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# **Appendix A**

## NOP and Scoping Comment Letters



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# **Appendix A-1**

## NOP and NOP Extension





**DEPARTMENT OF GENERAL SERVICES**

707 Third Street  
West Sacramento, California 95605  
Telephone: (916) 376-5000



***NOTICE OF PREPARATION /  
NOTICE OF PUBLIC SCOPING MEETING  
SOUTHERN REGION EMERGENCY OPERATIONS CENTER PROJECT***

**To:** California State Clearinghouse, state responsible and trustee agencies, federal agencies, local jurisdictions, and interested parties

**Date:** March 1, 2023

**From:** Terry Ash, Senior Environmental Planner  
Department of General Services, Real Estate Division, Project Management and Development Branch, Environmental Services

**Subject:** **Notice of Preparation of an Environmental Impact Report and Public Scoping Meeting for the Southern Region Emergency Operations Center Project**

The California Governor's Office of Emergency Services (Cal OES), with the assistance from the Department of General Services Real Estate Services Division (DGS), is the lead agency responsible for the preparation of an Environmental Impact Report (EIR) under the California Environmental Quality Act (CEQA) for the Southern Region Emergency Operations Center Project (proposed project) described below.

We need to know the view of your agency as to the scope and content of the environmental information that is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR when considering your permit or other approval for the proposed project. The proposed project description, location, and the potential environmental effects are contained in the attached materials. A copy of the EIR is not attached. Due to time limits mandated by state law, your response must be sent at the earliest possible date but no later than 30 days after receipt of this Notice of Preparation (NOP).

Pursuant to the public participation goals of CEQA, DGS in coordination with Cal OES will host a public scoping meeting to gather additional input on the content and focus of the environmental analysis to be conducted and presented in the EIR. Interested parties, including agencies, are encouraged to attend the meeting to learn more about the proposed project and the environmental review process, to express any concerns about the proposed project, and to offer suggestions regarding the environmental impacts, including any mitigation measures and alternatives. The date, time, and location of the scoping meeting are listed below.

**Date:** March 13, 2023  
**Time:** 4 p.m.–5 p.m. and 5 p.m.–6 p.m. (presentation will occur at the beginning of each hour)  
**Location:** Balearic Community Center - Adobe Room  
1975 Balearic Drive  
Costa Mesa, California 92626

Please send all comments via mail to:

Ms. Terry Ash, Senior Environmental Planner California Department of General Services  
Real Estate Division, Project Management and Development 2635 North First Street,  
Ste. 149, San Jose, California 95134

or via email to:

comments@oesregionsoutheoc.org (enter “Southern Region Emergency Operations  
Center Project NOP Scoping Comments” in the subject line).

Agency responses should include the name of a contact person at the agency.

Cal OES encourages all interested agency representatives, organizations, and individuals to attend the public scoping meeting for the proposed project’s Draft EIR.

# **SOUTHERN REGION EMERGENCY OPERATIONS CENTER**

## **PROJECT DESCRIPTION**

Cal OES provides disaster planning, readiness, and response of state resources for the various emergencies and threats of emergency facing California. Currently, Cal OES operates the State Operations Center in the City of Mather in Northern California. The proposed project would develop another Emergency Operations Center (EOC) in Southern California that would mirror the operations of the Mather facility at a smaller scale and provide more effective state emergency support to local governments within the Southern Region. The Southern Region covers 11 counties within two mutual aid regions (Mutual Aid Region 1: Los Angeles, Orange, San Luis Obispo, Santa Ana, and Ventura Counties; Mutual Aid Region 2: Imperial, Inyo, Mono, Riverside, San Bernardino, and San Diego Counties). The proposed Southern Region EOC would support full-time staff and establish a regional center to serve as a hub for critical emergency management planning and training programs. The Southern Region is charged with supporting a large area that is a major contributor to the nation's gross domestic product, with a population density centered on some of the state's highest risk earthquake faults. To successfully meet its mission, the Southern Region EOC facility would include an approximately 35,000-square-foot, single-story office building that would contain office space, an EOC, and shared training rooms, as well as an approximately 20,000-square-foot support warehouse building that would contain a vehicle maintenance bay and space for life-sustaining commodities. The facility would also include a helipad and a 100-foot-tall lattice tower with 20-foot whip antennas on top. The proposed project would replace the temporary Regional EOC, which is currently operating approximately 11 miles northwest of the proposed project site in the City of Los Alamitos, and would also act as a backup State Operations Center for the Mather facility.

### **Project Location and Site Description**

The proposed project is located on an approximately 15-acre site within the Fairview Developmental Center (FDC) property, which occupies approximately 110 acres, at 2501 Harbor Boulevard in the City of Costa Mesa (see Figure 1). The Assessor's Parcel Number of the entire FDC, including the proposed project site, is 420-012-16. The proposed project site and FDC are located approximately 1.8 miles to the south of Interstate 405, 1.3 miles north of State Route (SR) 55 (Newport Boulevard), 2.8 miles north of SR-1, and 2.3 miles southwest of SR-73. The FDC is surrounded by the Costa Mesa Country Club on all directions besides residential uses to the northeast. The FDC, including the proposed project site, has been determined to be an historic district known as the "Fairview State Hospital Historic District."

Closure of the FDC is currently underway. The majority of the FDC property is being transferred to the City of Costa Mesa for redevelopment, and the proposed 15-acre project site is being transferred to Cal OES via an internal agency transfer for development of the proposed project. Transfer of the property, including the proposed project site, is expected to be complete by the end of 2023. The proposed project footprint is shown on Figure 2. The final location of the proposed project structures and features would be determined during final engineering and the design-build phase, which is scheduled to begin in 2024.

## **Alternatives**

The EIR will examine a reasonable range of alternatives to the proposed project. The alternatives will be defined based on the EIR analysis, public scoping meeting, and comments received on the NOP. A detailed description of the impacts of the proposed project and each alternative will be included in the EIR. Several alternatives will be considered and analyzed, representing varying levels of program operations and impacts. A No Project/No Action alternative will be included in the analysis of the alternatives considered.

## **Probable Environmental Effects**

The EIR is expected to address potential environmental effects in the following resource areas: aesthetics, air quality, cultural and tribal cultural resources, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, paleontological resources, public services, transportation, and utilities.

Several areas of potential concern are likely to be found less than significant given the type of project or the absence of a resource or the nature of the proposed project site (e.g., agriculture and forestry, biological resources, energy, geology and soils, mineral resources, population and housing, recreation, and wildfire). The final scope of impact analyses conducted for the EIR will be dependent upon the outcomes of the NOP public review process.





SOURCE: IDS Group 2022



FIGURE 1

Project Location

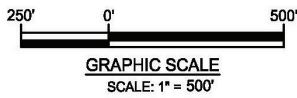
Southern Region Emergency Operations Center







- Project Site
- Fairview Developmental Center Property
- Potential Roadway and Utility Upgrade Area
- Intersection Upgrade Area



**FIGURE 2**

**Project Footprint**

Southern Region Emergency Operations Center





**DEPARTMENT OF GENERAL SERVICES**

707 Third Street  
West Sacramento, California 95605  
Telephone: (916) 376-5000



***NOTICE OF EXTENSION OF COMMENT PERIOD FOR  
NOTICE OF PREPARATION  
SOUTHERN REGION EMERGENCY OPERATIONS CENTER PROJECT***

**To:** California State Clearinghouse, state responsible and trustee agencies, federal agencies, local jurisdictions, and interested parties

**Date:** March 28, 2023

**From:** Terry Ash, Senior Environmental Planner  
Department of General Services, Real Estate Division, Project Management and Development Branch, Environmental Services

**Subject:** **Notice of Extension of Comment Period for Notice of Preparation of an Environmental Impact Report for the Southern Region Emergency Operations Center Project**

The California Governor's Office of Emergency Services (Cal OES), with the assistance from the Department of General Services Real Estate Services Division (DGS), is the lead agency responsible for the preparation of an Environmental Impact Report (EIR) under the California Environmental Quality Act (CEQA) for the Southern Region Emergency Operations Center Project (proposed project) described below. The Notice of Preparation (NOP) for the proposed project was issued on March 1, 2023. The comment period was initially scheduled for 31 days, closing on March 31, 2023. A public scoping meeting was held on March 13, 2023. Cal OES has chosen to extend the comment period through April 17, 2023. All comments must be received or postmarked on or before April 17, 2023.

We need to know the view of your agency as to the scope and content of the environmental information that is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR when considering your permit or other approval for the proposed project. The proposed project description and location and the potential environmental effects are contained in the attached materials. A copy of the EIR is not attached. Information about the project and CEQA process can be found at <https://oesregionsoutheoc.org/>.

Please send all comments via mail to:

Ms. Terry Ash, Senior Environmental Planner California Department of General Services  
Real Estate Division, Project Management and Development 2635 North First Street,  
Ste. 149, San Jose, California 95134

or via email to:

comments@oesregionsoutheoc.org (enter "Southern Region Emergency Operations Center Project NOP Scoping Comments" in the subject line).

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# **SOUTHERN REGION EMERGENCY OPERATIONS CENTER**

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Several areas of potential concern are likely to be found less than significant given the type of project or the absence of a resource or the nature of the proposed project site (e.g., agriculture and forestry, biological resources, energy, geology and soils, mineral resources, population and housing, recreation, and wildfire). The final scope of impact analyses conducted for the EIR will be dependent upon the outcomes of the NOP public review process.







SOURCE: IDS Group 2022



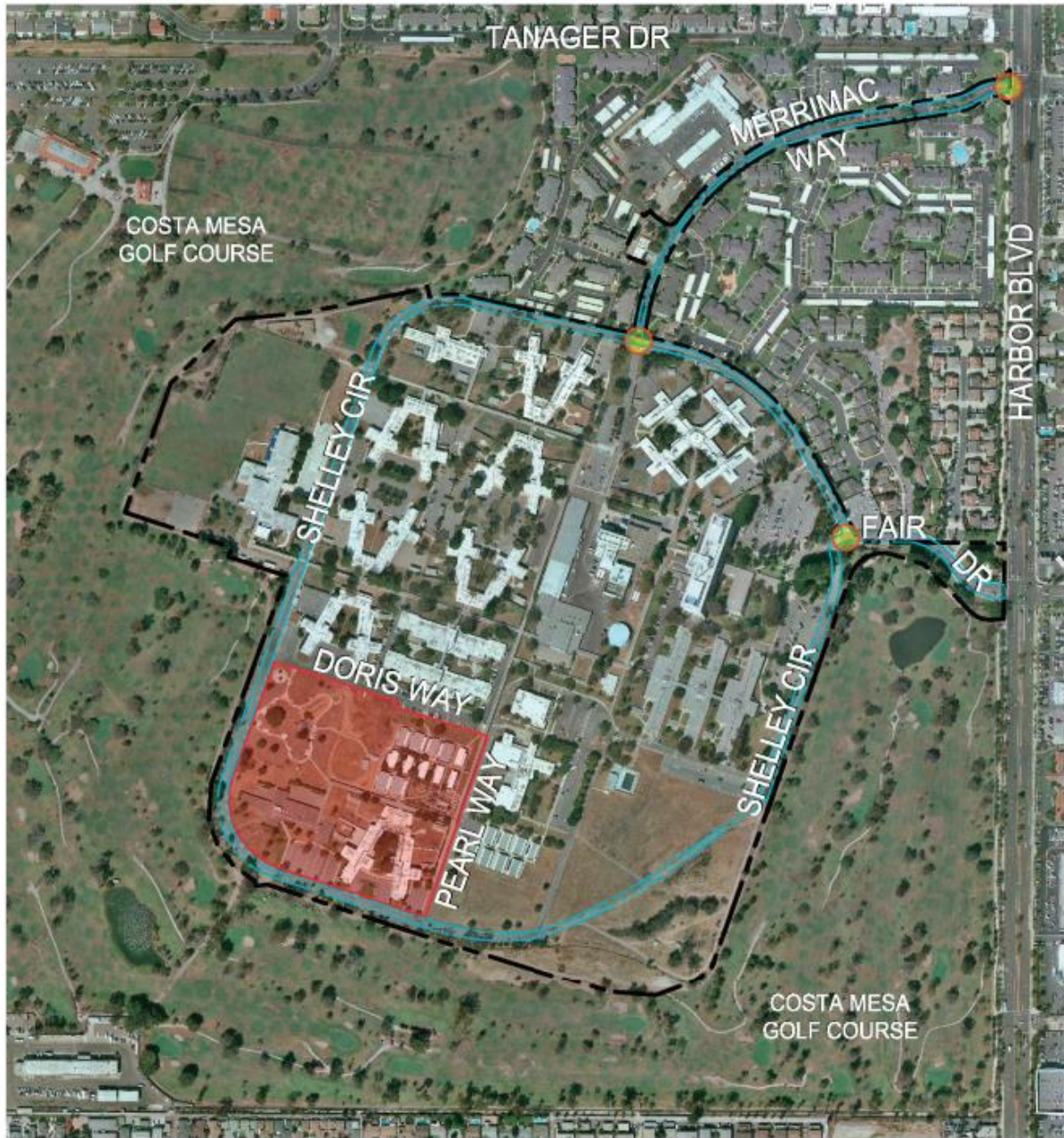
**FIGURE 1**

**Project Location**

Southern Region Emergency Operations Center







- Project Site
- Fairview Developmental Center Property
- Potential Roadway and Utility Upgrade Area
- Intersection Upgrade Area

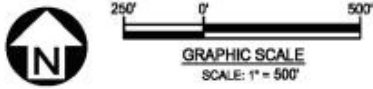


FIGURE 2

Project Footprint

Southern Region Emergency Operations Center







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# **Appendix A-2**

## Scoping Comment Letters



STATE CAPITOL  
P.O. BOX 942849  
SACRAMENTO, CA 94249-0073  
(916) 319-2073  
FAX (916) 319-2173

DISTRICT OFFICE  
19712 MACARTHUR BOULEVARD, SUITE 150  
IRVINE, CA 92612  
(949) 251-0074  
FAX (949) 251-0974

E-MAIL  
Assemblymember.Petrie-Norris@assembly.ca.gov



COMMITTEES  
CHAIR: ACCOUNTABILITY AND  
ADMINISTRATIVE REVIEW  
BANKING AND FINANCE  
JOBS, ECONOMIC DEVELOPMENT,  
AND THE ECONOMY  
MILITARY AND VETERANS AFFAIRS  
REVENUE AND TAXATION

SELECT COMMITTEES  
CHAIR: SMALL BUSINESS AND  
ENTREPRENEURSHIP

April 15, 2023

Ms. Terry Ash  
Senior Environmental Planner  
Real Estate Division, Project Management and Development  
California Department of General Services  
2635 North First Street, Suite 149  
San Jose, CA 95134

**SUBJECT: Southern Region Emergency Operations Center Project – Notice of Preparation/Notice of Public Scoping Meeting – Public Comment Letter**

Dear Ms. Ash:

I am writing to provide comments on the environmental review process for the proposed Southern Region Emergency Operations Center (EOC) Project at the Fairview Developmental Center (FDC) in Costa Mesa, CA.

The proposed project is located on an approximately 15-acre site within the FDC property. It consists of several building and structures that would provide emergency management planning and training programs for 11 counties within two mutual aid regions.

In the Legislature, I secured a policy provision in the state budget to authorize the Department of General Services (DGS) to enter into an agreement with the City of Costa Mesa to develop a specific plan for the FDC property and manage the land use planning process integrated with a disposition process for the property, to be carried out by DGS. DGS was also authorized to transfer a portion of state property within the FDC property to the California Governor's Office of Emergency Services (OES) for constructing an emergency management center.

### Public Scoping Comments

1. **General Comments:** I am concerned that the proposed project site has increased from 9 acres to at least 15 acres, **creating more challenges for future planning of the overall property.** Instead of carving out this project site, we should incorporate it into master planning by the City of Costa Mesa for the whole property, including utilities, roadways, and ingress and egress.
2. **General Comments:** I am requesting DGS to hold (2) community meetings with DGS, OES and consultants on the draft EIR once it becomes available to the public for review and comment.

3. **Helipad: I urge DGS and OES to reconsider the helipad on the proposed project site** for the following reasons:
- The proposed helipad and setback requirements are resulting in the expansion of acreage for the project site and creating incompatibility with future housing on the FDC property, as well as issues for existing neighbors to the west and south of the property.
  - The Costa Mesa Police Department Heliport (active status) is located approximately 1.5 miles from the proposed project site on Fair Drive, a local arterial that ends into the FDC property. The Costa Mesa PD Heliport could serve as an alternative for emergency helicopter operations that is within close proximity to the proposed Southern Region Emergency Operations Center. Our office has already initiated a conversation with the Costa Mesa Police Chief, who has expressed interest in allowing use of the heliport for OES emergency activity.
  - The OC Fair & Event Center is located approximately 1.5 miles from the proposed project site on Fair Drive and includes ample open parking area to accommodate emergency helicopter landings.
  - The OES State Operations Center in the City of Mather does not include a helipad and is located in close proximity to Mather Airport.
  - John Wayne Airport (SNA) is located within close proximity to the FDC property (~4 miles) with existing helicopter operations.
  - Reconsideration of the helipad could open more acreage to non-OES development, including public open space.
4. **Site Plan: The proposed EOC lattice (radio) tower should be located in an area on the property farthest from adjoining parcels** within the FDC property and no closer to existing apartments to the west on Joann Street. DGS must consider the lattice tower height, low-rise buildings and structures and setbacks, to **ensure compatibility with future housing development on the property. In alignment with state and local housing goals, we must preserve as much acreage for housing development.**

Thank you for considering my comments and recommendations. I look forward to ongoing updates from DGS and OES related to the project. If you have any questions, please contact my District Director, Michael Tou, at (949) 251-0074 or [michael.tou@asm.ca.gov](mailto:michael.tou@asm.ca.gov).

Sincerely,



Cottie Petrie-Norris  
Assemblymember, 73<sup>rd</sup> District

cc: Mayor John Stephens and Costa Mesa City Council Members  
Lori Ann Farrell Harrison, City Manager, City of Costa Mesa  
Jennifer Le, Director of Economic and Development Services, City of Costa Mesa  
Raja Sethuraman, Public Works Director, City of Costa Mesa  
Ronald Lawrence, Chief, Costa Mesa Police Department  
Dan Stefano, Chief, Costa Mesa Fire Department



## CITY OF COSTA MESA

P.O. BOX 1200 • 77 FAIR DRIVE • CALIFORNIA 92628-1200

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DEVELOPMENT SERVICES DEPARTMENT

Date: April 17, 2023

State of California, Department of General Services  
707 Third Street  
West Sacramento, California 95605

**RE: Notice of Preparation (NOP) – Environmental Impact Report (EIR) for Southern Region Emergency Operations Center Project**

Dear Terry Ash,

Thank you for including the City of Costa Mesa in the environmental review process for the above referenced project. We appreciate the opportunity to work with the State of California Department of General Services on the proposed project and the coordinated planning efforts.

As noted in the NOP, the proposed project would develop another Emergency Operations Center (EOC) in Southern California that would mirror the operations of the Mather facility at a smaller scale and provide more effective State emergency support to local governments within the Southern Region. The project site will specifically encompass approximately 15 acres or less of the existing Fairview Development Center. The project component includes an approximately 35,000-square-foot, single-story office building that would contain office space, an EOC, and shared training rooms, as well as an approximately 20,000-square-foot support warehouse building that would contain a vehicle maintenance bay and space for life-sustaining commodities. The facility would also include a helipad and a 100-foot-tall lattice tower with 20-foot whip antennas on top. The proposed project would replace the temporary Regional EOC, which is currently operating approximately 11 miles northwest of the proposed project site in the City of Los Alamitos. The proposed project would also act as a backup State Operations Center for the Mather facility.

The proposed project is within the City of Costa Mesa boundary and is accessible from Harbor Boulevard from Fair Drive and Merrimac Way. The project site is surrounded by the Costa Mesa Country Club golf course, residential uses, and public facilities, including Estancia High School, the City's Corporation Yard and Fire Station 4 off of Placentia Avenue.

After the review of the NOP, the City of Costa Mesa has the following comments regarding the scope and content of the environmental documentation pursuant to the California Environmental Quality Act (CEQA):

**Comment 1****Project Description**

The details regarding the project scope in the NOP are very limited and presents a challenge for the City and community members to provide meaningful feedback regarding potential environmental concerns. The City requests that the project description in the EIR is clearly defined and includes the following information:

- For Transportation, Air Quality, Greenhouse Gas, and Noise Analysis, provide the expected trip generation for daily operations, during emergency events, and training events
- Expected number of training events per year and number of participants
- Project timeline for construction and operation
- Describe the day-to-day operation of the facility and how it will function during an emergency event; include number of employees projected onsite for each operational use type
- Include a site and elevation plan that shows the general layout of the proposed use
- Include information on vehicle maintenance and plans for proper disposal of any environmental hazards
- Identify the location of the proposed back-up generators
- Water Quality Management Plan and information on water retention basin
- Provide information regarding on-site and off-site improvements anticipated to support the facility, include roadways and intersection information, as applicable
- Clarify the proposed warehouse/storage use and provide a list of hazardous materials that may be stored onsite

For the permit process (responsible agency) discussion in the EIR, please discuss how land use compatibility will be determined in the future. Provide information regarding whether the helipad would require an Airport Land Use Plan of its own and describe how future land use entitlements will be processed and coordinated for areas within the helipad safety zones.

**Comment 2****Land Planning Coordination and Outreach**

The project site has a General Plan Land Use Designation of Multi-Use Center and is within Zoning District of Institutional & Recreational – Multi-Use District (IR-MLT). The Multi-Use Center designation is applicable only to the Fairview Developmental Center (FDC) in anticipation of its future closure. The Multi-Use Center designation refers to the integration of a variety of land uses and intensities. This land use category includes uses which are low to moderate intensity and urban in character. The allowable land uses pursuant to the General Plan and Zoning Code are as follows: 0.25 FAR Institutional and Recreational uses - 25 percent minimum requirement for park and open space purposes (approximately 25.6 acres), the



maximum cap of 582 dwelling units for the entire site within the limitations. The Multi-Use Center designation is comprised of a variety of residential, open space, and institutional uses. This maximum cap of dwelling units and theoretical build out of the FDC will change in the near future as discussed below.

The FDC was identified as a candidate site to accommodate a portion of the City's Regional Housing Needs Assessment (RHNA) allocation. Each of the candidate sites has a projected residential capacity to accommodate various income levels – as required by State housing laws and assigned through the RHNA process. The number of residential units that is projected for the FDC site is 2,300 units.

The City's adopted its 6<sup>th</sup> Cycle Housing Element in November 2022; the document and supporting appendices are available online at:

<https://www.costamesaca.gov/government/departments-and-divisions/economic-and-development-services/planning/housing-element-update>.

State and City partnership and coordination is vital to planning the future land use of this site. To assist in this process, Senate Bill (SB) 188 was approved by the State Assembly in June 2022, which authorized the State to enter into an agreement with the City of Costa Mesa for the City to develop a specific plan and other appropriate planning documents for the FDC property. As part of the City/State agreement executed in December 2022, the State provided \$3.5 million in funding to the City and the City will utilize the funds to process an amendment to the City's general plan and updates to any appropriate implementing planning documents conduct and complete environmental review pursuant to CEQA for a mixed-use development at the FDC site, including mixed-income housing. Pursuant to the Senate Bill, the development would include and prioritize affordable housing, including at least 200 units of permanent supportive housing, and open space. The City anticipates releasing a request for proposals for qualified consultants to assist in community outreach and the planning process in Spring 2023.

Given the City and State's mutual goals of housing at the FDC site, coordination between the City and the State is critical to ensuring that the proposed OES project does not unduly limit and in fact proactively facilitates a well-planned residential community at FDC. As such, the City requests ongoing coordination meetings with the State's team regarding land planning decisions. In addition, the City requests the State engage in outreach to the local community, including local townhall discussions for example, to share information and receive feedback throughout the site planning process.

### **Comment 3**

#### **Project Objectives**

The City requests that the project's objectives are clearly defined in the EIR to establish a range of reasonable alternatives to the project, or to the location of the project, that would avoid or substantially lessen any of the significant effects of the project. To ensure that the State's and City's planning and housing goals are met, consider including the following statement as one

of the project's objectives:

- 1) Develop a facility that considers and coordinates the reuse of the FDC site to achieve the long-range goals of the State and City, including facilitating housing and open space.
- 2) Develop a facility that will promote and facilitate multimodal active transportation.

#### **Comment 4**

#### **Reasonable Range of Alternatives**

Specific project alternatives should consider alternative project design that would relocate uses that would limit future residential uses at the FDC site. For example, the proposed helipad at the site poses a significant constraint to the potential development of housing due to its various landing and clearance zones. In addition, a helipad without proper planning, may pose an air safety hazard to existing residential neighborhoods in the area. As such, the City requests the State evaluate alternative off-site locations for the helipad including:

- John Wayne Airport which is located approximately 4 miles from FDC and has existing helipad infrastructure.
- State-owned Fairgrounds property which is located approximately 0.7-mile from the proposed project site and includes large unobstructed areas appropriate for helipad operations.
- Costa Mesa Police Department's Helipad is located approximately 0.8-mile from the proposed project site, or other municipal helipads located in close proximity.

In addition, other onsite locations for the helipad should also be considered which may limit the impact of the helipad to existing and future planned residential neighborhoods at FDC. For example, evaluate locating the helipad at the western edge of the property or the southeastern edge to minimize overlap of the air hazard clearance zones with residential uses. Consider whether a land swap with the City would facilitate better land planning solutions at the FDC site for both the State and the City.

Additionally, the City requests the EIR evaluate alternatives to the proposed 120-foot tall communication tower. Such an installation poses significant visual impacts to the surrounding residential community. At minimum, the City requests an alternative for a reduced height, alternative off-site location, or on-site location away from residential communities, and/or design options that utilize effective visual screening techniques, further described below.

Lastly, the City requests the State consider alternative routes for vehicle access and utilities that avoid disruption to the golf course and other operationally critical City facilities and infrastructure such as its Corporation Yard and Fire Stations.



**Comment 5****Aesthetics**

The proposed facility will include a 100-foot-tall lattice microwave communication tower with 20-foot whip antennas on top. The proposed structure far exceeds the height limitation that are typically permitted in the City. In order to fully disclose and mitigate the potential aesthetics impacts to the surrounding recreational open-space and residential neighborhood, analysis should include a photographic simulation of the tower from multiple viewpoints. The photographic simulation should also include any security fencing that may be installed around the project parameter.

The City highly encourages incorporating the following design features to minimize the visual impacts:

- 8' block wall enclosure for the communication tower
- Screen security enclosures with vines, shrubs and trees (photographic simulation should show how landscaping will appear at planting and matured after three to five years)
- Refer to the City's Zoning Code - Landscape provisions; as well as the City's Streetscape and Median Development Standards for future road improvements
- Anticipate future residential/urban uses, provide a landscape buffer between the proposed facility and existing/future urban land uses
- Light fixtures shall be shielded to avoid spillover onto adjacent properties; analysis should include a photometric plan
- Consider, alternative design such as disguised tower, self-rising emergency towers or different location for the communication tower

**Comment 6****Land Use/Planning**

The EIR analysis should consider how the proposed project would change or affect the General Plan document, including its adopted 6<sup>th</sup> Cycle Housing Element, and affect the anticipated future build out of the General Plan relative to the environmental issues. The proposed project includes a helipad for use during emergency events. The land use compatibility analysis should consider, in particular, land restrictions and measures to minimize the public's exposure to excessive noise and safety hazards, as well as identifying compatible and incompatible land uses within the helipad safety zone.

**Comment 7****Transportation/Traffic**

Impact analysis shall include both Vehicle Miles Travel (VMT) Analysis and Level of Service (LOS) Analysis, and include potential mitigation, as applicable. Consistent with current State

law, Costa Mesa continues to use LOS as the performance metric for land use and circulation planning, although the City supports policies that would reduce VMTs primarily through the implementation of a transportation demand management and the active transportation and transit strategies.

The City requests that the Transportation/Traffic Impact Analysis include LOS analysis to ensure that improvements to the circulation systems are in place to accommodate the proposed project.

Prior to initiating the Transportation/Traffic Impact Analysis (TIA), work with City Transportation staff to define the scope of the TIA.

- The traffic study area needs to include at a minimum all signalized intersections with project peak hour trips of 50 or more peak hour trips (including both trips to and from the proposed project). In addition, project study area intersections need to include, but not limited to: Harbor/Baker, Harbor/Adams, Harbor/Mesa Verde Drive East, Harbor/Merrimac, Harbor/Fair, and Harbor/Wilson.
- Active Transportation shall be considered for the site including a review of pedestrian and bicycle access and circulation, as well as amenities provided on-site to accommodate bicyclists and pedestrians. The analysis should provide recommendations on improvements for active transportation and on/off-site circulation (reference materials – City of Costa Mesa’s Active Transportation Plan/Active Orange County’s Bike and Pedestrian Plan)
- A discussion of on/off-site circulation shall be included in this section complete with descriptions of the proposed access points, line of sight at driveways, turn prohibitions, number of lanes proposed, proposed bus stop locations, deceleration or acceleration lanes provided, turn pocket requirements, vehicle storage length requirements, and circulation, and any other applicable circulation issues.

The proposed project’s main access from Harbor Boulevard is through Merrimac Way and Fair Drive. City of Costa Mesa General Plan Circulation Elements classifies Harbor Boulevard as a Major Arterial and Merrimac Way and Fair Drive as Primary Arterials. Provide cross-section of the proposed roadways that connects to the main access roads to the site. Incorporate bike lanes and multi-use pathways in the road design.

### **Comment 8**

#### **Noise**

The project proposes to include a helipad that would be utilized during an emergency event – though infrequent – will create a new source of noise that above the existing ambient level. The project-specific noise impact analysis shall consider aircraft noise impacts to the existing and future residents, employees and visitors. Noise analysis shall consider noise generated during

an emergency events, such as backup generator, increase of traffic and media presence, and noise generated by outdoor training events.

**Comment 9**

**Hazardous Materials and Safety**

The proposed project site is located near existing and future residential development; as such disclose any potential hazards or hazardous materials stored on site and address safety concerns.

The City has an approved Local Hazardous Mitigation Plan (LHMP) that allows the City to better plan for future emergencies. It provides strategies to reduce instances of property damage, injury, and loss of life from disasters. The LHMP includes an assessment of the natural and human-caused hazards and provides policy recommendations to help reduce the community's threat from hazard events. Include in the analysis whether the operations of the proposed project pose any hazardous event (including potential aircraft incident) and provide mitigation to reduce its potential impacts. Include a discussion on coordinating efforts with local police, fire stations, hospitals, and roads during emergency events.

**Comment 10**

**Cultural/Tribal Cultural Resources**

The proposed project may require grading of the property. Cultural and Tribal Cultural Resources may be unearthed during the grading process. Therefore, the City requests a Cultural Resources Assessment and include archaeological records search. Any potential impacts to Cultural/Tribal Cultural Resources should be avoided or mitigated.

**Comment 11**

**Historic Resources**

As noted in the NOP, the site is considered a historical district known as the "Fairview State Hospital District." The proposed project will require demolition of the existing facilities. Analyze potential impacts to the historical district and provide mitigation as appropriate.

**Comment 12**

**Air Quality**

Include Air Quality analysis the impacts associated with construction and operation of the proposed project, provide mitigation as appropriate. Address fugitive dust during grading and construction activities and provide an analysis that determines if the project is consistent with the regional Air Quality Management Plan. Determine and disclose if the project has potential to expose sensitive receptors, which are located within one mile of the project site, to



substantial pollutant concentration. The project site is within a mile sensitive receptor including residences, schools, playgrounds, and athletic facilities.

### **Comment 13**

#### **Greenhouse Gas (GHG)**

The City does not have a local Climate Action Plan that addresses greenhouse gas emissions. The GHG analysis should address the potential of the project to affect global climate change. The analysis shall address short term construction and long-term operational emissions of the principal GHGs. The emissions should be quantified and their significance relative to the South Coast Air Quality Management District GHG tiered thresholds is discussed.

### **Comment 14**

#### **Recreational and Public Service**

Refer to the City General Plan Open Space and Recreational Element adopted in 2016: <https://www.costamesaca.gov/home/showpublisheddocument/34706/636740022584770000>. The Open Space and Recreational Element provides a discussion on existing park level of service. There is very limited land available for new parkland within the City's boundary. As such it is important to ensure that park facilities that are located near the project site and surrounding areas are not impacted. Specifically, the Costa Mesa Golf Course is owned by the City and managed by a private operator and the City currently leases approximately five (5) acres of the Fairview Development Center for youth recreational activities.

The Public Service and Recreational analysis of the EIR should analyze, disclose and if appropriate, mitigate any potential impacts to these park sites and other surrounding park sites. Analyze whether the access routes to the project site or other project components impacts to the City's ability to provide fire and police protection within the Public Service Section of the EIR.

### **Comment 15**

#### **Utilities**

The Project EIR should analyze on-site and off-site improvements to extend and/or expand utilities and service systems, and provide mitigation as appropriate.

### **Comment 16**

#### **Cumulative Impacts**

A list of projects that are in process within the City of Costa Mesa will be provided in a separate communication. The project list includes the initiation of the FDC Specific Plan, community planning efforts to revitalize key commercial and industrial corridors, and Housing Element

implementation. Cumulative impact analysis should address the buildout of the FDC pursuant to the City of Costa Mesa Housing Element and the Agreement with the State. The forthcoming FDC Specific Plan will provide guidance for future mixed-use residential/commercial development, including 2,300 residential units for varying income level households. The development of the Southern Region Emergency Operations Center should be coordinated with the development of the FDC Specific Plan.

The City looks forward to receiving the draft EIR once the document is available for review. If you have any questions, please contact Phayvanh Nanthavongdouangsy, Principal Planner at 714-754-5611 or at [phayvanh@costamesaca.gov](mailto:phayvanh@costamesaca.gov).

Sincerely,



Jennifer Le  
Director of Economic and Development Services  
City of Costa Mesa

CC:

Lori Ann Farrell Harrison, City Manager, City of Costa Mesa  
Ronald Lawrence, Chief, Costa Mesa Police Department  
Dan Stefano, Chief, Costa Mesa Fire Department  
Raja Sethuraman, Public Works Director, City of Costa Mesa

# COSTA MESA



April 13, 2023

VIA EMAIL – [comments@oesregionsoutheoc.org](mailto:comments@oesregionsoutheoc.org)

State of California  
Department of General Services  
Real Estate Division, Project Management  
Attn: Terry Ash, Senior Environmental Planner  
2635 North First Street, Suite 1490  
San Jose, California 95134

Re: Proposed Southern Region Emergency Operations Center Project

Dear Ms. Ash:

Thank you for the opportunity to provide comments to the preparation of an Environmental Impact Report for the proposed Southern Region Emergency Operations Center Project (the “Project”) to be located at Fairview Developmental Center (“FDC”) in Costa Mesa, California. The Notice of Preparation/Notice of Public Scoping Meeting (“NOP”) indicates that the Project would occupy approximately 15 acres of the 110 acres of FDC and consists of a 35,000 sq. ft. office building, a 20,000 sq. ft. warehouse, a helipad (unknown size) and a 120 ft. communications tower. The Project would be located next to proposed high-density housing for low- and very low-income residents, park space and possibly community center and gardens and a school/daycare. In addition, there is an existing recreation area (municipal golf course) adjacent to the Project and a neighborhood of existing affordable housing approximately 600 ft. away. It is approximately 1,500 ft. from Fairview Park, a nature park that contains environmentally sensitive species and habitat areas. We are submitting the following comments for consideration by the State of California (the “State”) as it prepares the draft environmental impact report (“EIR”):

1. **The Project.** As noted above, the project consists of a 35,000 sq. ft. office building, a 20,000 sq. ft. warehouse, a helipad (unknown size) and a 120 ft. communications tower. The warehouse component would also have a vehicle maintenance bay and space for life-

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

sustaining commodities. The Project may require backup generators for loss of power during a disaster. The NOP does not disclose how many vehicles would be maintained on the Project, nor the hours of operation. The NOP does not disclose if the warehouse would include refrigeration uses. Warehouses with cold storage require diesel trucks with transport refrigeration units that emit high levels of toxic particulate matter, nitrogen oxides and greenhouse gas emissions. By the nature of the Project, it may contain a fueling facility or alternative fueling facility for a secure fuel supply for vehicles used in emergency operations. Because fossil-based fuel supplies are usually stored underground, there is the potential for unseen leakage and contamination. In addition, grading and construction activities, greenhouse gas emissions would be emitted through the operation of construction equipment, which typically uses fossil-based fuels to operate.

2. **Project Location Would Impact Adjacent Housing and Amenities.** The project would allow for the development of a large office building and large warehouse adjacent to what is intended to be high-density housing, and possibly a park, community garden and a school/daycare that would serve low- and very low-income adults and children. In addition, it would be bordered on two sides by the only municipal golf course in the city of Costa Mesa. There already exists a neighborhood of affordable housing on nearby Joann Street (Census Tract 6059063808), whose residents are 80% people of color. CalEnviroScreen 4.0 ranks this census tract at a pollution burden of 46%, which is remarkably high for a neighborhood so close to a municipal golf course and receiving the benefit of ocean breezes. Please note that this census tract is near to other census tracts with higher burdens, including Census Tract 6059063605, which has a pollution burden of 86%. The residences are older buildings, many of which do not have central heating and air conditioning or air filtration systems. A short distance away is a high school that serves the aforementioned Census Tracts, including sports fields, tennis courts and a stadium that are also used by the general public. The residents in these Census Tracts, and others, would not only be impacted by the operation of the Project, but by the actual construction of the Project. This Project would exacerbate the environmental and health problems faced by the families that live nearby.
3. **Impacts on Biological Resources.** As noted above, the proposed Project is near Fairview Park, which contains environmentally sensitive species and habitat as documented by multiple studies, many of which can be found at <https://www.costamesaca.gov/community/fairview-park/biological-reports>. Costa Mesa has always been a little town near the beach with primarily one- or two-story buildings, except for the high-rise area near South Coast Plaza. The Costa Mesa Historical Society has documentation that the parks and open space were laid out so that the ocean breeze would pass through town. FDC was part of that plan and that air circulation plan needs to



be preserved. In addition, the movement and migration of wildlife species has been substantially altered due to habitat fragmentation over the past century. FDC has been used by migratory birds and local wildlife as a wildlife corridor. Surveys of the surrounding areas for wildlife and ecologically sensitive habitat must be conducted and reports provided. The linkages or migration corridors between habitat areas must be preserved. The EIR should evaluate how the Project accomplishes or fails to implement the environmental goals, objectives, and policies of the Costa Mesa General Plan.

4. **Water Sources.** Costa Mesa groundwater collects in underground aquifers that are approximately 2,500 feet beneath the ground surface. Mesa Water District owns and operates eight groundwater production wells that pump water from the Orange County Groundwater Basin. Costa Mesa depends upon imported water for a portion of its water supply, therefore, any more demand could impact the water supply for existing residents and businesses. The availability of imported water is directly related to the water supply conditions in the source watersheds, as well as demand for water throughout the State.
5. **Project Location is a Historic District.** As stated in the NOP, FDC “has been determined to be an historic district known as the Fairview State Hospital Historic District.” Prior to use as a state hospital, the land was historically used for farming, in fact, there is still a small orchard on the site, along with fruit trees interspersed through the numerous buildings. While closure of FDC is proceeding, we note that the selection of the Project site within FDC is one with few historic buildings, which means that if the City of Costa Mesa (the “City”) were to rezone the property for residential use along with other uses that compliment residential use, preservation of any historic buildings likely would not be viable, including an auditorium located close to the Project that could be converted to a community center/playhouse/sports facility. The existing buildings are historically significant to the neighborhood and meet the definition of “contributing” because their integrity has been maintained to their original design. To the extent possible, the existing buildings need to be protected to preserve the authentic and unique character of this neighborhood.
6. **Visual Impacts and Neighborhood Character.** To the extent feasible, the EIR should include an evaluation of potential impacts on the natural landforms resulting from implementation of project components. The communication tower component of the Project exceeds the allowed height or bulk regulations and existing patterns of development in the surrounding area by a significant margin, and is located in a highly visible area and would strongly contrast with the surrounding development or natural topography through excessive bulk or architectural projection. The EIR should include a conceptual description and analysis of the allowed building mass, bulk, height, and



architectural style that could result from the Project. The EIR should also analyze the use of materials or components that could emit or reflect a significant amount of light or glare, and any potential effect on light-sensitive species. Renderings, cross-sections, and/or visual simulations of new or modified structures and buildings proposed to be built should be incorporated into the EIR.

7. **The State Must Comprehensively Evaluate the Project's Environmental Impacts and Consider All Feasible Measures to Mitigate Potentially Significant Impacts.**

The purpose of CEQA is to ensure that a project's lead agency fully evaluates, discloses, and mitigate (where feasible) significant environmental effects. An environmental impact report serves as the informational document that informs the public and decisionmakers of the significant environmental effects of a project and the ways in which those effects may be minimized. Projects of this type and size typically involve significant environmental impacts, so the EIR must contain sufficient detail for the residents of Costa Mesa to understand and meaningfully consider the issues raised by the Project. This includes the following:

- Criteria for locating the Project at FDC
- List other sites considered
- Criteria for locating the Project on the specific site within FDC
- Provide normal operation days and time
- Identify the number of employees expected during normal operation
- Date that site of the Project was selected
- Date of notification of City of Costa Mesa for site selection
- Identify and map any easements and mineral/oil/gas/drilling rights held on the property by anyone other than the State
- Provide the buffer zone requirements between the Project and other parts of FDC where the City has proposed housing
- Identify impacts caused by demolition of existing buildings, construction of the Project, and mitigation efforts that will be undertaken
- Describe any anticipated substantial change to natural topography or other ground surface relief features through landform alteration
- Provide depictions of any blockage of public views from designated open space land areas, roads, or to any significant visual landmarks or scenic vistas that would result from the Project
- Description any efforts to mitigate the Project's substantial alteration to the existing character of the area in terms of compatibility with the bulk, scale, materials, or style of surrounding development

- Describe any economic and social equity benefit programs, including programs to hire local residents for both the construction and operation of the Project
- Provide a description of any air filtration and climate control systems to be installed as part of the Project, both at the Project and nearby residences
- Provide a detailed traffic study, including the number of trucks and other equipment, diesel or otherwise, and how close the truck/transportation routes will be to the aforementioned Census Tracts
- Identify programs for mitigating greenhouse gases, including the use of zero-emissions technology, van pools, carpool incentives, bike share, no idling policy, etc.
- Describe any programs for mitigation of diesel particulate matter generated by the Project
- Provide the location and description of any transit stops, sidewalks, bicycle lanes, multiuser paths, crosswalks, traffic control or traffic safety measures, such as speed bumps/tables, speed limit reductions, addition or reduction of traffic lanes, and new roadways that will be required or provided as part of the Project
- Describe how secured and/or nonpublic access to and from Harbor Boulevard and the facility will be achieved, i.e., any new access road(s), additional paving, and how will that impact the land available for planning of new housing on the remainder of FDC
- Describe any significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect
- Describe the history of the designation of the site as a Historic District and what steps the State will take to preserve it, including the buildings and historic farmland
- Describe how the Project's buildings will improve the aesthetics of the area and how they will reflect the City's motto "City of the Arts"
- Provide a detailed description of how the visual impact of the communications tower, which is significantly taller than any other nearby structure or communications equipment, will be mitigated
- List the cultural/tribal cultural resources that will be considered and any required mitigation
- Describe improvements to vegetation and tree canopy for residents in and around the project and visitors to the project
- Identify and address in detail the biological resources that will be considered/impacted as identified by a variety of sources, including but not limited to, the California Department of Fish and Game's California Natural

Diversity Database, the California Native Plant Society's Electronic Inventory, the U.S. Fish and Wildlife Service's list of Federal Endangered and Threatened Species, the federal Migratory Bird Treaty Act, local habitat conservation plans or policies, as well a variety of other environmental resources, and any proposed mitigation programs

- Provide copies of any wildlife and habitat survey reports done in connection with the Project site and the surrounding area
- Describe any irreversible and irretrievable commitment of resources, including the adoption, amendment, or enactment of a plan, policy, or ordinance of a public agency that would impact nonrenewable resources and the associated impacts that this consumption could have on future generations
- Identify special consideration and mitigation techniques used for the warehouse, any cold storage facilities, and transport refrigeration units
- Identify (1) any hazardous materials, hazardous substances or waste material that currently exist on the site, and (2) any hazardous materials, including fuel, which will be stored and/or used on the Project or in the construction of the Project and plans for containment of hazardous materials in the event of a spill or other accident
- Provide details on how the Project will adhere to California green building and LEED standards
- Describe whether groundwater supplies will decrease or if the Project, either upon completion or during construction, will interfere with groundwater recharge such that the Project may impede sustainable groundwater management of the basin or conflict with a sustainable groundwater management plan
- Provide details of how the Project, either upon completion or during construction, will meet or fail to meet existing water quality standards or waste discharge requirements, or otherwise substantially degrade surface water quality, or conflict with a water quality control plan
- Describe if the Project will generate a substantial increase in ambient noise levels in the vicinity of the Project in excess of standards established in the Costa Mesa General Plan or noise ordinances, or applicable standards of other agencies or result in generation of excessive ground borne vibration or noise levels in the vicinity of the Project, including the use of the proposed helipad
- Provide details of any construction of new or expansion of existing utilities that could cause significant environmental effects, generate solid waste in excess of state or local standards or in excess of the capacity of local infrastructure, or result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities

State of California  
Department of General Services  
Real Estate Division, Project Management  
Attn: Terry Ash, Senior Environmental Planner  
April 13, 2023  
Page 7

In addition, please explain why impacts on recreation, energy (efficiency or renewable energy), and population and housing have been determined likely not affected or “less than significant”, particularly given the fact that the State has directed the City of Costa Mesa to provide more than 11,000 new housing units in the City and the Project site is the location identified in the City of Costa Mesa’s Sixth Cycle Housing Element as the site planned for construction of the most new housing units.

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

In order to maximize public participation, we request that any future public meetings be held at a time when most Costa Mesa residents are available. A combination of weeknight meetings that start no earlier than 6:00 p.m. and weekend meetings held during the day is preferred.

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

Very truly yours,



Richard J. Huffman  
Treasurer



Cynthia McDonald  
Assistant Treasurer

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

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April 15, 2023

Ms. Terry Ash  
California Department of General Services  
Real Estate Division, Project Management and Development  
2635 N. 1st St. Ste 149  
San Jose, CA 95134

RE: Opposing placement of Southern Region Emergency Operations Center at Fairview Developmental Center Site

Dear Ms. Ash,

I am writing you on behalf of the Costa Mesa Affordable Housing Coalition (the Coalition), a 17-year-old grassroots association of local advocates which promotes policies that will create affordable housing for our city's very low- and extremely low-income residents. We are dismayed to learn the state is proposing to locate a "Southern Region Emergency Operations Center" at the Fairview Developmental Center site (FDC). Such a move would seriously hamper Costa Mesa's ability to meet its state-mandated RHNA goals, and especially hurt the production of housing for our city's poorest, most vulnerable residents.

Costa Mesa's 2021-2029 Housing Element identifies the 109-acre FDC as the intended site for **2300 housing units**, with **40%** of those units (920!) designated lower income. Adding **920 lower income units** would be a stunning accomplishment in Costa Mesa. Moreover, it is **achievable**, given Costa Mesa City Council's strong support for affordable housing construction at FDC, and Governor Newsom's declared commitment to help make such construction happen. These ambitious housing plans at FDC, however, are in direct conflict with the proposal to use up to 30% of the site for a new Emergency Operations Center.

Please recognize what is at stake. There is tremendous local momentum behind the city's plan to create a **vibrant, master planned, mixed income housing village** at FDC. Given its size and central location along the major thoroughfare of Harbor Boulevard, FDC holds tremendous promise for meeting a significant part of the city's housing (especially affordable housing) needs,

while also honoring its need for green space and active transportation. Surely the state can find some other place for a new Emergency Operations Center; the FDC site is simply too valuable a resource for meeting our community's housing needs.

As other commentators have suggested, if the state does choose to put the Emergency Operations Center at FDC, please limit its impact by putting it at the property's edge along Harbor Boulevard, and keeping its footprint as small as possible.

Thank you for considering our concerns. We would be delighted to meet with you to discuss them further.

Respectfully,

*Kathy Esfahani*

Kathy Esfahani,  
On behalf of the Costa Mesa Affordable Housing Coalition

March 28, 2023

Terry Ash  
California Department of General Services  
Real Estate Division, Project Management and Development  
2635 N. 1st St. Ste 149  
San Jose, CA 95134

Dear Ms Ash,

I am contacting you to voice my concerns about the Southern Region Emergency Operations Center project. I have lived in Costa Mesa for over 25 years and I have been involved with the issues of housing and homelessness in Orange County for over 35 years. I am a member of the Costa Mesa Affordable Housing Coalition, a grassroots association of advocates who promote policies that provide affordable housing for the most marginalized and low-income residents in the city. I also serve on the board of the Kennedy Commission, a countywide agency that advocates for affordable housing in Orange County.

Over the years there have been many discussions regarding the future of the Fairview Development Center (FDC) land. Most of these discussions have included housing, especially affordable housing, for working families.

I was surprised to hear about the state's plans for the Southern Region Emergency Operations Center project. The FDC is in the middle of the Costa Mesa. I understand this site may include a helipad. Helicopters landing and taking off from this location would be very detrimental to the community. I also understand that the site is located on the far side of FDC. It would be challenging for workers and emergency vehicles to access it without impacting the neighborhoods that presently are adjacent and that might be located there in the future. If you do move forward with the project, please consider placing it closer to Harbor Boulevard.

Costa Mesa included FDC as a site for affordable housing to meet the state mandated Housing Element. The state removing a portion of the land for another use may negatively impact our ability to comply with the Housing Element requirements. It is unfortunate that a department of state government is choosing to hinder our work to build housing when at the same time, the state has actively prioritized the development of affordable housing.

Residents support creating a village of housing, green space, active transportation opportunities, and community centers. FDC is on a major road with transit available. Costa Mesa has prioritized making walking and biking easier in the city and has moved forward with its active transportation plan by putting a protected bikeway down this portion of Harbor Boulevard. Developing FDC without a master plan will not result in achieving the goals by the city and state of developing affordable housing and active transportation in a manner congruent with the vibrant city that is Costa Mesa.

As a housing advocate, I would like to see mixed income housing including affordability for extremely low-income families. This is the demographic the Costa Mesa Housing Coalition has deemed most in need of affordable housing opportunities.

Please work together with the City of Costa Mesa and its residents to develop FDC in a way that aligns with our shared goals. I am a native born Californian and I want to see my state and my city be a place where families can live and have a stake in the community.

Thank you,

Dianne Russell



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**From:** Flomama Martin <floseppi@gmail.com>  
**Sent:** Monday, April 3, 2023 11:34 AM  
**To:** comments@oesregionsoutheoc.org  
**Subject:** Southern Region Emergency Operations Center Project NOP Scoping comments

I oppose the Fairview Development Center site as a future site for the Southern Region EOC.

The residential neighborhoods of College Park to the east (where I have lived for 53 years), all the homes on Joann St, and further south, and the multi-family dwellings (including Harbor Village) to the north, will be negatively impacted by helicopter noise and increased vehicle traffic on Harbor Blvd.

The Fairview Park, a State of California nature preserve, will suffer. The wildlife and the people who enjoy active recreating in the park will suffer.

Florence Martin'  
2442 Andover Place,  
Costa Mesa, CA 92626

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Now is the time...

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**From:** Valerie Hass <valeriemhass@gmail.com>  
**Sent:** Thursday, March 30, 2023 10:06 AM  
**To:** comments@oesregionsoutheoc.org  
**Subject:** Fairview Development Center

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Ms. Ash,

I'm writing to share my comments regarding the Southern Region Emergency Operations Center project. I was informed of the project by my church pastor and community leader. I am raising 3rd generation Orange County residents and I am a homeowner on Del Mar Ave (aka Fair Dr). My house is just down the street from the proposed project. Additionally, I am a licensed architect with knowledge of the impact that large development will have on my community. I also have a heart for affordable housing and I am disappointed to hear that the state is not jumping on the opportunity to develop a beautiful and impactful neighborhood to make a change in our housing crisis.

There is a need for affordable housing in our community and throughout the state. This land provides much needed real estate to address this problem. I am saddened to hear that an emergency facility will be jammed into existing residential neighborhoods and reduce acres that could be designated to affordable housing, park and community amenities.

I hope that the existing community and neighborhoods are being discussed in the development of the site. Understanding that there is a unique process for state funded development, I hope that within those regulations consideration of local or regional architects and developers is emphasized. Costa Mesa and Orange County are unique within the state and it would be disappointing if our culture, vernacular and needs were not prioritized. Please come hang out in my front yard and hear the noise from the existing emergency vehicles and sober living transportation vehicles that speed down my street or walk a block from my front door and see the impacts of a lack of housing for our residence.

There may be a need for such an operations center in Southern California, but my hope is that this would be developed within a cohesive neighborhood of housing, natural space, active transportation opportunities, and where kids and families feel secure in their homes and environment. What are the impacts to the city around this project? I hope that they do not outweigh the benefits of the project itself.

Sincerely,

--

Valerie Hass

[valeriemhass@gmail.com](mailto:valeriemhass@gmail.com)

949.584.8972

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**From:** Kim Hendricks <kimhendricks26@gmail.com>  
**Sent:** Monday, April 17, 2023 6:37 PM  
**To:** comments@oesregionsoutheoc.org  
**Subject:** Proposed Emergency Operations Center

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Greetings,

My family and I understand the proposed emergency operations center at Fairview Developmental Center (FDC) in Costa Mesa needs to follow CEQA but we are concerned that not all aspects of the project have been taken into consideration. We live near FDC and know that it is a stopover for migrating birds as well as a home to others. This project might keep migrating and residential birds (some are endangered) from inhabiting the area. We are also concerned by the lack of details regarding fossil fuel storage, oxides and greenhouse gas emissions and more. Costa Mesa is already suffering from poor air quality in some areas.

Fairview Nature Park is on the other side of the golf course next to FDC. Fairview Nature Park is a major stopover for migrating birds and has residential endangered birds as well. This project would disrupt the corridor from Fairview Park to FDC.

This project would negatively impact the residents that surround it as well.

I would like to see the details laid out for this project and give residents a reasonable time to see them.

Thank you,  
Kim Hendricks

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**From:** Linda Tang <ltang33@gmail.com>  
**Sent:** Tuesday, April 18, 2023 12:29 AM  
**To:** comments@oesregionsoutheoc.org  
**Subject:** RE: Oppostion to Southern Region Emergency Operations Center

Dear Ms. Ash,

I have been involved with the Costa Mesa Affordable Housing Coalition for over a decade and we have been proactive in voicing our support in leveraging Fairview Developmental Center (FDC) as a potential site for the development of affordable housing. While there may be a need for a Southern Region Emergency Operations Center, the highest and best use of the FDC should be for affordable housing for lower income households. There is a significant unmet need for affordable housing and the City has failed to substantially build affordable housing units. FDC offers a great and unique opportunity to fulfill that need.

We oppose the Southern Region Emergency Operations Center and we hope to hold discussions with you soon regarding this issue.

Sincerely,

Linda Tang



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**From:** Barbara Abbott <bbabbott@gmail.com>  
**Sent:** Wednesday, August 2, 2023 2:20 PM  
**To:** comments@oesregionsoutheoc.org  
**Subject:** helipad

There is already a helipad at the police station on fair drive in Costa Mesa. I don't believe an additional pad is necessary for this proposed site. If it is allowed please keep the traffic over the residential areas between placenta ave and harbor at a minimum. helicopters could access the site over fairview park and the golf course without having to fly over the residential areas.

Thank you,  
Barbara Abbott

