



**PUBLIC NOTICE  
CITY OF COSTA MESA - DEVELOPMENT SERVICES DEPARTMENT**

**NOTICE OF AVAILABILITY OF THE DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE CITY OF  
COSTA MESA'S YEAR 2015 - 2035 GENERAL PLAN**

**NOTICE IS HEREBY GIVEN** that the City of Costa has prepared a Draft Environmental Impact Report (EIR) for the Year 2015-2035 General Plan, which is being distributed for public review. Pursuant to the California Public Resources Code and the California Environmental Quality Act Guidelines (CEQA Guidelines), the City of Costa Mesa is the Lead Agency for the proposed General Plan Amendments.

Project Title: The City of Costa Mesa Year 2015 - 2035 General Plan

State Clearinghouse Number: SCH# 2015111068

**Project Location**

The City of Costa Mesa is located in the extensively developed west-central portion of Orange County. Costa Mesa is surrounded by the cities of Newport Beach, Huntington Beach, Santa Ana, Fountain Valley, and Irvine. Major transportation facilities serving the City include Interstate 405 (I-405), State Route 55 (SR-55), State Route 73 (SR-73), and John Wayne-Orange County (SNA) Airport. The area covered by the General Plan consists of the 15.8 square mile within the corporate City limits, as well as lands within the City's unincorporated sphere of influence.

**Project Description**

The project consists of the adoption of updated Land Use, Circulation, Growth Management, Conservation, Noise, Safety, Historical & Cultural Resources, Community Design, and Open Space and Recreation Elements of the City of Costa Mesa General Plan. The 2015 -2035 General Plan will incorporate the Housing Element, which was previously adopted in January 2014 and is valid through 2021. The updated Land Use Element establishes overall development capacity for the City and surrounding areas, and serves as a policy guide for determining the appropriate physical development and character of the City. The updated Circulation Element provides for a circulation system in balance with the Land Use Plan, and addresses City goals to provide "complete streets" consistent with State law. The Circulation Element includes a comprehensive Bicycle Master Plan. The remaining elements have been updated to ensure consistency with the Land Use and Circulation Elements and to reflect current laws relating to General Plans. The updated elements and the General Plan as a whole apply to all properties within the City of Costa Mesa and its sphere of influence.

Focused amendments are proposed to the Land Use Element that will provide new development opportunities in targeted areas and along specific corridors. These land use changes represent four percent of the land area in the entire City. The amended Land Use Plan includes:

- A new land use designation (Multi-Use Center) that applies to the Fairview Development Center
- Two new land use overlays (Residential Incentive Overlay Zone and Harbor Mixed-Use Overlay Zone)
- Site-specific FAR of 0.64 for the Segerstrom Home Ranch site
- Site-specific density of 80 dwelling units per acre for Sakioka Lot 2
- Amended General Plan designation of Commercial Center and site specific FAR of 0.54 to 0.64 for the Los Angeles Times site

The Draft EIR includes an analysis of potential environmental impacts associated with the long-term implementation of the updated General Plan in relation to all the topics contained in the State CEQA Checklist (Appendix G of the State CEQA Guidelines).

Unavoidable significant impacts have been identified with regard to air quality and greenhouse gas emissions. Sites exist within the City that are listed as hazardous waste facilities, hazardous waste properties, and/or hazardous waste disposal sites, as enumerated under California Government Code 65962.5.

In addition, the Draft EIR evaluates four project alternatives:

- Alternative No. 1 - No Project Alternative (current General Plan)
- Alternative No. 2 – Fairview Development Center site remaining as a Public/Institutional land use
- Alternative No. 3 – Los Angeles Times site remaining an Industrial Park land use
- Alternative No. 4 - Segerstrom Home Ranch site remaining at the current development capacity of 0.40 FAR

### **Public Hearings**

An initial hearing before the Planning Commission has been set for **Monday, March 14, 2016 at 6:00 P.M.** in the City Council Chambers, located at 77 Fair Drive, Costa Mesa, CA 92627. Future Planning Commission and City Council hearing dates will be determined.

### **Public Review and Comment**

The Draft EIR and Technical Appendices are available for review and comment for 45 days commencing March 4, 2016 at 8:00 A.M. and ending on April 18, 2016 at 5:00 P.M.

The Draft EIR and Technical Appendices are available for review at:

- 1) Costa Mesa City Hall, Development Services Department, 77 Fair Drive, Costa Mesa
- 2) Mesa Verde Library, 2969 Mesa Verde Drive East, Costa Mesa
- 3) Costa Mesa Library, 1855 Park Avenue, Costa Mesa
- 4) City website: [www.costamesaca.gov](http://www.costamesaca.gov)

Written comments on the Draft EIR and technical appendices must be received no later than 5:00 P.M. on April 18, 2016. Submit written comments to:

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