

NOTICE OF INTENT TO ADOPT AN INITIAL STUDY / MITIGATED NEGATIVE DECLARATION

To:
Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

 X
County Clerk
County of Orange
P. O. Box 22013
Santa Ana, CA 92702

From:
City of Costa Mesa
Development Services
77 Fair Drive
Costa Mesa, CA 92626



Date: October 29, 2021
TO: Interested Agencies, Organizations, and Individuals

NOTICE IS HEREBY GIVEN that pursuant to Section 15072 of the State CEQA Guidelines, the City of Costa Mesa hereby gives notice that a draft of the Initial Study / Mitigated Negative Declaration (IS/MND) for the City of Costa Mesa 2021-2029 Housing Element Update is available for review and comment.

POSTED

PROJECT TITLE: City of Costa Mesa 2021-2029 6th Cycle Housing Element Update

OCT 28 2021

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.

PROJECT DESCRIPTION: The proposed General Plan Housing Element Update (HEU) is a City-wide 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 2021-2029 6th Cycle planning period. The proposed plan identifies 99 potential future candidate housing sites on 352 acres. The HEU would require a General Plan Amendment. No other entitlements, such as zone changes or specific development projects are proposed as a part of this effort. Future zoning actions to implement specific programs in the HEU will be required in the future.

PROJECT IMPACTS: The IS/MND was completed in accordance with the Lead Agency's Guidelines implementing the California Environmental Quality Act. The IS/MND found that the environmental effects from the project would be less than significant with the incorporation of standard conditions of approval, compliance with the Code requirements, and the mitigation measures included in the IS/MND. Mitigation Measures are required in the areas of Biological Resources, Cultural Resources, Hazards and Hazardous Materials, Noise, and Tribal Cultural Resources. Potential candidate housing sites identified in the HEU are not located or included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5.

PUBLIC REVIEW PERIOD:
Begins: October 29, 2021 Ends: November 29, 2021 until 5:00 PM

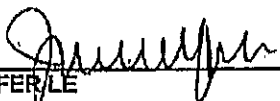
PUBLIC HEARING: A series of public hearings regarding the Housing Element Update will be held before the Costa Mesa Planning Commission and City Council. On November 8, 2021 at 6 p.m. in the City Council Chambers at City Hall, 77 Fair Drive, Costa Mesa, the Planning Commission will receive an introductory presentation and status update with subsequent public hearing to follow.

The IS/MND is being circulated for public review and comment. Any person may submit written comments to the Planning Division of the City's Development Services Department before the end of the review period. If you challenge the City's action in court you may be limited to raising only those issues you or someone else raised in written correspondence delivered to the Planning Division prior to the end of the review period. Comments may be sent by mail, email, or faxed by using the following contact information:

Attn: Development Services, Planning Division
c/o Justin Artos, Associate Planner
77 Fair Drive
Costa Mesa, CA 92626

Phone: (714) 754-5245
FAX: (714) 754-4913
housing-element@costamesaca.gov

LOCATION WHERE DOCUMENT CAN BE REVIEWED: The IS/MND and supporting documents are available for review and comment during normal business hours at the following locations:
(a) City of Costa Mesa, Planning Public Counter, 77 Fair Drive, Costa Mesa, CA,
(b) Mesa Verde Library, 2969 Mesa Verde Drive, East,
(c) Costa Mesa/Donald Dungan Library, 1855 Park Avenue and
(d) online at: <https://www.costamesaca.gov/city-hall/city-departments/development-services/planning/environmental-notice-and-reports>



JENNIFER LE
Director of Economic and Development Services
City of Costa Mesa

10-28-21

DATE