

City of Costa Mesa
2021-2029 Housing Element Update
Initial Study and
Mitigated Negative Declaration

Prepared City of Costa Mesa
for 77 Fair Drive
Costa Mesa California 92626

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Date October 2021

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1.0 INTRODUCTION

1.1 Purpose and Scope of the Initial Study

In accordance with the California Environmental Quality Act (CEQA) (California Public Resources Code [PRC] §21000 et seq.) and the State CEQA Guidelines (California Code of Regulations [CCR], Title 14, §15000 et seq.), this Initial Study has been prepared to evaluate the potential environmental effects associated with the City of Costa Mesa 2021-2029 Housing Element Update (project or proposed project), which represents the City of Costa Mesa's policy program for the 2021-2029 6th Cycle planning period. The Housing Element is one of state-mandated General Plan elements and is included in the *City of Costa Mesa 2015-2035 General Plan*. The purpose of the Housing Element is to identify and plan for the City's existing and projected housing needs.

This Initial Study includes a description of the proposed project; an evaluation of the project's potential environmental impacts; the findings of the environmental analyses; and recommended standard conditions and mitigation measures to avoid/lessen the project's significant adverse impacts on the environment. For purposes of CEQA review and compliance, the City of Costa Mesa (City) serves as the Lead Agency. In accordance with the State CEQA Guidelines, the City has the authority for environmental review and certification of the environmental documentation.

This Initial Study has evaluated each of the environmental issue areas contained in the checklist provided in **Section 3.0: Environmental Checklist**. It provides decision-makers and the public with information concerning the potential environmental effects associated with the project implementation, and potential ways to reduce or avoid the potential environmental impacts. This Initial Study is intended to be used as a decision-making tool for the City in considering and taking action on the proposed project. Any responsible agency may elect to use this environmental analysis for discretionary actions associated with the project implementation.

In each planning cycle, the California Department of Housing and Community Development (HCD) determines the regional housing needs assessment (RHNA) by income level for each region's Council of Governments (COG). The Southern California Association of Government (SCAG) is the COG for the six-county region of Orange, Los Angeles, San Bernardino, Riverside, Ventura, and Imperial counties. SCAG prepares the RHNA allocation for every city and county. The Housing Element is required to identify potential candidate housing sites by income category to meet the City's RHNA allocation.

The proposed Housing Element Update (HEU) includes the City's Housing Policy Plan, which addresses the City's identified housing needs and includes goals, policies, and programs concerning housing and housing-related services, as well as the City's approach to addressing its share of the regional housing need for the 6th Cycle planning period. The proposed project includes 99 candidate housing sites on 352 acres. The HEU would require a General Plan Amendment. No other entitlements, such as zone changes, are proposed as a part of the project. Future zoning actions to implement specific programs in the HEU are required to be completed within three years of adoption of the HEU.

1.2 Summary of Findings

As set forth in State CEQA Guidelines Section 15070, a public agency can prepare or have prepared an Initial Study leading to a Negative Declaration (IS/ND) or a Mitigated Negative Declaration (IS/MND) for a project subject to CEQA when:

- a) The initial study shows no substantial evidence, in light of the whole record before the agency, that the project may have a significant effect on the environment, or
- b) The initial study identifies potentially significant effects, but:
 - 1) Revisions in the project plans or proposals made by, or agreed to by the applicant before the proposed mitigated negative declaration and initial study are released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur, and
 - 2) There is no substantial evidence, in light of the whole record before the agency, that the project as revised may have a significant effect on the environment.

Based on the Environmental Checklist Form and supporting environmental analysis completed for the proposed project, the project would have no impact or a less than significant impact on the following environmental issue areas: Aesthetics, Agricultural and Forestry Resources, Air Quality, Energy, Geology, Greenhouse Gas Emissions, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Population and Housing, Public Services, Recreation, Transportation, Utilities and Service Systems, and Wildfire. The proposed project's impacts on the following issue areas would be less than significant with the implementation of mitigation: Biological Resources, Cultural Resources, Hazards and Hazardous Materials, Noise, and Tribal Cultural Resources. All impacts would be less than significant after mitigation.

1.3 Initial Study Public Review Process

The Notice of Intent (NOI) to Adopt a Mitigated Negative Declaration has been provided to the County of Orange Clerk-Recorder and mailed to responsible agencies and others who expressed interest in being notified. A 30-day public review period has been established in accordance with Section 15073 of the State CEQA Guidelines. During the public review period, the Initial Study, including the technical appendices, can be accessed on the City's website and is available for review at the location identified below.

<https://www.costamesaca.gov/city-hall/city-departments/development-services/planning/environmental-notice-and-reports>

City of Costa Mesa, Development Services, Planning Division
77 Fair Drive
Costa Mesa California 92626
(714) 754-5000

In reviewing the Initial Study, affected public agencies and interested members of the public should focus on the adequacy of the document in identifying and analyzing the potential environmental impacts and the ways in which the potentially significant effects of the project can be avoided or mitigated. Comments on the Initial Study and the analysis contained herein may be sent to:

Jennifer Le
Director of Economic and Development Services
City of Costa Mesa
Email: jennifer.le@costamesaca.gov
Phone: (714) 754-5617

Comments sent via email should include the project title in the subject line and a valid mailing address in the email.

Following receipt and evaluation of comments, the City of Costa Mesa will determine whether any substantial new environmental issues have been raised. If so, further documentation may be required. If not or if the issues raised do not provide substantial evidence that the project will have a significant effect on the environment, the Mitigated Negative Declaration and the project will be considered for adoption and approval, respectively.

1.4 Report Organization

This document has been organized into the following sections:

Section 1.0 – Introduction. This section provides an introduction and overview describing the conclusions of the Initial Study.

Section 2.0 – Project Description. This section identifies key project characteristics and includes discussion of the 6th Cycle Housing Element Update.

Section 3.0 – Initial Study Environmental Checklist and Evaluation. This section describes the environmental setting and evaluates the potential impacts that may result from project implementation.

Section 4.0 – References. The section identifies resources used to prepare the Initial Study.

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2.0 PROJECT DESCRIPTION

2.1 Project Location

The City of Costa Mesa (City) is located in northwest Orange County. The City is bordered by the cities of Huntington Beach to the west, the City of Santa Ana to the north, the City of Irvine to the east, and the City of Newport Beach to the south. The Pacific Ocean is approximately one mile south of the City. John Wayne Airport (JWA) is adjacent to the City's eastern jurisdictional boundary with the City of Santa Ana. Regional access to the City is provided by State Route 55 (SR-55) that traverses the City in a southwest-northeast direction and Interstate 405 (I-405) that runs in a west-east direction at the City's jurisdictional boundary with the City of Santa Ana. SR-73, the San Joaquin Hills Toll Road, also provides regional access in the City, providing connections to SR-55 and I-405. **Exhibit 2-1: Regional Vicinity Map** depicts the City's location in a regional context and local context.

This Initial Study considers 99 candidate housing sites (parcels) on approximately 352 acres within the City's boundaries; see **Appendix B: Candidate Housing Sites Inventory**. The project area and candidate housing site locations are illustrated on **Exhibit 2-2: Candidate Housing Sites Map**. Solely for analysis purposes, the candidate housing sites have been assigned a numeric label (Exhibit 2-2). Various candidate housing sites are located within the North Costa Mesa Specific Plan, SoBECA Urban Plan, Mesa West Bluff Urban Plan, 19 West Urban Plan, and Harbor Mixed Use Overlay (Exhibit 2-2).

2.2 Environmental Setting

Physical Setting

Costa Mesa is approximately 10,880 acres of land area or 17 square miles. The City is approximately 3 miles wide and 4.5 miles long.¹ As described above, Costa Mesa is bordered by the cities of Huntington Beach to the west, the City of Santa Ana to the north, the City of Irvine to the east, and City of Newport Beach to the south. The City's topography ranges from approximately 80 to 110 feet above mean sea level (amsl) in the southern portion of the City, and approximately 40 feet amsl in the north portion of the City.² The Santa Ana River forms the City's western boundary, and bisects Costa Mesa with the City of Huntington Beach.

The City is predominantly comprised of residential land uses, with other notable land uses including major commercial uses along Harbor Boulevard, The Camp and The Lab, SOCO and the OC Mix, and South Coast Plaza. The South Coast Metro area includes South Coast Plaza, major office buildings, residential uses, and theater and arts uses including the South Coast Repertory and Orange County Museum of Art. Industrial areas are primarily located in the western part of the City. Major institutional and cultural land uses include the Orange County Fairgrounds, Orange Coast College, Vanguard University, and the Segerstrom Center for the Arts.

¹ City of Costa Mesa. Available at <https://www.costamesaca.gov/about/history>. Accessed on August 26, 2021.

² City of Costa Mesa Chapter 8 Safety Element, page S-3

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Regional Vicinity Map

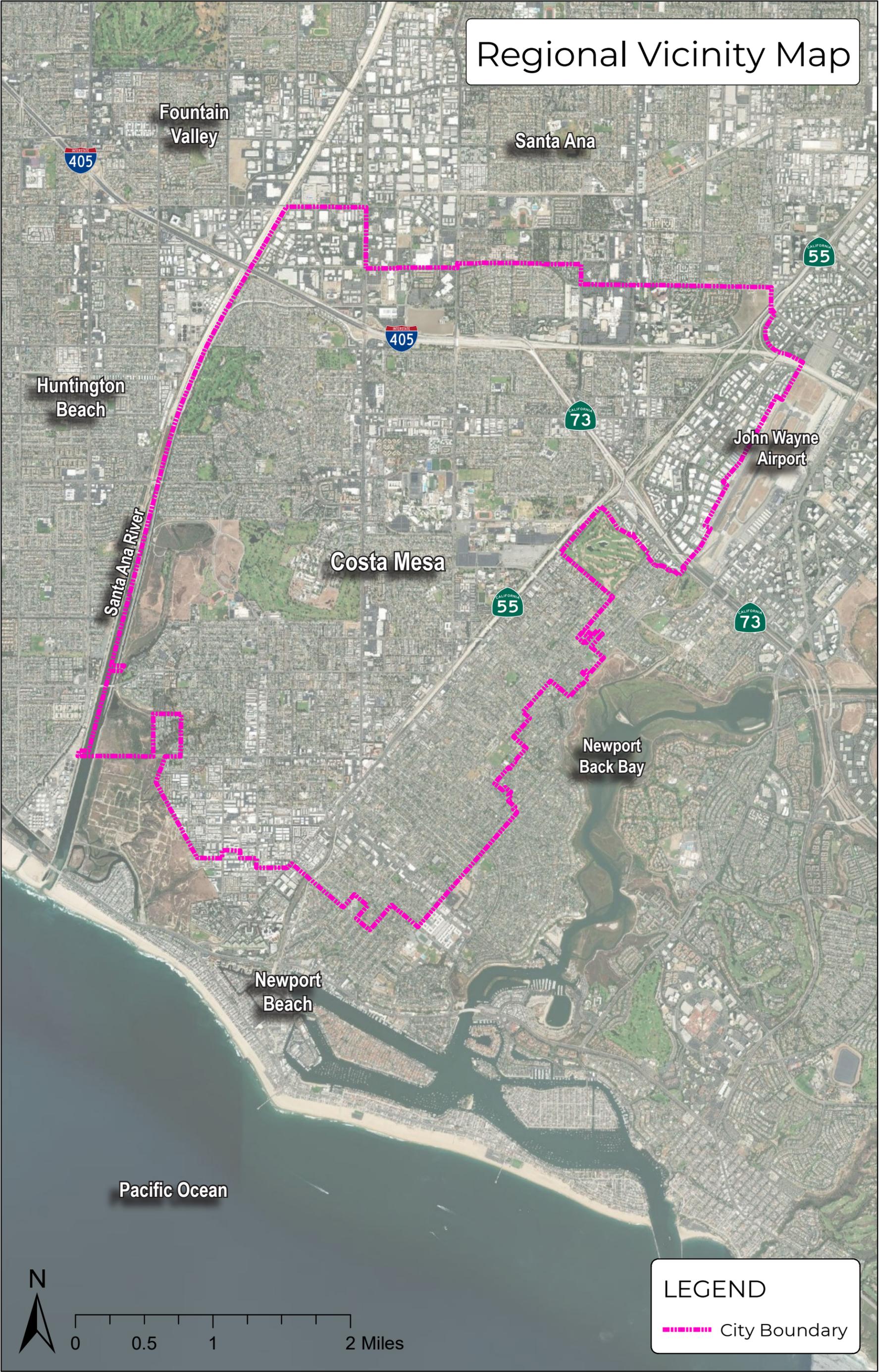
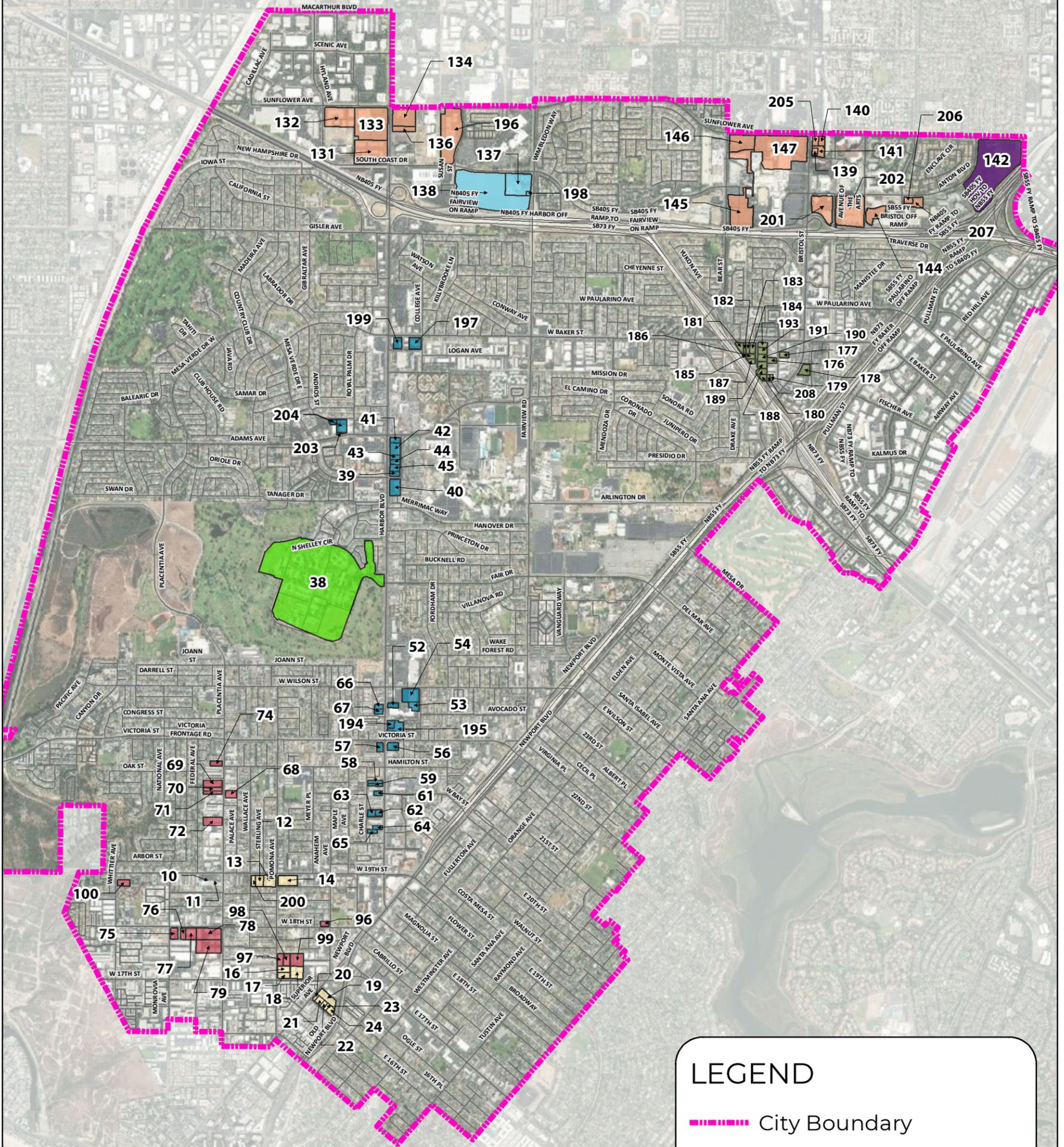


EXHIBIT 2-1: Regional Vicinity Map
Costa Mesa Housing Element Update IS/MND

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Sites Inventory



LEGEND

----- City Boundary

Specific Plan

19 West

Fairview Developmental

Harbor Mixed-Use

Mesa West

North Costa Mesa - HR

North Costa Mesa - SL2

North Costa Mesa

SoBECA

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Population

The 2010 Census estimated Costa Mesa’s population to be 109,960 persons.³ The City’s population (as of January 2021) is 114,778 persons.⁴ From 2010 to 2021, the City’s population increased by approximately 4.5 percent (4,818 persons). According to the Southern California Association of Governments (SCAG) 2016 – 2040 Regional Growth Forecast, the City’s population is forecast to grow to approximately 123,700 persons by 2040. Therefore, Costa Mesa is projected to have an average annual growth of approximately 1.4 percent (1,622 persons) between 2021 and 2040. Costa Mesa’s population growth is lower than many of the surrounding cities in the Orange County. **Table 2-1: Population Growth (2010 – 2040)** shows the projected growth for Costa Mesa compared with the nearby cities of Newport Beach, Irvine, Santa Ana and Huntington Beach, and with the County of Orange.

Jurisdictions	Population					Percent Change	
	2010 Actual	2012 Projected	2020 Projected	2035 Projected	2040 Projected	2010-2020	2020-2040
Newport Beach	85,186	86,300	89,300	92,300	92,700	4.8%	3.8%
Costa Mesa	109,960	111,200	113,900	116,500	117,400	3.6%	2.2%
Irvine	212,375	227,100	296,300	326,700	327,300	39.5%	10.5%
Santa Ana	324,528	329,200	340,600	343,400	343,100	5.0%	0.7%
Huntington Beach	189,992	193,200	203,800	207,300	207,100	7.3%	1.6%
Orange County	3,010,232	3,072,000	3,271,000	3,431,000	3,461,000	8.7%	5.8%

Sources: *Bureau of the Census (2010) and SCAG 2016-2040 Regional Growth Forecast by Jurisdiction Report.*

Housing

The U.S. Census 2018 American Community Survey estimated Costa Mesa’s housing stock was 42,867 units in 2010. The City’s current housing stock inventory (as of January 2021) is 43,658 units.⁵ From 2010 to 2018, the City’s housing stock increased 1,233 units, or 0.6 percent, to approximately 43,100 units. According to the SCAG 2016 – 2040 Regional Growth Forecast, the City’s housing stock is forecast to grow to approximately 42,500 households by 2040. Therefore, Costa Mesa has exceeded the SCAG forecast for housing units by approximately 1,158 units, or 2.7 percent. **Table 2-2: Housing Unit Growth Trends (2012-2018)** identifies the household growth for Costa Mesa and surrounding cities.

As shown in Table 2-2, most of the nearby cities’ household experienced a higher growth rate than Costa Mesa from 2010 to 2015 and from 2015 to 2018. Between 2015 and 2018, Costa Mesa’s housing stock had grown by 0.2 percent, or 70 units, which was the lowest percent increase compared to surrounding jurisdictions from the same period. For example, the City of Irvine’s housing stock grew by 10.3 percent, or 9,496 units, from 2015 to 2018. However, and as indicated above, Costa Mesa continues to exceed the

³ United States Census Bureau. (2010). QuickFacts Costa Mesa City, California, Available at: <https://www.census.gov/quickfacts/fact/table/costamesacitycalifornia/POP010210>, Accessed on October 26, 2021.

⁴ City of Costa Mesa. (2021). Community Economic Profile. Available at <https://www.costamesaca.gov/Home/ShowDocument?id=26063>.

⁵ California Department of Finance, Table E-5 - City/County Population and Housing Estimates 1/2021, Accessed July 27, 2021.

SCAG Regional Housing Growth Forecast and the development and entitlement of various housing types in the City continues.

Jurisdiction	2010	2015	2018	Percent Change 2010 to 2015	Percent Change 2015 to 2018
Newport Beach	43,503	43,690	44,801	0.4%	2.5%
Costa Mesa	42,867	43,030	43,100	0.4%	0.2%
Irvine	76,184	91,938	101,434	20.7%	10.3%
Santa Ana	77,796	77,192	78,597	-0.8%	1.8%
Huntington Beach	79,166	78,252	81,396	-1.2%	4.0%
Orange County	1,042,254	1,064,642	1,091,376	2.1%	2.5%

Source: American Community Survey, 5-Year Estimates, 2010, 2015, and 2018.

Candidate Housing Sites

SCAG prepares and identifies the RHNA allocation for local jurisdictions. For the 2021-2029 6th Cycle planning period, the City of Costa Mesa’s RHNA allocation is 11,760 housing units. The Housing Element is required to identify potential candidate housing sites by income category to meet the City’s RHNA allocation. The sites identified in the HEU represent the City’s plan for housing at the designated income levels within the 6th Cycle planning period. The candidate housing site inventory in **Appendix B** of this Initial Study provides a development capacity breakdown and other land use details for the 99 candidate housing sites. Of the 99 candidate housing sites, only 3 of these sites are vacant and undeveloped (or approximately 64 acres out of the 352 acres).⁶ All of the vacant sites are in the North Costa Mesa Specific Plan area and are zoned PDC (Planned Development Commercial) which allows for residential uses. There are 5 existing housing units on the 99 candidate housing sites.

General Plan

The *City of Costa Mesa 2015-2035 General Plan* (General Plan) was adopted in 2015. It provides the City’s long-range planning goals and policies for development within the City. The General Plan is the City’s vision for growth to 2035. General Plan Chapters 2 through 11 include the following General Plan Elements: Land Use, Circulation, Growth Management, Housing, Conservation, Noise, Safety, Community Design, Open Space and Recreation, and Historic and Cultural Resources.

The Land Use Element describes the City’s existing land use characteristics and development patterns and establishes a plan for future development and redevelopment. The existing General Plan land use designation for each of the candidate housing sites is identified in **Appendix B** and described in **Table 2-3: Existing General Plan Land Use Designations**.

⁶ Vacant sites are defined as sites that have little to no improvements and mainly untouched by the HCD Housing Element Sites Inventory Guidebook. (2020). Available at: https://www.hcd.ca.gov/community-development/housing-element/docs/sites_inventory_memo_final06102020.pdf. pp. 22.

Table 2-3: Existing General Plan Land Use Designations	
Land Use Designation	Description
Commercial Center	The Commercial Center designation is intended for large areas with a concentration of diverse or intense commercial uses serving local and regional needs. Appropriate uses include a wide variety and scale of retail stores, professional offices, restaurants, hotels, and theaters. Intense service uses, such as automobile repair and service, should be discouraged.
Commercial Residential	It is the intent of this land use designation to allow a complementary mix of commercial and residential zoning along Newport Boulevard. It is anticipated that individual parcels will be developed as either a commercial or residential use.
Cultural Arts Center	The Cultural Arts Center designation allows intensely developed mixed commercial and cultural uses within a limited area. The intended uses within this designation include mid- to high-rise offices, hotels, restaurants, retail, and cultural uses (theater, art museum or academy, etc.), as well as mid- to high-rise residential units in limited areas that are defined in the North Costa Mesa Specific Plan. It serves as the cultural center of the community and provides a focus to the arts-related uses, with the complement of nearby employment and shopping opportunities.
General Commercial	The General Commercial designation is intended to permit a wide range of commercial uses that serve both local and regional needs. Appropriate uses include those found in the Neighborhood Commercial designation, plus smaller retail stores, theaters, restaurants, hotels and motels, and automobile sales and service establishments.
Golf Course	Three golf courses are located within the City’s planning area. Because of the large area devoted to open space, the building intensity for this designation is 0.01 FAR.
High Density Residential	Areas designated as High-Density Residential are intended for residential development with a density of up to 20 units to the acre with some exceptions. Density bonuses shall be granted by the City when a project is designed to provide housing for individuals and families with specialized requirements (e.g., senior citizens, disabled, very-low, low-income, and moderate-income households with needs not sufficiently accommodated by conventional housing) or provide other facilities or land as required by State law. The City may also grant additional incentives or concessions pursuant to State law.
Medium Density Residential	The Medium-Density Residential designation is intended to support single-and multi-family developments with a density of up to 12 units to the acre. The 12 units to the acre standard can be exceeded for legal, nonconforming Medium-Density Residential lots between 6,000 and 7,260 square feet in size that existed as of March 16, 1992.
Low Density Residential	Low-Density Residential areas are intended to accommodate detached single-family residences. Low-Density Residential areas are intended to accommodate outdoor living activities (front yards and backyards) in open space adjacent to dwellings.
Industrial Park	The Industrial Park designation is intended to apply to large districts that contain a variety of industrial and compatible office and support commercial uses. Industrial parks are characterized by large parcels and landscaped setbacks that create a campus-like environment.
Light Industrial	The Light Industry designation applies to areas intended for a variety of light and general industrial uses. Uses are limited to small manufacturing and service

Land Use Designation	Description
	industries, as well as larger industrial operations that can demonstrate design features or restricted operations that limit disruptions to surrounding uses.
Public/Institutional	The Public/Institutional designation applies to both publicly and privately owned land that provides recreation, open space, health, and educational opportunities, as well as uses that provide a service to the public.
Regional Commercial	The Regional Commercial designation is intended to apply to large, concentrated shopping centers of regional scale and importance. The intended uses within this designation include major department stores, specialty retail outlets, restaurants, offices, hotels, and other complementary uses.
Urban Commercial Center	The Urban Center Commercial designation is intended to allow high-intensity mixed-use commercial development within a limited area. Developments within this designation can range from one- and two-story office and retail buildings to mid- and high-rise buildings of four to approximately 25 stories, provided the maximum building height set forth in the North Costa Mesa Specific Plan is not exceeded. Appropriate uses include offices, retail shops, restaurants, residential, and hotels.
Source: City of Costa Mesa. (2015). <i>City of Costa Mesa General Plan Land Use Element Land Use Designations</i> , Available at http://ftp.costamesaca.gov/costamesaca/generalplan2015-2035/adopted/02_FinalDraftLandUseElement_02-2016.pdf , Accessed August 30, 2021.	

Zoning

The City’s Zoning Code can be found in the City of Costa Mesa Municipal Code (CMMC) Title 13. The Zoning Code’s purpose is to establish permitted land uses and development standards for each zone. It also is intended to implement General Plan goals and objectives; guide and manage development within the City in accordance with the General Plan; as well as reduce hazards to the public resulting from the inappropriate location, use, or design of buildings and other improvements. The existing zoning for each of the candidate housing sites is identified in **Appendix B** to this Initial Study and described in **Table 2-4: Existing Zoning**.

Zone	Description
C1 Local Business District	This district is intended to meet the local business needs of the community by providing a wide range of goods and services in a variety of locations throughout the city. The permitted and conditional uses as well as development standards are aimed toward reducing impacts on surrounding properties especially in those areas where residential uses are in the vicinity.
C2 General Business District	This district is intended to provide for those uses which offer a wide range of goods and services which are generally less compatible with more sensitive land uses of a residential or institutional nature.
CL Commercial Limited District	This district is intended for unique areas of land which, due to the proximity of residential development or the potential for traffic circulation hazards, require special precautions to be taken to assure appropriate development. The district is also intended for industrial areas where commercial uses must be considered according to their compatibility with existing or permitted industrial uses.

Table 2-4: Existing Zoning	
Zone	Description
I & R Institutional and Recreational District	This district is intended to allow land uses which provide recreation, open space, health and public service uses. Development in this designation may occur on either public or private property.
MG General Industrial	This district is intended for a variety of industrial areas which contain a wide range of light and general industrial activities. Development standards and the approval of conditional uses shall be aimed toward eliminating possible hazards to adjoining properties, especially in those areas where residential uses are in the vicinity.
MP Industrial Park	This district is intended for large, concentrated industrial areas where the aim of development is to create a spacious environment in a park-like setting.
PDC Planned Development Commercial	This district is intended for retail shops, offices and service establishments, including but not limited to, hotels, restaurants, theaters, museums, financial institutions, and health clubs. These uses are intended to serve adjacent residential areas, as well as the entire community and region. Complementary residential uses could also be included in the planned development.
PDI Planned Development Industrial	This district is intended for large, concentrated industrial areas where the aim of development is to create a spacious environment in a park-like setting.
R1 Single-Family Residential District	This district is intended to promote the development of single-family detached units located on lots with a minimum lot size of six thousand (6,000) square feet, and a maximum density of 7.26 dwelling units per gross acre.
R2-HD Multiple-Family Residential District, High Density	This district is intended to promote the development of multi-family rental as well as ownership dwelling units on lots with a minimum size of twelve thousand (12,000) square feet. The maximum density allowed is three thousand (3,000) square feet per dwelling unit, which equals 14.52 dwelling units per gross acre.
R2-MD Multiple-Family Residential District, Medium Density	This district is intended to promote the development of multi-family rental as well as ownership properties on lots with a minimum size of twelve thousand (12,000) square feet. The maximum density allowed is three thousand six hundred thirty (3,630) square feet per dwelling unit, which equals twelve (12) dwelling units per gross acre. Legal lots existing as of March 16, 1992 with a minimum lot area of six thousand (6,000) square feet up to seven thousand two hundred sixty (7,260) square feet are allowed two (2) dwelling units.
TC Town Center District	This district is intended to allow intensely developed mixed commercial and residential uses within a very limited geographical area bounded by Sunflower Avenue to the north, 1-405 to the south, Bristol Street to the west, and Avenue of the Arts to the east. Developments within this designation can range from one- and two-story office and retail buildings to mid- and high-rise buildings.
Source: City of Costa Mesa. <i>City of Costa Mesa Municipal Code Title 13</i> . Available at http://qcode.us/codes/costamesa/view.php?topic=13-ii-13_20&frames=on . Accessed August 3, 2021.	

2.3 Background

State Policy and Authorization

California State Housing Element Law (California Government Code Article 10.6) establishes the requirements for Housing Elements. California Government Code Section 65588 requires that local governments review and revise the Housing Element of their comprehensive General Plans not less than once every eight years. Additionally, the California Legislature identifies overall housing goals for the state to ensure every resident has access to housing and a suitable living environment.

Housing Element

California Government Code Article 10.6 and Section 65588 requires all cities and counties to adopt a Housing Element as part of their respective General Plans. The Housing Element provides an analysis of the city’s current demographic, economic, and housing characteristics and establishes objectives, policies, and programs addressing community housing conditions and needs. The Housing Element is a comprehensive statement by the City of its current and future housing needs and a listing of proposed actions to facilitate the provision of housing to meet those needs. The proposed Housing Element would update the previous 5th Cycle Housing Element and provide a program for the 2021-2029 6th Cycle. The proposed 6th Cycle Housing Element Update (HEU), in compliance with State regulations, proposes an update to the current Housing Element to incorporate goals, policies, and programs to support housing development throughout the City of Costa Mesa.

Household Income

The California State Department of Housing and Community Development (HCD) has identified the following income categories based on the Area Median Income (AMI) of Orange County:

- **Very Low-income:** households earning up to 50 percent of the AMI
- **Low-income:** households earning between 51 and 80 percent of the AMI
- **Moderate Income:** households earning between 81 percent and 120 percent of the AMI
- **Above Moderate Income:** households earning above 120 percent of the AMI

State law also defines extremely low-income as households earning less than 30 percent of the AMI and are considered a subset of the very low-income category. Combined, the extremely low, very low, and low-income groups are referred to as lower income.⁷

The Department of Housing and Urban Development (HUD) Comprehensive Housing Affordability Strategy (CHAS) estimates are based on the 2013-2017 American Community Survey. As identified in **Table 2-5: Households by Income Category in Costa Mesa**, approximately 52.8 percent of Costa Mesa households earned moderate or above moderate incomes, while 29 percent of households had incomes in the extremely low, very low, and low-income levels.

Income Category (% of County AMI)	Households	Percent
Extremely Low (30% AMI or less)	6,610	16.3%
Very Low (31 to 50% AMI)	5,220	12.9%
Low (51 to 80% AMI)	7,325	18.1%
Moderate or Above (over 80% AMI)	21,405	52.8%
Total	40,555	100%

Source: Department of Housing and Urban Development (HUD) Comprehensive Housing Affordability Strategy (CHAS), 2013-2017.

⁷ Federal housing and community development programs typically assist households with incomes up to 80 percent of the AMI and use different terminology. For example, the Federal Community Development Block Grant (CDBG) program refers households with incomes between 51 and 80 percent AMI as moderate income (compared to low-income based on State definition).

Regional Housing Needs Assessment (RHNA)

As previously noted, California Government Code Section 65583 sets forth the specific content requirements of a jurisdiction's Housing Element. Included in these requirements are obligations on the part of local jurisdictions to provide their "fair share" of regional housing needs. Local governments and Councils of Governments (COGs) are required to determine existing and future housing needs (RHNA) and the allocation of this need must be approved by HCD.

The City is a member agency of SCAG, who is responsible for preparing the RHNA for all jurisdictions within the SCAG region and therefore acts as the COG for Orange County. The RHNA is mandated by State Housing Law as part of the periodic process of updating local General Plan Housing Elements.⁸ SCAG quantifies the housing need in each jurisdiction for all economic segments of the community (known as RHNA allocation plan) in four income categories: very low, low, moderate, and above moderate.

Per California Government Code Section 65584(d), the RHNA allocation plan determines existing and projected housing need with the following objectives:

- Increasing the housing supply and the mix of housing types, tenure, and affordability in all cities and counties within the region in an equitable manner, which shall result in each jurisdiction receiving an allocation of units for low- and very low-income households.
- Promoting infill development and socioeconomic equity, the protection of environmental and agricultural resources, the encouragement of efficient development patterns, and the achievement of the region's greenhouse gas reductions targets provided by the State Air Resources Board pursuant to California Government Code Section 65080.
- Promoting an improved intraregional relationship between jobs and housing, including an improved balance between the number of low-wage jobs and the number of housing units affordable to low-wage workers in each jurisdiction.
- Allocating a lower proportion of housing need to an income category when a jurisdiction already has a disproportionately high share of households in that income category, as compared to the countywide distribution of households in that category from the most recent American Community Survey.
- Affirmatively furthering fair housing.

Each jurisdiction must demonstrate in its Housing Element that it can accommodate its RHNA allocation at all income levels. The California Department of Finance's (DOF) population estimates and RHNA are also used for regional transportation planning purposes. Senate Bill (SB) 375 integrates RHNA with SCAG's Regional Transportation Plan (RTP) and Sustainable Communities Strategy (SCS). In the past, the RHNA was undertaken independently from the RTP. However, in 2008, the California Legislature passed SB 375 as the land use and transportation planning component of the State's effort to reduce vehicle miles traveled (VMT) to achieve the Global Warming Solutions Act of 2006 (Assembly Bill [AB] 32) GHG emission reductions. AB 32 recognizes the importance of planning for housing and land use in creating sustainable communities where residents of all income levels have access to jobs, services, and housing by using transit, walking, or bicycling.

⁸ Southern California Association of Governments (SCAG). *What is RHNA?* Available at <https://scag.ca.gov/rhna>. Accessed on August 10, 2021

RHNA Allocation

The 6th Cycle RHNA allocates housing need based on future estimates of housing unit growth need over the planning period of 2021-2029. The RHNA allocation plan identifies the projected number of housing units that will be needed to accommodate estimated future growth need during the planning period at specified levels of affordability. On March 4, 2021, SCAG adopted the final RHNA allocations and distributed the RHNA allocation to all local jurisdictions. **Table 2-6: RHNA Housing Needs Allocation** breaks down the City’s regional share of housing units by income category. The City’s projected housing need for the 6th Cycle planning period is 11,760 housing units, including 2,919 very low-income units and 1,794 low-income units.

Income Level	% of Median Family Income (MFI) ¹	Income Range ¹		RHNA Allocation (Housing Units)
		Min.	Max.	
Very Low Income	0-50%	\$0	\$51,500	2,919
Low Income	51-80%	\$51,501	\$82,400	1,794
Moderate Income	81-120%	\$82,401	\$123,600	2,088
Above Moderate Income	>120%	\$123,601	>\$123,601	4,959
Total				11,760

1. Income Range is based on the 2020 HUD Median Family Income (MFI) for County of Orange of \$103,000.

In accordance with State Housing Law, local governments must be accountable for ensuring that projected housing needs can be fully accommodated at all times during the Housing Element planning period. The HEU provides a framework for evaluating the adequacy of local zoning and regulatory actions to ensure each local government is providing sufficient appropriately designated land use throughout the planning period. The Housing Element must identify and analyze the City’s housing needs and establish reasonable goals, objectives, and policies to achieve those needs. The HEU must also identify candidate housing sites with the potential to accommodate housing at higher densities to meet the City’s assigned low-income RHNA (extremely low, very low and low-income) category need.

2.4 Project Characteristics

The City is proposing the 6th Cycle Housing Element (2021–2029 planning period) as a comprehensive update to the City’s 5th Cycle 2014-2021 Housing Element. The HEU includes the City’s Housing Policy Plan, which addresses the City’s identified housing needs, and includes goals, policies, and programs concerning housing and housing-related services, as well as the City’s approach to addressing its share of the regional housing need.

The draft 2021-2029 Housing Element has four chapters and four appendices:

- **Chapter 1 - Introduction:** The Introduction contains a summary of the content, organization, and statutory considerations of the Housing Element.
- **Chapter 2 – Community Profile:** The Community Profile contains an analysis of the City’s population, household and employment base, and characteristics of the housing stock.
- **Chapter 3 – Housing Constraints, Resources, and Affirmatively Furthering Fair Housing:** The Housing Constraints and Resources examine governmental and non-governmental constraints on

the production, maintenance, and affordability of housing and provides a summary of housing resources, including sites identification, funding and financial considerations, and an analysis of fair housing.

- **Chapter 4 – Housing Plan:** The Housing Policy Plan addresses Costa Mesa’s identified housing needs, including housing goals, policies, and programs.
- **Appendix A:** Appendix A reviews the implementation of housing programs and strategies proposed in the 6th Cycle Housing Element Update.
- **Appendix B:** Appendix B contains an analysis of each selected candidate housing site as well as an analysis of strategies that can be implemented in order for the City to achieve the RHNA.
- **Appendix C:** Appendix C contains a description of community engagement throughout the Housing Element Update process.
- **Appendix D:** Appendix D contains a glossary of terms used in the Housing Element Update.

Candidate Housing Sites Inventory

To demonstrate the availability of sites to accommodate the 2021-2029 RHNA allocation, the City prepared a parcel-specific “land inventory” that takes into consideration land availability, zoning and development standards, and infrastructure to accommodate this allocation. Provided in Appendix B of the draft Housing Element Update, the inventory includes sites capable of accommodating the RHNA allocation pursuant to State guidance, without the need for any changes to land use designations.

These candidate housing sites include those that have been or will be constructed or issued permits during the 2021-2029 planning period, sites with existing residential zoning capacity, and sites to be rezoned in the future as part of the Housing Element’s policy program; see **Table 2-7: Summary of RHNA Status and Sites Inventory**. As shown in the table, the City’s total potential development capacity is approximately 17,531 housing units, which would exceed the City’s RHNA allocation of 11,760 housing units by 5,771 units (or approximately 149 percent over the RHNA allocation). A sufficient buffer is identified to accommodate the RHNA during the entire planning period given the requirements of the “no net loss” statute pursuant to Senate Bill 330.

The table identifies the City’s 6th Cycle RHNA need by income category and candidate site to meet the need. The analysis demonstrates that Costa Mesa has the capacity to meet their 6th Cycle RHNA allocation through the following methods:

- Identification of development capacity in entitled overlays, Specific Plans, and urban plan areas.
- Identification of development capacity on sites which permit residential development at or above 30 dwelling units per acre (du/ac).
- Identification of entitled/approved projects that do not have Certificates of Occupancy.
- Future development of Accessory Dwelling Units (ADUs) assumptions using SCAG/HCD approved methodologies.

Table 2-7: Summary of RHNA Status and Sites Inventory (Housing Units)					
	Very Low Income	Low Income	Moderate Income*	Above Moderate Income	Total
RHNA (2021-2029)	2,919	1,794	2,088	4,959	11,760
Units Constructed in Projection Period (Begins June 31, 2021)	0	0	0	0	0
Remaining Unmet RHNA	2,919	1,794	2,088	4,959	11,760
Sites Inventory					
Fairview Developmental Center	575	345	690	690	2,300
Sakioka Lot 2	120	60	120	900	1,200
Home Ranch	221	110	221	1,663	2,215
Senior Center Housing Project	40	20	0	0	60
Pacific Arts Plaza and Town Center	53	27	53	402	535
Total Potential Capacity - Existing Sites	1,009	562	1,084	3,655	6,310
Overlays, Specific Plans, and Urban Plans					
North Costa Mesa Specific Plan	1,269	632	1,269	3,265	6,435
SoBECA Urban Plan	141	67	141	383	732
Mesa West Bluff Urban Plan	208	100	208	555	1,071
19 West Urban Plan	123	59	123	335	640
Harbor Mixed Use Overlay	286	135	286	778	1,485
Total Potential Capacity - Overlays, Specific Plans, and Urban Plans	2,027	993	2,027	5,316	10,363
Projected ADU Construction					
Projected ADU Construction	215	369	257	17	858
Sites Inventory Total					
Total Units towards RHNA	3,251	1,924	3,368	8,988	17,531
Total Capacity Over RHNA Categories	111%	107%	161%	181%	149%

The candidate housing site inventory provides a breakdown of the potential 17,531 housing units from the 99 candidate housing sites, which are comprised of 99 potential buildable parcels totaling approximately 352 acres (see Appendix B to this Initial Study). The HEU identifies potential candidate housing sites by income category to meet the City’s RHNA allocation; see Appendix B for further details. The City demonstrates the capacity to accommodate up to 17,531 candidate housing sites through existing capacity or future amendments per Housing Programs 3B and 3C to permit residential development at the densities specified in HEU Appendix B, Table B-3. The candidate housing sites are either residentially zoned or within areas of opportunity identified by the City with supporting strategies to stimulate future housing growth. Each site’s development capacity depends on permitted density and site-specific factors. **Exhibit 2-2** depicts the candidate housing sites identified for future housing development, as facilitated by project implementation.

All candidate sites were evaluated based on surrounding and existing on-site development to determine the extent to which existing, established uses have the likelihood to redevelop during the 2021-2029 planning period.

As discussed above, to accommodate their RHNA allocation, the City has identified candidate sites that yield 17,531 potential housing units within the City, which exceeds the total required RHNA growth need of 11,760 housing units and result in a surplus of 5,771 housing units or 149 percent (Table 2-7). As shown in the table, no units have been constructed and/or permits have been issued. As also shown in the table, 6,310 housing units would be provided through existing zoning, which includes 858 Accessory Dwelling Units (ADUs), as well as through entitled Specific Plans, Overlays, and Urban plans (10,363 units).

The environmental analysis in this Initial Study is limited to the City's housing policy and program of actions to support the City's compliance with State Housing regulations. Therefore, this Initial Study evaluates changes from the proposed revisions to existing Specific Plans, Urban Plans, and Overlays (North Costa Mesa Specific Plan, 19 West Specific Plan, SoBECA Urban Plan, Mesa West Bluff Urban Plan, Residential Ownership Urban Plan (Propose to Remove), Residential Incentive Overlay, and Harbor Mixed-Use Overlay) at a programmatic and policy level and does not evaluate future site-specific development on the candidate housing sites. Amendments to the Specific Plans, Urban Plans, and Overlays would permit residential development at a higher density than what the current zoning permits as of adoption of this document. Implementation of the revisions is a future action that will be evaluated in subsequent CEQA analysis.

All the candidate housing sites in the inventory with a capacity to accommodate very low-/low-income units meet the criteria set forth by AB 1397 (or pursuant to State guidance, have specific justification for their inclusion). The City recognizes that all sites within the inventory will not likely develop at the maximum affordability assumptions identified draft Housing Element. As an additional strategy to create adequate capacity for the development of lower-income units, the City assumes only a portion of (approximately half) of the full capacity of each of candidate housing sites will develop at lower-income affordable levels. For example, some sites may develop at higher densities or lower affordability levels, and some may develop with lower densities or higher affordability levels. For this reason, the City has included a buffer of 10 percent (462 units) on the total number of very low and low-income units to assist in accommodating potential differences in future housing development. There is also an overall buffer of 50 percent (5,771 units), averaged over all income categories, of capacity built into the inventory.

The HEU establishes goals, policies, and programs (Section 4: Housing Plan) that identify funding opportunities and partnerships with the development community to increase the amount of affordable housing built in future developments. The City recognizes that should a "No Net Loss" situation occur, they will be required to identify additional sites to demonstrate the ability to accommodate any future unaccommodated RHNA need. For this reason, the City has included the housing buffer.

Depending on the City's policy preferences and guidance from HCD, it is possible that not all of the candidate sites will be included in the final HEU. This Initial Study analysis considers all candidate housing sites to provide a conservative analysis of potential environmental impacts. The candidate sites are listed in Initial Study **Appendix B**.

General Plan Goals and Policies

The HEU's purpose is to address the housing needs and objectives of the City and to meet the State Housing Law requirements. The City of Costa Mesa has identified the following housing goals as part of this Housing Element Update:

- Housing Goal 1:** Preservation, conservation, and enhancement of existing housing stock and residential neighborhoods within Costa Mesa.
- Housing Goal 2:** A range of housing choices for all social and economic segments of the community, including housing for persons with special needs.
- Housing Goal 3:** Identification of adequate, suitable sites for residential use and development to meet the City's Regional Housing Needs Assessment (RHNA) at all income levels.
- Housing Goal 4:** Existing and future housing opportunities open and available to all social and economic segments of the community without discrimination on the basis of race, color, religion, sex, sexual orientation, disability/medical conditions, national origin or ancestry, marital status, age, household composition or size, source of income, or any other arbitrary factors.

The Housing Element expresses the Costa Mesa community's overall housing goals and supporting policies, quantified objectives, and housing programs to achieve them. The stated Housing Programs are based on a review of past performance of the 5th Cycle Housing Element, current State requirements, analysis of current constraints and resources, and input from Costa Mesa residents and stakeholders.

- Housing Goal 1:** Preservation, conservation, and enhancement of existing housing stock and residential neighborhoods in Costa Mesa.

Housing Policy 1.1: Continue the existing rehabilitation loan and grant programs for low and moderate-income homeowners as long as funds are available.

Housing Policy 1.2: Minimize the displacement of existing residences due to redevelopment and public projects.

Housing Policy 1.3: Encourage the development of housing that fulfills all segments of the population including specialized needs.

Housing Policy 1.4: Actively enforce existing regulations regarding derelict or abandoned vehicles, outdoor storage, substandard or illegal buildings and establish regulations to abate weed-filled yards when any of the above is deemed to constitute a health, safety or fire hazard.

Housing Policy 1.5: Establish code enforcement as a high priority and provide adequate funding and staffing to support code enforcement programs.

- Housing Goal 2:** Providing a range of housing choices for all social and economic segments of the community, including housing for persons with special needs.

Housing Policy 2.1: Encourage concurrent applications (i.e., rezones, tentative tract maps, conditional use permits, variance requests, etc.) if multiple approvals are required, and if consistent with applicable processing requirements.

Housing Policy 2.2: Promote the use of State density bonus provisions to encourage the development of affordable housing for lower and moderate-income households, as well as senior housing.

Housing Policy 2.3: Encourage developers to employ innovative or alternative construction methods to reduce housing costs and increase housing supply.

Housing Policy 2.4: Continue membership in the Orange County Housing Authority to provide rental assistance to very low-income households.

Housing Policy 2.5: Provide clear rules, policies, and procedures, for reasonable accommodation in order to promote equal access to housing.

Housing Policy 2.6: Monitor the implementation of the City’s ordinances, codes, policies, and procedures to ensure they comply with the “reasonable accommodation” for disabled provisions and all fair housing laws.

Housing Policy 2.7: Encourage programs that address the housing needs of Costa Mesa’s senior resident population.

Housing Goal 3: Identification of adequate, suitable sites for residential use and development to meet the City’s Regional Housing Needs Assessment (RHNA) at all income levels.

Housing Policy 3.1: Encourage the conversion of existing marginal, underutilized or vacant motels, commercial, and/or industrial land to residential, where feasible and consistent with environmental conditions that are suitable for new residential development.

Housing Policy 3.2: Provide opportunities for the development of well-planned and designed mixed-use projects which, through vertical or horizontal integration, provide for the development of compatible residential, commercial, industrial, institutional, or public uses within a single project, neighborhood, or geographic area within the City.

Housing Policy 3.3: Cooperate with large employers, the Chamber of Commerce, and major commercial and industrial developers to identify and implement programs to balance employment growth with the ability to provide housing opportunities affordable to the incomes of the newly created job opportunities.

Housing Policy 3.4: Consider the potential impact of new housing opportunities and their impacts on existing residential neighborhoods when reviewing rezone petitions affecting residential properties.

Housing Policy 3.5: Encourage residential and mixed-use development along transportation routes and major commercial corridors.

Housing Goal 4: Existing and future housing opportunities open and available to all social and economic segments of the community without discrimination on the basis of race, color, religion, sex, sexual orientation, disability/medical conditions, national origin, or ancestry, marital status, age, household composition or size, source of income, or any other arbitrary factors.

Housing Policy 4.1: Support the intent and spirit of equal housing opportunities as expressed in Federal and State fair housing laws.

Housing Policy 4.2: Continue to provide fair housing and counseling services for all Costa Mesa residents in an effort to remove barriers and promote access to affordable housing in the City.

Housing Policy 4.3: Encourage and support the construction, maintenance and preservation of residential developments which will meet the needs of families and individuals with specialized housing requirements.

Housing Policy 4.4: Encourage and support the construction, maintenance and preservation of residential developments which will meet the needs of families and individuals with specialized housing requirements.

Development Capacity Projections for Future Site Development

Under State CEQA Guidelines Section 15378(a), a project is defined as “the whole of an action, which has a potential for resulting in either a direct physical change in the environment or a reasonably foreseeable indirect physical change in the environment.” The proposed project includes creating policies that would accommodate implementation measures to increase 17,531 potential housing units within the City, inclusive of the RHNA allocation of 11,760 housing units and a buffer of 5,771 housing (Table 2-7). The project does not include the actual implementation measures and/or development of the housing units, which would be subject to future environmental evaluation.

Project Phasing

The Housing Element is a policy document that presents the City’s policies and programs to achieve housing objectives during the 2021-2029 planning period. Foundational to this analysis is that growth projections represent a theoretical development capacity, which, consistent with the Housing Element planning period, is estimated to be accommodated by 2029. However, and as previously mentioned, the project does not propose development, rather it is intended to accommodate and encourage housing development to accommodate the State regional projected share at all income levels within the City. The 17,531 housing unit development capacity and planning period are both based on theoretical conditions used to conduct a thorough and conservative analysis of potential environmental impacts that would result from future development accommodated through project implementation. The development capacity and planning period do not consider factors that influence the timing of development, such as economics and market forces, among others. Individual projects would occur incrementally over time, largely based on property owner desires, economic conditions, market demand, and other planning considerations.

The actual rate of housing development is outside of the City’s control and would be dictated by factors that influence development, as previously mentioned. Therefore, while the project includes creating policies for the development capacity of 17,531 housing units, it is unlikely that the anticipated development would occur by the Housing Element’s 2029 planning horizon. Moreover, not all the candidate sites analyzed as part of the project may be included in the final Housing Element. The project’s intent is to provide the capacity (i.e., land use implementation provisions and zoning amendments) for the housing market to adequately address housing needs for all income groups, rather than generating the full development capacity housing within the planning cycle. The project further directs the

development capacity to occur where planned growth is best suited to occur. Therefore, to provide a conservative analysis (i.e., a “worst-case” scenario environmentally), this Initial Study assumes project buildout by 2029.

2.5 Discretionary and Ministerial Approvals

Primarily, the following discretionary and ministerial actions and/or approvals need to be considered for the proposed project:

- **Adoption of the Initial Study/Mitigated Negative Declaration.** The proposed project requires CEQA compliance through the adoption of an IS/MND prior to approval of the project. This Initial Study and the proposed MND are intended to serve as the primary environmental document for the Costa Mesa HEU Project.
- **Adoption of the City of Costa Mesa 2021-2029 Housing Element**
- **Approval of Housing Element from the California Department of Housing and Community Development (HCD)**

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3.0 INITIAL STUDY CHECKLIST

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact” as indicated by the checklist on the following pages. The analysis concludes that no Potentially Significant Impacts would occur.

- | | | |
|--|--|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Agricultural and Forestry Resources | <input type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Utilities/Service Systems |
| <input type="checkbox"/> Energy | <input type="checkbox"/> Noise | <input type="checkbox"/> Wildfire |
| <input type="checkbox"/> Geology/Soils | <input type="checkbox"/> Population/Housing | <input type="checkbox"/> Mandatory Findings of Significance |

DETERMINATION:

On the basis of this initial evaluation (check one):

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

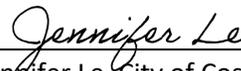
CERTIFICATION:

Prepared by:



Dana Privitt, Kimley-Horn and Associates, Inc.

Reviewed by:



Jennifer Le, City of Costa Mesa

ENVIRONMENTAL CHECKLIST

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
1. AESTHETICS. Except as provided in Public Resources Code Section 21099, would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. AGRICULTURE AND FORESTRY RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
3. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors adversely affecting a substantial number of people)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. BIOLOGICAL RESOURCES. Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
5. CULTURAL RESOURCES. Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to in § 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of dedicated cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. ENERGY. Would the project:				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. GEOLOGY AND SOILS. Would the project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
where sewers are not available for the disposal of waste water?				
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. GREENHOUSE GAS EMISSIONS. Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. HAZARDS AND HAZARDOUS MATERIALS. Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
10. HYDROLOGY AND WATER QUALITY. Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i) Result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. LAND USE AND PLANNING. Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
12. MINERAL RESOURCES. Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13. NOISE. Would the project result in:				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
14. POPULATION AND HOUSING. Would the project:				
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
15. PUBLIC SERVICES. Would the project result in				
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
i) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
iii) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
v) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. RECREATION. Would the project:				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. TRANSPORTATION. Would the project:				
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
18. TRIBAL CULTURAL RESOURCES. Would the project:				
a) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: i) Listed or eligible for listing in the California				
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?				
19. UTILITIES AND SERVICE SYSTEMS. Would the project:				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. WILDFIRE. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
21. MANDATORY FINDINGS OF SIGNIFICANCE. Does the project:				
a) Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

4.0 ENVIRONMENTAL ANALYSIS

4.1 Aesthetics

Threshold (a) Would the project have a substantial adverse effect on a scenic vista?

Less Than Significant Impact. According to the *City of Costa Mesa 2015-2035 General Plan Environmental Impact Report* (General Plan EIR), the City has three public scenic vistas: the Pacific Ocean, the Santa Ana River, and the Santa Ana Mountains. A substantial adverse effect to scenic vistas could result in situations in which a development project introduces physical features that are not characteristic of current development, obstructs an identified public scenic vista mentioned above or has a substantial change to the natural landscape.

The HEU would not result in a substantial adverse effect on a scenic vista. The project would not result in direct housing construction but would facilitate future housing development on candidate housing sites that are located throughout the City. All new development facilitated by the HEU would be required to be consistent with the *City of Costa Mesa 2015-2035 General Plan* (General Plan) and current zoning standards. Future housing development projects would be subject to the City's planning review process and zoning requirements per CMMC Title 13 – Planning, Zoning, and Development, which contains regulations intended to protect scenic vistas. Furthermore, future development facilitated by the HEU would be subject to comply with the City's General Plan policies. Specifically, General Plan Policy CD-5.1 requires the City to preserve and optimize natural views and open spaces, Policy CD-5.2 requires preservation and optimization of natural views and open spaces in the City, and Policy CD-5.4 aims to maintain Fairview Park as an open space and recreation area. Approximately, 97 percent of candidate housing sites identified in the HEU are currently developed and are surrounded by urban development.

Compliance with the above-mentioned regulations and policies would ensure that appropriate consideration is taken when reviewing any new housing development facilitated by the HEU for adverse effects on scenic vistas. Furthermore, the proposed project would not change the City's current development standards and would be consistent with the regulation of building height, setbacks, massing, and overall design in the City per CMMC Title 13, Chapter V (Development Standards). Future housing development would be subject to the City's planning review process and zoning requirements, which are intended to ensure consistency with the General Plan policies. Therefore, impacts to scenic vistas would be less than significant and no mitigation is required.

Threshold (b) Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?

No Impact. There are no designated or eligible State scenic highways in the City. State Highway 1, which runs parallel to the Pacific Ocean just southwest of the City, is an eligible State Scenic Highway but has not been designated.⁹ Because there are no State scenic highways in the City, no impact would occur and no mitigation is required.

⁹ Caltrans. (2018). California State Scenic Highway System Map, Available at: <https://caltrans.maps.arcgis.com/apps/webappviewer/index.html?id=465dfd3d807c46cc8e8057116f1aaca>, Accessed July 19, 2021.

Threshold (c) Would the project conflict with applicable zoning and other regulations governing scenic quality?

Less Than Significant Impact. The HEU would not directly result in construction but would facilitate new housing development on candidate housing sites located throughout in the City. The HEU would not conflict with applicable zoning and other regulations governing scenic quality.

The development review process codified under CMMC Title 13, Chapter V protects against degrading visual character or quality of public views through its development standards. Development standards are regulations, rules, or measures pertaining to land uses and zoning that establish how future development projects would be designed. For example, residential common interest development standards under CMMC Title 13, Chapter V, Article 2, Section 13-41 (Residential Common Interest Development Standards) require natural features such as scenic points and bluffs be taken into consideration during the site planning process. Additionally, the City does not have a scenic overlay that governs scenic quality.

Future housing development facilitated by the HEU would be required to comply with the CMMC regarding design compatibility of housing facilitated by the HEU with the surrounding community. Therefore, impacts to existing visual character and quality of public views would be less than significant and no mitigation is required.

Threshold (d) Would the project create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?

Less Than Significant Impact. Future housing development facilitated by the HEU could add new sources of light and glare. Potential new light sources would be primarily exterior nighttime lighting fixtures, parking area lighting, light glow from windows, doors and skylights, and accent lighting. The introduction of concentrated or multiple sources of nighttime lighting near low-density areas could result in potential impacts.

However, future housing development facilitated by the HEU would be required to comply with all applicable requirements related to light and glare, including the California Green Building Standards Code. Additionally, future housing projects facilitated by the HEU would be subject to City standard conditions outlined in Standard Condition (SC) AES-1, which requires applicants to submit a Lighting Plan and Photometric Study for approval to the City's Development Services Department prior to the issuance of any building permits.¹⁰ CMMC Title 13, Chapter V, Article 2, (Residential District Development Standards) protects residential neighborhoods from excessive illumination by regulating lighting orientation (directed toward walkways and driveways, or shielding). Compliance with SC AES-1 would ensure future housing development on candidate housing sites is reviewed for lighting compatibility with adjacent neighborhoods.

Future housing development facilitated by the HEU could also add new sources of glare. Glare is commonly associated with reflective surfaces such as glass, rooftop solar panels, windows, heat-reflective roofing materials, and other building elements. SC AES-1 requires a Lighting Plan and Photometric Study to determine if glare shields are required. Further, to minimize glare, future projects would be required to use glass with low reflectivity, in compliance with California Building Code Title 24 standards. To minimize glare associated with rooftop solar panels, panels could be installed flat, treated with anti-reflective coatings, and manufactured from modern glass technology. Considering these requirements

¹⁰ City of Costa Mesa. General Conditions and Code Requirements for All Applications, Accessed July 19, 2021.

and the City's standard conditions, future housing development facilitated by the HEU would not create new sources of substantial light or glare. Therefore, impacts would be less than significant and no mitigation is required.

Mitigation Program

Standard Conditions and Mitigation Measures

SC AES-1 Prior to the issuance of Building Permits, the Applicant shall submit a Lighting Plan and Photometric Study for the approval of the City's Development Services Department. The Lighting Plan shall demonstrate compliance with the following: (a) Lighting design and layout shall limit spill light to no more than 0.5-foot candle at the property line of the surrounding neighbors, consistent with the level of lighting that is deemed necessary for safety and security purposes on site. (b) Glare shields may be required for select light standards.

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4.2 Agriculture and Forestry Resources

Threshold (a) Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps pursuant to the Farmland Mapping and Monitoring Program of the California Resource Agency, to non-agricultural use?

Less than Significant Impact. According to the City's General Plan EIR, the City is mostly developed and urbanized, and does not contain any areas zoned or designated solely for commercial agriculture or forest resources. The California Important Farmland Finder Map¹¹ identifies that candidate housing site 138 is on land classified as Prime Farmland and Farmland of Statewide Importance and candidate housing site 142 is on land classified as Farmland of Statewide Importance. Candidate housing sites 138 and 142 are currently in commercial agriculture production. Candidate housing site 138 is occupied by the Segerstrom House and Ranch, and site 142 is occupied by the Tanaka Farms Hana Field and Sakioka Company, LLC. Although these sites are designated as Prime Farmland and Farmland of Statewide Importance, neither is zoned for agriculture or designated for agricultural use in the General Plan. The current uses on candidate housing sites 138 and 142 are considered historical remnant agricultural operations ultimately to be replaced by urbanization. The existing zoning designation on candidate housing sites 138 and 142 is Planned Development Commercial (PDC), which allows for residential development following Planning Commission review and approval for compatibility with surrounding uses. Therefore, the HEU would not result in the conversion of Prime Farmland, Unique Farmland, and Farmland of Statewide Importance to non-agricultural use. Therefore, impacts would be less than significant and no mitigation is required.

Threshold (b) Would the project conflict with existing zoning for agricultural use, or a Williamson Act Contract? or

Threshold (c) Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104 (g))? or

Threshold (d) Would the project result in the loss of forest land or conversion of forest land to non-forest use?

b-d. No Impact. According to the General Plan EIR, the City does not have any active Williamson Act contracts, have any lands zoned for agriculture use, and does not contain any forest land. Therefore, future housing development facilitated by the HEU would not conflict with any existing zoning for agricultural use, Williamson Act Contract, or result in rezoning of forest lands. No impact would occur and no mitigation is required.

Threshold (e) Would the project involve other changes in the existing environment which, due to their location or nature could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest land?

Less than Significant Impact. As discussed above, candidate housing site 138 and 142 currently used for agricultural production. However, these candidate housing sites have an Urban Center Commercial land use designation, which allows for residential land uses. Further, the HEU would not involve other changes in the existing environment which could result in the conversion of farmland to non-agricultural use or

¹¹ California Department of Conservation, *California Important Farmland Finder*. <https://maps.conservation.ca.gov/DLRP/CIFF/>, accessed August 3, 2021.

the conversion of forest land to non-forest land. Therefore, the impacts would be less than significant and no mitigation is required.

Mitigation Program

Standard Conditions and Mitigation Measures

No standard conditions or mitigation measures are applicable to the proposed HEU.

4.3 Air Quality

The Federal Clean Air Act (FCAA) and the California Clean Air Act (CCAA) regulate the emission of airborne pollutants and have established ambient air quality standards for the protection of public health. Local control in air quality management is provided by the California Air Resources Board (CARB) through county-level or regional (multi-county) air pollution control districts (APCDs). CARB establishes air quality standards and is responsible for control of mobile emission sources, while the local APCDs are responsible for enforcing standards and regulating stationary sources. CARB has established 14 air basins statewide. Costa Mesa is in the South Coast Air Basin (SCAB).

Federal Regulations

Federal Clean Air Act

The Federal Clean Air Act (FCAA), passed in 1970 and last amended in 1990, is the basis for national air pollution control. The U.S. Environmental Protection Agency (U.S. EPA) is responsible for implementing most aspects of the Clean Air Act, including setting National Ambient Air Quality Standards (NAAQS) for major air pollutants; setting hazardous air pollutants standards; approving State attainment plans; setting motor vehicle emission standards; issuing stationary source emission standards and permits; and establishing acid rain control measures, stratospheric ozone (O₃) protection measures, and enforcement provisions. The 1990 FCAA amendments represent the latest in a series of federal efforts to regulate the protection of air quality in the United States. The FCAA allows states to adopt more stringent standards or to include other pollution species.

National Ambient Air Quality Standards

The FCAA requires the U.S. EPA to establish primary and secondary NAAQS for a number of criteria air pollutants. The air pollutants for which standards have been established are considered the most prevalent air pollutants that are known to be hazardous to human health. NAAQS have been established for the following pollutants: Ozone (O₃), Carbon Monoxide (CO), Sulfur Dioxide (SO₂), Particulate Matter 10 (PM₁₀), Particulate Matter 2.5 (PM_{2.5}), and lead.

State Regulations

California Clean Air Act

The California Clean Air Act (CCAA), signed into law in 1988, requires all areas of the state to achieve and maintain the CAAQS by the earliest practical date. CARB is the state air pollution control agency and is a part of the California Environmental Protection Agency (CalEPA). CARB is the agency responsible for coordination and oversight of state and local air pollution control programs in the state, and for implementing the requirements of the CCAA. CARB oversees local district compliance with state and federal laws, approves local air quality plans, submits the State Implementation Plans (SIPs) to the U.S. EPA, monitors air quality, determines and updates area designations and maps, and sets emissions standards for new mobile sources, consumer products, small utility engines, off-road vehicles, and fuels.

California Ambient Air Quality Standards

The CCAA requires CARB to establish CAAQS. Similar to the NAAQS, CAAQS have been established for the following pollutants: O₃, CO, NO₂, SO₂, PM₁₀, PM_{2.5}, lead, vinyl chloride, hydrogen sulfide, sulfates, and visibility-reducing particulates. In most cases, the CAAQS are more stringent than the NAAQS. The CCAA requires that all local air districts in the state endeavor to achieve and maintain the CAAQS by the earliest

practical date. The CCAA specifies that local air districts should focus particular attention on reducing the emissions from transportation and area-wide emission sources and provides districts with the authority to regulate indirect sources. The CAAQS and NAAQS are presented in **Table 4.3-1: State and Federal Ambient Air Quality Standards** below.

Table 4.3-1: State and Federal Ambient Air Quality Standards			
Pollutant	Averaging Time	State Standards¹	Federal Standards²
Ozone (O ₃) ^{2,5,7}	8 Hour	0.070 ppm (137 µg/m ³)	0.070 ppm
	1 Hour	0.09 ppm (180 µg/m ³)	NA
Carbon Monoxide (CO)	8 Hour	9.0 ppm (10 mg/m ³)	9 ppm (10 mg/m ³)
	1 Hour	20 ppm (23 mg/m ³)	35 ppm (40 mg/m ³)
Nitrogen Dioxide (NO ₂)	1 Hour	0.18 ppm (339 µg/m ³)	0.10 ppm ¹¹
	Annual Arithmetic Mean	0.030 ppm (57 µg/m ³)	0.053 ppm (100 µg/m ³)
Sulfur Dioxide (SO ₂) ⁸	24 Hour	0.04 ppm (105 µg/m ³)	0.14 ppm (365 µg/m ³)
	1 Hour	0.25 ppm (655 µg/m ³)	0.075 ppm (196 µg/m ³)
	Annual Arithmetic Mean	NA	0.03 ppm (80 µg/m ³)
Particulate Matter (PM ₁₀) ^{1,3,6}	24-Hour	50 µg/m ³	150 µg/m ³
	Annual Arithmetic Mean	20 µg/m ³	NA
Fine Particulate Matter (PM _{2.5}) ^{3,4,6,9}	24-Hour	NA	35 µg/m ³
	Annual Arithmetic Mean	12 µg/m ³	12 µg/m ³
Sulfates (SO ₄₋₂)	24 Hour	25 µg/m ³	NA
Lead (Pb) ^{10,11}	30-Day Average	1.5 µg/m ³	NA
	Calendar Quarter	NA	1.5 µg/m ³
	Rolling 3-Month Average	NA	0.15 µg/m ³
Hydrogen Sulfide (H ₂ S)	1 Hour	0.03 ppm (42 µg/m ³)	NA
Vinyl Chloride (C ₂ H ₃ Cl) ¹⁰	24 Hour	0.01 ppm (26 µg/m ³)	NA

ppm = parts per million; µg/m³ = micrograms per cubic meter; mg/m³ = milligrams per cubic meter; – = no information available.

¹ California standards for O₃, carbon monoxide (except Lake Tahoe), sulfur dioxide (1-hour and 24-hour), nitrogen dioxide, suspended particulate matter - PM₁₀, and visibility reducing particles are values that are not to be exceeded. The standards for sulfates, Lake Tahoe carbon monoxide, lead, hydrogen sulfide, and vinyl chloride are not to be equaled or exceeded. If the standard is for a 1-hour, 8-hour or 24-hour average (i.e., all standards except for lead and the PM₁₀ annual standard), then some measurements may be excluded. Measurements are excluded that CARB determines would occur less than once per year on the average. The Lake Tahoe carbon monoxide standard is 6.0 ppm, a level one-half the national standard and two-thirds the State standard.

² National standards shown are the "primary standards" designed to protect public health. National standards other than for O₃, particulates and those based on annual averages are not to be exceeded more than once a year. The 1-hour O₃ standard is attained if, during the most recent three-year period, the average number of days per year with maximum hourly concentrations above the standard is equal to or less than one. The 8-hour O₃ standard is attained when the 3-year average of the 4th highest daily concentrations is 0.070 ppm or less. The 24-hour PM₁₀ standard is attained when the 3-year average of the 99th percentile of monitored concentrations is less than 150 µg/m³. The 24-hour PM_{2.5} standard is attained when the 3-year average of 98th percentiles is less than 35 µg/m³.

Table 4.3-1: State and Federal Ambient Air Quality Standards

Pollutant	Averaging Time	State Standards ¹	Federal Standards ²
<p>³ Except for the national particulate standards, annual standards are met if the annual average falls below the standard at every site. The national annual particulate standard for PM₁₀ is met if the 3-year average falls below the standard at every site. The annual PM_{2.5} standard is met if the 3-year average of annual averages spatially-averaged across officially designed clusters of sites falls below the standard.</p> <p>NAAQS are set by the U.S. EPA at levels determined to be protective of public health with an adequate margin of safety.</p> <p>⁴ On October 1, 2015, the national 8-hour O₃ primary and secondary standards were lowered from 0.075 to 0.070 ppm. An area will meet the standard if the fourth-highest maximum daily 8-hour O₃ concentration per year, averaged over three years, is equal to or less than 0.070 ppm. U.S. EPA will make recommendations on attainment designations by October 1, 2016, and issue final designations October 1, 2017. Nonattainment areas will have until 2020 to late 2037 to meet the health standard, with attainment dates varying based on the O₃ level in the area.</p> <p>⁵ The national 1-hour O₃ standard was revoked by the U.S. EPA on June 15, 2005.</p> <p>⁶ In June 2002, CARB established new annual standards for PM_{2.5} and PM₁₀.</p> <p>⁷ The 8-hour California O₃ standard was approved by the CARB on April 28, 2005 and became effective on May 17, 2006.</p> <p>⁸ On June 2, 2010, the U.S. EPA established a new 1-hour SO₂ standard, effective August 23, 2010, which is based on the 3-year average of the annual 99th percentile of 1-hour daily maximum concentrations. The existing 0.030 ppm annual and 0.14 ppm 24-hour SO₂ NAAQS however must continue to be used until one year following U.S. EPA initial designations of the new 1 hour SO₂ NAAQS.</p> <p>⁹ In December 2012, U.S. EPA strengthened the annual PM_{2.5} NAAQS from 15.0 to 12.0 µg/m³. In December 2014, the U.S. EPA issued final area designations for the 2012 primary annual PM_{2.5} NAAQS. Areas designated “unclassifiable/attainment” must continue to take steps to prevent their air quality from deteriorating to unhealthy levels. The effective date of this standard is April 15, 2015.</p> <p>¹⁰ CARB has identified lead and vinyl chloride as ‘toxic air contaminants’ with no threshold level of exposure below which there are no adverse health effects determined.</p> <p>¹¹ National lead standards, rolling 3-month average: final rule signed October 15, 2008. Final designations effective December 31, 2011.</p>			
<p>Source: South Coast Air Quality Management District, <i>Air Quality Management Plan</i>, 2016; California Air Resources Board, <i>Ambient Air Quality Standards</i>, May 6, 2016.</p>			

Regional and Local Regulations

South Coast Air Quality Management District

The South Coast Air Quality Management District (South Coast AQMD) is responsible for air quality planning in the SCAB and developing rules and regulations to bring the area into attainment of the ambient air quality standards. This is accomplished through air quality monitoring, evaluation, education, implementation of control measures to reduce emissions from stationary sources, permitting and inspection of pollution sources, enforcement of air quality regulations, and by supporting and implementing measures to reduce emissions from motor vehicles. All projects are subject to South Coast AQMD rules and regulations in effect at the time of construction.

The South Coast AQMD is also the lead agency in charge of developing the Air Quality Management Plan (AQMP) with input from SCAG and CARB. The AQMP is a comprehensive plan that includes control strategies for stationary and area sources, as well as for on-road and off-road mobile sources. SCAG has the primary responsibility for providing future growth projections and the development and implementation of transportation control measures. CARB, in coordination with federal agencies, provides the control element for mobile sources.

The 2016 AQMP was adopted by the South Coast AQMD Governing Board on March 3, 2017. The purpose of the AQMP is to set forth a comprehensive and integrated program that would lead the SCAG into compliance with the federal 24-hour PM_{2.5} air quality standard, and to provide an update to the South

Coast AQMD’s commitments towards meeting the federal 8-hour O₃ standards. The AQMP incorporates the latest scientific and technological information and planning assumptions, including the SCAG Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) and updated emission inventory methodologies for various source categories.

The South Coast AQMD has published the CEQA Air Quality Handbook (approved by the South Coast AQMD Governing Board in 1993 and augmented with guidance for Local Significance Thresholds [LST] in 2008). The South Coast AQMD guidance helps local government agencies and consultants to develop environmental documents required by CEQA and provides identification of suggested thresholds of significance for criteria pollutants for both construction and operation. With the help of the CEQA Air Quality Handbook and associated guidance, local land use planners and consultants are able to analyze and document how proposed and existing projects affect air quality in order to meet the requirements of the CEQA review process. The South Coast AQMD periodically provides supplemental guidance and updates to the handbook on their website.

South Coast AQMD Thresholds

According to the South Coast AQMD, an air quality impact is considered significant if the project would violate any ambient air quality standard, contribute substantially to an existing or projected air quality violation, or expose sensitive receptors to substantial pollutant concentrations. The South Coast AQMD has established thresholds of significance for air quality during construction and operational activities of land use development projects, as shown in **Table 4.3-2: South Coast Air Quality Management District Emissions Thresholds**.

Table 4.3-2: South Coast Air Quality Management District Emissions Thresholds		
Criteria Air Pollutants and Precursors	Construction-Related	Operational-Related
Reactive Organic Gases (ROG)	75	55
Carbon Monoxide (CO)	550	550
Nitrogen Oxides (NO _x)	100	55
Sulfur Oxides (SO _x)	150	150
Coarse Particulates (PM ₁₀)	150	150
Fine Particulates (PM _{2.5})	55	55

Source: South Coast Air Quality Management District, *South Coast AQMD Air Quality Significance Thresholds*, April 2019.

Localized Carbon Monoxide. In addition to the daily thresholds listed above, development associated with the project would also be subject to the ambient air quality standards. These are addressed through an analysis of localized CO impacts. The significance of localized impacts depends on whether ambient CO levels near a project site are above the state and federal CO standards (the more stringent California standards are 20 ppm for 1-hour and 9 ppm for 8-hour). The SCAB has been designated as in attainment under the 1-hour and 8-hour standards.

City of Costa Mesa 2015-2035 General Plan

The City’s General Plan Conservation Element contains goals and policies to improve and maintain air quality for the benefit of the health and vitality of residents and the local economy. In alignment with State emissions reduction goals and in cooperation with the South Coast AQMD, the City aims to pursue regional collaboration to reduce emissions from all sources.

Objective CON-4.A: Pursue the prevention of the significant deterioration of local and regional air quality.

Policy CON-4.A.1: Support regional policies and efforts that improve air quality to protect human and environmental health, and minimize disproportionate impacts on sensitive population groups.

Policy CON-4.A.2: Encourage businesses, industries and residents to reduce the impact of direct, indirect, and cumulative impacts of stationary and non-stationary pollution sources.

Policy CON-4.A.3: Require that sensitive uses such as schools, childcare centers, parks and playgrounds, housing, and community gathering places are protected from adverse impacts of emissions.

Policy CON-4.A.4: Continue to participate in regional planning efforts with the Southern California Association of Governments, nearby jurisdictions, and the South Coast Air Quality Management District to meet or exceed air quality standards.

Impact Analysis

Threshold (a) **Would the project conflict with or obstruct implementation of the applicable air quality plan?**

Less Than Significant Impact. The South Coast AQMD is required, pursuant to the FCAA, to reduce emissions of criteria pollutants for which the SCAB is in non-attainment of the NAAQS (e.g., ozone and PM_{2.5}). The South Coast AQMD's 2016 AQMP contains a comprehensive list of pollution control strategies directed at reducing emissions and achieving the NAAQS. These strategies are developed, in part, based on regional growth projections prepared by SCAG. SCAG has the responsibility of preparing and approving portions of the AQMP relating to the regional demographic projections and integrated regional land use, housing, employment, and transportation programs, measures, and strategies. SCAG is required by law to ensure that transportation activities conform to, and are supportive of, the goals of regional and state air quality plans to attain the NAAQS. The RTP/SCS includes transportation programs, measures, and strategies generally designed to reduce VMT, which are contained in the AQMP. The South Coast AQMD combines its portion of the AQMP with those prepared by SCAG.

On September 3, 2020, SCAG's Regional Council adopted Connect SoCal, the 2020-2045 RTP/SCS. The 2020-2045 RTP/SCS was determined to conform to the federally mandated SIP for the attainment and maintenance of the NAAQS. On October 30, 2020, CARB also accepted SCAG's determination that the RTP/SCS met the applicable state GHG emissions targets. The 2020-2045 RTP/SCS will be incorporated into the forthcoming 2022 AQMP. Both the Regional Comprehensive Plan and AQMP are based, in part, on projections originating with county and city general plans.

The 2016 AQMP was prepared to accommodate growth, reduce the high levels of pollutants within the areas under the jurisdiction of South Coast AQMD, return clean air to the region, and minimize the impact on the economy. Projects that are consistent with the assumptions used in the AQMP do not interfere with attainment because the growth is included in the projections utilized in the formulation of the AQMP. Therefore, projects, uses, and activities that are consistent with the applicable growth projections and

control strategies used in the development of the AQMP would not jeopardize attainment of the air quality levels identified in the AQMP, even if they exceed the South Coast AQMD's numeric indicators.

As discussed previously, the HEU does not propose development. Instead, the HEU identifies policies and programs that could be implemented to provide additional capacity for future development of dwelling units consistent with State Housing Law. Future zoning actions to implement specific programs within the HEU are required to be completed within three years of adoption of the HEU. The City can accommodate some of the future housing needs based on sites currently zoned for or permitting residential uses. However, rezones are required to accommodate the RHNA allocation.

The HEU would not result in direct housing construction but would facilitate and provide a policy framework for future housing development on candidate housing sites throughout the City. A total potential development capacity of 17,531 housing units is assumed. As such, future housing on these sites would be developed with greater density than assumed in the General Plan and SCAG's growth projections. Additionally, 858 ADU units are anticipated throughout the City. The forecast population growth associated with these 17,531 new housing units is approximately 47,333 persons; see **Section 4.14, Population and Housing**.

Additionally, future housing development on candidate housing sites would be required to adhere to all federal, state, and local requirements for minimizing construction and operational pollutant emissions, including South Coast AQMD's Rule 402, Rule 403, and Rule 1113, as prescribed in the City's Standard Conditions (see SC AQ-1 and SC AQ-2) as well as the CMMC.

It is noted, the City's goal for the HEU is to achieve Housing and Community Development (HCD) certification; therefore, the project must comply with applicable federal, state, regional, and local housing laws, and policies. As a result, it is not anticipated that future housing development facilitated by the HEU would interfere with South Coast AQMD goals for improving air quality in the SCAB or conflict with or obstruct implementation of applicable air quality plans. The HEU would be consistent with the standards and policies set forth in the 2016 AQMP and would not conflict with or obstruct implementation of the AQMP. Therefore, anticipated air quality impacts would be less than significant.

Threshold (b) Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?

Less Than Significant Impact. The HEU does not propose development. Future housing development facilitated by the HEU would be subject to development review and would occur as market conditions allow and at the discretion of the individual property owners. Future housing development on candidate housing sites could result in the temporary, short-term pollutants from construction-related soil disturbance, fugitive dust emissions, and combustion pollutants from on-site construction equipment, as well as from off-site trucks hauling construction materials. Emissions resulting from construction would be temporary and construction activities and associated emissions would cease following completion of the housing development. Further, construction emissions can vary substantially from day to day depending on activity level, the specific operation type, and, for dust, prevailing weather conditions.

The South Coast AQMD's approach to assessing cumulative impacts is based on the AQMP forecasts of attainment of ambient air quality standards in accordance with the requirements of the FCAA and CCAA.

The AQMP is designed to assist the region in attaining the applicable State and national ambient air quality standards and is intended to bring the SCAB into attainment for all criteria pollutants.

All future housing development facilitated by the HEU would be subject to the City's development review process and required to demonstrate compliance with federal, state, and local regulations in effect at the time of development, including the Costa Mesa General Plan policies and CMMC standards. The City's standard condition related to air quality, outlined under SC AQ-1 and SC AQ-2 require compliance with South Coast AQMD air quality construction thresholds. SC AQ-1 (e.g., prohibition of nuisances, watering of inactive and perimeter areas, track out requirements, etc.) would be applied to future developments on a project-by-project basis in order to minimize those potential negative air quality effects. Emissions resulting from construction would be temporary and construction activities and associated emissions would cease following completion of each housing development.

In regard to operational thresholds, future development on candidate housing sites would likely generate VOC, NO_x, CO, SO_x, PM₁₀, and PM_{2.5} operational emissions from mobile sources, including vehicle trips from future residents and guests. Other emissions from future housing development would likely include those from use of consumer products, architectural coatings for repainting, and landscape maintenance equipment; and those from energy sources, including combustion of fuels used for space and water heating and cooking appliances. In analyzing cumulative impacts for future housing development facilitated by the HEU, an analysis must specifically evaluate a development's contribution to the cumulative increase in pollutants for which the SCAB is designated as nonattainment for the CAAQS and NAAQS.

The SCAB has been designated as a federal nonattainment area for O₃ and PM_{2.5} and State nonattainment area for O₃, PM₁₀, and PM_{2.5}. PM₁₀ and PM_{2.5} emissions associated with construction generally result in nearfield impacts. The nonattainment status is the result of cumulative emissions from all sources of these air pollutants and their precursors within the SCAB. Future housing developments would be required to evaluate the potential air emissions for both construction and operational activities. As provided by SC AQ-1, future construction activities would be subject to South Coast AQMD's Rule 402 and 403: Fugitive Dust Control, which requires actions to restrict visible emissions of fugitive dust beyond the property line. Compliance with Rule 402 and Rule 403 would limit fugitive dust (i.e., PM₁₀ and PM_{2.5}) that may be generated during grading and construction activities. Additionally, as provided in SC AQ-2, future housing developments also would be subject to South Coast AQMD's Rule 1113: Architectural Coatings, which requires manufacturers, distributors, and end-users of architectural and industrial maintenance coatings to reduce reactive organic gas (ROG) emissions from the use of these coatings.

Further, future development on candidate housing sites, at a minimum, would be required to meet the mandatory energy requirements of CALGreen and the Energy Code (Title 24, CCR §6) in effect at the time of development application and would benefit from the efficiencies associated with these regulations as they relate to building heating, ventilating, and air conditioning mechanical systems, water heating systems, and lighting. Considering these requirements, future development on candidate housing sites facilitated by the HEU would not result in a cumulatively considerable net increase of any criteria pollutant for which the SCAB is in nonattainment under an applicable federal or state ambient air quality standard.

Threshold (c) Would the project expose sensitive receptors to substantial pollutant concentrations?

Less Than Significant Impact. The HEU would facilitate and provide a policy framework for future housing development on candidate housing sites throughout the City, which are situated in urbanized areas and

would be consistent with State Housing laws. The candidate housing sites were evaluated in this Initial Study at a programmatic level, as discussed above. Future housing development would be evaluated on a case-by-case basis. As a result, no air modeling was conducted for this analysis.

Toxic Air Contaminants. Future housing development could include emissions of pollutants identified by the state and federal government as TACs or hazardous air pollutants. State law has established the framework for the state's TAC identification and control program, which is generally more stringent than the federal program and aimed at TACs that are a problem in the state. The greatest potential for TAC emissions during construction would be diesel particulate emissions from heavy equipment operations and heavy-duty trucks and the associated health impacts to sensitive receptors. The following measures are required by state law to reduce DPM emissions:

- Fleet owners of mobile construction equipment are subject to the CARB Regulation for in-use off-road diesel vehicles (Title 13, CCR §2449), the purpose of which is to reduce DPM and criteria pollutant emissions from in-use (existing) off-road diesel-fueled vehicles.
- All commercial diesel vehicles are subject to Title 13, CCR §2485, limiting engine idling time. Idling of heavy-duty diesel construction equipment and trucks during loading and unloading shall be limited to five minutes; electric auxiliary power units should be used whenever possible.

CARB's Air Quality and Land Use Handbook: A Community Health Perspective recommends against siting sensitive receptors within 500 feet of a freeway, urban roads with 100,000 vehicles per day, or rural roads with 50,000 vehicles per day. The primary concern with respect to heavy-traffic roadway adjacency is the long-term effect of TACs, such as diesel exhaust particulates, on sensitive receptors. The primary source of diesel exhaust particulates is heavy-duty trucks on freeways and high-volume arterial roadways. The project would not result in direct construction of residential or non-residential uses but would facilitate and provide a policy framework for future development within the City. While the HEU does not propose development, it can be assumed that future development could potentially result in direct impacts through construction and operation of residential land uses through the emission of toxic air contaminants (TAC). All future projects would be subject to the City's development review process and would be required to demonstrate consistency with General Plan policies and CMMC requirements, which may require additional studies for future projects proximate to TAC emitters.

Carbon Monoxide Hot Spots. Mobile-source impacts, including those related to CO, occur essentially on two scales. Regionally, construction travel associated with future housing development would add to regional trip generation and increase the VMT within the local airshed and the SCAB. Locally, construction traffic would be added to the roadway system in the vicinity of the future housing development site. Although the SCAB is currently an attainment area for CO, there is a potential for the formation of microscale CO "hotspots" to occur immediately around points of congested traffic. Hotspots can form if traffic occurs during periods of poor atmospheric ventilation that is composed of a large number of vehicles cold-started and operating at pollution-inefficient speeds, and/or is operating on roadways already congested with existing traffic.

Typically, high CO concentrations are associated with congested roadways. Traffic associated with future housing development facilitated by the HEU could contribute to traffic impacts that may result in the formation of CO hotspots. Because of continued improvement in vehicular emissions at a rate faster than the rate of vehicle growth and/or congestion, the potential for CO hotspots in the SCAB is steadily decreasing. Any future housing development on candidate housing sites would require further evaluation

under this criterion upon submittal of permits and entitlement applications to demonstrate that both daily construction emissions and operations would not exceed South Coast AQMD's significance thresholds for any criteria air pollutant.

As previously discussed, future construction activities would be subject to the City's standard conditions for air quality control, prescribed under SC AQ-1 and SC AQ-2. As provided by SC AQ-1, future construction activities would be subject to South Coast AQMD's Rules 402 and 403: Fugitive Dust Control, which requires actions to restrict visible emissions of fugitive dust beyond the property line. Compliance with Rules 402 and 403 would limit fugitive dust (i.e., PM₁₀ and PM_{2.5}) that may be generated during grading and construction activities. Additionally, as provided in SC AQ-2, future housing developments also would be subject to South Coast AQMD's Rule 1113: Architectural Coatings, which requires manufacturers, distributors, and end-users of architectural and industrial maintenance coatings to reduce reactive organic gas (ROG) emissions from the use of these coatings.

Therefore, future development on candidate housing sites would not expose sensitive receptors to substantial pollutant concentrations. Impacts would be less than significant and no mitigation is required.

Threshold (d) Would the project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

Less Than Significant Impact. Future housing development facilitated by the HEU could result in odors generated from vehicles and/or equipment exhaust emissions during construction. Odors produced during construction would be attributable to concentrations of unburned hydrocarbons from tailpipes of construction equipment and architectural coatings. Such odors would be temporary and generally would occur at magnitudes that would not affect substantial numbers of people. Land uses and industrial operations associated with odor complaints typically include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting, refineries, landfills, dairies, and fiberglass molding. Future development on candidate housing sites facilitated by the HEU would result in new housing, which is not a land use typically associated with generation of odors. Future housing development facilitated by the HEU would not expose a substantial number of people to odors. Therefore, impacts would be less than significant and no mitigation is required.

Mitigation Program

Standard Conditions

SC AQ-1 Dust Control. During construction, construction contractors shall comply with South Coast Air Quality Management District's (South Coast AQMD's) Rules 402 and 403 to minimize construction emissions of dust and particulates. South Coast AQMD Rule 402 requires that air pollutant emissions not be a nuisance off-site. Rule 402 prohibits the discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health, or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property.

South Coast AQMD Rule 403 requires that fugitive dust be controlled with Best Available Control Measures so that the presence of such dust does not remain visible beyond the property line of the emission source. This rule is intended to reduce PM₁₀ emissions from

any transportation, handling, construction, or storage activity that has the potential to generate fugitive dust. This requirement shall be included as notes on the contractor specifications. Table 1 of Rule 403 lists the Best Available Control Measures that are applicable to all construction projects. The measures include, but are not limited to, the following:

- a. Portions of a construction site to remain inactive longer than a period of three months will be seeded and watered until grass cover is grown or otherwise stabilized.
- b. All on-site roads will be paved as soon as feasible or watered periodically or chemically stabilized.
- c. All material transported off-site will be either sufficiently watered or securely covered to prevent excessive amounts of dust.
- d. The area disturbed by clearing, grading, earthmoving, or excavation operations will be minimized at all times.
- e. Where vehicles leave a construction site and enter adjacent public streets, the streets will be swept daily or washed down at the end of the workday to remove soil tracked onto the paved surface.

SC AQ-2

Architectural Coatings. South Coast Air Quality Management District (South Coast AQMD) Rule 1113 requires manufacturers, distributors, and end-users of architectural and industrial maintenance coatings to reduce reactive organic gas (ROG) emissions from the use of these coatings, primarily by placing limits on the ROG content of various coating categories. Architectural coatings shall be selected so that the volatile organic compound (VOC) content of the coatings is compliant with South Coast AQMD Rule 1113. This requirement shall be included as notes on contractor specifications.

4.4 Biological Resources

Threshold (a) Would the project have a substantial effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game of U.S. Fish and Wildlife Service?

Less than Significant Impact with Mitigation. The California Department of Fish and Wildlife (CDFW) and the U.S. Fish and Wildlife Service (USFWS) may list species as threatened or endangered under the California Endangered Species Act (CESA) or Federal Endangered Species Act (FESA), respectively. The USFWS can designate critical habitat that identifies specific areas that are essential to the conservation of a listed species.

The HEU does not propose construction of housing or other development; rather, it provides capacity for future housing development. Of the 99 candidate housing sites, 97 percent of the sites are developed and in urbanized areas. However, future housing development could potentially impact candidate, sensitive, or special status wildlife or plant species through direct or indirect disturbance or elimination of essential habitat, if located near such resources, as depicted in General Plan Figure CON-1.¹²

The Santa Ana River Greenbelt, Talbert Regional Park, and Fairview Park contain wetland, riparian, and vernal pool habitat. Banning Ranch, located in the City of Newport Beach and adjacent to the City of Costa Mesa boundary to the southwest contains critical habitat for the San Diego Fairy Shrimp and Coastal California Gnatcatcher. No candidate housing sites are located near the City boundary with Newport Beach or near the Banning Ranch area. Additionally, the General Plan Conservation Element identifies sensitive vegetation species in the City include but are not limited to the following: San Diego button-celery (*E. aristulatum* var. *parishii*), Gambel's watercress (*N. gambelii*), and California Orcutt grass (*O. californica*).

All future housing development facilitated by the HEU would comply with federal, State, and local regulations. Compliance with the regulatory framework would ensure that no habitat would be impaired during development construction or operations. Future housing development would be subject to General Plan Conservation Element Policy CON-1.A.1, which requires applicants proposing development within biologically sensitive areas to consult the CDFW, Orange County Water District, and Orange County Parks. Compliance with Policy CON-1.A.1 would identify areas for special protection and create protection measures for specified habitat and sensitive species.

Future housing development facilitated by the HEU would have the potential to impact nesting birds which have acclimated to urban life and nest and forage in local trees and shrubs. These bird species are protected under the Migratory Bird Treaty Act (MBTA). If vegetation clearing would occur during the bird breeding season (February 1 to July 15 for raptors and January 15 to August 31 for other birds), direct impacts to nesting birds could occur.

All future housing development facilitated by the HEU would be subject to the City's development review process per CMMC Title 13, Chapter III, Section 13-29 (Planning Application Review Process). Future housing developments facilitated by the HEU would be required to implement MM BIO-1 and MM BIO-2

¹² Costa Mesa General Plan, Conservation Element- all sensitive species of concern can be found in Tables CON-1, CON-2, and CON-3.

to protect biological resources from construction-related activities.¹³ MM BIO-1 requires future housing development facilitated by the HEU to conduct a biological study prior to construction to determine suitable mitigation for each individual site. MM BIO-2 requires that construction shall not take place during bird breeding season, and if construction must be done during nesting season, a qualified biologist will be brought in to identify nesting bird activity and create construction barriers to protect the sites. Additionally, as provided in SC BIO-1, a focused survey for burrowing owls is required for any new development project proposed on a vacant site of two acres or larger. Implementation of MM BIO-1 and MM BIO-2 would reduce any substantial adverse effect, either directly or indirectly, or through habitat modifications to special status wildlife and plants. Therefore, impacts would be mitigated to a less than significant level.

Threshold (b) Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

Less than Significant Impact with Mitigation. As previously discussed above, Fairview Park contains vernal pools and wetlands and riparian habitat while the Banning Ranch area, adjacent to the City's jurisdictional boundary with Newport Beach, contains critical habitat for San Diego Fairy Shrimp and the Coastal California Gnatcatcher. Future housing development facilitated by the HEU would comply with General Plan Policy CON-1.A., which requires consultation with the appropriate agencies (CDFW, Orange County Water District, and Orange County Parks) to establish special protection and appropriate protection measures for developments near natural habitats. Additionally, future housing development facilitated by the HEU would be subject to the City's development review process, and comply with General Plan policies. Further, future housing development facilitated by the HEU would be required to comply with MM BIO-1 for avoiding and minimizing construction and operations impacts to riparian habitat or other sensitive vegetation communities. Therefore, impacts would be less than significant level with mitigation.

Threshold (c) Would the project have a substantial adverse effect on a State or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

Less than Significant Impact with Mitigation. While the HEU does not specifically propose alteration of a known or potential jurisdictional wetland or other waters of the U.S. or State, it is possible that potential future housing development projects facilitated pursuant to the HEU could directly or indirectly impact jurisdictional waters or wetlands. No candidate housing sites are located on identified wetland habitats known to be present in Fairview Park. Future housing development would be required to implement MM BIO-1 which would require a biological study to be conducted in order to determine what impacts could be had on riparian habitat or other sensitive vegetation communities through consultation with the appropriate agencies, and then incorporating design to mitigate effects. Implementation of MM BIO-1 would reduce the potential for future housing development to result in substantial adverse effect, either directly or indirectly, on any known wetlands or other waters of the U.S. and State. Therefore, potential impacts related to wetland resources would be less than significant level with mitigation.

¹³ The City's Planning Division may require preparation of site biological surveys where the City has determined a potential for biological impacts, even for by-right projects.

Threshold (d) Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

Less Than Significant Impact with Mitigation. As previously addressed, future housing development facilitated by the HEU has the potential to impact nesting birds which have acclimated to urban life and nest and forage in the local trees and shrubs.

The City is mostly developed and urbanized. Only candidate housing sites 138 and 142 are currently vacant and actively used for agricultural purposes. Candidate housing sites 138 and 142 are located in the northern portion of the City in the South Coast Metro area, bordered by urban development, and within 0.25 mile of I-405 and 2.5 miles of SR-55. Given the active agricultural use on candidate housing sites 138, 142, and 198 and proximity to freeway transportation corridors, no wildlife corridors are known to exist. Further, the City's General Plan identifies wildlife habitat areas in the City, including the Santa Ana River and Fairview Park. Per the General Plan Conservation Element, habitat corridors provide for open space connectivity between isolated areas where animals live and forage, as well as for migration corridors. No candidate housing sites are proximate to the Santa Ana River or in Fairview Park. Therefore, HEU implementation would not impact wildlife corridors.

Future housing development facilitated by the HEU would be required to adhere to all federal, State, and local requirements for avoiding and minimizing interference with the movement of any native resident or migratory fish and wildlife species, migratory wildlife species, or migratory wildlife corridors. Applications for future housing development facilitated by the HEU, where the City has determined a potential for impacts to a wildlife corridor, would be required to implement the mitigation framework included in MM BIO-1 and MM BIO-2. Compliance with the established regulatory framework, as well as MM BIO-1 and MM BIO-2, future housing development would reduce impacts to a less than significant impact with mitigation on wildlife corridors.

Threshold (e) Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

Less than Significant Impact. The City regulates parkway or median trees, tree easements, and landmark trees. If future housing development facilitated by the HEU would impact parkway or median trees, applicants would be subject to the City's tree replacement ratio codified under CMMC Title 15, Chapter V, Section 15-131 (Tree Replacement Ratio). The City establishes regulations for preservation of landmark trees under CMMC Title 15, Chapter V, Section 15-138 (Preservation of Landmark Trees). Future housing development facilitated by the HEU would be subject to compliance with CMMC regulations related to the removal or installation of public trees or effects to landmark trees. Therefore, the HEU would not conflict with any local policies or ordinances protecting biological resources and impacts would be less than significant.

Threshold (f) Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

Less than Significant Impact. The City is within the Orange County Central/Coastal Subregional Natural Community Conservation Plan and Habitat Conservation Plan (NCCP/HCP), specifically covered under the County of Orange Central and Coastal Subregion (Parts I and II: NCCP/HCP). Although the City is within the

NCCP/HCP Plan boundary, the City is not a signatory to the Implementation Agreement, meaning any projects receiving development permits in the City would not be covered for incidental take of state or federally-listed species addressed in the NCCP/HCP. Talbert Regional Park and Talbert Nature Preserve are within the boundaries of an identified NCCP/HCP habitat reserve; however, no candidate housing sites are within the Talbert Regional Park or Nature Preserve.

A majority of candidate housing sites are developed and bordered by urban development. Future housing construction facilitated by the HEU would not conflict with the Central/Coastal NCCP/HCP. All future housing development facilitated by the HEU would be subject to the City's development review process and be required to demonstrate consistency with conservation policies in the General Plan as well as federal, State, and local regulatory requirements. Therefore, impacts would be less than significant, and no mitigation is required.

Mitigation Program

Standard Conditions and Requirements

SC BIO-1¹⁴ A focused survey for burrowing owls shall be conducted by a qualified professional biologist for any new development project proposed on a vacant site of two acres or larger and with a landscape of annual and perennial grasslands, desert, or arid scrubland with low-growing vegetation or agricultural use or vegetation. The purpose of the survey is to determine if burrowing owls are foraging or nesting on or adjacent to the project site. If surveys confirm that the site is occupied habitat, mitigation measures to minimize impacts to burrowing owls, their burrows, and foraging habitat shall be identified. The results of this survey, including any mitigation recommendations, shall be incorporated into the project-level CEQA compliance documentation. Owl surveys and approaches to mitigation shall be in accordance with the Staff Report on Burrowing Owl Mitigation, issued by the California Department of Fish and Wildlife on March 7, 2012 (CDFW 2012).

Mitigation Measures

MM BIO-1 Applications for future housing development facilitated by the HEU, where the City has determined a potential for impacts to special-status wildlife and plants species, shall be required to comply with the following mitigation framework:

Prior to the issuance of any permit for future development consistent with the HEU, a site-specific general biological resources survey shall be conducted on sites that contain the presence of any sensitive biological resources, including any sensitive plant or wildlife species. A biological resources report shall be submitted to the City to document the results of the biological resources survey. The report shall include (1) the methods used to determine the presence of sensitive biological resources; (2) vegetation mapping of all vegetation communities and/or land cover types; (3) the locations of any sensitive plant or wildlife species; (4) an evaluation of the potential for occurrence of any listed, rare, and narrow endemic species; and (5) an evaluation of the significance of any potential direct or indirect impacts from the proposed project. If potentially significant impacts to sensitive biological resources are identified, future project-level grading and site plans shall incorporate project design features required by the applicant to minimize direct

¹⁴ Costa Mesa General Plan Environmental Impact Report Mitigation Measure 4.3.A-1

impacts on sensitive biological resources to the extent feasible, and the report shall also recommend appropriate mitigation to be implemented by the applicant to reduce the impacts to below a level of significance.

MM BIO-2: Housing development activities facilitated by the HEU shall avoid the bird breeding season (typically January through July for raptors and February through August for other avian species), if feasible. If breeding season avoidance is not feasible, the applicant shall be responsible for a qualified biologist to conduct a pre-construction nesting bird survey prior to the commencement of any ground disturbing activities to determine the presence/absence, location, and status of any active nests on or adjacent to the survey area. The extent of the survey buffer area surrounding each site shall be established by the qualified biologist to ensure that direct and indirect effects to nesting birds are avoided. To avoid the destruction of active nests and to protect the reproductive success of birds protected by the Migratory Bird Treaty Act and the California Fish and Game Code and minimize the potential for project delay, nesting bird surveys shall be performed by the qualified biologist prior to project commencement. In the event that active nests are discovered, a suitable buffer (distance to be determined by the biologist or overriding agencies) shall be established around such active nests, and no construction within the buffer shall be allowed until the biologist has determined that the nest(s) is no longer active (i.e., the nestlings have fledged and are no longer reliant on the nest).

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4.5 Cultural Resources

Threshold (a) Would the project cause a substantial adverse change in the significance of a historical resource pursuant to in Section 15064.5?

Less than Significant Impact with Mitigation. While the HEU does not propose any development, future housing development facilitated by the HEU could potentially result in direct or indirect impacts through the physical demolition, destruction, relocation, or alteration of potential historical resources. The likelihood of encountering historical resources on developed sites is higher than on vacant lots. Out of the 99 candidate housing sites, 96 are developed and 3 are vacant.

Based on National Register of Historical Places (NRHP) guidelines, generally, structures 50 years of age or older have the potential to be a historic resource. Since development facilitated by the HEU could occur over the next ten or more years, there is a potential for buildings on developed candidate housing sites to reach an age of 50 years and thus be eligible to be added to the NRHP. Vacant candidate housing sites would be at lower risk of containing historic resources since no structures exist.

According to the General Plan Historical and Cultural Resources Element, there are 31 historical properties, built environments and landmarks eligible for listing in the City’s Local Register of Historical Places. Specifically, there are five properties within the City eligible for National Register Listing, 24 properties eligible for local register listing, and two properties eligible for local listing as a historical district contributor.¹⁵ Two candidate housing sites are located on properties eligible for listing on the National Register, as shown in **Table 4.5-1: Candidate Housing Sites on Properties Eligible for National Register Listing.**

Site Number	Assessor’s Parcel Number	Address	Size (AC)	Architectural Style/ On the Ground Use
137	140-041-82	3315 Fairview Drive	7.58	Western Style/ Segerstrom Barn
198	140-041-83	3315 Fairview Drive	0.23	Craftsman/ Segerstrom House

Future housing development on the candidate housing sites facilitated by the HEU would be subject to development review and be required to adhere to all federal, State, and local requirements for avoiding impacts to historical resources, including the National Historic Preservation Act. The City General Plan Historical and Cultural Resources Element includes several policies aimed at historical preservation, including Policy HCR-1.1, which encourages the protection and enhancement of historical sites within the City and Policy HCR-1.4 which requires an impact assessment of all historical resources as part of the environmental review process. Specifically, future housing development on candidate housing site 137 and 198 would be required to comply with Policy HCR-1.1. Although the Segerstrom Barn and House are not listed historical resources under the NRHP or the California Register of Historical Resources, they are

¹⁵ City of Costa Mesa. Costa Mesa General Plan Historical and Cultural Resources Element Table HCR-1, Available at: <https://www.costamesaca.gov/home/showpublisheddocument/34708/636740022588370000>, Accessed October 1, 2021.

considered local historical resources¹⁶. Compliance with Policy HCR-1.1 and Policy HCR-1.4 is enforced through CMMC Title 13, Chapter IX, Article 14 (Historic Preservation).

Future development on candidate housing sites 137 and 198 would be subject to preparation of a historical resource assessment as part of the development review process pursuant to CMMC Title 13, Chapter IX, Article 14, Section 13-200.10 (Certificate of Appropriateness Process), which details the procedures for proper maintenance, restoration, relocation, and processing of cultural resources found in the City.

All future housing development facilitated by the HEU would be subject to the City's development review process, which may include review pursuant to CEQA, and be required to comply with General Plan policies, CMMC standards, as well as be required to adhere to all federal, state, and local regulations for avoiding impacts to historical resources.

It could be likely that future development on candidate housing sites could impact future potential, unidentified historical resources. As a result, implementation of MM CR-1 would be required, which requires historical evaluations on buildings and structures over 50 years of age. Following compliance with the established regulatory framework, the project's potential impacts concerning adverse changes in the significance of a historical resource would be less than significant.

Threshold (b) Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?

Less than Significant Impact with Mitigation. The HEU does not directly propose any future housing development nor ground-disturbing activities such as grading or excavation. However, future projects facilitated by the HEU could involve ground-disturbing activities that could impact archeological resources during construction. The likelihood of encountering archeological resources on undeveloped sites is greatest given these have been minimally disturbed in the past (e.g., undeveloped parcels, vacant lots, and lots containing undeveloped areas). Alternately, previously disturbed sites are generally considered to have a lower potential for archeological resources since previous construction activities may have already removed or disturbed soil that may have contained resources.

Future housing development facilitated by the HEU on candidate housing sites would be subject to development review would be required to adhere to all federal, State, and local requirements for avoiding or mitigating impacts to archeological resources, including General Plan Policy HCR-1.7 and 1.8, which require cultural resources studies (i.e., archaeological and historical investigations) for all applicable discretionary projects, in accordance with CEQA regulations. In the likelihood that future housing developments would impact archeological resources, implementation of MM CR-2 would be required. MM CR-2 requires preparation of an archaeological survey by a qualified archaeologist to evaluate the presence of cultural resources. Compliance with the established regulatory framework and MM CUL-2 would reduce any potential impacts to archaeological resources to less than significant.

¹⁶ City of Costa Mesa, Historical Ordinance, Available at: [Historical Ordinance | City of Costa Mesa \(costamesa.gov\)](https://www.costamesa.gov/historical-ordinance), accessed October 1, 2021.

Threshold (c) Would the project disturb any human remains, including those interred outside of formal cemeteries?

Less than Significant Impact. According to the General Plan EIR, the City has identified seven archeological sites, one of which is a habitation and burial site for human remains. Since the precise locations of each of these sites is not publicly shared, future development facilitated by the HEU on candidate housing sites could result in the discovery of burial grounds or formal cemeteries. Future housing development would be subject to comply with the General Plan Policy HCR-1.7 which requires cultural resource studies for all applicable discretionary projects in accordance with CEQA regulations. However, preparation of future housing development facilitated by the HEU may still result in the disturbance of unknown human remains.

Therefore, human remains could be disturbed as a result of future development facilitated by the HEU. If human remains are found, those remains would require proper treatment in accordance with applicable laws, including State of California Health and Safety Code (HSC) Sections 7050.5-7055 and PRC Section 5097.98 and Section 5097.99. HSC Sections 7050.5-7055 describe the general provisions for treatment of human remains. Specifically, HSC Section 7050.5 prescribes the requirements for the treatment of any human remains that are accidentally discovered during excavation of a site. HSC Section 7050.5 also requires that all activities cease immediately, and a qualified archaeologist and Native American monitor be contacted immediately. As required by State law, the procedures set forth in PRC Section 5087.98 would be implemented, including evaluation by the County Coroner and notification of the NAHC. The NAHC would designate the “Most Likely Descendent” of the unearthed human remains. If human remains are found during excavation, excavation would be halted near the find and any area that is reasonably suspected to overlay adjacent remains shall remain undisturbed until the County Coroner has investigated, and appropriate recommendations have been made for treatment and disposition of the remains.

All future housing development facilitated by the HEU would be subject to the City’s development review process and be required to demonstrate compliance with the regulatory framework. In the likelihood that future housing development would disturb any human remains, projects would be required to comply with Standard Condition Cultural Resources 1 (SC CR-1). SC CR-1 requires all construction to stop if human remains are found, and a forensic expert will be brought in to determine the significance of the find. Compliance with the established regulatory framework would result in a less than significant impact.

Mitigation Program

Standard Conditions and Requirements

SC CR-1 Applications for future development consistent with the HEU, where the City has determined a potential for impacts to human remains, shall be required to comply with the following mitigation framework: In the event that human remains are discovered or unearthed, all earth-disturbing work within a 100-meter radius of the location of the human remains shall be temporarily suspended or redirected by the applicant until a forensic expert retained by the applicant has identified and evaluated the nature and significance of the find, in compliance with State CEQA Guidelines 15064.5(f). If human remains of Native American origin are discovered or unearthed, the applicant shall contact the consulting tribe, as detailed in MM TCR-1, regarding any finds and provide information after the archaeologist makes his/her initial assessment of the nature of the find, so as to provide Tribal input concerning significance and treatment. After the find

has been appropriately mitigated, as determined, and documented by a qualified archaeologist, work in the area may resume.

Mitigation Measures

MM CR-1 Applications for future development facilitated by the HEU, where the City has determined a potential for impacts to historic resources, shall be required to comply with the following mitigation framework: For any building/structures in excess of 50 years of age having its original structural integrity intact, the applicant shall retain a qualified professional historian to determine whether the affected building/structure is historically significant. The evaluation of historic architectural resources shall be based on criteria such as age, location, context, association with an important person or event, uniqueness, or structural integrity, as indicated in State CEQA Guidelines Section 15064.5. A historical resource report shall be submitted by the applicant to the City and shall include the methods used to determine the presence or absence of historical resources, identify potential impacts from the proposed project, and evaluate the significance of any historical resources identified.

MM CR-2 Applications for future development consistent with the HEU, where the City has determined a potential for impacts to archeological resources, shall be required to comply with the following mitigation framework: Prior to the issuance of any permit for future development located on a previously undisturbed site, the applicant shall retain a qualified archaeologist to conduct an archaeological survey to evaluate the presence of cultural resources and the need for project impact mitigation by preservation, relocation, or other methods. An archaeological resource report shall be submitted by the applicant to the City and shall include the methods used to determine the presence or absence of archaeological resources, identify potential impacts from the proposed project, and evaluate the significance of any archaeological resources identified. If there are potentially significant impacts to an identified archaeological/cultural resource, the report shall also recommend appropriate mitigation required by the applicant to reduce impacts to below a level of significance.

4.6 Energy

Threshold (a) Would the project result in a potentially significant impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

Southern California Gas (SoCal Gas) and Southern California Edison provide natural gas and electricity to the City of Costa Mesa.

Construction: Less Than Significant Impact. The project would not result in direct housing construction but would facilitate and provide a policy framework for future housing development throughout the City. Therefore, future housing development facilitated by the HEU would result in the direct consumption of electricity and natural gas resources. Energy use from construction activities would primarily result from the use of diesel fuel (e.g., mobile construction equipment), fuel use by vehicles and construction equipment and vehicle trips associated with workers commuting to and from construction sites, and electricity (e.g., power tools) and fuel use. During construction, some incidental energy conservation would occur through compliance with State requirements. Construction equipment would also be required to comply with the latest U.S. EPA and CARB engine emissions standards. Construction-related energy consumption associated with future housing developments would be subject to project-level review and approval by the City.

Future construction activities associated with future housing development would also be required to monitor air quality emissions using applicable regulatory guidance per the South Coast AQMD. This requirement indirectly relates to construction energy conservation because when air pollutant emissions are reduced because of monitoring and the efficient use of equipment and materials, this results in reduced energy consumption. There are no aspects of the HEU that would foreseeably result in the inefficient, wasteful, or unnecessary consumption of energy during construction activities of future housing developments.

There are no unusual characteristics that would necessitate the use of construction equipment that would be less energy efficient than at comparable construction sites in the region or state. Future housing developments would be subject to project-specific review and approval to ensure compliance with applicable City goals, policies, and code requirements. Therefore, it is expected that construction fuel consumption associated with the HEU would not be any more inefficient, wasteful, or unnecessary than other similar projects of this nature. Impacts to energy resources associated with the future developments' construction activities would be less than significant. Project implementation would not grant any entitlements or building permit issuances that would result in wasteful, inefficient, or unnecessary consumption of energy resources.

Operations: Less Than Significant Impact. As previously noted, the project would not result in direct housing construction, but would facilitate future housing development. Future development facilitated by the HEU would consume energy during operations through building electricity, water, and natural gas usage, as well as fuel usage from on-road vehicles. Passenger vehicles would be mostly powered by gasoline, with some fueled by diesel or electricity. Public transit would be powered by diesel or natural gas and could potentially be fueled by electricity. Future housing development facilitated by the HEU would be subject to the City's development review process codified under CMMC Title 13, Chapter III, Section 13-29 (Planning Application Review Process). CMMC Title 13, Chapter III, Section 13-29 requires development to be consistent with the General Plan and any applicable specific plan as well as specific

standards set for multi-family dwellings that outline proper steps to ensure energy efficiency for future development. Future housing development facilitated by the HEU would also be required to adhere to all federal, state, and local requirements for energy efficiency, including SB 32's Scoping Plan that includes a 50 percent reduction in petroleum use in vehicles; South Coast AQMD's 2016 Air Quality Management Plan¹⁷, which calls for the support of land use and transportation planning strategies that reduce energy use and GHG emissions; and the latest Title 24 standards. It is also noted that future project design and materials would be subject to compliance with the most current Building Energy Efficiency Standards. Prior to issuance of a building permit, the City would review and verify that the project plans demonstrate compliance with the current version of the Building and Energy Efficiency Standards. Future projects would also be required adhere to the provisions of California Green Building Standards Code (CALGreen), which establishes planning and design standards for sustainable site development, energy efficiency (in excess of the California Energy Code requirements), water conservation, material conservation, and internal air contaminants. Considering these requirements, HEU implementation would not result in a substantial increase in transportation-related energy uses, such that it would result in a wasteful, inefficient, or unnecessary consumption of energy resources. Therefore, impacts would be less than significant, and no mitigation is required.

Threshold (b) Would the project conflict with or obstruct a State or local plan for renewable energy or energy efficiency?

Less than Significant Impact. As previously noted, HEU implementation would not result in direct housing construction but would facilitate future housing development. Future housing development facilitated by the HEU would be required to comply with State Building Energy Efficiency Standards, appliance efficiency regulations, and green building standards. Project development would not cause inefficient, wasteful, and unnecessary energy consumption, and no adverse impact would occur. The General Plan identifies goals and policies related to energy efficiency and renewable energy sources such as Policy CON-2.A.2, which requires new residential construction to consult with regional agencies and utility companies to achieve energy efficient goals. Future developments would be reviewed for consistency with City policies related to renewable energy and energy efficiency. Future housing developments facilitated by the HEU would be required to comply with all current energy requirements set by the current California Building Code, adopted by reference under CMMC Title 5, Chapter I, Section 5-1 (Construction Codes Adopted). Therefore, compliance with the existing regulatory setting and CMMC would reduce impacts to a less than significant level, and no mitigation would be required.

Mitigation Program

Standard Conditions and Mitigation Measures

No standard conditions or mitigation measures are applicable to the proposed project.

¹⁷ South Coast Air Quality Management District, Final 2016 South Coast Air Quality Management Plan. Accessed online at <http://www.aqmd.gov/docs/default-source/clean-air-plans/air-quality-management-plans/2016-air-quality-management-plan/final-2016-aqmp/final2016aqmp.pdf?sfvrsn=15>. 2016.

4.7 Geology and Soils

Threshold (a.i) Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving the rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

Less Than Significant Impact. The project would not result in direct housing construction but would facilitate future housing development on candidate housing sites. No candidate housing sites are located in an Alquist-Priolo Fault zone. Therefore, the project would not directly, or indirectly, cause potential substantial adverse effects involving rupture of a known earthquake fault. No impact would occur and no mitigation is required.

Threshold (a.ii) Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking?

Less Than Significant Impact. As previously noted, the project would not result in direct housing construction but would facilitate future housing development. Future development in the City would subject people and structures to potential earthquake hazards due to the seismically active nature of Southern California. The General Plan Safety Element notes that the City is in the vicinity of several known active and potentially active earthquake faults, including the Newport-Inglewood Fault Zone and the San Joaquin Hills Fault Zone. Other faults such as the San Andreas, Whittier, Elsinore, Palos Verdes, and Puente Hills Faults are predicted to affect the City with strong seismic shaking. The San Jacinto, San Andreas, Newport-Inglewood, and Whittier faults have the potential of generating earthquakes of magnitudes ranging from 6.5 to 7.5 on the Richter scale.¹⁸

Therefore, future housing development facilitated by the HEU would be subject to rupture at known earthquake faults. General Plan Safety Element Policy S-1.1 requires consideration of geologic hazard constraints, impacts, and mitigation when making decisions relating to land development. Compliance with this policy would ensure that effects of any future housing development facilitated by the HEU would be evaluated prior to development, therefore ensuring that substantial adverse effects are disclosed and minimized to the greatest extent possible.

The City has adopted the Orange County Grading and Excavation Code under CMMC Title 5, Chapter I Section 5-1.4 (Adoption of the Orange County Grading and Excavation Code). The Orange County Grading and Excavation Code requires that a geotechnical/soil engineering and engineering geology report be prepared for any development project that requires a grading permit. Additionally, the City requires as a Standard Condition of Approval (SC GEO-1) that any design, grading, and construction be performed in accordance with the California Building Code (CBC) requirements applicable at the time of grading as well as the appropriate local grading regulations, and the recommendations of a project geotechnical consultant prior to the issuance of grading permits (March 2021).¹⁹ Future housing developments facilitated by the HEU would be subject to permit approval and required to adhere to all federal, State, and local requirements for avoiding and minimizing seismic-related impacts. Considering these

¹⁸ City of Costa Mesa. (2015). General Plan EIR Section 4.6 Geology and Soils, Available at: <https://www.costamesaca.gov/city-hall/city-departments/development-services/approved-plans-for-city/2015-2035-general-plan>, Accessed July 7, 2021.

¹⁹ City of Costa Mesa. General Conditions and Code Requirements for All Applications

requirements, the HEU would result in a less than significant impact concerning potential exposure to seismic-related hazards and no mitigation is required.

Threshold (a.iii) Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving seismic-related ground failure, including liquefaction?

Less Than Significant Impact. Liquefaction is the loss of strength where loose, saturated, relatively cohesion-less soil deposits lose shear strength during strong ground motions. The potential exists for liquefaction in localized sections within the northwest and western portions of the City.²⁰ Available records do not indicate recent cases of liquefaction. However, instances of liquefaction have been reported in the nearby cities of Huntington Beach and Newport Beach.

The project would not result in direct housing construction but would facilitate future housing on candidate housing sites located throughout the City. Therefore, future housing facilitated by the HEU could be subject to liquefaction. All future housing development facilitated by the HEU would be subject to the City's development review process and required to adhere to all local, State, and federal requirements, including the City's Building Regulations (CMMC Title 5 Chapter I) and the Orange County Grading and Excavation Code (CMMC Title 5, Chapter I, Section 5-1.4), which requires a geotechnical/soil engineering and engineering geology report for grading projects. The soils engineering report would confirm site-specific soil composition and assign an expansion index (EI) rating, and would include conclusions and recommendations addressing grading procedures, soil stabilization, and foundation design. Additionally, General Plan Policy S-1.7 requires compliance with the Seismic Hazard Mapping Act, which requires sites within liquefaction hazard areas to be investigated for liquefaction susceptibility prior to building construction or human occupancy. Compliance with Policy S-1.7 would ensure that the project would not cause substantial adverse effects due to liquefaction hazard areas.

Considering these requirements, including the preparation of soils engineering reports for future housing developments, as required by the CMMC, and compliance with General Plan Policy S-1.7, future housing development facilitated by the HEU would not create substantial adverse effects involving seismic-related ground failure, including liquefaction. Therefore, impacts would be less than significant and no mitigation is required.

Threshold (a.iv) Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving landslides?

Less Than Significant Impact. Landslides can occur if areas of steep slopes consisting of unstable soils are disturbed by ground shaking and/or heavy rainfall. Since the City's topography consists of generally flat to gently sloping terrain, the potential for hazards from landslides is minimal.²¹ No candidate housing sites are located adjacent to bluffs or on slopes.

As previously mentioned, the project would not result in direct housing construction but would facilitate future housing development on candidate housing sites located throughout the City. Therefore, future housing facilitated by the HEU could be subject to landslides. The City relies on the CBC Chapter 18, Soils

²⁰ City of Costa Mesa. (2015). General Plan EIR Section 4.6 Geology and Soils, Available at: <https://www.costamesaca.gov/city-hall/city-departments/development-services/approved-plans-for-city/2015-2035-general-plan>, Accessed July 7, 2021.

²¹ Ibid.

and Foundations, and Appendix J, Grading, to regulate all grading and design criteria.²² This includes design criteria for development on slopes and at the toe of slopes. The CBC requires soils reports to include slope stability studies that discuss grading procedures, soil design criteria for structures and embankments, and site geology. General Plan Policy S-1.8 requires consideration of site soils when reviewing projects in areas subject to slope instability. Additionally, all future housing development facilitated by the HEU would be subject to the City's development review process and required to adhere to all local, State, and federal requirements for avoiding and minimizing seismic-related impacts (i.e., ground failure including landslides). Therefore, impacts related to landslides would be less than significant and no mitigation is required.

Threshold (b) Would the project result in substantial soil erosion or the loss of topsoil?

Less Than Significant Impact. The project would not result in direct housing construction but would facilitate future housing development throughout the City. Therefore, future housing development facilitated by the HEU would involve grading activities that would disrupt soil profiles/soil composition and thereby result in potential increased exposure of soils to wind and rain. Erosion on graded slopes could cause downstream sedimentation impacts. Other related impacts resulting from substantial short-term erosion or loss of topsoil include topography changes and the creation of impervious surfaces.

Future housing development facilitated by the HEU would be subject to the City's development review process and required to adhere to all local, State, and federal requirements for avoiding and minimizing impacts concerning soil erosion or loss of topsoil, including the City's Building Regulations (CMMC Title 5, Chapter I) and the Orange County Grading and Excavation Code (CMMC Title 5, Chapter I, Section 5-1.4), which establishes minimum requirements for grading, excavating and filling of land, and the issuance of permits as contained in the CBC. Prior to initiation of ground disturbing activities, future project applicants would be required to demonstrate compliance with the Orange County Grading and Excavation Code including requirements pertaining to erosion control. Short-term construction-related erosion would be addressed through compliance with the National Pollutant Discharge Elimination System (NPDES) program, which requires implementation of a Storm Water Pollution Prevention Plan (SWPPP) and best management practices (BMPs) intended to reduce soil erosion.

Out of the 99 candidate housing sites, 3 are vacant, and 96 are developed, or approximately 97 percent. Developed sites curtail wind-driven erosion by preventing wind from contacting soil, due to the presence of buildings, parking lots, other impervious surfaces, and landscaping. Therefore, future housing development facilitated by the HEU would not result in substantial soil erosion or loss of topsoil. Therefore, impacts would be less than significant and no mitigation is required.

Threshold (c) Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in an on-site or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse? or

Threshold (d) Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?

²² City of Costa Mesa. (2015). General Plan EIR Section 4.6 Geology and Soils, Available at: <https://www.costamesaca.gov/city-hall/city-departments/development-services/approved-plans-for-city/2015-2035-general-plan>, Accessed July 7, 2021.

Less Than Significant Impact. Subsidence occurs when a large portion of land is displaced vertically, usually due to the withdrawal of groundwater, oil, or natural gas. Soils that are particularly subject to subsidence include those with high silt or clay content. According to the General Plan Safety Element, the potential for liquefaction is greatest in the northwest and western portions of the City. Some candidate housing sites are located in these areas.

The project would not result in direct housing construction but would facilitate future housing development throughout the City. All future housing development facilitated by the HEU would be subject to environmental review under CEQA, the City's development review process, and required to adhere to all local, State, and federal requirements for avoiding and minimizing impacts concerning soil erosion or loss of topsoil, including the City's Building Regulations (CMMC Title 5, Chapter I) and the Orange County Grading and Excavation Code, which requires a geotechnical/soil engineering and engineering geology report for grading projects. The soil engineering report would confirm site-specific soil composition and assign an EI rating, and would include conclusions and recommendations addressing grading procedures, soil stabilization, and foundation design.

The General Plan Safety Element contains policies that aim to minimize the risk of injury, loss of life, property damage, and environmental degradation from geological hazards. General Plan Policy S-1.1 requires geotechnical hazard data be incorporated into land use decision-making, site design, and construction standards. General Plan Policy S-1.8 requires the consideration of site soil conditions when reviewing projects in areas subject to liquefaction or slope instability. Compliance with Policy S-1.8 would ensure that development would not be located on an unstable geologic site. Considering these requirements, including the preparation of soil engineering reports for future housing developments, as required by the CMMC, and compliance with the above-mentioned General Plan policies, future housing development facilitated by the HEU would not create substantial risks to life or property associated with expansive soils, or allow for the development of housing on a geologic unit that is unstable and would result in a seismic-related impact (i.e., ground failure including landslide). Therefore, impacts would be less than significant and no mitigation is required.

Threshold (e) Would the project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

No Impact. All future housing development facilitated by the HEU would be in areas served by the City's sanitary sewer system and would therefore not use septic tanks or other alternative wastewater disposal systems. Therefore, no impact would occur and no mitigation is required.

Threshold (f) Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Less Than Significant Impact. The City's General Plan Historical and Cultural Resources Element defines paleontological resources as fossilized remains of organisms from prehistorical environments found in geologic strata, providing evidence of pre-human activity. The City's geological composition is part of the Palos Verdes Formation, a collection of sand and gravel deposits approximately 100,000 years old. These

deposits contain evidence of marine life that inhabited the area prior to the ocean receding. Ten paleontological sites have been identified within the City.²³

While the HEU would not result in direct housing construction, it would facilitate future housing development throughout the City. Therefore, there is a likelihood that earthwork activities associated with future housing development facilitated by the HEU would encounter a paleontological resource. Direct impacts to paleontological resources could occur when earthwork activities (e.g., grading) cut into sensitive paleontological areas, thereby directly damaging the resource, or exposing paleontological resources to potential indirect impacts (e.g., surficial erosion, uncontrolled specimen collection).

All future housing development facilitated by the HEU would be subject to the City's development review process and required to demonstrate consistency with General Plan policies protecting paleontological resources. The General Plan Historic and Cultural Resources Element Policy HCR-1.9 requires that a paleontological study be prepared that identifies all paleontological resources in the project area and provide mitigation measures for any resources in the project area that cannot be avoided. General Plan Policy HCR-1.10 requires compliance with State CEQA Guidelines regarding the protection and recovery of paleontological resources during development activities. Compliance with Policy HCR-1.9 and Policy HCR-1.10 would ensure that future housing development facilitated by the HEU would have a paleontological study prepared and that State CEQA Guidelines regarding paleontological resources are followed. Additionally, future housing development would be required to adhere to all local, State, and federal requirements for avoiding and minimizing impacts to paleontological resources. Compliance with established regulatory framework would ensure potential impacts from future housing development concerning the destruction of a unique paleontological resource or unique geologic feature would be less than significant and no mitigation is required.

Mitigation Program

Standard Conditions and Mitigation Measures

SC GEO-1 Design, grading, and construction shall be performed in accordance with the requirements of the California Building Code applicable at the time of grading as well as the appropriate local grading regulations, and the recommendations of the project geotechnical consultant as summarized in a final written report, subject to review by the City of Costa Mesa Building official prior to the issuance of grading permits.

²³ City of Costa Mesa. (2015). General Plan Historical and Cultural Resources Element, Available at: <https://www.costamesaca.gov/city-hall/city-departments/development-services/approved-plans-for-city/2015-2035-general-plan>, Accessed July 7, 2021

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4.8 Greenhouse Gas Emissions

Background

The “greenhouse effect” is the natural process that retains heat in the troposphere, the bottom layer of the atmosphere. Without the greenhouse effect, thermal energy would “leak” into space resulting in a much colder and inhospitable planet. With the greenhouse effect, the global average temperature is approximately 61°F (16°C). Greenhouse gases (GHGs) are the components of the atmosphere responsible for the greenhouse effect. The amount of heat that is retained is proportional to the concentration of GHGs in the atmosphere. As more GHGs are released into the atmosphere, GHG concentrations increase and the atmosphere retains more heat, increasing the effects of climate change. Six gases were identified by the Kyoto Protocol for emission reduction targets: carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), hydrofluorocarbons (HFC), perfluorocarbons (PFC), and sulfur hexafluoride (SF₆). When accounting for GHGs, all types of GHG emissions are expressed in terms of CO₂ equivalents (CO₂e) and are typically quantified in metric tons (MT) or million metric tons (MMT).

Approximately 80 percent of the total heat stored in the atmosphere is caused by CO₂, CH₄, and N₂O. These three gases are emitted by human activities as well as natural sources. Each of the GHGs affects climate change at different rates and persist in the atmosphere for varying lengths of time. The relative measure of the potential for a GHG to trap heat in the atmosphere is called global warming potential (GWP). The GWP was developed to allow comparisons of the global warming impacts of different gases. Specifically, it is a measure of how much energy the emissions of one ton of a gas will absorb over a given period, relative to the emissions of one ton of CO₂. The larger the GWP, the more that a given gas warms the Earth compared to CO₂ over that period. GWPs provide a common unit of measure, which allows analysts to add up emissions estimates of different gases (e.g., to compile a national GHG inventory), and allows policymakers to compare emissions reduction opportunities across sectors and gases.

Greenhouse gases, primarily CO₂, CH₄, and N₂O, are directly emitted because of stationary source combustion of natural gas in equipment such as water heaters, boilers, process heaters, and furnaces. GHGs are also emitted from mobile sources such as on-road vehicles and off-road construction equipment burning fuels such as gasoline, diesel, biodiesel, propane, or natural gas (compressed or liquefied). Indirect GHG emissions result from electric power generated elsewhere (i.e., power plants) used to operate process equipment, lighting, and utilities at a facility. Included in GHG quantification is electric power which is used to pump the water supply (e.g., aqueducts, wells, pipelines) and disposal and decomposition of municipal waste in landfills.²⁴

Threshold (a) Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Less Than Significant Impact. The HEU does not propose any development and future housing development facilitated by the HEU would be subject to permits and plan check processes, and would occur as market conditions allow and at the discretion of individual property owners. The HEU does identify sites to meet the City’s future housing need and does include several goals and policies that would induce population growth. As noted in **Section 4.14, Population and Housing**, the future housing development facilitated by the HEU would result in a population growth of approximately 47,333 persons.

²⁴ California Air Resources Board, Climate Change Scoping Plan, 2008.

Future housing development facilitated by the HEU would increase GHG emissions due to increased VMT, construction activities, stationary area sources (i.e., natural gas consumption for space and water heating devices, landscape maintenance equipment operations, and use of consumer products), energy consumption, water supply, and solid waste generation. Increased GHG emissions could contribute to global climate change patterns and the adverse global environmental effects thereof. GHG emissions associated with future development are anticipated to include CO₂, N₂O, and CH₄. Future housing development facilitated by the HEU would comply with Title 24 which applies green building standards for new development. Compliance with Title 24 would result in lower emissions from the City overall and would support greenhouse gas reduction efforts since technology for reductions would be prioritized by developers. Additionally, future housing development would be subject to the City's development review process, CEQA evaluation, and plan check process, which may require future applicants prepare air quality and GHG emission studies using the California Emissions Estimator Model (CalEEMod). CalEEMod relies upon project-specific land use data to calculate emissions. Site-specific details are not available for this analysis of the HEU, which is programmatic in nature.

SCAG's Connect SoCal RTP/SCS aims to create sustainable, mixed-use communities conducive to public transit, walking, and biking by focusing future growth in the previously developed areas such as the South Coast Metro area along the I-405 transportation corridor and downtown area south of I-405. Future housing development could potentially place housing closer to other residential areas, commercial uses, public transportation, along established transportation corridors, and near some recreational activities. Overall, placing residential uses closer to commercial and transportation corridors, and providing additional opportunities for transit ultimately would reduce dependency on vehicle trips, and therefore reduce VMT.²⁵ Future housing development would be subject to permits and required to meet the mandatory energy requirements of CALGreen and the Energy Code (Title 24, Part 6 of the California Code of Regulations) in effect at the time of development. These regulations require that new development incorporate design features to capture energy efficiencies associated with building heating, ventilating, and air conditioning mechanical systems, water heating systems, and lighting. Future housing development would also be required to adhere to General Plan policies targeted toward GHG emissions reductions such as Policy CON-4.A.5, which encourages infill development close to transit, pedestrian, and bicycling infrastructure. Infill development would provide future housing opportunities in already established and developed areas, and would be built closer to public transit stops, increasing public transit opportunities for future residents. Compliance with the California Green Building Standards Code (CALGreen) and the Energy Code (CCR Title 24, Part 6) in effect at the time of development and General Plan Policy CON-4.A.5 which encourages infill development which would reduce VMT and vehicle emissions in the City, would reduce GHG emissions in the City. Therefore, the project's potential impact concerning generating GHG, either directly or indirectly, that may have a significant impact on the environment would be less than significant.

Threshold (b) Would the project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Less Than Significant Impact. The project would not result in direct housing construction but would facilitate and provide a policy framework for future housing development on candidate housing sites throughout the City. These candidate housing sites are spread throughout the City (see Exhibit 2-2). Future development facilitated by the HEU, at a minimum, would be required to meet the mandatory energy

²⁵ Byars, M. et. Al. (2017). State-Level Strategies for Reducing Vehicle Miles of Travel. Available at: <https://escholarship.org/content/qt8574j16j/qt8574j16j.pdf?t=pfb6o8&v=lg>.

requirements of CALGreen and the Energy Code (Title 24, Part 6 of the California Code of Regulations) in effect at the time of development. These regulations require that new development incorporate design features to capture energy efficiencies associated with energy efficient building heating, ventilating, and air conditioning mechanical systems, water heating systems, and lighting. In addition, future housing development would be subject to discretionary permits and CEQA evaluation required to comply with the goals and strategies outlined in the City's General Plan and SCAG Connect SoCal RTP/SCS.

The City's General Plan Conservation and Land Use Elements outline the City's goals to use sustainable practices in order to reduce energy consumption and decrease the volume of greenhouse gases emitted each year. Future housing development would comply with General Plan Conservation Element Policy CON- 4.A.4 which requires coordination with regional agencies to meet standards set by the South Coast AQMD and SCAG. Compliance would ensure future housing development comply with SCAG's RTP/SCS which aims to reduce GHG emissions. Further, future housing facilitated by the HEU would comply with General Plan Policy LU-4.6 which requires the incorporation of sustainable practices in order to reduce greenhouse gas emissions to levels consistent with the State goals. Compliance with the Policy CON-4.A.4 and LU-4.6 would reduce energy consumption, inefficient use of resources, would decrease in GHG emissions and would accomplish adherence to LU 4.6.

SCAG's RTP/SCS aims to create sustainable, connected communities conducive to public transit, walking, and biking by focusing future growth on enhancing multi-modal transit opportunities as well as the expansion of existing public transit facilities. Further, General Plan Policy C-1.10 encourages new developments to integrate better walking and biking facilities into their design. The proposed candidate housing sites are within urbanized and developed portions of the City and served by existing pedestrian, bicycle, and transit facilities. Future housing development facilitated by the HEU would propose additional housing opportunities closer to transit areas and non-motorized opportunities near major throughfares in the City, which ultimately could reduce VMT and GHG emissions.

Future development facilitated by the HEU would be consistent with the City's General Plan and SCAG' RTP/SCS goals and policies. The proposed HEU is consistent with strategies included SCAG RTP/SCS including: focusing on new, higher density residential and commercial development; increasing the convenience of shared transportation; supporting energy programs that promote sustainability; and creating High Quality Transit Areas that would encourage employment and living closer to the workplace. Furthermore, future housing development would be required to comply with mandatory energy requirements of CALGreen and the Energy Code (CCR Title 24, Part 6) in effect at the time of development. Compliance with these regulations would further incorporate design features to capture energy efficiencies associated with building heating, ventilating, and air conditioning mechanical systems, water heating systems, and lighting, which ultimately would reduce GHG emissions. Therefore, future development facilitated by the HEU, would not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing emissions of greenhouse gases. Therefore, impacts would be less than significant and no mitigation is required.

Impacts related to GHG emissions are the result of cumulative global emissions and no single project on its own can cause climate change as a single project is not large enough to change the global atmosphere. As such, the geographic scope for cumulative GHG emissions impacts is global and past, present, and reasonably foreseeable future projects in the region, State, nation, and world, have and would continue to contribute to GHG emissions. While federal, State, and local regulations have been put in place to

address targets for emissions reductions, changes from past, present, and reasonably foreseeable future projects have contributed to a cumulatively significant impact on GHG emissions.

Cumulative impacts related to consistency with GHG plans, policies, and regulations would be less than significant, as the HEU would be consistent with applicable plans and policies. Further, individual future development projects would be required to demonstrate compliance with these plans and policies. Therefore, the HEU would not cause a cumulatively considerable impact to global climate change.

Mitigation Program

Standard Conditions and Mitigation Measures

No standard conditions or mitigation measures are applicable to the proposed project.

4.9 Hazards and Hazardous Materials

Regulatory Setting

Toxic Substances Control Act/Resource Conservation and Recovery Act/Hazardous and Solid Waste Act

The Federal Toxic Substances Control Act of 1976 and Resource Conservation and Recovery Act (RCRA) established a program administered by the U.S. EPA for the regulation of the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA was amended in 1984 by the Hazardous and Solid Waste Act, which affirmed and extended the “cradle to grave” system of regulating hazardous wastes.

California Department of Toxic Substances Control

The California Department of Toxic Substances Control (DTSC) regulates hazardous waste primarily under the authority of the RCRA and Title 22 of the California Public Health and Safety Code. The DTSC regulates hazardous waste, maintains a public database of potentially contaminated properties (through its List and Hazardous Materials Division [HMD] database), cleans up existing contamination, and research ways to reduce the hazardous waste produced in the state. The HMD is the Certified Unified Program Agency (CUPA) for the County of Orange and is responsible for regulating hazardous materials business plans and chemical inventory, hazardous waste and tiered permitting, underground storage tanks, above ground petroleum storage, and risk management plans.

Costa Mesa Local Hazard Mitigation Plan

The Disaster Mitigation Act of 2000 requires all local governments to create such a disaster plan to qualify for hazard mitigation funding. As of October 2021, the City of Costa Mesa is preparing a Local Hazard Mitigation Plan (LHMP), expected to be adopted in 2021.²⁶ The LHMP aims to create a safer community for residents, businesses, and visitors. A hazard mitigation strategy would be included in the LHMP that would detail specific policy recommendations for the City to carry out to reduce the threat from hazard events.

Threshold (a) Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

Less Than Significant Impact. Environmental exposure to hazardous materials can occur through transportation accidents; environmentally unsound disposal methods; improper handling of hazardous materials or hazardous wastes (particularly by untrained personnel); and/or emergencies, such as explosions or fires. The severity of these potential effects varies by type of activity, concentration and/or type of hazardous materials or wastes, and proximity to sensitive receptors.

The project would not result in direct housing construction but would facilitate and provide a policy framework for future housing development throughout the City. Demolition and construction activities associated with future housing development facilitated by the HEU would require transport of hazardous materials (e.g., asbestos-containing materials, lead-based paint, and contaminated soils). Transport of hazardous materials during construction would be limited in duration since construction impacts are typically short term and cease upon project completion. Future housing projects facilitated by the HEU

²⁶ City of Costa Mesa, Local Hazard Mitigation Plan, Available at: <https://www.costamesaca.gov/city-hall/city-departments/police/departments-divisions/administration/the-office-of-emergency-management-oem/local-hazard-mitigation-plan>, Accessed September 2, 2021.

would be required to comply with handling measures specified by the City, County's Department of Environmental Health, and the South Coast AQMD during construction and operational phases. These measures include standards and regulations regarding the storage, handling, and use of hazardous materials.

Future housing development facilitated by the HEU would not involve ongoing or routine use of substantial quantities of hazardous materials during operations (occupancy of future housing). Only small quantities of hazardous materials would be anticipated including cleaning solvents, fertilizers, pesticides, and other materials used in regular maintenance. Additionally, according to the General Plan Safety Element, the City has adopted the Orange County Hazardous Waste Management Plan that provides policy direction and action programs to address hazardous waste management issues that require local responsibility. Additionally, the storage, management, and disposal of any hazardous materials is required to be done in accordance with the local, State, and federal regulations.

Future housing development facilitated by the HEU would not involve ongoing or routine use of substantial quantities of hazardous materials during operations (occupancy of future housing). Only small quantities of hazardous materials would be anticipated including cleaning solvents, fertilizers, pesticides, and other materials used in regular maintenance. Impacts associated with the transport, use, or disposal of hazardous materials would be less than significant following compliance with the established regulatory framework.

Threshold (b) Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

Less Than Significant Impact with Mitigation. The HEU would not result in direct housing construction but would facilitate future housing development throughout the City. Therefore, excavation and grading activities associated with future housing development could expose construction workers and the public to unknown hazardous materials present in soil or groundwater. All future housing development on the candidate housing sites in the City would be reviewed to confirm compliance with all applicable requirements, including the City's development review process and consistency with the regulatory framework for minimizing upset associated with hazardous materials. As provided in SC HAZ-1, a Phase I Environmental Site Assessment (ESA), prepared in accordance with the latest ASTM protocol, is required for all new development projects requiring City discretionary approval. The Phase I ESA would identify specific Recognized Environmental Conditions (RECs), which may require further sampling/remedial activities by a qualified hazardous materials specialist.

Future housing development on currently developed candidate housing sites would be subject to demolition permits, which would be subject to the City's Building Division plan check review process. It is possible that unknown wastes or suspect materials could be discovered during construction. Therefore, implementation of MM HAZ-1 would be required, which provides instructions for contractors to identify and rectify suspected hazardous wastes that are inadvertently discovered during construction. Future assessments for future housing projects would include a review of local, State, tribal, and federal environmental record sources, standard historical sources, aerial photographs, fire insurance maps, and physical setting sources. Although future housing development construction could accidentally involve the release of hazardous materials into the environment, the City's development review process, compliance with SC HAZ-1, and implementation of MM HAZ-2, would ensure that no significant hazard would be created. Following compliance with the established regulatory framework, all federal, State, and

local regulations, and implementation of MM HAZ-1, potential impacts involving the accidental discovery of unknown wastes or suspect materials during construction would be reduced to less than significant levels.

Threshold (c) Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

Less Than Significant Impact. The HEU would have a potentially significant impact on the environment if it would facilitate future housing development that would emit hazardous emissions or substances within 0.25-mile of an existing or proposed school. Any future housing development facilitated by the HEU would need to adhere to mandatory requirements and regulations related to the emissions or handling of hazardous materials, substances, or wastes near schools to reduce the potential for impacts to schools. Adherence to California Hazardous Waste Control Law, California Health and Safety Code, and RCRA regulations, which regulate how to transport and handle hazardous and non-hazardous materials and waste, would reduce potential impacts associated with the accidental release of hazardous materials.

As a result, future housing development facilitated by the HEU would not conflict with any State or local plan aimed at preventing emissions or handling of hazardous materials near schools. Therefore, the HEU's impacts would be less than significant and no mitigation is required.

Threshold (d) Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or the environment?

Less Than Significant Impact. Government Code Section 65962.5 (commonly referred to as the Cortese List) includes DTSC-listed hazardous waste facilities and sites, Department of Health Services lists of contaminated drinking water wells, sites listed by the State Water Resources Control Board (SWRCB) as having underground storage tank leaks and having had a discharge of hazardous wastes or materials into the water or groundwater and lists from local regulatory agencies of sites that have had a known migration of hazardous waste/material.

DTSC identified three hazardous waste sites pursuant to California Government Code Section 65962.5 (Cortese List). Candidate housing sites identified in the HEU are not directly located on the sites identified; however, candidate housing sites 75, 76, 77, 78, and 79 are near the identified hazardous sites on the Cortese List. Additionally, a regulatory review of the DTSC Envirostor and SWRCB Geotracker databases identified 37 regulated facilities and 210 regulated facilities, respectively in the City. Future housing development facilitated by the HEU could occur near identified regulated facilities. As provided in SC HAZ-1, future housing development facilitated by the HEU would require a site-specific Phase I ESA to identify any site contamination that exists that could require clean up to avoid danger to people or damage to the environment. Compliance with SC HAZ-1 would reduce potential impacts relative to hazardous material sites to less than significant.

Threshold (e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?

Less than Significant Impact. The City of Costa Mesa does not contain any airports. However, John Wayne Airport (JWA) is adjacent to the eastern boundary of the City near the I-405. The HEU has identified multiple candidate housing sites within two miles of the airport. Future housing development applications would be reviewed by the Airport Land Use Commission for consistency with the Airport Environs Land Use Plan for JWA (AELUP) criteria regarding development within airport safety zones. The safety zones identify the land uses that are permitted in each zone and establish safety standards to reduce potential safety hazards for persons living, working, or recreating near JWA.²⁷ Further, the General Plan Safety Element contains policies regarding the safety of development near JWA, including Policy S-1.17 which requires coordination with the AELUP for evaluation of land use compatibility and land use intensity in areas affected by airport operations. Compliance with the JWA AELUP and General Plan Policy S-1.17 would ensure that any future development applications are evaluated by ALUC for compatibility with airport operations. CMMC Title 13, Chapter V, Article 1, Section 13-38 (Additional Property Development Standards for the Multiple-Family Residential Districts) requires development within proximity to the airport to prepare a noise study. For further discussion of noise related to the proximity to JWA, see **Section 4.12 Noise**.

General Plan Policy S-1.19 requires developers to use the Federal Aviation Regulations as a guideline to establish the ultimate height of structures as defined in FAR Part 77. Compliance with Policy S-1.19 would ensure that any new housing development facilitated by the HEU not result in a safety hazard due to building height. All future housing developments facilitated by the HEU would be subject to permit approval and required to adhere to all local, State, and federal requirements for avoiding and minimizing safety hazards or excessive noise for people residing or working within two miles of. Therefore, future housing development facilitated by the HEU would not result in significant safety hazards or excessive noise for people residing or working in the HEU area, impacts would be less than significant and no mitigation is required.

Threshold (f) Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Less Than Significant Impact. Future housing development facilitated by the HEU would increase housing densities on candidate housing sites located throughout the City and therefore could potentially interfere with adopted emergency response plans. However, 97 percent of the candidate housing sites are currently developed with structures and are located in urbanized areas. Additionally, no substantial circulation improvements such as new freeways or roadways would be required to implement the HEU.

Future housing development facilitated by the HEU, would be subject to discretionary permits and required to comply with CMMC Title 7, Chapter II, Section 7-15 (Amendments to the 2019 California Fire Code), which requires fire access roads be designed in compliance with Fire Code Section Sections 503.2.1 through 503.2.8 and the Costa Mesa Fire & Rescue Department Plan Submittal Checklist Specifications. Given the scope and location of future housing development facilitated by the HEU, the HEU is not anticipated to impair implementation of, or physically conflict with, emergency response plans. All future housing development facilitated by the HEU would be subject to the City's development review process, which may include review pursuant to CEQA, and be required to comply with CMMC Title 7, Chapter II Section 7-15 which prescribes suitable site access for emergency vehicles. As a result, future housing

²⁷ County of Orange. (2008). Airport Land Use Commission Airport Environs Land Use Plan for John Wayne Airport, Available at: <https://www.ocair.com/about/administration/airport-governance/commissions/airport-land-use-commission>, Accessed July 8, 2021

development facilitated by the HEU would not conflict with any local, County, or State plan aimed at preserving and maintaining adopted emergency response or emergency evacuation plans. Therefore, impacts would be less than significant and no mitigation is required.

Threshold (g) Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

No Impact. As discussed in **Section 4.20, Wildfire**, the City does not contain any lands that are in a “Very High, High, or Moderate” Fire Hazard Zone. Therefore, future housing development facilitated by the HEU would not directly or indirectly expose people or structures to a risk of loss, injury or death involving wildland fires. Candidate housing sites are located primarily in developed locations and not adjacent to any wildland areas. Future housing development projects would be subject to the development review process and the California Fire Code as adopted by CMMC Title 7, Chapter II Section 7-14 which would ensure adequate fire protection through certain design features to limit exposure and impacts of fires. Therefore, there is no impact related to wildland fire, and no mitigation is required.

Mitigation Program

Standard Conditions

SC HAZ-1²⁸ Applicants for new development projects requiring City discretionary approval shall include the results of a Phase I Environmental Site Assessment (ESA), prepared in accordance with the latest ASTM protocol for such assessments. If the Phase I ESA indicates some evidence that site contamination exists that could require cleanup to avoid danger to people or damage to the environment, a Phase II level review shall be completed to fully characterize the nature and extent of such contamination, and the scope of required clean up procedures. The results of the Phase II assessment shall be considered as part of the CEQA compliance process prior to any action on the project.

Mitigation Measures

MM HAZ-1 If the Applicant or Applicant’s contractor discovers unknown wastes or suspect materials during construction that are believed to involve hazardous waste or materials, the applicant or applicant’s contractor shall:

1. Immediately cease work in the suspected contaminant’s vicinity, remove workers and the public from the area, and secure the area.
2. Notify the applicant’s Environmental Professional and immediately implement proper remedial activities as recommended.
3. Notify the City Engineer and Planning and Community Development Director and implement measures to further secure the area.
4. The Hazardous Waste/Materials Coordinator shall advise the responsible party of further actions that shall be taken, if required.

²⁸ Costa Mesa General Plan Environmental Impact Report Mitigation Measure 4.8.D-1

4.10 Hydrology and Water Quality

No hydrological studies were prepared for this analysis. Candidate housing sites were evaluated in this Initial Study at a programmatic level based on information available to the City where reasonably foreseeable, direct, and indirect physical changes in the environment could be considered. Further analysis was not conducted, as it would be too speculative to base an analysis of potential impacts resulting from future housing development per the HEU. As such, potential changes beyond that are considered speculative or unlikely to occur and therefore, not reasonably foreseeable.

Environmental Setting

Hydrology and Drainage

The City is located within the jurisdictions of both the North Orange County and Central Orange County Integrated Regional Watershed Management Plan, specifically within the Santa Ana River Hydrologic Unit. This unit covers an area of approximately 2,700 square miles, or the majority of the Santa Ana Region of the Water Quality Control Board (WQCB) jurisdictional area, which includes portions of Orange, Los Angeles, Riverside, and San Bernardino counties. Within this hydrologic unit, the City's geography is split between the Santa Ana River Watershed (northern portion) and the Newport Bay Watershed (southern portion).

The City's Master Plan of Drainage was last updated and adopted in August 2006. The City's Public Services Department is currently revising the Storm Drain Master Plan and an updated version is expected to be released in 2022. The Master Plan provides an inventory of all existing public drainage facilities along with hydrologic and hydraulic analyses to determine existing system capacities. Existing and proposed local drainage facilities are designed to provide a measure of control for stormwater generated within Costa Mesa for a 10-year storm. These facilities are identified in the City of Costa Mesa's Master Plan of Drainage for the key purpose of programming funding in the 10-year and 20-year Capital Improvement Programs (CIPs). The level of protection decreases with longer-term storm events because the facilities are not designed for 25-year or 100-year storm runoff. Although proposed and programmed improvements to the City's drainage facilities pursuant to the CIPs would reduce the damage from these higher-than-design storms, the City has deemed it impractical to design the local drainage system for greater than a 10-year storm event. Accordingly, minor flooding can be expected when local flows exceed the system's capacity or if inlets plug with trash and debris. However, the City has a storm water management ordinance that establishes standards and minimum requirements for storm water management, site design, and best management practices to improve water quality and reduce the adverse effects of polluted runoff discharges.

Threshold (a) Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

Less Than Significant Impact. The HEU does not propose any development and future housing development facilitated by the HEU would be subject to discretionary permits, plan check processes, and would occur as market conditions allow and at the discretion of individual property owners. Future housing development could result in potential impacts related to water quality over three different periods:

- During the earthwork and construction phase, where the potential for erosion, siltation, and sedimentation would be the greatest;

- Following construction, before the establishment of ground cover, when the erosion potential may remain relatively high; and
- After project completion, when impacts related to sedimentation would decrease markedly but those associated with urban runoff would increase.

Urban runoff, both dry and wet weather, discharges into storm drains, and in most cases, flows directly to creeks, rivers, lakes, and the ocean. Polluted runoff can have harmful effects on drinking water, recreational water, and wildlife. Urban runoff pollution includes a wide array of environmental, storm water characteristics depend on site conditions (e.g., land use, impervious cover, and pollution prevention practices), rain events (duration, amount of rainfall, intensity, and time between events), soil type and particle sizes, the amount of vehicular traffic, and atmospheric deposition. Major pollutants typically found in runoff from urban areas include sediments, nutrients, oxygen-demanding substances, heavy metals, petroleum hydrocarbons, pathogens, and bacteria.

Construction: Short-term impacts related to water quality can occur during the earthwork and construction phases of future housing development projects. During this phase, the potential for erosion, siltation, and sedimentation would be the greatest. Additionally, impacts could occur prior to the establishment of ground cover when the erosion potential may remain relatively high. Future development projects facilitated by the HEU would be subject to compliance with the established regulatory framework pertaining to water quality. If future developments disturb more than one acre of land surface, they would be required to obtain coverage under the National Pollution Discharge Elimination System (NPDES) storm water program. The NPDES Construction General Permit program calls for the implementation of best management practices (BMPs) to reduce or prevent pollutant discharge from these activities to the Maximum Extent Practicable for urban runoff and meeting the Best Available Technology Economically Achievable and Best Conventional Pollutant Control Technology standards for construction storm water. Construction activities would be required to comply with a project-specific Stormwater Pollution Prevention Program (SWPPP) that identifies erosion-control and sediment-control BMPs that would meet or exceed measures required by the Construction Activity General Permit to control potential construction-related pollutants. Erosion-control BMPs are designed to prevent erosion, whereas sediment controls are designed to trap sediment once it has been mobilized.

Additionally, future development projects facilitated by the HEU would be required to comply with CMMC Title 8, Chapter III, Section 8-32 (Control of Urban Runoff). Pursuant to CMMC Title 8, Chapter III Section 8-32, future development would be undertaken in accordance with the Orange County Drainage Area Management Plan (DAMP). DAMP Section 8.0 ensures the implementation of control practices that address construction related pollutants discharges including erosion and sediment control and on-site hazardous materials and waste management. Further, future project applicants would be required to comply with conditions and requirements established by the City's Department Services Department and Public Services Department. Further, the City has adopted NPDES No. CAS618030 that regulates the discharge of pollutants in urban stormwater runoff from anthropogenic sources and requires construction sites of one acre or more to obtain a General Construction Activity Storm Water Permit. Compliance with the established regulatory framework would ensure that potential impacts from construction of developments facilitated by the HEU related to soil erosion, siltation, and sedimentation would be less than significant and no mitigation is required.

Operations. Due to the City's built-out nature, most surface flows are directed toward existing stormwater drainage facilities. The project would facilitate and provide a policy framework for future housing

development on candidate housing sites throughout the City, which are situated in urbanized areas. Therefore, the project's operations could potentially violate water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality.

The DAMP ensures that all new development and significant redevelopment incorporates appropriate Site Design, Source Control and Treatment Control BMPs to address specific water quality issues (DAMP Section 7.0). Future developments facilitated by the HEU would be required to install, implement, and maintain the BMPs identified in DAMP Section 7.0, including but not limited to erosion management; materials storage; inspection, maintenance, repair, upgrade of BMPs; and preparation of SWPPP.

Future housing development would also be required to comply with existing water quality standards and waste discharge regulations set forth by the State Water Quality Control Board (SWQCB). Future developments facilitated by the HEU would comply with these regulations and waste discharges would be connected to the public wastewater system. Further, Costa Mesa General Plan Conservation Element Policies CON-3.F through CON-3.K address water quality and urban runoff. These policies are focused on reducing stormwater runoff and ensuring pollutant-free runoff entering the storm drain system. Future housing development facilitated by the HEU would be required to adhere to all federal, State, and local requirements for avoiding violation of water quality standards during construction and operations. Considering these requirements, future housing development facilitated by the HEU would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality. Therefore, impacts would be less than significant and no mitigation is required.

Threshold (b) Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

Less Than Significant Impact. A groundwater basin is generally defined as a hydrogeologic unit containing one large aquifer as well as several connected and interrelated aquifers that has reasonably well-defined boundaries and areas of recharge and discharge. The City's groundwater supply comes from the Lower Santa Ana Groundwater Basin. Groundwater occurs in semi- to moderately consolidated sand, gravel, and silt occurring in aquifers extending from approximately 40 to over 2,500 feet beneath the ground surface in the City.

The Mesa Water District provides water resources to the City. The Mesa Water District receives water from two main sources, the Lower Santa Ana River Groundwater Basin, which is managed by the Orange County Water District (OCWD) and a backup source of imported water from the Municipal Water District of Orange County (MWDOC). MWDOC is Orange County's wholesale supplier and is a member agency of the Metropolitan Water District of Southern California (Metropolitan). The Mesa Water District owns and operates eight wells, 317 miles of distribution pipelines, and two reservoirs for emergency storage.

Future housing development facilitated by the HEU could increase impervious surfaces, decrease water infiltration into the groundwater basin, and reduce ground water recharge. Approximately 97 percent of candidate housing sites are developed with structures and connected to the existing water supply infrastructure; only 3 candidate housing sites are vacant. Future developments facilitated by the HEU could potentially increase the City's impervious surface area from development of these three candidate housing sites. Increased impervious surfaces on the remaining candidate sites is anticipated to be nominal

given these sites are already fully improved. Given approximately 61.5 acres²⁹ of increased impervious surface area is anticipated, the project is not anticipated to interfere substantially with groundwater recharge such that the project would impede sustainable groundwater management of the basin.

Future housing development facilitated by the HEU would be required to incorporate design features that would reduce impervious area, as feasible, and promote water infiltration. Treatment control and hydromodification management facilities would promote retention and infiltration of stormwater. Future housing development on candidate housing structures would comply with water quality standards intended to reduce runoff, increase infiltration, and improve water quality. Additionally, future housing development facilitated by the HEU would be required to adhere to all federal, state, and local requirements for avoiding and minimizing construction and operations impacts to groundwater supplies, including the Orange County DAMP. Considering these requirements, future housing development facilitated by the HEU would not decrease ground water supplies or interfere substantially with ground water recharge such that the HEU may impede sustainable groundwater management of the basin. Therefore, impacts would be less than significant and no mitigation is required.

Threshold (c.i.) Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on- or off-site? or

Threshold (c.ii.) Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? or

Threshold (c.iii.) Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff? or

Threshold (c.iv.) Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would impede or redirect flood flows?

Less Than Significant Impact. A majority of identified candidate housing sites (97%) are currently developed and contain impervious surfaces. Accordingly, surface flows are directed toward existing City facilities. Due to the primarily built-out nature of the City, construction of future housing developments facilitated by the HEU would not substantially alter the existing drainage pattern through the addition of impervious surfaces.

Future housing development facilitated by the HEU would be required to adhere to all federal, state, and local requirements for avoiding construction and operations impacts that could substantially alter the existing drainage pattern or alter the course of a stream or river, including the Orange County DAMP.

²⁹ Candidate housing site 138,142, and 198 total 61.46 acres.

Further, the City has adopted existing regulations and policies that minimize on-site and off-site flooding which can alter drainage patterns or stream course and cause erosion and sedimentation impacts. Specifically, floodway and floodplain districts regulations are contained in CMMC Title 13, Chapter V, Article 10 (Floodway and Floodplain Districts), which aim to prevent and regulate development in flood-prone areas. General Plan Conservation Element Policy CON-3.F through CON-3.K above address water quality and urban runoff. CMMC Title 8, Chapter III, Section 8-32 (Control of Urban Runoff) enforces the Orange County DAMP to reduce or eliminate pollutants in storm water runoff from a project site.

Considering these requirements, future housing development facilitated by the HEU would not substantially alter the existing drainage pattern of the site or area. This includes the alteration of the course of a stream or river that would result in substantial erosion, runoff, or impede flood flows. Therefore, impacts would be less than significant and no mitigation is required.

Threshold (d) In flood hazard, tsunami, or seiche zones, would the project risk the release of pollutants due to project inundation?

Less Than Significant Impact. The Santa Ana River forms the City's western boundary and is considered a flooding hazard. Significant flood control improvements have been installed along the river course. The Flood Insurance Rate Maps prepared by the Federal Emergency Management Agency (FEMA) identify areas located within the City that are susceptible to 100-year and 500-year floods (e.g., within Flood Zone X). In the event of a 500-year flood, the northern and western boundaries of Costa Mesa would be susceptible to flooding³⁰ as shown in General Plan Safety Element Figure S-5, Local Flooding Hazards. In the event of a 100-year storm event, minimal flooding is expected to occur within the flood channels adjacent to the Talbert Nature Preserve. Future development facilitated by the HEU would be subject to the Floodplain Management Regulations under CMMC Title 13, Chapter V, Article 10 (Floodway and Floodplain Districts), which outlines a development review process and development standards for future projects within a flood-prone area. These regulations specifically prohibit construction of structures that could cause or divert floodwaters without appropriate site planning and structural design. Compliance with CMMC Title 13, Chapter V, Article 10 would ensure new development is not within a flood hazard area and designed to avoid hazards related to flooding.

According to the General Plan Safety Element, the City is approximately one mile inland from the Pacific Ocean at elevations ranging between 30 to 100 feet above mean sea level. The potential for tsunamis affecting the City is negligible. Therefore, future development on candidate housing sites would not be impacted by tsunamis.

Future housing development facilitated by the HEU would be required to adhere to all federal, state, and local requirements for avoiding and minimizing impacts related to flood hazards, tsunami, or seiches, including the General Plan policies and CMMC. Considering these requirements, the future housing development facilitated by the HEU would not result in significant increased risk concerning release of pollutants due to inundation, tsunami, or seiche zones. Therefore, HEU impacts would be less than significant and no mitigation is required.

³⁰ City of Costa Mesa. (2015). General Plan Safety Element Figure S-5, Local Flooding Hazards, Available at: <https://www.costamesaca.gov/home/showpublisheddocument/34702/636740022576330000>, Accessed August 12, 2021.

Threshold (e) Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Less Than Significant Impact. In 2014, the California Sustainable Groundwater Management Act was passed, which provides authority for agencies to develop and implement groundwater sustainability plans or alternative plans that demonstrate the water basins are being managed sustainably. The City is underlain by the Lower Santa Ana River Groundwater Basin. Groundwater levels are managed within a safe basin operating range to protect the long-term sustainability of the OC Basin and to protect against land subsidence. Orange County Water District (OCWD) regulates groundwater levels in the OC Basin by regulating the annual amount of pumping. As discussed under Threshold 4.10b, the City is unlikely to face groundwater impacts through the implementation of the project. Therefore, future housing development facilitated by the HEU would not obstruct implementation of the Sustainable Groundwater Management Act.

The City's Water Quality Ordinance codified under CMMC Title 8, Sections 8-30 to 8-40 aim to protect water resources and improve water quality. The ordinance requires all new development and significant redevelopment within the City to comply with the Orange County DAMP that would reduce the adverse effects of polluted runoff discharges on waters of the state and control contribution of pollutants to the City's municipal separate storm sewer systems (MS4s), and to ensure that the City is compliant with RWQCB and with applicable state and federal law. Future developments facilitated by the HEU would be required to prepare a stormwater management plan and incorporate stormwater standards manual requirements into design documents to minimize potential impacts to water quality. Submitted materials would be required to demonstrate how the requirements of this stormwater ordinance would be met, and the permit or approval would not be approved unless the decision maker determines that the application complies. Further, dischargers whose projects disturb one or more acres of soil or whose projects disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, are required to comply with the General Permit for Discharges of Stormwater Associated with Construction Activity (Construction General Permit Order 2009-0009-DWQ). The Construction General Permit requires the development of a SWPPP by a certified Qualified SWPPP Developer.

All future housing development facilitated by the HEU would be subject to the City's development review process, which may include review pursuant to CEQA, and be required to comply with General Plan policies, CMMC standards, and required to adhere to all federal, state, and local requirements for avoiding and minimizing conflicts with or obstruction of implementation of a water quality control plan or sustainable groundwater management plan. As a result, future housing development facilitated by the HEU would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. Therefore, impacts would be less than significant.

Mitigation Program

Standard Conditions and Mitigation Measures

No standard conditions or mitigation measures are applicable to the proposed project.

4.11 Land Use and Planning

Threshold (a) Would the project physically divide an established community?

Less than Significant Impact. Projects that divide an established community can involve large scale linear infrastructure, such as freeways, highways, and drainage facilities that bisect an established community or create barriers to movement within that community. The project would not result in direct housing construction but would facilitate and provide a policy framework for future housing development throughout the City. All future housing development facilitated by the HEU would be subject to the City's development review process and would occur as market conditions allow and at the discretion of the individual property owners.

The HEU does not propose infrastructure improvements that would bisect existing established communities. As previously noted, 97 percent of the candidate housing sites are developed with structures and would be considered in-fill developments. In addition, candidate housing sites have been identified throughout the City, rather than concentrated in a single area and would therefore not divide an established community. Impacts would be less than significant and no mitigation is required.

Threshold (b) Would the project cause a 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?

Less than Significant Impact. The HEU includes 99 candidate housing sites for future housing development to meet the City's RHNA allocation of 11,760 units. As previously noted, the HEU would not result in direct housing construction but would facilitate future housing development. Future housing development facilitated by the HEU would occur as market conditions allow and at individual property owner discretion. The HEU would identify a series of implementing actions to increase the City's housing capacity. As part of the HEU, additional housing units would be accommodated on the candidate housing sites that are ultimately selected through revisions to the City's Housing Element. Future housing development facilitated by the HEU is anticipated to increase the City's housing stock where capacity exists.

Future housing development facilitated by the HEU may be subject to the City's development review process, and required to comply with applicable federal, state, and local laws, policies, and regulations as applicable to new housing development. The HEU is required to comply with applicable State Housing laws. As such, the HEU would be consistent with applicable land use and planning policies in the state, regional, and local context as necessary to meet that legislation. This includes consistency with the General Plan. Future housing development facilitated by the HEU would therefore be consistent with all applicable land use and planning policies and regulations intended to minimize environmental effects. Impacts are considered less than significant and no mitigation is required.

Mitigation Program

Standard Conditions and Mitigation Measures

No standard conditions or mitigation measures are applicable to the proposed project.

4.12 Mineral Resources

Threshold (a) Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

Less than Significant Impact. The City's General Plan EIR depicts Mineral Resource Zone (MRZ) categories in the City.³¹ The majority of the City is classified as MRZ-3, an area of undetermined mineral resource significance, with smaller areas of MRZ-1, an area of no mineral resource significance, located along SR-55. Aggregate mining is not associated with small parcels within existing urban areas of undetermined significance. While the City contains oil wells and peat deposits, future development facilitated by the HEU would primarily occur in already developed and urbanized areas not associated with mineral significance; 97 percent of candidate housing sites would be in-fill development in urbanized areas. Further, no candidate housing sites would be located on vacant lands associated with historic mining activities. Therefore, impacts would be less than significant and no mitigation is required.

Threshold (b) Would the project result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

No Impact. The General Plan does not identify any available locally-important mineral resources. Therefore, future development facilitated by the HEU would not result in the loss of availability of a locally-important mineral resource recovery site delineated on an applicable land use plan. The proposed HEU's adoption would result in no impact to mineral resources and no mitigation is required.

Mitigation Program

Standard Conditions and Mitigation Measures

No standard conditions or mitigation measures are applicable to the HEU.

³¹ City of Costa Mesa. General Plan Environmental Impact Report, Figure 4.11-1: Mineral Resources in Orange County, Available at: <http://ftp.costamesaca.gov/costamesaca/generalplan2015-2035/4.0-Environment-and-Impact-Analysis.pdf>. Accessed July 19, 2021.

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4.13 Noise

Sound is technically described in terms of amplitude (loudness) and frequency (pitch). The standard unit of sound amplitude measurement is the decibel (dB). The decibel scale is a logarithmic scale that describes the physical intensity of the pressure vibrations that make up any sound. The pitch of the sound is related to the frequency of the pressure vibration. Since the human ear is not equally sensitive to a given sound level at all frequencies, a special frequency-dependent rating scale has been devised to relate noise to human sensitivity. The A-weighted decibel scale (dBA) provides this compensation by discriminating against frequencies in a manner approximating the sensitivity of the human ear.

Noise, on the other hand, is typically defined as unwanted sound. A typical noise environment consists of a base of steady ambient noise that is the sum of many distant and indistinguishable noise sources. Superimposed on this background noise is the sound from individual local sources. These can vary from an occasional aircraft or train passing by to virtually continuous noise from traffic on a major highway.

Several rating scales have been developed to analyze the adverse effect of community noise on people. Since environmental noise fluctuates over time, these scales consider that the effect of noise on people is largely dependent on the total acoustical energy content of the noise as well as the time of day when the noise occurs. For example, the equivalent continuous sound level (L_{eq}) is the average acoustic energy content of noise for a stated period of time; thus, the L_{eq} of a time-varying noise and that of a steady noise are the same if they deliver the same acoustic energy to the ear during exposure. The Day-Night Sound Level (L_{dn}) is a 24-hour average L_{eq} with a 10 dBA “weighting” added to noise during the hours of 10:00 p.m. to 7:00 a.m. to account for noise sensitivity in the nighttime. The Community Noise Equivalent Level (CNEL) is a 24-hour average L_{eq} with a 10 dBA weighting added to noise during the hours of 10:00 p.m. to 7:00 a.m. and an additional 5 dBA weighting during the hours of 7:00 p.m. to 10:00 p.m. to account for noise sensitivity in the evening and nighttime.

Regulatory Setting

California Code of Regulations, Title 24. The State’s noise insulation standards are codified in the California Code of Regulations, Title 24: Part 1, Building Standards Administrative Code, and Part 2, California Building Code. These noise standards are applied to new construction in California for the purpose of interior noise compatibility from exterior noise sources. The regulations specify that acoustical studies must be prepared when noise-sensitive structures, such as residential buildings, schools, or hospitals, are located near major transportation noise sources, and where such noise sources create an exterior noise level of 65 dBA CNEL or higher. Acoustical studies that accompany building plans must demonstrate that the structure has been designed to limit interior noise in habitable rooms to acceptable noise levels. For new residential buildings, schools, and hospitals, the acceptable interior noise limit for new construction is 45 dBA CNEL.

City of Costa Mesa General Plan. The General Plan Noise Element contains noise standards that are correlated with land use categories, meant to maintain identified ambient noise levels and to limit, mitigate, or eliminate intrusive noise that exceeds the ambient noise levels within a specified zone. The

noise and land use guidelines for different land uses within the City are presented in **Table 4.13-1: Noise Levels for Land Uses.**³²

Table 4.13-1: Noise Levels for Land Uses				
Land Use Category	Community Noise Exposure Ldn or CNEL, dBA			
	Normally Acceptable	Conditionally Acceptable	Normally Unacceptable	Clearly Unacceptable
Residential: Low-Density	50-60	60-70	70-75	≥75
Residential: Multiple Family	50-65	65-70	70-75	≥75
Mixed use	50-65	65-70	70-75	≥75
Transient Lodging-Motels, Hotels	50-65	65-70	70-80	≥80
Schools, Libraries, Churches, Hospitals, Nursing Homes	50-65	60-65	65-80	≥80
Auditoriums, Concert Halls, Amphitheaters	NA	50-70	NA	≥80
Sports Arenas, Outdoor Spectator Sports	NA	50-75	NA	≥80
Playgrounds, Neighborhood Parks	50-67.5	NA	67.5-75	≥75
Golf Courses, Riding Stables, Water Recreation, Cemeteries	50-70	NA	70-80	≥80
Office Buildings, Business Commercial and Professional	50-67.5	67.5-77.5	77.5-85	≥85 unless appropriately insulated
Industrial, Manufacturing, Utilities, Agriculture	50-70	70-80	80-85	NA

Source: City of Costa Mesa. (2015). General Plan Noise Element Table N-3: Noise and Land Use Compatibility Matrix

Threshold (a) Would the project result in the generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinances, or applicable standards of other agencies?

Construction Noise: Less Than Significant Impact with Mitigation. The project would not result in direct housing construction but would facilitate and provide a policy framework for future housing development throughout the City. Future housing development facilitated by the HEU would result in construction noise generated from development activities. In general, construction would typically involve the following construction sequence: (1) site preparation and/or demolition; (2) grading and utilities construction; (3) building construction; (4) paving; and (5) architectural coatings. Typical construction equipment would include backhoes, excavators, graders, loaders, compactors, cranes, trucks, pavers, pneumatic tools, generator sets, and air compressors. With exception to pile-driving activities, construction equipment with substantially higher noise-generation characteristics (such as rock drills and blasting equipment) would not be anticipated for construction of typical residential developments. Typical construction

³² City of Costa Mesa. (2015). General Plan Noise Element Table N-3: Noise and Land Use Compatibility Matrix Available at: <https://www.costamesaca.gov/city-hall/city-departments/development-services/approved-plans-for-city/2015-2035-general-plan>, Accessed July 7, 2021

equipment generates maximum noise levels at 50 feet from the noise source ranging between 80 dBA for backhoes and loading trucks, to 85-90 dBA for graders and excavators. **Table 4.13-2: Maximum Noise Levels Generated by Construction Equipment** shows the typical noise levels for common construction equipment.

Table 4.13-2: Maximum Noise Levels Generated by Construction Equipment			
Equipment	Typical Noise Level (dBA) at 50 Feet from Source		
	Acoustical Use Factor	L _{max} at 50 Feet (dBA)	L _{max} at 100 Feet (dBA)
Concrete Saw	20	90	84
Crane	16	81	75
Concrete Mixer Truck	40	79	73
Backhoe	40	78	72
Dozer	40	82	76
Excavator	40	81	75
Forklift	40	78	72
Paver	50	77	71
Roller	20	80	74
Tractor	40	84	78
Water Truck	40	80	74
Grader	40	85	79
General Industrial Equipment	50	85	79

dBA: A-weighted decibels; L_{max}: maximum noise level
 Note: Acoustical Use Factor (percent): Estimates the fraction of time each piece of construction equipment is operating at full power (i.e., its loudest condition) during a construction operation.
 Source: Federal Highway Administration, *Roadway Construction Noise Model User's Guide*, January 2006.

In general, construction noise can vary substantially from day to day, depending on the level of activity and the specific type of equipment in operation. Additionally, construction activities associated with future housing development facilitated by the HEU is anticipated to occur in incremental phases over time based on market demand, economic, and planning considerations. As a result, construction-related noise would not be concentrated in any one constant area in the City.

Future housing development facilitated by the HEU would be required to comply with the City's Noise Ordinance codified under CMMC Title 13, Chapter XIII, Sections 13-277 through 13-287. Construction associated with future housing development facilitated by the HEU would be required to comply with the CMMC Title 13, Chapter XIII, Section 13-279 (Exceptions for Construction). CMMC Title 13, Chapter XIII, Section 13-279 limits construction activities to Monday through Friday, 7:00 a.m. to 7:00 p.m., and Saturday 9:00 a.m. to 6:00 p.m., with no construction allowed on Sundays or City holidays. Exemptions to the code requirements include noise related to emergency work or work that has obtained special approval by appropriate city departments. Additionally, future project applicants may request approval from the development services director of a minor modification for a temporary waiver for construction equipment, vehicles, or work outside the permitted hours. The City requires compliance with CMMC Title 13, Chapter XIII, Section 13-279 outlined under Standard Condition NOI-1 (SC NOI-1).

The Planning Division may also require an acoustical analysis for future development projects situated in a noise environment which may affect future residents per CMMC Title 13, Chapter V, Article 6,

Section 13-62(g) (Noise Attenuation). The acoustical analysis would ensure that construction and operations of future housing projects would meet the interior and exterior noise standards specified in the City's Noise Ordinance.

Operations Noise: Less Than Significant Impact with Mitigation. Future housing development facilitated by the HEU would result in additional noise sources from housing, people, pets, and automobiles in the community. Noise is also likely to occur from stationary operation-related sources, such as heating, ventilation, and air conditioning (HVAC) units, tankless water heaters, generators, lawn maintenance equipment, and swimming pool pumps. Future housing development facilitated by the HEU would be subject to the City's Noise Ordinance and CMMC Title 13, Chapter III, Planning Applications.

Some stationary noise sources, such as mechanical HVAC units located on the ground or on rooftops of the proposed structures, would have the potential to generate high noise levels. However, specific information on the HVAC units (location, sizes, manufacturers, models) associated with future housing development facilitated by the HEU is not known. Compliance with the City's Noise Ordinance is typically achieved through the inclusion of acoustical enclosures around the HVAC units. Noise is also likely to occur from sources mobile from motor vehicle traffic. Future housing development facilitated by the HEU would result in increased traffic volumes on local City roadways, thereby increasing cumulative noise levels. Additional average daily trips (ADT) from future housing development facilitated by the HEU would need to more than double current ADT for there to be a discernable difference in noise levels (i.e., more than 3 dBA increase). There are 96 candidate housing sites already developed with structures and already generate traffic volumes and contribute to mobile noises. Future development on the candidate housing sites would likely not double traffic volumes to increase mobile noise.³³ Future housing development projects facilitated by the HEU would be subject to the planning application review process under CMMC Title 13, Chapter III, Planning Application, which requires projects are reviewed with compliance with adjacent land uses, including noise compatibility.

Since the City is largely developed and built out, and 97 percent of candidate housing sites would be in-fill developments adjacent to existing established communities, there is a possibility that future development facilitated by the HEU could exceed the City's noise standards. Therefore, implementation of MM NOI-1 and MM NOI-2 would be required. MM NOI-1 requires the use of the best available noise control techniques, as well as alternatives to pneumatic power tools to reduce noise levels. MM NOI-2 would require future applicants provide methodology to track and respond to noise complaints. Implementation of MM NOI-1 and MM NOI-2, as well as compliance with the City's Noise Ordinance codified under CMMC Title 13, Chapter XIII, Sections 13-277 through 13-287 would reduce noise impacts from construction and operations of future development facilitated by the HEU to a less than significant level with mitigation.

Threshold (b) Would the project result in the generation of excessive groundborne vibration or groundborne noise levels?

Less Than Significant Impact with Mitigation. Construction activities associated with future housing development facilitated by the HEU could result in varying degrees of groundborne vibration impacts from heavy equipment operations, depending on the construction procedure and equipment used. Construction equipment operations would generate vibrations that spread through the ground and diminish in amplitude with distance from the source. The effect on buildings located near a construction

³³ Out of the 99 candidate housing sites, 3 are vacant, and 96 are developed, or approximately 97 percent.

site often varies depending on soil type, ground strata, and construction characteristics of the receiver building(s). Groundborne vibrations from construction activities rarely reach levels that damage structures.

The FTA has published standard vibration velocities for construction equipment operations. In general, the FTA architectural damage criterion for continuous vibrations (i.e., 0.2 inch/second) appears to be conservative even for sustained pile driving. Pile driving levels often exceed 0.2 inch/second at distances of 50 feet, and 0.5 inch/second at 25 feet without any apparent damage to buildings. Types of construction vibration impacts include human annoyance and building damage. Human annoyance occurs when construction vibration rises significantly above the threshold of human perception for extended periods of time. Building damage can be cosmetic or structural. Ordinary buildings that are not particularly fragile would not experience any cosmetic damage (e.g., plaster cracks) at distances beyond 25 feet. This distance can vary substantially depending on the soil composition and underground geological layer between vibration source and receiver. Construction activities associated with future development have the potential to generate low levels of groundborne vibration. **Table 4.13-3: Typical Vibration Levels for Construction Equipment** identifies various vibration velocity levels for various construction equipment types.

Table 4.13-3: Typical Vibration Levels for Construction Equipment			
Equipment	Approximate Peak Particle Velocity at 25 Feet (inches/second)	Approximate Peak Particle Velocity at 50 Feet (inches/second)	Approximate Peak Particle Velocity at 250 Feet (inches/second)
Large bulldozer	0.089	0.0315	0.0028
Loaded trucks	0.076	0.0269	0.0024
Small bulldozer	0.003	0.0011	0.0001
Jackhammer	0.035	0.0124	0.0011
Vibratory compactor/roller	0.210	0.0742	0.0066

Notes:

1. Federal Transit Administration, *Transit Noise and Vibration Impact Assessment Manual*, September 2018. Table 7-4.
2. Calculated using the following formula:

$$PPV_{equip} = PPV_{ref} \times (25/D)^{1.5}$$
 where: PPV (equip) = the peak particle velocity in in/sec of the equipment adjusted for the distance
 PPV (ref) = the reference vibration level in in/sec from Table 12-2 of the FTA *Transit Noise and Vibration Impact Assessment Guidelines*
 D = the distance from the equipment to the receiver

Similar to noise, groundborne vibration would attenuate with distance. The groundborne vibration generated during construction activities would primarily impact vibration-sensitive land uses (i.e., nonengineered timber and masonry buildings) located adjacent to or near the construction activity. The force of vibrations reaching an adjacent structure would depend upon several variables, including the activity generating the vibrations, the distance between the source and the existing structure, and the type of soil or pavement found between the two. Based upon the vibration velocity levels provided in Table 4.13-3, vibration velocities from typical heavy construction equipment operations that could be used during construction activities range from 0.003 to 0.089 inch-per-second PPV at 25 feet from the activity source (and up to 0.644 PPV if pile driving activities were to occur). Therefore, vibration velocities from typical heavy construction equipment operations at 25 feet from the activity source would not

exceed the 0.2 the inch/second threshold, except for pile driving activities. As also shown in the table, vibration velocities from pile driving activities at 50 feet from the activity source would exceed the 0.2 the inch/second threshold. Therefore, construction-related activities that involve pile driving and occur 50 feet from a vibration-sensitive land use (non-engineered timber and masonry buildings) could exceed 0.2 the inch/second threshold, and expose persons or structures to, or generate excessive groundborne vibration or groundborne noise levels.

To avoid impacts to vibration-sensitive structures (i.e., non-engineered timber and masonry buildings) located within a 50-foot radius of pile driving activities, MM NOI-3 would be required. MM NOI-3 requires temporary noise attenuation curtains and alternative installation methods to reduce vibration impacts. The attenuation curtain would be placed between the equipment and nearest noise sensitive receptor to the construction site. Alternative installation methods could reduce vibration impacts below the 0.2 the inch/second threshold. Implementation of MM NOI-3 would reduce vibration impacts on adjacent sensitive land uses to a less than significant level.

Operation of residential uses are not anticipated to generate excessive groundborne vibration or groundborne noise. Future housing development facilitated by the HEU would not involve railroads or substantial heavy truck operations, and therefore would not result in vibration impacts at surrounding uses. Therefore, operational activities associated with future development would not expose persons or structures to or generate excessive groundborne vibration or groundborne noise levels. Therefore, impacts would be less than significant and no additional mitigation is required for operational uses.

Threshold (c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

Less than Significant Impact. The City does not contain any airports. However, the City is located near JWA and the HEU has identified multiple candidate housing sites within two miles of the airport. Future development within the airport area could be exposed to noise levels up to 65 dBA according to the Airport Environs Land Use Plan AELUP. The City's General Plan Policy N-1.A defines that the maximum acceptable exterior noise levels for residential areas is 65 CNEL. Compliance with Policy N-1.A would ensure that future housing developments within the airport area would not experience significant noise impacts. Further, CMMC Title 13, Chapter V, Article 1, Section 13-38 (Additional Property Development Standards for Multiple-Family Residential Districts), requires residential projects located in proximity to an airport to submit an acoustical evaluation for approval by the City. Acoustical evaluations would show that future development projects could reduce interior noise levels to 45 CNEL and exterior noise levels to 65 CNEL. Compliance with CMMC Title 13, Chapter V, Article 1, Section 13-38 would ensure that the noise levels of future housing development near JWA would be evaluated and would not exceed the thresholds stated above. Therefore, airport traffic noise would not cause City residents to be exposed to noise above existing standards and impacts would be less than significant and no additional mitigation is required.

Mitigation Program

Standard Conditions and Mitigation Measures

SC NOI-1 All noise-generating construction activities shall be limited to 7:00 a.m. to 7:00 p.m. Monday through Friday and 9:00 a.m. to 6:00 p.m. Saturday. Noise-generating

construction activities shall be prohibited on Sunday and the following federal holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, and Christmas Day.

MM NOI-1 To reduce construction-related noise impacts, where construction activities would exceed the standards established in the City's Noise Ordinance, the Applicant shall require construction contractors to implement a site-specific Noise Reduction Program, which includes the following measures, ongoing through demolition, grading, and/or construction:

- Equipment and trucks used for project construction shall utilize the best available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures, and acoustically attenuating shields or shrouds), wherever feasible.
- Impact tools (e.g., jack hammers, pavement breakers, and rock drills) used for construction shall be hydraulically or electronically powered wherever possible to avoid noise associated with compressed air exhaust from pneumatically powered tools. However, where use of pneumatic tools is unavoidable, an exhaust muffler shall be used (this muffler can lower noise levels from the exhaust by up to approximately 10 dBA). External jackets on the tools themselves shall be used where feasible (this can achieve an approximately 5.0-dBA reduction). Quieter procedures shall be used, such as drills rather than impact equipment, whenever feasible.
- Stationary construction-related noise sources shall be located as far from adjacent receptors as possible, and they shall be muffled and incorporate insulation barriers, or other measures to the extent feasible.

MM NOI-2 Prior to demolition, grading, or building permit approval, the Applicant shall submit to the Planning Department a list of measures to respond to and track complaints pertaining to construction noise, ongoing throughout demolition, grading, and/or construction. At minimum, these measures shall include the following:

- A procedure to the public for notifying the City's Code Enforcement Officer and Police Department (during regular construction hours and off-hours);
- A requirement for a sign to be posted by the Applicant on-site specifying the permitted construction days and hours, and notification procedure, and who to notify in the event of a noise-related concern. The sign shall also include the construction contractor's telephone numbers (during regular construction hours and off-hours); and
- A requirement for a preconstruction meeting to be held with the Applicant and general contractor/on-site project manager to confirm that noise measures and practices (including construction hours, neighborhood notification, posted signs, etc.) are completed.

MM NOI-3 To avoid impacts to vibration-sensitive structures (i.e., non-engineered timber and masonry buildings) located within a 50-foot radius of pile driving activities, prior to demolition, grading, or building permit approval, the applicant shall provide for the following measures to be specified on the project plans and implemented prior to and during construction:

- The applicant shall utilize temporary noise attenuation curtain suitable for pile driving equipment as needed. This noise attenuation device should be installed directly between the equipment and the nearest noise sensitive receptor to the construction site.
- Pile driving within a 50-foot radius of identified vibration-sensitive structures shall utilize alternative installation methods (e.g., pile cushioning, jetting, predrilling, cast-in-place systems, resonance-free vibratory pile drivers) such that vibration velocities from the alternative construction activity would fall below the 0.2 the inch/second threshold. Construction hours, allowable workdays, and the phone number of the job superintendent shall be clearly posted at all construction entrances to allow for surrounding owners and residents to contact the job superintendent. If the City or the job superintendent receives a complaint, the superintendent shall investigate, take appropriate corrective action, and report the action taken to the reporting party.

4.14 Population and Housing

Threshold (a) Would the project induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

Less Than Significant Impact. The project would not result in direct housing construction but would facilitate and provide a policy framework for future housing development throughout the City. To meet the City’s RHNA allocation of 11,760 units and to accommodate a buffer of 5,771 units, the HEU identifies candidate housing sites that could accommodate the RHNA allocation, which would induce population growth in the City. As a component of statewide housing legislation, any housing growth and population growth associated with the project would be in accordance with State-level regulation and would therefore not be considered unplanned. Additionally, future housing development facilitated by the HEU would occur in urbanized locations near existing utilities and service systems, and areas already served by public services (e.g., police and fire protection, and other emergency responders).

Table 4.14-1: Population Increase from Housing Element Update summarizes the projected population growth associated with the project’s maximum forecast development capacity of 17,531 housing units.

Table 4.14-1: Population Increase from Housing Element	
Definition	6th Cycle Housing Element
Maximum Potential Candidate Housing Units	17,531
Persons per household (American Community Survey, 5-Year Estimates, 2019)	2.7
Forecasted Unplanned Population Growth with HEU – 2029 Horizon (persons)	+47,333
Existing 2021 Population Estimate ¹	112,780
Forecast Population with Housing Element Update: 2029 Horizon (persons)	160,113
Forecast Population Growth with Housing Element Update: 2029 Horizon (percent increase)	+41.9%
Forecast SCAG 2045 Population for City ²	123,700
Forecast SCAG 2045 Population for City with Housing Element Update (persons)	171,033
Forecast SCAG 2045 Population for City with Housing Element Update (percent increase)	+38.3%
^{1.} State of California, Department of Finance, E-1 Population Estimates for Cities, Counties and the State with Annual Percent Change — January 1, 2020 and 2021. Sacramento, California, May 2021. ^{2.} SCAG. 2020. SCAG RTP/SCS: Connect SoCal Plan – Demographics and Growth Forecast. https://scag.ca.gov/sites/main/files/file-attachments/0903fconnectsocial_demographics-and-growth-forecast.pdf?1606001579 .	

The projected population growth associated with future development facilitated by the HEU is a conservative estimate given no credit was taken for displacing existing on the ground land uses and assuming all persons were new to the City. SCAG forecasts the City’s population will grow to 123,700 persons through the RTP/SCS horizon year of 2045. Therefore, project implementation would generate a population growth rate that is approximately 29.4 percent greater than SCAG’s forecast population projections for the City. However, when adopting Connect SoCal, SCAG recognized that its growth projections do not constitute a prescriptive pattern of future development for General Plan or zoning code amendments. The distribution and types of RHNA housing units allocated within each local jurisdiction

continues to be fully and completely subject to local control and subject to other applicable laws, and not be constrained or affected by Connect SoCal's growth projections.

SCAG's Resolution No. 20-624-1 further notes that for many cities and counties, General Plan and zoning changes may need to accommodate more housing units than reflected in the Connect SoCal's household and population growth projections. Given SCAG's use of growth projections for regional planning and modeling purposes, and the local jurisdictions' obligations to comply with State Housing laws including RHNA, SCAG agrees that potential exceedances may not be used to impede a local jurisdiction's compliance with the 6th Cycle RHNA requirements or to assess impacts of a plan or project under CEQA. Further, it is anticipated that the next RTP/SCS update will incorporate the latest population and housing growth projections from the 6th Cycle RHNA and the Housing Elements of cities and counties within the SCAG region. Accordingly, the forecast population growth generated by the future housing development facilitated through the HEU would not be classified as unplanned growth but rather would accommodate growth.

Future housing development would be subject to development review process and be assessed on a case-by-case basis for potential effects concerning population growth. Additionally, future housing development would be subject to compliance with all federal, State, and local requirements for minimizing growth-related impacts. Local requirements include those stated in the Costa Mesa General Plan and CMMC. Future housing development facilitated by the project would primarily occur in urbanized locations where utility and service systems (e.g., water, sewer, stormwater, and dry utilities) already exist or are planned to accommodate residential development in the community. Therefore, the HEU would not induce substantial unplanned population growth in the City directly or indirectly, a less than significant impact would occur.

Threshold (b) Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

Less Than Significant Impact. SB 166 (2017) requires a city or county to ensure that its housing inventory identified in its Housing Element can accommodate its share of the regional housing need throughout the planning period. It prohibits a city or county from reducing, requiring, or permitting the reduction of the residential density to a lower residential density than what was used by the HCD for certification of the Housing Element, unless the city or county makes written findings supported by substantial evidence that the reduction is consistent with the adopted General Plan, including the Housing Element.

Compliance with SB 166 would minimize the potential for future housing displacement. The candidate housing sites inventory would be sufficient to accommodate the City's RHNA allocation, and all HEU actions would occur such that there is no net loss of residential unit capacity. Therefore, the HEU's potential impacts, including from future development facilitated by the HEU, concerning displacement of existing people or housing, and need to construction replacement housing elsewhere would be less than significant.

Mitigation Program

Standard Conditions and Mitigation Measures

No standard conditions or mitigation measures are applicable to the proposed HEU.

4.15 Public Services

Threshold (a.i) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for fire protection?

Less than Significant Impact. The Costa Mesa Fire Department provides fire protection and emergency services to the City. The Fire Department has 6 fire stations and 90 full-time staff. The proposed project would not directly result in new housing construction but would guide and provide a policy framework for future housing development within the City. Future housing development facilitated by the HEU would result in an estimated population growth of 47,333 persons (see **Section 4.14, Population and Housing**) that would incrementally increase the demand for fire protection services in the City.

All candidate housing sites are within urbanized areas, surrounded by development, and served by CMFD. It is not anticipated that new fire protection facilities would be necessary for these sites. However, future housing development facilitated by the HEU located on vacant sites, which is three percent of the candidate housing sites, would incrementally increase the demand for fire protection services. Future housing development would be subject to comply with General Plan Safety Element Policy S-2.7, which requires future developments to contribute a fair share toward funding the provision of appropriate fire and emergency medical services as determined necessary to adequately serve projects. Therefore, the project would not result in physical impacts associated with the provision or construction of fire protection facilities.

Future housing development facilitated by the HEU would be subject to the City's development review process, the 2019 California Fire Code, and CMMC Title 7, Chapter II, Section 7-14 (Adoption of Fire Code), which requires new construction projects comply with fire safety standards and required fire prevention measures such as smoke and carbon monoxide sensors, fire extinguishers, and sprinkler systems to reduce the burden to fire service providers. Further, future housing developments would be subject to Fire System Development Fees detailed in the City's 2019-20 Fiscal Year Development Impact Fee Annual Report.³⁴ Payment of these fees would help fund the construction and development of new fire facilities and minimize future housing projects' operational impacts to fire protection services. Additionally, future housing developers would be required to submit a will-serve letter or service questionnaire to the Fire Department in conjunction with development project applications to ensure that fire protection services are available to serve proposed housing developments. Compliance with the established regulatory framework would minimize impacts to fire protection services to less than significant.

Threshold (a.ii) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for police protection?

Less than Significant Impact. Police services in the City are provided by the Costa Mesa Police Department. The Police Department's headquarters are located at 99 Fair Drive and the department

³⁴ City of Costa Mesa. 2019-20 Fiscal Year Development Impact Fee Annual Report. Accessed at <https://www.costamesaca.gov/home/showpublisheddocument/46181/637435391754870000>. 2019.

currently employs 191 full-time staff members. The project would not result in direct housing construction but would facilitate and provide a policy framework for future housing development on candidate housing sites throughout the City. Future development facilitated by the project would increase demand for police protection services over time. HEU implementation would result in intensification of development and/or change of use, or construction on previously vacant sites. All candidate housing sites are within urbanized areas, surrounded by development, and served by CMPD. Potential impacts would include placing greater demands upon police stations, personnel, and equipment over time, potentially resulting in the need to provide new or expanded facilities in order to maintain acceptable service ratios. The CMPD would continue to provide services to the future housing developments facilitated by the project.

The project does not propose new or physically altered Police Department facilities, the construction of which could cause significant environmental impacts. Any future expansion of existing Police Department facilities, if required, would be subject to environmental review. Future housing development facilitated by the HEU would be required to submit a will-serve letter or service questionnaire to the Police Department in conjunction with development applications to ensure that police protection services are available to serve the proposed housing development. Therefore, the HEU would not result in substantial adverse physical impacts associated with the provision of new or physically altered police protection facilities. Impacts would be less than significant, and no physical environmental impacts would occur.

Threshold (a.iii) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives schools?

Less than Significant Impact. As previously discussed above, the HEU would not directly result in housing construction but would facilitate future housing development. Future housing development facilitated by the HEU would increase the City's population by approximately 47,333 persons (see **Section 4.14, Population and Housing**) and thereby increase the demand for school services. The City is served by the Newport-Mesa Unified School District (NMUSD), which provides public education for grades K-12. **Table 4.15-1: School Capacity** lists the existing elementary, middle, and high schools and 2019/2020 enrollment numbers.

Future housing development facilitated by the HEU would generate student population growth in the NMUSD, which would incrementally increase the demand for school facilities and services. Any future housing development facilitated by the HEU would be required to comply with SB 50, which allows school districts to collect impact fees from developers of new development (residential and non-residential) projects to offset the cost of new development. Future applicants would be subject to school developer fees from NMUSD. These fees are evaluated on a yearly basis and would be collected at the time of permit issuance. Pursuant to Government Code Section 65995(3)(h), "payment of statutory fees is deemed to be full and complete mitigation of the impacts of any legislative or adjudicative act, or both, involving, but not limited to, the planning, use or development of real property...". Payment of these fees would provide an adequate financial base to construct new and equip existing schools in the area. Impacts concerning construction of school facilities would be less than significant and no mitigation is required.

Table 4.15-1 School Capacity		
School	Grades	Current Student Enrollment
Elementary Schools		
College Park Elementary 2380 Notre Dame Road, Costa Mesa	K-6	512
Killybrooke Elementary 3155 Killybrooke Lane, Costa Mesa	K-6	367
Paularino Elementary 1060 Paularino Avenue, Costa Mesa	K-6	410
Sonora Elementary 966 Sonora Road, Costa Mesa	K-6	398
Middle and High School		
Costa Mesa High/Middle School 2650 Fairview Road, Costa Mesa	7-12	1,864
Source: Newport-Mesa Unified School Accountability Report Cards 2019/2020		
Notes: As of 2021, CEQA thresholds apply only to public schools. Thirteen private schools exist within the City and were not included in this table: Waldorf School of Orange County, St. John the Baptist Catholic School, Mariners Christian School, St. Joachim Elementary School, Renascence School International-- Orange County, Saniku East West Language School, Woodland Child Development Center, Christ Lutheran School, Page Academy. Montessori Christian School, Kline School, and Christian Montessori School – Costa Mesa.		

Threshold (a.iv) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for parks?

Less Than Significant Impact. Please refer to Section 4.16, *Recreation*.

Threshold (a.v) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for other public facilities?

Less than Significant Impact. The project would facilitate and provide a policy framework for future housing development on candidate housing sites throughout the City, which are situated in urbanized areas. Future housing development facilitated by the HEU and the resulting population growth would increase the demand on public facilities. The population growth would increase the demand for public services and facilities over time. Potential impacts would include placing greater demands upon existing facilities and personnel, potentially resulting in the need to provide new or expanded facilities, in order to maintain acceptable service ratios.

As previously noted, HEU implementation would not result in direct housing construction but would facilitate future housing development. Future housing development facilitated by the HEU and the resulting population growth of approximately 47,333 persons would incrementally increase the demand for library facilities. Future housing development facilitated by the HEU would occur in urbanized locations near existing library facilities.

The project does not propose construction of new or physically altered public facilities. Future development could warrant construction of new facilities or physically altered existing facilities depending upon its nature and timing. Any future expansion of existing facilities or construction of new, if required, would be subject to environmental review. Demand would be at least partially offset by funding generated by tax revenue of higher numbers of residents.³⁵ Therefore, impacts on public facilities would be less than significant.

Mitigation Program

Standard Conditions and Mitigation Measures

No standard conditions or mitigation measures are applicable to the proposed HEU.

³⁵ Property tax is the primary funding source for the Orange County Public Library – County of Orange FY 2019-2020 Recommended Budget.

4.16 Recreation

Threshold (a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

Less than Significant Impact. The project would not result in direct housing construction but would facilitate future housing development. Future housing development facilitated by the HEU and the resulting population growth of approximately 47,333 persons (see **Section 4.14, Population and Housing**), would incrementally increase the use of existing recreational facilities such that substantial physical deterioration could occur or be accelerated. Future residential projects could increase the use of existing neighborhood and regional parks. All future housing development facilitated by the HEU would be subject to the City's development review process and compliance with CMMC requirements. CMMC Title Chapter XII, Article 4 (Park and Recreation Impact Fees) identifies that park and recreation impact fees are applicable to subdivisions, multi-family, and apartment units, as outlined in SC REC-1. Payment of fees helps fund the acquisition and development of new or rehabilitating existing park and recreational facilities needed to accommodate demands created by the addition of residential dwelling units. Prior to subdivision map recordation or issuance of building permits, residential developments that create a subdivision must dedicate a portion of the land, or pay a fee in lieu thereof, to provide park and recreation facilities to serve future residents, as outlined in SC REC-2 (CMMC Title 13, Chapter XI, Article 5).

According to the Costa Mesa General Plan, the City has over 415 acres of neighborhood and community parks, exclusive of the 244-acre Talbert Regional Park. Payment of impact fees pursuant to CMMC Title 13, Chapter XII, Article 4 would ensure that future development facilitated by the HEU not result in substantial physical deterioration of park or recreational facilities in the City as a result of an increase in the use of existing parks and recreational facilities. Further, it is possible that future developments would include the construction of additional recreational facilities and developer-produced parks, but it is presently unknown until future housing projects are proposed.

Additionally, the HEU's candidate housing sites are dispersed throughout the community to minimize the potential for adverse changes in the neighborhood character and reduce the potential for adverse impacts on recreation amenities. Adherence to mandatory development permit requirements and regulations for providing recreation would support the City's goals for providing sufficient recreation opportunities for residents. For these reasons, the HEU and future housing development facilitated by the HEU would not result in substantial physical deterioration of existing neighborhood or regional parks. Therefore, impacts would be less than significant.

Threshold (b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

Less than Significant Impact. As previously noted, the project would not result in direct housing construction but would facilitate future housing development on candidate housing sites located throughout the City. Future development would increase demand for parks and recreational facilities over time. Potential impacts would include placing greater demands on parkland and recreational facilities, potentially resulting in the need to provide new or expanded facilities in order to maintain an acceptable level of service. The project does not propose construction of new or physically altered parks or recreational facilities. Therefore, the project would not result in substantial environmental impacts in this

regard. Future development could warrant construction of new or physically altered parks or recreational facilities depending upon its nature and timing. Any future expansion of existing facilities or construction of new facilities, if required, would be subject to environmental review and comply with any applicable development review actions related to the expansion of recreational facilities.

Mitigation Program

Standard Conditions

- SC REC-1** Prior to the issuance of building permits, applicants of projects that do not meet the City's parkland dedication requirements shall pay park fees as established in CMMC Title 13, Chapter XII, Article 4 (Park and Recreation Impact Fees) to provide park and recreational facilities to serve the future residents of proposed new residential units.
- SC REC-2** Every residential subdivider who creates a subdivision shall be required to dedicate a portion of the land, pay a fee in lieu thereof, or do a combination of both, as established in CMMC Title 13, Chapter XI, Article 5 (Park and Recreation Dedications) for the purpose of providing park and recreational facilities to serve future residents of the subdivision. In determining whether a subdivider shall dedicate land, pay a fee in lieu of land dedication, or a combination of both, the following procedure shall be used:
- (a) Subdividers required to or desiring to dedicate property for park and recreational purposes shall, upon filing a tentative map for approval, check with the city to determine whether their property has been designated for a park site in the general plan. If a subdivider's property is so designated, the subdivider shall coordinate with the necessary departments to incorporate the park site(s) into the property's development plan.
 - (b) If the subdivider's property is not so designated, and a school site is proposed within or in proximity to the property, a park site adjacent to the school site shall be developed and the subdivider shall coordinate with the necessary departments to incorporate the park site(s) into the property's development plan.

Mitigation Measures

No mitigation measures are applicable.

4.17 Transportation

The City of Costa Mesa is accessed via three primary corridors: the I-405, the Corona Del Mar Freeway (SR-73), and the Costa Mesa Freeway (SR-55).

Interstate 405 (I-405). I-405 is a major north-south regional facility that provides access between the City and other communities in Orange County such as Irvine, Fountain Valley, and Westminster. I-405 also provides connectivity to Los Angeles County in the northbound direction. The I-405 carries significant vehicle trips in Orange County, with an estimated 370,000 vehicle trips per day.³⁶ The Orange County Transportation Authority (OCTA) in cooperation with Caltrans is currently widening a 16-mile segment of the I-405 between I-605 and SR-73. This project is expected to be completed in 2023.³⁷

State Route 73 (SR-73). SR-73, also referred to as the Corona del Mar Freeway, is a north-south regional facility that provides access between the City and other communities in Orange County such as Irvine, Aliso Viejo, and Laguna Niguel. SR-73 begins at the I-405 between Fairview Road and Bear Street, and continues in a southeast direction becoming the San Joaquin Hills Transportation Corridor (SR-133) in Laguna Beach. A majority of SR-73 is a limited-access toll highway. The first three miles of SR-73 have no tolls and make up the entire Corona del Mar Freeway.

State Route 55 (SR-55). SR-55, or the Costa Mesa Freeway, is a major regional facility that bisects the City in a northeast to southwest direction. SR-55 continues through the downtown Triangle area before transitioning into Newport Boulevard south of 19th Street. In 2015, it was observed that approximately 100,000 vehicles used this freeway daily.³⁸

Major Arterial Streets. Harbor Boulevard, Fairview Road, and Bristol Street are main north-south arterial roads that serve the City. All three roadways connect to I-405 and are six-lane facilities. Vehicle traffic on Harbor Boulevard, Fairview Road, and Bristol Street is approximately 40,000, 28,000 to 54,000 vehicles a day, respectively and connects the City to the neighboring cities of Newport Beach and Santa Ana.³⁹

Public Transit and Pedestrian Facilities. Public bus transit in the City is provided by OCTA. OCTA operates over ten bus routes throughout the City, including to regional destinations such as South Coast Plaza and the downtown Triangle area. Metrolink provides public train services to Orange County with connections to other regional destinations in San Diego County and Los Angeles County. Although there are no Metrolink stations in the City, the Metrolink Station Non-motorized Accessibility Strategy outlines policies to encourage public train ridership through connected walking and biking trails and walkways between Metrolink stations.

Pedestrian facilities in the City include a large, interconnected system of sidewalks and walking trails throughout the City, including facilities along most streets, pedestrian streets near The Triangle, and trails in as Fairview Park.⁴⁰

³⁶ City of Costa Mesa. General Plan- Circulation Element.

<https://www.costamesaca.gov/home/showpublisheddocument/34694/636740022558830000>, 2015.

³⁷ Ibid.

³⁸ Ibid.

³⁹ Ibid.

⁴⁰ City of Costa Mesa. General Plan-Circulation Element: Figure C-6. 2015.

Threshold (a) Would the project conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

Less than Significant Impact. The project would not result in direct housing construction but would facilitate and provide a policy framework for future housing development on candidate housing sites throughout the City. The HEU does not include any goals, policies, or implementation programs that would conflict with plans or other regulations that address the circulation system. Future development projects would be reviewed on a case-by-case basis to verify consistency with applicable regulations that address the circulation system.

All future housing development facilitated by the HEU would be subject to the City's development review process, which may include review pursuant to CEQA, and be required to comply with General Plan policies, CMMC standards, and relevant policies and standards concerning public transit and pedestrian facilities.

General Plan Circulation Element Policy C-9.3 requires that adequate pedestrian facilities are provided in new development projects. Future housing development facilitated by the HEU would comply with Policy C-9.3 by providing connections to the existing pedestrian facility network. Further, planned residential development projects facilitated by the HEU would comply with CMMC Title 13, Chapter V, Article 6, Section 13-62 (Planned Development Standards) which requires planned residential development to provide physically separated pedestrian walking corridors. Compliance with Policy C-9.3 and CMMC Title 13, Chapter V, Article 6, Section 13-62 would promote the creation and improvement of walking facilities throughout the City.

Future housing development facilitated by the HEU would comply with goals to improve bicycle lanes and access throughout the City, including Policy C-9.3 which requires that bicycle parking be considered when new developments are designed. Future development projects could incorporate bicycle racks to encourage future residents to utilize alternative modes of transportation.

The City sets forth provisions to assure adequate transportation system in conjunction with new development under CMMC Title 13, Chapter XII, Article 3, Section 13-275 (Development Project Review Procedures), which requires preparation of traffic studies to evaluate potential traffic impacts.⁴¹ Future housing development would also subject to payment of Traffic Impact Fees⁴² that would fund future traffic-related capital improvement projects for the City. The City's review process would examine project compatibilities with the surrounding areas to ensure future housing development facilitated by the HEU would not conflict with existing circulation plans. As a result, future housing development on the candidate housing sites facilitated by the HEU would not conflict with an adopted program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities. Therefore, impacts would be less than significant.

⁴¹ A traffic impact study shall be required for all development projects estimated by the public services director to generate one hundred (100) or more vehicle trip ends during a peak hour. Traffic studies may also be required for smaller projects at the discretion of the Public Services Director.

⁴² City of Costa Mesa. (2019). *Development Impact Fees FY 2019-20*. Available at: <https://www.costamesaca.gov/home/showpublisheddocument/46181/637435391754870000> Accessed July 6, 2021.

Threshold (b) Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?

Less than Significant Impact. The project would not result in direct housing construction but would facilitate and provide a policy framework for future housing development throughout the City. The candidate housing sites are dispersed throughout the City to reduce the potential for adverse environmental impacts. The intent is to reduce impacts by placing housing near public transportation and recreation opportunities and away from environmentally sensitive resources. Future development projects would be reviewed on a case-by-case basis to ensure consistency with applicable regulations that address the circulation system, including regulations related to VMT and emergency access. The City adopted VMT guidelines pursuant to SB 743 in the Fall of 2020 and subsequently updated CMMC Title 13, Chapter XII, Article 3, Section 13-275 (Development Project Review Procedures), for consistency with SB 743 and revised traffic impact analysis guidelines for new development projects.

Future housing development facilitated by the HEU would be required to comply with several General Plan policies which indirectly aim to reduce VMT. General Plan Policy CON-4.A.5 encourages compact development, infill development, and a mix of uses that are in proximity to transit, pedestrian, and bicycling infrastructures. Of the candidate housing sites, 97 percent of the sites are developed and located in urban and developed areas, and would be considered in-fill development projects. Providing additional housing in urbanized areas of the City would place housing closer to employment and commercial areas, further increasing opportunities to reduce VMT and increase alternative modes of transportation through walking, cycling, and public transit.

Future housing development on the candidate housing sites facilitated by the HEU would be required to adhere to all State and local requirements for avoiding significant impacts related to VMT. Any traffic demand management (TDM) measures required for mitigation would be required to comply with the City's adopted VMT guidelines. In addition, future housing projects would be required to comply with CMMC Title 13, Chapter XII, Article 3, Section 13-275 which defines development project review procedures to evaluate transportation and traffic impacts. Future housing projects would be subject to CMMC Title 13, Chapter XII, Article 3, Section 13-275 and be required to prepare project-level transportation analysis. Therefore, impacts would be less than significant, and no mitigation is required.

Threshold (c) Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

Less than Significant Impact. The HEU would not result in direct housing construction but would facilitate future housing development throughout the City. Since future housing development facilitated by the HEU would predominantly occur on developed properties and use existing roadways that are connected and adjacent to the existing transportation network, hazards due to a geometric design feature or incompatible uses are not anticipated.

While site-specific details for future housing development on the candidate housing sites are not known at this time, all future housing development on the candidate housing sites with the potential to substantially increase transportation-related hazards would be subject to the City's development review process, which may include review pursuant to CEQA, and comply with General Plan policies and CMMC standards. Per CMMC Title 13, Chapter XII, Article 3, Section 13-275, a traffic impact study is required for all development projects estimated by the Public Services Director to generate 100 or more vehicle trip

ends during a peak hour. Traffic studies may also be required for smaller projects at the discretion of the Public Services Director. Further, future housing projects would be subject to the City's development review process per CMMC Title 13 Chapter V (Development Standards), which would ensure compatible uses per the zoning district.

The City's Transportation Services Division addresses traffic circulation needs and design issues related to traffic operations during the plan check review process. Future housing development facilitated by the HEU would be required to comply with applicable building and fire safety regulations required for the design of new housing and emergency access, and would be required to adhere to all state and local requirements for avoiding construction and operations impacts related to design and incompatible uses. As a result, future housing development facilitated by the HEU would not substantially increase hazards due to design features or incompatible uses. Therefore, impacts would be less than significant and no mitigation is required.

Threshold (d) Would the project result in inadequate emergency access?

Less than Significant Impact. The City's General Plan Safety Element provides several goals and policies aimed at ensuring emergency response times and safety during natural disasters. General Plan Policy S-2.9 requires projects to ensure adequate access to all parcels in the City for emergency response teams and services. Compliance with Policy S-2.9 would ensure future development facilitated by the HEU would be designed to allow for adequate emergency access. Further, the City has adopted the California Fire Code under CMMC Title 7, Chapter II, Section 7-14 and codified several regulations pertaining to emergency access roadway design including CMMC Title 7, Chapter II, Section 7-15 (Amendments to 2019 California Fire Code) which address Fire Code Section 503 - Fire Apparatus Access Roads. Future housing development on the candidate housing sites facilitated by the HEU would be required to comply with CMMC Section Title 7, Chapter II, 7-15 which requires fire apparatus access roads installed and arranged in accordance with the Costa Mesa Fire and Rescue Department Plan Submittal Checklist Specifications.

Additionally, CBC standards also apply regarding new construction and development of emergency access issues associated with earthquakes, flooding, climate/strong winds, and water shortages. Future housing development facilitated by the HEU would be required to comply with current, applicable building and fire safety regulations required for the design of new housing and emergency access. Compliance with the General Plan, CMMC, the California Fire Code, and CBC standards would ensure future housing development facilitated by the HEU provide adequate emergency access. Therefore, impacts would be less than significant and no mitigation is required.

Mitigation Program

Standard Conditions and Mitigation Measures

No standard conditions or mitigation measures are applicable to the proposed project.

4.18 Tribal Cultural Resources

Threshold (a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

- i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or
- ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

Less than Significant Impact with Mitigation. Chapter 532 Statutes of 2014 (i.e., AB 52) requires that lead agencies evaluate a project's potential impact on "tribal cultural resources." Such resources include "sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are eligible for inclusion in the California Register of Historical Resources or included in a local register of historical resources." AB 52 also gives lead agencies the discretion to determine, based on substantial evidence, whether a resource qualifies as a "tribal cultural resource."

In compliance with PRC Section 21080.3.1(b), the City has provided formal notification to California Native American tribal representatives identified by the California Native American Heritage Commission. Native American groups may have knowledge about cultural resources in the area and may have concerns about adverse effects from development on tribal cultural resources as defined in PRC Section 21074. The City contacted the tribal representatives noted below.

- Campo Band of Diegueno Mission Indians, Ralph Goff
- Ewiiapaayp Band of Kumeyaay Indians, Robert Pinto
- Ewiiapaayp Band of Kumeyaay Indians, Michael Garcia
- Gabrieleno Band of Mission Indians – Kizh Nation, Andrew Salas
- Gabrieleno/Tongva San Gabriel Band of Mission Indians, Anthony Morales
- Gabrielino/Tongva Nation, Sandonne Goad
- Gabrielino Tongva Indians of California Tribal Council, Robert Dorame
- Gabrielino Tongva Indians of California Tribal Council, Christina Conley
- Gabrielino-Tongva Tribe, Charles Alvarez
- Juaneño Band of Mission Indians Acjachemen Nation - Belardes, Matias Belardes
- La Posta Band of Diegueno Mission Indians, Javaughn Miller
- La Posta Band of Diegueno Mission Indians, Gwendolyn Parada
- Manzanita Band of Kumeyaay Nation, Angela Elliott Santos

- Mesa Grande Band of Diegueno Mission Indians, Michael Linton
- Pala Band of Mission Indians, Shasta Gaughen
- Santa Rosa Band of Cahuilla Indians, Lovina Redner
- Soboba Band of Luiseno Indians, Isaiah Vivanco

Correspondence to and from tribal representatives is included as **Appendix A: Native American Tribal Consultation Correspondence** to this Initial Study. As of the release date of the Initial Study, the City has received one response from the Gabrieleno Band of Mission Indians – Kizh Nation on October 8, 2021 requesting clarification regarding the HEU. No consultation was requested.

While the HEU does not propose any development or ground-disturbing activities such as grading or excavation, it can be assumed that future housing development on the candidate housing sites facilitated by the HEU could directly or indirectly impact undiscovered subsurface tribal cultural resources through such activities. The likelihood of encountering tribal cultural resources on undeveloped sites is greatest on sites that have been minimally excavated in the past (e.g., undeveloped parcels, vacant lots, and lots containing undeveloped areas). Alternately, previously excavated areas are generally considered to have a lower potential for tribal cultural resources, since the previously graded areas may have already removed or disturbed the soil that may have previously contained resources.

Since no construction or development is proposed by the HEU and the details for future housing development on the candidate housing sites facilitated by the HEU is not known at this time, no site-specific surveys were conducted for this programmatic analysis. The HEU analysis was evaluated based on information available to the City where reasonably foreseeable, direct, and indirect physical changes in the environment could be considered. Further analysis was not conducted on tribal cultural resources because the City had no further information on which to base an analysis of potential impacts resulting from future housing development on the candidate housing sites.

Future housing development on the candidate housing sites facilitated by the HEU would be subject to the City's development process and would be required to comply with federal, state, and local requirements for the protection of tribal cultural resources. This includes compliance with State CEQA Guidelines Section 21074 and the City's Historical and Cultural Resources Element, Objective HCR-1A, which aims to preserve and protect the City's historical, archaeological, and paleontological resources. In the likelihood that future housing development would impact tribal resources, MM TR-1 would be required. MM TR-1 requires applicants to immediately cease any ground-disturbing activities upon discovery of any tribal, cultural, or archaeological resources. Implementation of MM TR-1 would reduce potential future impacts to a less than significant level.

Mitigation Program

Mitigation Measures

MM TCR-1 Unanticipated Discovery of Tribal Cultural and Archaeological Resources: Upon discovery of any tribal, cultural, or archaeological resources during ground-disturbing activities, the Applicant shall immediately cease such activities in the immediate vicinity. The find will then be assessed by a qualified archeologist retained by the Applicant and a tribal monitor/consultant approved by the consulting tribe. The applicant shall promptly notify the Director of Economic and Development Services to the discovery of resources. If the

resources are Native American in origin, the consulting tribe shall coordinate with the landowner regarding treatment and curation of these resources. Typically, the tribe will request preservation in place or recovery for educational purposes. At the direction of the qualified archaeologist and tribal monitor/consultant, and in coordination with the Development Services Department, work may continue on other parts of the affected site while evaluation and, if necessary, additional protective measures are completed at the affected portion of the site pursuant to State CEQA Guidelines Section 15064.5 [f]. If a resource is determined by the qualified archaeologist to constitute a “historical resource” or “unique archaeological resource,” time and funding to allow for sufficient implementation of avoidance measures must be made available. The treatment plan established for the resources shall be in accordance with State CEQA Guidelines Section 15064.5(f) for historical resources. Preservation in place (i.e., avoidance) is the preferred manner of treatment upon identification of unique archeological resources (Public Resources Code Section 21083.2(b)). If preservation in place is not feasible, treatment may include implementation of archaeological data recovery excavations to remove the resource along with subsequent laboratory processing and analysis. All tribal cultural resources shall be returned to the consulting tribe. Any historic archaeological material that is not Native American in origin shall be curated at a public, non-profit institution with a research interest in the materials. Acceptance and curation of the historic archeological materials will be at the discretion of the institution. If no institution accepts the archaeological material, they shall be offered to the consulting tribe or the Costa Mesa Historical Society for educational purposes.

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4.19 Utilities and Service Systems

Threshold (a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

Water Facilities: Less than Significant Impact. The Mesa Water District and Irvine Ranch Water District provide water service to the City. All of the candidate housing sites are in the Mesa Water District service area, which has approximately 110,000 users within an 18-square-mile area. Approximately 97 percent of candidate housing sites are developed and are served by existing water infrastructure. Only three candidate housing sites are undeveloped but are bordered by urban development with Mesa Water District infrastructure. Accordingly, future housing development facilitated by the HEU is not anticipated to require or result in the relocation or construction of substantial new or expanded water facilities that could cause significant environmental effects. Notwithstanding, all future housing development facilitated by the HEU would be subject to the City's development review process, which may include review pursuant to CEQA, and be required to adhere to General Plan policies and the CMMC standards.

Further, future housing development facilitated by the HEU would be required to obtain will-serve letters from the Mesa Water District per the City's Standard Conditions of Approval (SC UT-1). Developers would contact the water district submit plans to be reviewed prior to the issuance of permits. Therefore, a less than significant impact would occur and no mitigation is required.

Wastewater Treatment Facilities: Less than Significant Impact. The Costa Mesa Sanitary District (CMSD) provides sanitation services to the City and maintains approximately 224 miles of sewer mains throughout its service area.⁴³ There are also over 45,000 individual connections to residences, commercial and industrial properties⁴⁴. The Orange County Sanitation District (OCSD) processes over 200 million gallons of collected wastewater daily at treatment plants in the cities of Fountain Valley and Huntington Beach. OCSD owns and maintains trunk sewers and diversion structures in the City. Wastewater generated by future housing development facilitated by the HEU would be treated at OCSD Reclamation Plants No. 1 and 2.

As noted in **Section 4.14, Population and Housing**, the forecast population growth resulting from future housing development facilitated by the HEU is 47,333 persons, or an approximate 41.9 percent increase of the City's existing population of 112,780 residents.⁴⁵ CMSD's Five-Year Strategic Plan (2020-2025) identifies goals to further assess the water needs of the City as it grows annually. Future housing development facilitated by the HEU would increase demand incrementally. Future development projects would be required to coordinate with CMSD and obtain will-serve letters from CMSD as part of the development review process. Additionally, all future housing development would be required to be designed, constructed, and operated in accordance with OCSD Ordinance Nos. 40 and 48, and all wastewater discharges into OCSD facilities would be required to comply with the discharge standards set

⁴³ Costa Mesa Sanitary District. Sewer System.

<https://www.arcgis.com/apps/instant/minimalist/index.html?appid=72c5a224befa49f387063e679334e9ae>. Accessed online July 1, 2021.

⁴⁴ CMSD. Sewer System Facts. <https://cmsdca.gov/index.php/wastewater/sewer-system-facts>. Accessed online on June 29, 2021.

⁴⁵ US Census. Costa Mesa City California. <https://www.census.gov/quickfacts/fact/table/costamesacitycalifornia/PST045219>. Accessed online on June 29, 2021.

forth to protect the public sewage system and Waters of the United States. Additionally, as noted in **Section 4.14**, the population buildout is overly conservative since no credit is taken for displacement of existing on the ground land uses. Forecast population growth similarly assumes a net population increase of entirely new residents to the City.

It should also be noted that 97 percent of the candidate housing sites are developed, and therefore already have access to existing wastewater infrastructure. Accordingly, future housing development facilitated by the HEU is not anticipated to require or result in the relocation or construction of substantial new or expanded wastewater facilities that could cause significant environmental effects.

Future development on candidate housing sites facilitated by the HEU would also be required to comply with CMMC Title 13, Chapter V, Article 9, Section 13-71 (Utility Requirements), which requires adherence to standards and approval of sewer and water system improvements from the serving utility. Additionally, the City requires as a Standard Condition of Approval for developers to contact and work with CMSD to comply with district requirements design standards. All future housing development facilitated by the HEU would be required to meet the mandatory requirements under the City's various programs aimed at ensuring adequate supplies and service infrastructure are available to serve the development. Compliance with CMSD design requirements as well as other CMMC regulations would reduce potential impacts to a less than significant level and no mitigation is required.

Stormwater Drainage: Less than Significant Impact. The City of Costa Mesa developed a Drainage Master Plan in 2012, which provides an inventory of existing drainage capacity as well as future goals for expansion and stormwater management. The City's Public Services Department is currently revising the Storm Drain Master Plan and an updated version is expected to be released in 2022. Future housing development facilitated by the HEU would be located in developed areas of the City where storm drain infrastructure already exists. Further, most of the candidate housing sites are developed and include existing connections to the City's storm drain system. Accordingly, future housing development facilitated by the HEU is not anticipated to require or result in the relocation or construction of substantial new or expanded storm drain facilities that could cause significant environmental effects. The City requires projects that disturb more than 5,000 square feet of impervious surfaces prepare a preliminary water quality plan (WQMP) as part of the City's grading permit requirements. WQMPs detail pre-development and post-development conditions and how project flows drain to local or regional drainage facilities. The City's Engineering Division development review process and implementation of a WQMP would ensure that future housing development facilitated by the HEU would be adequately served by storm drain infrastructure.

Future housing development facilitated by the HEU would also comply with CMMC Title 15, Chapter III, Section 15-65 (Drainage Fees Established), which establishes a drainage fee for development or redevelopment projects. The Drainage Fees would be used by the City to defray the cost of constructing storm drains and related facilities, including repair, maintenance and upkeep of existing drainage facilities. Notwithstanding, all future housing development facilitated by the HEU would be subject to the City's development review process, which may include review pursuant to CEQA, and be subject to payment of drainage fees per CMMC Title 15, Chapter III, Section 15-65. A less than significant impact would occur.

Dry Utilities (i.e., Electric Power, Natural Gas, and Telecommunications): Less than Significant Impact. Southern California Gas (SoCal Gas) and Southern California Edison (SCE) provide natural gas and

electricity, respectively to the City of Costa Mesa. Telecommunications services are provided by multiple companies including Spectrum, Verizon, Direct TV, AT&T, and Cox Communications.

Of the total candidate housing sites, 97 percent of the sites are developed, bordered by urban development, and within the service area of existing electric power, natural gas, and telecommunications providers and facilities. The remaining three percent of candidate housing sites are vacant but are bordered by urban development and fall within the service area of the utility purveyors. All future housing development would be required to meet the mandatory requirements under the City's various programs aimed at ensuring adequate supplies and service infrastructure are available to serve the development. In addition, future development would be required to ensure adequate supplies and service infrastructure as required by CMMC Title 13, Chapter V, Article 9, Section 13-71 (Utility Requirements). A less than significant impact would occur.

Threshold (b) Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?

Less than Significant Impact. Future housing development facilitated by the HEU would generate additional demand for water services. Costa Mesa is served by two water supply agencies: Mesa Water District and Irvine Ranch Water District (IRWD). Properties to the southeast of Newport Boulevard, between 23rd Street and Bristol Street, are served by IRWD. All candidate housing sites are in the Mesa Water District service area, which has approximately 110,000 users within an 18-square-mile area. Mesa Water District's main sources of water are groundwater from the Orange County Groundwater Basin, recycled water, and purchased/imported water from the Metropolitan Water District of Southern California (Metropolitan) through the Municipal Water District of Orange County in the event of an emergency.

According to the Mesa Water District 2020 Urban Water Management Plan (UWMP), during fiscal year 2019-2020, the water district relied on 94 percent groundwater (75% from clear wells and 19% from desalinated groundwater) and 6 percent recycled water; no water was imported from Metropolitan. Mesa Water District forecasts 100 percent reliance on local water supplies by 2045, with a similar water supply portfolio of 95 percent groundwater and 5 percent recycled water.⁴⁶ Mesa Water District conducted a Water Reliability Assessment to compare the total water supply sources available to the water supplier with long-term projected water use over the next 20 years, in five-year increments, for a normal water year, a single dry water year, and a drought lasting five consecutive water years. The UWMP determined that even in the multiple-dry year scenario, the Mesa Water District would be capable of meeting all customers' demands with significant groundwater reserves. Shortage conditions due to drought would not trigger customer demand reduction measures.⁴⁷

It is noted that future development would occur incrementally, based on market conditions and other factors. Future development satisfying certain criteria would be required to prepare a Water Supply Assessment (WSA) in order to verify sufficient water supply is available to meet the development's water demand. Future development would also be subject to compliance with General Plan Policies CON-3.A.1 through CON-3.A.3 concerning water conservation.

⁴⁶ Mesa Water District, June 2021, 2020 Urban Water Management Plan page ES-2

⁴⁷ Mesa Water District, June 2021, 2020 Urban Water Management Plan page ES-3

Future housing development facilitated by the HEU would be subject to discretionary permits and required to adhere to all federal, State, and local requirements during construction and operation for ensuring that sufficient water supplies are available. Further, future housing development applicants would be required to present will-serve letters from the water district to ensure proper service and sufficient availability to serve future housing development facilitated by the HEU.⁴⁸ Therefore, impacts would be less than significant and no mitigation is required.

Threshold (c) Would the project result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments?

Less than Significant Impact. The Costa Mesa Sanitary District (CMSD) provides wastewater services to the City of Costa Mesa. The Orange County Sanitation District (OCSD) treats sewage for CMSD. Future development facilitated by the HEU would increase demand on the wastewater treatment facility capacities. OCSD’s 2019 Strategic Plan addresses future growth and plans to continue to expand as demand increases by assessing current wastewater needs as well as expansion of infrastructure to serve the area.⁴⁹ **Table 4.19-1: Wastewater Capacity of OCSD Plants** shows the daily capacity of OCSD wastewater treatment plants.

Table 4.19-1:Wastewater Capacity of OCSD Plants	
Plant	Million Gallons Per Day (MGD)
Fountain Valley (Plant No. 1)	120
Huntington Beach (Plant No. 2)	65
Total	185
Source: Orange County Sanitation District. <i>Facts and Key Statistics</i> . Accessed through https://www.ocsan.gov/services/regional-sewer-service . Accessed on July 19, 2021.	

The project would increase the population by 47,333 persons, although not all new persons would be new customers to the CMSD service area, since there is a potential for existing City residents to relocate to other portions of the City within the CMSD service area. OCSD estimates an average generation rate of 75 gallons per capita per day (GPCD).⁵⁰ Future housing development facilitated by the HEU could increase demand of wastewater services by approximately 3.5 million gallons per day (MGD) or 2 percent of the existing capacity at the OCSD treatment plants. Future housing developments facilitated by the HEU would comply with CMMC Title 13, Chapter III, Section 13-29 (Planning Application Review Process) which requires developments subject to parcel or tract maps ensure project sewage flows would not violate the State Regional Water Control Board requirements pursuant to California Water Code Division 7 standards (which govern Water Quality). Considering these requirements and the available capacity of the treatment plants, the project would not result in a determination by the wastewater treatment provider that it has inadequate capacity to serve the project’s projected demand in addition to the provider’s existing

⁴⁸ MWD. Procedural Guidelines and General Design Requirements. <https://www.mesawater.org/about/engineering/standard-specifications/document/download/1143> . 2018.

⁴⁹ OCSD. (2019). Strategic Plan. Accessed through <https://www.ocsan.gov/Home/ShowDocument?id=29333>.

⁵⁰ OCSD. (2017). Final Report and Recommendations on Wastewater Rates, Fees, and Charges. Accessed through <https://www.ocsan.gov/Home/ShowDocument?id=23431>.

commitments. No new significant expansions of infrastructure facilities are required, and impacts would be less than significant.

Threshold (d) Would the project generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

Less than Significant Impact. CMSD provides solid waste service to the City. CMSD is required by the Integrated Waste Management Act of 1989 (AB 939) that at least 50 percent of all the City's solid waste and recycling is diverted from landfills. There are also a multitude of other laws that require developers to provide multifamily-unit recycling and organic waste receptacles as well as promote statewide waste reductions:

- **AB 341** requires cities and counties to implement recycling programs, reduce refuse at the source, and compost waste to achieve the established 75 percent diversion of solid waste from landfills.
- **AB 1826** requires businesses to recycle organic waste depending on the amount of waste generated per week.
- **SB 1383** requires a 75 percent reduction of state-wide organic waste by 2025 in order to reduce associated greenhouse gases such as methane and other short-lived climate emissions.

Future development would involve a maximum development buildout of 17,531 housing units over existing conditions. Therefore, the project would increase solid waste disposal demands. It is not expected that future projects would lead to inadequate landfill capacity at the Frank R. Bowerman Sanitary Landfill, which has a daily capacity of 11,500 tons per day. The landfill has the capacity for 266 million cubic yards and has an operational life through 2053.⁵¹ Solid waste generated at future housing developments facilitated by the HEU would represent a nominal increase in disposal rates. Existing landfill capacity would be sufficient to serve future development in the City. Future housing development facilitated by the HEU may be subject to the City's development review process and be required to adhere to all federal, state, and local requirements for solid waste reduction and recycling. Considering these requirements, the HEU implementation would not generate solid waste in excess of State or local standards, or in excess of local infrastructure's capacity. Therefore, impacts would be less than significant.

Threshold (e) Would the project comply with federal, State, and local management and reduction statutes and regulations related to solid waste?

Less than Significant Impact. State, county, and local agencies with regulatory authority related to solid waste include the California Department of Resources Recycling and Recovery (CalRecycle) and the City of Costa Mesa. Regulations specifically applicable to future housing development on candidate housing sites include the California Integrated Waste Management Act of 1989 (AB 939), Section 4.408 of the CalGreen Code, and SB 341, which requires multi-family residential development and commercial uses to implement recycling programs.

The Integrated Waste Management Act requires every City and County in the State to prepare a Source Reduction and Recycling Element (SRRE) to its Solid Waste Management Plan, which identifies how each

⁵¹ CalRecycle, Solid Waste Information System, Available at: <https://www2.calrecycle.ca.gov/SolidWaste/SiteActivity/Details/2767?siteID=2103>, Accessed September 12, 2021.

jurisdiction will meet the State's mandatory waste diversion goal of 50 percent by and after 2000. In accordance with SB 341, the diversion goal has been increased to 75 percent by 2020.

Future housing development facilitated by the HEU would be subject to compliance with the 2019 CalGreen Code Section 4.408.2, which requires preparation of a Construction Waste Management Plan that outlines methods to divert or reuse 65 percent of nonhazardous construction and demolition debris. Future projects would comply with the CalGreen Code through the recycling and reuse of at least 65 percent of the nonhazardous construction and demolition debris from a project site.

Future housing development facilitated by the HEU would comply with regulations such as AB 939, AB 341, AB 1826, and SB 1383 which would ensure solid waste reduction, increased rates of recycling, and the proper disposal of organic waste. Compliance with these regulations would result in less than significant impacts and no mitigation is required.

Mitigation Program

Standard Conditions and Mitigation Measures

SC UT-1 Customer shall contact the Mesa Water District – Engineering Desk and submit an application with plans for project review. Customer must obtain a letter of approval and a letter of project completion from Mesa Water District.

4.20 Wildfire

Threshold (a) If located in or near State responsibility areas or lands classified as very high fire hazard severity zones, would the project substantially impair an adopted emergency response plan or emergency evacuation plan?

No Impact. According to Cal Fire’s Fire Hazard Severity Zone Map,⁵² the City is not within a very high fire hazard severity zone for a Local Responsibility Area. No candidate housing sites are near a fire hazard severity zone. Therefore, future housing development facilitated by the HEU would not substantially impair an adopted emergency response plan or emergency evacuation plan because no portion of the City is within a very high fire hazard severity zone. No impact would occur.

Threshold (b) If located in or near State responsibility areas or lands classified as very high fire hazard severity zones, due to slope, prevailing winds, and other factors, would the project exacerbate wildfire risks and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

No Impact. As discussed above, no portion of the City is within a very high fire hazard severity zone. Therefore, future housing development facilitated by the HEU would not exacerbate wildfire risks and would not expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. No impacts would occur.

Threshold (c) If located in or near State responsibility areas or lands classified as very high fire hazard severity zones, would the project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

No Impact. No portion of the City is within a very high fire hazard severity zone. Therefore, future housing development facilitated by the HEU would not require the installation or maintenance of infrastructure that may exacerbate fire risk or that may result in temporary or ongoing impact to the environment. No impacts would occur.

Threshold (d) If located in or near State responsibility areas or lands classified as very high fire hazard severity zones, would the project expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

No Impact. No portion of the City is within a very high fire hazard severity zone. Therefore, future housing development facilitated by the HEU would not expose people or structures to significant risks as a result of runoff, post-fire slope instability, or drainage changes associated with a very high fire hazard severity zone. No impacts would occur.

Mitigation Program

Standard Conditions and Mitigation Measures

No standard conditions or mitigation measures are applicable to the proposed HEU.

⁵² California Department of Forestry and Fire Protection, California Fire Hazard Severity Zone Viewer Available at: <https://egis.fire.ca.gov/FHSZ/>, Accessed June 28, 2021.

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4.21 Mandatory Findings of Significance

Threshold (a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number, or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

Less than Significant Impact. On the basis of the foregoing analysis, the proposed project does not have the potential to significantly degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten or eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory.

The project would not result in direct housing construction but would facilitate and provide a policy framework for future housing development on candidate housing sites throughout the City. All future housing development facilitated by the HEU would be subject to the City's development review process and required to adhere to all federal, state, and local requirements. The HEU would not result in any direct environmental impacts that would substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory.

Threshold (b) Does the project have possible environmental effects which are individually limited, but cumulatively considerable?

Less than Significant Impact. State CEQA Guidelines Section 15065(a)(3) defines "cumulatively considerable" as times when "the incremental effects of an individual project are significant when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects." This document provides a programmatic analysis of the effects of the proposed HEU and the future housing development facilitated by its implementation.

The project would facilitate and provide a policy framework for future housing development on candidate housing sites throughout the City, which are situated in urbanized areas. Future housing development facilitated by the HEU would occur as market conditions allow and at the discretion of the individual property owners; be subject to the City's development review process; be subject to environmental review under CEQA; and does not propose changes to current land use designations and zoning. Based on these factors, and since all future housing development facilitated by the HEU would be subject to the City's development review process, the project would not result in environmental effects, which are individually limited, but cumulatively considerable.

Threshold (c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Less than Significant Impact. There are no known substantial adverse effects on human beings that would be caused by the proposed project. The HEU would facilitate future housing development throughout the

City but would not result in direct housing construction. The HEU provides capacity for future housing development consistent with State Housing law. The candidate housing sites are dispersed throughout the community to minimize the potential for adverse changes in neighborhood character and aesthetics and reduce the potential for adverse impacts to the environment. The expansion of housing units in the City intends to create adequate housing availability at all income levels. The creation of more economically and socially diversified housing choices is a goal of the HEU and intends to provide new housing opportunities for low-income households. Implementation of the HEU would provide additional housing options for various income levels, as allocated by RHNA. Impacts are less than significant, and no mitigation is required.

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Appendix A

Native American Tribal Consultation Correspondence

NATIVE AMERICAN HERITAGE COMMISSION

July 23, 2021

Minoo Ashabi
City of Costa Mesa

Via Email to: minoo.ashabi@costamesaca.gov

Re: Native American Consultation, Pursuant to Senate Bill 18 (SB18), Government Codes §65352.3 and §65352.4, as well as Assembly Bill 52 (AB52), Public Resources Codes §21080.1, §21080.3.1 and §21080.3.2, Costa Mesa 6th Cycle Housing Element Update Project, Orange County

Dear Ms. Ashabi:

Attached is a consultation list of tribes with traditional lands or cultural places located within the boundaries of the above referenced counties or projects.

Government Codes §65352.3 and §65352.4 require local governments to consult with California Native American tribes identified by the Native American Heritage Commission (NAHC) for the purpose of avoiding, protecting, and/or mitigating impacts to cultural places when creating or amending General Plans, Specific Plans and Community Plans.

Public Resources Codes §21080.3.1 and §21080.3.2 requires public agencies to consult with California Native American tribes identified by the Native American Heritage Commission (NAHC) for the purpose of avoiding, protecting, and/or mitigating impacts to tribal cultural resources as defined, for California Environmental Quality Act (CEQA) projects.

The law does not preclude local governments and agencies from initiating consultation with the tribes that are culturally and traditionally affiliated within your jurisdiction. The NAHC believes that this is the best practice to ensure that tribes are consulted commensurate with the intent of the law.

Best practice for the AB52 process and in accordance with Public Resources Code §21080.3.1 (d), is to do the following:

Within 14 days of determining that an application for a project is complete or a decision by a public agency to undertake a project, the lead agency shall provide formal notification to the designated contact of, or a tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, which shall be accomplished by means of at least one written notification that includes a brief description of the proposed project and its location, the lead agency contact information, and a notification that the California Native American tribe has 30 days to request consultation pursuant to this section.

The NAHC also recommends, but does not require that lead agencies include in their notification letters, information regarding any cultural resources assessment that has been completed on the area of potential affect (APE), such as:



CHAIRPERSON
Laura Miranda
Luiseño

VICE CHAIRPERSON
Reginald Pagaling
Chumash

SECRETARY
Merri Lopez-Keifer
Luiseño

PARLIAMENTARIAN
Russell Attebery
Karuk

COMMISSIONER
William Mungary
Paiute/White Mountain
Apache

COMMISSIONER
Julie Tumamait-Stenslie
Chumash

COMMISSIONER
[Vacant]

COMMISSIONER
[Vacant]

COMMISSIONER
[Vacant]

EXECUTIVE SECRETARY
Christina Snider
Pomo

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

1. The results of any record search that may have been conducted at an Information Center of the California Historical Resources Information System (CHRIS), including, but not limited to:
 - A listing of any and all known cultural resources have already been recorded on or adjacent to the APE, such as known archaeological sites;
 - Copies of any and all cultural resource records and study reports that may have been provided by the Information Center as part of the records search response;
 - Whether the records search indicates a low, moderate or high probability that unrecorded cultural resources are located in the APE; and
 - If a survey is recommended by the Information Center to determine whether previously unrecorded cultural resources are present.
2. The results of any archaeological inventory survey that was conducted, including:
 - Any report that may contain site forms, site significance, and suggested mitigation measures.

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 in accordance with Government Code Section 6254.10.
3. The result of the Sacred Lands File (SFL) check conducted through the Native American Heritage Commission was positive. Please contact the tribes on the attached list for more information.
4. Any ethnographic studies conducted for any area including all or part of the potential APE; and
5. Any geotechnical reports regarding all or part of the potential APE.

Lead agencies should be aware that records maintained by the NAHC and CHRIS is not exhaustive, and a negative response to these searches does not preclude the existence of a tribal cultural resource. A tribe may be the only source of information regarding the existence of a tribal cultural resource.

This information will aid tribes in determining whether to request formal consultation. In the event, that they do, having the information beforehand well help to facilitate the consultation process.

If you receive notification of change of addresses and phone numbers from tribes, please notify the NAHC. With your assistance we can assure that our consultation list remains current.

If you have any questions, please contact me at my email address: Andrew.Green@nahc.ca.gov.

Sincerely,



Andrew Green
Cultural Resources Analyst

Attachment

**Native American Heritage Commission
Tribal Consultation List
Orange County
7/23/2021**

**Campo Band of Diegueno
Mission Indians**

Ralph Goff, Chairperson
36190 Church Road, Suite 1 Diegueno
Campo, CA, 91906
Phone: (619) 478 - 9046
Fax: (619) 478-5818
rgoff@campo-nsn.gov

**Gabrielino Tongva Indians of
California Tribal Council**

Robert Dorame, Chairperson
P.O. Box 490 Gabrielino
Bellflower, CA, 90707
Phone: (562) 761 - 6417
Fax: (562) 761-6417
gtongva@gmail.com

**Ewiiapaayp Band of Kumeyaay
Indians**

Robert Pinto, Chairperson
4054 Willows Road Diegueno
Alpine, CA, 91901
Phone: (619) 445 - 6315
Fax: (619) 445-9126
wmicklin@leaningrock.net

**Gabrielino Tongva Indians of
California Tribal Council**

Christina Conley, Tribal
Consultant and Administrator
P.O. Box 941078 Gabrielino
Simi Valley, CA, 93094
Phone: (626) 407 - 8761
christina.marsden@alumni.usc.edu

**Ewiiapaayp Band of Kumeyaay
Indians**

Michael Garcia, Vice Chairperson
4054 Willows Road Diegueno
Alpine, CA, 91901
Phone: (619) 445 - 6315
Fax: (619) 445-9126
michaelg@leaningrock.net

Gabrielino-Tongva Tribe

Charles Alvarez,
23454 Vanowen Street Gabrielino
West Hills, CA, 91307
Phone: (310) 403 - 6048
roadkingcharles@aol.com

**Gabrieleno Band of Mission
Indians - Kizh Nation**

Andrew Salas, Chairperson
P.O. Box 393 Gabrieleno
Covina, CA, 91723
Phone: (626) 926 - 4131
admin@gabrielenoindians.org

**Juaneno Band of Mission
Indians Acjachemen Nation -
Belardes**

Matias Belardes, Chairperson
32161 Avenida Los Amigos Juaneno
San Juan Capistrano, CA, 92675
Phone: (949) 293 - 8522
kaamalam@gmail.com

**Gabrieleno/Tongva San Gabriel
Band of Mission Indians**

Anthony Morales, Chairperson
P.O. Box 693 Gabrieleno
San Gabriel, CA, 91778
Phone: (626) 483 - 3564
Fax: (626) 286-1262
GTTribalcouncil@aol.com

**La Posta Band of Diegueno
Mission Indians**

Javaughn Miller, Tribal
Administrator
8 Crestwood Road Diegueno
Boulevard, CA, 91905
Phone: (619) 478 - 2113
Fax: (619) 478-2125
jmiller@LPtribe.net

Gabrielino /Tongva Nation

Sandonne Goad, Chairperson
106 1/2 Judge John Aiso St., Gabrielino
#231
Los Angeles, CA, 90012
Phone: (951) 807 - 0479
sgoad@gabrielino-tongva.com

This list is current only as of the date of this document and is based on the information available to the Commission on the date it was produced. Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is applicable only for consultation with Native American tribes under Government Code Sections 65352.3, 65352.4 et seq. and Public Resources Code Sections 21080.3.1 for the proposed Costa Mesa 6th Cycle Housing Element Update Project, Orange County.

**Native American Heritage Commission
Tribal Consultation List
Orange County
7/23/2021**

**La Posta Band of Diegueno
Mission Indians**

Gwendolyn Parada, Chairperson
8 Crestwood Road Diegueno
Boulevard, CA, 91905
Phone: (619) 478 - 2113
Fax: (619) 478-2125
LP13boots@aol.com

**Soboba Band of Luiseno
Indians**

Isaiah Vivanco, Chairperson
P. O. Box 487 Cahuilla
San Jacinto, CA, 92581 Luiseno
Phone: (951) 654 - 5544
Fax: (951) 654-4198
ivivanco@soboba-nsn.gov

**Manzanita Band of Kumeyaay
Nation**

Angela Elliott Santos, Chairperson
P.O. Box 1302 Diegueno
Boulevard, CA, 91905
Phone: (619) 766 - 4930
Fax: (619) 766-4957

**Mesa Grande Band of Diegueno
Mission Indians**

Michael Linton, Chairperson
P.O Box 270 Diegueno
Santa Ysabel, CA, 92070
Phone: (760) 782 - 3818
Fax: (760) 782-9092
mesagrandeband@msn.com

Pala Band of Mission Indians

Shasta Gaughen, Tribal Historic
Preservation Officer
PMB 50, 35008 Pala Temecula Cupeno
Rd. Luiseno
Pala, CA, 92059
Phone: (760) 891 - 3515
Fax: (760) 742-3189
sgaughen@palatribe.com

**Santa Rosa Band of Cahuilla
Indians**

Lovina Redner, Tribal Chair
P.O. Box 391820 Cahuilla
Anza, CA, 92539
Phone: (951) 659 - 2700
Fax: (951) 659-2228
Isaul@santarosa-nsn.gov

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This list is applicable only for consultation with Native American tribes under Government Code Sections 65352.3, 65352.4 et seq. and Public Resources Code Sections 21080.3.1 for the proposed Costa Mesa 6th Cycle Housing Element Update Project, Orange County.

Native American Tribal Consultation under AB 52 are between tribal representatives and the Lead Agency (City of Costa Mesa). AB 52 requires that any information – not just documents– 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 Gov. Code Sections 6254, subd.(r) and 6254.10. (Pub. Resources Code § 21082.3, subd. (c)(1)). Unless the tribe agrees, in writing, to public disclosure, the project applicant or the project applicant’s legal advisors, using a reasonable degree of care, shall maintain the confidentiality of the information exchanged for the purposes of preventing looting, vandalism or damage to a tribal cultural resource and shall not disclose the information to a third party. (Pub. Resources Code § 21082.3, subd. (c)(2)(A)). For more information, please contact the Planning Division at the City of Costa Mesa. No formal request for consultation was received during the preparation of the Initial Study.



Appendix B

Candidate Housing Sites Inventory



Table 1: Sites to Accommodate Costa Mesa 2021-2029 RHNA

Note: This table is sorted by unique identifier (Unique ID). The unique identifiers were established at the beginning of the sites analysis process. Some sites were removed as part of the analysis and sites were not renumbered to retain continuity for the community and other users when referring to specific sites.

APN	Unique ID	ADDRESS	OWNER	ZONING	COUNCIL DISTRICT	Specific Plans	Size (Ac)	Density	Vacant	Potential Consolidation	Used in 5th Cycle	Very Low (20%)	Low (10%)	Moderate (20%)	Above Moderate (50%)	Notes
424-191-10	10	821 W 19th St	WATTS RICHARD C TR	C1	4	19 West	0.69	50				6	3	6	19	Small commercial uses in a strip mall center. Approximately half of the parcel is surface parking and property abuts a major transportation corridor (19th Street) and existing multi-family. Shopping Center shows no recent sign of renovation.
424-202-02	12	719 W 19th St	PANGE MARC C TR PANGE REVOC TR	C1	4	19 West	1.29	50			Yes	12	6	12	34	Small commercial uses in a strip mall center. Approximately half of the parcel is surface parking and property abuts a major transportation corridor (19th Street). Shopping Center shows no recent sign of renovation.
424-202-03	13	707 W 19th St	MUNOZ FAMILY PROPERTIES LLC	C1	4	19 West	2.00	50				19	9	19	52	Existing single-user (Smart&Final) with large surface parking lot. Potential to redevelop for mixed-use adjacent to major transportation corridor (19th Street).
424-211-01	14	695 W 19th St	CITY OF COSTA MESA	C1	5	19 West (Senior)	2.66	50				40	20	0	0	Proposed Senior Center Housing project.
424-281-20	16	1710 Pomona Ave	PACIFIC MESA PROPERTIES	MG	5	19 West	1.08	50				10	5	10	28	Existing self-storage facility in close proximity to new residential uses and major transportation corridor (17th Street).
424-281-21	17	670 W 17th St	PACIFIC MESA PROPERTIES	MG	5	19 West	1.06	50				10	5	10	28	Existing 2-story office and commercial uses in close proximity to new residential uses and major transportation corridor (17th Street).
424-281-22	18	660 W 17th St	PACIFIC MESA PROPERTIES	MG	5	19 West	2.22	50				22	11	22	55	Existing self-storage facility and light industrial/commercial use in close proximity to new residential uses and major transportation corridor (17th Street).
425-431-02	19	1680 Superior Ave	B D INNS INC	CL	6	19 West	2.11	50				21	10	21	53	Existing hotel use (Ramada) with large surface parking lot. Property is directly adjacent to Newport Boulevard and next to new multi-family development.



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425-431-03	20	1666 Superior Ave	SCHWARTZ PAUL D 2007 TR	MG	6	19 West	0.29	50		A		2	1	2	9	Collection of existing warehouse and industrial uses adjacent to new multi-family development. The Housing Element anticipates this property may be redeveloped with adjacent uses as indicated in this table.
425-431-04	21	116 E 16th St	SHEEHAN MICHAEL W TR	MG	6	19 West	0.73	50		A		7	3	7	19	Collection of existing warehouse and industrial uses adjacent to new multi-family development. The Housing Element anticipates this property may be redeveloped with adjacent uses as indicated in this table.
425-431-05	22	126 E 16th St	126 PROPERTIES LLC	MG	6	19 West	0.42	50		A		4	2	4	10	Collection of existing warehouse and industrial uses adjacent to new multi-family development. The Housing Element anticipates this property may be redeveloped with adjacent uses as indicated in this table.
425-431-06	23	126 E 16th St	126 PROPERTIES LLC	C1	6	19 West	0.35	50		A		3	1	3	10	Collection of existing warehouse and industrial uses adjacent to new multi-family development. The Housing Element anticipates this property may be redeveloped with adjacent uses as indicated in this table.
425-431-07	24	1601 Newport Blvd	WINKAL HOLDINGS L L C	C1	6	19 West	0.79	50				7	3	7	22	Collection of existing warehouse and industrial uses adjacent to new multi-family development. The Housing Element anticipates this property may be redeveloped with adjacent uses as indicated in this table.
420-012-16	38	2476 Mark St	STATE OF CALIFORNIA	I&R-MLT	1	Fairview Developmental	108.91	60				575	345	690	690	Fairview Developmental Center property. See analysis in Appendix B for additional information on potential to redevelop.
141-361-06	39	2700 Harbor Blvd	FEMINO JAMES J THE JJ & S FEMINO LIVING TR	C1	3	Harbor Mixed-Use	0.68	50				6	3	6	19	Mixed use building with first floor retail and offices



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141-361-11	40	2666 Harbor Blvd	HARBOR CM LLC	C1	3	Harbor Mixed-Use	2.41	50				24	12	24	60	Former Ace Hardware store, now for lease after Ace went out of business. Large big box structure with surface parking along a major transportation corridor (Harbor Blvd)
141-361-21	41	2790 Harbor Blvd	LEFEBVRE MAUREEN ELIZABETH	C1	3	Harbor Mixed-Use	0.75	50				7	3	7	20	Mixed use building with retail and offices on first floor and offices on 2nd and 3rd floor. Building is partially vacant with large surface parking lot adjacent to major transportation corridor (Harbor).
141-361-22	42	2750 Harbor Blvd	SRS COLLEGE CENTER	C1	3	Harbor Mixed-Use	1.71	50				17	8	17	43	Existing older commercial shopping center adjacent to major transportation corridor (Harbor). Uses range from commercial to office and restaurants. Large surface parking lot.
141-361-23	43	2730 Harbor Blvd	SRS COLLEGE CENTER	C1	3	Harbor Mixed-Use	0.68	50				6	3	6	18	Existing older commercial shopping center adjacent to major transportation corridor (Harbor). Uses range from commercial to office and restaurants. Large surface parking lot.
141-361-27	44	2710 Harbor Blvd	JOHNSON GREGORY A & JACLYN H	C1	3	Harbor Mixed-Use	0.67	50				6	3	6	18	Existing older commercial shopping center adjacent to major transportation corridor (Harbor). Uses range from commercial to office and restaurants. Large surface parking lot.
141-361-28	45	2706 Harbor Blvd	MESA VERDE CENTER LLC	C1	3	Harbor Mixed-Use	0.97	50				9	4	9	26	Vacant Pier 1 Imports box store and surface parking lot. Building is currently for lease.
419-031-08	52	2200 Harbor Blvd	GRAY ENTERPRISES	C1-S	5	Harbor Mixed-Use	0.75	50				7	3	7	20	Surface parking lot within large retail shopping center. Potential for mixed-use redevelopment. Retail center has major big box tenants which have permanently closed, leaving an excess of surface parking.
419-031-09	53	2200 Harbor Blvd	GRAY ENTERPRISES	C1-S	5	Harbor Mixed-Use	1.17	50				11	5	11	31	Former K-Mart box store which has permanently closed. Shopping center is adjacent to multi-family residential and may redevelop for mixed- use.



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419-031-12	54	2200 Harbor Blvd	GRAY ENTERPRISES	C1-S	5	Harbor Mixed-Use	3.16	50				31	15	31	81	Former K-Mart box store which has permanently closed. Shopping center is adjacent to multi-family residential and may redevelop for mixed- use.
419-171-58	56	2150 Harbor Blvd	2150 HARBOR BLVD LLC	C1	5	Harbor Mixed-Use	1.17	50				11	5	11	31	Norms restaurant with large surface parking lot adjacent to major transportation corridor (Harbor Blvd).
422-021-09	57	2131 Harbor Blvd	SHERMAN DONALD L H	C2	4	Harbor Mixed-Use	0.83	50				8	4	8	21	Auto parts store, retail store, and pet grooming store, with large surface parking area adjacent to major transportation corridor (Harbor Blvd).
422-091-11	58	2075 Harbor Blvd	LEWIS JOHN T & LEWIS MARY K	C2	5	Harbor Mixed-Use	0.63	50				6	3	6	16	Tools and equipment rental yard adjacent to major transportation corridor (Harbor Blvd).
422-091-12	59	2069 Harbor Blvd	TANNER DALE A	C2	5	Harbor Mixed-Use	0.54	50				5	2	5	14	Auto repair shop with large yard adjacent to major transportation corridor (Harbor Blvd).
422-091-14	61	2049 Harbor Blvd	C M HARBOR CM LLC	C2	5	Harbor Mixed-Use	0.54	50				5	2	5	14	Auto repair shop with large yard adjacent to major transportation corridor (Harbor Blvd).
422-091-24	62	2015 Harbor Blvd	NEWPORT MESA AUTO CENTER LLC	C2	5	Harbor Mixed-Use	0.62	50				6	3	6	15	Newport Mesa Auto Center with car repair and car wash uses adjacent to major transportation corridor (Harbor Blvd).
422-091-26	63	2007 Harbor Blvd	949 STORAGE LLC	C2	5	Harbor Mixed-Use	0.83	50				8	4	8	21	Self-storage facility with surface parking lot and access to major transportation corridor (Harbor Blvd).
422-101-03	64	1989 Harbor Blvd	JUNEAU PAULINE BRECHT	C2	5	Harbor Mixed-Use	0.56	50				5	2	5	15	Budget Truck Rental yard which is largely a paved surface parking lot with a small building. Site is adjacent to major transportation corridor (Harbor Blvd).
422-101-06	65	1974 Charle St	CHARLE ST REALTY LLC	C2	5	Harbor Mixed-Use	0.53	50				5	2	5	14	Existing low-intensity light industrial and warehouse uses.
422-193-23	66	2215 Harbor Blvd	CHEN-RONG PROPERTIES LLC	C2	4	Harbor Mixed-Use	0.58	50				5	2	5	16	Aging furniture store structure with surface parking lot adjacent to major transportation corridor (Harbor Blvd).



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422-193-24	67	2205 Harbor Blvd	AQUA 26 LLC	C2	4	Harbor Mixed-Use	0.58	50				5	2	5	16	Aging motel use with large surface parking lot adjacent to major transportation corridor (Harbor Blvd).
422-282-11	68	2044 Placentia Ave	SAA 2 LLC	MG	4	Mesa West	1.18	40				9	4	9	25	Auto repair shop and light industrial uses with surface parking adjacent to recently developed townhouses and apartments. Building shows little sign of recent renovation.
422-291-04	69	2065 Placentia Ave	PUBLIC STORAGE PARTNERS LTD	MG	4	Mesa West	1.85	40				14	7	14	38	Self-storage facility adjacent to recently developed townhouses and apartments. Building shows little sign of recent renovation.
422-291-05	70	2065 Placentia Ave	PUBLIC STORAGE INC	MG	4	Mesa West	0.92	40				7	3	7	19	Self-storage facility adjacent to recently developed townhouses and apartments. Building shows little sign of recent renovation.
422-291-06	71	2051 Placentia Ave	PLACENTIA AVE PROPERTIES LLC	MG	4	Mesa West	0.92	40				7	3	7	19	Existing office/light industrial uses adjacent to recently developed townhouses and apartments.
422-301-01	72	1987 Placentia Ave	HARTLEY CO	MG	4	Mesa West	2.31	40				18	9	18	47	Warehouses with large surface parking lot. Two buildings on the site. Adjacent to recently developed townhouses and apartments. Building shows little sign of recent renovation.
422-454-28	74	2101 Placentia Ave	CASACOS LLC	MG	4	Mesa West	0.91	40				7	3	7	19	Restaurant with large surface parking lot. Potential for mixed-use development.
424-061-01	75	885 W 18th St	MONROVIA AVENUE PARTNERS LLC	MG	5	Mesa West	1.25	40				9	4	9	27	Warehouses with large surface parking lot. One building on the site.
424-061-03	76	859 W 18th St	CRANK FAMILY 2007 LLC	MG	5	Mesa West	0.81	40				6	3	6	17	Auto repair shop with surface parking lot.
424-061-04	77	851 W 18th St	SEA PROPERTIES	MG	5	Mesa West	1.79	40				14	7	14	36	Auto body shop with large surface parking lot.
424-061-05	78	1791 Placentia Ave	BOYD WILLIS BLAIR SR TR	MG	5	Mesa West	4.27	40				34	17	34	85	Single-story warehouses with large surface parking lot and drive aisles. Five buildings on the site which show little sign of recent renovation.



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424-061-06	79	1751 Placentia Ave	BOYD WILLIS BLAIR SR TR	MG	5	Mesa West	4.70	40				37	18	37	95	Single-story warehouses with large surface parking lot and drive aisles. Seven buildings on the site which show little sign of recent renovation.
424-241-11	96	610 W 18th St	COSTA MESA WOMEN'S CLUB	R2-HD	5	Mesa West	0.58	40				4	2	4	13	Costa Mesa Women's Club with large surface parking lot. Property is adjacent to new park and civic center uses and in a residential setting with both single-family and multi-family uses. Property is underutilized.
424-281-01	97	1730 Pomona Ave	C & K PARTNERS	MG	5	Mesa West	0.99	40				7	3	7	22	Warehouses with surface parking lot. One building on the site.
424-281-19	98	424 Pomona Ave	PACIFIC MESA PROPERTIES	MG	5	Mesa West	1.19	40				9	4	9	25	Warehouses with large surface parking lot. One building on the site.
424-281-23	99	660 W 17th St	PACIFIC MESA PROPERTIES	MG	5	Mesa West	2.26	40				18	9	18	45	Large single-story self-storage facility adjacent to existing multi-family residential.
424-321-17	100	1882 Whittier Ave	AYRES SELF STORAGE COSTA MESA LLC	R2-MD	5	Mesa West	1.08	40				8	4	8	23	Large single-story self-storage facility adjacent to existing multi-family residential.
139-031-39	131	3303 Harbor Blvd	SDCO COSTA MESA COMMERCE PARK INC	PDI	1	North Costa Mesa	10.00	90				180	90	180	450	Existing single-story light industrial/office uses on large site. The City has received interest in the potential future redevelopment of the site for residential uses.
139-031-42	132	1575 Sunflower Ave	RREEF CPIF 1575 SUNFLOWER LLC	MP	1	North Costa Mesa	8.03	90				144	72	144	362	Existing single-story light industrial/office uses on large site. The City has received interest in the potential future redevelopment of the site for residential uses.
139-031-67	133	3333 Harbor Blvd	BEG HOLDINGS LP	MP	1	North Costa Mesa	10.00	90				180	90	180	450	Sofia University site (former Whittier Law School site) with large surface parking lot and largely underdeveloped land. The City has received interest in the potential future redevelopment of the site for residential uses.



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140-041-38	134	3390 Harbor Blvd	HARBOR ASSOCIATES	MP	1	North Costa Mesa	5.78	90				104	52	104	260	National University site. Analysis assumes potential redevelopment of the entire site as National University has vacated the existing lease. The City has received interest in the potential future redevelopment of the site for residential uses.
140-041-63	136	3390 Harbor Blvd	C J SEGERSTROM & SONS	MP	1	North Costa Mesa	1.69	90				30	15	30	77	National University site. Analysis assumes potential redevelopment of the surface parking area. The City has received interest in the potential future redevelopment of the site for residential uses.
140-041-82	137	3315 Fairview Rd	C J SEGERSTROM & SONS	PDC	1	North Costa Mesa - HR	7.58	90	Vacant	C		44	22	44	333	Home Ranch property. See analysis in Appendix B for additional information on potential to redevelop.
140-041-93	138	1201 South Coast Dr	HENRY T SEGERSTROM PROP LLC	PDC	1	North Costa Mesa - HR	30.30	90	Vacant	C		177	88	177	1,330	Home Ranch property. See analysis in Appendix B for additional information on potential to redevelop.
410-051-48	139	3400 Bristol St	SOUTH COAST PLAZA	TC	2	North Costa Mesa	0.53	90		G		9	4	9	25	Existing office uses. The City has discussed the potential future redevelopment of this site for high-density residential uses with the property owner.
410-051-51	140	685 Sunflower Ave	SOUTH COAST PLAZA	TC	2	North Costa Mesa	0.88	90		G		15	7	15	41	Vacant portion of parcel adjacent to parking structure. The City has discussed the potential future redevelopment of this site for high-density residential uses with the property owner.
410-051-52	141	3410 Bristol St	SOUTH COAST PLAZA	TC	2	North Costa Mesa	1.35	90		G		24	12	24	61	Existing office uses. The City has discussed the potential future redevelopment of this site for high-density residential uses with the property owner.
410-441-17	142	14850 Sunflower Ave	ROY K SAKIOKA & SONS	PDC	2	North Costa Mesa - SL2	30.93	90	Vacant			120	60	120	900	Sakioka Lot 2 property. See analysis in Appendix B for additional information on potential to redevelop.



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410-501-31	144	N/A	JKS-CMFV LLC	PDC	2	North Costa Mesa	3.39	90				61	30	61	153	Large surface parking lot. Analysis assumes only redevelopment of the surface parking lot area. The City has discussed the potential future redevelopment of this site for high-density residential uses with the property owner.
412-491-07	145	3333 Bristol St	SOUTH COAST PLAZA	PDC	2	North Costa Mesa	6.41	90				115	57	115	288	This parcel is and existing surface parking lot within South Coast Plaza. See analysis in Appendix B for additional information on potential to redevelop.
412-491-11	146	0	SOUTH COAST PLAZA	PDC	2	North Costa Mesa	5.37	90				96	48	96	243	This parcel is and existing surface parking lot within South Coast Plaza. See analysis in Appendix B for additional information on potential to redevelop.
412-501-06	147	3333 Bristol St	S-TRACT LLC	PDC	2	North Costa Mesa	10.00	90				180	90	180	450	This parcel is and existing surface parking lot within South Coast Plaza. See analysis in Appendix B for additional information on potential to redevelop.
418-161-06	176	2957 Randolph Ave	ZELDEN ALICE WILLER	MG	2	SoBECA	0.72	60				8	4	8	23	Existing light industrial/brewery with large surface parking lot. Site is within the SoBECA Urban Plan redevelopment area.
418-162-02	177	2968 Randolph Ave	PALANJIAN JERRY O	MG	2	SoBECA	0.72	60				8	4	8	23	Warehouses with surface parking lot. Site is within the SoBECA Urban Plan redevelopment area.
418-163-05	178	2064 Bristol St	PEP BOYS	C1	2	SoBECA	1.47	60				17	8	17	46	Tire shop with large surface parking lot. Site is within the SoBECA Urban Plan redevelopment area.
418-171-02	179	752 Saint Clair St	PURCILLY GAY WHEELER	C2	2	SoBECA	0.26	60		B		3	1	3	8	School yard for learning center. Site is within the SoBECA Urban Plan redevelopment area.
418-191-04	180	766 Saint Clair St	766 ST CLAIR LLC	C2	2	SoBECA	0.67	60				8	4	8	20	Gym with large surface parking lot. Site is within the SoBECA Urban Plan redevelopment area.
418-202-01	181	845 Baker St	RMAFII LOC LLC	C1	2	SoBECA	0.87	60				10	5	10	27	Small strip mall with large surface parking lot. Site is within the SoBECA Urban Plan redevelopment area.
418-202-02	182	841 Baker St	BAKER STREET PROPERTIES LLC	C1	2	SoBECA	0.33	60		D		3	1	3	12	Nightclub with large surface parking lot. Site is within the SoBECA Urban Plan redevelopment area.



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418-202-03	183	841 Baker St	BAKER STREET PROPERTIES LLC	C1	2	SoBECA	0.60	60		D		7	3	7	18	Nightclub with large surface parking lot. Site is within the SoBECA Urban Plan redevelopment area.
418-202-04	184	801 Baker St	RED MOUNTAIN ASSET FUND ILLC	C1	2	SoBECA	0.86	60				10	5	10	26	Strip mall with large surface parking lot. Site is within the SoBECA Urban Plan redevelopment area.
418-202-05	185	2969 Century Pl	ECHAN BARBARA TRUST	C1	2	SoBECA	0.09	60		E		1	0	1	3	Surface parking lot. Site is within the SoBECA Urban Plan redevelopment area.
418-202-06	186	2969 Century Pl	ECHAN BARBARA TRUST	MG	2	SoBECA	0.68	60		E		8	4	8	20	Gym with large surface parking lot. Site is within the SoBECA Urban Plan redevelopment area.
418-202-07	187	2959 Century Pl	GRAYBAR ELECTRIC CO INC	MG	2	SoBECA	0.50	60				6	3	6	15	Electrical equipment manufacturer/distributor. Site is within the SoBECA Urban Plan redevelopment area.
418-202-10	188	2942 Century Pl	SCM ENTERPRISES	MG	2	SoBECA	0.87	60				10	5	10	27	Coworking office with large surface parking. Site is within the SoBECA Urban Plan redevelopment area.
418-202-11	189	2952 Century Pl	GRAHAM GORDON T TR	MG	2	SoBECA	0.90	60				10	5	10	29	Warehouse with large yard. Site is within the SoBECA Urban Plan redevelopment area.
418-202-12	190	2972 Century Pl	PROJECT C LLC	MG	2	SoBECA	0.94	60				11	5	11	29	Auto repair shop with surface parking. Site is within the SoBECA Urban Plan redevelopment area.
418-202-13	191	2972 Century Pl	PROJECT C LLC	MG	2	SoBECA	0.91	60				10	5	10	29	Warehouse with large yard. Site is within the SoBECA Urban Plan redevelopment area.
418-202-14	193	765 Baker St	PROJECT C LLC	C2	2	SoBECA	0.67	60				8	4	8	20	Existing auto repair shop use. Site is within the SoBECA Urban Plan redevelopment area.
419-041-02	194	2180 Harbor Blvd	FISHER REAL ESTATE PARTNERS (COSTA MESA) L P	C1	5	Harbor Mixed-Use	0.77	50				7	3	7	21	Existing aging strip mall with multiple tenants and large surface parking lot area. Site is adjacent to a major transportation corridor (Harbor Blvd).
419-041-06	195	2180 Harbor Blvd	FISHER REAL ESTATE PARTNERS (COSTA MESA) L P	C1	5	Harbor Mixed-Use	2.50	50				25	12	25	63	99 cent store with large surface parking. Site is adjacent to a major transportation corridor (Harbor Blvd).



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140-041-81	196	3333 Susan St	THE HIVE CREATIVE OFFICE INC	PDI	1	North Costa Mesa	4	90				72	36	72	252	Current Chargers practice field facility. The City has discussed the potential for future redevelopment of this site for high-density residential uses with the property owner.
418-101-05	197	1425 Baker St	1425 BAKER LLC	C1	2	Harbor Mixed-Use	1.90	60				22	11	22	59	Existing auto dealer with large surface parking.
140-041-83	198	N/A	C J SEGERSTROM & SONS	PDC	1	North Costa Mesa - HR	0.23	80		C		0	0	0	0	Home Ranch property. See analysis in Appendix B for additional information on potential to redevelop.
418-101-03	199	1491 Baker St	PURCILLY GAY WHEELER TR	C1	2	Harbor Mixed-Use	1.27	60		B		14	7	14	39	Restaurant and barbershop. Site is anticipated to redevelop with adjacent parcels as shown in this table.
424-202-01	200	745 W 19th St	PANGE MARC C REVOC TR	C1	4	19 West	0.63	50				6	3	6	15	Strip mall with surface parking lot adjacent to major transportation corridor (19th St.). Site has the potential to redevelop for mixed-use.
410-481-05	201	3201 Park Center Dr	THE IRVINE COMPANY LLC	TC	2	North Costa Mesa - Pac Arts	6.27	90		H		18	9	18	141	Pacific Arts Center property. See analysis in Appendix B for additional information on potential to redevelop.
410-491-07	202	601 Anton Blvd	THE IRVINE COMPANY LLC	TC	2	North Costa Mesa - Pac Arts	12.07	90		H		35	18	35	261	Pacific Arts Center property. See analysis in Appendix B for additional information on potential to redevelop.
139-313-21	203	1590 Adams Ave	C J SEGERSTROM & SONS	C1	1	Harbor Mixed-Use	0.19	50		F		1	0	1	7	Existing Post Office site with lease expiring during the planning period. Property owner has indicated interest in redeveloping the site for residential uses.
139-313-30	204	1590 Adams Ave	C J SEGERSTROM & SONS	C1	1	Harbor Mixed-Use	2.40	50		F		24	12	24	60	Existing Post Office site with lease expiring during the planning period. Property owner has indicated interest in redeveloping the site for residential uses.
410-051-46	205	3420 Bristol St	SOUTH COAST PLAZA	TC	2	North Costa Mesa	0.79	90		G		14	7	14	35	Existing office uses and surface parking lot. The City has discussed the potential future redevelopment of this site for high-density residential uses with the property owner.



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410-501-25	206	545 Anton Blvd	JKS-CMFV LLC	PDC	2	North Costa Mesa	0.75	130				19	9	19	48	Small commercial out parcel uses. Property owner has indicated interest in redeveloping the site for residential uses.
410-501-36	207	N/A	JKS-CMFV LLC	PDC	2	North Costa Mesa	1.82	170				61	30	61	157	Surface parking lot. Property owner has indicated interest in redeveloping the site for residential uses.
418-171-01	208	754 Saint Clair St	PURCILLY GAY WHEELER TR	C2	1	SoBECA	0.27	60		B		3	1	3	8	Existing learning center use. Site is anticipated to redevelop with adjacent parcels as shown in this table.