



**ADDENDUM TO THE
FINAL CERTIFIED GENERAL PLAN
PROGRAM ENVIRONMENTAL IMPACT REPORT
(SCH# 200031120)**

**ADDENDUM TO THE PROGRAM EIR
FOR THE 2013-2021 HOUSING ELEMENT UPDATE**

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Executive Summary

The City of Costa Mesa is in the process of updating several elements of the City's 2000 General Plan. Due to State requirements, the Housing Element is on a different timeline and therefore for the 2013-2021 Housing Element update, an Addendum to the Final Program Environmental Impact Report (Program EIR) has been prepared.

Proposed 2013-2021 Housing Element of the Costa Mesa General Plan

State law requires the City of Costa Mesa to review and update its Housing Element on a periodic basis, typically every 5 to 7 years as mandated. The previous Housing Element update covered the period of July 1, 2008 through October 15, 2013. The 2008 Housing Element update was certified by the California Department of Housing and Community Development (HCD) on September 17, 2008. The 2013-2021 Housing Element has been prepared to be submitted to the State Housing and Community Development Department for a 60-day review period, beginning on September 18, 2013. The City has been working closely with HCD for Housing Element to be certified by State. The proposed 2013-2021 Housing Element discusses citywide housing and population demographics, regional fair-share housing allocations, and implementation mechanisms to assist the City in providing a full range of housing opportunities.

Final Program Environmental Impact Report for the 2000 General Plan

The Program EIR No. 1049 for the 2000 General Plan (State Clearinghouse No. 200031120) addresses a full range of environmental issues associated with the 20-year planning horizon of the 2000 General Plan (2020). All impacts resulting from implementation of the 2000 General Plan were reduced to a level of insignificance with the exception of impacts related to transportation/circulation, air quality, and noise. The Program EIR was originally certified by the Costa Mesa City Council in January, 2002. A supplemental Program EIR was prepared for the 2008 update, which was adopted by City Council Resolution 08-62 on August 19, 2008.

Addendum to the Program EIR for the 2000 General Plan, for the 2013-2021 Housing Element Update

The Addendum to the Program EIR for the 2000 General Plan has been prepared in accordance with the provisions of the California Environmental Quality Act (CEQA) statutes (Public Resources Code 21000 et seq.); the State CEQA Guidelines (14 California Code of Regulations, 15000 et seq.); and the rules, regulations, and procedures for implementing CEQA as adopted by the City of Costa Mesa. The 2013-2021 Housing Element's environmental conformance is satisfied with this Addendum to the Program EIR.

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The purpose of the Addendum to the Program EIR is to provide updated information to the previously-certified Program EIR. Other than an update of new population, employment, and housing statistics and an identification of the City's proposal to meet the Regional Housing Needs Assessment goals, there are no substantial changes in the 2013-2021 Housing Element. Section 15164(a) of the State CEQA Guidelines states that "the lead agency or a responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but there are no new significant impacts resulting from these changes, nor are there any substantial increases in the severity of the of any previously identified environmental impacts. The potential impacts associated with the proposed update to the Housing Element of the City's General Plan would either be the same or less than the anticipated levels described in the certified Program EIR.

The purpose of the Addendum to the Program EIR is to reflect the updated technical information provided in the Housing Element update and analyze any potential impacts associated with the update. Specifically, the Addendum to the Program EIR finds that the impacts resulting from implementation of the 2000 General Plan and the 2013-2021 Housing Element update as described in the previous Program EIR remain the same and the mitigation measures are still with the second update to the Housing Element. No considerably different mitigation measures or feasible alternatives have been identified which may reduce the traffic, noise or air quality effects. The Addendum only contains technical information or other information described in the 2013-2021 Housing Element to update the previous Program EIR. While new housing programs and potentially adequate sites for residential development are identified, no new mitigation measures or significant impacts are identified in this Addendum. Specifically, the Addendum to the Program EIR finds that the previously identified impacts and mitigation measures, as described in the Program EIR, are still applicable to the updated 2013-2021 Housing Element. Therefore, the Program EIR, as certified, remains adequate and complete.

The following environmental topics are revised with updated information related to the 2013-2021 Housing Element:

- Housing, Population, and Employment
- Land Use
- Transportation and Circulation

ALL other environmental analysis sections are not contained herein because the original Program EIR for those environmental areas are still applicable and do not require updated information. CEQA does not require that the original Program EIR be circulated with the addendum, but the original Program EIR is available for public review from the City of Costa Mesa upon request. Therefore, please refer to the original Program EIR for other environmental topics not contained in this Addendum to the Program EIR.

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1.0 Introduction

This section provides information related to the California Environmental Quality Act (CEQA) and the revised analysis to the General Plan Program Environmental Impact Report (EIR), as it relates to the updated 2013-2021 Housing Element. This section discusses the original 2000 General Plan Program EIR (SCH No. 200031120) certified in January 2002. This section provides background information on the need to provide updated information to the original analysis in reference to the 2013-2021 Housing Element update.

1.1 Project Description

State law requires that the City of Costa Mesa review its Housing Element in order to evaluate:

- The appropriateness of the housing goals, objectives and policies in contributing to the attainment of the state housing goal.
- The effectiveness of the Housing Element in attainment of the community's housing goals and objectives.
- The progress of the city, county, or city and county in implementation of the Housing Element.

The Housing Element and prior update covered the period of July 1, 2000 through June 30, 2008 aligning with the Regional Transportation Planning process. The most recent Housing Element update covered the period of July 1, 2008 through October 15, 2013 (as revised from June 30, 2014 by SB 375). A summary of the City's achievements under the previous Housing Element is presented in Table HOU-1 of the Housing Element.

1.2 California Environmental Quality Act

CEQA requires that state and local government agencies consider the environmental consequences of projects over which they have discretionary authority before taking action on those projects (Public Resources Code 21000 et seq.). CEQA also requires that each public agency mitigate or avoid, wherever feasible, the significant environmental impacts of a project that it approves or implements. A significant impact is one that would lead to a substantial adverse change in the physical conditions of the environmental areas affected by the project.

An EIR is an informational document used in state, regional, and local planning and decision-making processes to meet the requirements of CEQA. The EIR for a proposed project must disclose environmental effects that cannot be avoided; growth-inducing effects; effects found not to be significant; and significant cumulative impacts of all past, present and reasonably anticipated future projects. In addition, an EIR must identify

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potential methods of avoiding or reducing effects (i.e., mitigation measures) and alternatives to the proposed project or program.

1.3 2000 General Plan

The 2000 General Plan adopted in 2002 superseded the 1990 General Plan and was primarily an update of existing conditions and long-term projections,. The 2000 General Plan effort included reorganizing four existing 1990 General Plan elements into ten elements. Through implementation of the goals and policies in the 2000 General Plan, the City's objective was to work toward providing a pleasant living and working environmental for City residents and workers.

1.4 2000 General Plan Program EIR

The Final Program EIR No. 1049 (State Clearinghouse No. 200031120) addresses a full range of environmental issues associated with the 20-year planning horizon of the 2000 General Plan (2020). All impacts resulting from implementation of the 2000 General Plan were minimized to a level of significance with the exception of impacts related to transportation/circulation, air quality, and noise. In addition, the Final Program EIR analyzed three General Plan alternatives:

- No Project/No Build (No City Growth Plus Regional Growth) Alternative
- No Project / Existing 1990 General Plan Alternative
- 2000 General Plan plus Home Ranch Alternative

This Addendum to the original Program EIR provides information to update the data included in the previous EIR. This Addendum includes environmental analysis on the 2013-2021 Housing Element as needed; however, it reaffirms the original environmental conclusions, impact analysis, and mitigation measures (as applicable) of the original Program EIR.

1.5 Addendum to the Program EIR

The Addendum to the Program EIR for the 2000 General Plan has been prepared to meet the requirements of the California Environmental Quality Act (CEQA) statutes (Public Resources Code 21000 et seq.) and Guidelines (14 California Code of Regulations,15000 et seq.). The 2013-2021 Housing Element's environmental conformance is fulfilled with this Addendum to the Program EIR.

Pursuant to §15367 of the CEQA Guidelines, the City of Costa Mesa is the Lead Agency for this project. As defined, the lead agency has the principal responsibility for carrying out or approving a project. This Addendum serves to update the information in the Program EIR as contemplated in CEQA Guidelines §15164. The CEQA Guidelines (California *Code of Regulations* §15000, et seq.) authorize the use of an Addendum for

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the purpose of making minor or technical changes, as long as these changes do not rise to the level of requiring a subsequent or supplemental EIR pursuant to CEQA Guidelines §15162. CEQA Guidelines §15164 states:

- a) *The lead agency or a responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.*

1.6 Statutory Requirements

Section 21166 of the California Environmental Quality Act (CEQA, *Public Resources Code* §21000, et seq.) sets the standard to determine whether another EIR should be prepared when an original EIR has been prepared. Section 21166 states:

When an environmental impact report has been prepared for a project pursuant to this division, no subsequent or supplemental environmental impact report shall be required by the lead agency or by any responsible agency, unless one or more of the following events occurs:

- (a) *Substantial changes are proposed in the project which will require major revisions of the environmental impact report.*
- (b) *Substantial changes occur with respect to the circumstances under which the project is being undertaken which will require major revisions in the environmental impact report.*
- (c) *New information, which was not known and could not have been known at the time the environmental impact report was certified as complete, becomes available.*

Section 21166 is further explained in the CEQA Guidelines at §15162 as follows:

- (a) *When an EIR has been certified or a negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:*
 - (1) *Substantial changes are proposed in the project which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;*
 - (2) *Substantial changes occur with respect to the circumstances under which the project is undertaken, which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or*

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- (3) *New information of substantial importance which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:*
- (A) *The project will have one or more significant effects not discussed in the previous EIR or negative declaration;*
 - (B) *Significant effects previously examined will be substantially more severe than shown in the previous EIR;*
 - (C) *Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or*
 - (D) *Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.*
- (b) *If changes to a project or its circumstances occur or new information becomes available after adoption of a negative declaration, the lead agency shall prepare a subsequent EIR if required under subsection (a). Otherwise, the lead agency shall determine whether to prepare a subsequent negative declaration, an addendum, or no further documentation.*
- (c) *Once a project has been approved, the lead agency's role in project approval is completed, unless further discretionary approval on that project is required. Information appearing after an approval does not require reopening that approval. If after the project is approved, any of the conditions described in subsection (a) occurs, a subsequent EIR or negative declaration shall only be prepared by the public agency which grants the next discretionary approval for the project, if any. In this situation no other Responsible Agency shall grant an approval for the project until the subsequent EIR has been certified or subsequent negative declaration adopted.*
- (d) *A subsequent EIR or subsequent negative declaration shall be given the same notice and public review as required under Section 15087 or Section 15072. A subsequent EIR or negative declaration shall state where the previous document is available and can be reviewed.*

The key to §21166 and §15162 is to determine if any circumstances have changed enough to justify repeating a substantial portion of the environmental documentation process. If conditions do not justify a new or supplemental EIR, but minor additional or technical changes are appropriate to keep the document current and useful, an agency may prepare an Addendum (CEQA Guidelines §15164). This Addendum will document

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the character of any changes or additions to support the determination to prepare an Addendum. It will also provide an opportunity to evaluate all components of §15162 to determine if the Program EIR still reflects the full scope of the environmental impact. Where appropriate, citations to the Program EIR will be made, and assumptions made in the Program EIR will be evaluated for continuing validity.

The 2013-2021 Housing Element update of the City of Costa Mesa 2000 General Plan includes new policies and programs intended to facilitate development of a full range of housing opportunities. These policies and programs do not change the City's land use designations, traffic model, or noise or air quality model runs. The revised policies and programs do not generate new traffic, noise, or air quality effects nor a substantial increase in the severity of previously identified significant effects. The revisions to the figures, text, charts, and tables only reflect updated data. Therefore, no changes are proposed that would involve new significant environmental effects or a substantial increase in the severity of previously identified effects. The 2013-2021 Housing Element update does not propose substantial changes to how policies or programs are implemented that would require major revisions of the previously certified Program EIR. The 2013-2021 Housing Element update does not include new information which indicates that one or more significant effects were not discussed in the previously certified Program EIR.

The 2013-2021 Housing Element update will not exacerbate the traffic, noise or air quality effects previously identified in the previously certified Program EIR. The noise and air quality impacts resulting from implementation of the 2000 General Plan and the 2013-2021 Housing Element update remain significant and unavoidable and no new mitigation measures or alternatives would be feasible that would reduce these effects to a less than significant level. No considerably different mitigation measures or alternatives which may reduce the traffic, noise or air quality effects are feasible.

Project Alternatives

The certified Program EIR for the 2000 General Plan considered three project alternatives that were determined to be reasonable; an alternative that did not permit any additional growth in the City, an alternative that reduced density alternative (1990 General Plan), and an alternative that included the Home Ranch project. A separate Program EIR (SCH No. 200071050) was adopted for the Home Ranch project, which was being considered during the same time that the General Plan Program EIR was adopted. The Home Ranch project involved development of the Segerstrom House Ranch site with retail, office, light industrial, and residential uses. In comparison to these alternatives, the 2000 General Plan project that accomplished the project objectives was considered environmentally superior.

The Addendum only contains technical information or other information described in the 2013-2021 Housing Element to update the previous Program EIR. While new housing programs and potentially adequate sites for high-density residential development are identified, no new mitigation measures or significant impacts are identified in this

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Addendum. Specifically, the Addendum to the Program EIR finds that the impacts and mitigation measures as described in the previous Program EIR are still applicable to the updated 2013-2021 Housing Element. Therefore, the Program EIR, as certified, remains adequate and complete.

1.7 Scope of Addendum to the Program EIR

As a programmatic document, the Program EIR (and the Addendum to the Program EIR) presents an environmental assessment of a policy document and not a specific development project. With regard to the updated 2013-2021 Housing Element, the focus of the Addendum to the Program EIR is to address the impacts of the housing programs/projects that, individually or in the aggregate, may be locally significant, and to highlight potential impacts that will need to be further evaluated once precise scopes, designs, and locations of specific housing projects are more clearly defined.

The Addendum to the Program EIR provides background information and avoids unnecessary repetition of facts or analysis. The Program EIR approach allows the City of Costa Mesa to examine the city-wide effects of a program of actions before its adoption and eliminates redundant or contradictory approaches to the consideration of regional and cumulative effects. The Addendum to the Program EIR only contains technical information or other information described in the 2013-2021 Housing Element to update the previous Program EIR.

Specifically, the Addendum to the Program EIR finds that the following impacts and mitigation measures as described in the previous Program EIR are still applicable to the updated 2013-2021 Housing Element. While new housing programs and potentially adequate sites for high-density residential development are identified, no new mitigation measures or significant impacts are identified in this Addendum.

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1.8 Statement of Objectives for the Addendum to the Program EIR

The City of Costa Mesa's objectives for the Addendum to the Program EIR are as follows:

- Conform with Section 21000 et. seq. of CEQA, which requires that environmental impacts be addressed and mitigated.
- Prepare an Addendum to the General Plan EIR (Program EIR) that will continue to serve as a first tier environmental document, consistent with the requirements of Section 15152 of the CEQA Guidelines.
- Provide a basis for informative decisions when considering the development associated with implementation of the 2013-2021 Housing Element of the City of Costa Mesa.
- Provide a legally defensible environmental foundation upon which decisions may be evaluated and justified.
- Provide analysis to illustrate that the original environmental conclusions, impact analysis, and mitigation measures (as applicable) of the original General Plan Program EIR are still applicable to the 2013-2021 Housing Element and that these conclusions are unchanged.

1.9 Future Environmental Review of Residential Development Projects

The Addendum to the Program EIR is intended to be used solely for the consideration for approval of the 2013-2021 Housing Element and should not be used for the approval of individual projects that result from implementation of the updated Housing Element. Subsequent project-specific environmental review, as applicable, is required. However, information in this document may be referenced in future environmental review.

The preparation of this Addendum to the Program EIR does not relieve the proponents of projects listed to meet the quantified objectives for the Regional Housing Needs Assessment (RHNA) from the responsibility of complying with the requirements of CEQA (and/or NEPA for projects requiring federal funding or approvals). The RHNA obligation for the current planning cycle is two units. The Program EIR represents the first tier of environmental review for the projects proposed in the 2013-2021 Housing Element. The City of Costa Mesa as lead agency will be responsible for reviewing individual projects and will determine the level of further environmental review needed, as project details are refined.

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1.10 EIR Terminology

The Program EIR establishes thresholds of significance based on State CEQA Guidelines. This report identifies the following types of impacts:

- A less than significant impact is considered to cause no substantial adverse change in the environment and requires no mitigation measures.
- A significant impact is considered to cause a substantial adverse effect on the environment but can be reduced to a less than significant level by implementing mitigation measures;
- A significant unavoidable impact is considered to cause a substantial adverse effect on the environment for which feasible mitigation measures are not available to reduce the impact to a less-than-significant level;

1.11 Environmental Topics in Addendum to the Program EIR

The Program EIR provides a basic reference document to avoid unnecessary repetition of facts or analysis in the previous Program EIR. Therefore, the Addendum to the Program EIR only contains updated technical information or other information to make the previous certified Program EIR adequate for the updated 2013-2021 Housing Element. Specifically, the Addendum to the Program EIR finds that the following impacts and mitigation measures as described in the Program EIR are still applicable to the 2000 General Plan with its newly updated 2013-2021 Housing Element. No new mitigation measures or significant impacts are identified in this document. The 2013-2021 Housing Element contains updated information related to the following topic areas: Housing, Population, and Employment; Land Use; and Transportation and Circulation.

ALL other environmental analysis sections are not contained herein because the original Program EIR for those environmental areas are still applicable and do not require updating of new or relevant information. Pursuant to State Law, the Addendum to the Program EIR is a way of making minor corrections in EIRs without recirculating the EIR, but the original Program EIR is available for public review from the City of Costa Mesa upon request.

1.12 Document Availability

The City of Costa Mesa is the custodian of the administrative record for the 2000 General Plan and Program EIR. The administrative record is available for public review at the City of Costa Mesa public counter, 2nd floor, City Hall, 77 Fair Drive, Costa Mesa, California:

- 2000 General Plan
- 2000 General Plan Program EIR, certified January 2002
- 2000 General Plan Draft Supplemental Program EIR, certified August 2008
- 2013-2021 Housing Element

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2.0 Project Description

The purpose of this section is to provide background information on the 2000 General Plan and a description of the proposed 2013-2021 Housing Element. The Addendum to the Program EIR strictly provides additional information as it relates to the proposed 2013-2021 Housing Element.

2.1 Location

Costa Mesa is located in central Orange County, California and is part of the larger Southern California region (refer to Exhibit 3-1, Regional Vicinity). The City encompasses 16 square miles and is bounded by the cities of Santa Ana, Irvine, Newport Beach, Huntington Beach and Fountain Valley. Regional access is provided by several freeways including: the San Diego Freeway (1-405) which bisects the northerly portion of the City; the Costa Mesa Freeway (SR55) which travels north to south through the easterly portion of the City; and the Corona del Mar Freeway (SR73) which also extends through the northern area of the City. Regional access is also provided by the Orange County John Wayne Airport, located along the eastern edge of the City.

2.2 Background

The original General Plan for the City of Costa Mesa was prepared in 1957, and was updated in 1970, 1981, 1992, and 2000. The original 1957 General Plan contained a Master Zoning Plan, which divided the City and its projected sphere of influence into seven land use categories. In 1970, a new General Plan was prepared that increased the number of land use designations from seven to ten. The General Plan was again revised in 1981 and included 11 land use designations. In 1992, the plan was updated to produce the 1990 General Plan, which incorporated a total of 15 land use designations.

2.3 The 2013-2021 Housing Element

Accommodating the housing needs of the State of California is an important goal for the City of Costa Mesa, regional agencies and State agencies. As the population of the State continues to grow and pressure on resources increase, Costa Mesa is concerned with providing adequate housing opportunities while maintaining a high standard of living for all citizens in the community.

The State of California has declared that “the availability of housing is of vital statewide importance and the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order.” In addition, government and the private sector should make an effort to provide a diversity of housing opportunities and accommodate regional housing needs through a cooperative effort, while

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maintaining a responsibility toward economic, environmental and fiscal factors and community goals within the general plan.

Further, State Housing Element law requires “An assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs.” The law requires:

- An analysis of population and employment trends.
- An analysis of the City’s fair share of the regional housing needs.
- An analysis of household characteristics.
- An inventory of suitable land for residential development.
- An analysis of governmental and non-governmental constraints on the improvement, maintenance and development of housing.
- An analysis of special housing needs and at risk housing.
- An analysis of opportunities for energy conservation.
- An analysis of publicly-assisted housing developments that may convert to non-assisted housing developments.

The requirements help to describe the community’s existing and projected housing needs and to set forth policies and programs that promote preservation, improvement and development of diverse types of housing throughout Costa Mesa.

Recognizing the importance of providing adequate housing, the State has mandated a Housing Element within every General Plan since 1969. The City of Costa Mesa adopted its first Housing Element in April 1971 and has continued to work towards the needs of the State, region and community. Changes in market conditions and State legislation resulted in amendments to the City’s Housing Element in 1974, 1978, 1980, 1988, 1992, 2000, and 2008.

The purpose of the 2013-2021 Housing Element is to develop an understanding of the existing and projected housing needs within the community and to set forth policies and programs that promote preservation, improvement, and development of diverse types and costs of housing throughout Costa Mesa. This Element discusses citywide housing and population demographics, regional fair-share housing allocations, and implementation mechanisms to assist the City in providing a full range of housing opportunities. The updated Housing Element supersedes the previous Housing Element originally adopted in the 2000 General Plan in 2002 and updated in 2008. The 2013-2021 Housing Element is pending review by the State of California Housing and Community Development Department.

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3.0 Population, Housing, and Employment

The *Population, Housing, and Employment* section of the EIR addresses the socioeconomic impacts associated with implementation of the 2000 General Plan to the planning horizon year of 2020. The setting discussion presents the baseline information required for establishing changes due to the 2000 General Plan, inclusive of the updated 2013-2021 Housing Element.

Impacts related to implementation of the 2000 General Plan were analyzed based on anticipated changes in population, employment, and housing compared to conditions existing at the time of adoption of the General Plan. This section is updated with new technical information provided in the 2013-2021 Housing Element. Additional information incorporated into this section was derived from the 2000 and 2010 U.S. Census, Orange County Population and Housing Estimates (Report E-S), and data obtained from the 2006-2010 American Community Survey, California Department of Finance, Demographic Research Unit and the California Employment Development Department (EDD). Projections were obtained from the Southern California Association of Governments (SCAG) regional projections.

3.1 Environmental Setting

Population, Housing, and Employment Trends

State Law Requirements

The State of California has declared that “the availability of housing is of vital statewide importance and the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order.” In addition, government and the private sector should make an effort to provide a diversity of housing opportunities and accommodate regional housing needs through a cooperative effort, while maintaining a responsibility toward economic, environmental and fiscal factors and community goals within the general plan.

State law requires the City of Costa Mesa to review its Housing Element in order to evaluate:

- The appropriateness of the housing goals, objectives and policies in contributing to the attainment of the state housing goal.
- The effectiveness of the Housing Element in attainment of the community’s housing goals and objectives.
- The progress of the city, county, or city and county in implementation of the Housing Element.

The previous Housing Element originally covered the period of July 1, 2000 through June 30, 2008 and was updated for the 2008-2013 timeframe. The time frame for the current update is from 2013 to 2021. A review of the programs implemented as part of

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the prior Housing Element update is presented in Table HOU-1 of the 2013-2021 Housing Element.

Population

**TABLE 1
POPULATION TRENDS – COSTA MESA AND SURROUNDING CITIES (1980-2010)**

City	1980	1990	2000	2010	Change (1980-2010)	
					Number	Percent
Costa Mesa	82,562	96,357	108,724	109,960	27,398	33.2%
Fountain Valley	55,080	53,691	54,978	55,313	233	0.4%
Huntington Beach	170,505	181,519	189,594	189,992	19,487	11.4%
Irvine	62,134	110,330	143,072	212,375	150,241	242.8%
Newport Beach	62,556	66,643	70,032	85,186	22,630	36.2%
Santa Ana	203,713	293,742	337,977	324,528	120,815	59.3%
Six-City Total	636,550	804,272	904,377	977,354	340,804	53.5%
TOTAL COUNTY	1,932,921	2,410,556	2,846,289	3,010,232	1,077,311	55.7%

Source: Bureau of the Census, 1980 - 2010 Census.

The City of Costa Mesa is surrounded by five cities: Fountain Valley, Huntington Beach, Irvine, Newport Beach and Santa Ana. Costa Mesa and its surrounding cities play a significant role in meeting the housing needs of Orange County and the greater Los Angeles Consolidated Metropolitan Statistical Area (CMSA). These cities contained 31.8 percent of the Orange County population in 2000 and 33.1 percent of the County population in 2010.

Between 1980 and 2010, Santa Ana and Irvine experienced the largest numerical and proportionate gains for the six-city area, but Costa Mesa also experienced a fair amount of population gains. In 2010, Costa Mesa has a total population of 109,960 persons (Table 1).

Much like the rest of Orange County, Costa Mesa had a population boom in the 1960s with average annual growth around ten percent. Between 1970 and 2000, population growth became moderate and steady with rates around one percent. In 2010, the population increased slightly to 109,960 persons since 2000 (Table 2).

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**TABLE 2
CITY OF COSTA MESA POPULATION TRENDS (1960 to 2010)**

Year	Total Population	Numeric Change	Percent Change	Annual Percent Change
1960	37,550	---	---	---
1970	72,660	35,110	93.5%	9.4%
1980	82,562	9,902	13.6%	1.4%
1990	96,357	13,795	16.7%	1.7%
2000	108,724	12,367	12.8%	1.3%
2010	109,960	1,236	1.1%	0.1%

Sources: Bureau of the Census, 1960 - 2000 Census.

Housing

Consistent with an urbanized, built-out community, Costa Mesa has seen modest housing growth since 1990. The housing stock grew from 39,611 in 1990 to 42,867 in 2010, an eight percent increase over 20 years (Table HOU-22 of the Housing Element). In comparison, Orange County experienced the same proportion of housing unit growth (8 percent) in just the last 10 years.

Household Income

Over the ten-year period between 2000 and 2010, median household income in Costa Mesa increased by 17 percent. The number of households with incomes below \$50,000 decreased by over 20 percent, while most income categories above \$50,000 increased (Table HOU-13 of the Housing Element). The largest numeric and percentage increases occurred in the greater than \$150,000 income group. Conversely, the largest numeric decrease occurred in the \$25,000 to \$34,999 income group. Generally, the 2010 Census reflects a continuing shift to the higher income categories. The shifts in income distribution are a combined result of inflation, real change in earning power, and higher housing prices affordable only to higher income households. Overall, Costa Mesa has a lower median household income than the County.

Between 2000 and 2010, the median household income increased by 17 percent but during the same period, housing prices increased dramatically. In 2012, the median home price in Costa Mesa was \$525,000, a 134-percent increase from 1997. Household incomes are not keeping pace with housing prices in Costa Mesa, much like the rest of California.

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Regional Growth Forecasts

The Southern California Association of Governments (SCAG), Orange County Council of Governments (OCCOG), and City forecasts, which are the 2012-2035 Regional Transportation Plan Population, Housing, and Employment forecasts are as follows:

Adopted SCAG Regionwide Forecasts*

	2008	2020	2035
Population	17,799,600	19,599,300	21,965,400
Households	5,789,230	6,431,330	7,291,830
Employment	7,710,470	8,379,470	9,387,470

Adopted OCCOG Forecasts*

	2010	2020	2035
Population	2,989,500	3,266,200	3,421,100
Households	987,100	1,049,100	1,124,800
Employment	1,624,400	1,626,100	1,779,100

Adopted OCCOG Unincorporated Area Forecasts*

	2010	2020	2035
Population	121,200	159,100	189,300
Households	38,500	44,000	57,600
Employment	23,800	29,700	39,500

Adopted City of Costa Mesa Forecasts*

	2010	2020	2035
Population	109,100	113,700	114,000
Households	39,700	40,100	40,900
Employment	94,200	88,300	88,800

* The 2012-2035 RTP growth forecast at the regional, county, and subregional level was adopted in April 4, 2012. City totals are the sum of the small area data and should be used for advisory purposes.

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Vital Statistics

Highlighted below are some of Costa Mesa's vital statistics:

- Population: 109,960 people
In 2000, Costa Mesa's population was 108,724. In 2010, the City experienced an estimated 1.1 percent increase in population for a total of 109,960 people.
- Median Age: 34 years
- Disabled People: 8% of total population
- Average Household Size: 2.68 people per household
- Median Household Income: \$64,864
The U.S. Census Bureau estimated the Area Median Income (AMI) in 2000 at \$55,456. In 2010, the income increased to \$64,864.
- Owner to Renter Percentage: 57% Renter Households
According to the Bureau of the Census, by 2010 renter-households represented 57 percent of all households in the City. Countywide, 34 percent of the households were renters in 2010.
- Apartment Rents:
\$550-\$1,360 (studio)
\$800-\$1,609 (one bedroom)
\$1,185-\$1,855 (two bedrooms)
- Median Housing Cost:
\$515,000 Single Family Residence
\$322,300 Condominium

3.2 Standards of Significance

Significance Criteria

In accordance with CEQA, the effects of a project are evaluated to determine if they will result in a significant adverse impact on the environment. An EIR is required to focus on these effects and offer mitigation measures to reduce or avoid any significant impacts which are identified. The criteria, or standards, used to determine the significance of impacts may vary depending on the nature of the project. Population, Housing and Employment impacts resulting from implementation of the 2000 General Plan, inclusive of the 2013-2021 Housing Element, may be considered significant if they cause any of the following results:

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- a) Induce substantial population growth in an area, either directly (for example, proposing new homes and business) or indirectly (for example, through extension of roads or other infrastructure);
 - b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere: and/or
 - c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere;

Based on these standards, the effects of the proposed project have been categorized as either a "less than significant impact" or a "potentially significant impact. Mitigation measures are recommended for potentially significant impacts. If a potentially significant impact cannot be reduced to a less than significant level through the application of mitigation, it is categorized as a significant unavoidable impact. The characteristics of a project that can trigger population, employment or housing changes are actual development of residential or commercial industrial space, or changes in land use development intensity standards.

3.3 Impact Analysis

a) Population Growth

Population growth associated with implementation of the 2000 General Plan, inclusive of the 2013-2021 Housing Element, is anticipated to result in an insignificant increase population within the City of Costa Mesa..

The 2013-2021 Housing Element update within the 2000 General Plan would not induce substantial population growth in an area, either directly (i.e., proposing new homes and business) or indirectly (i.e., through extension of roads or other infrastructure);

The City of Costa Mesa has a 2010 population of 109,960 persons. The City of Costa Mesa Development Services Department's projections anticipated that the City growth rate would be 6.7 percent between years 2000 and 2020. The City's growth rate over ten years was 1.1 percent and is estimated to increase slightly over the next ten years.

The behavior of the City's growth rate appears largely dependant on two factors: 1) the City is relatively developed and will have increasingly less space in which to develop new properties and 2) the southern portion of Orange County offers more development opportunity.

The original General Plan Program EIR indicated that Costa Mesa's population- growth is anticipated to yield less than 15,000 people over the next 20 years, which would contribute to approximately 2.6 percent of the overall growth projected for Orange County. The current population growth estimates are within the original projections. Therefore, population growth is not expected to create any significant impacts.

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Employment Growth

Employment growth associated with implementation of the 2000 General Plan, inclusive of the 2013-2021 Housing Element, is anticipated to increase within the City of Costa Mesa in the Planning Horizon Year of 2020.

Employment Trends

According to the California Employment Development Department (EDD), the City of Costa Mesa labor force consisted of 56,450 persons in 2000 and was estimated at 59,932 persons as of 2010. This represents an average increase of six percent or 3,482 jobs over ten years. Educational, Health, and Social Services are the largest industry in the County, followed by Professional services and Arts, entertainment, recreation, accommodation and food services. The three industries combined for 45.5 percent of the City's labor force.

The average worker salary in 2007 was \$42,457. Jobs in wholesale trade and finance, insurance, and real estate had the highest wages, while manufacturing had the lowest average annual salary. In 2007, EDD estimates Costa Mesa's total employment is 66,300 persons. The figure represents an increase of 9,850 persons over seven years or 2.5 percent annually since 2000. Comparatively, Costa Mesa and Orange County are similar in terms of employment industry proportions. Costa Mesa had a slightly higher proportion of persons employed in the services, which generally offer lower wages. As of June 2012, Costa Mesa had an estimated unemployment rate of 7.1 percent, comparable to the countywide rate of 7.9 percent.

Based on Table LU-3 of the Land Use Element in the 2000 General Plan, there were approximately 88,294 jobs in 2000 in the City of Costa Mesa. In addition, Table LU-3 cites the anticipated existence of 106,708 jobs in the City in 2020, representing a 17.2 percent increase in jobs.

Projected employment growth within the Costa Mesa is consistent with the projected growth within the County and the Region. Based on the amount of anticipated jobs in Costa Mesa, demand for buildable space to contain the future businesses could be considered an impact. In addition, the City encourages reinvestment in underdeveloped sites with mixed-use and live/work projects that combine residential and office/commercial uses in the Urban Plan areas. However, the City currently has 126 available acres to accommodate business-related development. Thus, the impacts related to employment growth as examined in the updated 2013-2021 Housing Element would be less than significant.

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b & c) Displacement of Housing and People

Implementation of the 2000 General Plan, inclusive of the 2013-2021 Housing Element, would not result in the displacement of substantial numbers of existing housing or people.

The updated 2013-2021 Housing Element is not expected to displace substantial numbers of existing housing or people, necessitating the construction of replacement housing elsewhere. The City of Costa Mesa will be able to fulfill of the Regional Housing Needs Allocation obligation of two units during the current planning cycle. The housing programs that promote the construction of residential projects affordable to a variety of income groups and for various special housing needs populations do not involve displacement of substantial numbers of existing housing or people necessitating construction of replacement housing elsewhere.

Regional Housing Needs

State Housing Element law requires that a local jurisdiction accommodate a share of the region's projected housing needs for the planning period. This share, called the Regional Housing Needs Allocation (RHNA), is important because State law mandates that jurisdictions provide sufficient land to accommodate a variety of housing opportunities for all economic segments of the community. Compliance with this requirement is measured by the jurisdiction's ability in providing adequate land to accommodate the RHNA.

The Southern California Association of Governments (SCAG), as the regional planning agency, is responsible for allocating the RHNA to individual jurisdictions within the six-county region, including the County of Orange.¹ The Orange County Council of Governments (OCCOG), a subregional planning organization, worked closely with SCAG to develop the RHNA for Orange County jurisdictions.

The RHNA is distributed by income category. For the 2013 Housing Element update, the City of Costa Mesa is allocated a RHNA of two units, one Extremely Low/Very Low-Income unit (up to 50 percent of AMI) and one Low-Income unit (51 to 80 percent of AMI). The City has identified underutilized sites in the 19 West Urban Plan area with the capacity to accommodate 75 units. Furthermore, a vacant site, commonly referred to as Sakioka Lot 2, has the potential to accommodate 739 units, more than adequate to accommodate the two units required by the RHNA allocation.

¹ Southern California Association of Governments (SCAG) covers a six-county region, including Los Angeles, Orange, Riverside, San Bernardino, Ventura, and Imperial.

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Housing Units Constructed

Since 2008, a total of 1,210 housing units have been constructed in Costa Mesa. Among these units constructed, 617 are affordable to moderate income households, 16 units are affordable to very low income households, and 14 units are affordable to low income households. These affordable housing units include the following:

- **Density Bonus:** Since 2008, seven affordable density bonus units were created. The City provides expedited reviews for projects within the Urban Plan areas and defers park and traffic impact fees to prior to issuing a certificate of occupancy.
- **Federal and State Housing Programs:** A total of 617 affordable units (moderate income) were constructed between 2008 and 2011.
- **Second Units:** The City updated its second unit ordinance in 2011 allowing the construction of accessory second units in the R-1 zone and has adopted conditions under which second dwelling units may be permitted. These conditions are consistent with State law. Since 2008, three second units have been built. While these units are not deed restricted, given their small unit size, these units should be affordable to low income households, especially these units are often occupied by family members rent-free.

Adequate Sites

The 2013-2021 Housing Element identifies vacant and underutilized sites that provide potential development opportunities for future housing, particularly affordable housing. Future residential development will occur primarily in the North Costa Mesa Specific Plan and Urban Plan areas through the redevelopment of marginally viable uses with residential or mixed-use projects. Applications for development have been filed for many of these underutilized sites identified. These sites do not involve displacement of existing housing or people. These adequate sites do not involve displacement of existing housing or people.

Based on units constructed, under construction, and approved, as well as vacant and underutilized sites available, the City of Costa Mesa is able to fully accommodate its RHNA. The City's ongoing efforts to provide affordable housing to all social and economic segments of the community and remove constraints to impede future development within the City indicate that the displacement of housing and people would be minimal. Therefore, less than significant displacement impacts would result from implementation of the 2000 General Plan, inclusive of the 2013-2021 Housing Element.

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4.0 Land Use

The Final Program EIR for the 2000 City of Costa Mesa General Plan contained in depth analysis of land use impacts associated with the development of the residential, commercial, industrial, institutional and open space uses. The Draft 2013-2021 Housing Element is the second update to the Housing Element analyzed after adoption of the 2000 General Plan Update. In accordance with Section 15164 of the CEQA Guidelines, the Addendum to the Program EIR contains information and technical changes to the previous Program EIR for the purpose of evaluating the Housing Element update.

4.1 Land Use Context

As stated in the General Plan Final Program EIR for the 2000 General Plan, the City of Costa Mesa contains 4,009 gross acres of residential land and 4,608 acres of non-residential land. The largest portion of the City is devoted to residential development. The City has experienced a population growth of 1.1 percent in the past ten years. The current population (2010) is 109,960 persons.

The Draft 2013-2021 Housing Element does not propose any major intensification of land uses that would result in material changes to previously-identified environmental impacts nor mitigation measures described in the 2000 General Plan EIR.

4.2 Existing Land Uses

The Land Use Element designate the general distribution, location, and extent of land uses for housing, business, industry, open space, education, and public buildings. While the Land Use Element serves as the primary means of integrating the policies in other elements of the 2000 General Plan Land Use Map, the Housing Element contains policies for residential development also considered in the Land Use Element. The Costa Mesa General Plan establishes the location and amount of land that will be allocated to residential development, and the intensity of development (in terms of unit densities and total number of units) that will be permitted.

The various residential patterns and intensities for the City and sphere of influence and their related environmental impacts were analyzed in detail in the Land Use Element and the Final Program EIR for the General Plan.

Residential Development

The Low Density Residential land use designation covers 27 percent of the net acreage of the City and sphere of influence. Opportunities for single-family development are limited to less than one acre of remaining undeveloped Low-Density Residential land. Recently, residential development has occurred on infill sites at higher densities than traditional single-family neighborhoods.

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The Draft 2013-2021 Housing Element includes policies and programs that promote preservation of housing, in addition to improvement and development of diverse housing types and costs, throughout Costa Mesa. The Housing Element consists of major analysis related to Housing Needs Assessment, Inventory of Resources, and also refers to potential sites for housing development to satisfy the minimum state mandated requirements.

The Land Use Element designates various areas for Low Density Residential (up to 8 units per acre), Medium Density Residential (up to 12 units per acre), and High Density Residential (up to 20 units per acre). In addition, residential uses may also be permitted in some nonresidential areas at a density of no more than 20 units per acre in conjunction with a planned development. Residential development is not permitted in some areas designated for Commercial land uses, industrial parks and Light Industrial land uses.

As the City of Costa Mesa approaches build-out and with 50.8 percent of the housing stock built before 1970, the identification and preservation of resources becomes essential with respect to long-term planning. The City has adopted urban plans that identify the opportunities available within certain neighborhoods. These urban plans were created to establish overlay zones in specific areas of the City, with flexible development standards to encourage mixed-use developments.

The following summarizes the intended residential uses in the Urban Plan areas:

- **Mesa West Residential Ownership Urban Plan:** The Plan encourages owner-occupied housing by permitting rebuilding to the existing number of units on site even if that exceeds the current zoning allowance. Height limit is three stories and 45 feet.
- **19 West Plan:** This Plan encourages live/work and residential loft units in mixed-use developments (FAR 1.25); height limit for residential component is four stories and 60 feet.
- **Mesa West Bluffs:** This Plan encourages live/work (FAR 1.25) and residential common interest developments (13 units per acre); height limit is four stories and 60 feet.

The creation of the overlay zone allows new mixed-use and residential development opportunities. The density and intensity of mixed-use development are limited by Floor-Area-Ratio (FAR) limits and the circulation system capacity. Both the FAR and vehicle trip generation limitations establish the standards to ensure that new residential and mixed-use development, as measured by average daily trip generation, do not exceed the capacity of the circulation system. The maximum FAR may be allowed provided that the proposed project will not result in adverse, unmitigable impacts to the City's circulation system. In addition, the circulation system must continue to operate consistent with adopted Master Plan of Highways and General Plan goals/policies/objectives.

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All potential environmental impacts related to the Urban Plan Areas were previously considered and analyzed in the Westside Urban Plans Mitigated Negative Declaration (certified April 2006), and the General Plan Final Program EIR. According to this certified environmental document, with regard to the land use and traffic projections, the City of Costa Mesa 2000 General Plan aggregates existing and future land use data by traffic analysis zones, and there are a total of 213 Traffic Analysis Zones (TAZs) city wide. For analytical purposes, land use data within the City is aggregated into four land use categories (residential, commercial / office, industrial, and other), and this data is the basis for environmental analyses (e.g. traffic study, air quality study, noise study).

The three urban plans include 663 acres, and the combined area corresponds to 28 TAZs (either wholly or partially). These 28 TAZs compose the “project study area” for this environmental analysis. The project study area is a greater geographic area when compared to the boundaries of the combined area of the three urban plans (663 acres versus 773 acres).

The Urban Plan sites are urbanized areas with existing development on the majority of the properties. Future development in these urban plan areas is anticipated to involve replacement of existing, obsolete uses and structures and will be subject to CEQA Guidelines. Each development site will be evaluated during the entitlement process and appropriate mitigation measures will be required as applicable. As such, the potential residential developments noted in the Draft 2013-2021 Housing Element have no new environmental impacts on the existing commercial and industrial areas other than the effects discussed in the certified Mitigated Negative Declaration.

Potential Housing Sites

The Draft 2013-2021 Housing Element includes a list of the current vacant and underutilized properties as potential housing sites to meet the 2013-2021 Regional Housing Needs Assessment (RHNA) goals. The majority of the underutilized sites are located in the City’s Urban Plan areas.

In order to develop housing on certain sites, the existing zoning designations may need to be changed where the current designations and the General Plan classification do not permit residential development. Residential development anticipated under the Housing Element Update is consistent with the City’s General Plan, and Zoning Ordinance. In the absence of site-specific development plans for each of the potential housing site, it is not possible to determine the degree of conformance of future development proposals. Consistency with the Zoning Ordinance will have to be evaluated on a site-specific basis as development plans are submitted for City review.

The 2013-2021 Housing Element identifies adequate sites for future residential development as required by State Law. However, the Addendum to the Program EIR does not constitute project-specific environmental analysis for potential projects at these vacant and underutilized sites.

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The Housing Element update identifies 29 acres of commercially-zoned property, within the 19 West Urban Plan area, that could serve as adequate sites for affordable housing. The Urban Plan established a mixed-use development overlay zone to promote reinvestment in obsolete properties in order to create a vibrant commercial destination. Although a mixed-use development is considered compatible with the existing land use patterns of the area, project specific analysis would be required to determine and disclose the potential environmental impacts associated with the project. .

Existing Policies and Regulations

The polices and ordinances for guiding and controlling development as noted in the General Plan Final Program EIR are: the Land Use Element, the Zoning Ordinance, the Local Coastal plan, and the Parks and Recreation and Open Space Master Plan, which were all discussed and analyzed in the 2000 General Plan Final Program EIR.

General Plan Consistency with Relevant Plans and Policies

The Final Program EIR for the 2000 General Plan notes Federal and State level policies and regulations that were included the development of the local government General Plan and the consistency of the General Plan and such policies. As new regulations may be mandated from time to time, the City of Costa Mesa will update the General Plan and Zoning Code for consistency. The Draft 2013-2021 Housing Element encompasses the required polices and is consistent with the General Plan. No additional environmental analysis is required for compliance with the mandated policies.

4.3 Significance Criteria

The State CEQA Guidelines states that a project will be expected to result in a significant land use impact if implementation of the project would result in any of the following:

- a) Physically divide an established community.
- b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local costal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect.
- c) Conflict with any applicable habitat conservation plan or natural community conservation plan.

The implementation of the Housing Element update would not result in the division of an established community, or conflict with an adopted land use plan; nor does it conflict with a habitat or natural community conservation plan. No additional analysis would be required.

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In addition, the General Plan Final Program EIR noted the criteria for incompatible land uses such as proximity of residential development to obtrusive industrial uses, residential adjacent to commercial without adequate buffer and placing noise sensitive uses adjacent to highways. The same criteria are still in effect and the Draft 2013-2021 Housing Element considered compatibility of land uses in determining feasible housing sites.

4.4 Impact Analysis

a) Physically divide an established community

The updated Housing Element does not include any housing programs or goals/policies/objectives that would result in the physical division of any established residential communities.

Overall, the identification of adequate sites for housing development involves mixed use development and live/work housing opportunities on nonresidentially-zoned land. Specifically, land use designations in the 19 West and Mesa West Bluffs Urban Plan areas may include residential designations, nonconforming residential uses on commercially or industrially-zoned properties, and/or mobile home parks. The Urban Plan areas are not within established communities such as the Freedom Homes or Marina Highlands neighborhoods. Other sites identified for potential residential development are either vacant (Sakioka Lot 2) or obsolete properties (Argotech site) that are in commercial and industrial areas. Therefore, implementation of the goals, policies, and programs of the updated Housing Element will not divide an established community, and no mitigation is required.

b) Consistency with relevant plans and policies

The Final Program EIR concluded that the General Plan is consistent with the Federal, State and regional plans and that implementation of the 2000 General Plan would not result in significant land use impacts related to relevant plans and policies. The Draft 2013-2021 Housing Element is consistent with the same plans and policies and no additional environmental impacts are anticipated and no new mitigation measures are required.

The updated Housing Element, along with the 2000 General Plan in its entirety, does not authorize approval of any specific development project by right. Individual development projects are required to undergo the appropriate level of environmental review and planning process, as required by State and local laws. Project-specific environmental analysis, land use compatibility studies, and traffic studies may be required for those sites identified as future “adequate sites” for housing development.

The Draft 2013-2021 Housing Element is consistent with the land use policies noted in the General Plan Final Program EIR for the 2000 General Plan including locating high

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density development away from low-density residential, requiring building setbacks with consideration of the adjoining structures and their privacy, establishing building densities in conformance with the trip budgets, protecting existing stabilized residential neighborhoods, and ensuring adequate infrastructure for higher densities.

The Housing Element indicates that future affordable housing opportunities may come from new residential or mixed-use development within the overlay districts. However, as a policy document, the Housing Element does not describe the density, design, and development standards considered appropriate and compatible for a specific development project.

The Program EIR concluded that the 2000 General Plan would not result in land use incompatibility. The Draft 2013-2021 Housing Element does not identify any potential development sites that would create incompatibility of land uses and therefore no additional analysis or mitigation measure would be required.

c) Habitat conservation / natural community conservation plan

The Draft 2013-2021 Housing Element does not include policies, programs or implementation measures that would conflict with any applicable habitat conservation plan or natural community conservation plan. The Housing Element does not identify any potential development sites within any natural community or sensitive habitat.

The Program EIR concluded that the 2000 General Plan would not impact sensitive biological resources, given that the majority of the wetland, riparian, or other sensitive natural communities are located within the Fairview Park, Canyon Park, or the Talbert Regional Park. Furthermore, the Program EIR identifies Federal and State regulations and City policies to ensure that possible adverse effects to biological resources would be less than significant. The Draft 2013-2021 Housing Element does not identify any potential residential development sites at any of these parks. Therefore, no additional analysis or mitigation measure would be required.

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5.0 Transportation and Circulation

This section updates information provided in the 2000 General Plan Program EIR. Because the 2013-2021 Housing Element does not involve any major intensification of land uses and because Mitigated Negative Declarations have been adopted for the mixed-use overlay zones in the Urban Plan areas, no changes to the original General Plan traffic analysis is required.

5.1 Environmental Setting

The existing roadways system within the City consists of regional circulation facilities, including the San Diego, Corona del Mar, and Costa Mesa Freeways, and local streets. The layout of the City's circulation system is most notable for its two differing grid patterns, with the streets east of Newport Boulevard at an approximately 45 degree angle from the traditional north/south streets in Orange County. Several major east/west arterials are interrupted by obstacles which prevent a continuous roadway from one end of the City to the other. Many of the streets east of Newport Boulevard do not align with their westerly extensions.

5.2 Significance Criteria

The State CEQA Guidelines states that a project will be expected to result in a significant transportation / traffic impact if implementation of the project would result in any of the following:

- a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?
- b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?
- c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?
- d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?
- e) Result in inadequate emergency access?

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- f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?

The 2013-2021 Housing Element is a State mandated update to the 2000 General Plan. With regard to the transportation and circulation analysis, the updated Housing Element does not propose policies or programs that would not require additional environmental review. No new significant impacts are identified nor are new mitigation measures required. The housing programs, policies, and RHNA discussion in the Housing Element do not have a material impact on the General Plan circulation improvements. These circulation improvements are unchanged, and the transportation/circulation conclusions of the General Plan EIR remain unchanged.

The City of Costa Mesa Circulation Element is the primary source for transportation decisions. The Costa Mesa circulation system includes a hierarchy of local streets and major regional highways and, therefore, must coordinate with other transportation agencies such as the Orange County Transportation authority (OCTA) and Caltrans. The Program EIR for the 2000 General Plan, inclusive of the Circulation Element, was processed in accordance with the requirements of the California Environmental Quality Act (CEQA) Guidelines and the City of Costa Mesa Environmental Guidelines.

Project-specific environmental review will be required. The General Plan EIR is a program-level environmental document. Therefore, subsequent, project-specific environmental review may be required, as applicable. In particular, the Program EIR does not engage in a speculative analysis of the environmental impacts of the potential projects on adequate housing sites described in the Housing Element. These sites identified as potentially suitable for residential development are described pursuant to State Law requirements.

5.3 Impact Analysis

a, b, & f) Conformity with applicable plans, congestion management program, and multimodal transportation plans

The City of Costa Mesa complies with the County Congestion Management Plan and the City's Master Plan of Highways is consistent with the OCTA Master Plan of Arterial Highways. The 2000 General Plan assumes implementation of the City's Master Plan of Bikeways. According to the Program EIR, the increase in traffic volumes with implementation of the 2000 General Plan would result in a potentially significant impact to the capacities of roadways within the City. However, the impacts are not increased in severity due to implementation of the 2013-2021 Housing Element. The environmental analysis of the General Plan Program is still applicable and the environmental conclusions are unchanged. The land uses and housing projects described in the 2013-2021 Housing Element are expected to maintain the levels of service supported by the General Plan roadway network. The housing policies/programs in the Housing Element

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will not cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections). The Housing Element includes policies promoting development of housing near major transportation corridors. No mitigation measures beyond the policies and identified in the General Plan are feasible. Furthermore, the 2013-2021 Housing Element will not conflict with adopted policies, plans or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks). Project-specific information will be examined with each individual discretionary application. No conflicts are anticipated with transportation plans and congestion management programs; therefore, no impact would occur from the implementation of the policies and programs in the Housing Element update.

c) Air traffic patterns

The proposed 2013-2021 Housing Element will not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks.

d & e) Design feature hazards and emergency access

The proposed 2013-2021 Housing Element will not substantially increase hazards due to design feature (e.g., sharp curves or dangerous intersections) or incompatible uses. The policies, objectives, programs and implementation measures included in the Housing Element update do not recommend any specific changes to the built environment. The proposed 2013-2021 Housing Element does not affect emergency access or emergency response plans. Individual projects would need to comply with the Uniform Fire Code and access standards for emergency response.

5.2 Unavoidable Significant Impacts

As indicated in the General Plan Program EIR, two significant and unavoidable impacts are associated with implementation of the proposed 2000 General Plan with respect to traffic and circulation: 1) a significant and unavoidable traffic/capacity impact along Gisler Avenue west of Harbor Boulevard, until the Gisler bridge is omitted from the County of Orange Master Plan of Arterial Highways and the City's Master Plan of Highways (MPH); and 2) implementation of the City's MPH would result in significant impacts due to land and structure acquisition to accommodate the improvements in the MPH. The environmental impacts are not increased in severity due to implementation of the 2013-2021 Housing Element. The environmental analysis of the General Plan Program is still applicable and the environmental conclusions are unchanged.

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6.0 Conclusion

The Addendum to the Program EIR finds that the environmental analysis and mitigation measures as described in the previous General Plan Program EIR are still applicable to the 2000 General Plan, inclusive of the updated 2013-2021 Housing Element.

While the following environmental topics are revised with updated information related to the 2013-2021 Housing Element, no new mitigation measures or significant impacts are identified in this addendum.

- Housing, Population, and Employment
- Land Use
- Transportation and Circulation

ALL other environmental analysis sections, including project alternatives and mandatory findings of significance, are not contained herein because the original Program EIR for those environmental areas are still applicable and do not require revisions or updating.

The Addendum to the Program EIR satisfies CEQA requirements to provide additional updated information related to the proposed 2013-2021 Housing Element for the previously certified General Plan Program EIR. Minor changes and updated information is provided as none of the conditions described in §15162 of the CEQA Guidelines have occurred.

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