NOTICE OF AVAILABILITY OF A DRAFT PROGRAM ENVIRONMENTAL IMPACT REPORT FOR THE NEIGHBORHOODS WHERE WE ALL BELONG ZONING UPDATES AND HOUSING ELEMENT IMPLEMENTATION

DATE: June 16, 2026

TO: State Clearinghouse, Responsible Agencies, Organizations, and Interested Parties

SUBJECT: Notice of Availability of a Draft Program Environmental Impact Report for the Neighborhoods Where We All Belong Zoning Updates and Housing Element Implementation Project in the City of Costa Mesa

PUBLIC REVIEW PERIOD: Tuesday, June 16, 2026 to Monday, August 3, 2026

Notice is hereby given, pursuant to Public Resources Code Section 21092 and the California Environmental Quality Act (CEQA) Guidelines Section 15367, that the City of Costa Mesa (City), as the Lead Agency, has completed the Draft Program Environmental Impact Report (PEIR) addressing potential impacts associated with the Neighborhoods Where We All Belong Zoning Updates and Housing Element Implementation (Project) (State Clearinghouse No. 2025110783). The Draft PEIR is available for public review. This notice provides agencies, organizations, tribes, and other interested parties with a summary of the Project and its location, information regarding the availability of the Draft PEIR for public review, the timeframe for submitting comments on the Draft PEIR, and a summary of the anticipated significant environmental effects of the Project.

PUBLIC REVIEW COMMENT PERIOD: Agencies, organizations, tribes, and interested parties must submit comments on the Draft PEIR in writing to the City within the 45-day public review period beginning Tuesday, June 16, 2026, and no later than 5:00 PM on Monday, August 3, 2026. The Draft PEIR is available for review at the City of Costa Mesa Community Development Department (formerly known as Economic and Development Services), located at 77 Fair Drive, 2nd Floor, Costa Mesa, CA 92626, as well as the Mesa Verde Library, 2969 Mesa Verde Drive E., Costa Mesa, CA 92626, and Donald Dungan Library, 1855 Park Avenue, Costa Mesa, CA 92627. A copy of this notice and the Draft PEIR can also be accessed online at: https://www.costamesaca.gov/government/departments-and-divisions/economic-and-development-services/planning/environmental-notices-and-reports.

All materials are also available electronically at the State Clearinghouse via the CEQAnet Web Portal (https://ceqanet.lci.ca.gov/) by searching the Project's State Clearinghouse Number: 2025110783.

All comments must be submitted in writing via mail, or email no later than **5:00 PM** on **August 3, 2026** to:

Attn: Michelle Halligan, Senior Planner
City of Costa Mesa

Community Development Department
77 Fair Drive
Costa Mesa, CA 92626
neighborhoods@costamesaca.gov

If you have any questions or need additional information, please contact Michelle Halligan at (714) 754-5608 or by email, as noted above.

PUBLIC HEARINGS: Public hearings on the proposed Project and the Final PEIR will be scheduled before the Planning Commission and City Council at times and dates to be determined subsequent to the close of the Draft PEIR public review period.

PROJECT SUMMARY

PROJECT LOCATION: The Neighborhoods Where We All Belong Zoning Updates and Housing Element Implementation (Project) is proposed within the City of Costa Mesa, a city located in Orange County, California, as shown in Figure 1, Regional Location and Local Vicinity Map. The Project would apply to parcels at various locations throughout the City. Given the citywide nature, the Project's parcels are collectively referred to as the "Planning Area." These parcels consist of Measure K sites, which include but are not limited to sites identified in the Housing Element. The Measure K sites are generally located along major thoroughfares within the City, including, but not limited to Newport Boulevard, Harbor Boulevard, Placentia Avenue, 19th Street, 18th Street, 17th Street, Baker Street, Bristol Street, and areas north of Interstate 405. See Figure 2, Planning Area, for the general location of the Project's parcels.

EXISTING CONDITIONS: The Planning Area is comprised of 1,079 parcels totaling approximately 1,353.4 acres. Under existing conditions, the parcels vary in use and Land Use Designation as defined in the General Plan. Whereas some parcels consist of vacant land, a majority of the identified parcels contain existing development, including but not limited to residential, commercial, and industrial land uses. The Planning Area is currently zoned with the following zones:

- Administrative and Professional District (AP);
- Commercial Limited District (CL);
- General Business District (C2);
- General Industrial (MG);
- Industrial Park (MP);
- Institutional and Recreational District (I&R);
- Local Business District (C1);
- Multiple-Family Residential District (R3);
- Multiple-Family Residential District, High Density (R2-HD);
- Multiple-Family Residential District, Medium Density (R2-MD);
- Planned Development Commercial (PDC);
- Planned Development Industrial (PDI);
- Planned Development Residential—High Density (PDR-HD);
- Planned Development Residential—Medium Density (PDR-MD);
- Shopping Center District (C1-S);
- Single-Family Residential District (R1); and
- Town Center District (TC).

Additionally, the Planning Area contains the following General Plan land use designations:

- Commercial Center (CC);
- Commercial-Residential (CR);
- Cultural Arts Center (CAC);
- General Commercial (GC);
- High-Density Residential (HDR);
- Industrial Park (IP);
- Light Industrial (LI);
- Medium-Density Residential (MDR);
- Neighborhood Commercial (NC);
- Regional Commercial (RC); and
- Urban Center Commercial (UCC).

There are numerous contaminated sites within the Planning Area, including sites listed pursuant to Government Code Section 65962.5 (Cortese List Sites). In addition to the currently existing Cortese List sites, contaminated sites are identified on a continuous basis by regulatory agencies, and more or different sites could be present at the time of future development projects within the Planning Area.

PROJECT DESCRIPTION: The proposed Project is a comprehensive effort to address housing needs, comply with State Housing Law, and address the City Council goal to "diversify, stabilize and increase housing to reflect community needs." The City proposes to implement the Project in accordance with approved Measure K ballot measure, which facilitates the development of housing in commercial and industrial areas. Properties identified in Measure K include sites that are included in the City's 2021-2029 Housing Element Update as well as non-Housing Element sites. The City's Housing Element identifies specific programs to encourage the development of housing for residents at various income levels and housing sizes. Implementation of these programs would update zoning regulations to increase development opportunities, simplify the process of building housing, and accommodate the City's mandated fair share of Orange County's housing needs (also known as the Regional Housing Needs Allocation [RHNA]) as well as a necessary buffer of additional development capacity.

The proposed Project implements portions of the Housing Element as required by State Housing Law. Implementation of Housing Element programs include rezoning of Housing Element sites and Measure K sites, along with modifications to the City's zoning regulations across existing urban plans, overlays, and specific plans with the intent to clarify, consolidate, and streamline regulations where possible. As such, the Project would amend the City's existing Mixed-Use Overlay District (MUOD), as codified in Chapter V (Development Standards) of Title 13 (Planning, Zoning, and Development) of the Costa Mesa Municipal Code (CMMC). The amended MUOD would be applied to all Measure K sites, including Housing Element and non-Housing Element sites. Application and utilization of the amended MUOD assumes that residential only or mixed-use (residential and commercial) would be developed on Housing Element sites.

The Project analyzes the capacity of the Housing Element sites, which as identified in the Housing Element is comprised of 17,042 units (the Regional Housing Needs Assessment of 11,760 units and Housing Element-required buffer capacity) as well as additional capacity for Measure K non-Housing Element sites. At full buildout in 2056, the proposed Project studies an increased capacity for the development of approximately 21,522 dwelling units and approximately 17,306,003 square feet of commercial uses. Given that the Planning Area contains existing non-residential land uses (i.e., commercial and industrial), including approximately 11,619,124 square feet of existing commercial uses and approximately 5,223,256 square feet of existing industrial uses, the net new non-residential buildout for all Measure K sites is anticipated to be approximately 10,630,361 square feet within the Planning Area by 2056. Components of the Project include, but may not be limited to:

Rezoning of Measure K Sites

Housing Element Sites

In order to accommodate the City's mandated fair share of housing needs (i.e., RHNA) and a buffer, the Housing Element includes an inventory of sites at specific densities and capacities that those sites need to be rezoned to accommodate the development of housing at the specified densities.[1] The proposed Project would rezone all

[1] On June 30, 2025, Senate Bill (SB) 131 was signed into law, which took effect immediately. The new law exempts Housing Element-related rezoning, as required under Government Code section 65583(c), from further CEQA review. Accordingly, because the City adopted the Housing Element Update and associated CEQA documentation in 2022, it is understood that the rezoning of Housing Element sites is exempt from CEQA review. At the time of preparing the Draft PEIR, the City has pursued the rezoning for the Housing Element sites accordingly, given the exemptions allowed under

Housing Element sites (except for the Fairview Developmental Center site, whose rezoning is being implemented via a separate process not part of this Project) by applying the amended MUOD with specific provisions to satisfy the requirements of Housing Element Programs 3C, 3D, and 3N, as described below.

- **Update the North Costa Mesa Specific Plan.** The proposed Project would satisfy the objectives of Program 3C by implementing zoning amendments pertaining to the North Costa Mesa Specific Plan that would permit residential development at an allowable density of up to 90 dwelling units per acre on select properties as identified in the Housing Element. As a result of Project Implementation, unit caps would not apply within the North Costa Mesa Specific Plan.

- **Update the City's Urban Plans and Overlays.** The Project would satisfy the objectives of Program 3D by implementing zoning amendments pertaining to the existing urban plans (i.e., 19 West Urban Plan, SoBECA Urban Plan, and Mesa West Bluff Urban Plan) and overlays (i.e., Mixed-Use Overlay District and Residential Incentive Overlay District) that would permit the residential development capacity at the allowable densities identified in the Housing Element on select properties. The proposed Project also satisfies the Program's objective of removing the Mesa West Residential Ownership Overlay.

- **Rezone Candidate Sites Used in Previous Housing Elements.** The Project would satisfy the objectives of Program 3N by implementing zoning amendments that would apply the amended MUOD to all non-vacant sites included in the prior Housing Element and all vacant sites included in two or more consecutive planning periods that permits by-right housing development for projects that meet the requirements of State Housing Law (Gov Code Section 65583.2(c).

Non-Housing Element Sites

The proposed Project would apply the amended MUOD to non-Housing Element sites following a robust community planning and visioning process. Therefore, the Project would implement Housing Element Program 3G, Address Citywide Vote Requirement in Relation to Housing Element Compliance, by engaging in a community planning and visioning process for proposed General Plan amendments, rezones, and revisions to Measure K sites. On non-Housing Element sites, the amended MUOD would provide property owners with the additive option to develop residential or mixed-use under the provisions of the MUOD or develop commercial or industrial uses as currently permitted by the underlying base zone.

Mixed-Use Overlay District (MUOD) Amendments

As stated above, the Project would amend the City's existing MUOD, as codified in the CMMC, to implement the rezoning. The amended MUOD would be applied to all Measure K sites, including Housing Element and non-Housing Element sites, as shown in Figure 2, Planning Area. Upon implementation of the proposed Project, the City's zoning map would be updated.

The provisions of the underlying base zoning districts would continue to apply to a property unless the property is a Housing Element site where the MUOD supersedes the base zone. If applicable, the provisions of other zoning provisions, such as overlays and specific plans, would continue to apply to a property unless specifically superseded. The MUOD would apply to all Measure K sites, including Housing Element sites and non-Housing Element sites. All MUOD projects would be subject to the applicable special fee assessments pursuant to CMMC Chapter XII (Special Fee Assessments) of Title 13. In addition, MUOD projects may be subject to technical studies

SB 131; nevertheless, the Draft PEIR anticipates evaluation of all Measure K sites, including Housing Element sites and non-Housing Element sites.

to ensure compatibility with surrounding uses and compliance with City standards, including a Phase 1 Environmental Assessment, a traffic study, and a noise study. The Project revises and expands existing development standards for all MUOD projects. For Housing Elements sites, and future projects utilizing the MUOD, the development standards in the MUOD would supersede and prevail over any conflicting provisions of the underlying base zone and all other applicable zoning provisions, such as overlays and specific plans, unless otherwise noted.

General Plan Amendments

Amendments to the City's General Plan are required for Project implementation and consistency. These amendments would be applied to the Land Use Element, as well as other Elements of the General Plan in order to create consistency between land use and zoning for the Planning Area sites regarding the extent and intensity of allowed uses. In addition, amendments to the Land Use Element would occur with the intent to remove references to and provisions for existing urban plans. Upon implementation of the proposed Project, the City's land uses would be updated.

Zoning Code Amendments

The Housing Element identifies sections of the City's Zoning Code that require amendments in order to comply with State law requirements, remove regulatory impediments or barriers to housing development, and streamline the housing development process. As such, the Project includes various amendments to the City's Zoning Code that would implement Housing Element Programs including, but not limited to, 2B, 2E, 2F, 2H, 2I, 2J, 2K, 2M, 2N, 2O, 2P, 3C, 3D, 3E, 3F, 3H, 3I, 3J, 3K, 3S, 4E, and 4G. These programs would update zoning provisions, including development standards, and provide for internal consistency and consistency with state law with regards to incentives for affordable housing; larger units for large-family households; persons with physical and developmental disabilities; farmworker housing; State Density Bonus incentives; transitional and supportive housing; parking standards for residential development; reasonable accommodations; single housekeeping units; group homes; accessory dwelling units (ADUs), motel conversions, efficiency units, and co-living housing types; marketing housing development on church sites; findings for conditional use permits, design review, and master plans; low barrier navigation centers; and parking for emergency shelters These programs would not result in physical changes to the environment. Instead, these would merely bring the City's Zoning Code into compliance with State law and/or would facilitate policy-level processes to streamline implementation.

Objective Design Standards

The Citywide Multifamily Residential and Mixed-Use Objective Design Standards (Objective Design Standards) would establish clear, measurable, and uniformly applicable design requirements for new residential and mixed-use development in the City of Costa Mesa. The Objective Design Standards would apply citywide to all new construction multifamily residential and mixed-use buildings (consistent with California Government Code Section 65913.4) of three or more stories in height, as well as second-story additions to multifamily residential or mixed-use building, regardless of zoning designation. These requirements are intended to supplement, not replace, existing zoning and building regulations. In the event of a conflict, the more restrictive regulation would prevail. The Objective Design Standards would implement and support policies contained in the Costa Mesa General Plan. Collectively, these policies emphasize neighborhood compatibility, pedestrian-oriented design, architectural quality, protection of privacy, noise mitigation, and context-sensitive development.

SIGNIFICANT ENVIRONMENTAL EFFECTS: The Draft PEIR determined that the proposed Project would result in significant environmental impacts for the following environmental topic areas:

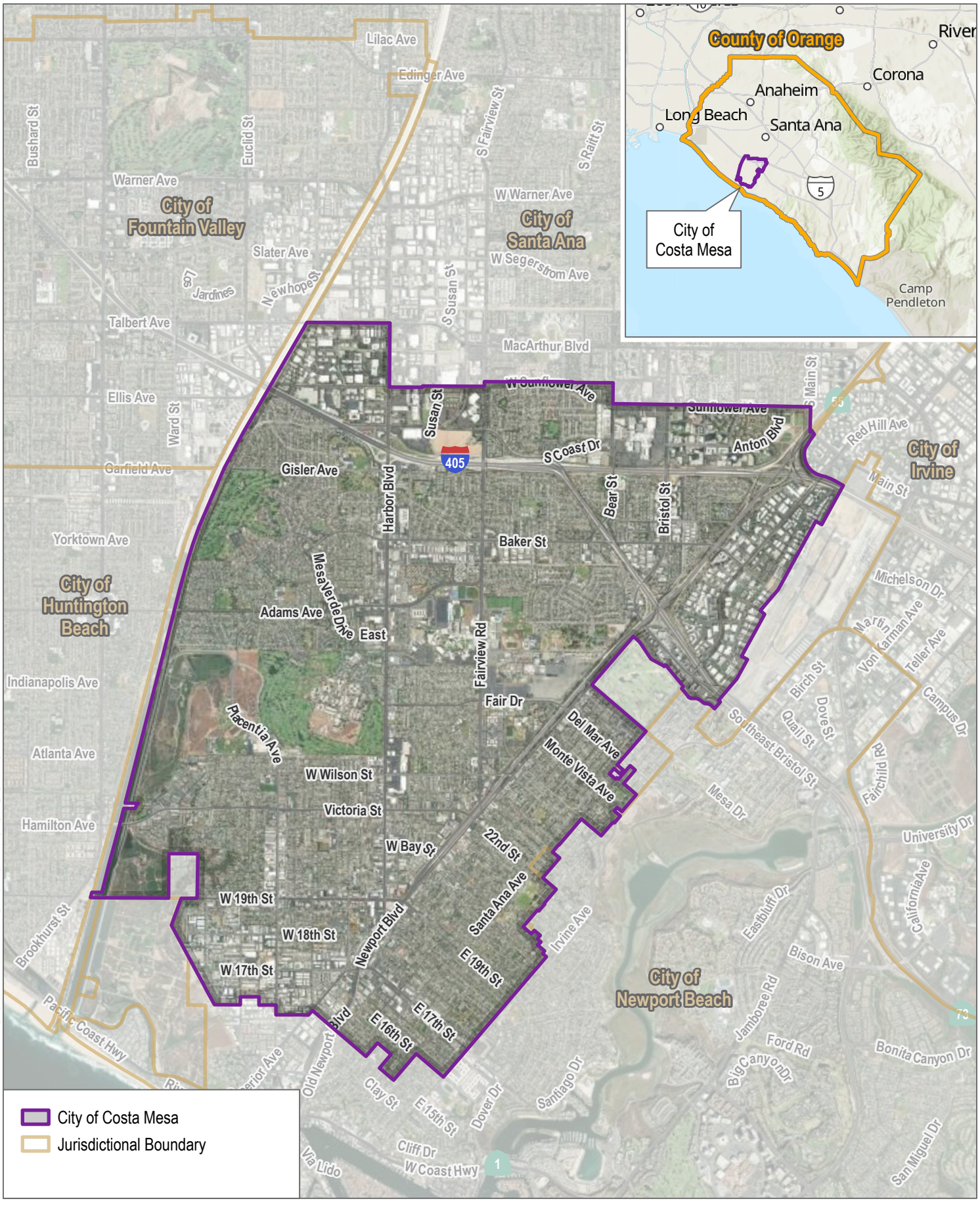
- Aesthetics
- Agriculture and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Noise
- Population and Housing
- Recreation
- Tribal Cultural Resources

ANTICIPATED DISCRETIONARY APPROVALS: The following is a summary of discretionary actions the City will consider for Project implementation:

- Certification of the PEIR
- Adoption of Rezoning of Measure K Sites
- Adoption of Zoning Code Amendments
- Adoption of Objective Design Standards

Attachments:

Figure 1, Regional Location and Local Vicinity
Figure 2, Planning Area



SOURCE: Esri, Open Street Map

FIGURE 1

Regional Location and Local Vicinity

Neighborhoods Where We All Belong Zoning Updates and Housing Element Implementation

DUDEK

0 2,350 4,700 Feet

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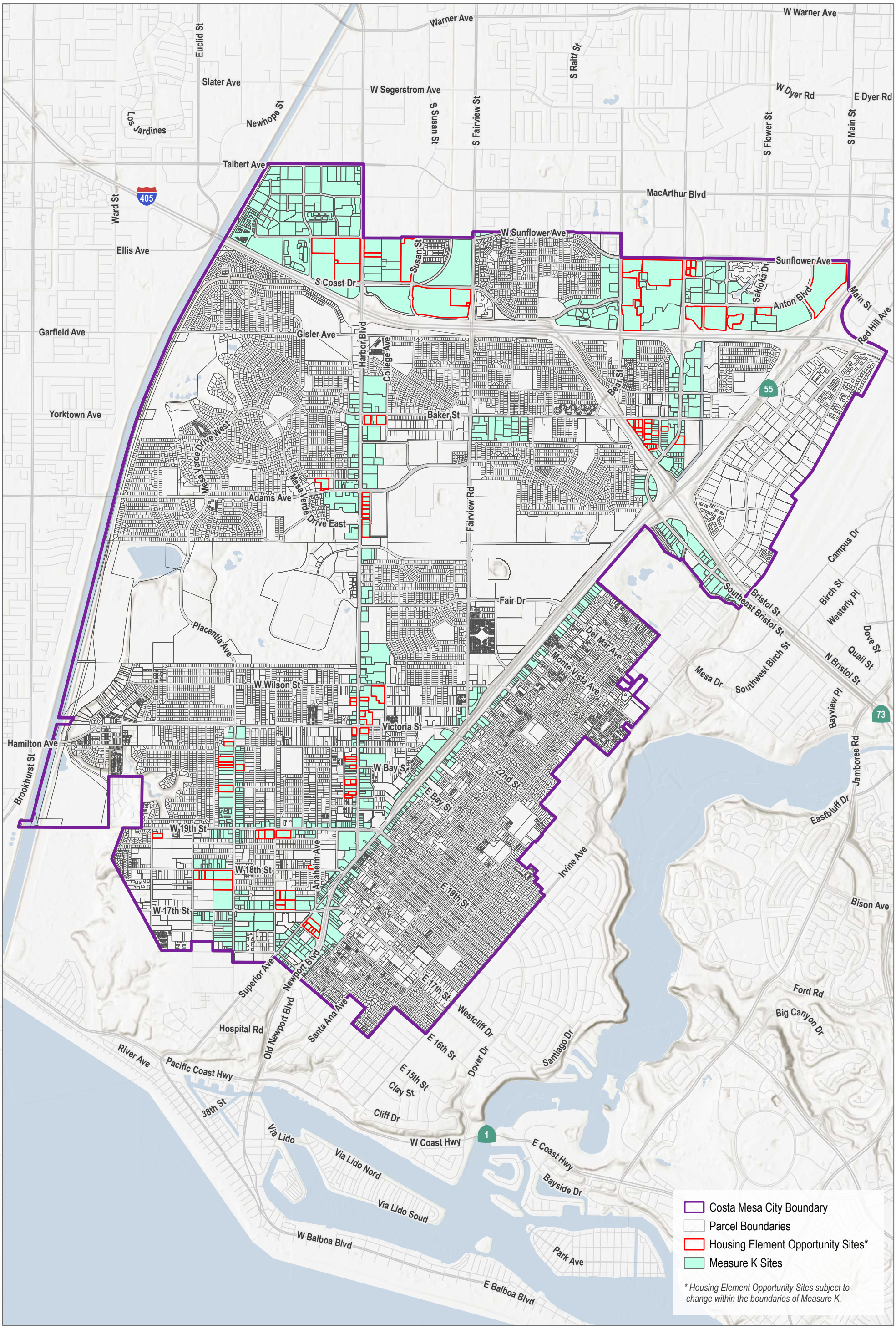

SOURCE: City of Costa Mesa, Orange County Sanitation District, Open Street Map

DUDEK

0 0.25 0.5 Miles

FIGURE 2

Planning Area

Neighborhoods Where We All Belong Zoning Updates and Housing Element Implementation

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