



November 30, 2015



CITY OF COSTA MESA

Scoping Meeting

EIR for Focused General Plan Amendments

M I G | Hogle-Ireland

Agenda

- I. Purpose of Tonight's Meeting
- II. CEQA Overview
- III. Project Description
- IV. Environmental Impact Report
- V. Comments and Questions

Purpose of the Scoping Meeting

To determine the scope and content of the environmental information to be included in the Environmental Impact Report (EIR)

Purpose of Environmental Review

- Public disclosure of environmental consequences and considerations
- Identification of mitigation measures and examination of alternatives that can reduce or avoid potentially significant impacts
- Planning tool to assist decision-makers in evaluating benefits/disadvantages of the proposed project

CEQA Acronyms Used Tonight

- NOP: Notice of Preparation
- EIR: Environmental Impact Report
- NOA: Notice of Availability
- DEIR: Draft EIR
- FEIR: Final EIR
- MMRP: Mitigation, Monitoring, and Reporting Program
- NOD: Notice of Determination

Draft EIR Content

- Project description
- Current conditions
- Impacts and mitigation
- Project alternatives that could avoid or reduce significant impacts
- Cumulative effects
- Growth-inducing effects

Topics to Be Addressed in the EIR

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Greenhouse Gases
- Hazards/Hazardous Materials
- Hydrology/Water Quality
- Land Use
- Mineral Resources
- Noise
- Population/Housing
- Public Services
- Recreation
- Transportation/Traffic
- Utilities/Service Systems

Topics to Be Addressed in the EIR

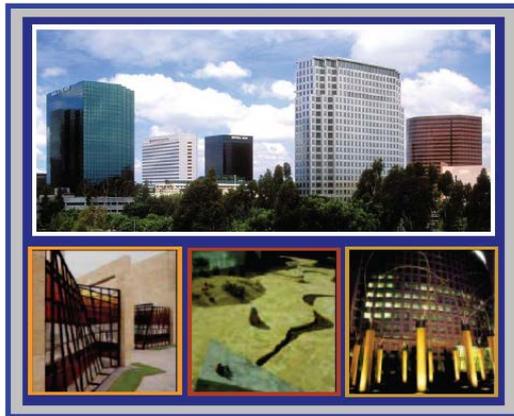
- **Cumulative Impacts:** Evaluate contribution to General Plan amendments to broader impacts
- **Growth Inducing Impacts:** Evaluate potential to cause substantial growth
- **Alternatives to the Project:** Evaluate alternatives that can avoid or reduce significant impacts
- **Irreversible Long-term Environmental Changes:** Evaluate long-term commitment of resources

Project – Focused General Plan Amendments



City of Costa Mesa 2000 GENERAL PLAN

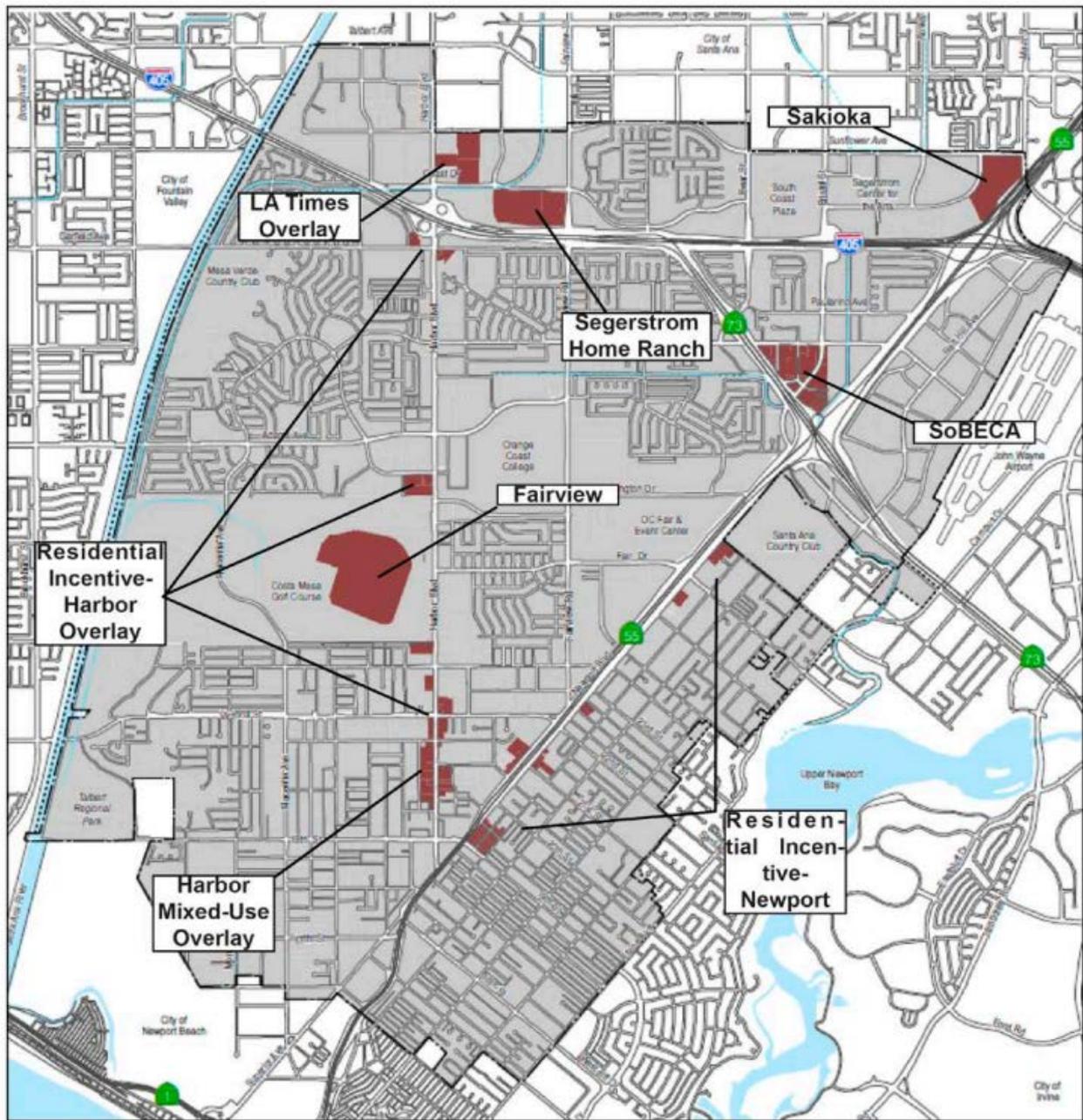
Adopted January, 2002



City of Costa Mesa
77 Fair Drive
Costa Mesa, CA 92628

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

Land Use Element: Focus Areas



Fairview Development Center

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

Harbor Blvd. Residential Incentive Overlay

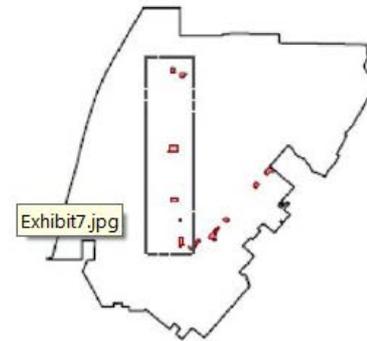
Existing Context



Proposed General Plan: Overlay



Key Map

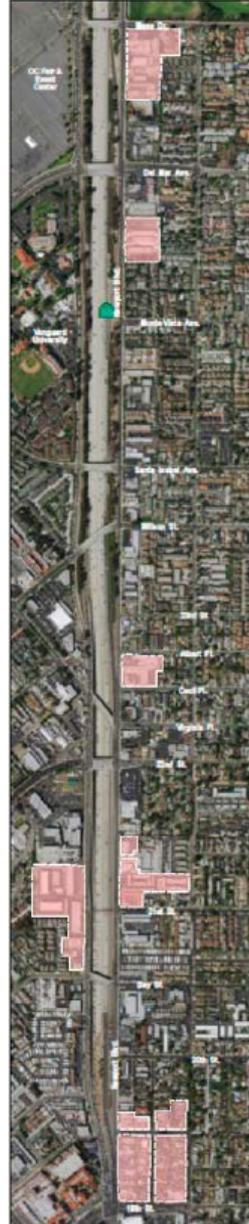


Current General Plan Designation

- 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

Newport Blvd. Residential Incentive Overlay

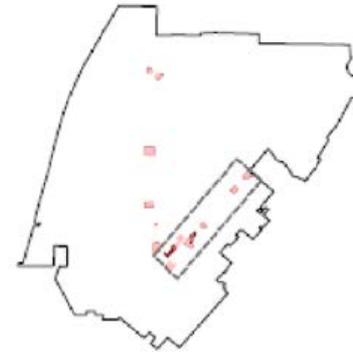
Existing Context



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

Harbor Blvd. Mixed Use Overlay

Proposed General Plan: Overlay

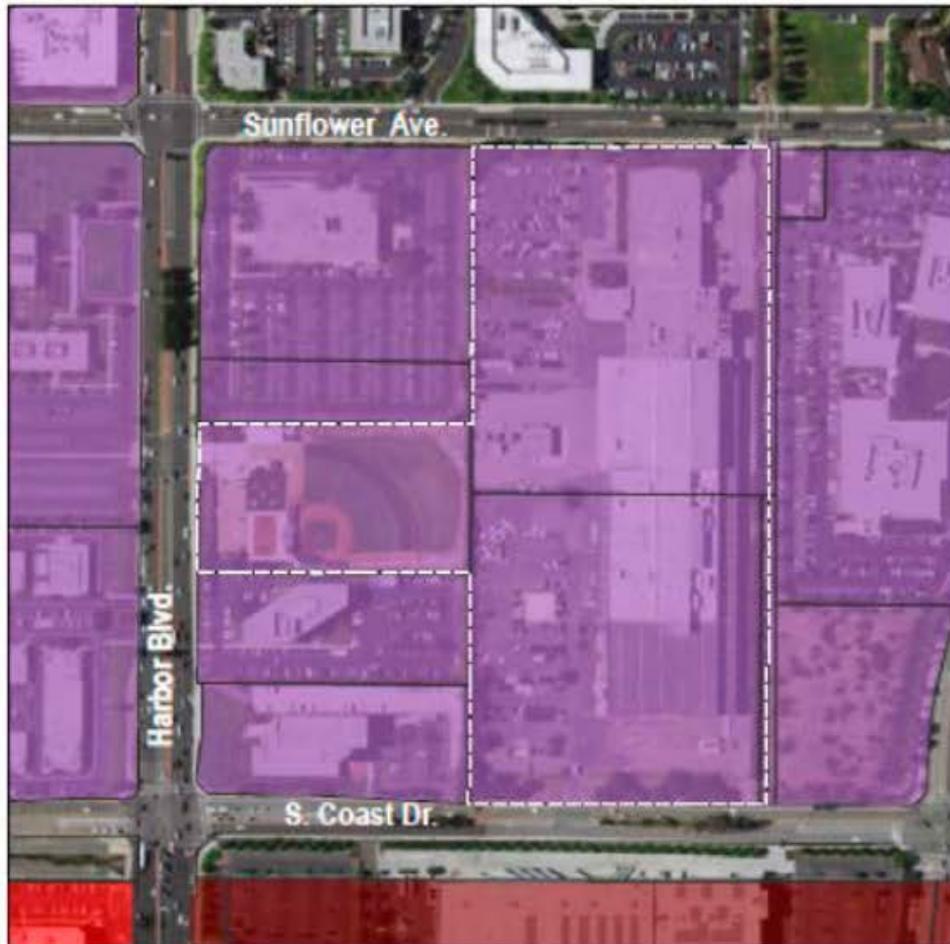


Current General Plan Designation

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

Los Angeles Times Site: Intensity Overlay

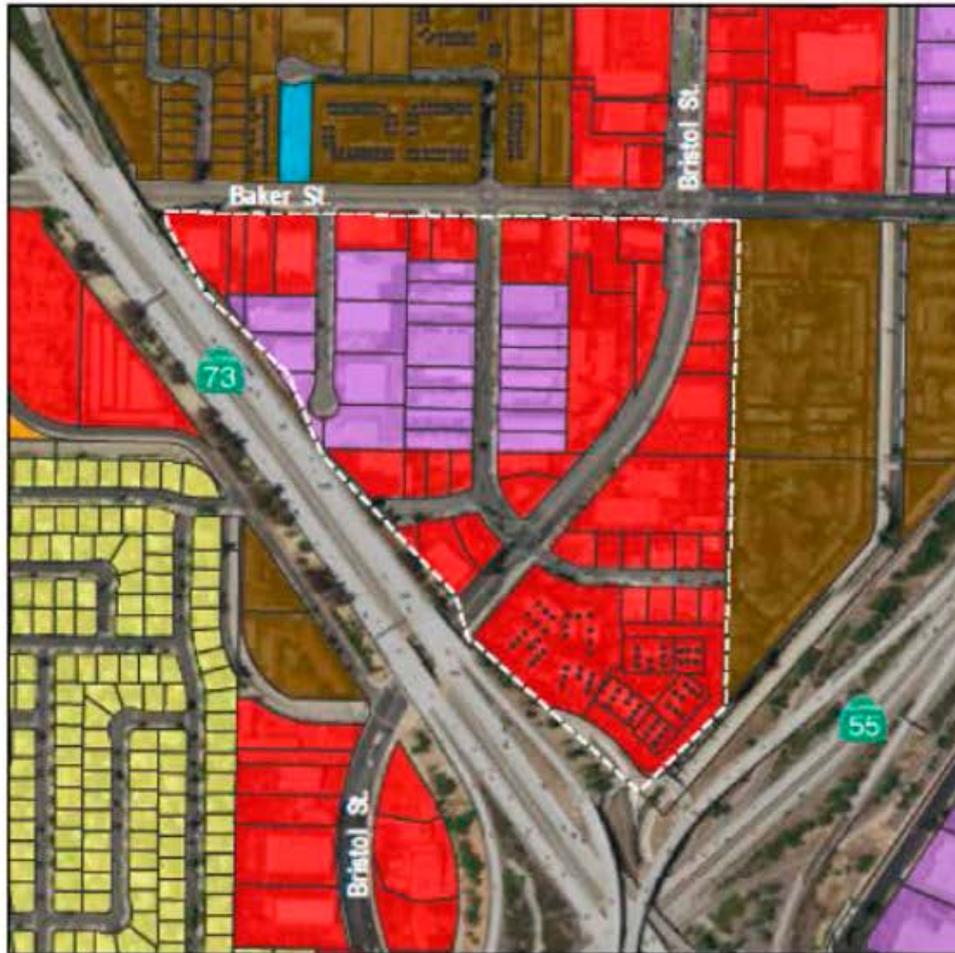
Proposed General Plan: Overlay



Current General Plan Designation

-  Industrial Park
-  General Commercial
-  Commercial Center

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

Segerstrom Home Ranch

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

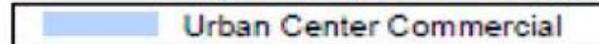
Sakioka Lot 2

Proposed General Plan: Urban Center Commercial



Current General Plan Designation

 High Density Residential (20 du/ac)

 Urban Center Commercial

Amendments to Other Elements

Substantive

- Circulation
 - Complete Streets
 - Bicycle Master Plan
- Open Space and Recreation
 - Framework for Parks and Recreation Master Plan

Minor

- Growth Management
- Open Space and Recreation
- Noise
- Safety
- Community Design
- Historic and Cultural Resources

EIR Process and Schedule

Milestones	Projected Completion Dates
Scoping Process	Nov 17 – Dec 17, 2015
Draft EIR Distributed for Public Review & Comment (45 days)	January 2016
End of Draft EIR Public Review Period	February 2016
Responses to Comments on DEIR	March 2016
Final EIR, Mitigation Monitoring Program, Findings, Statement of Overriding Considerations	March 2016
Public Hearings/Final Certification	March – April 2016

Focused of Requested Comments

- Specific kinds of impacts of concern, such as traffic congestion at particular locations, increased water usage, noise or hazardous conditions from specific sources, etc.
- Suggestions about specific mitigation measures to address specific environmental concerns

Submit written comments through December 17, 2015
to:

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77 Fair Drive
Costa Mesa, CA 92626
(714) 754-5278
claire.flynn@costamesaca.gov



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