NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT AND NOTICE OF PUBLIC SCOPING MEETING FOR THE FAIRVIEW DEVELOPMENTAL CENTER SPECIFIC PLAN

DATE:	October 29, 2025
TO:	State Clearinghouse, Responsible Agencies, Organizations, and Interested Parties
SUBJECT:	Notice of Preparation of a Draft Environmental Impact Report and Public Scoping Meeting for the Fairview Developmental Center Specific Plan Project Located at 2501 Harbor Boulevard, Costa Mesa
PUBLIC REVIEW PERIOD:	October 29, 2025, to December 5, 2025
SCOPING MEETING:	November 17, 2025, at 6:00 PM at Costa Mesa City Hall Community Room, located at 77 Fair Drive, Costa Mesa, CA, 92626

Pursuant to Public Resources Code Section 21165 and the California Environmental Quality Act (CEQA) Guidelines Section 15050, the City of Costa Mesa (City) is the Lead Agency responsible for preparation of an Environmental Impact Report (EIR) addressing potential impacts associated with the Fairview Developmental Center Specific Plan (project).

REQUEST FOR COMMENTS ON THE SCOPE OF THE EIR

The purpose of the Notice of Preparation (NOP) is to notify potential Responsible Agencies (Agencies) that the City, as Lead Agency, plans to prepare an EIR for the project and to solicit comments and suggestions regarding (1) the scope and content of the EIR and (2) the environmental issues and alternatives to be considered in the EIR, pursuant to CEQA Guidelines Section 15082. The NOP also provides agencies, organizations, tribes, and interested parties of the preparation of the EIR and requests comments on the scope and contents of the environmental document. Your agency may rely on the EIR prepared by the City when considering permits or other approvals for this proposed project.

POTENTIAL ENVIRONMENTAL EFFECTS

The City will prepare a comprehensive Draft EIR that evaluates all potentially significant environmental impacts associated with the proposed project. The Draft EIR will explain the potentially significant effects of the proposed project, as well as the reasons that other identified impacts are not potentially significant. Although an Initial Study is sometimes used to determine whether preparation of an EIR is warranted, it is not required under CEQA when it is already evident that the project may result in one or more significant environmental effects.

Based on the known characteristics of the project and site, the City determined that there is substantial evidence that the project may result in potentially significant impacts; therefore, an EIR is being prepared directly to ensure comprehensive environmental review and disclosure. .

The City has determined that the proposed project could potentially affect 17 of the 20 environmental topic areas identified in Appendix G of the CEQA Guidelines. These 17 topical areas are aesthetics, air quality, biological resources, cultural resources, energy, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, population and housing, public services, recreation, transportation, tribal cultural resources, and utilities and service systems. These impacts will be analyzed in detail in the Draft EIR. The proposed project is not expected to impact agriculture and forestry resources, mineral resources, and wildfire; therefore, the Draft EIR will not include a detailed analysis of these topics. Other required sections of CEQA will be addressed including cumulative impacts and project alternatives.

RESPONDING TO THE NOTICE OF PREPARATION

The City requests your careful review and consideration of the NOP and invites any and all input and comments from agencies, organizations, tribes, and interested parties regarding preparation of the EIR. Pursuant to Public Resources Code Section 21080.4, Responsible Agencies should submit any comments in writing to the City as soon as possible, but no later than December 5, 2025. For the comments to be considered, agencies, organizations, tribes, and interested parties are requested to submit any comments in writing to the City in response to the NOP between October 29, 2025, and 5:00 PM on December 5, 2025. The NOP is available for review at the City of Costa Mesa Development Services Department, located at 77 Fair Drive, 2nd Floor, Costa Mesa, CA 92626, as well as the Orange County Library, Mesa Verde Branch 2, 969 Mesa Verde Drive E, Costa Mesa, CA 92626 and can also be accessed online at:

https://www.costamesaca.gov/government/departments-and-divisions/economic-and-development-services/planning/environmental-notices-and-reports

All comments must be submitted in writing via mail, or email to:

Attn: Melinda Dacey, Principal Planner
City of Costa Mesa
Economic and Development Services Department
77 Fair Drive
Costa Mesa, CA 92626
Melinda.Dacey@costamesaca.gov

All parties that have submitted their names and mailing addresses will be notified of the availability of the Draft EIR. If you wish to be placed on the mailing list, have any questions, or need additional information, please contact Melinda Dacey at (714) 754-5611 or by email, as noted above.

SCOPING MEETING

The City will conduct a public Scoping Meeting in conjunction with the NOP to present the project and the EIR process, and to receive public comments and suggestions regarding the scope and content of the EIR for the proposed project. All interested parties are invited to attend the Scoping Meeting to assist in identifying issues to be addressed in the Draft EIR. The Scoping Meeting will involve a presentation about the project, the environmental review process, and schedule. Written public comments will be accepted at the meeting. Habrá personal que habla español disponible en la Reunión de Delimitación del Aviso de Preparación para brindar servicios de interpretación. Para solicitar servicios adicionales de interpretación para las reuniones municipales,

comuníquese con la secretaria municipal al (714) 754-5225. Notifique con al menos 48 horas de anticipación a la reunión para permitir a la ciudad hacer los arreglos necesarios. The Scoping Meeting will be held on:

Monday, November 17, 2025, at 6:00 PM
Costa Mesa City Hall Community Room
77 Fair Drive, Costa Mesa, CA 92626.

PROJECT SUMMARY

PROJECT LOCATION: The Fairview Developmental Center Specific Plan (FDCSP) covers approximately 95 acres of the Fairview Development Center (FDC) at 2501 Harbor Boulevard in Costa Mesa, Orange County (project site). The project site is west of Harbor Boulevard and is surrounded by the Costa Mesa Country Club to the east, south, and west; and residential uses owned and operated by California Department of Developmental Services (DDS) uses to the north. The Department of General Services emergency operations center (EOC) is southwest of the project site.

EXISTING CONDITIONS: The project site is currently developed with buildings, paved areas, natural grass areas, trees, and ornamental landscaping. The project site is primarily designated Multi-Use Center under the Costa Mesa General Plan, which allows low- to moderate-intensity urban uses with residential densities ranging from 6 to 40 units per acre and a maximum 0.25 floor-area ratio (FAR) for nonresidential uses. A smaller portion, east of the project site, is designated Medium Density Residential, allowing up to 12 units per acre. Zoning for most of the site is Institutional & Recreational–Multi-Use (I&R-MLT), which permits institutional and recreational uses with a 0.25 FAR, requires a minimum of 25 percent open space, and allows up to 582 dwelling units. The eastern portion of the site is zoned Planned Development Residential–High Density (PDR-HD), which allows residential development at 20 or more units per acre.

Residential and commercial uses are east of the project site across Harbor Boulevard and north of the project site across Tanager Drive. The project site is approximately 1.5 miles south of Interstate 405, 1.3 miles west of State Route 55, 2.6 miles north of State Route 1, and 1.9 miles southwest of State Route 73. John Wayne Airport is approximately 2.5 miles northeast of the project site. Figure 1, *Local Vicinity Map*, shows the local vicinity of the project site and Figure 2, *Aerial Map*, provides an aerial view of the project site.

PROJECT DESCRIPTION: The proposed project is a specific plan that would allow for a mixed-use community on the project site, which is intended to provide a significant portion of the City's Regional Housing Needs Allocation (RHNA) obligation while also integrating commercial services, open space amenities, and public safety infrastructure. DGS will continue to operate the EOC which is within the project site, but it is not a part of the proposed project. Figure 3, *Conceptual Land Use Plan*, shows the proposed land use plan for the proposed project.

Residential Development

The proposed project would include a minimum of 2,300 dwelling units, with the potential for up to 4,000 dwelling units. Housing would include a variety of product types ranging from two- and three-story townhomes and courtyard-style units to buildings up to 12 stories. Housing would serve a wide range of income levels and household types, including:

- Very Low Income: Minimum of 575 units, including 200 units of Permanent Supportive Housing in compliance with State Code Section 14670.31.[1]

[1] A portion of these units may be developed on a 15-acre site retained by DDS for individuals with developmental disabilities.

- Low Income: Minimum of 345 units
- Moderate Income: Minimum of 690 units
- Above Moderate Income: Minimum of 690 units

The development would also accommodate senior living options (independent and assisted living), as well as neighborhood-serving amenities, recreational uses, and daycare facilities.

Commercial Development

The proposed project includes up to 35,000 square feet of commercial space. This space may be developed in a standalone or mixed-use configuration, offering flexibility to respond to market demand and community needs. Permitted uses would include:

- Neighborhood-serving retail and restaurants
- Coffee shops, small-format grocery stores, and pharmacies
- Fitness studios, medical, and professional offices
- Childcare facilities and other community-serving uses

Open Space and Recreation

At least 14 acres of publicly accessible open space would be provided, supporting a range of potential uses, including:

- Neighborhood parks and plazas
- Trails for walking and biking
- Recreation centers and cultural amenities
- Pocket parks and informal gathering areas

This open space is in addition to the required private and common open space for residential uses. The FDCSP would provide flexibility in the ultimate configuration and location of these spaces.

Access and Circulation

The proposed project would include two primary access points: one at Fairview Drive on the northeast portion of the project site (existing), and a second at Harbor Boulevard on the southeast portion (proposed). An emergency-only access would also be provided from Merrimac Way, which is a privately maintained road. This connection to the project site would be gated when not in use. See Figure 3.

Off-Site Improvements

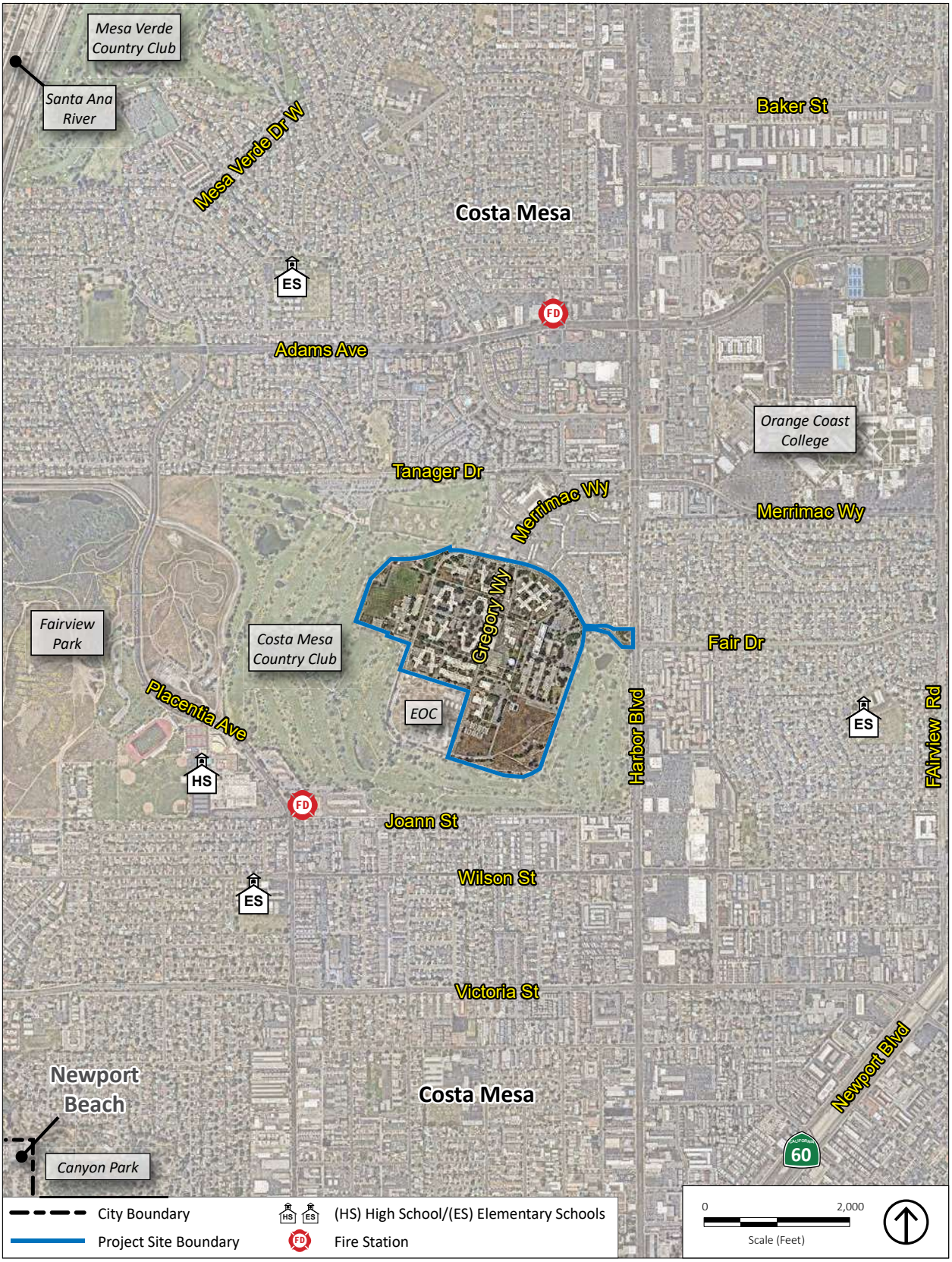
The secondary access at Harbor Boulevard would require construction of the roadway through the adjacent golf course and would involve reconfiguration of up to six holes to maintain course operations while meeting circulation and emergency access requirements, which encompasses approximately 45 acres. Additionally, the proposed project includes the Shelley Circle Trail, which would begin onsite along the east side of the project site and extend the site's perimeter to connect with Tanager Drive offsite (see Figure 3). The offsite portion of the trail, which runs along the property line and connects to the existing Tanager bike trail, would be approximately 4,650 linear feet in length and constructed as an 8- to 10-foot-wide, two-way multiuse path accommodating pedestrians, strollers, bicycles, and similar uses.

Attachments:

Figure 1, Local Vicinity Map

Figure 2, Aerial Map

Figure 3, Conceptual Land Use Plan

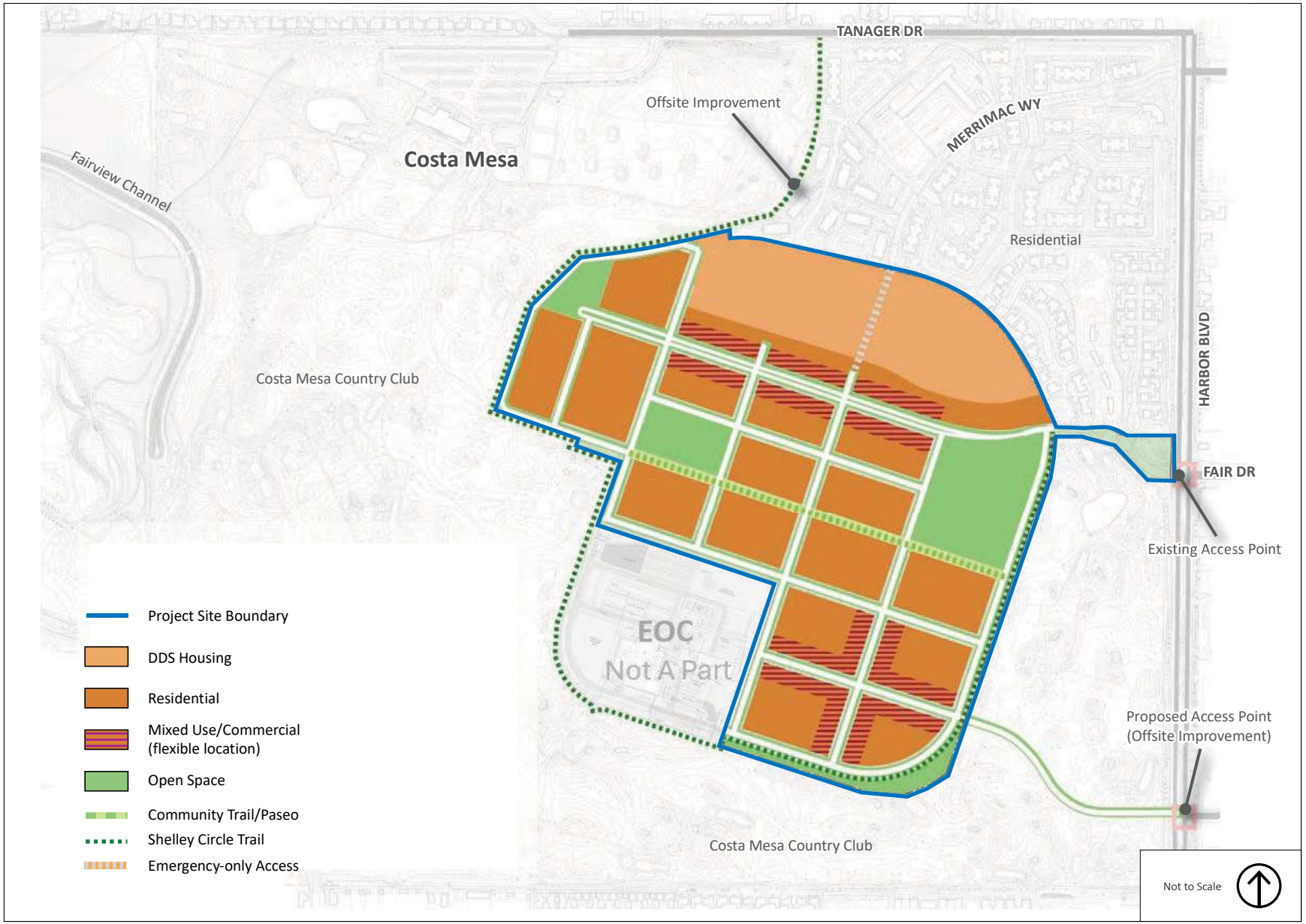


Source: Nearmap 2025.

Figure 1
Local Vicinity Map

Source: Nearmap 2025.

Figure 2
Aerial Map



Source: City of Costa Mesa 2025.

Figure 3
Conceptual Land Use Plan