAL PLAN AMENDMENTS PROJECT DESCRIPTION**

The City of Costa Mesa proposes to adopt focused amendments to several elements of its General Plan: Land Use, Circulation, Growth Management, Conservation, Open Space and Recreation, Noise, Safety, Community Design, and Historic and Cultural Resources. The Housing Element for the 2015-2021 cycle was adopted on January 21, 2014 and will not be updated as part of this project.

The proposed General Plan Update is a long-range planning program intended to guide the orderly growth and development of the Costa Mesa planning area over the long term. The updated General Plan communicates the City's vision of its future and establishes a policy framework to govern decision-making concerning the physical development of the community and the public services and infrastructure systems that support existing and planned development. The planning area, which includes the corporate City limits and unincorporated properties within the City's designated sphere of influence, encompasses 15.7 square miles and has a total population of approximately 110,000.

The General Plan Amendments would not authorize any specific development project or other form of land use approval or any kind of public facilities or capital facilities expenditures or improvements. Later activities proposed pursuant to the goals and policies of the General Plan will be reviewed in light of this EIR and may focus on those site-specific and localized environmental issues that could not be examined in sufficient detail as part of this program EIR.

### **Project Location**

The project "planning area" encompasses the entire City of Costa Mesa and its sphere of influence. The City is located in coastal Orange County and is surrounded to the north by the city of Santa Ana, to the south by city of Newport Beach, the west by the cities of Huntington Beach and Fountain Valley, and to the east by the city of Irvine. Costa Mesa lies approximately one mile northeast of the Pacific Ocean. Figure 1 identifies the City's location and the planning area.

### **Summary of Proposed Changes to General Plan Elements**

The City proposes focused amendments to the General Plan elements to encourage targeted investment/property improvements and to respond to State laws that have become effective in the past 10 years.

#### **Land Use Element**

The City proposed changes to the land use plan in eight "focus areas," which are considered strategic areas and corridors that can accommodate new development. The focus areas and the proposed changes are as follows:

- 1) The Fairview Developmental Center property, proposed to accommodate up to 500 new residential units at specified densities and 25.6 acres of active open space uses.
- 2) South Harbor Boulevard, with a new proposed Harbor Boulevard Mixed-Use on select properties, allowing up to 20 units per acre and a maximum floor area ratio (FAR) of 1.00 to 1.25.
- 3) The Segerstrom Home Ranch property to allow up to 1.2 million square feet of development at a maximum FAR of 0.64 for corporate headquarters and FAR of 0.54 for commercial/retail uses 4). The site of the former Los Angeles Times printing operation, proposed to be redesignated as a commercial land use designation to allow a maximum FAR of 0.64 for corporate headquarters and FAR of 0.54 for commercial/retail uses.
- 5) Sakioka Site 2 at Sunflower Avenue and Main Street, proposed to allow residential development at up to 80 units per acre but not to exceed the existing total unit allocation of 660 units and not to exceed the established trip budget.
- 6) Harbor Boulevard Residential Overlay, which proposes an overlay on targeted sites to allow up to 40 units per acre (without any changes to the base zoning districts).
- 7) Newport Boulevard Residential Overlay, which proposes an overlay on targeted sites to allow up to 40 units per acre (without any changes to the base zoning districts).
- 8) SoBECA Overlay, which proposes up to 40 units per acre and a maximum residential unit count of 450 units within the SoBECA Urban Plan area.

The proposed land use changes would result in an increase in residential dwelling units, office space, and general and regional commercial uses. The following land uses are anticipated to be reduced in scope citywide: motels, light industrial and storage, hospital, agricultural, and vacant land. Figure 2 presents the proposed amended Land Use Policy Map.

### **Circulation Element**

The City does not propose any changes to roadway configurations or capacity as part of the circulation element update. The element is being amended to incorporate “complete streets” policies and to establish a framework for a new bicycle master plan. New goals, policies, and exhibits have been developed to illustrate the City’s future direction related to walking, bicycling, and transit improvements.

### **Growth Management Element**

The Growth Management Element is being amended to reflect the updated land use and circulation elements, with the aim to balance new development with the ability of the street network to accommodate that development. This element is required by Orange County Measure M2 and provides for the City to remain eligible for future transportation funding improvements.

### **Conservation Element**

This element is being amended to reflect new policies regarding sustainability initiatives, particularly with regard to preservation of coastal wildlife habitat areas and landforms, natural resource conservation and environmental sustainability, water conservation and water quality, and air quality and climate change.

### **Open Space and Recreation Element**

The City is in the process of updating its Parks and Recreation Master Plan. Amendments to the Open Space and Recreation Element propose a revised policy framework for the Master Plan. The updated open space and recreation element will identify future park and open space improvements to accommodate the population growth identified in the Land Use Plan. New goals and policies are proposed to establish new revenue streams to fund the acquisition and maintenance of future and established parks. New cultural arts goals and policies will also be introduced.

### **Noise Element**

This element is being amended to reflect new baseline (2015) noise conditions. The element will include updated exhibits and analysis that depict the future noise environment pursuant to the changes in the Land Use and Circulation Elements. New goals and policies are proposed to create compatibility among new residential and industrial uses located within mixed-use districts.

### **Safety Element**

This element is being amended to reflect current conditions regarding wildland fires, seismic hazards, flooding, aviation hazards, and emergency services, and to establish more modern policies appropriate to the hazards present.

### **Community Design**

The goals and policies in this element are proposed to be updated to reflect changes in the Land Use Element.

### **Historic and Cultural Resources Element**

This element is being amended to reflect current framework conditions and more direct policy statements regarding historic and cultural resources. Most specifically, the element will address Post-World War II historical resources and policies that encourage compatibility between historic resource sites and new development.

### **Potential Environmental Effects**

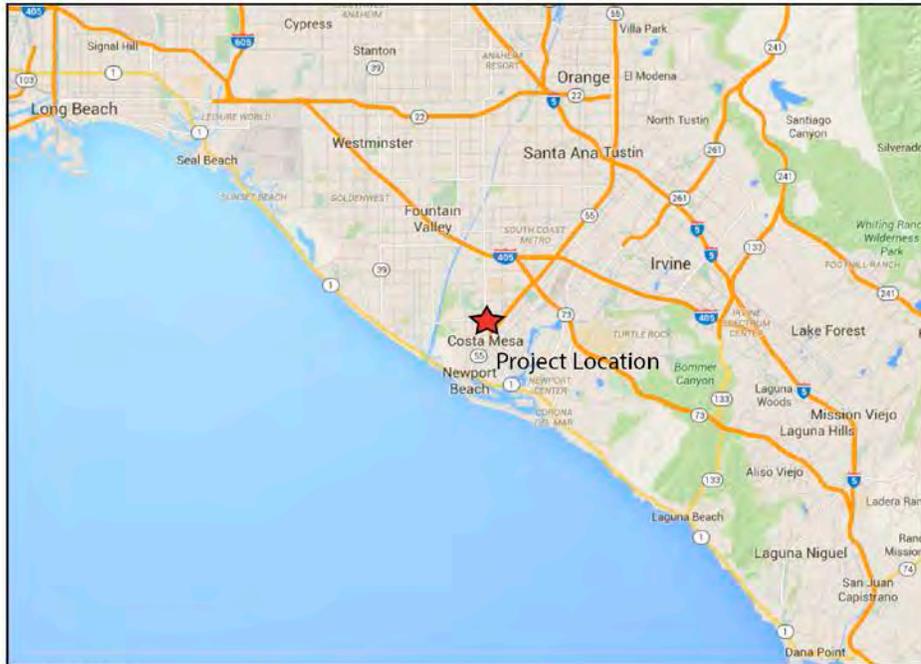
The focused amendments to the General Plan are proposed to reflect changes in the City resulting from changing demographics, economics, socialization, and technological advances. To a large degree, the proposed amendments reflect new policies, regulations, and laws meant to preserve the desirable qualities of Costa Mesa and protect the environment.

Since the amendments would not authorize any specific development project or other forms of land use change, the impacts to be addressed in the EIR would be indirect effects. However, since the City's action ultimately could lead to the impact, such impacts must be analyzed and be subject to public scrutiny.

Most physical effects of the land use changes would occur in the eight focus areas described above where opportunities for development or redevelopment are still present. New development has the potential to affect the following resources, which would be examined in detail in the EIR: aesthetics, air quality, biological resources, cultural resources, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use, mineral resources, noise, population and housing, public services, recreation, transportation and traffic, and utility and service systems.

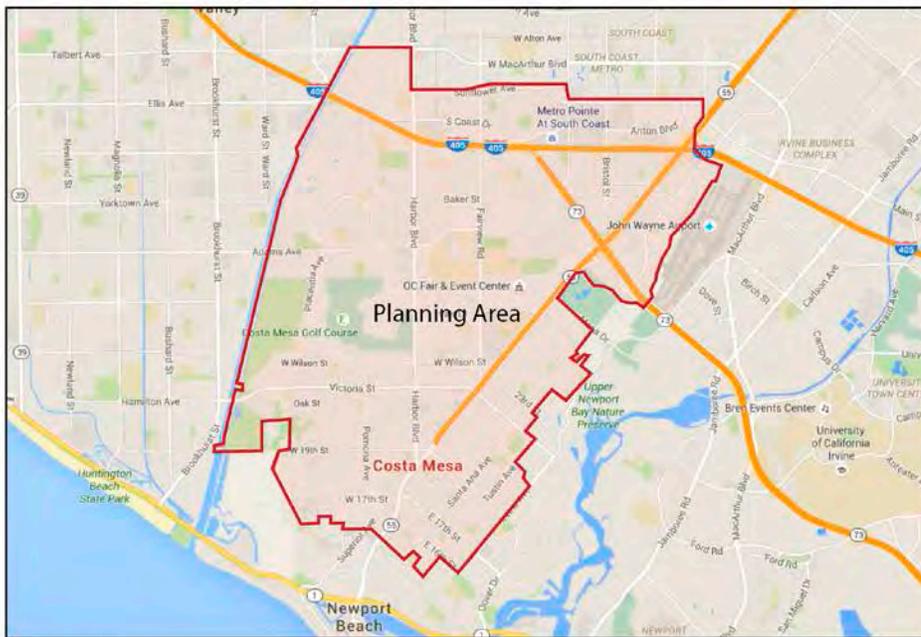
The proposed project is expected to have no impact on agriculture and forest resources, as these resources either do not exist within the project area or would not be affected. Accordingly, the EIR will not present a detailed analysis of the project's potential impacts on agriculture and forest resources.

In accordance with the requirements of CEQA, the City of Costa Mesa has determined that an EIR for the proposed project should be prepared because the proposed activities have the potential to result in one or more adverse environmental effects to the resources listed above. The City will further refine the scope of the technical issues to be addressed in the EIR during the CEQA process, including input received in response to this NOP.



Source: Google Maps

Regional



Source: Google Maps

Vicinity

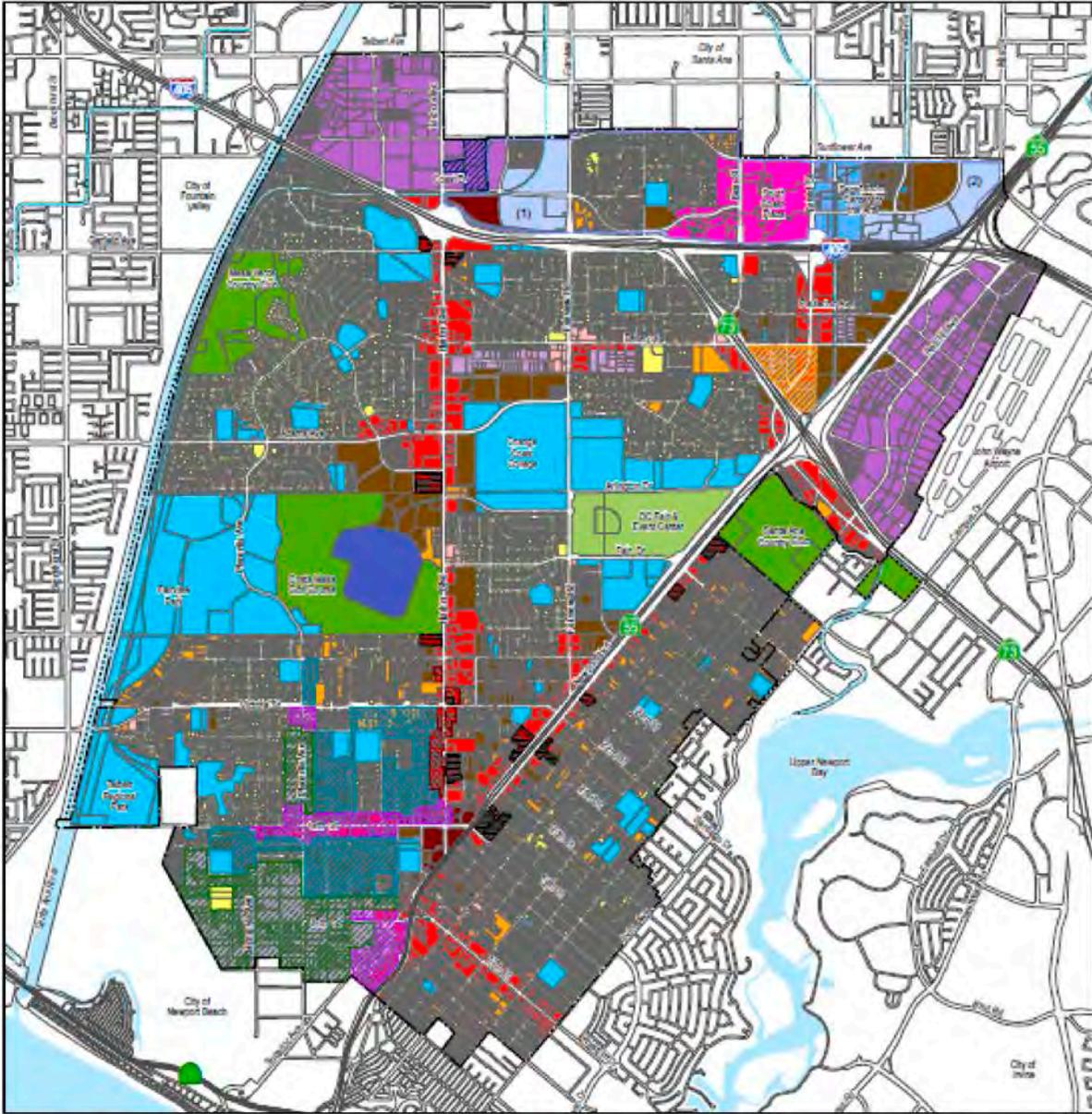


<http://www.migcom.com> • 951-787-9222



## Exhibit 1 Regional and Vicinity Map

Costa Mesa General Plan Update  
Costa Mesa California



**General Plan Land Uses**

- Low Density Residential (8 du/ac)
- Medium Density Residential (12 du/ac)
- High Density Residential (20 du/ac)
- Neighborhood Commercial
- General Commercial
- Commercial Center
- Regional Commercial
- Fairview (15 to 25 du/ac)

- Urban Center Commercial
- Cultural Arts Center
- Light Industrial
- Industrial park
- Golf Course
- Fairgrounds
- Public/Institutional

**Land Use Overlays**

- Residential Incentive (40 du/ac)
- Harbor Mixed Use (20 du/ac; 1.25 FAR)
- LA Times Site (0.54 to 0.64 FAR)

**Boundaries**

- City Boundary
- Sphere of Influence

**Urban Plans and Specific Plan**

- 19 West Urban Plan
- Mesa West Bluffs Urban Plan
- Mesa West Residential
- SoBECA Urban Plan (40 du/ac)\*
- \* Not to exceed 450 units
- North Costa Mesa Specific Plan
- (1) Segerstrom Home Ranch
- (2) Sakioka Site (Lot 2)



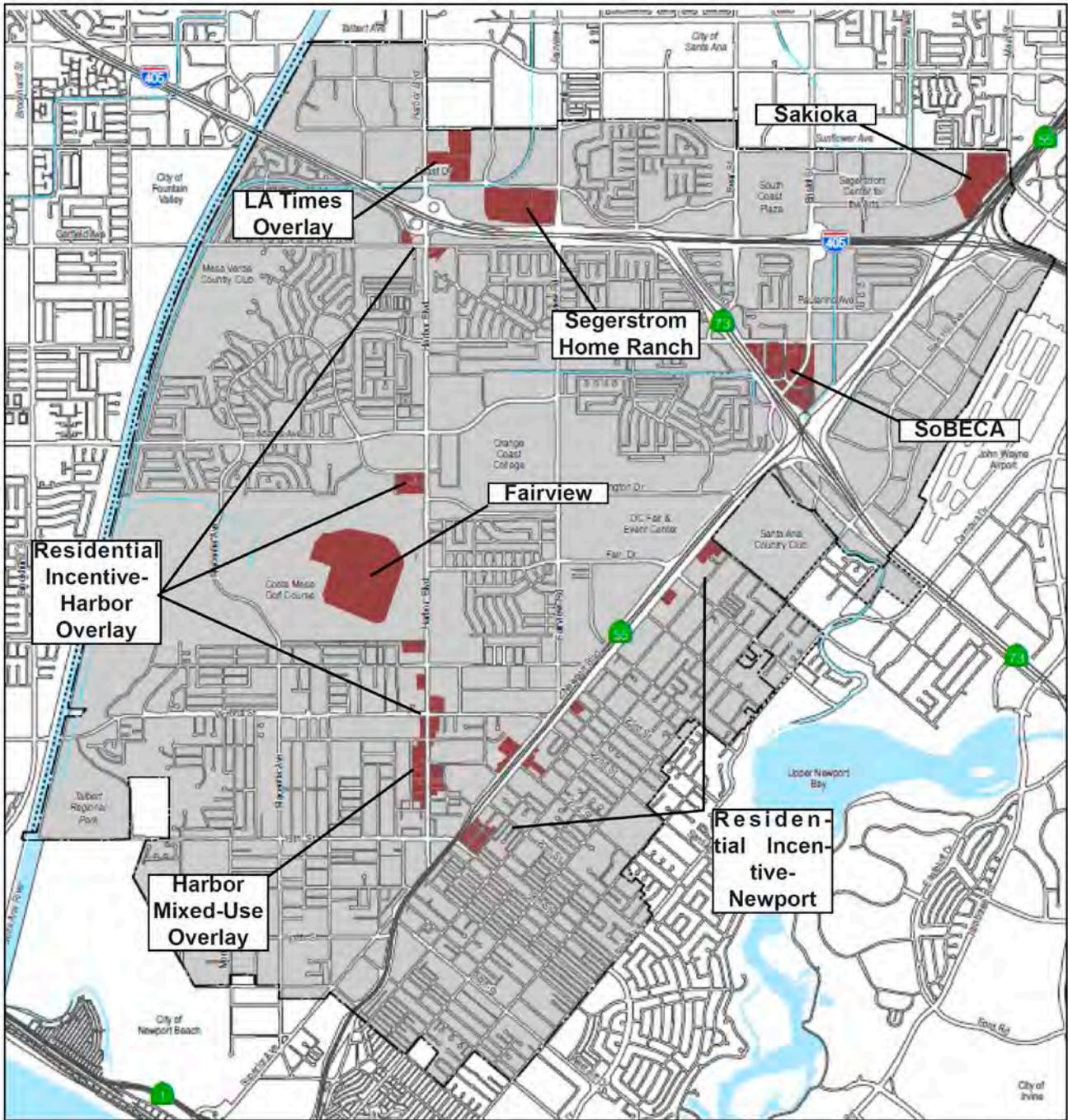
Not to Scale

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**Exhibit 2 Draft Land Use Plan**

Costa Mesa General Plan Update  
Costa Mesa, California



Not to Scale

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### Exhibit 3 Focus Area Overview Map

Costa Mesa General Plan Update  
Costa Mesa, California

Existing Context



Key Map



Proposed General Plan: New Land Use Designation - Fairview



Current General Plan Designation

- Low Density Residential (8 du/ac)
- Medium Density Residential (12 du/ac)
- High Density Residential (20 du/ac)
- General Commercial
- Neighborhood Commercial
- Public/Institutional
- Golf Course

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Exhibit 4 Fairview Focus Area

Costa Mesa General Plan Update  
Costa Mesa, California

Existing Context



Proposed General Plan: Overlay



Key Map



Current General Plan Designation

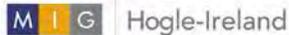
- Low Density Residential (8 du/ac)
- Medium Density Residential (12 du/ac)
- High Density Residential (20 du/ac)
- General Commercial
- Neighborhood Commercial
- Light Industrial
- Public/Institutional
- Golf Course

Exhibit 5

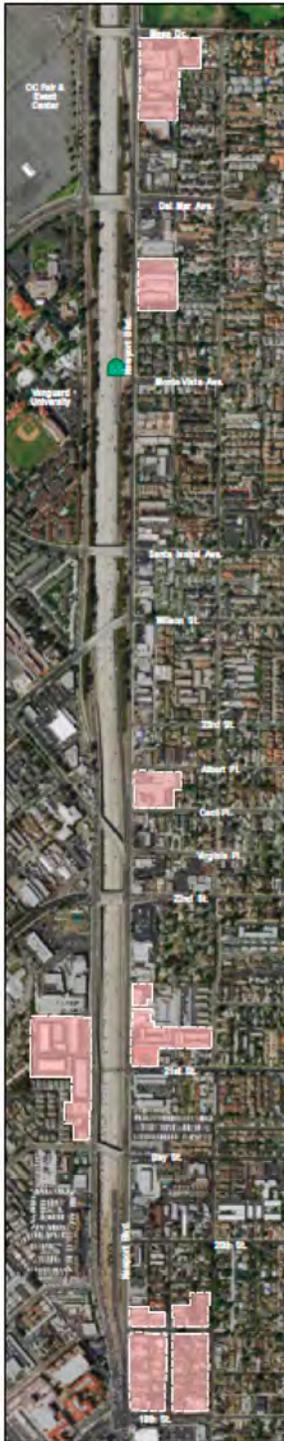
Residential Incentive- Harbor Blvd. Overlay Focus Area

Costa Mesa General Plan Update  
Costa Mesa, California

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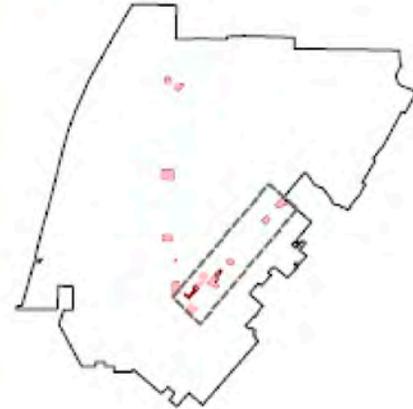
Existing Context



Proposed General Plan: Overlay



Key Map



Current Land Use Designation

- Low Density Residential (8 du/ac)
- Medium Density Residential (12 du/ac)
- High Density Residential (20 du/ac)
- Commercial Residential (17.4 du/ac)
- General Commercial
- Neighborhood Commercial
- Light Industrial
- Public/Institutional
- Golf Course

Exhibit 6

Residential Incentive- Newport Blvd. Overlay Focus Area

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Costa Mesa General Plan Update  
Costa Mesa, California

Existing Context



Key Map



Proposed General Plan: Overlay



Current General Plan Designation

- Low Density Residential (8 du/ac)
- Medium Density Residential (12 du/ac)
- High Density Residential (20 du/ac)
- General Commercial

Exhibit 7

Harbor Mixed-Use Overlay Focus Area

Costa Mesa General Plan Update  
Costa Mesa, California

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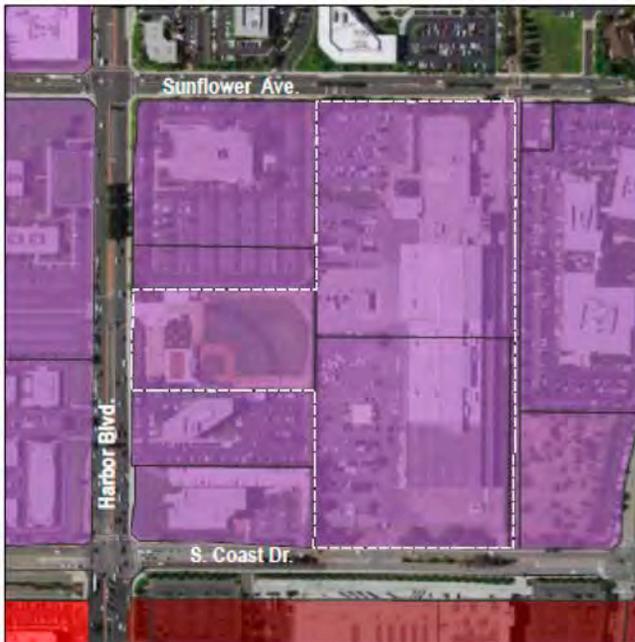
Existing Context



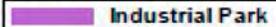
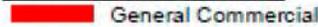
Key Map



Proposed General Plan: Overlay



Current General Plan Designation

-  Industrial Park
-  General Commercial
-  Commercial Center

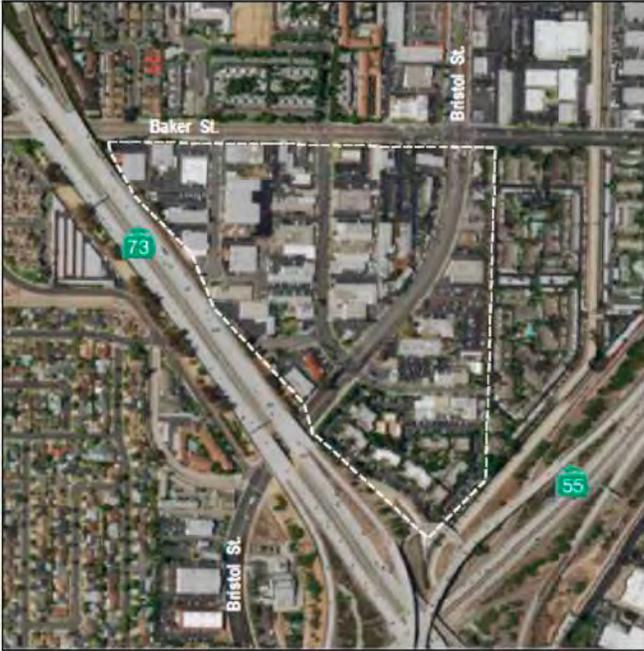
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Exhibit 8 LA Times Overlay Focus Area

Costa Mesa General Plan Update  
Costa Mesa, California

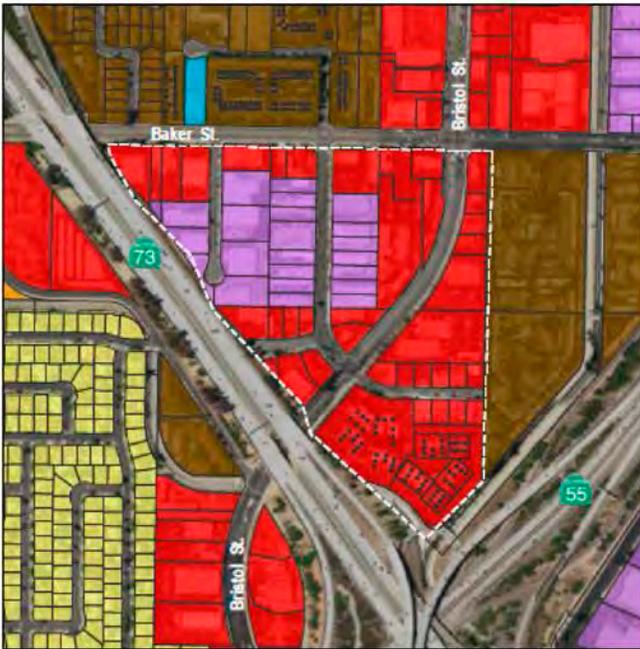
Existing Context



Key Map



Proposed General Plan: Overlay



Current General Plan Designation

- Low Density Residential (8 du/ac)
- Medium Density Residential (12 du/ac)
- High Density Residential (20 du/ac)
- General Commercial
- Light Industrial
- Public/Institutional

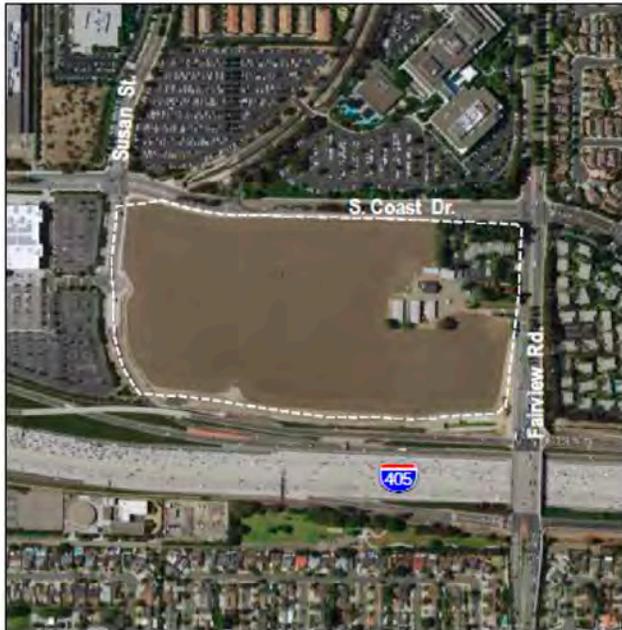
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Exhibit 9 SoBECA Focus Area

Costa Mesa General Plan Update  
Costa Mesa, California

Existing Context



Key Map



Proposed General Plan: Commercial Center



Current General Plan Designation

- Low Density Residential (8 du/ac)
- Medium Density Residential (12 du/ac)
- High Density Residential (20 du/ac)
- General Commercial
- Commercial Center
- Urban Center Commercial
- Industrial Park
- Public/Institutional

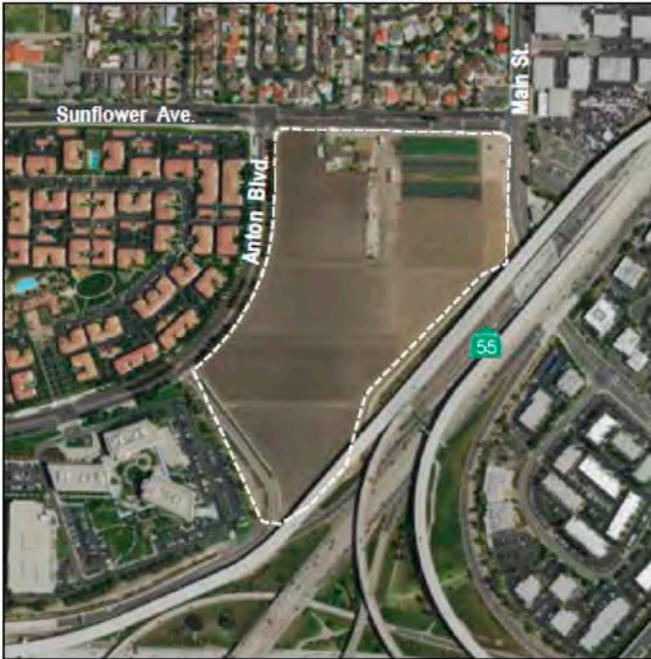
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Exhibit 10  
Segerstrom Home Ranch Focus Area

Costa Mesa General Plan Update  
Costa Mesa, California

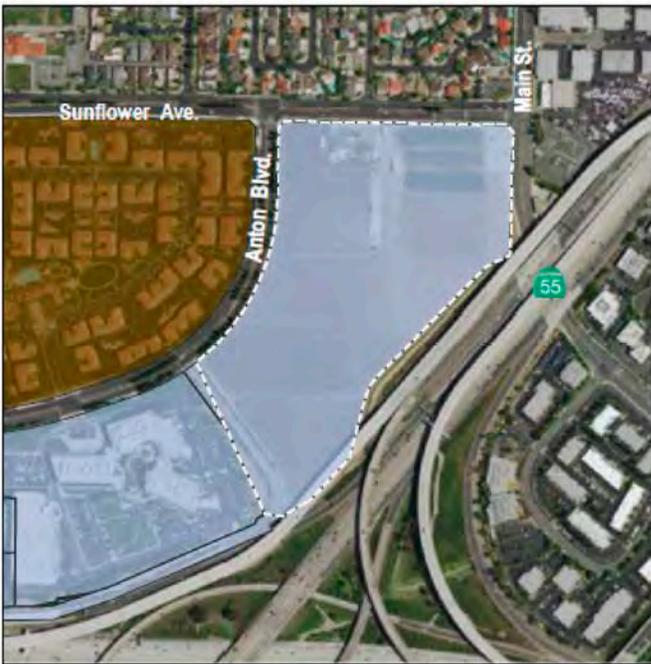
Existing Context



Key Map



Proposed General Plan: Urban Center Commercial



Current General Plan Designation

- High Density Residential (20 du/ac)
- Urban Center Commercial

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Exhibit 11 Sakioka Focus Area

Costa Mesa General Plan Update  
Costa Mesa, California





Edmund G. Brown Jr.  
Governor

STATE OF CALIFORNIA  
Governor's Office of Planning and Research  
State Clearinghouse and Planning Unit



Ken Alex  
Director

Notice of Preparation

November 23, 2015

REC'D NOV 30

To: Reviewing Agencies

Re: 2015-2025 General Plan Update  
SCH# 201511X002

Attached for your review and comment is the Notice of Preparation (NOP) for the 2015-2025 General Plan Update draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

**Ms. Claire Flynn**  
City of Costa Mesa  
77 Fair Drive  
Costa Mesa, CA 92626

with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,

Scott Morgan  
Director, State Clearinghouse

Attachments  
cc: Lead Agency

**Document Details Report  
State Clearinghouse Data Base**

**SCH#** 201511X002  
**Project Title** 2015-2025 General Plan Update  
**Lead Agency** Costa Mesa, City of

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**Type** **NOP** Notice of Preparation

**Description** The City of Costa Mesa proposes to adopt focused amendments to several elements of its GP: Land Use, Circulation, Growth Management, Conservation, Open Space and Recreation, Noise, Safety, Community Design, and Historic and Cultural Resources. The Housing Element for the 2015-2021 cycle was adopted on January 21, 2014 and will not be updated as part of this project. The proposed General Plan Update is a long-range planning program intended to guide the orderly growth and development of the Costa Mesa planning area over the long term. The updated General Plan communicates the City's vision of its future establishes a policy framework to govern decision-making concerning the physical development of the community and the public services and infrastructure systems that support existing and planned development. The planning area, which includes the corporate City limits and unincorporated properties within the City's designated sphere of influence, encompasses 15.7 square miles and has a total population of ~110,000.

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**Lead Agency Contact**

**Name** Ms. Claire Flynn  
**Agency** City of Costa Mesa  
**Phone** (714) 754-5278 **Fax**  
**email** claire.flynn@costamesaca.gov  
**Address** 77 Fair Drive  
**City** Costa Mesa **State** CA **Zip** 92626

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**Project Location**

**County** Orange  
**City** Costa Mesa  
**Region**  
**Cross Streets**  
**Lat / Long**  
**Parcel No.**  
**Township** **Range** **Section** **Base**

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**Proximity to:**

**Highways**  
**Airports**  
**Railways**  
**Waterways** Pacific Ocean  
**Schools**  
**Land Use** Residential dwelling units, office space, and general and regional commercial uses. Motels, light industrial and storage, hospital, agricultural, and vacant land.

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**Project Issues** Aesthetic/Visual; Air Quality; Biological Resources; Archaeologic-Historic; Geologic/Seismic; Soil Erosion/Compaction/Grading; Other Issues; Toxic/Hazardous; Water Quality; Landuse; Minerals; Noise; Population/Housing Balance; Public Services; Recreation/Parks; Traffic/Circulation

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**Reviewing Agencies** Resources Agency; California Coastal Commission; Department of Conservation; Office of Historic Preservation; Department of Parks and Recreation; Department of Water Resources; Department of Fish and Wildlife, Region 5; Department of Housing and Community Development; Office of Emergency Services, California; Native American Heritage Commission; Caltrans, Division of Transportation Planning; California Highway Patrol; Caltrans, District 12; Air Resources Board; Regional Water Quality Control Board, Region 8

Note: Blanks in data fields result from insufficient information provided by lead agency.

Document Details Report  
State Clearinghouse Data Base

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*Date Received* 11/23/2015      *Start of Review* 11/23/2015      *End of Review* 12/22/2015

Note: Blanks in data fields result from insufficient information provided by lead agency.





Edmund G. Brown Jr.  
Governor

STATE OF CALIFORNIA  
Governor's Office of Planning and Research  
State Clearinghouse and Planning Unit



Ken Alex  
Director

**Memorandum**

**Date:** November 25, 2015  
**To:** All Reviewing Agencies  
**From:** Scott Morgan, Director  
**Re:** SCH # **201511X002**  
**2015-2025 General Plan Update**

REC'D DEC 03 =

On **November 23, 2015**, the State Clearinghouse submitted the above Notice of Preparation to your agency for review. Please note that the **State Clearinghouse number** was *incorrect*.

The correct State Clearinghouse number is:

**SCH# 2015111068**

We apologize for this error and request that you note the above information for your files. All other project information remains the same.

cc: **Ms. Claire Flynn**  
City of Costa Mesa  
77 Fair Drive  
Costa Mesa, CA 92626

**NOP Distribution List**

*COPY*

County: ORANGE

2015111000 SCH#

201511

Resources Agency

Resources Agency  
Nadell Gayou

Dept. of Boating & Waterways  
Denise Peterson

California Coastal Commission  
Elizabeth A. Fuchs

Colorado River Board  
Lisa Johansen

Dept. of Conservation  
Elizabeth Carpenter

California Energy Commission  
Eric Knight

Cal Fire  
Dan Foster

Central Valley Flood Protection Board  
James Herota

Office of Historic Preservation  
Ron Parsons

Dept of Parks & Recreation  
Environmental Stewardship Section

California Department of Resources, Recycling & Recovery  
Sue O'Leary

S.F. Bay Conservation & Dev't. Comm.  
Steve McAdam

Dept. of Water Resources  
Resources Agency  
Nadell Gayou

Fish and Game

Depart. of Fish & Wildlife  
Scott Flint  
Environmental Services Division

Fish & Wildlife Region 1  
Curt Babcock

Fish & Wildlife Region 1E  
Laurie Harnsberger

Fish & Wildlife Region 2  
Jeff Drongesen

Fish & Wildlife Region 3  
Charles Armor

Fish & Wildlife Region 4  
Julie Vance

Fish & Wildlife Region 5  
Leslie Newton-Reed  
Habitat Conservation Program

Fish & Wildlife Region 6  
Tiffany Ellis  
Habitat Conservation Program

Fish & Wildlife Region 6 I/M  
Heidi Calvert  
Inyo/Mono, Habitat Conservation Program

Dept. of Fish & Wildlife M  
George Isaac  
Marine Region

Other Departments

Food & Agriculture  
Sandra Schubert  
Dept. of Food and Agriculture

Depart. of General Services  
Public School Construction

Dept. of General Services  
Anna Garbeff  
Environmental Services Section

Delta Stewardship Council  
Kevan Samsam

Housing & Comm. Dev.  
CEQA Coordinator  
Housing Policy Division

Independent Commissions, Boards

Delta Protection Commission  
Michael Machado

OES (Office of Emergency Services)  
Marcia Scully

Native American Heritage Comm.  
Debbie Treadway

Public Utilities Commission  
Supervisor

Santa Monica Bay Restoration  
Guangyu Wang

State Lands Commission  
Jennifer Deleong

Tahoe Regional Planning Agency (TRPA)  
Cherry Jacques

Cal State Transportation Agency CalSTA

Caltrans - Division of Aeronautics  
Philip Crimmins

Caltrans - Planning  
HQ LD-IGR  
Terri Pencovic

California Highway Patrol  
Suzann Ikeuchi  
Office of Special Projects

Dept. of Transportation

Caltrans, District 1  
Rex Jackman

Caltrans, District 2  
Marcelino Gonzalez

Caltrans, District 3  
Eric Federicks - South  
Susan Zanchi - North

Caltrans, District 4  
Patricia Maurice

Caltrans, District 5  
Larry Newland

Caltrans, District 6  
Michael Navarro

Caltrans, District 7  
Dianna Watson

Caltrans, District 8  
Mark Roberts

Caltrans, District 9  
Gayle Rosander

Caltrans, District 10  
Tom Dumas

Caltrans, District 11  
Jacob Armstrong

Caltrans, District 12  
Maureen El Harake

Cal EPA

Air Resources Board

All Other Projects  
Cathi Slaminski

Transportation Projects  
Nesamani Kalandiyur

Industrial/Energy Projects  
Mike Tollstrup

State Water Resources Control Board  
Regional Programs Unit  
Division of Financial Assistance

State Water Resources Control Board  
Karen Larsen  
Division of Drinking Water

State Water Resources Control Board  
Student Intern, 401 Water Quality Certification Unit  
Division of Water Quality

State Water Resources Control Board  
Phil Crader  
Division of Water Rights

Dept. of Toxic Substances Control  
CEQA Tracking Center

Department of Pesticide Regulation  
CEQA Coordinator

Regional Water Quality Control Board (RWQCB)

RWQCB 1  
Cathleen Hudson  
North Coast Region (1)

RWQCB 2  
Environmental Document Coordinator  
San Francisco Bay Region (2)

RWQCB 3  
Central Coast Region (3)

RWQCB 4  
Teresa Rodgers  
Los Angeles Region (4)

RWQCB 5S  
Central Valley Region (5)

RWQCB 5F  
Central Valley Region (5)  
Fresno Branch Office

RWQCB 5R  
Central Valley Region (5)  
Redding Branch Office

RWQCB 6  
Lahontan Region (6)

RWQCB 6V  
Lahontan Region (6)  
Victorville Branch Office

RWQCB 7  
Colorado River Basin Region (7)

RWQCB 8  
Santa Ana Region (8)

RWQCB 9  
San Diego Region (9)

Other \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Conservancy



Edmund G. Brown Jr.  
Governor

STATE OF CALIFORNIA  
Governor's Office of Planning and Research  
State Clearinghouse and Planning Unit



Ken Alex  
Director

**Memorandum**

**Date:** December 7, 2015  
**To:** All Reviewing Agencies  
**From:** Scott Morgan, Director  
**Re:** SCH # 2015111068  
**General Plan Amendment Program**

REC'D DEC 11

The State Clearinghouse distributed the above-referenced **Notice of Preparation** on **November 25, 2015** to your agency for review and comment. It has come to our attention that the document was issued a new State Clearinghouse Number in error. For all future correspondence regarding this project, please use the original State Clearinghouse Number **SCH# 2015111053** and refer to the end review period of **December 16, 2015**. We apologize for any inconvenience this may have caused. All other project information remains the same.

cc: **Claire Flynn**  
City of Costa Mesa  
77 Fair Drive  
Costa Mesa, CA 92626

# NOP Distribution List

County: Orange

SCH# 2015111053

## Resources Agency

### Resources Agency

Nadell Gayou  
 Dept. of Boating & Waterways  
 Denise Peterson

California Coastal Commission  
 Elizabeth A. Fuchs

Colorado River Board  
 Lisa Johansen

Dept. of Conservation  
 Elizabeth Carpenter

California Energy Commission  
 Eric Knight

Cal Fire  
 Dan Foster

Central Valley Flood Protection Board  
 James Herota

Office of Historic Preservation  
 Ron Parsons

Dept of Parks & Recreation  
 Environmental Stewardship Section

California Department of Resources, Recycling & Recovery  
 Sue O'Leary

S.F. Bay Conservation & Dev't. Comm.  
 Steve McAdam

Dept. of Water Resources  
 Resources Agency  
 Nadell Gayou

## Fish and Game

Depart. of Fish & Wildlife  
 Scott Flint  
 Environmental Services Division

Fish & Wildlife Region 1  
 Curt Babcock

Fish & Wildlife Region 1E  
 Laurie Harnsberger

Fish & Wildlife Region 2  
 Jeff Drongesen

Fish & Wildlife Region 3  
 Charles Armor

Fish & Wildlife Region 4  
 Julie Vance

Fish & Wildlife Region 5  
 Leslie Newton-Reed  
 Habitat Conservation Program

Fish & Wildlife Region 6  
 Tiffany Ellis  
 Habitat Conservation Program

Fish & Wildlife Region 6 I/M  
 Heidi Calvert  
 Inyo/Mono, Habitat Conservation Program

Dept. of Fish & Wildlife M  
 George Isaac  
 Marine Region

## Other Departments

Food & Agriculture  
 Sandra Schubert  
 Dept. of Food and Agriculture

Depart. of General Services  
 Public School Construction

Dept. of General Services  
 Anna Garbeff  
 Environmental Services Section

Delta Stewardship Council  
 Kevan Samsam

Housing & Comm. Dev.  
 CEQA Coordinator  
 Housing Policy Division

## Independent Commissions, Boards

Delta Protection Commission  
 Michael Machado

OES (Office of Emergency Services)  
 Marcia Scully

Native American Heritage Comm.  
 Debbie Treadway

Public Utilities Commission  
 Supervisor

Santa Monica Bay Restoration  
 Guangyu Wang

State Lands Commission  
 Jennifer Deleong

Tahoe Regional Planning Agency (TRPA)  
 Cherry Jacques

## Cal State Transportation Agency CalSTA

Caltrans - Division of Aeronautics  
 Philip Crimmins

Caltrans - Planning  
 HQ LD-IGR  
 Terri Pencovic

California Highway Patrol  
 Suzann Ikeuchi  
 Office of Special Projects

## Dept. of Transportation

Caltrans, District 1  
 Rex Jackman

Caltrans, District 2  
 Marcelino Gonzalez

Caltrans, District 3  
 Eric Federicks - South  
 Susan Zanchi - North

Caltrans, District 4  
 Patricia Maurice

Caltrans, District 5  
 Larry Newland

Caltrans, District 6  
 Michael Navarro

Caltrans, District 7  
 Dianna Watson

Caltrans, District 8  
 Mark Roberts

Caltrans, District 9  
 Gayle Rosander

Caltrans, District 10  
 Torn Dumas

Caltrans, District 11  
 Jacob Armstrong

Caltrans, District 12  
 Maureen El Harake

## Cal EPA

### Air Resources Board

All Other Projects  
 Cathi Slaminski

Transportation Projects  
 Nesamani Kalandiyur

Industrial/Energy Projects  
 Mike Tollstrup

State Water Resources Control Board  
 Regional Programs Unit  
 Division of Financial Assistance

State Water Resources Control Board  
 Karen Larsen  
 Division of Drinking Water

State Water Resources Control Board  
 Student Intern, 401 Water Quality Certification Unit  
 Division of Water Quality

State Water Resources Control Board  
 Phil Crader  
 Division of Water Rights

Dept. of Toxic Substances Control  
 CEQA Tracking Center

Department of Pesticide Regulation  
 CEQA Coordinator

## Regional Water Quality Control Board (RWQCB)

RWQCB 1  
 Cathleen Hudson  
 North Coast Region (1)

RWQCB 2  
 Environmental Document Coordinator  
 San Francisco Bay Region (2)

RWQCB 3  
 Central Coast Region (3)

RWQCB 4  
 Teresa Rodgers  
 Los Angeles Region (4)

RWQCB 5S  
 Central Valley Region (5)

RWQCB 5F  
 Central Valley Region (5)  
 Fresno Branch Office

RWQCB 5R  
 Central Valley Region (5)  
 Redding Branch Office

RWQCB 6  
 Lahontan Region (6)

RWQCB 6V  
 Lahontan Region (6)  
 Victorville Branch Office

RWQCB 7  
 Colorado River Basin Region (7)

RWQCB 8  
 Santa Ana Region (8)

RWQCB 9  
 San Diego Region (9)

Other \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Conservancy

**DEPARTMENT OF TRANSPORTATION**

DISTRICT 12

3347 MICHELSON DRIVE, SUITE 100

IRVINE, CA 92612-8894

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December 7, 2015

Ms. Claire Flynn  
Assistant Development Services Director  
77 Fair Drive  
City of Costa Mesa  
Costa Mesa, CA 92626

File: IGR/CEQA  
SCH#:2015111068  
IGR Log #: 4573  
SR: 55, SR-73, I 405

Dear Ms. Flynn:

Thank you for the opportunity to review and comment on the **Notice of Preparation (NOP) for the Draft Program Environmental Impact Report (DEIR) for the City of Costa Mesa 2015-2025 General Plan Amendment Project**. The City of Costa Mesa proposes to adopt focused amendments to the following General Plan elements: Land use, Circulation, Growth Management, Conservation, Open Space and Recreation, Noise, Safety, Community Design, and Historic and Cultural Resources. The proposed General Plan Update is a long-range planning program intended to guide the orderly growth and development of the Costa Mesa planning area over the long term. The updated General Plan communicates the City's vision of its future and establishes a policy framework to govern decision-making concerning the physical development of the community and the public services and infrastructure systems that support existing and planned development. The planning area encompasses 15.7 square miles and has a total population of approximately 110, 000. The nearest State routes to the proposed sites are SR-55, SR-73 and I-405.

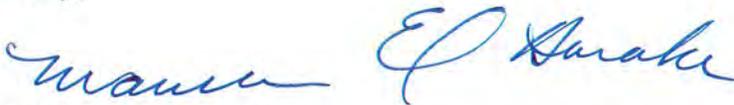
**Caltrans is a responsible and commenting agency** on this project and has the following comments:

1. Caltrans Local Development-Intergovernmental Review program reviews impacts of local development to the transportation system, including the State Highway System. Caltrans works to ensure that local land use planning and development decisions include the provision of transportation choices, including transit, intercity rail passenger service, air service, walking and biking, when appropriate. Caltrans advocates and supports community design (e.g. urban infill, mixed use, transit oriented development) that promotes an efficient transportation system and healthy communities.
2. Caltrans would like to work in active partnership with the City to ensure that:

- a. The General Plan Update includes language that early coordination with Caltrans on project and program development is advised to help streamline the environmental review process.
  - b. The General Plan Update should note that certain housings developments that directly or indirectly impact State Transportation facilities may require an encroachment permit from Caltrans.
  - c. The General Plan Update takes regional transportation issues, problems, and solutions into consideration. Further, it should include a discussion on emphasizing early coordination between the City and regional partners (Caltrans, OCTA, SCAG, etc.) early in the land use and transportation planning process.
3. Caltrans supports developments which are pedestrian, bicycle, and transit-friendly in order to enable residents to choose alternative modes of transportation which in turn can improve mobility and alleviate transportation impacts to State facilities.
  4. The document states that a traffic analysis will be conducted evaluating existing and long-term impacts of the proposed project on roadway systems and alternative and active transportation facilities in planning area and in adjacent jurisdictions. Please submit the traffic analysis to Caltrans for review and comment.
  5. When analyzing impacts to the traffic on the Caltrans Transportation Facilities; note, that all Intersection Capacity Analysis conducted within Caltrans Right of Way shall be performed using the most recent Highway Capacity Manual Methodology. A Queue Analysis shall be conducted for the off-ramps to determine that traffic will not spill back to the Freeway Mainline. The analysis should also include an analysis to determine that the on-ramps will have sufficient vehicular storage.

Please continue to keep us informed of this project and any future developments that could potentially impact State transportation facilities. If you have any questions or need to contact us, please do not hesitate to call Maryam Molavi at (949) 724-2241.

Sincerely,



MAUREEN EL HARAKE  
Branch Chief, Regional-Community-Transit Planning  
District 12

# Orange County Sanitation District

10844 Ellis Avenue, Fountain Valley, CA 92708  
714.962.2411 • www.ocsewers.com

December 7, 2015

Claire Flynn, Assistant Development Services Director  
City of Costa Mesa  
77 Fair Drive  
Costa Mesa, CA 92626

REC'D DEC 10

SUBJECT: Notice of Preparation of a Draft Environmental Impact Report for the  
City of Costa Mesa General Plan Amendment

This letter is in response to the above referenced Notice of Preparation (NOP). The City of Costa Mesa (City) is within the boundaries of the Orange County Sanitation District (OCSD) with regional sewers that serve the City.

The NOP highlights a number of proposed changes in the land use to accommodate new developments in various areas of the City. These large developments can have a significant impact on our sewer system, as these proposed projects develop, it will be imperative for the City to coordinate with OCSD to ensure there is enough capacity in our sewer lines to handle the proposed flow.

OCSD requests that both the City and regional sewer systems be modeled to understand any potential impacts to the sewer systems. OCSD also requests that the City review, update, and provide updated sewer maps to OCSD for our records. Please use the following flow factors, unless the City has more accurate flow factors, to estimate current and future flows for those proposed areas of development in the Draft Environmental Impact Report:

- 727 gpd/acre for estate density residential (0-3 d.u. /acre)
- 1488 gpd/acre for low density residential (4-7d.u. /acre)
- 3451 gpd/acre for medium density residential (8-16 d.u./acre)
- 5474 gpd/acre for medium-high density residential (17-25 d.u./acre)
- 7516 gpd/acre for high density residential (26-35 d.u./acre)
- 2262 gpd/acre for commercial/office
- 5429 gpd/acre for high intensity industrial/commercial
- 150 gpd/room for hotels and motels

Thank you for the opportunity to comment on the proposed General Plan update. If you have any questions, please contact me at 714-593-7119.

*Daisy Covarrubias*

Daisy Covarrubias, MPA  
Senior Staff Analyst

DC:sa

[http://project/sites/Planning/CEQA/Externally\\_Generated/20151207\\_Costa Mesa General Plan NOP.doc](http://project/sites/Planning/CEQA/Externally_Generated/20151207_Costa_Mesa_General_Plan_NOP.doc)

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County of Orange  
Costa Mesa  
Sanitary District  
Midway City  
Sanitary District  
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Water District  
Yorba Linda  
Water District







South Coast  
Air Quality Management District  
21865 Copley Drive, Diamond Bar, CA 91765-4178  
(909) 396-2000 • www.aqmd.gov

December 1, 2015

Ms. Claire Flynn, Assistant Development Service Director  
City of Costa Mesa  
77 Fair Drive  
Costa Mesa, CA 92626

REC'D DEC 04

**Notice of Preparation of a CEQA Document for the  
City of Costa Mesa 2015-2025 General Plan Update**

The South Coast Air Quality Management District (SCAQMD) staff appreciates the opportunity to comment on the above-mentioned document. The SCAQMD staff's comments are recommendations regarding the analysis of potential air quality impacts from the proposed project that should be included in the draft CEQA document. Please send the SCAQMD a copy of the CEQA document upon its completion. Note that copies of the Draft EIR that are submitted to the State Clearinghouse are not forwarded to the SCAQMD. Please forward a copy of the Draft EIR directly to SCAQMD at the address in our letterhead. **In addition, please send with the draft EIR all appendices or technical documents related to the air quality and greenhouse gas analyses and electronic versions of all air quality modeling and health risk assessment files. These include original emission calculation spreadsheets and modeling files (not Adobe PDF files). Without all files and supporting air quality documentation, the SCAQMD will be unable to complete its review of the air quality analysis in a timely manner. Any delays in providing all supporting air quality documentation will require additional time for review beyond the end of the comment period.**

**Air Quality Analysis**

The SCAQMD adopted its California Environmental Quality Act (CEQA) Air Quality Handbook in 1993 to assist other public agencies with the preparation of air quality analyses. The SCAQMD recommends that the Lead Agency use this Handbook as guidance when preparing its air quality analysis. Copies of the Handbook are available from the SCAQMD's Subscription Services Department by calling (909) 396-3720. More recent guidance developed since this Handbook was published is also available on SCAQMD's website here: [http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/ceqa-air-quality-handbook-\(1993\)](http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/ceqa-air-quality-handbook-(1993)). SCAQMD staff also recommends that the lead agency use the CalEEMod land use emissions software. This software has recently been updated to incorporate up-to-date state and locally approved emission factors and methodologies for estimating pollutant emissions from typical land use development. CalEEMod is the only software model maintained by the California Air Pollution Control Officers Association (CAPCOA) and replaces the now outdated URBEMIS. This model is available free of charge at: [www.caleemod.com](http://www.caleemod.com).

The Lead Agency should identify any potential adverse air quality impacts that could occur from all phases of the project and all air pollutant sources related to the project. Air quality impacts from both construction (including demolition, if any) and operations should be calculated. Construction-related air quality impacts typically include, but are not limited to, emissions from the use of heavy-duty equipment from grading, earth-loading/unloading, paving, architectural coatings, off-road mobile sources (e.g., heavy-duty construction equipment) and on-road mobile sources (e.g., construction worker vehicle trips, material transport trips). Operation-related air quality impacts may include, but are not limited to, emissions from stationary sources (e.g., boilers), area sources (e.g., solvents and coatings), and vehicular trips (e.g., on- and off-road tailpipe emissions and entrained dust). Air quality impacts from indirect sources, that is, sources that generate or attract vehicular trips should be included in the analysis.

The SCAQMD has also developed both regional and localized significance thresholds. The SCAQMD staff requests that the lead agency quantify criteria pollutant emissions and compare the results to the recommended regional significance thresholds found here: <http://www.aqmd.gov/docs/default-source/ceqa/handbook/scaqmd-air-quality-significance-thresholds.pdf?sfvrsn=2>. In addition to analyzing regional air quality impacts, the SCAQMD staff recommends calculating localized air quality impacts and comparing the results to localized significance thresholds (LSTs). LSTs can be used in addition to the recommended regional significance thresholds as a second indication of air quality impacts when preparing a CEQA document. Therefore, when preparing the air quality analysis for the proposed project, it is

recommended that the lead agency perform a localized analysis by either using the LSTs developed by the SCAQMD or performing dispersion modeling as necessary. Guidance for performing a localized air quality analysis can be found at: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/localized-significance-thresholds>.

In the event that the proposed project generates or attracts vehicular trips, especially heavy-duty diesel-fueled vehicles, it is recommended that the lead agency perform a mobile source health risk assessment. Guidance for performing a mobile source health risk assessment ("*Health Risk Assessment Guidance for Analyzing Cancer Risk from Mobile Source Diesel Idling Emissions for CEQA Air Quality Analysis*") can be found at: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/mobile-source-toxics-analysis>. An analysis of all toxic air contaminant impacts due to the use of equipment potentially generating such air pollutants should also be included.

In addition, guidance on siting incompatible land uses (such as placing homes near freeways) can be found in the California Air Resources Board's *Air Quality and Land Use Handbook: A Community Perspective*, which can be found at the following internet address: <http://www.arb.ca.gov/ch/handbook.pdf>. CARB's Land Use Handbook is a general reference guide for evaluating and reducing air pollution impacts associated with new projects that go through the land use decision-making process.

### **Mitigation Measures**

In the event that the project generates significant adverse air quality impacts, CEQA requires that all feasible mitigation measures that go beyond what is required by law be utilized during project construction and operation to minimize or eliminate these impacts. Pursuant to CEQA Guidelines §15126.4 (a)(1)(D), any impacts resulting from mitigation measures must also be discussed. Several resources are available to assist the Lead Agency with identifying possible mitigation measures for the project, including:

- Chapter 11 of the SCAQMD *CEQA Air Quality Handbook*
- SCAQMD's CEQA web pages at: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/mitigation-measures-and-control-efficiencies>.
- CAPCOA's *Quantifying Greenhouse Gas Mitigation Measures* available here: <http://www.capcoa.org/wp-content/uploads/2010/11/CAPCOA-Quantification-Report-9-14-Final.pdf>.
- SCAQMD's Rule 403 – Fugitive Dust, and the Implementation Handbook for controlling construction-related emissions
- Other measures to reduce air quality impacts from land use projects can be found in the SCAQMD's Guidance Document for Addressing Air Quality Issues in General Plans and Local Planning. This document can be found at the following internet address: <http://www.aqmd.gov/docs/default-source/planning/air-quality-guidance/complete-guidance-document.pdf?sfvrsn=4>.

### **Data Sources**

SCAQMD rules and relevant air quality reports and data are available by calling the SCAQMD's Public Information Center at (909) 396-2039. Much of the information available through the Public Information Center is also available via the SCAQMD's webpage (<http://www.aqmd.gov>).

The SCAQMD staff is available to work with the Lead Agency to ensure that project emissions are accurately evaluated and mitigated where feasible. If you have any questions regarding this letter, please contact me at [Jwong1@aqmd.gov](mailto:Jwong1@aqmd.gov) or call me at (909) 396-3176.

Sincerely,

*Jillian Wong*

Jillian Wong, Ph.D.

Program Supervisor

Planning, Rule Development & Area Sources



State of California – Natural Resources Agency  
DEPARTMENT OF FISH AND WILDLIFE  
South Coast Region  
3883 Ruffin Road  
San Diego, CA 92123  
(858) 467-4201  
www.wildlife.ca.gov

EDMUND G. BROWN JR., Governor  
CHARLTON H. BONHAM, Director



December 16, 2015

Ms. Claire Flynn  
City of Costa Mesa  
77 Fair Drive  
Costa Mesa, CA 92626  
Claire.Flynn@costamesaca.gov

**Subject: Comments on the Notice of Preparation of a Draft Environmental Impact Report for the General Plan Amendment Program, Costa Mesa, CA (SCH# 2015111053)**

Dear Ms. Flynn:

The California Department of Fish and Wildlife (Department) has reviewed the above-referenced Notice of Preparation (NOP) for the General Plan Amendment Program Draft Environmental Impact Report (DEIR). The following statements and comments have been prepared pursuant to the Department's authority as Trustee Agency with jurisdiction over natural resources affected by the project (California Environmental Quality Act, [CEQA] Guidelines § 15386) and pursuant to our authority as a Responsible Agency under CEQA Guidelines section 15381 over those aspects of the proposed project that come under the purview of the California Endangered Species Act (Fish and Game Code § 2050 *et seq.*) and Fish and Game Code section 1600 *et seq.* The Department also administers the Natural Community Conservation Planning (NCCP) program. The City of Costa Mesa (City) is a participating landowner under the Central/Coastal Orange County NCCP/Habitat Conservation Plan (HCP).

The project area is the City's entire sphere of influence; the City is located in the County of Orange and surrounded to the north by the City of Santa Ana, to the south by the City of Newport Beach, the west by the Cities of Huntington Beach and Fountain Valley, and the east by the City of Irvine. Fairview Park and Talbert Regional Park are included in this sphere of influence, in addition to being part of the Central Coastal NCCP/HCP Reserve. The project proposes focused amendments to several elements of its General Plan, including Land Use, Circulation, Growth Management, Conservation, Open Space and Recreation, Noise, Safety, Community Design, and Historic/Cultural Resources.

The Department offers the following comments and recommendations to assist the City in avoiding or minimizing potential project impacts on biological resources.

### **Specific Comments**

Because this General Plan Amendment Program proposes changes to its Open Space and Recreation element, which in turn informs updates to the City's Parks and Recreation Master Plan, the Department's primary concerns regarding the project are how it will impact existing managed open space and parks, such as Fairview Park and Talbert Regional Park (although we acknowledge that Talbert Regional Park is actively managed by Orange County). These two properties are within the NCCP/HCP Reserve and the DEIR should include discussion of the following with regard to these properties and obligations under the NCCP/HCP:

1. If there will be a need to “balance” restored habitat with newly authorized access and/or trail creation, the NCCP/HCP recreation policies call for unneeded trails to be abandoned and restored to natural habitat. Thus, abandonment of existing unauthorized trails should not be viewed as mitigation for the creation or legitimization of others. All trail creation and/or legitimization must be coordinated with the Natural Communities Coalitions (NCC; formerly Nature Reserve of Orange County) and adhere to the “Policies Governing the Siting and Construction of New Recreational Facilities” (NCCP Section 5.8.5, pp. 11-352 to 11-353). Through this process, any associated loss of coastal sage scrub habitat should be debited from that anticipated by the NCCP/HCP in association with construction of future recreational facilities within County parks. In addition to discussion, the DEIR should include a figure depicting any/all unauthorized trails, how those trails will be restored, and how the County plans to monitor and manage the park to prevent the construction of additional unauthorized trails.
2. The DEIR should include a section on Biological Resources/Monitoring and Adaptive Management, specifically with regard to Fairview Park. For consistency with monitoring and management methods applied elsewhere in the Reserve System (e.g. Talbert Regional Park), and to optimize NCC monitoring efficiency, we recommend that the City and Orange County Parks coordinate with NCC and the Department regarding all proposed monitoring of NCCP covered habitats and species.
3. The NCC has recently completed a Stakeholder’s Guide to the Fire Management Plan for the NCCP/HCP Reserve. We recommend that the DEIR refer to this document for fire management planning purposes. We also recommend the DEIR clarify fuel break/fuel modification zone maintenance responsibilities along the perimeters of parks and/or open space with adjoining homeowners, homeowner associations, and/or landowners, as appropriate. We also recommend that the DEIR identify appropriate methods for thinning vegetation in fuel modification zones and fuel breaks. Inclusion of best management practices for thinning vegetation within parks would be desirable for outreach with entities that are currently practicing or that may take on fuel maintenance responsibilities. Please incorporate a figure depicting which trails are intended to serve as access routes for fire department and ranger vehicles for the purposes of fire defense planning and emergency access needs.

### **General Comments**

1. The Department has responsibility for wetland and riparian habitats. It is the policy of the Department to strongly discourage development in wetlands or conversion of wetlands to uplands. We oppose any development or conversion which would result in a reduction of wetland acreage or wetland habitat values, unless, at a minimum, project mitigation assures there will be “no net loss” of either wetland habitat values or acreage. Development and conversion include but are not limited to conversion to subsurface drains, placement of fill or building of structures within the wetland, and channelization or removal of materials from the streambed. All wetlands and watercourses, whether ephemeral, intermittent, or perennial, should be retained and provided with substantial setbacks which preserve the riparian and aquatic values and maintain their value to on-site and off-site wildlife populations. Mitigation measures to compensate for impacts to mature riparian corridors must be included in the DEIR and must compensate for the loss of function and value of a wildlife corridor.

- a) The project area supports aquatic, riparian, and wetland habitats; therefore, a jurisdictional delineation of the creeks and their associated riparian habitats should be included in the DEIR. The delineation should be conducted pursuant to the U. S. Fish and Wildlife Service wetland definition adopted by the Department.<sup>1</sup> Please note that some wetland and riparian habitats subject to the Department's authority may extend beyond the jurisdictional limits of the U.S. Army Corps of Engineers.
  - b) The Department also has regulatory authority over activities in streams and/or lakes that will divert or obstruct the natural flow, or change the bed, channel, or bank (which may include associated riparian resources) of any river, stream, or lake or use material from a river, stream, or lake. For any such activities, the project applicant (or "entity") must provide written notification to the Department pursuant to section 1600 *et seq.* of the Fish and Game Code. Based on this notification and other information, the Department determines whether a Lake and Streambed Alteration Agreement (LSA) with the applicant is required prior to conducting the proposed activities. The Department's issuance of a LSA for a project that is subject to CEQA will require CEQA compliance actions by the Department as a Responsible Agency. The Department as a Responsible Agency under CEQA may consider the local jurisdiction's (lead agency) Negative Declaration or Environmental Impact Report for the project. To minimize additional requirements by the Department pursuant to section 1600 *et seq.* and/or under CEQA, the document should fully identify the potential impacts to the stream or riparian resources and provide adequate avoidance, mitigation, monitoring and reporting commitments for issuance of the LSA.<sup>2</sup>
2. The Department considers adverse impacts to a species protected by the California Endangered Species Act (CESA), for the purposes of CEQA, to be significant without mitigation. As to CESA, take of any endangered, threatened, or candidate species that results from the project is prohibited, except as authorized by state law (Fish and Game Code, §§ 2080, 2085). Consequently, if the Project, Project construction, or any Project-related activity during the life of the Project will result in take of a species designated as endangered or threatened, or a candidate for listing under CESA, the Department recommends that the project proponent seek appropriate take authorization under CESA prior to implementing the project. Appropriate authorization from the Department may include an incidental take permit (ITP) or a consistency determination in certain circumstances, among other options (Fish and Game Code §§ 2080.1, 2081, subs. (b),(c)). Early consultation is encouraged, as significant modification to a project and mitigation measures may be required in order to obtain a CESA Permit. Revisions to the Fish and

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<sup>1</sup> Cowardin, Lewis M., et al. 1979. Classification of Wetlands and Deepwater Habitats of the United States. U.S. Department of the Interior, Fish and Wildlife Service.

<sup>2</sup> A notification package for a LSA may be obtained by accessing the Department's web site at [www.wildlife.ca.gov/habcon/1600](http://www.wildlife.ca.gov/habcon/1600).

Game Code, effective January 1998, may require that the Department issue a separate CEQA document for the issuance of an ITP unless the project CEQA document addresses all project impacts to CESA-listed species and specifies a mitigation monitoring and reporting program that will meet the requirements of an ITP. For these reasons, biological mitigation monitoring and reporting proposals should be of sufficient detail and resolution to satisfy the requirements for a CESA ITP.

3. To enable the Department to adequately review and comment on the proposed project from the standpoint of the protection of plants, fish, and wildlife, we recommend the following information be included in the DEIR.
  - a) A complete discussion of the purpose and need for, and description of, the proposed project, including all staging areas and access routes to the construction and staging areas.
  - b) A range of feasible alternatives to ensure that alternatives to the proposed project are fully considered and evaluated; the alternatives should avoid or otherwise minimize impacts to sensitive biological resources. Specific alternative locations should be evaluated in areas with lower resource sensitivity where appropriate.

#### Biological Resources within the Project's Area of Potential Effect

4. To provide a complete assessment of the flora and fauna within and adjacent to the project area, with particular emphasis upon identifying endangered, threatened, sensitive, and locally unique species and sensitive habitats, the DEIR should include the following information.
  - a) Per CEQA Guidelines, section 15125(c), information on the regional setting that is critical to an assessment of environmental impacts, with special emphasis placed on resources that are rare or unique to the region.
  - b) A thorough, recent floristic-based assessment of special status plants and natural communities, following the Department's Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities (see <http://www.dfg.ca.gov/habcon/plant/>). The Department recommends that floristic, alliance-based and/or association-based mapping and vegetation impact assessments be conducted at the Project site and neighboring vicinity. The Manual of California Vegetation, second edition, should also be used to inform this mapping and assessment (Sawyer et al. 2008<sup>3</sup>). Adjoining habitat areas should be included in this assessment where site activities could lead to direct or indirect impacts offsite. Habitat mapping at the alliance level will help establish baseline vegetation conditions.
  - c) A current inventory of the biological resources associated with each habitat type on site and within the area of potential effect. The Department's California Natural Diversity

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<sup>3</sup> Sawyer, J. O., T. Keeler-Wolf and J.M. Evens. 2009. A Manual of California Vegetation, Second Edition. California Native Plant Society Press, Sacramento.

Data Base in Sacramento should be contacted at [www.wildlife.ca.gov/biogeodata/](http://www.wildlife.ca.gov/biogeodata/) to obtain current information on any previously reported sensitive species and habitat, including Significant Natural Areas identified under Chapter 12 of the Fish and Game Code.

- d) An inventory of rare, threatened, endangered and other sensitive species on site and within the area of potential effect. Species to be addressed should include all those which meet the CEQA definition (see CEQA Guidelines, § 15380). This should include sensitive fish, wildlife, reptile, and amphibian species. Seasonal variations in use of the project area should also be addressed. Focused species-specific surveys, conducted at the appropriate time of year and time of day when the sensitive species are active or otherwise identifiable, are required. Acceptable species-specific survey procedures should be developed in consultation with the Department and the U.S. Fish and Wildlife Service.

#### Analyses of the Potential Project-Related Impacts on the Biological Resources

5. To provide a thorough discussion of direct, indirect, and cumulative impacts expected to adversely affect biological resources, with specific measures to offset such impacts, the following should be addressed in the DEIR.
  - a) A discussion of potential adverse impacts from lighting, noise, human activity, exotic species, and drainage should also be included. The latter subject should address: project-related changes on drainage patterns on and downstream of the project site; the volume, velocity, and frequency of existing and post-project surface flows; polluted runoff; soil erosion and/or sedimentation in streams and water bodies; and post-project fate of runoff from the project site. The discussions should also address the proximity of the extraction activities to the water table, whether dewatering would be necessary, and the potential resulting impacts on the habitat, if any, supported by the groundwater. Mitigation measures proposed to alleviate such impacts should be included.
  - b) Discussions regarding indirect project impacts on biological resources, including resources in nearby public lands, open space, adjacent natural habitats, riparian ecosystems, and any designated and/or proposed or existing reserve lands (e.g., preserve lands associated with a NCCP). Impacts on, and maintenance of, wildlife corridor/movement areas, including access to undisturbed habitats in adjacent areas, should be fully evaluated in the DEIR.
  - c) The zoning of areas for development projects or other uses that are nearby or adjacent to natural areas may inadvertently contribute to wildlife-human interactions. A discussion of possible conflicts and mitigation measures to reduce these conflicts should be included in the environmental document.
  - d) A cumulative effects analysis should be developed as described under CEQA Guidelines, section 15130. General and specific plans, as well as past, present, and anticipated future projects, should be analyzed relative to their impacts on similar plant communities and wildlife habitats.

Mitigation for the Project-related Biological Impacts

6. The DEIR should include measures to fully avoid and otherwise protect Rare Natural Communities from project-related impacts. The Department considers these communities as threatened habitats having both regional and local significance.
7. The DEIR should include mitigation measures for adverse project-related impacts to sensitive plants, animals, and habitats. Mitigation measures should emphasize avoidance and reduction of project impacts. For unavoidable impacts, on-site habitat restoration or enhancement should be discussed in detail. If on-site mitigation is not feasible or would not be biologically viable and therefore not adequately mitigate the loss of biological functions and values, off-site mitigation through habitat creation and/or acquisition and preservation in perpetuity should be addressed.
8. For proposed preservation and/or restoration, the DEIR should include measures to perpetually protect the targeted habitat values from direct and indirect negative impacts. The objective should be to offset the project-induced qualitative and quantitative losses of wildlife habitat values. Issues that should be addressed include restrictions on access, proposed land dedications, monitoring and management programs, control of illegal dumping, water pollution, increased human intrusion, etc.
9. The Department recommends that measures be taken to avoid project impacts to nesting birds. Migratory nongame native bird species are protected by international treaty under the Federal Migratory Bird Treaty Act (MBTA) of 1918 (Title 50, § 10.13, Code of Federal Regulations). Sections 3503, 3503.5, and 3513 of the California Fish and Game Code prohibit take of all birds and their active nests including raptors and other migratory nongame birds (as listed under the Federal MBTA). Proposed project activities (including, but not limited to, staging and disturbances to native and nonnative vegetation, structures, and substrates) should occur outside of the avian breeding season which generally runs from February 1- September 1 (as early as January 1 for some raptors) to avoid take of birds or their eggs. If avoidance of the avian breeding season is not feasible, the Department recommends surveys by a qualified biologist with experience in conducting breeding bird surveys to detect protected native birds occurring in suitable nesting habitat that is to be disturbed and (as access to adjacent areas allows) any other such habitat within 300 feet of the disturbance area (within 500 feet for raptors). Project personnel, including all contractors working on site, should be instructed on the sensitivity of the area. Reductions in the nest buffer distance may be appropriate depending on the avian species involved, ambient levels of human activity, screening vegetation, or possibly other factors.
10. The Department generally does not support the use of relocation, salvage, and/or transplantation as mitigation for impacts to rare, threatened, or endangered species. Studies have shown that these efforts are experimental in nature and largely unsuccessful.
11. Plans for restoration and revegetation should be prepared by persons with expertise in southern California ecosystems and native plant revegetation techniques. Each plan should include, at a minimum: (a) the location of the mitigation site; (b) the plant species to be used, container sizes, and seeding rates; (c) a schematic depicting the mitigation area; (d) planting schedule; (e) a description of the irrigation methodology; (f) measures to control exotic vegetation on site; (g) specific success criteria; (h) a detailed monitoring program;

Ms. Claire Flynn  
City of Costa Mesa  
December 16, 2015  
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(i) contingency measures should the success criteria not be met; and (j) identification of the party responsible for meeting the success criteria and providing for conservation of the mitigation site in perpetuity.

We appreciate the opportunity to comment on the referenced NOP. Questions regarding this letter and further coordination on these issues should be directed to Jennifer Edwards at (858) 467-2717 or via email at [jennifer.edwards@wildlife.ca.gov](mailto:jennifer.edwards@wildlife.ca.gov).

Sincerely,



Gail K. Sevens  
Environmental Program Manager  
South Coast Region

ec: Colleen Draguesku (U.S. Fish and Wildlife Service)  
Scott Morgan (State Clearinghouse)





December 16<sup>th</sup>, 2015

Ms. Claire Flynn  
Assistant Development Services Director  
City of Costa Mesa  
77 Fair Drive  
Costa Mesa, CA 92626

**Re: COMMENTS ON THE GENERAL PLAN AMENDMENT EIR NOP**

Dear Ms. Flynn,

The Building Industry Association of Southern California, Orange County Chapter (BIA/OC) is a non-profit trade association of over 1,100 companies employing over 100,000 people affiliated with the home building industry. The Orange County Chapter represents the largest member base within BIA Southern California. Our mission is to champion housing as the foundation of vibrant and sustainable communities.

As a key stakeholder in Orange County, the BIA/OC would like to offer our support for the City's General Plan Amendment Program EIR Notice of Preparation. In reviewing the document, we are pleased to see the environmentally positive land use elements being contemplated within this plan. Adding more housing in centrally located Costa Mesa, close to jobs and essential services, will help in balancing Orange County's jobs to housing ratio, assist in alleviating traffic, and contribute to State mandated environmental and regional planning policies.

Over the next 25 years, the Southern California Association of Governments (SCAG) predicts a population increase of 400,000 residents in Orange County. Additionally, according to a recent report by the California Legislative Analyst's Office, Orange County needs an additional 7,000 homes per year to meet demand. State wide, that number increases to a staggering 100,000 homes. By considering reasonable higher density housing, Costa Mesa will be adequately prepared to absorb this influx and contribute to the overall housing stock of the County and the State. The City will also benefit by ultimately revitalizing areas in need of new capital investment.

As always, we remain a resource to the City on important issues that are related to the well-being of our local communities.

Thank you for your time and thoughtful consideration.

PRESIDENT  
JOAN MARCUS-COLVIN  
THE NEW HOME COMPANY

VICE PRESIDENT  
JIM YATES  
RANCHO MISSION VIEJO

TREASURER  
PHIL BODEM  
TAYLOR MORRISON

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CHIEF EXECUTIVE OFFICER  
MICHAEL BALSAMO

24 Executive Park, Suite 1  
Irvine, California 92614  
949.553.9500 | biaoc.com

Respectfully,

A handwritten signature in black ink, appearing to read "M. Balsamo", with a long horizontal flourish extending to the right.

Michael Balsamo  
Chief Executive Officer



December 17, 2015

www.kennedycommission.org  
17701 Cowan Ave., Suite 200  
Irvine, CA 92614  
949 250 0909  
Fax 949 263 0647

Ms. Claire Flynn, Assistant Development Services Director  
City of Costa Mesa  
77 Fair Drive  
Costa Mesa, CA 92626

**RE: General Plan Amendment NOP**

Dear Ms. Flynn:

The Kennedy Commission (the Commission) is a broad based coalition of residents and community organizations that advocates for the production of homes affordable for families earning less than \$20,000 annually in Orange County. Formed in 2001, the Commission has been successful in partnering and working with jurisdictions in Orange County to create effective policies that has led to the new construction of homes affordable to lower income working families.

The Commission is submitting this letter in support of the Costa Mesa Affordable Housing Coalition's letter dated December 17, 2015 in regards to the Notice of Preparation for the City of Costa Mesa 2015-2025 General Plan Amendment Project Environmental Impact Report. As the City moves forward with the General Plan Update, the Commission urges the City to consider the following:

1. Incorporate and implement the recommendations outlined in the Costa Mesa Affordable Housing Coalition's letter dated December 17, 2015.
2. Prioritize the development of affordable homes by including an additional land use alternative that specifically supports and encourages the development of homes affordable to lower income working households.
3. Under the of Population/ Housing topic that will be addressed in the draft EIR, the City should analyze the impacts of displacing substantial numbers of existing housing and the need for construction of replacement housing elsewhere in the City. Considering the proposed land uses are anticipated to reduce specific uses such as motels citywide,<sup>1</sup> the City should evaluate the potential significant impacts on motel tenants who would be displaced from proposed market-rate residential developments. Generally, motels provide last resort affordable housing for many lower income households and proposed market-rate residential developments will displace many at-risk families and lead them to homelessness.

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<sup>1</sup> Notice of Preparation City of Costa Mesa General Plan Amendment Program EIR, City of Costa Mesa, p. 4, November 16, 2015.

4. **Fairview Developmental Center:** Reinstate the General Plan land use overlay at the Fairview Developmental Center site that allows a development capacity of 1,000 du at a maximum density of 40 du/acre (not the currently proposed 500 du at 25 du/ac) as identified in the City Council/ Planning Commission Joint Study Session on September 8, 2015. Considering the state is requiring a set-aside for the developmentally disabled, the site presents the greatest potential and opportunity for the development of affordable homes. The density of 40 du/ac is also consistent to the other proposed residential overlays along Harbor Boulevard, Newport Boulevard and SoBECA. At 40 du/ac versus 25 du/ac, the site will construct more units that will generate more rent subsidies/ revenue needed for the developmentally disabled households living at the Fairview Developmental Center. By decreasing the density to 25 du/ac versus 40 du/ac, the potential value of the center also decreases.

In addition, the City should conduct a financial analysis regarding the feasibility of proposing an affordable housing development at a lower density versus a higher density to better informed as to which densities would facilitate a more successful development.

5. **South Harbor Boulevard Mixed-Use:** Approve the Harbor Mixed-Use Overlay that allows a maximum residential density of 20 du/ac **ONLY IF** new residential developments proposed in the overlay set-aside 20 percent of homes as affordable to lower income working households.
6. **Sakioka Site 2:** Approve a General Plan land use overlay at Sakioka Site 2 that allows a maximum residential density at 80 du/acre for up to 660 units **ONLY IF** new residential developments proposed at the site set-aside 20 percent of homes as affordable to lower income working households. In the City's 2014-2021 Housing Element, the Sakioka Site 2 was identified a potential opportunity site for the development of homes affordable to lower income households.<sup>2</sup>
7. **Harbor & Newport Boulevard Residential Overlay:** Approve a residential incentive overlay that includes new high density residential uses of up to 40 du/acre along Harbor Boulevard and Newport Boulevard **ONLY IF** new residential developments proposed in the overlay set-aside 20 percent of homes as affordable to lower income working households. In addition, motels located in the overlay should not be included unless any future/new residential developments that are proposed on these sites dedicate at least 20 percent of the homes to lower income working households.

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<sup>2</sup> Housing Element for the Costa Mesa General Plan 2013-2021, p. 56, January 21, 2014.

Ms. Claire Flynn  
December 17, 2015  
Page 3 of 3

8. **SoBECA Overlay:** Approve a maximum of 450 units at a density of 40 du/acre at the SoBECA Urban Plan Area **ONLY IF** new residential developments proposed in the overlay set-aside 20 percent of homes as affordable to lower income working households.
9. Conduct a study to evaluate the economic impacts of the proposed development incentives (i.e., land use changes/ rezoning and density increases) in the “focus areas.”
10. Collaborate with the Coalition and community stakeholders to develop effective land use changes and residential incentive overlays in the General Plan Update that will increase affordable home opportunities for lower income working households.

Please keep us informed of any updates to the City’s General Plan Update and if you have any questions, please feel free to contact Cesar Covarrubias at (949) 250-0909 or [cesarc@kenedycommission.org](mailto:cesarc@kenedycommission.org).

Sincerely,



Cesar Covarrubias  
Executive Director

cc: Kathy Esfahani, Costa Mesa Affordable Housing Coalition



December 16, 2015

Ms. Claire Flynn  
Assistant Development Services Director  
77 Fair Drive  
Costa Mesa, CA 92626

Subject: Notice of Preparation of a Draft Environmental Impact Report (EIR) for the City of Costa Mesa 2015-2025 General Plan Update

Dear Ms. Flynn,

The County of Orange/Infrastructure Programs/Flood Program Support Division has reviewed the Notice of Preparation of the Draft EIR for the City of Costa Mesa 2015-2025 General Plan Update and offers the following comments regarding surface hydrology and floodplain issues:

1. The Draft EIR should clearly identify all County of Orange (CO) and /or Orange County Flood Control District (OCFCD) drainage facilities that may be impacted by the proposed project. Please refer to Basemaps that show CO and OCFCD facilities on our website: <http://ocflood.com/civicax/filebank/blobdload.aspx?BlobID=23245> . Please note that some channels may be deficient and may not have the capacity to convey the 100-year discharges as determined by OCFCD's current criteria.
2. Any intensification of land use that might result from the General Plan Update (GPU) may increase the overall impervious area and impact local as well as regional drainage. Therefore, the potential impacts, if any, to CO and/or OCFCD facilities should be identified and appropriately mitigated in consultation with OC Public Works/Infrastructure Program/Flood Program Support.
3. For future construction resulting from the GPU, the City of Costa Mesa (City) should ensure that engineering analyses are performed to demonstrate that pre and post-project flow rates from the site are essentially the same and no discharges in addition to the existing are delivered to the downstream regional facilities.
4. Any hydrologic and hydraulic studies must conform to the current guidelines and criteria as specified in the Orange County Hydrology Manual (OCHM), Addendum No. 1 to the OCHM, and the Orange County Flood Control Design Manual.

5. Any work within CO and/or OCFCD's right-of-way will require encroachment permits from the County's Public Property Permit Section. In addition, all work within CO and/or OCFCD right-of-way should be performed in a manner that will not adversely impact the hydraulic flow conditions, access and/or maintenance requirements, and future improvements to the facilities.
  
6. The City, as floodplain administrator for areas within its municipal boundaries, should ensure that all FEMA regulations and floodplain requirements are met when future GPU projects are implemented.

If you have any questions or need clarification please contact Anna Brzezicki at (714) 647-3989 or Editha Llanes at (714) 647-3985.

Sincerely,



Mehdi Sobhani, Ph.D., P.E.  
Manager, Flood Program Support

S:\Flood Program\Hydrology\Anna Brzezicki\NCL, EIR\2015\Log # 1567 NOP of Draft EIR for City of Costa Mesa 2015-2025 General Plan Amendment letter--City of Costa Mesa.doc



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*Legal Counsel*

1965 Placentia Avenue  
Costa Mesa, CA 92627  
tel 949.631.1200  
fax 949.574.1036  
info@MesaWater.org  
**MesaWater.org**

December 1, 2015

City of Costa Mesa  
77 Fair Drive  
Costa Mesa, CA 92626

To Ms. Claire Flynn,

Re: Notice of Preparation for the City of Costa Mesa 2015-2025 General Plan Amendment Program Environmental Impact Report

Mesa Water® appreciates the opportunity to review and comment on the subject project. A review has been completed and comments of the document as it pertains to Mesa Water® are provided as follows:

- 1. Water Supply:** The water supply capacity of Mesa Water® is approximately 64.8 million gallons per day (mgd). The total water supply capacity consists of 14.1 mgd from clear well groundwater pumping, 8.6 mgd from the Mesa Water® Reliability Facility, and 42.1 mgd from imported water.
- 2. Infrastructure Impacts:** In order to determine if the Proposed Projects would require expansion of existing facilities, a hydraulic model analysis will be required. Through the plan check process the residential, business, irrigation, and fire sprinkler demands will be used to model the effects of the additional demands on the system and determine if upgrades are required. Mesa Water® Standard Specifications shall be used to calculate residential demand requirements based upon floor plans and the number of fixtures. The EIR should clearly state whether or not a proposed project may require new or modified water facilities, including any potential offsite improvements. This evaluation should include consultation with District staff, and must consider the total water demand for the site, not just the incremental demand from this proposed project, per CEQA and District policy. As noted in Comment 4 below, the EIR should at minimum acknowledge the potential for typical appurtenant utilities, such as new or modified hydrants, meters, vaults and valves, in order to provide water service to the project.
- 3. Water Conservation & Irrigation:** Dedicated irrigation metering for landscaped areas greater than 2,500 square feet shall be required. All landscaping shall be in accordance with the City of Costa Mesa Landscape Ordinance, irrigation fixtures shall be drip-irrigation type, and shall be a Water-Sense certified irrigation controller.
- 4. Operating Pressure:** The Developer/Home Owners Association (HOA) shall be responsible for providing the necessary pressure increase beyond the meter above the minimum required (40 psi) by the Division of Drinking Water Standards to ensure proper functioning of all fixture units and fire protection systems.



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Satisfying our Community's  
Water Needs*

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Wiles & Giannone**  
*Legal Counsel*

---

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tel 949.631.1200  
fax 949.574.1036  
info@MesaWater.org  
**MesaWater.org**

- 5. Site Access:** Private gates shall be prohibited where Mesa Water® facilities are blocked from access, including valves, backflow devices, service laterals, and meters. Exclusion of gates shall be incorporated into the dedicated Mesa Water® easements.
- 6. Other Requirements:** All development work shall comply with Mesa Water® Rules and Regulations for Water Service and Mesa Water® Standard Specification and Standard Drawings. Both documents are available online at [www.MesaWater.org](http://www.MesaWater.org).

Please contact Tim Beaman of my staff at (949) 207-5483 with any questions.

Regards,

A handwritten signature in blue ink, appearing to read "Phil Lauri".

Phil Lauri, P.E.  
Assistant General Manager

**From:** McLaughlin, Gerald@DGS [<mailto:Gerald.McLaughlin@dgs.ca.gov>]

**Sent:** Tuesday, December 15, 2015 3:52 PM

**To:** FLYNN, CLAIRE <[CLAIRE.FLYNN@costamesaca.gov](mailto:CLAIRE.FLYNN@costamesaca.gov)>

**Subject:** Notice of Preparation of General Plan Amendment Program EIR dated November 16, 2015

Hi Claire,

To the extent the city studies active open space as a future use of a portion of the FDC, the state wants the city to include in the environmental analysis, in addition to traffic, the impacts of noise and light pollution.

Thanks

**Gerald G. McLaughlin**

**Asset Enhancement Section**

**Asset Management Branch**

State of California » Department of General Services

707 3rd Street, 5<sup>th</sup> Floor

W. Sacramento, CA 95605

**Phone:** [\(916\) 375-4009](tel:(916)375-4009) **Fax:** [\(916\) 376-1833](tel:(916)376-1833)

**Email:** [gerald.mclaughlin@dgs.ca.gov](mailto:gerald.mclaughlin@dgs.ca.gov)



# Costa Mesa Affordable Housing Coalition

December 17, 2015

Ms. Claire Flynn, Assistant Development Services Director  
City of Costa Mesa  
77 Fair Drive  
Costa Mesa, CA 92626

## RE: General Plan Amendment NOP

Dear Ms. Flynn:

The Costa Mesa Affordable Housing Coalition (the Coalition) welcomes this opportunity to submit comments on the Notice of Preparation for the City of Costa Mesa 2015-2025 General Plan Amendment Project Environmental Impact Report. The significant changes proposed require serious and thorough study to ensure wise decisions are made for the benefit of **all** residents, including lower income working families.

The Coalition believes certain proposed changes in the General Plan will have a **significant negative impact on the housing stock available for the City's lower income residents**. Specifically, we are concerned the proposed Harbor Boulevard Residential Overlay and the Newport Boulevard Residential Overlay (collectively, the motel zone overlays) **will dramatically reduce the housing stock available for lower income households. This significant adverse impact must be fully analyzed and addressed in the "Population/Housing" section of the draft Environmental Impact Report (EIR).**

The Mayor and his allies on City Council have been very clear about their intentions in regard to these proposed motel zone overlays. The Council majority has expressed the hope that these overlays will "incentivize" a change of use in the motel properties currently operating in these "motel zones." As the City is well aware, the motels located along Harbor Boulevard and Newport Boulevard serve as last resort housing for Costa Mesa's poor. The City knows that, for many years, lower income residents have relied on these motels for both long-term and short-term housing. Because the City has such a dearth of affordable housing available for lower income households, these motels have become de facto affordable housing in Costa Mesa.

Disregarding the housing needs of these lower income motel residents, the City Council majority wants motel owners to convert their properties from their current use as de facto affordable housing into a new use: market rate, high density housing for upper income residents. Of course, few if any of the current motel residents would be able to afford to live in these new market rate apartments. Consequently, **the conversion of motels into market rate apartments would necessarily displace hundreds of lower income residents**. Moreover, because Costa Mesa has almost no affordable housing for these residents to move into, **it is highly likely that this massive displacement of motel residents will result in increased homelessness in the City as well as the forced migration of motel residents from Costa Mesa to find affordable housing elsewhere.**

Importantly, the incentive offered to motel owners to convert their properties from motels to new apartments is not subtle; it is powerfully attractive. Essentially, the City is offering a huge financial windfall to motel owners in the form of a zoning change from commercial to high density residential, with an allowable maximum residential density (40 dwelling units per acre) that substantially exceeds the density specified in the City's zoning code. In effect, the proposed motel zone overlays would give motel owners a lucrative "density bonus" without requiring in return affordable housing for lower income households. Such a powerful financial incentive would be hard to resist. Consequently, it is probable that many if not all the motels will go along with the Council majority's plan and convert to market rate apartments. The resulting

dramatic collapse in the City's affordable housing stock could be quick and devastating. **Motel rooms will be demolished and the replacement housing that is built will contain no new affordable housing.**

With the above issues and background information in mind, it is crucial the draft EIR's "Population/Housing" analysis carefully analyze and fully address the following issues:

Generally, the City should evaluate the potential significant impacts on motel tenants who would be displaced by the conversion of motels into the proposed market-rate residential developments. More specifically, the draft EIR should analyze the following:

- What is the number of motel rooms citywide?
- What are the vacancy levels at motels on average, monthly, seasonally, etc.?
- How many people live in motels on average at any given time during the year? The study should address not only "long term" tenants, but also the average total population in motels. How many children, disabled people, seniors, and veterans are in the motel population?
- What is the income level of tenants who live in the motels?
- How many existing units in the City are affordable to lower income families?
- How many of these affordable units are available now for new tenants to rent?
- Where in Costa Mesa can motel tenants move if the motels convert to market-rate apartments? Will there be a relocation plan and relocation benefits provided? What is the likelihood that these motel residents could find affordable homes to move into in Costa Mesa?
- What is the expected rental price of the proposed new residential apartments in the motel zone overlays?
- What is the cost to the developer/property owner of setting aside 10, 15 or 20 percent of the new apartment units as affordable for low- and very low-income households?
- What incentives is the City providing to developers to encourage the development of affordable homes for lower income families?
- What are the demographics of the motel resident population? (Assessing the demographics is necessary to ensure that the City is a) not discriminating on the basis of income per Government Code 65008; and b) not violating the fair housing act or the fair employment and housing act by actively encouraging through the motel zone overlays the destruction of existing affordable housing for the motel residents.)

In conclusion, the motel zone overlays contained in the proposed General Plan amendments will very likely result in the massive displacement of lower income motel residents, and increased homelessness in Costa Mesa. These significant adverse consequences to population and housing must be fully analyzed and addressed in the draft EIR.

**The solution to this looming affordable housing crisis is simple: The City must act to encourage the building of new affordable rental housing.** Until then, the City can at least carefully study the facts so it is prepared to make good decisions.

Please keep us informed of any upcoming meetings and proposed changes regarding the general plan amendments. If you have any questions, please free to contact Kathy Esfahani at [kmesfahani@att.net](mailto:kmesfahani@att.net).

Sincerely,

*Kathy Esfahani*

Kathy Esfahani  
For The Costa Mesa Affordable Housing Coalition

**From:** alan remington [<mailto:alanremington@yahoo.com>]  
**Sent:** Tuesday, December 15, 2015 3:08 PM  
**To:** FLYNN, CLAIRE <[CLAIRE.FLYNN@costamesaca.gov](mailto:CLAIRE.FLYNN@costamesaca.gov)>  
**Subject:** "General Plan NOP"

Dear Ms. Flynn,

Increase Costa Mesa's population density in the middle of a drought? The current majority on the Costa Mesa city council have outdone themselves once again! First, they came up with a proposed charter for our city that would have taken all major decision-making completely out of the hands of our citizens, and now, in the midst of the worst drought in California history, they want to increase our city's water usage. Wow!

Oh, it's not just this particular council majority that speeds through life with blinders. The same can be said for our past council majorities - and can include the council majorities of Newport Beach, and Huntington Beach as well. The quest for the almighty tax dollar seems to trump both common sense and data.

But we really have no reason to be surprised that the majority on almost every city council in all three of our beach area cities have either been unaware of the potential negative impacts of their decisions - or have denied the possibilities of anything but their hoped-for outcomes. I've read that of the industrialized nations of the world, the United States population is among the least well-informed. Why then, should it surprise us that our city council majorities are also in the dark?

But this latest push by our council to increase Costa Mesa's population density in the midst of this horrible drought is ample proof that these people haven't a clue. And we need to let them know they need to back off.

I am concerned with the environmental effects of the proposed amendments to the City of Costa Mesa 2015-2025 General Plan. Please include my comments regarding the scope and content of the environmental review the City of Costa Mesa will conduct on the 2015-2025 General Plan Amendment.

My concerns include the proposal to adopt amendments to the following General Plan elements:

- Land Use
- Circulation
- Growth Management
- Conservation
- Open Space and Recreation
- Noise
- Safety
- Community Design
- Historic and Cultural Resources

Instead of, or in addition to the specified plans for:

- Fairview Developmental Center property (500 new residential units)
- South Harbor Boulevard (change commercial to residential at 20 units per acre)
- Segerstrom Home Ranch (1.2 million square feet of commercial/retail)
- Former Los Angeles Times land (similar density to Home Ranch)
- Sakioka Site 2 at Sunflower Avenue and Main Street (660 residential units, @ 80 units per acre)
- Harbor Boulevard Residential Overlay (targeting select sites for 40 dwelling units per acre)
- Newport Boulevard Residential Overlay (targeting select sites for 40 dwelling units per acre)

- SoBECA Overlay (450 residential units, up to 40 dwelling units per acre)

I would like analyses and alternatives that include:

- Up-to-date, as-is traffic studies.
- As-is traffic plus all traffic from approved development and existing overlay entitlements, built or not.
- Comparison of as-is traffic to the current General Plan at full build-out.
- Comparison of as-is traffic to current General Plan build-out plus proposed General Plan changes.
- A chart showing intersection level of service degradation from current ratings.
- Lower density alternatives.
- No new overlays.
- Affordable housing provisions.
- Units at Fairview Hospital to be affordable to working families.
- More parkland on the Westside.
- Additional parks and public open space per capita.
- Public open space increases as population increases.
- Additional pedestrian and bicycle circulation provisions.
- Alternatives that increase minimum new development setbacks from the street and from existing residential.
- Impacts on schools from current entitlements at build-out plus proposed changes.
- Include realistic projections of parking requirements for new businesses and residents.
- Analyze and compare the economic impacts of proposed zoning that converts land use from commercial to residential.
- Shade and shadow analysis and consequences.
- Analyze and compare the circulation impacts of proposed zoning that converts land use from commercial to residential.
- Preservation of historical artifacts in Fairview Park
- Study needs for increased Public Safety personnel (Police and Fire) due to increased traffic, population and commercial activity.

Thank you for your attention to these requests,

Alan Remington  
1164 Boise Way  
Costa Mesa 92626

**Dear Ms. Flynn,**

I have enjoyed living in Costa Mesa for the past 20+ years. I am concerned with the effects the proposed amendments to the City of Costa Mesa 2015-2025 General Plan will have on our future quality of life and neighborhoods as well as future property values in Costa Mesa. I believe the changes suggested for the 2015-2025 General Plan Amendment:

- (1) Do not reflect the expressed desires, opinions and input of the citizens who attended the meetings on the plan and
- (2) Will ultimately reduce the safety and enjoyment of living in Costa Mesa as well as property values.

Please include my comments regarding the scope and content of the environmental review the City of Costa Mesa will conduct on the 2015-2025 General Plan Amendment.

This plan does NOT express the desires of the citizens of Costa Mesa. I attended the open sessions where citizens were asked to express their vision and desires for our City's future. The overwhelming majority of citizens – the records I kept at the meetings I attended say 10 to 1 -- said they did not want multi-family housing, traffic, noise and gridlock – but that is what this plan will bring.

My concerns include the proposal to adopt amendments to the following General Plan elements:

- Land Use
- Circulation
- Growth Management
- Noise
- Safety
- Community Design
- Conservation
- Open Space and Recreation

Over the past 3 or so years I've watched multi-family developments replace less dense housing and industrial areas. The resulting density increase has caused traffic and gridlock, especially at "peak times" in the morning and in the evening. The proposed amendments will make life even more difficult.

Worse, these developments are not well designed, mostly due to variances that allow front doors to abut the street and less parking than is reasonably acceptable, given car ownership rates in the targeted economic market. When the original, affluent owners move on to OTHER neighborhoods that offer larger homes for raising families, these small but expensive residences will be rented to however many people it takes to cover the owner's mortgage. They will become a blight on our city as well as a drain on public services for years to come!

Instead of, or in addition to:

- Fairview Developmental Center property (500 new residential units)
- South Harbor Boulevard (change commercial to residential at 20 units per acre)
- Segerstrom Home Ranch (1.2 million square feet of commercial/retail)
- Former Los Angeles Times land (similar density to Home Ranch)
- Sakioka Site 2 at Sunflower Avenue and Main Street (660 residential units, @ 80 units per acre)
- Harbor Boulevard Residential Overlay (targeting select sites for 40 dwelling units per acre)
- Newport Boulevard Residential Overlay (targeting select sites for 40 dwelling units per acre)
- SoBECA Overlay (450 residential units, up to 40 dwelling units per acre)

I would like analyses and alternatives that include:

- Up-to-date, as-is traffic studies that include true current traffic plus all future traffic from approved development and existing overlay entitlements, built or not. We need to know where we are and what we've committed to before we decide where we are going!
- A comparison of as-is traffic to the current General Plan at full build-out.
- A comparison of as-is traffic to current General Plan build-out plus proposed General Plan changes.
- A chart showing level of service degradation from current ratings at major and minor intersections under each of the above situations. This has great impact on residents and visitors and will ultimately affect the future desirability of living and working in our city.
- Please explore lower density alternatives. The types of housing and density suggested in this General Plan are exactly what the citizens rejected in the meetings that preceded the proposed General Plan changes!
- No new overlays. Let's stick with the ones we have and see how the multi-family residences built under the West Side Overlay set wear over the next 10 years.
- Affordable housing provisions including units at Fairview Hospital that are affordable to working families and the disabled.
- More parkland on the Westside.
- Additional parks and public open space per capita. Developers should happily pay for this as part of the privilege of doing business in our community. Every development "deal" should include a provision that increases public open space as population increases.
- Additional pedestrian and bicycle circulation provisions, also as part of development "deals"
- Actual (as opposed to promised and fictional) walk-ability to entertainment, community spaces and shopping as part of development "deals." This may require developers to look beyond a single in-fill and create neighborhoods instead of eyesores...but that will benefit both the new and old residents of this host city!
- Alternatives that increase minimum new development setbacks from the street and from existing residential.
- No variances allowing lower setbacks than in the current General Plan.
- Realistic projections of parking requirements for new businesses and residents.
- No variances that allow lower parking standards than in the current General Plan.
- A chart that delineates the impacts on schools and medical facilities from current entitlements at build-out plus proposed changes.
- A chart that documents the need for increased Public Safety personnel (Police and Fire) due to increased traffic population and commercial activity for each proposed change to the Master Plan.
- Analyze and compare the economic impacts of proposed zoning that converts land use from commercial to residential.
- Analyze and compare the circulation impacts of proposed zoning that converts land use from commercial to residential.
- Preservation of historical artifacts in Fairview Park
- Shade and shadow analysis and consequences.

Thank you for your attention to these requests,

Bonnie Copeland

**From:** Bill McCarty [<mailto:billmccarty2012@gmail.com>]  
**Sent:** Thursday, December 17, 2015 4:16 PM  
**To:** FLYNN, CLAIRE <[CLAIRE.FLYNN@costamesaca.gov](mailto:CLAIRE.FLYNN@costamesaca.gov)>  
**Subject:** General Plan NOP

Ms. Claire Fly

Dear Ms. Flynn,

I am concerned with the environmental effects of the proposed amendments to the City of Costa Mesa 2015-2025 General Plan. Please include my comments regarding the scope and content of the environmental review the City of Costa Mesa will conduct on the 2015-2025 General Plan Amendment.

My concerns include the proposal to adopt amendments to the following General Plan elements:

- Land Use
- Circulation
- Growth Management
- Conservation
- Open Space and Recreation
- Noise
- Safety
- Community Design
- Historic and Cultural Resources

Instead of, or in addition to the specified plans for:

- Fairview Developmental Center property (500 new residential units)
- South Harbor Boulevard (change commercial to residential at 20 units per acre)
- Segerstrom Home Ranch (1.2 million square feet of commercial/retail)
- Former Los Angeles Times land (similar density to Home Ranch)
- Sakioka Site 2 at Sunflower Avenue and Main Street (660 residential units, @ 80 units per acre)
- Harbor Boulevard Residential Overlay (targeting select sites for 40 dwelling units per acre)
- Newport Boulevard Residential Overlay (targeting select sites for 40 dwelling units per acre)
- SoBECA Overlay (450 residential units, up to 40 dwelling units per acre) I would like analyses and alternatives that include:
  - Up-to-date, as-is traffic studies.
  - As-is traffic plus all traffic from approved development and existing overlay entitlements, built or not.
  - Comparison of as-is traffic to the current General Plan at full build-out.
  - Comparison of as-is traffic to current General Plan build-out plus proposed General Plan changes.
  - A chart showing intersection level-of-service degradation from current ratings.
  - Lower density alternatives.
  - No new overlays.
  - Affordable housing provisions.
  - Units at Fairview Hospital to be affordable to working families.
  - More parkland on the Westside.
  - Additional parks and public open space per capita.
  - Public open space increases as population increases.
  - Additional pedestrian and bicycle circulation provisions.
  - Alternatives that increase minimum new development setbacks from the street and from existing residential.
  - Impacts on schools from current entitlements at build-out plus proposed changes.

- Include realistic projections of parking requirements for new businesses and residents.
- Analyze and compare the economic impacts of proposed zoning that converts land use from commercial to residential.
- Shade and shadow analysis and consequences.
- Analyze and compare the circulation impacts of proposed zoning that converts landuse from commercial to residential.
- Preservation of historical artifacts in Fairview Park
- Study needs for increased Public Safety personnel (Police and Fire) due to increased traffic, population and commercial activity.

Thank you for your attention to these requests,  
Sincerely

Bill McCarty  
2012 N. Capella Court  
Costa Mesa, CA 92626

**From:** susan calabretta [mailto:[asueszoo@yahoo.com](mailto:asueszoo@yahoo.com)]  
**Sent:** Thursday, December 17, 2015 8:33 AM  
**To:** FLYNN, CLAIRE <[CLAIRE.FLYNN@costamesaca.gov](mailto:CLAIRE.FLYNN@costamesaca.gov)>  
**Subject:** General Plan NOP

Ms. Claire Flynn  
Assistant Development Services Director  
City of Costa Mesa  
77 Fair Drive, Costa Mesa, California 92

Dear Ms. Flynn,

We are residents of 40 years in Costa Mesa and are very concerned about the direction the city has been going recently. We especially are concerned about effects of the proposed amendments to the City of Costa Mesa 2015-2025 General Plan. Please include our comments regarding the scope and content of the environmental review the City of Costa Mesa will conduct on the 2015-2025 General Plan Amendment.

Our concerns include the proposal to adopt amendments to General Plan elements as explained below.

Instead of, or in addition to the specified plans for:

- Fairview Developmental Center property (500 new residential units)
- South Harbor Boulevard (change commercial to residential at 20 units per acre)
- Segerstrom Home Ranch (1.2 million square feet of commercial/retail)
- Former Los Angeles Times land (similar density to Home Ranch)
- Sakioka Site 2 at Sunflower Avenue and Main Street (660 residential units, @ 80 units per acre)
- Harbor Boulevard Residential Overlay (targeting select sites for 40 dwelling units per acre)
- Newport Boulevard Residential Overlay (targeting select sites for 40 dwelling units per acre)
- SoBECA Overlay (450 residential units, up to 40 dwelling units per acre)

We would like analyses and alternatives that include:

- Up-to-date, **as-is traffic studies.** \*\* car, pedestrian and bike
- As-is traffic plus all traffic from approved development and existing overlay entitlements, built or not.
- **Comparison of as-is traffic to the current General Plan at full build-out.**
- **Comparison of as-is traffic to current General Plan build-out plus proposed General Plan changes.** \*\* car, pedestrian and bike
- A chart showing intersection **level of service degradation from current ratings.**
- **Lower density alternatives.** City Services, traffic and community services are "maxed out" and while planning can help somewhat, quality of life is severely impacted when "growth" goes beyond limits that we think are fast approaching for areas of Costa Mesa: Eastside 17th St., Harbor and 19th/18th/17th Streets, All of Newport Blvd., parts of Westside especially 17th, 18th and 19th Streets.
- No new overlays. **Parking will always be a problem. It is already.**
- More parkland **with additional parking** throughout our city. No variances granted!
- Additional parks and public open space per capita. Some of the proposed plans need to include MUCH more open space. The city already "scrambles" to find time/locations for sports and outdoor activities and needs are not met currently. **allocated Parking Spaces are too small** currently.
- Public open space increases as population increases. Realistic Parking allocation needed.
- Additional pedestrian and bicycle circulation provisions. \*\*We BIKE and WALK as "Active Transportation" and negative car traffic impact and safety have degraded appreciably the past 10

years. Costa Mesa has been a great city, drawing the best in businesses and culture. PLEASE keep it this way!!!

- Alternatives that increase minimum new development setbacks from the street and from existing residential. These need to be enforced consistently. Even with neighborhood approval, as time goes on new residents live with conditions that were a variance and have negative impact, I.E. **noise and light pollution issues must be strictly enforced** (City Code) AND \*\*\*LIGHT and NOISE pollution needs to be addressed more fully in the General Plan Proposal.
- Impacts on schools from current entitlements at build-out plus proposed changes.
- Include \*\*\***realistic projections of parking requirements** for new businesses and residents.
- Analyze and **compare the economic impacts** of proposed zoning that converts land use from commercial to residential.
- Shade and shadow analysis and consequences.
- Analyze and **compare the circulation impacts** of proposed zoning that converts land use from commercial to residential.
- Preservation of historical artifacts in Fairview Park
- Study needs for **increased Public Safety** personnel (Police and Fire) due to increased traffic, population and commercial activity.

We love our city and know all are trying to maintain its unique culture and vibrant but peaceful character. Thank you to all working so diligently on this.

Thank you, Ms. Flynn, for directing these concerns.

Sincerely,

Frank and Susan Calabretta  
446 Cabrillo St.  
Costa Mesa

Ms. Claire Flynn  
Assistant Development Services Director  
City of Costa Mesa  
77 Fair Drive, Costa Mesa, California 92626

Dear Ms. Flynn,

I am concerned with the environmental effects of the proposed amendments to the City of Costa Mesa 2015-2025 General Plan. Please include my comments regarding the scope and content of the environmental review the City of Costa Mesa will conduct on the 2015-2025 General Plan Amendment.

My concerns include the proposal to adopt amendments to the following General Plan elements:

- Land Use
- Circulation
- Growth Management
- Conservation
- Open Space and Recreation
- Noise
- Safety
- Community Design
- Historic and Cultural Resources

Instead of, or in addition to the specified plans for:

- Fairview Developmental Center property (500 new residential units)
- South Harbor Boulevard (change commercial to residential at 20 units per acre)
- Segerstrom Home Ranch (1.2 million square feet of commercial/retail)
- Former Los Angeles Times land (similar density to Home Ranch)
- Sakioka Site 2 at Sunflower Avenue and Main Street (660 residential units, @ 80 units per acre)
- Harbor Boulevard Residential Overlay (targeting select sites for 40 dwelling units per acre)
- Newport Boulevard Residential Overlay (targeting select sites for 40 dwelling units per acre)
- SoBECA Overlay (450 residential units, up to 40 dwelling units per acre) I

would like analyses and alternatives that include:

- Up-to-date, as-is traffic studies.
- As-is traffic plus all traffic from approved development and existing overlay entitlements, built or not.
- Comparison of as-is traffic to the current General Plan at full build-out.
- Comparison of as-is traffic to current General Plan build-out plus proposed General Plan changes.
- A chart showing intersection level-of-service degradation from current ratings.
- Lower density alternatives.

- No new overlays.
- Affordable housing provisions.
- Units at Fairview Hospital to be affordable to working families.
- More parkland on the Westside.
- Additional parks and public open space per capita.
- Public open space increases as population increases.
- Additional pedestrian and bicycle circulation provisions.
- Alternatives that increase minimum new development setbacks from the street and from existing residential.
- Impacts on schools from current entitlements at build-out plus proposed changes.
- Include realistic projections of parking requirements for new businesses and residents.
- Analyze and compare the economic impacts of proposed zoning that converts land use from commercial to residential.
- Shade and shadow analysis and consequences.
- Analyze and compare the circulation impacts of proposed zoning that converts land use from commercial to residential.
- Preservation of historical artifacts in Fairview Park
- Study needs for increased Public Safety personnel (Police and Fire) due to increased traffic, population and commercial activity.

Thank you for your attention to these requests,

Sincerely

*Cathleen S Boyd*

Cathy Boyd  
2012 N. Capella Court  
Costa Mesa, CA 92626

**Sent:** Tuesday, December 15, 2015 7:10 AM  
**To:** FLYNN, CLAIRE <[CLAIRE.FLYNN@costamesaca.gov](mailto:CLAIRE.FLYNN@costamesaca.gov)>  
**Subject:** Amendments to the General Plan

Dear Ms. Flynn,

I am concerned about the City Council's plan to change the 2015-2016 General Plan. Specifically, I am concerned about the environmental effects of the proposed amendments. Please include my comments regarding the scope and content of the environmental review the City of Costa Mesa will conduct on the 2015-2025 General Plan Amendment.

My concerns include the proposal to adopt amendments to the following General Plan elements:

- Land Use
- Circulation
- Growth Management
- Conservation
- Open Space and Recreation
- Noise
- Safety
- Community Design
- Historic and Cultural Resources

Instead of, or in addition to the specified plans for:

- Fairview Developmental Center property (500 new residential units)
- South Harbor Boulevard (change commercial to residential at 20 units per acre)
- Segerstrom Home Ranch (1.2 million square feet of commercial/retail)
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- Harbor Boulevard Residential Overlay (targeting select sites for 40 dwelling units per acre)
- Newport Boulevard Residential Overlay (targeting select sites for 40 dwelling units per acre)
- SoBECA Overlay (450 residential units, up to 40 dwelling units per acre)

I would like analyses and alternatives that include:

- Up-to-date, as-is traffic studies.
- As-is traffic plus all traffic from approved development and existing overlay entitlements, built or not.
- Comparison of as-is traffic to the current General Plan at full build-out.
- Comparison of as-is traffic to current General Plan build-out plus proposed General Plan changes.
- A chart showing intersection level of service degradation from current ratings.
- Lower density alternatives.
- No new overlays.
- Affordable housing provisions.
- Units at Fairview Hospital to be affordable to working families.
- More parkland on the Westside.
- Additional parks and public open space per capita.
- Public open space increases as population increases.

- Additional pedestrian and bicycle circulation provisions.
- Alternatives that increase minimum new development setbacks from the street and from existing residential.
- Impacts on schools from current entitlements at build-out plus proposed changes.
- Include realistic projections of parking requirements for new businesses and residents.
- Analyze and compare the economic impacts of proposed zoning that converts land use from commercial to residential.
- Shade and shadow analysis and consequences.
- Analyze and compare the circulation impacts of proposed zoning that converts land use from commercial to residential.
- Preservation of historical artifacts in Fairview Park
- Study needs for increased Public Safety personnel (Police and Fire) due to increased traffic, population and commercial activity.

Thank you for your attention to these requests,

Cynthia Corley  
3226 Idaho Place  
Costa Mesa

**From:** Cynthia McDonald [<mailto:cmcdonald.home@gmail.com>]  
**Sent:** Thursday, December 17, 2015 12:20 PM  
**To:** FLYNN, CLAIRE <[CLAIRE.FLYNN@costamesaca.gov](mailto:CLAIRE.FLYNN@costamesaca.gov)>  
**Subject:** General Plan Amendment NOP

Ms. Flynn:

In response to the November 16, 2015 Notice of Preparation of an Environmental Impact Report ("EIR") for the Costa Mesa General Plan Update, I wish to submit the following comments and offer the following alternative concepts:

### **Overall Cohesive Plan for the City**

I request that the General Plan include a vision of how the City will develop an overall cohesive plan for the City for the next 10-15 years. That plan should include a central downtown area that incorporates housing near jobs and a gathering spot and shopping area, so that we can avoid automobile trips and transform the city to a bikeable/walkable city. Transit centers or hubs are needed as well (I suggest they be located near the new library and near South Coast Plaza). New housing needs to be the true mixed-use type of development and any increase in density/intensity needs to be directed away from existing lower density neighborhoods with a plan to preserve the historic aspects of those neighborhoods.

### **Modify the Overlays and Small Lot Ordinance to Clarify and Emphasize the Desires of Residents to Incentivize and Retain Businesses**

What we are seeing built within the Westside Overlays is not what was intended. The overlays were supposed to incentivize mixed-use development, however, what has been built are small live/work spaces and large living spaces that are not conducive to conducting a business, and very few of these spaces are being used for such. These overlays need to be revisited by a committee comprised of citizens, and the new proposed overlays on Newport Boulevard, Harbor Boulevard and change to the SOBCECA overlay needs to be put on hold until we can resolve the problems with the Westside Overlays. The neighborhoods on the Westside need to be walkable and bikeable, with businesses and services to support the needs of residents. Mixed-use, not some bastardized version of live/work, should be the plan behind any new development. The small lot ordinance (modeled after the Los Angeles ordinance that some feel will be discarded during re:code LA project) needs to be rewritten so as to increase setbacks to afford more open space and air flow between buildings.

### **Consideration to Public Safety and Health Given the City's Plan to Increase Density/Intensity**

Fire Station 6 should remain open, given the proposed increase in density in the Northeast part of the city. The increase in residential and commercial developments will cause an increase in demand for services by fire and police personnel, therefore closing this facility is ill-advised. That area needs a transit center/hub, more bike lanes and services to encourage the residents to leave their cars and walk, bus, or bike instead.

Further, the EIR should address the public health effects related to transit reliability (heat exhaustion and skin cancer), accessibility, and affordability; availability and placement of affordable housing; the health impacts from noise and air pollution (loss of sleep, asthma, etc.); and mental health impacts; and displacement risk. The City needs to ensure that adequate mitigations are put in place for any significant health impacts found in this assessment.

## **Retain the Coastal Feel and Breeze**

Costa Mesa has always been a little town near the beach with one or two-story buildings. The Costa Mesa Historical Society has documentation that the parks and open space were laid out so that the ocean breeze would pass through town. That air circulation plan needs to be preserved and adhered to. Any new projects need to be compatible with the character, scale and aesthetics of existing neighborhoods and the City needs to adopt reasonable parking standards for those projects. New housing should be owner-occupied, not rental housing. If any new rental housing is built, some of it should be affordable to very low and low income residents. There is no need to build four- to five-story apartments in Costa Mesa unless they are located north of the San Diego (405) Freeway. There are numerous new developments being built in South Orange County that will decrease the regional housing shortage we are facing. Costa Mesa should not be expected to solve the housing shortage for the whole county.

## **Traffic Circulation**

The City needs to request that Caltrans mitigate the flow of traffic at the terminus of the Costa Mesa (55) Freeway in Costa Mesa. While it is understood that the City cannot decide how to handle the terminus, the EIR should address the options being considered as those options will affect current intersections of the freeway and Newport Boulevard and its cross streets and the surrounding neighborhoods. Safety, efficiency and reliability of traffic circulation should be the primary goals.

The EIR should address the negative impact on traffic patterns by the proposed 40 du/ac residential zoning changes on Newport Boulevard and other commercial areas. The Eastside street grid will receive most of the increased traffic due to the restricted access to Newport Boulevard which is a one-way street due to the Costa Mesa (55) Freeway. Measuring daily trips and intersection capacity will not reflect the overall impact on the adjoining neighborhoods. In addition, the EIR should include any traffic studies that address the flow of traffic to and from the Costa Mesa (55) Freeway, the San Diego (405) Freeway and the San Joaquin Hills Transportation Corridor (73) as a result of the increase in density and intensity of the new developments. The EIR should include (i) traffic studies that are up-to-date, (ii) existing traffic in addition to all cumulative traffic from approved developments and existing overlay entitlements without regard to whether those developments/entitlements are built, and (iii) a comparison of existing traffic to the current General Plan at buildout and to the proposed General Plan changes. It would be helpful to have a chart showing changes in intersection levels of service from existing levels, and a chart showing the existing, "current at buildout" and "future proposed" auto trips generated.

## **Mitigation Efforts**

The EIR should include the identification of mitigation efforts that address, but are not limited to, the following:

- increasing the use of mass transit that includes a transit center or hub,
- increasing the use bike lanes,
- increasing walkability of neighborhoods,
- the parking shortage experienced in many neighborhoods,
- decreasing the noise and air pollution levels and other significant public health risks so as to enhance the health of our residents,
- locating and planning the purchase of additional parkland to bring the City back to the minimum amount of acreage per 1,000 residents and increase space for recreation and/or sports fields over that minimum due to demand by residents,
- the preservation of artifacts, existing natural open space (Fairview Park) and historic farmland (i.e., the farm around the historic Segerstrom Home Ranch house),

- the negative impacts of the depletion of natural resources, such as air and water, and the increase of sewage, wastewater, landfill use, and greenhouse gases by the addition of new housing, office and commercial uses,
- the negative impacts of constriction of airflow, and sunlight and shadowing and views (mountain, ocean, etc.) caused by density, proximity and height of new buildings,
- the retention of Fire Station 6 in order to maximize safety and efficiency of fire services,
- the economic impact of replacing businesses with high density housing, and
- the upside down ratio of home-ownership to rental housing.

In addition, the EIR should address and identify other historical buildings to be designated historic resources in order to protect the historic integrity and character of Costa Mesa.

Thank you for your consideration. Please include these comments and suggestions as part of the public record.

Cynthia McDonald  
1181 Atlanta Way  
Costa Mesa, CA 92626  
[\(714\) 549-5884](tel:7145495884)

**From:** Corinne Stover [<mailto:calcs1224@gmail.com>]  
**Sent:** Tuesday, December 15, 2015 9:35 AM  
**To:** FLYNN, CLAIRE <[CLAIRE.FLYNN@costamesaca.gov](mailto:CLAIRE.FLYNN@costamesaca.gov)>  
**Subject:** General Plan Changes

To: Claire Flynn  
Re: Costa Mesa's General Plan

Please STOP this deadline for comment on the proposed changes in the City's General Plan. Traffic impact alone should qualify for extension of time to study these changes!

Two years ago, considerable time was spent with citizens studying (with consultants hired by Council) ideas for adapting the General Plan. What happened to the ideas from that study? What was the response from the Planning Commission? From the Council? Is this the response? Add more apartments to take the places of businesses!

There needs to be time-time-time to digest this next attempt in bulldozing ahead with building-impacted acres along Harbor and Newport boulevards. The idea that "more is better" (meaning units per acre) is detrimental to the way Costa Mesans want to live. Unless you're a developer! Isn't the ideal for the city one-single family unit as in Mesa Verde, Mesa del Mar, Halecrest, the "bird streets," etc.?

Before going forward with a plan for development, there is infrastructure to attend to all over the city. (Before "cosmetic stones and flowers" are given priority.) It is good news to have ramps and potholes fixed and repaired at last! Keep planning for this kind of work throughout the city.

This is the year's season of Good Will. Keep that good will evident in extending the deadline on –NOP, -DEIR, and –EIR.

There will be time for more understanding and open review of the General Plan after December 31, 2015.

Corinne Stover  
1224 Conway Avenue  
Costa Mesa  
714-432-7371

November 17, 2015

Ms. Claire Flynn  
Assistant Development Services Director  
City of Costa Mesa  
77 Fair Drive, Costa Mesa, California 92626  
[claire.flynn@costamesaca.gov](mailto:claire.flynn@costamesaca.gov)

Re: General Plan NOP

Dear Ms. Flynn,

Thank you for the information provided during the presentation on November 30, 2015. I am concerned with the environmental effects of the proposal to adopt focused amendments to the City of Costa Mesa 2015-2025 General Plan. Please include my comments regarding the scope and content of the environmental review the City of Costa Mesa will conduct on the 2015-2025 General Plan Amendment.

My concerns include the proposal to adopt amendments to the following General Plan elements of Land Use, Circulation, Growth Management, Conservation, Open Space and Recreation, Noise, Safety, Community Design and Historic and Cultural Resources

Specifically, I would like to include analyses and alternatives to the plans for the following:

**Fairview Developmental Center property (500 new residential units)**

- **Land Use:**
  - Lower density alternatives;
  - And housing provisions to be affordable to working families.
  - Analyze and compare the economic impacts of proposed zoning that converts land use to residential.
- **Circulation:**
  - This property has only one point of egress. Up-to-date studies of the as-is traffic should be considered and included;
  - Include the comparison of the as-is traffic plus all traffic from approved development and existing overlay entitlements (whether they are currently built or not);
  - Include the comparison of as-is traffic to the current General Plan at full build-out.
  - Include a comparison of as-is traffic to current General Plan build-out plus proposed General Plan changes. A chart showing the current intersection Level of Service (LOS) and the anticipated LOS ratings with each of the proposed amendments.
- **Open Space and Recreation:**
  - Evaluate location and size of additional parks space and public open space in tandem with new housing and reserve the space, or install them prior to the projects are approved.
  - Include a formula to accommodate an increase in public open space as population increases.
  - Include additional pedestrian and bicycle circulation provisions, especially to and from the new developments to the schools that service the new areas.
  - Include an increase to the minimum setbacks from the street and from existing residential for new development.
- **Safety:**
  - Include an increase in Public Health and Safety services equal to the increase in the new development.

- **Community Design:**
  - Include an increase in the growth of schools equal to the increase in the new development.
  - Evaluate shade and shadow analysis and consequences.
  - Evaluate visual impact and compatibility of design to the existing area.

**South Harbor Boulevard (change commercial to residential at 20 units per acre)**

- **Land Use:**
  - Lower density alternatives;
  - And housing provisions to be affordable to working families.
  - Analyze and compare the economic impacts of proposed zoning that converts land use from commercial to residential.
- **Circulation:**
  - This property has only one point of egress. Up-to-date studies of the as-is traffic should be considered and included;
  - Include the comparison of the as-is traffic plus all traffic from approved development and existing overlay entitlements (whether they are currently built or not);
  - Include the comparison of as-is traffic to the current General Plan at full build-out. Include a comparison of as-is traffic to current General Plan build-out plus proposed General Plan changes.
  - Include a chart showing the current intersection Level of Service (LOS) and the anticipated LOS ratings with each of the proposed amendments.
- **Open Space and Recreation:**
  - Evaluate location and size of additional parks space and public open space in tandem with new housing and reserve the space, or install them prior to the projects are approved.
  - Include a formula to accommodate an increase in public open space as population increases.
  - Include additional pedestrian and bicycle circulation provisions, especially to and from the new developments to the schools that service the new areas.
  - Include an increase to the minimum setbacks from the street and from existing residential for new development.
- **Safety:**
  - Include an increase in Public Health and Safety services equal to the increase in the new development.
- **Community Design:**
  - Include an increase in the growth of schools equal to the increase in the new development.
  - Evaluate shade and shadow analysis and consequences.
  - Evaluate visual impact and compatibility of design to the existing area.

**Segerstrom Home Ranch (1.2 million square feet of commercial/retail)**

- **Circulation:**
  - Up-to-date studies of the as-is traffic should be considered and included;
  - Include the comparison of the as-is traffic plus all traffic from approved development and existing overlay entitlements (whether they are currently built or not);
  - Include the comparison of as-is traffic to the current General Plan at full build-out.
  - Include a comparison of as-is traffic to current General Plan build-out plus proposed General Plan changes.

- Include a chart showing the current intersection Level of Service (LOS) and the anticipated LOS ratings with each of the proposed amendments. Include realistic parking for employees, visitors, and suppliers of the new corporate, commercial, and/or retail businesses.
- **Community Design:**
  - Evaluate visual impact and compatibility of design to the existing area.

**Former Los Angeles Times land (similar density to Home Ranch)**

- **Circulation:**
  - Up-to-date studies of the as-is traffic should be considered and included;
  - Include the comparison of the as-is traffic plus all traffic from approved development and existing overlay entitlements (whether they are currently built or not);
  - Include the comparison of as-is traffic to the current General Plan at full build-out.
  - Include a comparison of as-is traffic to current General Plan build-out plus proposed General Plan changes.
  - A chart showing the current intersection Level of Service (LOS) and the anticipated LOS ratings with each of the proposed amendments.
  - Include realistic parking for employees, visitors, and suppliers of the new corporate, commercial, and/or retail businesses.
- **Community Design:**
  - Evaluate visual impact and compatibility of design to the existing area.

**Sakioka Site 2 at Sunflower Avenue and Main Street (660 residential units, @ 80 units per acre)**

- **Land Use:**
  - Lower density alternatives;
  - And housing provisions to be affordable to working families.
- **Circulation:**
  - Up-to-date studies of the as-is traffic should be considered and included;
  - Include the comparison of the as-is traffic plus all traffic from approved development and existing overlay entitlements (whether they are currently built or not);
  - Include the comparison of as-is traffic to the current General Plan at full build-out. Include a comparison of as-is traffic to current General Plan build-out plus proposed General Plan changes.
  - A chart showing the current intersection Level of Service (LOS) and the anticipated LOS ratings with each of the proposed amendments.
  - Analyze and compare the circulation impacts of proposed zoning that converts land use to residential.
- **Open Space and Recreation:**
  - Evaluate location and size of additional parks space and public open space in tandem with new housing and reserve the space, or install them prior to the projects are approved.
  - Include a formula to accommodate an increase in public open space as population increases.
  - Include additional pedestrian and bicycle circulation provisions, especially to and from the new developments to the schools that service the new areas.
  - Include an increase to the minimum setbacks from the street and from existing residential for new development.
- **Safety:**
  - Include an increase in Public Health and Safety services equal to the increase in the new development.

- **Community Design:**
  - Include an increase in the growth of schools equal to the increase in the new development.
  - Evaluate shade and shadow analysis and consequences.
  - Evaluate visual impact and compatibility of design to the existing area.

**Harbor Boulevard Residential Overlay (targeting select sites for 40 dwelling units per acre)**

- **Land Use:**
  - No new overlays.
  - Lower density alternatives;
  - And housing provisions to be affordable to working families.
  - Analyze and compare the economic impacts of proposed zoning that converts land use from commercial to residential.
- **Circulation:**
  - Up-to-date studies of the as-is traffic should be considered and included;
  - Include the comparison of the as-is traffic plus all traffic from approved development and existing overlay entitlements (whether they are currently built or not);
  - Include the comparison of as-is traffic to the current General Plan at full build-out.
  - Include a comparison of as-is traffic to current General Plan build-out plus proposed General Plan changes.
  - A chart showing the current intersection Level of Service (LOS) and the anticipated LOS ratings with each of the proposed amendments.
  - Analyze and compare the circulation impacts of proposed zoning that converts land use from commercial to residential.
- **Open Space and Recreation:**
  - Evaluate location and size of additional parks space and public open space in tandem with new housing and reserve the space, or install them prior to the projects are approved.
  - Include a formula to accommodate an increase in public open space as population increases.
  - Include additional pedestrian and bicycle circulation provisions, especially to and from the new developments to the schools that service the new areas.
  - Include an increase to the minimum setbacks from the street and from existing residential for new development.
- **Safety:**
  - Include an increase in Public Health and Safety services equal to the increase in the new development.
- **Community Design:**
  - Include an increase in the growth of schools equal to the increase in the new development.
  - Evaluate shade and shadow analysis and consequences.
  - Evaluate visual impact and compatibility of design to the existing area.

**Newport Boulevard Residential Overlay (targeting select sites for 40 dwelling units per acre)**

- **Land Use:**
  - No new overlays.
  - Lower density alternatives;
  - And housing provisions to be affordable to working families.
  - Analyze and compare the economic impacts of proposed zoning that converts land use from commercial to residential.
- **Circulation:**
  - Up-to-date studies of the as-is traffic should be considered and included;

- Include the comparison of the as-is traffic plus all traffic from approved development and existing overlay entitlements (whether they are currently built or not);
  - Include the comparison of as-is traffic to the current General Plan at full build-out.
  - Include a comparison of as-is traffic to current General Plan build-out plus proposed General Plan changes.
  - A chart showing the current intersection Level of Service (LOS) and the anticipated LOS ratings with each of the proposed amendments.
  - Analyze and compare the circulation impacts of proposed zoning that converts land use from commercial to residential.
- **Open Space and Recreation:**
    - Evaluate location and size of additional parks space and public open space in tandem with new housing and reserve the space, or install them prior to the projects are approved.
    - Include a formula to accommodate an increase in public open space as population increases.
    - Include additional pedestrian and bicycle circulation provisions, especially to and from the new developments to the schools that service the new areas.
    - Include an increase to the minimum setbacks from the street and from existing residential for new development.
- **Safety:**
    - Include an increase in Public Health and Safety services equal to the increase in the new development.
- **Community Design:**
    - Include an increase in the growth of schools equal to the increase in the new development.
    - Evaluate shade and shadow analysis and consequences.
    - Evaluate visual impact and compatibility of design to the existing area.

**SoBECA Overlay (450 residential units, up to 40 dwelling units per acre)**

- **Land Use:**
  - No new overlays.
  - Lower density alternatives;
  - And housing provisions to be affordable to working families.
  - Analyze and compare the economic impacts of proposed zoning that converts land use from commercial to residential.
- **Circulation:**
  - Up-to-date studies of the as-is traffic should be considered and included;
  - Include the comparison of the as-is traffic plus all traffic from approved development and existing overlay entitlements (whether they are currently built or not);
  - Include the comparison of as-is traffic to the current General Plan at full build-out.
  - Include a comparison of as-is traffic to current General Plan build-out plus proposed General Plan changes.
  - A chart showing the current intersection Level of Service (LOS) and the anticipated LOS ratings with each of the proposed amendments.
  - Analyze and compare the circulation impacts of proposed zoning that converts land use from commercial to residential.
- **Open Space and Recreation:**
  - Evaluate location and size of additional parks space and public open space in tandem with new housing and reserve the space, or install them prior to the projects are approved.
  - Include a formula to accommodate an increase in public open space as population increases.
  - Include additional pedestrian and bicycle circulation provisions, especially to and from the new developments to the schools that service the new areas.

- Include an increase to the minimum setbacks from the street and from existing residential for new development.
- **Safety:**
  - Include an increase in Public Health and Safety services equal to the increase in the new development.
- **Community Design:**
  - Include an increase in the growth of schools equal to the increase in the new development.
  - Evaluate shade and shadow analysis and consequences.
  - Evaluate visual impact and compatibility of design to the existing area.

Thank you for your attention to these requests,

Mrs. Drain  
Costa Mesa Resident

**From:** Eleanor Egan [mailto:[mamalili@pacbell.net](mailto:mamalili@pacbell.net)]  
**Sent:** Tuesday, December 15, 2015 9:54 AM  
**To:** FLYNN, CLAIRE <[CLAIRE.FLYNN@costamesaca.gov](mailto:CLAIRE.FLYNN@costamesaca.gov)>  
**Subject:** NOP for General Plan amendments

1893 Parkview Circle  
Costa Mesa, CA 92627  
[\(949\) 642-2841](tel:(949)642-2841)

December 15, 2015

Ms. Claire Flynn  
Assistant Development Services Director  
City of Costa Mesa  
77 Fair Drive, Costa Mesa, California 92626

Dear Ms. Flynn,

I am concerned with the environmental effects of the proposed amendments to the City of Costa Mesa 2015-2025 General Plan. Please include my comments regarding the scope and content of the environmental review the City of Costa Mesa will conduct on the proposed 2015-2025 General Plan Amendments.

My concerns include the proposal to adopt amendments to the following General Plan elements:

- Land Use
- Circulation
- Growth Management
- Conservation
- Open Space and Recreation
- Noise
- Safety
- Community Design
- Historic and Cultural Resources

I believe the EIR should include study of the environmental effects of the proposed amendments on air quality, affordable housing, population density, and growth-inducing effects.

I believe the EIR should include study of the following alternatives to the proposed amendments:

- Eliminate overlay zoning adjacent to Newport Boulevard and other major arterial streets
- Require all development proposals under overlay zoning to include indoor and outdoor gathering and recreational spaces for residents, with minimum area equal to 20 square feet per bedroom in the total development
- Increase the minimum work space in live-work units to 60% of the total floor area of each unit
- Increase parking requirements for apartments and condominium developments to 2 spaces per bedroom plus one guest space
- Increase minimum street setback requirements to 10 feet for single-story buildings and 5 additional feet for each additional story, including rooftop decks.
- In addition to the environmental effects, I believe the City Council should commission an independent study of the medium- and long-term fiscal (i.e., on the city's revenues and expenditures) and financial (on the local economy) effects of the proposed amendments to the Land Use and Circulation elements of the General Plan.

Sincerely yours,  
Eleanor Egan

**Elizabeth "Liz" Dorn Parker  
307 Colleen Place  
Costa Mesa, CA 92627**

Ms. Claire Flynn  
Assistant Development Services Director  
City of Costa Mesa  
77 Fair Drive, Costa Mesa, California 92626

Email Subject Line: "**General Plan NOP**"

Dear Ms. Flynn,

First and foremost, I am most upset and concerned about the timing of the comments. It truly is disingenuous of the city leaders to request the review and the comment period be in the middle of the crazy holiday season. This will lead to not enough public input to ensure a realistic input by the residence. This is officially requesting you to extend the comment period until the end of January, 2016.

Just in case that request is not granted, see below for my comments, concerns and input for this process.

I am concerned with the environmental effects of the proposed amendments to the City of Costa Mesa 2015-2025 General Plan. Please include my comments regarding the scope and content of the environmental review the City of Costa Mesa will conduct on the 2015-2025 General Plan Amendment.

My concerns include the proposal to adopt amendments to the following General Plan elements:

- Land Use
- Circulation
- Growth Management
- Conservation
- Open Space and Recreation
- Noise
- Safety
- Community Design
- Historic and Cultural Resources
- Maintaining neighborhood's integrity and quality of life

Instead of, or in addition to the specified plans for:

- Fairview Developmental Center property (500 new residential units)
- South Harbor Boulevard (change commercial to residential at 20 units per acre)
- Segerstrom Home Ranch (1.2 million square feet of commercial/retail)
- Former Los Angeles Times land (similar density to Home Ranch)
- Sakioka Site 2 at Sunflower Avenue and Main Street (660 residential units, @ 80 units per acre)
- Harbor Boulevard Residential Overlay (targeting select sites for 40 dwelling units per acre)
- Newport Boulevard Residential Overlay (targeting select sites for 40 dwelling units per acre)
- SoBECA Overlay (450 residential units, up to 40 dwelling units per acre)

I would like analyses and alternatives that include:

- Up-to-date, as-is traffic studies.
- As-is traffic plus all traffic from approved development and existing overlay entitlements, built or not.
- Comparison of as-is traffic to the current General Plan at full build-out.
- Comparison of as-is traffic to current General Plan build-out plus proposed General Plan changes.
- A chart showing intersection level of service degradation from current ratings.
- Lower density alternatives.
- No new overlays.
- Affordable housing provisions.
- Units at Fairview Hospital to be affordable to working families.
- More parkland on the Westside'
- More parkland on the Eastside of the city
- Additional parks and public open space per capita.
- Public open space increases as population increases.
- Additional pedestrian and bicycle circulation provisions.
- Alternatives that increase minimum new development setbacks from the street and from existing residential.
- Impacts on schools from current entitlements at build-out plus proposed changes.
- Include realistic projections of parking requirements for new businesses and residents.
- Analyze and compare the economic impacts of proposed zoning that converts land use from commercial to residential.
- Shade and shadow analysis and consequences.
- Analyze and compare the circulation impacts of proposed zoning that converts land use from commercial to residential.
- Preservation of historical artifacts in Fairview Park
- Study needs for increased Public Safety personnel (Police and Fire) due to increased traffic, population and commercial activity.

Thank you for your attention to these requests,

*Liz Parker*

Elizabeth "Liz" Dorn Parker

Ms. Claire Flynn  
Assistant Development Services Director  
City of Costa Mesa  
77 Fair Drive, Costa Mesa, California 92626

Regarding **General Plan NOP**

Dear Ms. Flynn,

I am concerned with the environmental effects of the proposed amendments to the City of Costa Mesa 2015-2025 General Plan. Please include my comments regarding the scope and content of the environmental review the City of Costa Mesa will conduct on the 2015-2025 General Plan Amendment.

My concerns include the proposal to adopt amendments to the following General Plan elements:

- Land Use
- Circulation
- **Growth Management**. We need to contain the size of the population of Costa Mesa. We are running out of room. We are becoming overcrowded.
- Conservation
- Open Space and Recreation
- Noise
- Safety
- Community Design
- Historic and Cultural Resources

Instead of, or in addition to the specified plans for:

- Fairview Developmental Center property (500 new residential units)
- South Harbor Boulevard (change commercial to residential at 20 units per acre)
- Segerstrom Home Ranch (1.2 million square feet of commercial/retail)
- Former Los Angeles Times land (similar density to Home Ranch)
- Sakioka Site 2 at Sunflower Avenue and Main Street (660 residential units, @ 80 units per acre)
- Harbor Boulevard Residential Overlay (targeting select sites for 40 dwelling units per acre)
- Newport Boulevard Residential Overlay (targeting select sites for 40 dwelling units per acre)
- SoBECA Overlay (450 residential units, up to 40 dwelling units per acre)

I would like analyses and alternatives that include:

- Up-to-date, as-is traffic studies.
- As-is traffic plus all traffic from approved development and existing overlay entitlements, built or not.
- Comparison of as-is traffic to the current General Plan at full build-out.
- Comparison of as-is traffic to current General Plan build-out plus proposed General Plan changes.
- A chart showing intersection level of service degradation from current ratings.
- **Lower density alternatives.**
- No new overlays.
- Affordable housing provisions.
- Units at Fairview Hospital to be affordable to working families.
- More parkland on the Westside.
- **Additional parks and public open space per capita.**
- Public open space increases as population increases.
- **Additional pedestrian and bicycle circulation provisions. There should be more bike lanes. We cannot continue to burn carbon fuel for transportation. We must encourage bicycle usage. Make it safe and convenient for bicyclists.**
- Alternatives that increase minimum new development setbacks from the street and from existing residential.
- Impacts on schools from current entitlements at build-out plus proposed changes.
- Include realistic projections of parking requirements for new businesses and residents.
- Analyze and compare the economic impacts of proposed zoning that converts land use from commercial to residential.
- Shade and shadow analysis and consequences.
- Analyze and compare the circulation impacts of proposed zoning that converts land use from commercial to residential.
- Preservation of historical artifacts in Fairview Park
- **Study needs for increased Public Safety personnel (Police and Fire) due to increased traffic, population and commercial activity.**

Thank you for your attention to these requests.

Sincerely,



Frank Hanrahan

2545 Fairway Drive

Costa Mesa, CA 92627

**From:** Flo Martin [mailto:[floseppi@gmail.com](mailto:floseppi@gmail.com)]  
**Sent:** Tuesday, December 15, 2015 11:16 AM  
**To:** FLYNN, CLAIRE <[CLAIRE.FLYNN@costamesaca.gov](mailto:CLAIRE.FLYNN@costamesaca.gov)>  
**Subject:** General Plan NOP

Ms. Claire Flynn  
Assistant Development Services Director  
City of Costa Mesa  
77 Fair Drive, Costa Mesa, California 92626

Dear Ms. Flynn,

As a 48-year Costa Mesa resident and a 45-year property owner in the city, I am concerned with the environmental effects of the proposed amendments to the 2015-2025 General Plan. Please include my comments regarding the scope and content of the environmental review the City of Costa Mesa will conduct on the 2015-2025 General Plan Amendment.

My concerns include the proposal to adopt amendments to all the following General Plan elements:

- Land Use
- Circulation
- Growth Management
- Conservation
- Open Space and Recreation
- Noise
- Safety
- Community Design
- Historic and Cultural Resources

Since my residence is in centrally-located College Park, I am also very concerned about:

- Fairview Developmental Center property (500 new residential units)
- South Harbor Boulevard (change commercial to residential at 20 units per acre)
- Segerstrom Home Ranch (1.2 million square feet of commercial/retail)
- Former Los Angeles Times land (similar density to Home Ranch)
- Sakioka Site 2 at Sunflower Avenue and Main Street (660 residential units, @ 80 units per acre)
- Harbor Boulevard Residential Overlay (targeting select sites for 40 dwelling units per acre)
- Newport Boulevard Residential Overlay (targeting select sites for 40 dwelling units per acre)
- SoBECA Overlay (450 residential units, up to 40 dwelling units per acre)

I would like analyses and alternatives to include:

- Up-to-date, as-is traffic studies.
- As-is traffic plus all traffic from approved development and existing overlay entitlements, built or not.
- Comparison of as-is traffic to the current General Plan at full build-out.
- Comparison of as-is traffic to current General Plan build-out plus proposed General Plan changes.
- A chart showing intersection level of service degradation from current ratings.
- Lower density alternatives.
- No new overlays.
- Affordable housing provisions.
- Units at Fairview Hospital to be affordable to working families.
- More parkland on the Westside.
- Additional parks and public open space per capita.

- Public open space increases as population increases.
- **Additional pedestrian and bicycle circulation provisions.**
- Alternatives that increase minimum new development setbacks from the street and from existing residential.
- Impacts on schools from current entitlements at build-out plus proposed changes.
- Include realistic projections of parking requirements for new businesses and residents.
- Analyze and compare the economic impacts of proposed zoning that converts land use from commercial to residential.
- Shade and shadow analysis and consequences.
- Analyze and compare the circulation impacts of proposed zoning that converts land use from commercial to residential.
- Preservation of historical artifacts in Fairview Park
- Study needs for increased Public Safety personnel (Police and Fire) due to increased traffic, population and commercial activity.

Thank you for your attention to these requests,

Florence N. MARTIN, member of the Costa Mesa Bikeways and Walkability Committee

2442 Andover Place

Costa Mesa, CA 92626

Email Subject Line: "**General Plan NOP**"

December 17, 2015

Dear Ms. Flynn:

(City General Plan NOP)

I am concerned with the environmental effects of the proposed amendments to the City of Costa Mesa 2015-2025 General Plan. Please include my comments regarding the scope and content of the environmental review the City of Costa Mesa will conduct on the 2015-2025 General Plan Amendment.

There are many, many problems and negative effects related to the proposed General Plan changes.

Of particular concern are

- Any further changes to Harbor Boulevard and Newport Boulevard as business streets. The businesses on these streets provide important amenities to Costa Mesa residents.
- Any increased density whatsoever south of the 405 freeway. The maintenance of low-density neighborhoods and a suburban atmosphere south of the freeway has long been an important consideration of development in Costa Mesa.
- **These first two considerations blend together to make any of the proposed Harbor Boulevard and Newport Boulevard alterations to be damaging. The overlays should not be allowed on these streets, or, indeed, south of the 405.**

The opposition to density is widespread, as seen at "The Great Outreach," where one speaker after another opposed additional density. There was also a rebellion against the choices given to a study group that same night, where the choices for increased density were firmly answered with "None of the above" and a demand for maintaining current low-density neighborhoods.

My concerns include the proposal to adopt amendments to the following General Plan elements:

- Land Use
- Circulation
- Growth Management
- Conservation
- Open Space and Recreation
- Noise
- Safety
- Community Design
- Historic and Cultural Resources

These suggested amendments are antithetical to the carefully planned and maintained atmosphere of Costa Mesa over the last 60 years. They should not be allowed.

I'd like to put special emphasis on the specific plan overlays suggested. There should be

- **NO** South Harbor Boulevard (change commercial to residential at 20 units per acre) zoning change to residential.
- **NO Harbor Boulevard Residential Overlay (targeting select sites for 40 dwelling units per acre)**
- **NO Newport Boulevard Residential Overlay (targeting select sites for 40 dwelling units per acre)**
- Fairview Developmental Center property (500 new residential units). **Allowance for additional residential units on this property would be acceptable only with high attention to affordable housing for moderate, low, and very-low income families.**

While most of the development plans **should be rejected out of hand**, if any are still under consideration, **I would like analyses and alternatives that include:**

- Impacts on water resources for the city, including the specific effects on homeowners and parks by any additional residences.
- Up-to-date, as-is traffic studies.

- As-is traffic plus all traffic from approved development and existing overlay entitlements, built or not.
- Comparison of as-is traffic to the current General Plan at full build-out.
- Comparison of as-is traffic to current General Plan build-out plus proposed General Plan changes.
- A chart showing intersection level of service degradation from current ratings.
- Lower density alternatives.
- No new overlays.
- Affordable housing provisions.
- Units at Fairview Hospital to be affordable to working families.
- More parkland on the Westside.
- Additional parks and public open space per capita.
- Public open space increases as population increases.
- Additional pedestrian and bicycle circulation provisions.
- Alternatives that increase minimum new development setbacks from the street and from existing residential.
- Impacts on schools from current entitlements at build-out plus proposed changes.
- Include realistic projections of parking requirements for new businesses and residents.
- Analyze and compare the economic impacts of proposed zoning that converts land use from commercial to residential.
- Shade and shadow analysis and consequences.
- Analyze and compare the circulation impacts of proposed zoning that converts land use from commercial to residential.
- Preservation of historical artifacts in Fairview Park
- Study needs for increased Public Safety personnel (Police and Fire) due to increased traffic, population and commercial activity

Note: While I looked for items in the above list to boldface, I realized that the degradation of any of the features suggested would contribute to the current degradation of the quality of life in Costa Mesa.

Thank you for your attention to these requests,

Tamar Goldmann

2324 College Drive,

Costa Mesa, CA 92626

Email Subject Line: "**General Plan NOP**"

December 17, 2015

Dear Ms. Flynn:

(City General Plan NOP)

I am concerned with the environmental effects of the proposed amendments to the City of Costa Mesa 2015-2025 General Plan. Please include my comments regarding the scope and content of the environmental review the City of Costa Mesa will conduct on the 2015-2025 General Plan Amendment.

There are many, many problems and negative effects related to the proposed General Plan changes.

Of particular concern are

- Any further changes to Harbor Boulevard and Newport Boulevard as business streets. The businesses on these streets provide important amenities to Costa Mesa residents.
- Any increased density whatsoever south of the 405 freeway. The maintenance of low-density neighborhoods and a suburban atmosphere south of the freeway has long been an important consideration of development in Costa Mesa.
- **These first two considerations blend together to make any of the proposed Harbor Boulevard and Newport Boulevard alterations to be damaging. The overlays should not be allowed on these streets, or, indeed, south of the 405.**

The opposition to density is widespread, as seen at "The Great Outreach," where one speaker after another opposed additional density. There was also a rebellion against the choices given to a study group that same night, where the choices for increased density were firmly answered with "None of the above" and a demand for maintaining current low-density neighborhoods.

My concerns include the proposal to adopt amendments to the following General Plan elements:

- Land Use
- Circulation
- Growth Management
- Conservation
- Open Space and Recreation
- Noise
- Safety
- Community Design
- Historic and Cultural Resources

These suggested amendments are antithetical to the carefully planned and maintained atmosphere of Costa Mesa over the last 60 years. They should not be allowed.

I'd like to put special emphasis on the specific plan overlays suggested. There should be

- **NO** South Harbor Boulevard (change commercial to residential at 20 units per acre) zoning change to residential.
- **NO Harbor Boulevard Residential Overlay (targeting select sites for 40 dwelling units per acre)**
- **NO Newport Boulevard Residential Overlay (targeting select sites for 40 dwelling units per acre)**
- Fairview Developmental Center property (500 new residential units). **Allowance for additional residential units on this property would be acceptable only with high attention to affordable housing for moderate, low, and very-low income families.**

While most of the development plans **should be rejected out of hand**, if any are still under consideration, **I would like analyses and alternatives that include:**

- Impacts on water resources for the city, including the specific effects on homeowners and parks by any additional residences.
- Up-to-date, as-is traffic studies.

- As-is traffic plus all traffic from approved development and existing overlay entitlements, built or not.
- Comparison of as-is traffic to the current General Plan at full build-out.
- Comparison of as-is traffic to current General Plan build-out plus proposed General Plan changes.
- A chart showing intersection level of service degradation from current ratings.
- Lower density alternatives.
- No new overlays.
- Affordable housing provisions.
- Units at Fairview Hospital to be affordable to working families.
- More parkland on the Westside.
- Additional parks and public open space per capita.
- Public open space increases as population increases.
- Additional pedestrian and bicycle circulation provisions.
- Alternatives that increase minimum new development setbacks from the street and from existing residential.
- Impacts on schools from current entitlements at build-out plus proposed changes.
- Include realistic projections of parking requirements for new businesses and residents.
- Analyze and compare the economic impacts of proposed zoning that converts land use from commercial to residential.
- Shade and shadow analysis and consequences.
- Analyze and compare the circulation impacts of proposed zoning that converts land use from commercial to residential.
- Preservation of historical artifacts in Fairview Park
- Study needs for increased Public Safety personnel (Police and Fire) due to increased traffic, population and commercial activity

Note: While I looked for items in the above list to boldface, I realized that the degradation of any of the features suggested would contribute to the current degradation of the quality of life in Costa Mesa.

Thank you for your attention to these requests,

Tamar Goldmann

2324 College Drive,

Costa Mesa, CA 92626

**From:** Ian Hendricks [mailto:[hendrickskia@sbcglobal.net](mailto:hendrickskia@sbcglobal.net)]  
**Sent:** Thursday, December 17, 2015 1:48 PM  
**To:** FLYNN, CLAIRE <[CLAIRE.FLYNN@costamesaca.gov](mailto:CLAIRE.FLYNN@costamesaca.gov)>  
**Subject:** General Plan Amendment NOP

Greetings Ms. Flynn,

I am writing about the 'open space' in the NOP and am quite concerned about it. I realize that currently there should be 2.46 acres of open space per 1,000 residents. The current General Plan (forecast till 2020) acknowledges that the city of Costa Mesa will fall short. of that. Now, with the many high-density projects already approved and more to come, the city will have an even greater shortage of open space. What is open space? It is not rooftops. Changing definitions doesn't change the reality of what is happening - the city wants to take away even more open space for their ugly development resulting in more congestion, smog, and stress.

Why isn't SCH# [2015111053](#) posted on the city's website?

A Very Concerned Resident  
Kim Hendricks

December 16, 2015

Mrs. Clair Flynn  
Assistant Development Services Director  
City of Costa Mesa  
77 Fair Drive  
Costa Mesa, CA 92626

RE: GENERAL PLAN NOP

Dear Ms. Flynn,

I am writing regarding 2015-2025 General Plan currently under consideration by the City. It is my understanding the proposed amendments to the General Plan will be subjected to environmental review.

I am concerned the proposed environmental review is not broad enough in scope and will not properly address how these proposed amendments to the General Plan will impact the city and its citizens. Given that the environmental impact of the proposed amendments to the General Plan can be detrimental to the citizens and businesses of Costa Mesa as they relate to:

- Land Use
- Circulation
- Growth Management
- Conservation
- OpenSpace and Recreation
- Noise
- Public Safety
- Community Design/Integrity

A broad through environmental review should be conducted.

My understanding is the environmental review, as proposed by the City, will be limited to specific development plans for:

- Fairview Developmental Center property
- South Harbor Boulevard
- Segerstrom Home Ranch
- Former LA Times land
- Sakioka Site 2 at Sunflower Avenue and Main Street
- Harbor Boulevard Residential Overlay
- Newport Boulevard Residential Overlay
- SoBECA Overlay.

This is too narrow in scope.

*In addition to the area listed above, the scope and content of the environment review should be expanded to include analysis and alternatives for the following:*

- Up-to-date, as-is traffic studies
- As-is traffic plus all traffic from approved development and existing over lay entitlements, build or not.

- Comparison of as-is traffic to the current General Plan at full build-out.
- Comparison of as-is traffic to current General Plan build-out plus proposed General Plan changes.
- A chart showing intersection level of service degradation from current ratings.
- Lower density alternatives.
- No new overlays.
- Affordable housing provisions for blue collar working families.
- A requirement to include solar energy production for all new developments.
- More parkland on Westside and Eastside as population increases.
- Alternatives that increase minimum new development setbacks from the street and from existing residential.
- Include realistic projections of parking requirements for new businesses and residents.
- Analyze and compare economic impacts of proposed zoning that converts land use from commercial to residential.
- Safety Impact of the general plan amendments as they relate to fire and police services.
- Study needs for increased Public Safety personnel (Police & Fire) due to increased traffic, population and commercial activity.

Thank you considering these ideas that I feel will improve future of Costa Mesa in the years to come.

Respectfully,

*Joseph Cook*

Joseph Cook

**From:** Judy Lindsay [mailto:[judy Lindsay@hotmail.com](mailto:judy Lindsay@hotmail.com)]  
**Sent:** Tuesday, December 15, 2015 11:21 AM  
**To:** FLYNN, CLAIRE <[CLAIRE.FLYNN@costamesaca.gov](mailto:CLAIRE.FLYNN@costamesaca.gov)>  
**Subject:** General Plan NOP

Dear Ms. Flynn,

I am concerned with the environmental effects of the proposed amendments to the City of Costa Mesa 2015-2025 General Plan. Please include my comments regarding the scope and content of the environmental review the City of Costa Mesa will conduct on the 2015-2025 General Plan Amendment.

My concerns include the proposal to adopt amendments to the following General Plan elements:

- Land Use
- Circulation
- Growth Management
- Conservation
- Open Space and Recreation
- Noise
- Safety
- Community Design
- Historic and Cultural Resources

Instead of, or in addition to the specified plans for:

- Fairview Developmental Center property (500 new residential units)
- South Harbor Boulevard (change commercial to residential at 20 units per acre)
- Segerstrom Home Ranch (1.2 million square feet of commercial/retail)
- Former Los Angeles Times land (similar density to Home Ranch)
- Sakioka Site 2 at Sunflower Avenue and Main Street (660 residential units, @ 80 units per acre)
- Harbor Boulevard Residential Overlay (targeting select sites for 40 dwelling units per acre)
- Newport Boulevard Residential Overlay (targeting select sites for 40 dwelling units per acre)
- SoBECA Overlay (450 residential units, up to 40 dwelling units per acre)

I would like analyses and alternatives that include:

- Up-to-date, as-is traffic studies.
- As-is traffic plus all traffic from approved development and existing overlay entitlements, built or not.
- Comparison of as-is traffic to the current General Plan at full build-out.
- Comparison of as-is traffic to current General Plan build-out plus proposed General Plan changes.
- A chart showing intersection level of service degradation from current ratings.
- Lower density alternatives.
- No new overlays.
- Affordable housing provisions.
- Units at Fairview Hospital to be affordable to working families.
- More parkland on the Westside.
- Additional parks and public open space per capita.
- Public open space increases as population increases.
- Additional pedestrian and bicycle circulation provisions.
- Alternatives that increase minimum new development setbacks from the street and from existing residential.

- Impacts on schools from current entitlements at build-out plus proposed changes.
- Include realistic projections of parking requirements for new businesses and residents.
- Analyze and compare the economic impacts of proposed zoning that converts land use from commercial to residential.
- Shade and shadow analysis and consequences.
- Analyze and compare the circulation impacts of proposed zoning that converts land use from commercial to residential.
- Preservation of historical artifacts in Fairview Park
- Study needs for increased Public Safety personnel (Police and Fire) due to increased traffic, population and commercial activity.

Thank you for your attention to these requests,

Judy Lindsay  
269 Sierks St  
Costa Mesa  
[\(949\) 722 1182](tel:9497221182)

December 17, 2015

Mrs. Clair Flynn  
Assistant Development Services Director  
City of Costa Mesa  
77 Fair Drive  
Costa Mesa, CA 92626

**RE: GENERAL PLAN NOP**

Dear Ms. Flynn,

I am writing regarding 2015-2015 General Plan currently being considered by the City. It is my understanding the proposed amendments to the General Plan will be subjected to environmental review.

My concern is that the proposed environmental review is too narrow in scope and will neither properly nor adequately address the totality of how these proposed amendments to the General Plan will impact the city and its citizens. Given that the environmental impact of the proposed amendments to the General Plan can be devastating to the citizens and businesses of Costa Mesa as they relate to:

- Land Use
- Circulation
- Growth Management
- Conservation
- OpenSpace and Recreation
- Noise
- Public Safety
- Community Design/Integrity,

it is vital that a through environmental review be executed.

I see that the scope and content of the environmental review, as proposed by the City, will be limited to the specified plans for:

- Fairview Developmental Center property
- South Harbor Boulevard
- Segerstrom Home Ranch

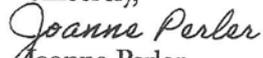
- Former LA Times land
- Sakioka Site 2 at Sunflower Avenue and Main Street
- Harbor Boulevard Residential Overlay
- Newport Boulevard Residential Overlay
- SoBECA Overlay.

This is way too narrow in scope.

***In addition to the specified plans listed above, I request that the scope and content of the environment review be expanded to include analysis and present alternatives for the following:***

- Up-to-date, as-is traffic studies
- As-is traffic plus all traffic from approved development and existing over lay entitlements, build or not.
- Comparison of as-is traffic to the current General Plan at full build-out.
- Comparison of as-is traffic to current General Plan build-out plus proposed General Plan changes.
- A chart showing intersection level of service degradation from current ratings.
- Lower density alternatives.
- No new overlays.
- Affordable housing provisions for blue collar working families.
- More parkland on Westside and Eastside.
- Additional parks and public open space per capita.
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- Alternatives that increase minimum new development setbacks from the street and from existing residential.
- Include realistic projections of parking requirements for new businesses and residents.
- Analyze and compare economic impacts of proposed zoning that converts land use from commercial to residential.
- Safety Impact of the general plan amendments as they relate to fire and police services.
- Study needs for increased Public Safety personnel (Police & Fire) due to increased traffic, population and commercial activity.

Thank you for your attention to these requests.

Sincerely,  
  
 Joanne Perler

Dear Ms Flynn,

Thank you for this opportunity to respond to a NOP for an EIR about the General Plan Update. You have probably seen a few letters similar to the form letter below. Please look at those submitted by residents carefully because some have probably added to the original suggested list. I also would like to request the analysis and alternatives that are listed in that letter. And please also allow that some of us, including me, get confused by the difference between density and intensity. I think you understand what we mean even if we don't use the exact right term.

Here are a couple other items I would like to see added to the EIR:

The first and one I care deeply about is that the public outcry against high density from "The 'Great Outreach" be accurately portrayed. It has not been correctly acknowledged. Up until this point the consultant has given a very generalized list of community concerns, but it does not reflect the consistent emphasis or quantity of resident commenters, and the insistence of the majority in meeting after meeting who stated that they did not want high density. According to my notes approximately 150 discrete individuals over the course of 4 meetings made similar comments. I would guess that is over 80% of the attendees.

I attended all of the General Plan outreaches at the EOC and a few at City Hall, including all that were published and aimed at developers. In the consultant's review of those outreaches I do not find listed the number and the consistent, specific concerns of the vast majority of Costa Mesa residents who took the time to attend. They stated things such as "Leave the general plan basically the same" " traffic is terrible already, don't make it worse" several specifically asked to "Preserve the suburban character of Costa Mesa", "No high density" "No high density south of the freeway" "protect our low-rise character" "we want to see the sky", "stop the densification of the Westside" "Do not want urbanization", and on in that vein.

Another request is that a very thorough analysis is included of public safety needs that factors in all growth in all parts of the city. Please include the results of all potential overlays being activated, projects that are approved but not built or occupied yet, and take into account that the small lot ordinances have changed in ways that allow for more density than previously anticipated. I also request that any variance or deviation that could add to density or intensity be factored in, because as you have seen, they are frequently being granted.

Thank you, and please add my requests for the following as well:

- Up-to-date, as-is traffic studies.
- As-is traffic plus all traffic from approved development and existing overlay entitlements, built or not.
- Comparison of as-is traffic to the current General Plan at full build-out.
- Comparison of as-is traffic to current General Plan build-out plus proposed General Plan changes.
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- Additional pedestrian and bicycle circulation provisions.
- Alternatives that increase minimum new development setbacks from the street and from existing residential.
- Impacts on schools from current entitlements at build-out plus proposed changes.
- Include realistic projections of parking requirements for new businesses and residents.

- Analyze and compare the economic impacts of proposed zoning that converts land use from commercial to residential.
- Shade and shadow analysis and consequences.
- Analyze and compare the circulation impacts of proposed zoning that converts land use from commercial to residential.
- Preservation of historical artifacts in Fairview Park
- Study needs for increased Public Safety personnel (Police and Fire) due to increased traffic, population and commercial activity.

Thank you for your attention to these requests,

With appreciation,  
Robin Leffler,

**From:** Robin Leffler [mailto:[wre2lef@sbcglobal.net](mailto:wre2lef@sbcglobal.net)]  
**Sent:** Thursday, December 17, 2015 4:56 PM  
**To:** FLYNN, CLAIRE <[CLAIRE.FLYNN@costamesaca.gov](mailto:CLAIRE.FLYNN@costamesaca.gov)>  
**Subject:** General Plan NOP

Dear Ms Flynn,

Thank you for this opportunity to respond to a NOP for an EIR about the General Plan Update. You have probably seen a few letters similar to the form letter below. Please look at those submitted by residents carefully because some have probably added to the original suggested list. I also would like to request the analysis and alternatives that are listed in that letter. And please also allow that some of us, including me, get confused by the difference between density and intensity. I think you understand what we mean even if we don't use the exact right term.

Here are a couple other items I would like to see added to the EIR:

The first and one I care deeply about is that the public outcry against high density from "The 'Great Outreach" be accurately portrayed. It has not been correctly acknowledged. Up until this point the consultant gives a very generalized list of community concerns, but it does not reflect the consistent emphasis or quantity of resident commenters, and the insistence of the majority in meeting after meeting stating that they did not want high density. According to my notes approximately 150 discrete individuals over the course of 4 meetings made similar comments. I would estimate that is around 80% of the attendees.

I attended all of the General Plan outreaches at the EOC and a few at City Hall, including all that were published and aimed at developers. In the consultant's review of those outreaches I do not find listed the number and the consistent, specific concerns of the vast majority of Costa Mesa residents who took the time to attend. They stated things such as "Leave the general plan basically the same" " traffic is terrible already, don't make it worse", several specifically asked to "Preserve the suburban character of Costa Mesa", "No high density" "No high density south of the freeway" "protect our low-rise character" "we want to see the sky", "stop the densification of the Westside" "Do not want urbanization", and on in that vein.

Another is that a very thorough analysis is included of public safety needs that factors in all growth in all parts of the city. Please include the results of potent in overlays being activated, projects that are approved but not built or occupied yet, and that the small lot and ordinances have changed in ways that allow for more density than previously anticipated. I also request that any variance or deviation that could add to density. or intensity be factored in, because as you have seen, they are frequently being granted.

Thank you, and please add my requests for the following as well:

- Up-to-date, as-is traffic studies.
- As-is traffic plus all traffic from approved development and existing overlay entitlements, built or not.
- Comparison of as-is traffic to the current General Plan at full build-out.
- Comparison of as-is traffic to current General Plan build-out plus proposed General Plan changes.
- A chart showing intersection level of service degradation from current ratings.
- Lower density alternatives.
- No new overlays.
- Affordable housing provisions.
- Units at Fairview Hospital to be affordable to working families.
- More parkland on the Westside.
- Additional parks and public open space per capita.
- Public open space increases as population increases.
- Additional pedestrian and bicycle circulation provisions.

- Alternatives that increase minimum new development setbacks from the street and from existing residential.
- Impacts on schools from current entitlements at build-out plus proposed changes.
- Include realistic projections of parking requirements for new businesses and residents.
- Analyze and compare the economic impacts of proposed zoning that convert land use from commercial to residential
- Shade and shadow analysis and consequences.
- Analyze and compare the circulation impacts of proposed zoning that converts land use from commercial to residential.
- Preservation of historical artifacts in Fairview Park
- Study needs for increased Public Safety personnel (Police and Fire) due to increased traffic, population and commercial activity.

Thank you for your attention to these requests,

With appreciation,  
Robin Leffler

Ms. Claire Flynn  
Assistant Development Services Director  
City of Costa Mesa  
77 Fair Drive, Costa Mesa, California 92626

Dear Ms. Flynn,

I am concerned with the environmental effects of the proposed amendments to the City of Costa Mesa 2015-2025 General Plan. Please include my comments regarding the scope and content of the environmental review the City of Costa Mesa will conduct on the 2015-2025 General Plan Amendment.

My concerns include the proposal to adopt amendments to the following General Plan elements:

- Land Use
- Circulation
- Growth Management
- Conservation
- Open Space and Recreation
- Noise
- Safety
- Community Design
- Historic and Cultural Resources

Instead of, or in addition to the specified plans for:

- Fairview Developmental Center property (500 new residential units)
- South Harbor Boulevard (change commercial to residential at 20 units per acre)
- Segerstrom Home Ranch (1.2 million square feet of commercial/retail)
- Former Los Angeles Times land (similar density to Home Ranch)
- Sakioka Site 2 at Sunflower Avenue and Main Street (660 residential units, @ 80 units per acre)
- Harbor Boulevard Residential Overlay (targeting select sites for 40 dwelling units per acre)
- Newport Boulevard Residential Overlay (targeting select sites for 40 dwelling units per acre)
- SoBECA Overlay (450 residential units, up to 40 dwelling units per acre) I

would like analyses and alternatives that include:

- Up-to-date, as-is traffic studies.
- As-is traffic plus all traffic from approved development and existing overlay entitlements, built or not.
- Comparison of as-is traffic to the current General Plan at full build-out.
- Comparison of as-is traffic to current General Plan build-out plus proposed General Plan changes.
- A chart showing intersection level-of-service degradation from current ratings.
- Lower density alternatives.

- No new overlays.
- Affordable housing provisions.
- Units at Fairview Hospital to be affordable to working families.
- More parkland on the Westside.
- Additional parks and public open space per capita.
- Public open space increases as population increases.
- Additional pedestrian and bicycle circulation provisions.
- Alternatives that increase minimum new development setbacks from the street and from existing residential.
- Impacts on schools from current entitlements at build-out plus proposed changes.
- Include realistic projections of parking requirements for new businesses and residents.
- Analyze and compare the economic impacts of proposed zoning that converts land use from commercial to residential.
- Shade and shadow analysis and consequences.
- Analyze and compare the circulation impacts of proposed zoning that converts land use from commercial to residential.
- Preservation of historical artifacts in Fairview Park
- Study needs for increased Public Safety personnel (Police and Fire) due to increased traffic, population and commercial activity.

Thank you for your attention to these requests,

Sincerely

A handwritten signature in cursive script that reads "Wm P. McCarty".

Bill McCarty  
2012 N. Capella Court  
Costa Mesa, CA 92626

**From:** Mary Menninger [<mailto:mary.menninger@gmail.com>]  
**Sent:** Thursday, December 17, 2015 10:19 AM  
**To:** FLYNN, CLAIRE <[CLAIRE.FLYNN@costamesaca.gov](mailto:CLAIRE.FLYNN@costamesaca.gov)>  
**Subject:** General Plan NOP

Dear Ms. Flynn,

I am concerned with both the environmental effects and the quality-of-life effects of the proposed amendments to the City of Costa Mesa 2015-2025 General Plan. Please include my comments regarding the scope and content of the environmental review the City of Costa Mesa will conduct on the 2015-2025 General Plan Amendment.

My concern is that new developments will severely impact traffic and the quality of life that Costa Mesa is known for. I would like to see the following elements included in the proposal to adopt amendments to the following General Plan:

- Land Use
- Circulation
- Growth Management
- Conservation
- Open Space and Recreation
- Noise
- Safety
- Community Design
- Historic and Cultural Resources

Instead of, or in addition to the specified plans for:

- Fairview Developmental Center property (500 new residential units)
- South Harbor Boulevard (change commercial to residential at 20 units per acre)
- Segerstrom Home Ranch (1.2 million square feet of commercial/retail)
- Former Los Angeles Times land (similar density to Home Ranch)
- Sakioka Site 2 at Sunflower Avenue and Main Street (660 residential units, @ 80 units per acre)
- Harbor Boulevard Residential Overlay (targeting select sites for 40 dwelling units per acre)
- Newport Boulevard Residential Overlay (targeting select sites for 40 dwelling units per acre)
- SoBECA Overlay (450 residential units, up to 40 dwelling units per acre)

I would like analyses and alternatives that include:

- Up-to-date, as-is traffic studies.
- As-is traffic plus all traffic from approved development and existing overlay entitlements, built or not.
- Comparison of as-is traffic to the current General Plan at full build-out.
- Comparison of as-is traffic to current General Plan build-out plus proposed General Plan changes.
- A chart showing intersection level of service degradation from current ratings.
- Lower density alternatives.
- No new overlays.
- Affordable housing provisions.
- Units at Fairview Hospital to be affordable to working families.
- More parkland on the Westside.
- Additional parks and public open space per capita.

- Public open space increases as population increases.
- Additional pedestrian and bicycle circulation provisions.
- Alternatives that increase minimum new development setbacks from the street and from existing residential.
- Impacts on schools from current entitlements at build-out plus proposed changes.
- Include realistic projections of parking requirements for new businesses and residents.
- Analyze and compare the economic impacts of proposed zoning that converts land use from commercial to residential.
- Shade and shadow analysis and consequences.
- Analyze and compare the circulation impacts of proposed zoning that converts land use from commercial to residential.
- Preservation of historical artifacts in Fairview Park

Thank you for your attention. I am a 20-year resident of Costa Mesa and I treasure the neighborhoods and parks.

Sincerely,  
Mary Menninger

**From:** Pilar Chandler [<mailto:shrivedawellness@gmail.com>]  
**Sent:** Tuesday, December 15, 2015 1:14 PM  
**To:** FLYNN, CLAIRE <[CLAIRE.FLYNN@costamesaca.gov](mailto:CLAIRE.FLYNN@costamesaca.gov)>  
**Subject:** General Plan NOP

Dear Ms. Flynn,

I am concerned with the environmental effects of the proposed amendments to the City of Costa Mesa 2015-2025 General Plan. Please include my comments regarding the scope and content of the environmental review the City of Costa Mesa will conduct on the 2015-2025 General Plan Amendment.

My concerns include the proposal to adopt amendments to the following General Plan elements:

- Land Use
- Circulation
- Growth Management
- Conservation
- Open Space and Recreation
- Noise
- Safety
- Community Design
- Historic and Cultural Resources

Instead of, or in addition to the specified plans for:

- Fairview Developmental Center property (500 new residential units)
- South Harbor Boulevard (change commercial to residential at 20 units per acre)
- Segerstrom Home Ranch (1.2 million square feet of commercial/retail)
- Former Los Angeles Times land (similar density to Home Ranch)
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- Harbor Boulevard Residential Overlay (targeting select sites for 40 dwelling units per acre)
- Newport Boulevard Residential Overlay (targeting select sites for 40 dwelling units per acre)
- SoBECA Overlay (450 residential units, up to 40 dwelling units per acre)

I would like analyses and alternatives that include:

- Up-to-date, as-is traffic studies.
- As-is traffic plus all traffic from approved development and existing overlay entitlements, built or not.
- Comparison of as-is traffic to the current General Plan at full build-out.
- Comparison of as-is traffic to current General Plan build-out plus proposed General Plan changes.
- A chart showing intersection level of service degradation from current ratings.
- Lower density alternatives.
- No new overlays.
- Affordable housing provisions.
- Units at Fairview Hospital to be affordable to working families.
- **More parkland on the Westside.**
- Additional parks and public open space per capita.
- **Public open space increases as population increases.**
- Additional pedestrian and bicycle circulation provisions.
- Alternatives that increase minimum new development setbacks from the street and from existing residential.

- Impacts on schools from current entitlements at build-out plus proposed changes.
- Include realistic projections of parking requirements for new businesses and residents.
- Analyze and compare the economic impacts of proposed zoning that converts land use from commercial to residential.
- Shade and shadow analysis and consequences.
- Analyze and compare the circulation impacts of proposed zoning that converts land use from commercial to residential.
- **Preservation of historical artifacts in Fairview Park**
- Study needs for increased Public Safety personnel (Police and Fire) due to increased traffic population and commercial activity.

Thank you for your attention to these requests,

Pilar Chandler

**From:** Patrick Riley [<mailto:patrickdylanriley@gmail.com>]  
**Sent:** Thursday, December 17, 2015 11:45 AM  
**To:** FLYNN, CLAIRE <[CLAIRE.FLYNN@costamesaca.gov](mailto:CLAIRE.FLYNN@costamesaca.gov)>  
**Subject:** General Plan NOP

Dear Ms. Flynn,

I've been a resident of Costa Mesa for close to 30 years now and have watched it grow in good ways and improve in others, however I am concerned with the environmental effects of the proposed amendments to the City of Costa Mesa 2015-2025 General Plan. Please include my comments regarding the scope and content of the environmental review the City of Costa Mesa will conduct on the 2015-2025 General Plan Amendment.

My concerns include the proposal to adopt amendments to the following General Plan elements:

- Land Use
- Energy Consumption / Sustainability
- Carbon Footprint of proposed developments (including the demolition/construction of proposed developments)
- Circulation
- Growth Management
- Conservation
- Open Space and Recreation
- Noise
- Safety
- Community Design
- Historic and Cultural Resources

Instead of, or in addition to the specified plans for:

- Fairview Developmental Center property (500 new residential units)
- South Harbor Boulevard (change commercial to residential at 20 units per acre)
- Segerstrom Home Ranch (1.2 million square feet of commercial/retail)
- Former Los Angeles Times land (similar density to Home Ranch)
- Sakioka Site 2 at Sunflower Avenue and Main Street (660 residential units, @ 80 units per acre)
- Harbor Boulevard Residential Overlay (targeting select sites for 40 dwelling units per acre)
- Newport Boulevard Residential Overlay (targeting select sites for 40 dwelling units per acre)
- SoBECA Overlay (450 residential units, up to 40 dwelling units per acre)

I would like analyses and alternatives that include:

- Up-to-date, as-is traffic studies.
- As-is traffic plus all traffic from approved development and existing overlay entitlements, built or not.
- Comparison of as-is traffic to the current General Plan at full build-out.
- Comparison of as-is traffic to current General Plan build-out plus proposed General Plan changes.
- A chart showing intersection level of service degradation from current ratings.
- Lower density alternatives.
- No new overlays.
- Affordable housing provisions.
- Units at Fairview Hospital to be affordable to working families.
- More parkland on the Westside.
- Additional parks and public open space per capita.

- Public open space increases as population increases.
- Additional pedestrian and bicycle circulation provisions.
- Alternatives that increase minimum new development setbacks from the street and from existing residential.
- Impacts on schools from current entitlements at build-out plus proposed changes.
- Include realistic projections of parking requirements for new businesses and residents.
- Analyze and compare the economic impacts of proposed zoning that converts land use from commercial to residential.
- Shade and shadow analysis and consequences.
- Analyze and compare the circulation impacts of proposed zoning that converts land use from commercial to residential.
- Preservation of historical artifacts in Fairview Park
- Study needs for increased Public Safety personnel (Police and Fire) due to increased traffic population and commercial activity.

I would like to note, that I am not opposed to development nor to commercial/residential zoning altogether, but I'm only for the progressive forward-minded growth that is responsible in looking out for the well-being and quality of life for the residents of this City and surrounding areas. We should be looking for sustainable options that create solutions and improvements to our quality of life.

Thank you for your attention to these requests,

Sincerely,

--

Patrick Dylan Riley

[+1.949.680.7557](tel:+19496807557)

[patrickdylanriley@gmail.com](mailto:patrickdylanriley@gmail.com)

**From:** Ralph Taboada [mailto:[taboada1@sbcglobal.net](mailto:taboada1@sbcglobal.net)]  
**Sent:** Thursday, December 17, 2015 9:57 AM  
**To:** FLYNN, CLAIRE <[CLAIRE.FLYNN@costamesaca.gov](mailto:CLAIRE.FLYNN@costamesaca.gov)>  
**Subject:** General Plan NOP

Thanks for the opportunity to respond on the upcoming General Plan. I am a long time resident of Costa Mesa.

I am very concerned about the substantial growth projected in the preliminary General Plan, 2015-2025. Please include my comments about the scope of the environmental review the City needs to conduct on the General Plan Amendment.

I have concerns about several elements within the General Plan: Land Use, Circulation, Growth Management, Conservation, Open Space & Recreation, Noise, Safety, Community Design, and Historic & Cultural Resources.

Specific concern with the projected changes in the General Plan for:

- Fairview Development Center....500 new residential units
- South Harbor Boulevard....commercial to residential at 20 units per acre
- Segerstrom Home Ranch....1.2 million sq ft of commercial / retail
- Los Angeles Times land...similar density to Home Ranch
- Sakioka Site 2....660 residential units @ 80 units per acre
- Harbor Boulevard Residential Overlay....selected sites at 40 units per acre
- Newport Boulevard Residential Overlay ...selected sites at 40 units per acre
- SoBECA Overlay....450 units at up to 40 residential units per acre

Thorough analysis and alternatives need to be studied that include:

- Up to date, as is traffic studies
- As-is traffic plus all traffic from approved development and existing overlay entitlements, built or not
- Comparison of as-is traffic to the current General Plan at full build out.
- Comparison of as-is traffic to current General Plan build-outs plus proposed General Plan changes
- Charts showing intersection level of service degradation from current ratings
- Lower density alternatives
- Affordable housing provisions
- Units at Fairview Development Center as affordable housing
- More parkland on the Westside
- Additional parks and open space per capita
- Additional bicycle and pedestrian circulation provisions
- Impacts on schools from current and proposed development plans
- Impact on water supplies from approved development but not built and proposed
- Analysis of the economic impact of converting land use from commercial to residential
- Shade and shadow analysis and impacts
- Study the needs of increased Police and Fire personnel due to increased traffic and development

Thank you very much for your attention to these concerns and requests for analysis and study.

Ralph Taboada

City general plan parking

DEC17 15 4:05PM

December 17, 2015

Dear Ms. Flynn:

Please include these essential comments in the review and publication of the General Plan study. They are in addition to another letter that I submitted. Thank you.

I would like to emphasize the need for a proper study of the effects on parking of any new development, commercial or residential as well as amelioration of current conditions. It is insufficient and misleading to produce a comparison of Costa Mesa parking standards with those of other cities. Anyone can see what a woeful shortage of parking there is in many, many neighborhoods, and additional testimony to the severe parking problem is the number of streets that now have "Permit Parking Only," and the number of additional people demanding these signs.

The necessity for residents to park blocks away from their houses has been a problem for years, even preceding the current density push, and it's getting much worse. This results in safety concerns for both the people hiking to their parking spots and the people on the streets that are impacted, as has been indicated by members of various neighborhoods.

An adequate parking survey will study who is parking where and how far away. Again, the current studies are useless in making sound decisions.

The next steps should include changes in development requirements to reflect current reality—with all residents parking within the development allocations and, in addition, a concerted effort by the city to provide additional local parking for housing already built.

Thank you very much,

Tamar Goldmann



2324 College Drive

Costa Mesa, CA 92626

# WENDY LEECE

1804 Capetown Circle  
Costa Mesa, CA 92627

December 15, 2015

Ms. Claire Flynn  
Assistant Development Services Director  
City of Costa Mesa  
77 Fair Drive  
Costa Mesa, CA 92626

Re: General Plan NOP-Public Safety Element

Dear Ms. Flynn,

In light of the recent terrorist attack in San Bernardino and today's threat in LA Public Schools, it behooves us to anticipate the broad spectrum of environmental effects on people and property in Costa Mesa if there should be a disaster or terrorist attack. We cannot put our heads in the sand and ignore the fact that South Coast Plaza and perhaps the Orange County Fairgrounds are potential targets for terrorist attacks. Also, it's past time for an earthquake.

One of my main concerns is the **environmental review of public safety** and the complete analysis of the environmental impacts new residents, new developments and new traffic in the proposed general plan will have on the future safety Costa Mesa residents.

**It is the constitutional responsibility of the City to provide adequate fire and safety services. Amending the General Plan is the time to address all issues related to future environmental impacts on our residents' public safety.**

Here are my comments about the scope and content of the 2015-2015 General Plan Amendment environmental review by the City of Costa Mesa:

It is incumbent on the city staff and elected officials at this point in time to look into the future and contemplate secondary, consequential environmental impacts of future developments. With build out, is the current water infrastructure and availability sufficient for fires in a time of drought and disaster? Will we be capable of dealing with toxic and hazardous materials in an earthquake or terror attack? What are the staffing needs for future development? If our fire and police departments are understaffed, all residents, new and old alike, will be impacted if the General Plan fails to take into consideration the environmental effects on the public's safety of development and traffic and an emergency or disaster.

In the case City of Hayward v. Board of Trustees (<http://briscoelaw.net/07-10-12>) the appeals court upheld the Board of Trustees proposed master plan to expand the campus at the state university. The court of appeal reversed an earlier lower court decision that found that "the lack of adequate fire protection services resulting from the project would have adverse effects on people and property and is an environmental concern." Even though the lower court decision was overturned, there is merit in the lower court's argument and it is instructive for our city at this time. There are adverse effects on people's safety and property with any new development. Another project would be the proposed development of Banning Ranch. Even though the project is technically located in Newport Beach, what are the environmental effects relating to the fire and police protection of residents of Costa Mesa by the completed development, construction and traffic of Banning Ranch?

The university appealed and won because the court said, "**While this may be true**, the obligation to provide adequate fire and emergency medical services **is the responsibility of the city** [under the California Constitution.] The need for additional fire protection services is not an *environmental* impact that CEQA requires a project proponent to mitigate."

My point: The City is the proponent of the General Plan and thus required to analyze all impacts on the public's safety. The city staff and officials must be diligent in anticipating the public safety environmental effects in its General Plan.

It is during this General Plan review period when city officials must carefully analyze potential and real environmental effects of the reorganization of the city's fire and police departments, which occurred after the adoption of the current general plan.

In the proposed General Plan Amendments in the Safety Element, careful analysis and attention should be paid to accurately updating the city's population, response times, water availability, potential emergency situations and hazardous materials disposal. If we don't have adequate safety personnel to handle these anticipated emergencies, there may be unintended consequences to the environment, persons and property. And, as the court stated, "**the obligation to provide adequate fire and emergency medical services is the responsibility of the city [under the California Constitution.]**"

With South Coast Plaza and the Orange County Fairgrounds as potential targets, we should not ignore the full range of environmental concerns for the next ten years.

We should not be in a hurry to approve the EIR unless all these important matters are reviewed carefully.

It is assumed updates will be necessary in the 'Safety Element': the "Fire Protection" section and the "Fire Station Locations". Also, the "Fire Suppression" section regarding the analysis of what is required for our city with a "well trained, capable and equipped fire fighting force" should be analyzed.

Are the city's emergency communications systems adequate and adequately staffed for future development and an event that affects the environment and humans? Is the goal the same in the current general plan to respond to fire and emergency medical emergencies within five minutes 80 per cent of the time?

The current 17-point plan for the Costa Mesa Fire Department includes the closing of Station 6 in the north end of town. I request an accurate update the "Emergency Medical Services" section.

I request that the EIR include a current analysis of the closing of this fire station and the environmental effect it will have on the safety of all Costa Mesa residents in the event of a disaster at SCP or the Fairgrounds and future development. The proposed Segerstrom Home Ranch plans, the former Los Angeles Times land, Sakioka Site 2 at Sunflower and Main will all be affected by this proposed closure.

Also, changing to private paramedics from the current delivery should also be addressed as the quality of service would be reduced as private paramedics do not have the same experience and training as those in the fire department. (This is part of the fire chief's report to the Council currently posted on the website.)

Regarding "Police Protection" please include current figures for staffing and based on population, how many officers serve our current population and if the city's current staffing formula would suffice with the proposed build out of projects and in a disaster.

Thank you for your consideration of these important matters.

Sincerely,

Wendy Leece

