APPENDIX A.1:
Notice of Preparation and Scoping Meeting Comments

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

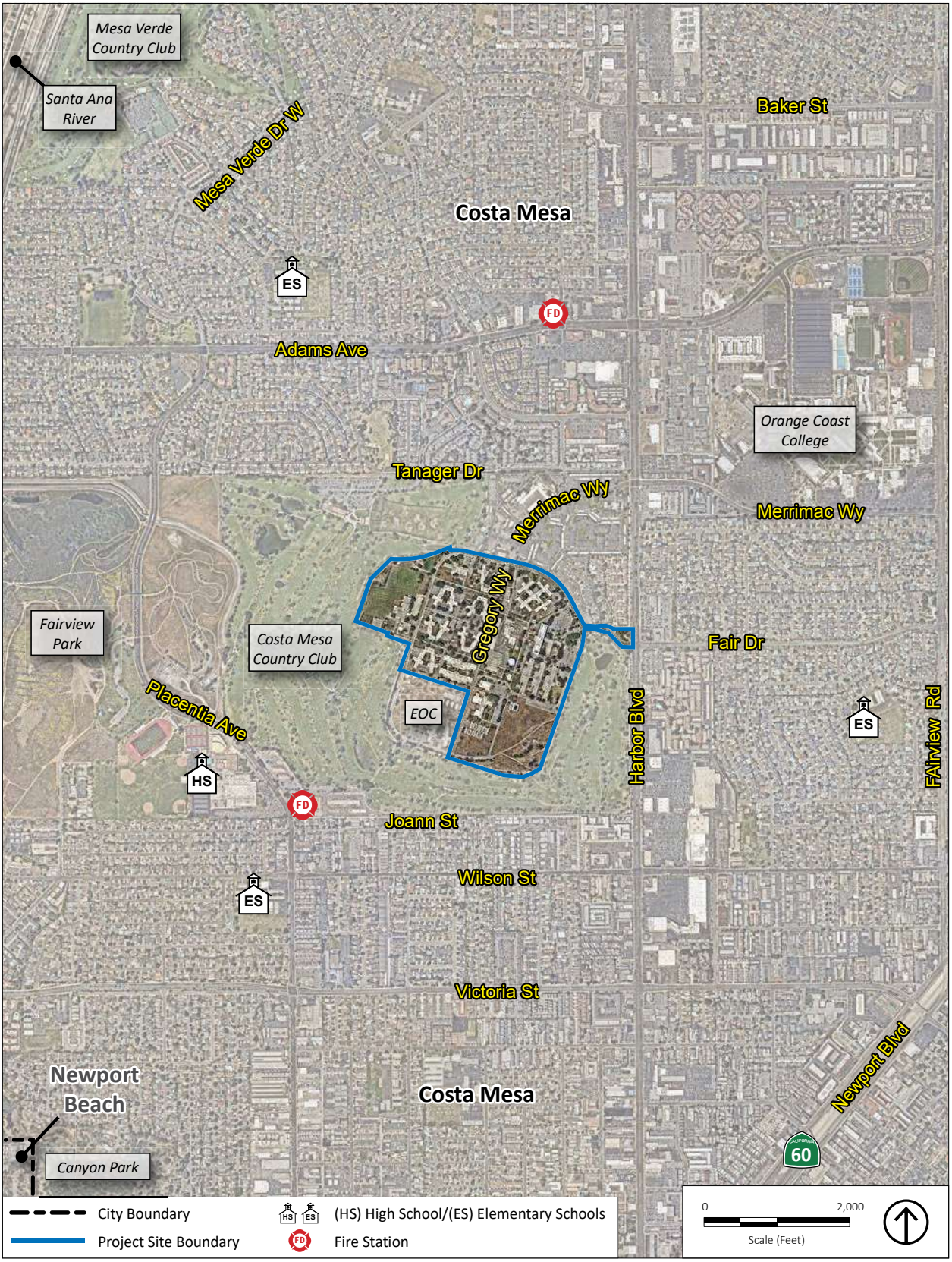
The secondary access at Harbor Boulevard would require construction of the roadway through the adjacent golf course and would involve reconfiguration of up to six holes to maintain course operations while meeting circulation and emergency access requirements, which encompasses approximately 45 acres. 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

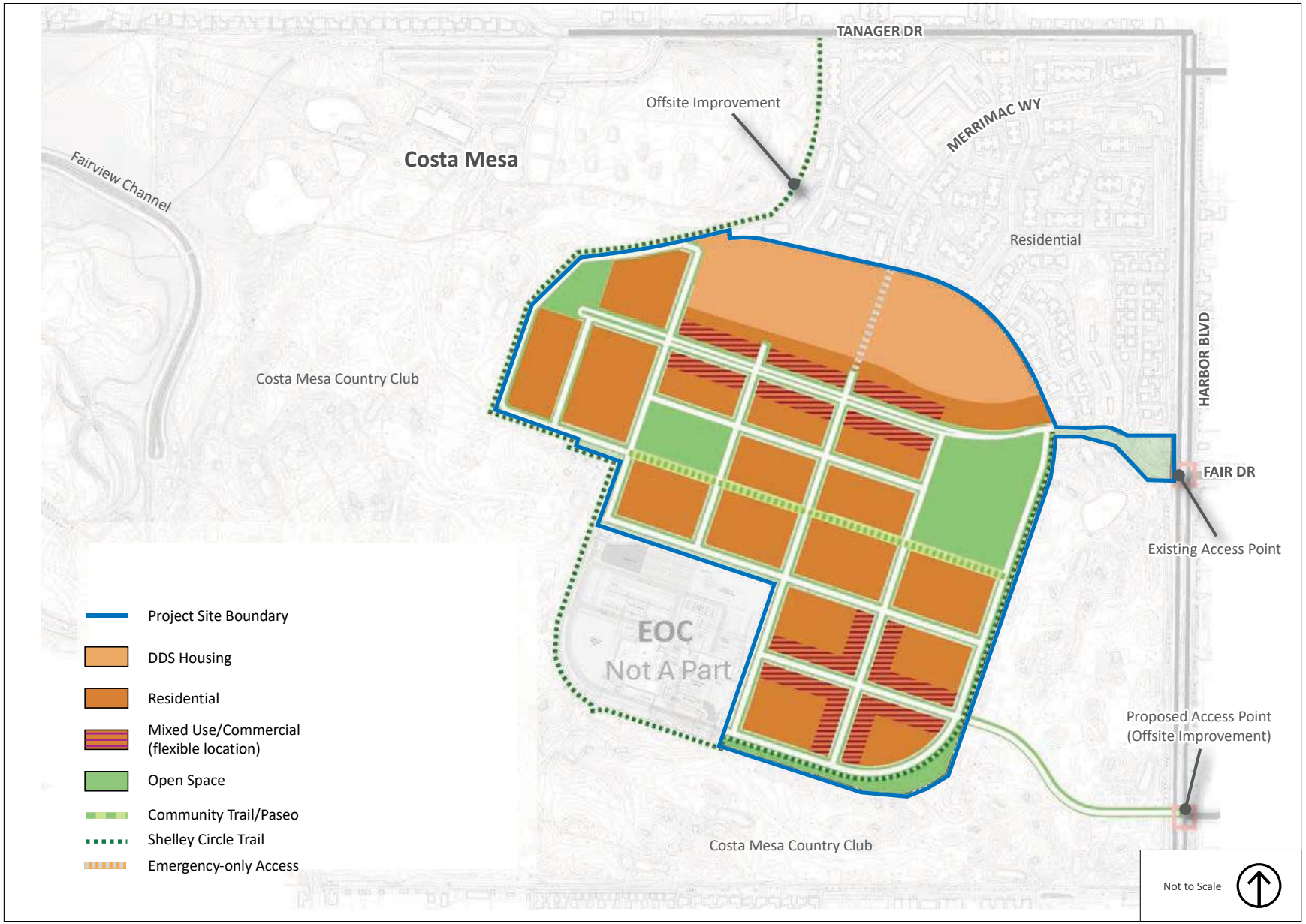


Source: Nearmap 2025.

Figure 1
Local Vicinity Map

Source: Nearmap 2025.

Figure 2
Aerial Map



Source: City of Costa Mesa 2025.

Figure 3
Conceptual Land Use Plan

NATIVE AMERICAN HERITAGE COMMISSION

CHAIRPERSON
Reginald Pagaling
Chumash

VICE-CHAIRPERSON
Buffy McQuillen
Yokayo Pomo, Yuki, Nomlaki

SECRETARY
Isaac Bojorquez
Ohlone-Costanoan

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Wayne Nelson
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COMMISSIONER
Sara Dutschke
Miwok

COMMISSIONER
Stanley Rodriguez
Kumeyaay

COMMISSIONER
Bennae Calac
Pauma-Yuima Band of Luiseño Indians

COMMISSIONER
Vacant

COMMISSIONER
Vacant

ACTING EXECUTIVE SECRETARY
Michelle Carr

NAHC HEADQUARTERS
1550 Harbor Boulevard
Suite 100
West Sacramento,
California 95691
(916) 373-3710
nahc@nahc.ca.gov

October 30, 2025

Melinda Dacey
Costa Mesa
77 Fair Drive
Costa Mesa CA 92626

Re 2025101405 Fairview Developmental Center Specific Plan Project, Orange County

Dear Ms. Dacey:

The Native American Heritage Commission (NAHC) has received the Notice of Preparation (NOP), Draft Environmental Impact Report (DEIR) or Early Consultation for the project referenced above. The California Environmental Quality Act (CEQA) (Pub. Resources Code §21000 et seq.), specifically Public Resources Code §21084.1, states that a project that may cause a substantial adverse change in the significance of a historical resource, is a project that may have a significant effect on the environment. (Pub. Resources Code § 21084.1; Cal. Code Regs., tit.14, §15064.5 (b) (CEQA Guidelines §15064.5 (b)). If there is substantial evidence, in light of the whole record before a lead agency, that a project may have a significant effect on the environment, an Environmental Impact Report (EIR) shall be prepared. (Pub. Resources Code §21080 (d); Cal. Code Regs., tit. 14, § 5064 subd.(a)(1) (CEQA Guidelines §15064 (a)(1)). In order to determine whether a project will cause a substantial adverse change in the significance of a historical resource, a lead agency will need to determine whether there are historical resources within the area of potential effect (APE).

CEQA was amended significantly in 2014. Assembly Bill 52 (Gatto, Chapter 532, Statutes of 2014) (AB 52) amended CEQA to create a separate category of cultural resources, "tribal cultural resources" (Pub. Resources Code §21074) and provides that a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment. (Pub. Resources Code §21084.2). Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource. (Pub. Resources Code §21084.3 (a)). AB 52 applies to any project for which a notice of preparation, a notice of negative declaration, or a mitigated negative declaration is filed on or after July 1, 2015. If your project involves the adoption of or amendment to a general plan or a specific plan, or the designation or proposed designation of open space, on or after March 1, 2005, it may also be subject to Senate Bill 18 (Burton, Chapter 905, Statutes of 2004) (SB 18). Both SB 18 and AB 52 have tribal consultation requirements. If your project is also subject to the federal National Environmental Policy Act (42 U.S.C. § 4321 et seq.) (NEPA), the tribal consultation requirements of Section 106 of the National Historic Preservation Act of 1966 (154 U.S.C. 300101, 36 C.F.R. §800 et seq.) may also apply.

The NAHC recommends consultation with California Native American tribes that are traditionally and culturally affiliated with the geographic area of your proposed project as early as possible in order to avoid inadvertent discoveries of Native American human remains and best protect tribal cultural resources. Below is a brief summary of portions of AB 52 and SB 18 as well as the NAHC's recommendations for conducting cultural resources assessments.

Consult your legal counsel about compliance with AB 52 and SB 18 as well as compliance with any other applicable laws.

AB 52

AB 52 has added to CEQA the additional requirements listed below, along with many other requirements:

1. Fourteen Day Period to Provide Notice of Completion of an Application/Decision to Undertake a Project: Within fourteen (14) days of determining that an application for a project is complete or of a decision by a public agency to undertake a project, a lead agency shall provide formal notification to a designated contact of, or tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, to be accomplished by at least one written notice that includes:

- **a.** A brief description of the project.
- **b.** The lead agency contact information.
- **c.** Notification that the California Native American tribe has 30 days to request consultation. (Pub. Resources Code §21080.3.1 (d)).
- **d.** A "California Native American tribe" is defined as a Native American tribe located in California that is on the contact list maintained by the NAHC for the purposes of Chapter 905 of Statutes of 2004 (SB 18). (Pub. Resources Code §21073).

2. Begin Consultation Within 30 Days of Receiving a Tribe's Request for Consultation and Before Releasing a Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report: A lead agency shall begin the consultation process within 30 days of receiving a request for consultation from a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project. (Pub. Resources Code §21080.3.1, subds. (d) and (e)) and prior to the release of a negative declaration, mitigated negative declaration or Environmental Impact Report. (Pub. Resources Code §21080.3.1(b)).

- **a.** For purposes of AB 52, "consultation shall have the same meaning as provided in Gov. Code §65352.4 (SB 18). (Pub. Resources Code §21080.3.1 (b)).

3. Mandatory Topics of Consultation If Requested by a Tribe: The following topics of consultation, if a tribe requests to discuss them, are mandatory topics of consultation:

- **a.** Alternatives to the project.
- **b.** Recommended mitigation measures.
- **c.** Significant effects. (Pub. Resources Code §21080.3.2 (a)).

4. Discretionary Topics of Consultation: The following topics are discretionary topics of consultation:

- **a.** Type of environmental review necessary.
- **b.** Significance of the tribal cultural resources.
- **c.** Significance of the project's impacts on tribal cultural resources.
- **d.** If necessary, project alternatives or appropriate measures for preservation or mitigation that the tribe may recommend to the lead agency. (Pub. Resources Code §21080.3.2 (a)).

5. Confidentiality of Information Submitted by a Tribe During the Environmental Review Process: With some exceptions, any information, including but not limited to, the location, description, and use of tribal cultural resources submitted by a California Native American tribe during the environmental review process shall not be included in the environmental document or otherwise disclosed by the lead agency or any other public agency to the public, consistent with Government Code §6254 (r) and §6254.10. Any information submitted by a California Native American tribe during the consultation or environmental review process shall be published in a confidential appendix to the environmental document unless the tribe that provided the information consents, in writing, to the disclosure of some or all of the information to the public. (Pub. Resources Code §21082.3 (c)(1)).

6. Discussion of Impacts to Tribal Cultural Resources in the Environmental Document: If a project may have a significant impact on a tribal cultural resource, the lead agency's environmental document shall discuss both of the following:

- **a.** Whether the proposed project has a significant impact on an identified tribal cultural resource.
- **b.** Whether feasible alternatives or mitigation measures, including those measures that may be agreed to pursuant to Public Resources Code §21082.3, subdivision (a), avoid or substantially lessen the impact on the identified tribal cultural resource. (Pub. Resources Code §21082.3 (b)).

7. Conclusion of Consultation: Consultation with a tribe shall be considered concluded when either of the following occurs:

a. The parties agree to measures to mitigate or avoid a significant effect, if a significant effect exists, on a tribal cultural resource; or

b. A party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached. (Pub. Resources Code §21080.3.2 (b)).

8. Recommending Mitigation Measures Agreed Upon in Consultation in the Environmental Document: Any mitigation measures agreed upon in the consultation conducted pursuant to Public Resources Code §21080.3.2 shall be recommended for inclusion in the environmental document and in an adopted mitigation monitoring and reporting program, if determined to avoid or lessen the impact pursuant to Public Resources Code §21082.3, subdivision (b), paragraph 2, and shall be fully enforceable. (Pub. Resources Code §21082.3 (a)).

9. Required Consideration of Feasible Mitigation: If mitigation measures recommended by the staff of the lead agency as a result of the consultation process are not included in the environmental document or if there are no agreed upon mitigation measures at the conclusion of consultation, or if consultation does not occur, and if substantial evidence demonstrates that a project will cause a significant effect to a tribal cultural resource, the lead agency shall consider feasible mitigation pursuant to Public Resources Code §21084.3 (b). (Pub. Resources Code §21082.3 (e)).

10. Examples of Mitigation Measures That, If Feasible, May Be Considered to Avoid or Minimize Significant Adverse Impacts to Tribal Cultural Resources:

a. Avoidance and preservation of the resources in place, including, but not limited to:

i. Planning and construction to avoid the resources and protect the cultural and natural context.

ii. Planning greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria.

b. Treating the resource with culturally appropriate dignity, taking into account the tribal cultural values and meaning of the resource, including, but not limited to, the following:

i. Protecting the cultural character and integrity of the resource.

ii. Protecting the traditional use of the resource.

iii. Protecting the confidentiality of the resource.

c. Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places.

d. Protecting the resource. (Pub. Resource Code §21084.3 (b)).

e. Please note that a federally recognized California Native American tribe or a non-federally recognized California Native American tribe that is on the contact list maintained by the NAHC to protect a California prehistoric, archaeological, cultural, spiritual, or ceremonial place may acquire and hold conservation easements if the conservation easement is voluntarily conveyed. (Civ. Code §815.3 (c)).

f. Please note that it is the policy of the state that Native American remains and associated grave artifacts shall be repatriated. (Pub. Resources Code §5097.991).

11. Prerequisites for Certifying an Environmental Impact Report or Adopting a Mitigated Negative Declaration or Negative Declaration with a Significant Impact on an Identified Tribal Cultural Resource: An Environmental Impact Report may not be certified, nor may a mitigated negative declaration or a negative declaration be adopted unless one of the following occurs:

a. The consultation process between the tribes and the lead agency has occurred as provided in Public Resources Code §21080.3.1 and §21080.3.2 and concluded pursuant to Public Resources Code §21080.3.2.

b. The tribe that requested consultation failed to provide comments to the lead agency or otherwise failed to engage in the consultation process.

c. The lead agency provided notice of the project to the tribe in compliance with Public Resources Code §21080.3.1 (d) and the tribe failed to request consultation within 30 days. (Pub. Resources Code §21082.3 (d)).

SB 18

SB 18 applies to local governments and requires local governments to contact, provide notice to, refer plans to, and consult with tribes prior to the adoption or amendment of a general plan or a specific plan, or the designation of open space. (Gov. Code §65352.3). Local governments should consult the Governor's Office of Planning and Research's "Tribal Consultation Guidelines," which can be found online at: https://www.opr.ca.gov/docs/09_14_05_Updated_Guidelines_922.pdf.

Some of SB 18's provisions include:

1. Tribal Consultation: If a local government considers a proposal to adopt or amend a general plan or a specific plan, or to designate open space it is required to contact the appropriate tribes identified by the NAHC by requesting a "Tribal Consultation List." If a tribe, once contacted, requests consultation the local government must consult with the tribe on the plan proposal. A tribe has 90 days from the date of receipt of notification to request consultation unless a shorter timeframe has been agreed to by the tribe. (Gov. Code §65352.3 (a)(2)).

2. No Statutory Time Limit on SB 18 Tribal Consultation. There is no statutory time limit on SB 18 tribal consultation.

3. Confidentiality: Consistent with the guidelines developed and adopted by the Office of Planning and Research pursuant to Gov. Code §65040.2, the city or county shall protect the confidentiality of the information concerning the specific identity, location, character, and use of places, features and objects described in Public Resources Code §5097.9 and §5097.993 that are within the city's or county's jurisdiction. (Gov. Code §65352.3 (b)).

4. Conclusion of SB 18 Tribal Consultation: Consultation should be concluded at the point in which:

- **a.** The parties to the consultation come to a mutual agreement concerning the appropriate measures for preservation or mitigation; or
- **b.** Either the local government or the tribe, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached concerning the appropriate measures of preservation or mitigation. (Tribal Consultation Guidelines, Governor's Office of Planning and Research (2005) at p. 18).

Agencies should be aware that neither AB 52 nor SB 18 precludes agencies from initiating tribal consultation with tribes that are traditionally and culturally affiliated with their jurisdictions before the timeframes provided in AB 52 and SB 18. For that reason, we urge you to continue to request Native American Tribal Contact Lists and "Sacred Lands File" searches from the NAHC. The request forms can be found online at: http://nahc.ca.gov/resources/forms/.

NAHC Recommendations for Cultural Resources Assessments

To adequately assess the existence and significance of tribal cultural resources and plan for avoidance, preservation in place, or barring both, mitigation of project-related impacts to tribal cultural resources, the NAHC recommends the following actions:

1. Contact the appropriate regional California Historical Research Information System (CHRIS) Center (https://ohp.parks.ca.gov/?page_id=30331) for an archaeological records search. The records search will determine:

- **a.** If part or all of the APE has been previously surveyed for cultural resources.
- **b.** If any known cultural resources have already been recorded on or adjacent to the APE.
- **c.** If the probability is low, moderate, or high that cultural resources are located in the APE.
- **d.** If a survey is required to determine whether previously unrecorded cultural resources are present.

2. If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.

- **a.** The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum and not be made available for public disclosure.
- **b.** The final written report should be submitted within 3 months after work has been completed to the appropriate regional CHRIS center.

3. Contact the NAHC for:
   a. A Sacred Lands File search. Remember that tribes do not always record their sacred sites in the Sacred Lands File, nor are they required to do so. A Sacred Lands File search is not a substitute for consultation with tribes that are traditionally and culturally affiliated with the geographic area of the project's APE.
   b. A Native American Tribal Consultation List of appropriate tribes for consultation concerning the project site and to assist in planning for avoidance, preservation in place, or, failing both, mitigation measures.

4. Remember that the lack of surface evidence of archaeological resources (including tribal cultural resources) does not preclude their subsurface existence.
   a. Lead agencies should include in their mitigation and monitoring reporting program plan provisions for the identification and evaluation of inadvertently discovered archaeological resources per Cal. Code Regs., tit. 14, §15064.5(f) (CEQA Guidelines §15064.5(f)). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American with knowledge of cultural resources should monitor all ground-disturbing activities.
   b. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the disposition of recovered cultural items that are not burial associated in consultation with culturally affiliated Native Americans.
   c. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the treatment and disposition of inadvertently discovered Native American human remains. Health and Safety Code §7050.5, Public Resources Code §5097.98, and Cal. Code Regs., tit. 14, §15064.5, subdivisions (d) and (e) (CEQA Guidelines §15064.5, subds. (d) and (e)) address the processes to be followed in the event of an inadvertent discovery of any Native American human remains and associated grave goods in a location other than a dedicated cemetery.

If you have any questions or need additional information, please contact me at my email address: Andrew.Green@NAHC.ca.gov.

Sincerely,

Andrew Green

Andrew Green
Cultural Resources Analyst

cc: State Clearinghouse

From: Todd Schmieder <dtschmieder@ca.rr.com>
Sent: Thursday, October 30, 2025 4:48 PM
To: DACEY, MELINDA
Subject: Fairview Development Center Specific Plan - Notice of Preparation

Since one plan identifies an impact to circulation and public use within the existing City of Costa Mesa Country Club Golf Course, shouldn't the NOP also include some limited discussion on what the potential environmental effect could be to the existing circulation and public use on the existing public greenspace property. The potential impact could affect the public's use of 22 percent of the existing golf course (a minimum of 4 of the 18 holes on the City's public Mesa Linda Golf Course would be affected) if the secondary access road cuts through the existing golf course.

Why hasn't Merrimac Way been considered as an optional Access to the Development Plan Site in this Notice of Preparation. The use of an existing Arterial Roadway should be considered as a feasible alternative to impacting the use of existing public open space. The NOP current states it would be used for emergency access only. The existing perimeter access road serving the City of Costa Mesa Country Club Golf Course could potentially serve as an emergency access road.

The NOP should at least indicate if there are any other reasonable alternatives that could be considered to avoid impacting an existing public open space area that has served the local community for many years.

Todd Schmieder
dtschmieder@ca.rr.com
Tustin, CA

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LOZEAU DRURY LLP

T 510.836.4200
F 510.836.4205

1939 Harrison Street, Ste. 150
Oakland, CA 94612

www.lozeaudrury.com
rebecca@lozeaudrury.com

VIA EMAIL

November 3, 2025

Melinda Dacey, Principal Planner
Planning Division
Community Development Department
City of Costa Mesa
77 Fair Drive
Costa Mesa, CA 92626
Melinda.Dacey@costamesaca.gov

Anna McGill, Planning and Sustainable Development Manager
Planning Division
Community Development Department
City of Costa Mesa
77 Fair Drive
Costa Mesa, CA 92626
Anna.Mcgill@costamesaca.gov

Brenda Green, City Clerk
City Clerk's Office
City of Costa Mesa
77 Fair Drive
Costa Mesa, CA 92626
brenda.green@costamesaca.gov

Re: CEQA and Land Use Notice Request for the Fairview Development Center Specific Plan (SCH 2025101405)

Dear Ms. Dacey, Ms. McGill, and Ms. Green,

I am writing on behalf of Supporters Alliance for Environmental Responsibility ("SAFER") regarding the project known as the Fairview Development Center Specific Plan (SCH 2025101405), including all actions referring or related to the proposed development of a specific plan consisting of a mixed-use community of residential, commercial, and open space and recreational uses, with the residential uses consisting of up to 2,300-4,000 units, and the commercial uses consisting of up to 35,000 square feet of commercial space, located at the cross streets of Harbor Boulevard and Fair Drive in Costa Mesa, on Assessor Parcel Numbers 42001216 ("Project").

We hereby request that the City of Costa Mesa ("City") send by electronic mail, if possible, or U.S. Mail to our firm at the address below notice of any and all actions or hearings related to activities undertaken, authorized, approved, permitted, licensed, or certified by the City and any of its subdivisions, and/or supported, in whole or in part, through contracts, grants, subsidies, loans or other forms of assistance from the City, including, but not limited to the following:

- Notice of any public hearing in connection with the Project as required by California Planning and Zoning Law pursuant to Government Code Section 65091.
- Any and all notices prepared for the Project pursuant to the California Environmental Quality Act ("CEQA"), including, but not limited to:
    - Notices of any public hearing held pursuant to CEQA.

- Notices of determination that an Environmental Impact Report ("EIR") is required for the Project, prepared pursuant to Public Resources Code Section 21080.4.
- Notices of any scoping meeting held pursuant to Public Resources Code Section 21083.9.
- Notices of preparation of an EIR or a negative declaration for the Project, prepared pursuant to Public Resources Code Section 21092.
- Notices of availability of an EIR or a negative declaration for the Project, prepared pursuant to Public Resources Code Section 21152 and Section 15087 of Title 14 of the California Code of Regulations.
- Notices of approval and/or determination to carry out the Project, prepared pursuant to Public Resources Code Section 21152 or any other provision of law.
- Notices of any addenda prepared to a previously certified or approved EIR.
- Notices of approval or certification of any EIR or negative declaration, prepared pursuant to Public Resources Code Section 21152 or any other provision of law.
- Notices of determination that the Project is exempt from CEQA, prepared pursuant to Public Resources Code section 21152 or any other provision of law.
- Notice of any Final EIR prepared pursuant to CEQA.
- Notice of determination, prepared pursuant to Public Resources Code Section 21108 or Section 21152.

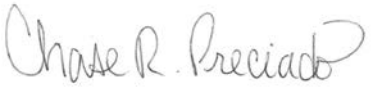
Please note that we are requesting notices of CEQA actions and notices of any public hearings to be held under any provision of Title 7 of the California Government Code governing California Planning and Zoning Law. **This request is filed pursuant to Public Resources Code Sections 21092.2 and 21167(f), and Government Code Section 65092**, which requires agencies to mail such notices to any person who has filed a written request for them with the clerk of the agency's governing body.

Please send notice by electronic mail, if possible, or U.S. Mail to:

Rebecca Davis
Chase Preciado
Leslie Reider
Emily Lipkind
Lozeau Drury LLP
1939 Harrison Street, Suite 150
Oakland, CA 94612
(510) 836-4200
rebecca@lozeaudrury.com
chase@lozeaudrury.com
leslie@lozeaudrury.com
emy@lozeaudrury.com

Please call if you have any questions. Thank you for your attention to this matter.

Sincerely,



Chase Preciado
Lozeau | Drury LLP

Department of Toxic Substances Control

Yana Garcia
Secretary for
Environmental Protection

Katherine M. Butler, MPH, Director
8800 Cal Center Drive
Sacramento, California 95826-3200
dtsc.ca.gov

Gavin Newsom
Governor

SENT VIA ELECTRONIC MAIL

November 5, 2025

Melinda Dacey
Principal Planner
City of Costa Mesa
77 Fair Drive
Costa Mesa, CA 92626
Melinda.Dacey@costamesaca.gov

RE: NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE FAIRVIEW DEVELOPMENTAL CENTER SPECIFIC PLAN DATED OCTOBER 28, 2025 STATE CLEARINGHOUSE #2025101405

Dear Melinda Dacey,

The Department of Toxic Substances Control (DTSC) reviewed the Notice of Preparation (NOP) of a Draft Environmental Impact Report (DEIR) for the Fairview Developmental Center Specific Plan (Project). The proposed Project includes a residential development of 2,300 dwelling units, with the potential for up to 4,000, The commercial development will include up to 35,000 square feet of space, including retail, restaurants, coffee shops, fitness studios, and childcare facilities. At least 14 acres of publicly accessible open space will be provided, supporting various uses, including neighborhood parks, plazas, walking and biking trails, recreation centers, and picnic areas. The Project will also include off-site improvements, including the construction of a roadway through the adjacent golf course and the Shelley Circle Trail, which will be approximately 4,650 linear feet long. DTSC recommends and requests consideration of the following comments:

1. The Project and future CEQA documents should acknowledge the potential for historic or future activities on or near the Project site to result in the release of

hazardous wastes/substances on the Project site. In instances in which releases have occurred or may occur, further studies should be carried out to delineate the nature and extent of the contamination, and the potential threat to public health and/or the environment should be evaluated.

2. If contaminants are found, DTSC recommends the City of Costa Mesa address contamination found to be present within the Project area through oversight from a self-certified local agency, DTSC or Regional Water Quality Control Board. If entering into one of DTSC's voluntary agreements, please note that DTSC uses a single standard Request for Lead Agency Oversight Application for all agreement types. Please apply for DTSC oversight using this link: Request for Agency Oversight Application. Submittal of the online application includes an agreement to pay costs incurred during agreement preparation. If you have any questions about the application portal, please contact the relevant Regional Brownfield Coordinator for your Project.
3. If buildings or other structures are to be demolished on any Project sites included in the proposed Project, surveys should be conducted for the presence of lead-based paints or products, mercury, asbestos containing materials, and polychlorinated biphenyl caulk. Removal, demolition, and disposal of any of the above-mentioned chemicals should be conducted in compliance with California environmental regulations and policies. In addition, sampling near current and/or former buildings should be conducted in accordance with DTSC's Preliminary Endangerment Assessment (PEA) Guidance Manual.
4. All imported soil/fill material should be tested to assess any contaminants of concern meet screening levels as outlined in DTSC's PEA Guidance Manual. Additionally, DTSC advises referencing the DTSC Information Advisory Clean Imported Fill Material Fact Sheet if importing fill is necessary. To minimize the possibility of introducing contaminated soil/fill material there should be documentation of the origins of the soil/fill material and, if applicable, sampling be conducted to ensure that the imported soil/fill material are suitable for the intended land use. The soil sampling should include analysis based on the

source of the fill and knowledge of prior land use. Additional information can be found by visiting DTSC's Human and Ecological Risk Office (HERO) webpage.

DTSC reserves the right to comment on any future circulated environmental documents related to this Project on proposed or incorporated changes, measures, or project features. DTSC would like to thank you for the opportunity to comment on the Fairview Developmental Center Specific Plan. Thank you for your assistance in protecting California's people and environment from the harmful effects of toxic substances. If you have any questions regarding these comments, please contact us via our CEQA Review email.

Sincerely,

Tamara Purvis
Associate Environmental Planner
HWMP - Permitting Division – CEQA Unit
Department of Toxic Substances Control
Tamara.Purvis@dtsc.ca.gov

cc: (via email)

Governor's Office of Land Use and Climate Innovation
State Clearinghouse
state.clearinghouse@lci.ca.gov

Jennifer Kelley
Senior Associate II
PlaceWorks / Consulting Firm
jkelley@placeworks.com

Dave Kereazis
Associate Environmental Planner
HWMP-Permitting Division – CEQA Unit
Department of Toxic Substances Control
Dave.Kereazis@dtsc.ca.gov

Scott Wiley
Associate Governmental Program Analyst
HWMP - Permitting Division – CEQA Unit
Department of Toxic Substances Control
Scott.Wiley@dtsc.ca.gov

From: steve schaack <schaack21@yahoo.com>
Sent: Wednesday, November 5, 2025 12:20 PM
To: Fairview Developmental Center Housing Plan <FDCHousingPlan@costamesaca.gov>
Subject: Objections to Fairview Housing Plan

The proposal for up to 4000 units at the Fairview Developmental Center will create to much density in the confined space. In addition, all of the proposals access roads do not address the fact that that area is zoned for Estancia HS, along with Adams or Wilson as the Elementary. None of the designs show access roads leading out the west side of the development that would create a direct path to those schools instead of filtering out onto Harbor Blvd and adding to already congested roads. With the large new Apartment complex already on Harbor across from McDonalds starting to welcome tenants, that area of Harbor will become congested. Also, as someone who lives in College Park off of Fair Drive, my concern is Fair will see a dramatic increase in daily traffic due to the one of the Main entrances to Fairview Development Center at the Fair/Harbor intersection. Unlike Victoria Street, which has become a major thoroughfare between the 55 and HB, Fair does not have the large setback for houses and dedicated bike paths that Victoria offers to create a buffer with the traffic and neighborhoods.

Please do not consider that level of density without the additional entrances to alleviate some of the traffic.

Thank You
Steve Schaack
222 Wellesley Ln
CM

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Santa Ana Regional Water Quality Control Board

November 20, 2025

Melinda Dacey, Principal Planner
City of Costa Mesa
77 Fair Drive
Costa Mesa, CA 92626

Via e-Mail: Melinda.Dacey@costamesaca.gov

COMMENTS ON NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE FAIRVIEW DEVELOPMENTAL CENTER SPECIFIC PLAN DATED 10/29/2025, STATE CLEARHOUSE # 2025101405

Dear Ms. Dacey:

Staff of the Regional Water Quality Control Board, Santa Ana Region (Santa Ana Water Board), has reviewed the Notice of Preparation (NOP) for a Draft Environmental Impact Report (DEIR) for the Fairview Developmental Center Specific Plan (Project). The City of Costa Mesa (City) requested comments on what should be discussed in the scope of the DEIR before completing a major plan to improve the remaining portion of the Fairview Development Center. The Specific Plan area extends from west to east, between North Shelley Circle and Harbor Boulevard, and from north to south, between Tanager Drive and the boundary of Costa Mesa Country Club. The Specific Plan anticipates the demolition of old buildings, the reuse of existing transit corridors on Fairview Drive, a new transit connection south of Fairview Drive onto Harbor Boulevard, new commercial buildings, high-density housing, and open space and recreational areas.

Santa Ana Water Board staff requests that the DEIR address the following matters to ensure the Project best protects water quality standards (including numerical and narrative water quality objectives, designated beneficial uses, and the antidegradation policy), as defined in the Water Quality Control Plan for the Santa Ana River Basin, as amended (i.e. Basin Plan).

1. The DEIR should address that the Fairview Developmental Center is currently subject to the Statewide General Permit for Waste Discharge Requirements, Order No. 2013-0001-DWQ, NPDES No. CAS000004, for Storm Water

Discharges from Small Municipal Separate Storm Sewer Systems (MS4), a Phase II Permit. When the ownership or operation of the Center's MS4 is transferred to the City's jurisdiction, discharges from the site's MS4 will be subject to the Santa Ana Water Board's Order R8-2009-0030, NPDES No. CAS618030, as amended by Order R8-2010-0062, Waste Discharge Requirements for the Area-Wide Urban Storm Water Runoff Management Program, along with other Orange County cities and the County Flood Control District. This is a Phase I Orange County MS4 Permit.

2. As part of Phase I Orange County MS4 Permit implementation, the City will oversee the Project's various construction projects that will generate wet and dry weather runoff, likely containing a range of contaminants. The current storm sewer system typically carries these flows to the Santa Ana River (SAR), which is located just west-southwest of the Project area. Therefore, the DEIR should address how demolition and construction sites will implement Best Management Practices (BMPs) in compliance with the MS4 Permit to minimize or prevent pollutants from reaching the SAR during the construction phase.

   The DEIR should identify possible structural treatment control systems that will be used to remove pollutants in accordance with the requirements of the Orange County MS4 Permit. Section XII.A.1 of the Permit encourages the City to require the submission of a conceptual Water Quality Management Plan as early in the planning process as possible. Section XII.C.3.h requires the City to consider low-impact development principles during the early planning stages of a project.

3. The DEIR should discuss the permitting coverage and requirements under the Construction General Permit, Order WQ 2022-0057-DWQ, NPDES No. CAS000002, General Permit for Stormwater Discharges Associated with Construction and Land Disturbance Activities. Although the construction of the Project may occur in multiple phases, each phase is part of a common plan of development and requires coverage from groundbreaking to completion, as outlined in the Notice of Termination conditions.

If you have any questions, please contact Nam Nguyen at Nam.Nguyen@waterboards.ca.gov and at 951-321-4582, or me at Adam.Fischer@waterboards.ca.gov and 951-320-6363.

Sincerely,

Adam Fischer, Supervisor
TMDL Implementation and MS4 Section

SCAG
INNOVATING FOR A BETTER TOMORROW

SOUTHERN CALIFORNIA
ASSOCIATION OF GOVERNMENTS
900 Wilshire Blvd., Ste. 1700
Los Angeles, CA 90017
T: (213) 236-1800
www.scag.ca.gov

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November 21, 2025

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

Subject: SCAG Staff Comments on the Notice of Preparation of a Draft Environmental Impact Report and Notice of Public Scoping Meeting for the Fairview Developmental Center Specific Plan [SCAG NO. IGR11256]

Dear Melinda Dacey:

Thank you for submitting the Notice of Preparation of a Draft Environmental Impact Report for the Fairview Developmental Center Specific Plan ("proposed project") to the Southern California Association of Governments (SCAG) for review. SCAG is responsible for providing informational resources to regionally significant plans, projects, and programs per the California Environmental Quality Act (CEQA) to facilitate the consistency of these projects with SCAG's adopted regional plans, to be determined by the lead agencies.[1]

Pursuant to Senate Bill (SB) 375, SCAG is the designated Regional Transportation Planning Agency under state law and is responsible for preparation of the Regional Transportation Plan (RTP), including the Sustainable Communities Strategy (SCS). SCAG's feedback is intended to assist local jurisdictions and project proponents to implement projects that have the potential to contribute to attainment of and alignment with adopted Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) goals and policies. Finally, SCAG is the authorized regional agency for Intergovernmental Review (IGR) of programs proposed for Federal financial assistance and direct Federal development activities, pursuant to Presidential Executive Order 12372.

SCAG staff has reviewed the Notice of Preparation of a Draft Environmental Impact Report for the Fairview Developmental Center Specific Plan in Orange County. The proposed project consists of a specific plan to allow for construction of a mixed-use community with up to 4,000 residential units, 35,000 square feet of commercial uses, and 14 acres of open space on 95 acres.

When available, please email environmental documentation to IGR@scag.ca.gov providing, at a minimum, the full public comment period for review.

If you have any questions regarding the attached SCAG staff comments, please contact the IGR Program, attn.: Ryan Bañuelos, Senior Regional Planner, at (213) 630-1532 or IGR@scag.ca.gov. Thank you.

Sincerely,

Lijin Sun

Lijin Sun
Planning Supervisor, Planning Strategy Department

[1] Local jurisdictions and other lead agencies shall have the sole discretion to determine a local project's or plan's consistency and/or alignment with Connect SoCal 2024 for the purpose of determining consistency for CEQA purposes.

SCAG STAFF COMMENTS ON THE NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE FAIRVIEW DEVELOPMENTAL CENTER SPECIFIC PLAN [SCAG NO. IGR11256]

CONNECT SOCAL 2024

Connect SoCal 2024 (Plan) is a long-range visioning plan for the six-county SCAG region, reflecting a continuation of the shift towards more efficient resource management including transportation infrastructure resources, land resources and environmental resources. The Plan highlights the existing land use and transportation conditions throughout the SCAG region and forecasts the region's evolving transportation needs between 2024 and 2050. The Plan identifies and prioritizes expenditures of the anticipated funding for transportation projects of all transportation modes: highways, streets and roads, transit, rail, bicycle, and pedestrian, as well as aviation ground access.

The Plan was developed to achieve greenhouse gas (GHG) per capita emission reduction targets, consistent with Senate Bill (SB) 375 and other regional goals. In accordance with federal fiscal constraint requirements, Connect SoCal 2024 is a financially constrained Plan in terms of transportation revenues and expenditures. Connect SoCal 2024 would reduce traffic congestion, improve air quality, and improve the region's long-term economic viability through more than $751 billion in transportation investments and a more sustainable regional development pattern. To view Connect SoCal 2024 and the accompanying technical reports, please visit the Connect SoCal 2024 webpage.

Connect SoCal 2024 Vision and Goals

The SCAG Regional Council fully adopted the Plan on April 4, 2024. Connect SoCal 2024 represents the vision for the region and reflects the planned transportation investments, policies, and strategies that integrate with the Forecasted Regional Development Pattern to achieve the Plan's goals. The Vision and Goals for Connect SoCal 2024 are rooted in the direction set forth by Connect SoCal 2020, reflecting both SCAG's statutory requirements, the emerging trends, and persistent challenges facing the region. Reflecting input from engagement with stakeholders and members of the public, SCAG's vision for Southern California in the year 2050 is "*A healthy, prosperous, accessible and connected region for a more resilient and equitable future."* The following goals and subgoals helps the SCAG region to achieve this vision.

Mobility: ***Build and maintain an integrated multimodal transportation network***

- Support investments that are well-maintained and operated, coordinated, resilient and result in improved safety, improved air quality and minimized greenhouse gas emissions
- Ensure that reliable, accessible, affordable and appealing travel options are readily available, while striving to enhance equity in the offerings in high-need communities
- Support planning for people of all ages, abilities and backgrounds

Communities: ***Develop, connect and sustain communities that are livable and thriving***

- Create human-centered communities in urban, suburban and rural settings to increase mobility options and reduce travel distances
- Produce and preserve diverse housing types in an effort to improve affordability, accessibility and opportunities for all households

Environment: ***Create a healthy region for the people of today and tomorrow***

- Develop communities that are resilient and can mitigate, adapt to and respond to chronic and acute stresses and disruptions, such as climate change
- Integrate the region's development pattern and transportation network to improve air quality, reduce greenhouse gas emissions and enable more sustainable use of energy and water
- Conserve the region's resources

Economy: ***Support a sustainable, efficient and productive regional economic environment that provides opportunities for all residents***

- Improve access to jobs and educational resources
- Advance a resilient and efficient goods movement system that supports the economic vitality of the region, attainment of clean air and quality of life for our communities

For ease of review, SCAG staff encourages the use of a side-by-side comparison of SCAG goals with discussions of the consistency, non-consistency, or non-applicability of the goals and supportive analysis in a table format. Suggested format is as follows:

SCAG CONNECT SOCAL 2024 GOALS AND SUBGOALS		
	Goal/Subgoal	Analysis
Mobility Goal:	*Build and maintain an integrated multimodal transportation network*	*Consistent: Statement as to why; Not-Consistent: Statement as to why; or Not Applicable: Statement as to why; DEIR page number reference*
Mobility Subgoal:	*Support investments that are well-maintained and operated, coordinated, resilient and result in improved safety, improved air quality and minimized greenhouse gas emissions*	*Consistent: Statement as to why; Not-Consistent: Statement as to why; or Not Applicable: Statement as to why; DEIR page number reference*
etc.		etc.

Connect SoCal 2024 Key Elements

Unique to this plan cycle, SCAG developed a set of Regional Planning Policies and Implementation Strategies to guide decision-making in the region toward integrated land use and transportation planning and other goals in Connect SoCal 2024. Eighty-eight Regional Planning Policies provide guidance for integrating land use and transportation planning to realize the vision of Connect SoCal 2024. The Implementation Strategies help the region to achieve this vision for the future and are priorities for SCAG efforts in fulfilling or going beyond the Regional Planning Policies. The Regional Planning Policies and Implementation Strategies were developed to achieve California's greenhouse gas emission reduction goals as set forth in SB 375 and federal Clean Air Act Section 176(c) requirements for transportation conformity while meeting the broader regional objectives, such as improved equity and resilience in addition to preservation of natural lands, improvement of public health, increased roadway safety, support for the region's vital goods movement industries and more efficient use of resources. The Plan also includes a detailed project list; strategic investments to bridge local plans with overarching regional performance targets and goals; a growth forecast and regional development pattern based on population, household and employment growth projections by 2050; and a transportation network including a list of transportation projects and investments.

Connect SoCal 2024 presents a summary of that work in five chapters of the Main Plan with additional details on Plan elements and analysis in the Plan's accompanying 15 Technical Reports. Connect SoCal 2024 builds upon the progress from previous RTP/SCS cycles, reflecting both SCAG's statutory requirements, the emerging trends, and persistent challenges facing the region. These policies offer a resource by which County Transportation Commissions (CTCs) or local jurisdictions within the SCAG region, when seeking resources from state or federal programs, can refer to specific policies to demonstrate alignment with the RTP/SCS.

Regional Growth Forecast and Forecasted Regional Development Pattern

As part of developing a Sustainable Communities Strategy per SB 375, SCAG must include a "forecasted development pattern for the region, which, when integrated with the transportation network and other transportation measures and policies …" enables SCAG to reach its per capita GHG emission reduction target of 19 percent below 2005 levels by 2035. SCAG staff prepared a Forecasted Regional Development Pattern for Connect SoCal 2024 through 2050, the horizon year of the Plan. The regional growth forecast determines the projected increase in population, households, and jobs based on local general plans and known development entitlement agreements, including available data from 6th cycle housing element updates. The Connect SoCal 2024 Demographic and Growth Forecast Technical Report includes detailed discussions on socioeconomic data, including additional detail on the growth forecast, growth vision, and Sustainable Communities Strategy (SCS) consistency in Section of the Technical Report. The Connect SoCal 2024 Land Use and Communities Technical Report includes the most recent planning assumptions and estimates of population and housing.

SCAG's work helps facilitate implementation, but SCAG does not directly implement or construct projects or have land use authority. Achieving a sustained regional outcome depends upon informed and intentional local action. To access jurisdictional level growth estimates and forecasts for years 2035 and 2050, please refer to the Final Connect SoCal 2024 growth forecast data. The growth forecasts for the region and the applicable jurisdiction is below.

	Adopted SCAG Region Growth Forecasts				City of Costa Mesa Growth Forecasts		
	Year 2019	**Year 2030**	**Year 2035**	**Year 2050**	**Year 2019**	**Year 2035**	**Year 2050**
Population	18,827,000	19,476,000	19,946,000	20,909,000	112,300	124,100	134,300
Households	6,193,000	7,006,000	7,311,000	7,814,000	42,100	50,000	54,400
Employment	8,976,000	9,609,000	9,885,000	10,276,000	101,600	103,600	104,900

Consistency with Connect SoCal 2024

SCAG provides informational resources to facilitate the lead agency's consistency determination of the proposed project with Connect SoCal 2024. For the purpose of determining consistency with CEQA, local jurisdictions shall have the sole discretion to determine a local project's or plan's consistency and/or alignment with Connect SoCal 2024[2].

CEQA MITIGATION MEASURES

The SCAG Regional Council certified the Final Program Environmental Impact Report for Connect SoCal 2024 (2024 PEIR) and adopted the Mitigation Monitoring and Reporting Program (MMRP), Findings of Fact, and a Statement of Overriding Considerations on April 4, 2024. The mitigation approach used in the 2024 PEIR recognizes the limits of SCAG's authority; distinguishes between SCAG commitments and project-level responsibilities and authorities; optimizes flexibility for project implementation; and facilitates CEQA streamlining (e.g., SB 375) and tiering where appropriate on a project-by project basis determined by each lead agency. Consistent with the approach, the 2024 PEIR identifies regional-level mitigation measures to be implemented by SCAG over the lifetime of the Plan as well as project-level mitigation measures that lead agencies can and should consider, as applicable and feasible, in subsequent project-specific design, CEQA review, and decision-making processes. Given that SCAG is not an implementing agency and has no decision-making authority over projects or any land use authority, it is ultimately up to each lead agency's own discretion to determine the appropriateness of mitigation measures, including exploring opportunities of voluntary regional advance mitigation programs, based on project-specific circumstances such as individual site conditions, project specific details, and community values. Therefore, SCAG staff recommends that the proposed project's CEQA lead agency review the 2024 PEIR for guidance, as appropriate.

[2] SCAG. April 2024. Connect SoCal 2024 Demographic and Growth Forecast Technical Report. Accessible at: https://scag.ca.gov/sites/main/files/file-attachments/23-2987-tr-demographics-growth-forecast-final-040424.pdf

DEPARTMENT OF TRANSPORTATION
DISTRICT 12
1750 EAST 4TH STREET, SUITE 100
SANTA ANA, CA 92705
PHONE (657) 328-6000
FAX (657) 328-6522
TTY 711
www.do.ca.gov/caltrans-near-me/district12

Making Conservation California Way of Life.

November 24, 2025

Melinda Dacey
Economic and
Development Department
77 Fair Drive
Costa Mesa, CA 92626

File: IGR/CEQA
SCH#: N/A
LDR LOG #2025-02976

Dear Ms. Dacey,

Thank you for including the California Department of Transportation (Caltrans) in the review of the Notice of Preparation of a Draft Environmental Impact Report and Public Scoping Meeting for the Fairview Developmental Center Specific Plan Project. The proposed mixed-use community aims to meet the City's Regional Housing Needs Allocation (RHNA) obligation while integrating commercial services, open space amenities, and public safety infrastructure. The residential development will include 2,300 dwelling units, with the potential for up to 4,000, catering to various income levels and household types. The commercial development will include up to 35,000 square feet of space, including retail, restaurants, coffee shops, fitness studios, and childcare facilities. At least 14 acres of publicly accessible open space will be provided, supporting various uses, including neighborhood parks, plazas, walking and biking trails, recreation centers, and picnic areas. The project will also include off-site improvements, including the construction of a roadway through the adjacent golf course and the Shelley Circle Trail, which will be approximately 4,650 linear feet long.

The mission of Caltrans is Improving lives and communities through transportation. Caltrans is a commenting agency on this project and has the following comments:

1. Caltrans supports local developments that are consistent with State planning priorities intended to promote equity, strengthen the economy, protect the environment, and promote public and health safety. This can be achieved by promoting smart growth principles in projects which provide a diversity of housing choices and destinations accessible by active transportation (i.e. bicycle and pedestrian) and transit users.

2. The project is increasing the number of residential units in the area. This may increase pedestrian activity in the area. To enhance pedestrian safety and connectivity to the surrounding area, consider installing high visibility crosswalks on all pedestrian crosswalks connecting to the project.

3. The proposed project increases residential units and will function as a mixed-use site. Mixed-use development offers an opportunity to encourage multi-modal travel and reduce VMT. Short local car trips can potentially be replaced with walking and bicycling trips. Consider complete street designs on streets surrounding the project area.

4. A Vehicle Miles Traveled (VMT) based Traffic Impact Study (TIS) may be required after the EIR is submitted for review and comment. Please include a discussion on any potential impact to the State's right of way.

5. Caltrans supports the City's progress in meeting its Regional Housing Needs Assessment (RHNA) allocation, and we encourage the City to promote the development of housing units for a variety of income levels.

6. New residential land use construction provides an opportunity to encourage a variety of travel choices. Please consider opportunities to increase active transportation and transit use through active transportation infrastructure to/from the project site (such as Complete Streets designs) and wayfinding directional signage to transit stops within the project vicinity and local roadways to encourage non-motorized modes and transit use. This may include safety measures such as physically separated sidewalks and bike lanes, pedestrian-oriented LED lighting, high-visibility continental crosswalk striping, raised crosswalks, refuge islands, wayfinding signage, and safe connections to existing and proposed bicycle facilities.

7. Establish freight pick up & drop off times that do not coincide with peak commute hours to reduce passenger vehicle conflicts and congestion for freight. Consider designating on-street freight-only parking and delivery time windows so trucks will not resort to double parking, thus causing street traffic congestion.

8. For the multifamily residential units proposed, consider how many individual packages will be delivered daily to individual residences. Amazon lockers or an equivalent shared drop-off location can help reduce the amount of driving done by delivery trucks and can increase the efficiency of deliveries.

9. During construction, please ensure that appropriate detours and safety measures are in place that prioritize the mobility, access, and safety of bicyclists, pedestrians, and transit users. If adjacent sidewalks or bike lanes need to be closed during construction, please ensure that closures and detours are clearly signed.

Please continue to coordinate with Caltrans for any future developments that could potentially impact on State transportation facilities. If you have any questions, please do not hesitate to contact at Maryam Molavi at Maryam.Molavi@dot.ca.gov.

Sincerely,

Scott Shelley (Nov 24, 2025 16:34:48 PST)

Scott Shelley
Branch Chief – Local Development Review/Climate Change/Transit Grants District 12

From: Perez, Paola@Wildlife <Paola.Perez@Wildlife.ca.gov>
Sent: Wednesday, December 3, 2025 3:54 PM
To: DACEY, MELINDA
Cc: Turner, Jennifer@Wildlife
Subject: Fairview Development Center Specific Plan Project NOP and Open Space Requirements

Hello Melinda,

I hope this email finds you healthy. The California Department of Fish and Wildlife (CDFW) received a Notice of Preparation (NOP) of a Draft Environmental Impact Report from the City of Costa Mesa (City) for the Fairview Development Center Specific Plan Project (Project) pursuant the California Environmental Quality Act (CEQA) and CEQA Guidelines.

Thank you for the opportunity to provide comments and recommendations regarding Project activities that may affect California fish and wildlife. We also appreciate the opportunity to comment on aspects of the Project that CDFW may be required to carry out or approve under its regulatory authority pursuant to the Fish and Game Code.

Based on our review, the Project is located within a predeveloped area designated as a Multi-Use Center in the City's General Plan Land Use Element. The zoning for this Project requires a minimum of 25% open space. The NOP currently proposes approximately 14 acres of open space on the 95-acre site, which appears to be below the minimum requirement. We also note there are no special-status species occurrences within the developed site, and the surrounding golf course provides a buffer from the nearest special status wildlife and sensitive habitats at Fairview Park.

At this stage, we'd like to confirm that the project will meet the City's minimum open-space requirements and ensure that any future refinements are aligned with biological and land-use considerations. If helpful, we are available for an informal consultation or coordination call to discuss the open space layout to avoid potential conflicts as the project moves forward.

Please let me know a convenient time to connect or if you have any questions in the meantime.

Thank you,

Paola Perez (She/Her)
California Department of Fish and Wildlife
South Coast Region
3883 Ruffin Road, San Diego, CA 92123
Paola.Perez@wildlife.ca.gov
Work Cell: (858) 354 - 2413

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COSTA MESA FIRST

Working for a Livable City

December 5, 2025

VIA EMAIL ONLY– Melinda.Dacey@costamesaca.gov

City of Costa Mesa
Economic and Development Services Department
Attn: Melinda Dacey, Principal Planner
77 Fair Drive
Costa Mesa, California 92626

Re: Proposed Specific Plan for Fairview Developmental Center

Dear Ms. Dacey:

Thank you for the opportunity to submit comments regarding the preparation of an Environmental Impact Report for the proposed Specific Plan for Fairview Developmental Center (the "Project") to be located at Fairview Developmental Center ("FDC") in Costa Mesa, California. As outlined in the Notice of Preparation/Notice of Public Scoping Meeting ("NOP"), the Project would encompass approximately 95 acres of the 110 acres of FDC and would allow for a mixed-use community on the site. The Project would consist of a minimum of 2,300 dwelling units, with a potential to accommodate up to 4,000 dwelling units.

The site is currently zoned Multi-Use Center, allowing for low- to moderate-intensity urban uses with residential densities ranging from six to 40 dwelling units per acre ("du/ac"), and a maximum .25 floor area ratio ("FAR") for nonresidential units. A smaller portion of the site is designated Medium Density Residential, allowing up to 12 du/ac. The General Plan requires a minimum of 25 acres of open space, and allows up to 582 dwelling units. The eastern portion of the site is zoned Planned Development Residential – High Density, which allows residential development at 20 or more du/ac. Existing uses on the site include institutional buildings, associated infrastructure, and recreational facilities, all with a 0.25 FAR.

Costa Mesa First (FPPC 1332564), P.O. Box 2282, Costa Mesa, CA 92628
costamesa1st@gmail.com
costamesa1st.com
(714) 549-5884

The Project site is adjacent to the State of California's Emergency Operations Center, currently under construction on fifteen acres of the FDC property. This facility will include a 35,000-square-foot office building, a 20,000-square-foot warehouse, and a 120-foot communications tower.

Nearby amenities include a municipal golf course and an affordable housing neighborhood located approximately 600 feet from the Project site. Fairview Park, a nature preserve containing environmentally sensitive species and habitat areas, is situated approximately 1,800 feet from the proposed development.

We are submitting the following comments for consideration by the City of Costa Mesa (the "City") as it prepares the draft environmental impact report ("DEIR"):

1. **The Project**. As noted above, the Project is a Specific Plan that would allow for a mixed-use community comprising a minimum of 2,300 dwelling units, with the potential to accommodate up to 4,000 units. The site is currently zoned Multi-Use Center, which permits low- to moderate-intensity urban uses with residential densities ranging from six to 40 du/ac, and a maximum FAR of 0.25 for nonresidential units. Building heights under the Project could reach up to 12 stories, including parking structures. The Project is intended to provide a wide-range of housing types for different income levels, including two- and three-story townhomes, courtyard-style units, and apartment buildings up to 12 stories, thereby addressing a substantial portion of the City's Regional Housing Needs Allocation ("RHNA"). The proposed housing includes:

    a. **Very Low Income**: Minimum of 575 units, including 200 units of Permanent Supportive Housing in compliance with California Government Code Section 14670.31[1];

    b. **Low Income**: Minimum of 345 units;

    c. **Moderate Income**: Minimum of 690 units; and

    d. **Above Moderate Income**: Minimum of 690 units

    The Project would accommodate independent and assisted living senior housing options.

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

The Project proposes up to 35,000 square feet of commercial space, which may be developed as standalone facilities or integrated within mixed-use buildings. Permitted uses would include retail and food services—such as restaurants, coffee shops, small-format grocery stores, and pharmacies—as well as fitness studios, medical and professional offices, childcare facilities, and other community-serving establishments.

A minimum of 14 acres of publicly accessible open space would be provided, including parks, plazas, walking and cycling trails, recreation centers and cultural amenities. This public open space would be in addition to the private and common open space required for residential uses.

The Project would include two primary access points:

a. the existing Fair Drive on the northeast portion of the Project site; and

b. a proposed new public street at Harbor Boulevard on the southeast portion of the Project.

Emergency only access would be provided from Merrimac Way, a State-controlled and maintained road. This connection would remain gated when not in use.

The secondary roadway access at Harbor Boulevard would cut through the adjacent golf course, requiring reconfiguration of up to six holes. Additionally, the Project includes construction of Shelley Circle Trail, a multiuser path for pedestrians and cyclists. This trail would begin along the east side of the Project site adjacent to the golf course and extend northeast to connect to the existing Tanager bike trail. The Shelley Circle Trail would be approximately 4,650 linear feet in length and constructed as an 8- to 10-foot-wide, two-way multiuse path.

The introduction of new roadways and access points is anticipated to affect traffic on adjacent streets, including Harbor Boulevard, which is already heavily burdened.

2. **Project Site is Located Near Sensitive Receptors Already Exposed to Significant Pollution Burdens**. The Project would allow for the development of a mixed-use community consisting primarily of high-density housing and commercial space, parkland, and daycare that would serve mostly low- and very low-income adults and children. In addition, it would be bordered on three sides by the only municipal golf course in the city of Costa Mesa. There already exists a neighborhood of affordable housing on nearby Joann Street (Census Tract 6059063808), whose residents are 80%

people of color. CalEnviroScreen 4.0 ranks this census tract at a pollution burden of 46%, which is remarkably high for a neighborhood so close to a municipal golf course and receiving the benefit of ocean breezes. Please note that this census tract is near to other census tracts with higher burdens, including Census Tract 6059063605, which has a pollution burden of 86%. The residences are older buildings, many of which do not have central heating and air conditioning or air filtration systems. A short distance away is a high school and an elementary school that serve the aforementioned Census Tracts, including sports fields, tennis courts and a stadium that are also used by the general public. The residents in these Census Tracts, and others, would not only be impacted by the operation of the Project, but by the actual construction of the Project. This Project would exacerbate the environmental and health problems faced by the families that live nearby.

3. **Impacts on Biological Resources**. As noted above, the proposed Project is near Fairview Park, which contains environmentally sensitive species and habitat as documented by multiple studies, many of which can be found at https://www.costamesaca.gov/community/fairview-park/biological-reports. Costa Mesa has always been a little town near the beach with primarily one- or two-story buildings, except for the high-rise area near South Coast Plaza. The Costa Mesa Historical Society has documentation that the parks and open space were laid out so that the ocean breeze would pass through town. FDC was part of that plan and that air circulation plan needs to be preserved. In addition, the movement and migration of wildlife species has been substantially altered due to habitat fragmentation over the past century. FDC has been used by migratory birds and local wildlife as a wildlife corridor. Surveys of the surrounding areas for wildlife and ecologically sensitive habitat must be conducted and reports provided. The linkages or migration corridors between habitat areas must be preserved. The DEIR should evaluate how the Project accomplishes or fails to implement the environmental goals, objectives, and policies of the Costa Mesa General Plan.

4. **Water Sources**. Costa Mesa groundwater collects in underground aquifers that are approximately 2,500 feet beneath the ground surface. Mesa Water District owns and operates eight groundwater production wells that pump water from the Orange County Groundwater Basin. Costa Mesa depends upon imported water for a portion of its water supply; therefore, any more demand could impact the water supply for existing residents and businesses. The availability of imported water is directly related to the water supply conditions in the source watersheds, as well as demand for water throughout the State of California.

5. **Project Location is a Historic District**. FDC has been determined to be an historic district known as the Fairview State Hospital Historic District. Prior to use as a state hospital, the land was historically used for farming, in fact, there is still a small orchard on the site, along with fruit trees interspersed through the numerous buildings. While preservation of any historic buildings likely will not be viable, including repurposing of an auditorium that could be converted to a community center/playhouse/sports facility, the existing buildings are historically significant to the neighborhood and meet the definition of "contributing" because their integrity has been maintained to their original design. To the extent possible, the existing buildings need to be protected to preserve the authentic and unique character of this neighborhood.

6. **Visual Impacts and Neighborhood Character**. To the extent feasible, the DEIR should include an evaluation of potential impacts on the natural landforms resulting from implementation of project components. The DEIR should include a conceptual description and analysis of the allowed building mass, bulk, height, and architectural style that could result from the Project. The DEIR should also analyze the use of materials or components that could emit or reflect a significant amount of light or glare, and any potential effect on light-sensitive species. Renderings, cross-sections, and/or visual simulations of new or modified structures and buildings proposed to be built should be incorporated into the DEIR.

7. **The City Must Comprehensively Evaluate the Project's Environmental Impacts and Consider All Feasible Measures to Mitigate Potentially Significant Impacts**. The purpose of CEQA is to ensure that a project's lead agency fully evaluates, discloses, and mitigate (where feasible) significant environmental effects. An environmental impact report serves as the informational document that informs the public and decisionmakers of the significant environmental effects of a project and the ways in which those effects may be minimized. Projects of this type and size typically involve significant environmental impacts, so the DEIR must contain sufficient detail for the residents of Costa Mesa to understand and meaningfully consider the issues raised by the Project.

   In the context of air quality analysis, an environmental impact report must "make[] a reasonable effort to substantively connect a project's air quality impacts to likely health consequences.[2] Here, the City seeks approval of a Specific Plan that includes demolition of existing improvements on the Project site; grading, construction of up

[2] *Sierra Club v. County of Fresno* [Friant Ranch] (2018) 6 Cal.5th 502, 516.

to 4,000 dwelling units in buildings up to 12 stories in height; parking structures for housing units, up to 35,000 square feet of commercial space; paving for roadways, multiuser trails, and surface auto parking spaces; removal of trees; grading of an unknown amount of cut and fill; and possible soil remediation due to the site's previous institutional uses. The grading and construction activities are the source of greenhouse gas emissions emitted through the operation of construction equipment, which typically uses fossil-based fuels to operate.

The City's DEIR should analyze the full environmental impacts of the Project, which will add a considerable number of motorized vehicle trips, and their attendant air pollution, to this already overburdened area. That includes the Project's impact on the sensitive receptors near the Project who already suffer the health impacts of environmental pollution.

8. **The City Must Consider all Feasible Measures to Mitigate any Potentially Significant Project Impacts.** CEQA requires a lead agency to adopt all feasible mitigation measures that minimize the significant environmental impacts of a project[3]. The lead agency is expected to develop mitigation in an open public process, and mitigation measures must be fully enforceable and nondeferrable. To the extent the DEIR determines the Project will have significant environmental impacts—especially any affecting sensitive receptors—the City should consider robust mitigation measures to avoid or limit those impacts. For example, possible air quality mitigation measures could include:

   a. Ensuring that operations of diesel trucks or equipment on site are as far from sensitive receptors as possible;

   b. Limiting operation and construction days and times;

   c. Establishing and enforcing truck routes that avoid sensitive receptors;

   d. Requiring any Class 8 trucks entering the site use zero-emissions technology or meet CARB's lowest optional NOx emissions standard;

   e. Requiring installation of indoor air filtration at nearby schools (at minimum, Wilson Elementary School) and residences;

[3] Pub. Resources Code, § 21100, subd. (b)(3)

f. Increasing physical, structural, and/or vegetative buffers along projected truck routes to reduce pollutant dispersal and noise between trucks visiting the Project and adjacent sensitive receptors;

g. Requiring electric vehicle charging infrastructure for both cars and trucks necessary to support zero-emission vehicles and equipment on site;

h. Designating an area in the construction site where electric-powered construction vehicles and equipment can charge;

i. Requiring all trucks and trailers entering the site be in compliance with all current air quality regulations;

j. Requiring commercial tenants to use zero-emission light- and medium-duty vehicles as part of business operations;

k. Requiring and enforcing policies of no idling for more than three minutes;

l. Requiring the use of electric-powered yard equipment onsite;

m. Requiring that all construction equipment meet Tier 4 emission standards;

n. Constructing new or improved transit stops, sidewalks, bicycle lanes, crosswalks, and traffic control or traffic safety measures, such as speed humps or speed limits;

o. Improving vegetation and tree canopy for community members in and around the Project site;

p. Requiring methods to reduce employee vehicle traffic, such as van shuttles, transit and carpool incentives, and bicycle parking and facilities for employees;

q. Requiring all stand-by emergency generators to be powered by a non-diesel fuel;

r. Installing solar photovoltaic systems with backup energy storage on each building roof area with a capacity that matches the specified electrical generation capacity that is equal to or greater than the building's projected energy needs, including all electrical chargers; and

s. Adhering to California green building standards.

Mitigation measures like these have been adopted by similar projects throughout California. Please provide a description of how these mitigation measures will be implemented in the Project.

Projects of this type and size typically involve significant environmental impacts, so the DEIR must contain sufficient detail for the residents of Costa Mesa to understand and meaningfully consider the issues raised by the Project. This includes the following:

- Identify and map any easements and mineral/oil/gas/drilling rights held on the FDC property by anyone other than the State of California
- Provide the buffer zone requirements between the State of California's Emergency Operation Center Project and other parts of Project
- Identify impacts caused by demolition of existing buildings, construction of the Project, including, but not limited to, excavation and removal of underground facilities, and mitigation efforts that will be undertaken
- Describe any anticipated substantial change to natural topography or other ground surface relief features through landform alteration
- Provide depictions of any blockage of public views from designated open space land areas, roads, or to any significant visual landmarks or scenic vistas that would result from the Project
- Description any efforts to mitigate the Project's substantial alteration to the existing character of the area in terms of compatibility with the bulk, scale, materials, or style of surrounding development
- Describe any economic and social equity benefit programs, including programs to hire local residents for both the construction and operation of the Project, access to public facilities and services that enhance quality of life, including but not limited to, public transportation options connected to job centers, housing, parks, open space, trails, greenbelts, recreational facilities (including senior and youth centers), community centers, grocery stores, health care facilities, child care centers, libraries, and cultural centers
- Provide a description of any air filtration and climate control systems to the installed as part of the Project, both at the Project and nearby residences
- Provide a detailed traffic study, including the number of trucks and other equipment, diesel or otherwise, and how close the truck/transportation routes will be to the aforementioned Census Tracts

- Identify programs for mitigating greenhouse gases, including the use of zero-emissions technology, van pools, carpool incentives, bike share, no idling policy, etc.
- Describe any programs for mitigation of diesel particulate matter generated by the Project
- Provide the location and description of any transit stops, sidewalks, bicycle lanes, multiuser paths, crosswalks, traffic control or traffic safety measures, such as speed bumps/tables, speed limit reductions, addition or reduction of traffic lanes, and new roadways that will be required or provided as part of the Project
- Provide details on paving roads on truck routes with low noise asphalt
- Describe any significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect
- Describe the history of the designation of the site as a Historic District and what steps the City will take to preserve it, including the buildings and historic farmland
- List the cultural/tribal cultural resources that will be considered and any required mitigation
- Describe how the Project's buildings will improve the aesthetics of the area and how they will reflect the City's motto "City of the Arts"
- Describe improvements to vegetation and tree canopy for residents in and around the project and visitors to the project, including the replacement of trees removed—consider planting exclusively 36-inch box evergreen trees to ensure faster maturity and four-season foliage
- Identify and address in detail the biological resources that will be considered/impacted as identified by a variety of sources, including but not limited to, the California Department of Fish and Game's California Natural Diversity Database, the California Native Plant Society's Electronic Inventory, the U.S. Fish and Wildlife Service's list of Federal Endangered and Threatened Species, the federal Migratory Bird Treaty Act, local habitat conservation plans or policies, as well a variety of other environmental resources, and any proposed mitigation programs
- Provide copies of any wildlife and habitat survey reports done in connection with the Project site and the surrounding area
- Describe any irreversible and irretrievable commitment of resources, including the adoption, amendment, or enactment of a plan, policy, or ordinance of a

public agency that would impact nonrenewable resources and the associated impacts that this consumption could have on future generations

- Identify (1) any hazardous materials, hazardous substances or waste materials that currently exist on the site, and (2) any hazardous materials, including fuel, which will be stored and/or used on the Project or in the construction of the Project and plans for containment of hazardous materials in the event of a spill or other accident (***copies of Phase I and Phase II Investigations, as obtained from the State of California, have been previously supplied by us to the City***)
- Provide details on how the Project will adhere to California green building and LEED standards, including all provisions related to designated parking for clean air vehicles, electric vehicle charging, and bicycle parking
- Describe whether groundwater supplies will decrease or if the Project, either upon completion or during construction, will interfere with groundwater recharge such that the Project may impede sustainable groundwater management of the basin or conflict with a sustainable groundwater management plan
- Provide details of how the Project, either upon completion or during construction, will meet or fail to meet existing water quality standards or waste discharge requirements, or otherwise substantially degrade surface water quality, or conflict with a water quality control plan
- Provide details of any construction of new or expansion of existing utilities that could cause significant environmental effects, generate solid waste in excess of state or local standards or in excess of the capacity of local infrastructure, or result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities
- Provide details on the establishment of a community facilities district, or comparable mechanism, to provide a source of funding for common infrastructure elements within the Project

The DEIR should clarify when and to what extent future development projects in the plan area will be subject to further CEQA review. Agencies may, in later CEQA analyses, incorporate by reference analyses of general matters in broader environmental impact reports, allowing agencies to focus the later CEQA reviews on issues specific to the project at issue. This practice, called “tiering,” ensures all environmental impacts of broader projects are addressed together, and allows agencies to streamline CEQA review of individual development projects. Proactive planning also ensures that all cumulative impacts can be identified and mitigated. In addition, CEQA applies to “projects,” which are discretionary actions by public

agencies. The DEIR should clarify the types of future developments that would be subject to ministerial approval under the Project and the extent of CEQA review discretionary projects will undergo. This information is critical to the sufficiency of the DEIR, as the scope of anticipated later project reviews affects the level of detail required in the DEIR. In addition, clarification would improve public transparency, avoiding later surprise if the level of review is above or below expectations.

9. **Conclusion**. When executed well, a CEQA analysis promotes sustainable development and builds trust with the public. The DEIR for this Project gives the City an opportunity to serve the residents of Costa Mesa by transparently evaluating, disclosing, and mitigating the environmental impacts of this Project. In order to serve the community, we ask that the City comprehensively identify and evaluate all the impacts of the Project, in particular those affecting the many nearby sensitive receptors. CEQA entitles the residents to full disclosure and mitigation of the environmental impacts of the Project prior to its approval.

Thank you for your attention. Please feel free to contact us should you have any questions.

Very truly yours,

Richard J. Huffman
Treasurer

Cynthia McDonald
Assistant Treasurer

cc: Mayor, City Council, City Manager, Director of Economic and Development Services

Costa Mesa First's mission is to educate Costa Mesans about planning policies in Costa Mesa so they make knowledgeable choices when voting. We encourage residents to choose walkable, bikeable, and inclusive neighborhoods, and the land use and transportation policies and investments needed to make Costa Mesa flourish. Our primary objective is to require Costa Mesa's leaders to put the residents of Costa Mesa first.

A 501(c)(3) non-profit corporation
Tax ID 82-2238446

Officers:

Kim Hendricks
President

Julie Kennedy
Secretary

Jason Komala
Webmaster

Mailing Address:

FPA
P.O. Box 2471
Costa Mesa, CA 92628-2471

E-Mail Address:

info@FairviewParkAlliance.org

Website:

www.FairviewParkAlliance.org

December 5, 2025

Email to: Melinda.Dacey@costamesaca.gov

City of Costa Mesa
Economic and Development Services Dept.
Attn: Melinda Dacey, Principal Planner
77 Fair Dr.
Costa Mesa, CA 92626

Re: Proposed Specific Plan for Fairview Developmental Center

Dear Ms. Dacey:

Thank you for the opportunity to submit comments regarding the preparation of the Environmental Impact Report (EIR) for the proposed Specific Plan for Fairview Developmental Center.

As the crow flies, Fairview Park is located only 1 mile away from the project site at Fairview Developmental Center. Hence Fairview Park is a unique nature park with endangered and threatened species. Besides hosting a variety of residential birds, Fairview Park is also a major stopover for many migrating birds. Fairview Developmental Center is used by migratory birds and local wildlife as a resting place and a wildlife corridor. Fairview Park Alliance (FPA) is concerned about the negative impacts on the biological resources this project could have potentially on the many species that rely on this corridor.
The movement and migration of wildlife species have been substantially altered due to habitat fragmentation over the past century.
https://www.ifaw.org/journal/habitat-fragmentation-affects-animals#:~:text=Support%20Room%20to%20Roam%20*%20Asian%20elephants,into%20the%20tropical%20forests%20where%20they%20live.&text=*%20African%20wild%20dogs%20(Lycaon%20pictus)%20are,to%20take%20up%20space%20in%20their%20habitats.

FPA expects thorough and complete bird and wildlife surveys done by reputable biologists to be conducted and reports provided to the public before any shovel hits the dirt.
Surveys need to be done at different times of the year to get a clear picture of what creatures utilize the wildlife corridor. The linkages of migration corridors between habitat areas must be preserved.

There are many other concerns with this proposed project like traffic increase, poorer air quality, and noise increase, but if you just address the wildlife corridor issue in your studies and report that would be a great start.

Thank you,
Kim Hendricks
President
Fairview Park Alliance

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

SENT VIA E-MAIL: December 12, 2025

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

Notice of Preparation of a Draft Environmental Impact Report for the Fairview Developmental Center Specific Plan (Proposed Project) (SCH# 2025101405)

South Coast Air Quality Management District (South Coast AQMD) staff appreciate the opportunity to comment on the above-mentioned document. Our comments are recommendations on the analysis of potential air quality impacts from the Proposed Project that should be included in the Draft Environmental Impact Report (EIR). Please send a copy of the Draft EIR upon its completion and public release directly to South Coast AQMD as copies of the Draft EIR submitted to the State Clearinghouse are not forwarded. **In addition, please send all appendices and technical documents related to the air quality, health risk, and greenhouse gas analyses (electronic versions of all emission calculation spreadsheets, air quality modeling, and health risk assessment input and output files, not PDF files). Any delays in providing all supporting documentation for our review will require additional review time beyond the end of the comment period.**

CEQA Air Quality Analysis

The Lead Agency is recommended to rely on the guidance provided in the South Coast AQMD's CEQA Air Quality Handbook and website[1] when preparing the air quality and greenhouse gas analyses. It is also recommended that the Lead Agency use the California Air Pollution Control Officers Association's California Emissions Estimator Model (CalEEMod)[2] software, to quantify emissions of air pollutants from typical land use development project.

In addition, the South Coast AQMD has adopted regional air quality significance thresholds[3] as well as localized significance thresholds (LST).[4] If the Lead Agency has not adopted its own significance thresholds, the Lead Agency is recommended to rely on South Coast AQMD's adopted thresholds for determining whether the Proposed Project's air quality and greenhouse gas impacts are significant.

[1] South Coast AQMD's CEQA Air Quality Handbook and other resources for preparing air quality analyses can be found at: http://www.aqmd.gov/home/rules-compliance/ceqa/air-quality-analysis-handbook.
[2] CalEEMod is available free of charge at: www.caleemod.com.
[3] South Coast AQMD's air quality significance thresholds can be found at: https://www.aqmd.gov/docs/default-source/ceqa/handbook/south-coast-aqmd-air-quality-significance-thresholds.pdf
[4] South Coast AQMD's guidance for performing a localized air quality analysis can be found at: http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/localized-significance-thresholds.

The Lead Agency should identify any potential adverse air quality and greenhouse gas impacts that could occur from all phases of the Proposed Project and all air pollutant sources related to the Proposed Project. Air quality and greenhouse gas impacts from both construction (including demolition, if any) and operations should be calculated. Construction-related air quality impacts typically include, but are not limited to, emissions from the use of heavy-duty equipment from grading, earth-loading/unloading, paving, architectural coatings, off-road mobile sources (e.g., heavy-duty construction equipment) and on-road mobile sources (e.g., construction worker vehicle trips, material transport trips, and hauling trips). Operation-related air quality and greenhouse gas impacts may include, but are not limited to, emissions from stationary sources (e.g., boilers and air pollution control devices), area sources (e.g., solvents and coatings), and vehicular trips (e.g., on- and off-road tailpipe emissions and entrained dust). Air quality and greenhouse gas impacts from indirect sources, such as sources that generate or attract vehicular trips, should be included in the analysis. Furthermore, if the Lead Agency elects to rely on South Coast AQMD's air quality significance thresholds, the emissions from the [redacted]

Also, if implementation of the Proposed Project would require the use of new stationary and portable sources, including but not limited to emergency generators, fire water pumps, boilers, spray booths, etc., one or more air permits from South Coast AQMD will be required, and the role of South Coast AQMD would change from a Commenting Agency under CEQA to a Responsible Agency as defined in CEQA Guidelines Section 15381. The assumptions in the air quality analysis in the EIR will be the basis for evaluating the air permit(s) under CEQA and imposing permit conditions and limits. Questions about air permit requirements should be directed to South Coast AQMD's Engineering and Permitting staff at (909) 396-3385.

In addition, CEQA Guidelines Section 15096 sets forth specific procedures for a Responsible Agency, including making a decision on the adequacy of the CEQA document for use as part of evaluating the applications for air permits. For these reasons, the EIR should include a discussion about any new stationary and portable equipment requiring South Coast AQMD air permits and identify South Coast AQMD as a Responsible Agency for the Proposed Project, if applicable. Also, as set forth in CEQA Guidelines Sections15086, the Lead Agency is required to consult with all Responsible Agencies with discretionary approval power over the Proposed Project. Thus, if air permits are required and South Coast AQMD is identified as a Responsible Agency, please let this comment letter serve as South Coast AQMD's request to convene a meeting with the Lead Agency as required by CEQA Guidelines Section 15104 to discuss the scope and content of the environmental information that will need to be included in the Draft EIR.

Mitigation Measures

In the event that the Proposed Project results in significant adverse air quality impacts, CEQA requires that all feasible mitigation measures that go beyond what is required by law be utilized to minimize these impacts. Any impacts resulting from mitigation measures must also be analyzed. Several resources to assist the Lead Agency with identifying potential mitigation measures for the

Proposed Project include South Coast AQMD's CEQA Air Quality Handbook,[5] South Coast AQMD's Mitigation Monitoring and Reporting Plan for the 2022 Air Quality Management Plan,[6] and Southern California Association of Governments' Mitigation Monitoring and Reporting Plan for the 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy.[7]

South Coast AQMD staff is available to work with the Lead Agency to ensure that air quality, greenhouse gas, and health risk impacts from the Proposed Project are accurately evaluated and mitigated where feasible. If you have any questions regarding this letter, please contact me at swang1@aqmd.gov.

Sincerely,

Sam Wang

Sam Wang
Program Supervisor, CEQA IGR
Planning, Rule Development & Implementation

SW
ORC251030-03
Control Number

[5] South Coast AQMD's CEQA Air Quality Handbook, available at: https://www.aqmd.gov/home/rules-compliance/ceqa/air-quality-analysis-handbook

[6] South Coast AQMD's 2022 Air Quality Management Plan can be found at: http://www.aqmd.gov/home/air-quality/clean-air-plans/air-quality-mgt-plan (Chapter 4 - Control Strategy and Implementation).

[7] Southern California Association of Governments' 2020-2045 RTP/SCS can be found at: https://scag.ca.gov/connect-socal

From: Wendy Leece <leecefam@sbcglobal.net>
Sent: Friday, December 5, 2025 1:58 PM
To: melinda.Dacey@costamesaca.gov <melinda.Dacey@costamesaca.gov>
Subject: NOP Comments for FDC-Please acknowledge receipt.

I gave comments at the Scoping Meeting but in some cases I wanted to elaborate re: accountability and transparency.
Air quality: With increased traffic into the housing and EOC what are the projections of particulates re: air quality? Would the density of the project and the people who drive in and out cause more air pollution?
Biological resources: FDC is near Fairview Park and there are a multitude of species protected by the state and federal government, particularly the Burrowing Owl. Once identified, what is the process if there is to be mitigation? Will the city hire 3 consultants to review the resources?
Energy: Is the proposed development designed to handle additional electrical needs?
Will the EOC require more energy in the event of an emergency?
Geology and Soils: If it is determined there is oil or other contaminants on the property, what is the process to remediate?
Will any harmful pollutants be released into the air and impact nearby Costa Mesa residents? What precautions will be taken? What warnings will be given to residents?
Hydrology and water quality: What communications has the City had with the Mesa Water District? How will this development impact Costa Mesa rate payers? We have had increases in water bills in the last 2 years because of the aging infrastructure and the cost of water.
Will ratepayers have more increases in the future because of the cost of this project?
Will the water quality be affected?
What are the plans to bring in water?
Does the developer pay for this infrastructure?
Noise pollution: What are the State's plans to sound an "alarm" when there is an emergency?
Will there be an ongoing siren?
Will it be within the allowed decibels?
How will the city's public services be impacted?
How many new police officers will be hired? How many firemen/women will be hired?
What fire station will service the development?
Transportation: Will buses come into the development? Trucks?
Traffic during Emergency: What are the plans to reroute traffic on Harbor Blvd. at the 2 access points and Fair Dr. and from nearby residences during an emergency? Residents need to understand how activation of the EOC will affect their quality of life in Costa Mesa during an emergency.

Will the streets be designed to carry the load?
Asphalt or concrete streets?
Housing: Will Costa Mesa residents be given priority when applying for a house in the development?
Utilities: will electrical be underground? Cable?
Sanitation: Will streets be designed to carry the load of the 3 garbage trucks that will come into the community? (The 3 garbage trucks on my street definitely affect the erosion of the asphalt.
Recreation: There is a City soccer field at the far end of the property? Will the City replace this field?
Will the City be responsible for recreation programs within the development?
Will there be a special recreation room for use by the entire Costa Mesa community?
Helipad: Is it still on the plans?
Workers: How many workers will work in the EOC? What are their jobs?

Thank you,
Wendy Leece
1804 Capetown Circle
Costa Mesa, Ca 92627949-241-7211

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ORANGE COUNTY OC Public Works

December 8, 2025 NCL-25-0008

Melinda Dacey, Principal Planner
Economic and Development Services Department
77 Fair Drive
Costa Mesa, CA 92626

Subject: NCL-25-0008: Notice of Preparation of a Draft Environmental Impact Report for the Fairview Developmental Center Specific Plan

Dear Ms. Melinda Dacey:

The County of Orange has reviewed the proposed Notice of Preparation of a Draft Environmental Impact Report for the Fairview Developmental Center Specific Plan and has no comments at this time. Please keep the County of Orange on the distribution list for future notifications related to the project.

If you have any questions, please contact me at (714) 667-1614 in OC Development Services.

Sincerely,

DocuSigned by:
Virginia Gomez
ED76DCA58AD94B6...

Virginia Gomez, Senior Planner
OC Public Works/OC Development Services
601 North Ross Street
Santa Ana, California 92701
virginia.gomez@ocpw.ocgov.com

COMMENT CARD
Fairview Developmental Center Specific Plan Project
Scoping Meeting

November 17, 2025 at 6:00 PM

Consistent with Appendix G of the California Environmental Quality Act (CEQA) Guidelines, the following 20 environmental topics would be analyzed further in the Draft EIR:

- Aesthetics
- Agriculture/Forestry Resources*
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology/Soils
- Greenhouse Gas Emissions
- Hazards/Hazardous Materials
- Hydrology and Water Quality
- Land Use/Planning
- Mineral Resources*
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities/Service Systems
- Wildfire*

** Topics to be addressed in Section, "Other CEQA considerations, Effects Not Found to be Significant" of the Draft EIR*

Please identify any comments or concerns you may have regarding the Fairview Developmental Center Specific Plan Project Draft EIR, including any additional environmental topic areas, potential mitigation measures, or project alternatives (please print):

HOW WILL THE INCREASE IN TRAFFIC BE HANDLED BETWEEN THE 55 AND THE FDC

HOW WILL THE NEIGHBORHOODS IN ADJACENT TO THE PROJECT BE PROTECTED FROM TRAFFIC CUTTING THROUGH TO SHORTCUT HARBOR WITH ADDITIONAL LARGE DEVELOPMENT PROJECTS PLANNED ON HARBOR BLVD, HOW WILL TRAFFIC AND PARKING BE HANDLED

AWARENESS – SIGNAGING

Name:

Address:

Please return this comment card to Melinda Dacey, Principal Planner, at the end of the Scoping Meeting or fold in half, staple, and mail to the City of Costa Mesa Economic and Development Services Department using the address provided (see reverse). Comments may also be submitted via email to Melinda.Dacey@costamesaca.gov; Melinda may be reached at (714) 754-5611. **Comments must be submitted by December 5, 2025.**