



## CITY OF COSTA MESA

### REGULAR CITY COUNCIL AND SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY, AND HOUSING AUTHORITY\*

#### Agenda

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Tuesday, July 18, 2023

6:00 PM

City Council Chambers  
77 Fair Drive

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**\*Note: All agency memberships are reflected in the title "Council Member"  
4:00 P.M. Closed Session**

The City Council meetings are presented in a hybrid format, both in-person at City Hall and as a courtesy virtually via Zoom Webinar. If the Zoom feature is having system outages or experiencing other critical issues, the meeting will continue in person.

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Favor de comunicarse con la Secretaria Municipal al (714) 754-5225 para solicitar servicios de interpretación de idioma para las juntas de la Ciudad. Se pide notificación por lo mínimo 48 horas de anticipación, esto permite que la Ciudad haga los arreglos necesarios.

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Zoom Webinar: (For both 4:00 p.m. and 6:00 p.m. meetings)

Please click the link below to join the webinar:

<https://us06web.zoom.us/j/98376390419?pwd=dnpFelc5TnU4a3BKWVlyRVZMallZZz09>

Or sign into Zoom.com and “Join a Meeting”

Enter Webinar ID: 983 7639 0419/ Password: 905283

- If Zoom is not already installed on your computer, click “Download & Run Zoom” on the launch page and press “Run” when prompted by your browser. If Zoom has previously been installed on your computer, please allow a few moments for the application to launch automatically.
- Select “Join Audio via Computer.”
- The virtual conference room will open. If you receive a message reading, “Please wait for the host to start this meeting,” simply remain in the room until the meeting begins.
- During the Public Comment Period, use the “raise hand” feature located in the participants’ window and wait for city staff to announce your name and unmute your line when it is your turn to speak. Comments are limited to 3 minutes, or as otherwise directed.

Participate via telephone: (For both 4:00 p.m. and 6:00 p.m. meetings)

Call: 1 669 900 6833 Enter Webinar ID: 983 7639 0419/ Password: 905283

During the Public Comment Period, press \*9 to add yourself to the queue and wait for city staff to announce your name/phone number and press \*6 to unmute your line when it is your turn to speak. Comments are limited to 3 minutes, or as otherwise directed.

Note, if you have installed a zoom update, please restart your computer before participating in the meeting.

Additionally, members of the public who wish to make a written comment on a specific agenda item, may submit a written comment via email to the City Clerk at [cityclerk@costamesaca.gov](mailto:cityclerk@costamesaca.gov). Comments received by 12:00 p.m. on the date of the meeting will be provided to the City Council, made available to the public, and will be part of the meeting record.

Please know that it is important for the City to allow public participation at this meeting. If you are unable to participate in the meeting via the processes set forth above, please contact the City Clerk at (714) 754-5225 or [cityclerk@costamesaca.gov](mailto:cityclerk@costamesaca.gov) and staff will attempt to accommodate you. While the City does not expect there to be any changes to the above process for participating in this meeting, if there is a change, the City will post the information as soon as possible to the City’s website.

Note that records submitted by the public will not be redacted in any way and will be posted online as submitted, including any personal contact information. All pictures, PowerPoints, and videos submitted for display at a public meeting must be previously reviewed by staff to verify appropriateness for general audiences. No links to YouTube videos or other streaming services will be accepted, a direct video file will need to be emailed to staff prior to each meeting in order to minimize complications and to play the video without delay. The video must be one of the following formats, .mp4, .mov or .wmv. Only one file may be included per speaker for public comments, for both videos and pictures. Please e-mail to the City Clerk at [cityclerk@costamesaca.gov](mailto:cityclerk@costamesaca.gov) NO LATER THAN 12:00 Noon on the date of the meeting. If you do not receive confirmation from the city prior to the meeting, please call the City Clerks office at 714-754-5225.

Note regarding agenda-related documents provided to a majority of the City Council after distribution of the City Council agenda packet (GC §54957.5): Any related documents provided to a majority of the City Council after distribution of the City Council Agenda Packets will be made available for public inspection. Such documents will be posted on the city's website and will be available at the City Clerk's office, 77 Fair Drive, Costa Mesa, CA 92626.

All cell phones and other electronic devices are to be turned off or set to vibrate. Members of the audience are requested to step outside the Council Chambers to conduct a phone conversation.

Free Wi-Fi is available in the Council Chambers during the meetings. The network username available is: CM\_Council. The password is: cmcouncil1953.

As a LEED Gold Certified City, Costa Mesa is fully committed to environmental sustainability. A minimum number of hard copies of the agenda will be available in the Council Chambers. For your convenience, a binder of the entire agenda packet will be at the table in the foyer of the Council Chambers for viewing.

In compliance with the Americans with Disabilities Act, Assistive Listening headphones are available and can be checked out from the City Clerk. If you need special assistance to participate in this meeting, please contact the City Clerk at (714) 754-5225. Notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. [28 CFR 35.102.35.104 ADA Title II].

En conformidad con la Ley de Estadounidenses con Discapacidades (ADA), aparatos de asistencia están disponibles y podrán ser prestados notificando a la Secretaria Municipal. Si necesita asistencia especial para participar en esta junta, comuníquese con la oficina de la Secretaria Municipal al (714) 754-5225. Se pide dar notificación a la Ciudad por lo mínimo 48 horas de anticipación para garantizar accesibilidad razonable a la junta. [28 CFR 35.102.35.104 ADA Title II].

**CLOSED SESSION - 4:00 P.M.**

**CALL TO ORDER**

**ROLL CALL**

**PUBLIC COMMENTS** Members of the public are welcome to address the City Council only on those items on the Closed Session agenda. Each member of the public will be given a total of three minutes to speak on all items on the Closed Session agenda.

**CLOSED SESSION ITEMS:**

1. PUBLIC EMPLOYEE PERFORMANCE EVALUATION  
Pursuant to California Government Code Section 54957, (b)(1)  
Title: City Manager



**REGULAR MEETING OF THE CITY COUNCIL AND SUCCESSOR AGENCY  
TO THE REDEVELOPMENT AGENCY, AND HOUSING AUTHORITY**

**JULY 18, 2023 – 6:00 P.M.**

**JOHN STEPHENS**  
Mayor

**JEFFREY HARLAN**  
Mayor Pro Tem - District 6

**ANDREA MARR**  
Council Member - District 3

**MANUEL CHAVEZ**  
Council Member - District 4

**LOREN GAMEROS**  
Council Member - District 2

**ARLIS REYNOLDS**  
Council Member - District 5

**DON HARPER**  
Council Member - District 1

**KIMBERLY HALL BARLOW**  
City Attorney

**LORI ANN FARRELL HARRISON**  
City Manager

**CALL TO ORDER**

**NATIONAL ANTHEM AND PLEDGE OF ALLEGIANCE**

**MOMENT OF SOLEMN EXPRESSION**

[Per Council Policy 000-12, these presentations are made by community volunteers stating their own views. The City Council disclaims any intent to endorse or sponsor the views of any speaker.]

**ROLL CALL**

**CITY ATTORNEY CLOSED SESSION REPORT**

**PRESENTATIONS:**

1. [Certificate of Recognition: 2023 OC Artist of the Year Alexandr23-1307 Hernandez](#)

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2. [2023 Parks and Recreation Month](#) [23-1306](#)

**Attachments:** [1. Proclamation: Parks Make Life Better](#)

3. [Presentation: TESSA Demonstration](#) [23-1305](#)

**PUBLIC COMMENTS – MATTERS NOT LISTED ON THE AGENDA**

Comments on Consent Calendar items may also be heard at this time.

Comments are limited to 3 minutes, or as otherwise directed.

**COUNCIL MEMBER COMMITTEE REPORTS, COMMENTS, AND SUGGESTIONS**

Each council member is limited to 4 minutes. Additional comments will be heard at the end of the meeting.

1. Council Member Marr
2. Council Member Reynolds
3. Council Member Chavez
4. Council Member Gameros
5. Council Member Harper
6. Mayor Pro Tem Harlan
7. Mayor Stephens

**REPORT – CITY MANAGER**

**REPORT – CITY ATTORNEY**

**CONSENT CALENDAR:**

All matters listed under the Consent Calendar are considered to be routine and will be acted upon in one motion. There will be no separate discussion of these items unless members of the City Council, staff, or the public request specific items to be discussed and/or removed from the Consent Calendar for discussion.

1. [PROCEDURAL WAIVER: WAIVE THE FULL READING OF AL123-1274 ORDINANCES AND RESOLUTIONS](#)

RECOMMENDATION:

City Council, Agency Board, and Housing Authority approve the reading by title only and waive full reading of Ordinances and Resolutions.

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2. [READING FOLDER](#) [23-1296](#)

RECOMMENDATION:

City Council receive and file Claims received by the City Clerk: Lindsey Biurquiz, Delco Company, Robert De Pasquale, Evangelina Espinosa, Lorie Milton, Nicholas Patrick, Jake Querry, Angela Vargas.

3. [ADOPTION OF WARRANT RESOLUTION](#) [23-1298](#)

RECOMMENDATION:

City Council approve Warrant Resolution No. 2701.

**Attachments:** [1. Summary Check Register 6.12.23](#)  
[2. Summary Check Register 6.19.23](#)  
[3. Summary Check Register 6.26.23](#)  
[4. Summary Check Register 7.3.23](#)

4. [MINUTES](#) [23-1282](#)

RECOMMENDATION:

City Council approve the minutes of the regular meeting of June 20, 2023.

**Attachments:** [1. 06-20-2023 Draft Minutes](#)

5. [FINAL MAP FOR TRACT NO. 19120 LOCATED AT 1978 MEYER PLACE AND 1979 ANAHEIM AVENUE, COSTA MESA](#) [23-1284](#)

RECOMMENDATION:

Staff recommends the City Council approve the final Tract Map No. 19120 and authorize the signing of the map by the City Clerk and the City Engineer.

**Attachments:** [1. Tract Map 19120](#)  
[2. Conditions of Approval](#)

6. **[TRAFFIC MANAGEMENT SERVICES AGREEMENTS WITH THE 32ND DISTRICT AGRICULTURAL ASSOCIATION](#)**

RECOMMENDATION:

Staff recommends City Council:

1. Approve the 2023 agreement between the City and the 32nd District Agricultural Association for traffic management services for the Orange County Fair.
2. Approve the 2023 agreement between the City and the 32nd District Agricultural Association for traffic management services for all designated year-round events at the Orange County Fair and Event Center ("OCFEC").
3. Authorize the City Manager, or her designee, to execute the agreements.
4. Authorize the City Manager, or her designee, to execute any amendments to the agreements, including but not limited to, amendments increasing the maximum compensation to be paid to the City.

**Attachments:** [1. City of Costa Mesa Fair Final 2023](#)  
[2. City of Costa Mesa Year Round Final 2023](#)  
[3. Special Events Rate](#)

7. **[AMENDMENT TO EXTEND TERM OF FALCK AMBULANCE SERVICES AGREEMENT](#)**

RECOMMENDATION:

Staff recommends approval of the attached Amendment Number One extending the term of the Ambulance Services Agreement with Falck Mobile Health Corp, (Previously known as Care Ambulance) for the continuation of emergency ambulance operator and support services until July 31, 2024, adjust the compensation as discussed herein, appropriate the increase of \$550,00 in the Fire Department's operating budget, and authorize the City Manager to execute the Amendment.

**Attachments:** [1. Amendment No. 1 with Falck Ambulance Service, Inc.](#)  
[2. PSA with Care Ambulance Service, Inc.](#)  
[3. Exhibit A - Fee Schedule](#)  
[4. Exhibit B - Additional Expenses](#)

8. [ONE YEAR EXTENSION OF THE PROFESSIONAL SERVICES AGREEMENT WITH WITTMAN ENTERPRISES, LLC FOR AMBULANCE BILLING AND COST RECOVERY SERVICES RFP 18-03](#)

RECOMMENDATION:

Staff recommends the City Council:

1. Approve Amendment Number One to extend the term of the Professional Services Agreement for Ambulance Billing and Cost Recovery Services between Wittman Enterprises, LLC and the City of Costa Mesa for one additional year expiring on July 31, 2024, for a total not-to-exceed amount of \$240,000. (Attachment 1).
2. Authorize the City Manager to execute the Amendment

**Attachments:** [1. Amendment No. 1 with Wittman Enterprises, LLC](#)  
[2. PSA with Wittman Enterprises, LLC](#)

9. [2021 AND 2022 ANNUAL REVIEW OF THE COSTA MESA 2015-2035 GENERAL PLAN](#)

RECOMMENDATION:

Staff recommends the City Council approve the 2021 and 2022 Annual Review of the 2015-2035 Costa Mesa General Plan for submittal to the State Office of Planning and Research (OPR) and the State Department of Housing and Community Development (HCD).

**Attachments:** [1. Agenda Report](#)  
[2. Draft 2021 & 2022 Annual Review](#)

**AT THIS TIME COUNCIL WILL ADDRESS ANY ITEMS PULLED FROM THE CONSENT CALENDAR**

-----**END OF CONSENT CALENDAR**-----

**PUBLIC HEARINGS:**

(Pursuant to Resolution No. 05-55, Public Hearings begin at 7:00 p.m.)

1. [REVIEW OF PLANNING COMMISSION APPROVAL CONDITIONS 23-1232 FOR THE NORTHGATE MARKET AT 2300 HARBOR BOULEVARD \(UNIT C\)](#)

**RECOMMENDATION:**

Staff recommends the City Council:

1. Find that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301 (Class 1) for Existing Facilities; and Section 15303 (Class 3), New Construction or Conversion of Small Structures.
2. Review and consider the May 15, 2023 Application for Review and the May 8, 2023 Planning Commission staff report, final resolution, and meeting minutes.
3. Uphold the Planning Commission's approval as written or modify conditions of approval to allow for televisions on the outdoor patio located near Wilson Street, and modified hours of operation to allow the proposed outdoor dining areas to be open for breakfast.

**APPLICANT OR AUTHORIZED AGENT:**

The authorized agent is Le Architecture (representing Northgate Market), and the applicant is Harbor Center Partners.

- Attachments:** [1. Resolution](#)  
[2. Filed Review Application](#)  
[3. Planning Commission Public Comments](#)  
[4. Planning Commission Resolution](#)  
[5. Planning Commission approved minutes](#)  
[6. City Council Public Comments](#)

**OLD BUSINESS: NONE.**

**NEW BUSINESS:**

1. **COSTA MESA TENNIS CENTER OPERATIONS** **23-1295**

RECOMMENDATION:

Staff recommends the City Council:

1. Award an operation agreement to Agape Tennis Academy for the Management and Operation of the Costa Mesa Tennis Center.
2. Authorize the City Manager or her designee to negotiate the terms and conditions for the financial share between the City and Agape Tennis Academy.
3. Authorize the City Manager and the City Clerk to execute the operating agreement and future amendments to the agreement within City Council authorized limits.

2. [\*\*AUTHORIZE THE USE OF SOURCEWELL'S NATIONAL COOPERATIVE AGREEMENT WITH WHP TRAINING TOWERS FOR THE PURCHASE OF A PRE-FABRICATED TRAINING TOWER AT FIRE STATION NO. 4\*\*](#)

RECOMMENDATION:

Staff recommends the City Council:

1. Authorize the use of Sourcewell's National Cooperative Agreement No. 011822-JHK with WHP Trainingtowers for the purchase and installation of a pre-fabricated training tower at Fire Station No. 4 in the amount of \$2,178,190.05.
2. Authorize an additional ten percent (10%) contingency of \$217,819.05 for unforeseen costs.

**ENVIRONMENTAL DETERMINATION:**

The proposed action is exempt from the California Environmental Quality Act (CEQA) because it is not a "project" under Section 15378(b)(5) of CEQA Guidelines. The action involves an organizational or administrative activity of government that will not result in the direct or indirect physical change in the environment. In addition, the proposed action is exempt under Section 15301 relating to the operation, repair, maintenance, permitting, and/or minor alteration of existing public facilities.

**Attachments:** [1. Fire Station No. 4 Tower Sourcewell Proposal](#)  
[2. Site Plan and Training Tower](#)

3. [\*\*RESOLUTION FOR EXCEPTION TO THE 180-DAY WAIT PERIOD PURSUANT TO GOVERNMENT CODE SECTIONS 7522.56 AND 21221, FOR THE REHIRE OF EMERGENCY SERVICES MANAGER BRENDA EMRICK\*\*](#)

RECOMMENDATION:

Staff recommends the City Council:

Adopt by resolution the exception to the 180-Day Wait Period pursuant to Government Code Sections 7522.56 and 21221(h) (Attachment I) to retain the services of retired Emergency Services Manager Brenda Emrick

**Attachments:** [1. Resolution.Emrick](#)  
[2. Job Offer.Emrick](#)



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4. [CITY COUNCIL DIRECTION REGARDING POTENTIAL BEHAVIORAL HEALTH UNIT AT COSTA MESA BRIDGE SHELTER THROUGH GRANT FUNDED PARTNERSHIP WITH COUNTY](#)

RECOMMENDATION:

City Council direction and authorization is requested regarding the following:

1. Potential joint application with the Orange County Health Care Agency to the California Department of Health Care Services for Behavioral Health Bridge Housing Program funds to create a new 50 bed Behavioral Health Unit at the Costa Mesa Bridge Shelter for individuals with Serious Mental Illness (SMI) or Substance Use Disorder (SUD), and appropriate all awarded funds to the Housing Authority's Shelter Budget.
2. Allocation of up to \$1.27 million in American Rescue Plan Act funds as the City's portion of gap financing to undertake and complete the \$5.0 million in capital improvements needed to convert 15,000 square ft. of existing warehouse space in Unit B of the Bridge Shelter for a new Behavioral Health Unit, including \$3.75 million in capital grant funding from the County for this purpose.
3. Authorize the City Manager or her designee to execute agreements and amendments to agreements to bring the Bridge Shelter Expansion Project to fruition.

**Attachments:** [1. CIP Attachment](#)

**ADDITIONAL COUNCIL/BOARD MEMBER COMMITTEE REPORTS, COMMENTS, AND SUGGESTIONS**

**ADJOURNMENT**



# CITY OF COSTA MESA

## Agenda Report

77 Fair Drive  
Costa Mesa, CA 92626

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**File #:** 23-1307

**Meeting Date:** 7/18/2023

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**TITLE:**

Certificate of Recognition: 2023 OC Artist of the Year Alexandra Hernandez

**DEPARTMENT:** City Manager's Office



# CITY OF COSTA MESA

## Agenda Report

77 Fair Drive  
Costa Mesa, CA 92626

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**File #:** 23-1306

**Meeting Date:** 7/18/2023

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**TITLE:**

Proclamation: 2023 Parks and Recreation Month

**DEPARTMENT:** City Manager's Office



CITY OF COSTA MESA, CALIFORNIA

# Proclamation

**WHEREAS**, parks and recreation are an integral part of communities throughout this country, including the City of Costa Mesa; and

**WHEREAS**, parks and recreation promote health and wellness, improving the physical and mental health of people who live near parks; and

**WHEREAS**, the City of Costa Mesa operates and maintains 30 different parks; and

**WHEREAS**, parks and recreation promote time spent in nature, which positively impacts mental health by increasing cognitive performance and well-being and alleviating illnesses such as depression, attention deficit disorders, and Alzheimer's; and

**WHEREAS**, parks and recreation encourage physical activities by providing space for popular sports, hiking trails, swimming pools, and many other activities designed to promote active lifestyles; and

**WHEREAS**, park and recreation programming and education activities, such as out-of-school time programming, youth sports, and environmental education, are critical to childhood development; and

**WHEREAS**, parks and recreation increase a community's economic prosperity through increased property values, expansion of the local tax base, increased tourism, the attraction and retention of businesses, and crime reduction; and

**WHEREAS**, parks and recreation are fundamental to the environmental well-being of our community; and

**WHEREAS**, parks and recreation are essential and adaptable infrastructure that makes our communities resilient in the face of natural disasters and climate change; and

**WHEREAS**, our parks and natural recreation areas ensure the ecological beauty of our community and provide a place for children and adults to connect with nature and recreate outdoors; and

**WHEREAS**, The California Park & Recreation Society has released a statewide public awareness campaign, "Parks Make Life Better! ®," to inform citizens of the many benefits of utilizing parks, facilities, programs, and services; now, therefore, be it resolved that the citizens of California recognize the importance of access to local parks, trails, open space, and facilities for the health, wellness, development, inspiration, and safety of all Californians; and

**WHEREAS**, the U.S. House of Representatives passed an official resolution for Parks and Recreation Month in 2009 and introduced the resolution in 2017 and 2018.; and

**WHEREAS**, the City of Costa Mesa recognizes the benefits derived from parks and recreation resources.

**NOW, THEREFORE**, I, John B. Stephens, Mayor of the City of Costa Mesa, do hereby proclaim the month of July 2023 as **Parks and Recreation Month** and recognize the importance of access to local parks, trails, open spaces, programs, and facilities for the health, wellness, development, inspiration, and safety of all Costa Mesa residents.

**DATED this 18<sup>th</sup> day of July 2023.**

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**John B. Stephens, Mayor of the City of Costa Mesa**



# CITY OF COSTA MESA

## Agenda Report

77 Fair Drive  
Costa Mesa, CA 92626

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**File #:** 23-1305

**Meeting Date:** 7/18/2023

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**TITLE:**

Presentation: TESSA Demonstration

**DEPARTMENT:**

Economic and Development Services Department



# CITY OF COSTA MESA

## Agenda Report

77 Fair Drive  
Costa Mesa, CA 92626

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**File #:** 23-1274

**Meeting Date:** 7/18/2023

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**TITLE:**

**PROCEDURAL WAIVER: WAIVE THE FULL READING OF ALL ORDINANCES AND RESOLUTIONS**

**RECOMMENDATION:**

City Council, Agency Board, and Housing Authority approve the reading by title only and waive full reading of Ordinances and Resolutions.



# CITY OF COSTA MESA

## Agenda Report

77 Fair Drive  
Costa Mesa, CA 92626

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**File #:** 23-1296

**Meeting Date:** 7/18/2023

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**TITLE:**

**READING FOLDER**

**DEPARTMENT:** City Manager's Office/City Clerk's Division

**RECOMMENDATION:**

City Council receive and file Claims received by the City Clerk: Lindsey Biurquiz, Delco Company, Robert De Pasquale, Evangelina Espinosa, Lorie Milton, Nicholas Patrick, Jake Querry, Angela Vargas.



# CITY OF COSTA MESA

## Agenda Report

77 Fair Drive  
Costa Mesa, CA 92626

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**File #:** 23-1298

**Meeting Date:** 7/18/2023

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**TITLE:**

**ADOPTION OF WARRANT RESOLUTION**

**DEPARTMENT:** Finance Department

**PRESENTED BY:** Carol Molina, Finance Director

**CONTACT INFORMATION:** Carol Molina at (714) 754-5243

**RECOMMENDATION:**

City Council approve Warrant Resolution No. 2701.

**BACKGROUND:**

In accordance with Section 37202 of the California Government Code, the Director of Finance or their designated representative hereby certify to the accuracy of the following demands and to the availability of funds for payment thereof.

**FISCAL REVIEW:**

Funding Payroll Register No. 23-13 On Cycle for \$3,129,615.10, 23-13 "A" Off Cycle for \$1,098.47, and 23-14 On Cycle for \$3,506,225.84 and City operating expenses for \$5,645,678.69.



Bank: CITY  
Cycle: AWKLY

<u>Payment Ref</u>	<u>Cancel Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Date</u>	<u>Payment Amt</u>
0237818	6/12/2023	V	South Coast Air Quality Mgmt District	0000003939	06/10/22	(636.58)
<i>Line Description:</i> 6/12/23 Check was not deposited before the 90 days.						
<b>TOTAL</b>						<b>(\$636.58)</b>

<u>amount</u>
519,123.80
54,154.30
821,338.48
0.00
(636.58)
<u>1,393,980.00</u>

Bank: CITY  
Cycle: AWKLY

<u>Payment Ref</u>	<u>Cancel Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Date</u>	<u>Payment Amt</u>
0237818	6/12/2023	V	South Coast Air Quality Mgmt District	0000003939	06/10/22	(636.58)
<i>Line Description:</i> 6/12/23 Check was not deposited before the 90 days.						
						<b><u>TOTAL</u></b> <b><u>(\$636.58)</u></b>

Bank: DDP1  
 Cycle: ADDEP1

<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
015658	06/15/23	P	Complex Appellate Litigation Group LLP	0000030056	75,000.00
			<i>Line Description:</i> Legal Svcs-SoCal Raw		
015659	06/15/23	P	James Mun	0000029931	512.22
			<i>Line Description:</i> Outreach Prog Exp-May 2023		
015660	06/15/23	P	Patricia Lara	0000018529	35.64
			<i>Line Description:</i> Meeting Supplies		
015661	06/15/23	P	Ryan Meadors	0000030129	391.00
			<i>Line Description:</i> Ntnl CERT Assc Conf-RM		
015662	06/15/23	P	Tony Gracia	0000029589	146.07
			<i>Line Description:</i> Outreach Prog Exp-4/1-4/30/23 Outreach Prog Exp-3/4-3/26/23		
015663	06/15/23	P	Travel Costa Mesa	0000024750	355,897.26
			<i>Line Description:</i> BIA Receipts May 2023		
015664	06/16/23	P	Jones & Mayer	0000014653	87,141.61
			<i>Line Description:</i> #116630-Lehman #116633-Nasiri #116636-Oshiro #116610-Carrera #116622-Finance #116631-Masaoka #116644-Tippert #116009-Carranza #116632-Murtaugh #116643-Shalhoub #116619-Donaldson #116623-Fire Dept		

Bank: DDP1

Cycle: ADDEP1

<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
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			<i>Line Description:</i> #116612-City Clerk		
			#116634-Ohio House		
			#116596-153 Del Mar		
			#116600-277 Mesa Dr		
			#116604-544 Bernard		
			#116606-806Towne St		
			#116639-Police Dept		
			#116641-Public Svcs		
			\$116645-Zavata Cruz		
			#116597-1858 Newport		
			#116598-1963 Wallace		
			#116601-2879 Mendoza		
			#116602-374 Woodland		
			#116605-599 W Wilson		
			#116614-City Manager		
			#116616-City Council		
			#116650-RDX Catalyst		
			#116599-2162 Maple St		
			#116611-City Attorney		
			#116613-City Clerk PRR		
			#116640-PD/440 Fair Dr		
			#116651-Socal Recovery		
			#116615-Cde Enforcement		
			#116642-Risk Management		
			\$116603-440Fair/1179 NP		
			#116618-D'Alessio Appeal		
			#116620-Development Svcs		
			#116595-1269 & 1273 Baker		
			#116608-Bernard/Charle St		
			#116627-Insight Psychology		
			#116637-Park&Community Svcs		
			#116638-Planning Commission		
			#116619-D'Alessio Investment		
			#116629-Leaman		
			#116628-Lawson		
			#116624-Garten		
			#116607-Armand		
			#116635-Olive		
			#116626-Hauck		

City of Costa Mesa Accounts Payable  
**SUMMARY CHECK REGISTER**

Bank: DDP1  
Cycle: ADDEP1

<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
		<i>Line Description:</i>	\$116617-Cruz		
			#116625-Gomex		
					<b>TOTAL \$519,123.80</b>

Bank: CITY  
 Cycle: ANNUAL

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
0243073	06/13/23	P	Charitable Ventures of Orange County	0000030162	19,200.00
			<i>Line Description:</i> OCSD23		
0243074	06/13/23	P	Davis Farr LLP	0000023871	30,310.00
			<i>Line Description:</i> Housing Authority Audit 21-22 Auditing		
0243075	06/13/23	P	Agriserve Pest Control Inc	0000025268	500.00
			<i>Line Description:</i> Fertilizer Application Insect Suppression		
0243076	06/13/23	P	Prudential Overall Supply	0000025480	2,829.76
			<i>Line Description:</i> Street & Traffic Uniform Svcs Fleet Uniform Svcs Parks Uniform Svcs Fleet Floor Mats Svcs Facilities Uniform Svcs Fleet Floor Mat Svcs Parks Uniform Svcs Fleet Uniform Svcs Towel Svc-Apr 2023 Facilities Uniform Svcs Street & Traffic Uniform Svc Facilities Uniform Svcs Street & Traffic Uniform Svcs Parks Uniform Svcs Fleet Uniforms Svcs Fleet Floor Mat Svcs Facilities Uniform Svcs Street & Traffic Uniform Svcs Fleet Uniform Svcs Parks Uniform Svcs Fleet Floor Mats Svcs		

City of Costa Mesa Accounts Payable  
**SUMMARY CHECK REGISTER**

Bank: CITY  
Cycle: ANNUAL

<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
0243077	06/13/23	P	South Coast Air Quality Mgmt District	0000003939	1,314.54
		<i>Line Description:</i>	SCAQMD 2022 Registration Fee		
			SCAQMD 2022 Registration Fee		
			SCAQMD 2023 Registration Fee		
					<b>TOTAL \$54,154.30</b>

Bank: CITY  
 Cycle: AWKLY

<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
0243078	06/16/23	P	Bob Hall & Associates	0000027193	22,549.00
		<i>Line Description:</i>	Consulting Recruitment		
			Consulting-Recruitment		
			Consulting-Recruitment		
0243079	06/16/23	P	Bound Tree Medical LLC	0000011695	36,692.51
		<i>Line Description:</i>	EMS Supplies		
			EMS Supplies		
			EMS Supplies		
			EMS Supplies		
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			EMS Supplies		
			EMS Supplies		
0243080	06/16/23	P	Commercial Door of Orange County Inc	0000004861	17,576.65
		<i>Line Description:</i>	Install New Rolling Aluminum G		
0243081	06/16/23	P	Computer Protection Technology	0000029956	38,564.51
		<i>Line Description:</i>	REPLACEMENT BATTERY INSTALLATI		
0243082	06/16/23	P	Endemic Environmental Services Inc	0000021277	27,865.00
		<i>Line Description:</i>	FVP Wetland Maint-May 23		
0243083	06/16/23	P	National Auto Fleet Group	0000021631	44,746.79
		<i>Line Description:</i>	Approved Vehicles FY 21-22		



Bank: CITY  
 Cycle: AWKLY

<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
0243084	06/16/23	P	Park Consulting Group, Inc <i>Line Description:</i> EnerGov Implement. Report Dev	0000029398	45,600.00
0243085	06/16/23	P	PlanetBids Inc <i>Line Description:</i> PLANETBIDS E-PROCUREMENT NET SOFTW	0000028660	16,375.00
0243086	06/16/23	P	Proactive Engineering Consultants Inc <i>Line Description:</i> Westside Storm Drain Improv Westside Storm Drain Improv	0000028916	59,681.00
0243087	06/16/23	P	SHI International Corp <i>Line Description:</i> SALE TAX (7.75%) MICROSOFT SURFACE LAPTOP 5 SALE TAX (7.75%) SHIPPING MICROSOFT SURFACE DOCK 2 TRIPP LITE USB-C TO DISPLAY PO	0000016007	22,649.88
0243088	06/16/23	P	Sagecrest Planning & Environmental <i>Line Description:</i> Consulting Staff Srvs LMS	0000025748	18,369.00
0243089	06/16/23	P	San Joaquin Hills Transportation <i>Line Description:</i> -Dec 2022SJH Fees-Dec 2022	0000003903	15,498.00
0243090	06/16/23	P	Southern California Edison Company <i>Line Description:</i> 782 Shalimar 5/8-6/6/23 Arlington 5/9-6/7/23 Shelter 5/9-6/7/23 1587 Sunflower 5/8-6/6/23 157 Baker 5/9-6/7/23 Park Maint 5/1-5/31/23	0000004088	109,069.71

Bank: CITY  
 Cycle: AWKLY

<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
			<i>Line Description:</i> 707 W 18th 5/5-6/5/23 711 W 18th 5/5-6/5/23 734 James 5/5-6/5/23 360 Ogle 5/10-6/8/23 Signals 4/5-5/4/23 740 James 5/5-6/5/23 410 Merrimac 5/10-6/8/23 1940 Placentia 5/5-6/5/23 744 James 5/5-6/5/23 745 W 18th 5/5-6/5/23 - 2293 Canyon 5/5-6/5/23 717/721 James 5/5-6/5/23 2590 Placentia 5/5-6/5/23 350 Bristol 5/9-6/7/23 BCC 5/5-6/5/23 567 W 18th 5/5-6/5/23 Street Lights 5-1-5/31/23		
0243092	06/16/23	P	Thermal Concepts, Inc.	0000030042	36,500.00
			<i>Line Description:</i> Install new HVAC System @ Corp		
0243093	06/16/23	P	Tyler Technologies Inc	0000027279	16,804.82
			<i>Line Description:</i> LAND MANAGEMENT SYSTEM LAND MANAGEMENT SYSTEM		
0243094	06/16/23	P	Zoll Medical Corporation	0000021290	30,370.70
			<i>Line Description:</i> AUTO PULSE SYSTEM SALES TAX (7.75%) AUTO PULSE CHARGER ZOLL TRADE ALLOWANCE AUTO PULSE LI-ION BATTERY		
0243095	06/16/23	P	A & A Wiping Cloth Inc	0000018633	2,763.79
			<i>Line Description:</i> Warehouse Floor Stick		

Bank: CITY  
Cycle: AWKLY

<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
0243096	06/16/23	P	AC Pozos Electric Corp	0000017868	1,380.00
			<i>Line Description:</i> Replace Light Fixture at Fairv		
0243097	06/16/23	P	ADCOMM Engineering LLC	0000030005	1,900.00
			<i>Line Description:</i> RF Consulting		
0243098	06/16/23	P	AH Accounting LLC	0000029518	10,275.00
			<i>Line Description:</i> Acct Spvsr Tem Svcs-May 2023		
0243099	06/16/23	P	ARC	0000022726	1,982.71
			<i>Line Description:</i> Fireworkds Poster July 3rd Promotional Posters		
0243100	06/16/23	P	AT & T	0000001107	3,974.84
			<i>Line Description:</i> PD DSL Line 4/27-5/26/23 Outgoing Trunk Line 5/4-6/3/23 DID Trunk Line 5/4-6/3/23 PD Emergency Line 5/4-6/3/23 TeWinkle Park 5/7-6/6/23 Cool Line for PD 5/7-6/6/23 WSS Alarm 4/27-5/26/23 Estancia Park Small Wood Park Red Phone Fire Sta#1 DRC Alarm 5/4/-6/3/23 800 Mhz Radio Link 5/1-5/31/23 DSL Line for Traffic Operation IT Computer Room 5/7-6/6/23		
0243101	06/16/23	P	Adam Ereth	0000029232	400.00
			<i>Line Description:</i> Planning Comm Mtng-May 2023		

Bank: CITY  
 Cycle: AWKLY

<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
0243102	06/16/23	P	Air Exchange Inc	0000024177	7,656.05
			<i>Line Description:</i> Preventative and Emergency Mai Preventative and Emergency Mai Preventative and Emergency Mai Preventative and Emergency Mai Preventative and Emergency Mai Preventative and Emergency Mai		
0243103	06/16/23	P	Angely Vallarta	0000029193	400.00
			<i>Line Description:</i> Planning Comm Mtng-May 2023		
0243104	06/16/23	P	Armageddon Gear	0000030153	678.76
			<i>Line Description:</i> Supplies-SWAT		
0243105	06/16/23	P	BC Traffic Specialist	0000022225	930.24
			<i>Line Description:</i> Traffic Safety Supplies		
0243106	06/16/23	P	Bee Busters Inc	0000007572	110.00
			<i>Line Description:</i> Bee Swarm Abatement City Prop		
0243107	06/16/23	P	CAPE	0000001569	50.00
			<i>Line Description:</i> 2023 Mbrshp		
0243108	06/16/23	P	CBE	0000015149	104.12
			<i>Line Description:</i> COPIER MAINTENANCE 5/5-6/4/23		
0243109	06/16/23	P	Cal Stripe Inc	0000029093	3,010.00
			<i>Line Description:</i> Traffic Mgnt Sining/Stripping		

Bank: CITY  
Cycle: AWKLY

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
0243110	06/16/23	P	California Building Standards Commission	0000020577	3,511.00
			<i>Line Description:</i> Bldg Standard Fees Oct-Dec 22		
0243111	06/16/23	P	California Forensic Phlebotomy Inc	0000001500	10,961.00
			<i>Line Description:</i> Blood Draw Svc-Apr 2023 Blood Draw Svcs-May 2023		
0243112	06/16/23	P	Canon Financial Services Inc	0000023241	2,146.38
			<i>Line Description:</i> Copier Lease 5/20-6/1923 Copier Lease-Jun 2023 Copier Lease-Jun 2023		
0243113	06/16/23	P	Catherine Lynn Kazmark	0000029454	122.15
			<i>Line Description:</i> Design Svc 11/1/22-6/13/23		
0243114	06/16/23	P	Cintas Corporation #640	0000023262	529.20
			<i>Line Description:</i> Shelter Kitchen CleaningSupply Shelter Kitchen CleaningSupply Shelter Kitchen CleaningSupply		
0243115	06/16/23	P	County of Orange	0000003486	1,129.32
			<i>Line Description:</i> Teletype Svcs-May 2023		
0243116	06/16/23	P	Daniels Tire Service	0000001922	1,878.06
			<i>Line Description:</i> Tire Svcs Tire Svcs		
0243117	06/16/23	P	Doodlebugs Animal Adventures	0000030094	900.00
			<i>Line Description:</i> Earth Day Entertainment 2023		

Bank: CITY  
Cycle: AWKLY

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
0243118	06/16/23	P	Eagle Print Dynamics <i>Line Description:</i> Promotional	0000026736	1,022.67
0243119	06/16/23	P	Ecolab Pest Elimination <i>Line Description:</i> Pest Control Services Pest Control Services	0000024420	1,783.66
0243120	06/16/23	P	Fair and Impartial Policing, LLC <i>Line Description:</i> 8 Hour First Line Supervisor T Trainer Travel Estimate 8 Hour Patrol Officer Training	0000030013	14,625.75
0243121	06/16/23	P	Federal Technology Solutions Inc <i>Line Description:</i> Various Workstations & Printer Installation of cabling for De	0000024174	6,408.05
0243122	06/16/23	P	Fuel Pros Inc <i>Line Description:</i> DO Inspection-PD	0000026476	190.00
0243123	06/16/23	P	Galls LLC <i>Line Description:</i> Uniforms	0000002297	105.73
0243124	06/16/23	P	Gillis & Panichapan Architects Inc <i>Line Description:</i> Architectural Svcs for CMPD	0000027487	13,453.78
0243125	06/16/23	P	Glenn Lukos & Associates Inc <i>Line Description:</i> Vernal Pool Restorn4/1-5/4/23 Vernal Pool Restorn4/1-5/4/23	0000011626	3,005.00
0243126	06/16/23	P	Grainger	0000002393	1,528.99

Bank: CITY  
 Cycle: AWKLY

<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
			<i>Line Description:</i> Batteries Circuit Tester Magnetic Wire Puller Circuit Tester Tools		
0243127	06/16/23	P	Irvine Ranch Water District	000005112	1,381.29
			<i>Line Description:</i> 258 Brentwood 5/5-6/7/23 2603 Elden 5/4-6/7/23 106 Del Mar 5/5-6/7/23 308 University 5/5-6/7/23 170 Del Mar 5/5-6/7/23 220 23rd 5/5-6/7/23 561 Monte Vista 5/5-6/7/23		
0243128	06/16/23	P	JC Motors	0000020143	1,440.19
			<i>Line Description:</i> Michelin Pilot		
0243129	06/16/23	P	James Snordan	0000029974	120.00
			<i>Line Description:</i> Basketball Referee 6/12/23 Basketball Referee 6/7/23		
0243130	06/16/23	P	Jess Long	0000026620	60.00
			<i>Line Description:</i> Basketball Referee 6/12/23		
0243131	06/16/23	P	Jimmy Vivar	0000029412	400.00
			<i>Line Description:</i> Planning Comm Mtng-May 2023		
0243132	06/16/23	P	Joe Mar Polygraph & Investigation	0000027462	1,750.00
			<i>Line Description:</i> Pre-Employment Polygraph Pre-Employment Polygraph Pre-Employment Polygraph		

Bank: CITY  
Cycle: AWKLY

<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
0243133	06/16/23	P	Jonathan Zich	0000026312	400.00
			<i>Line Description:</i> Planning Comm Mtng-May 2023		
0243134	06/16/23	P	Jose Rojas	0000029411	400.00
			<i>Line Description:</i> Planning Comm Mtng-May 2023		
0243135	06/16/23	P	Liebert Cassidy Whitmore	0000002960	1,094.50
			<i>Line Description:</i> Legal Services - PD		
0243136	06/16/23	P	Lill Mayer	0000030166	749.99
			<i>Line Description:</i> Medical Exp Stlmnt-1/27/23		
0243137	06/16/23	P	Linscott Law & Greenspan Engineers Inc	0000010877	3,924.00
			<i>Line Description:</i> On-Call Srvs 22-23		
			On-Call Srvs 22-23		
			On-Call Services 22-23		
			On-Call Srvs 22-23		
0243138	06/16/23	P	Los Angeles Times	0000003000	9,244.01
			<i>Line Description:</i> Legal Publications		
			Legal Advertising		
0243139	06/16/23	P	Melad & Associates	0000005068	2,831.96
			<i>Line Description:</i> Plan Check Services		
0243140	06/16/23	P	Mesa Art & Framing	0000002944	4,344.48
			<i>Line Description:</i> SALES TAX (7.75%)		
			UTILITY BOX WRAPPING		



Bank: CITY  
Cycle: AWKLY

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
0243141	06/16/23	P	Michael Balliet	000008858	1,750.00
			<i>Line Description:</i> Grant Management Conslt Apr 23		
0243142	06/16/23	P	Mideo Systems, Inc	0000029225	3,955.00
			<i>Line Description:</i> MAINTENANCE RENEWAL		
0243143	06/16/23	P	NeWave Construction Inc	0000024108	3,414.62
			<i>Line Description:</i> Water Damage Restoration & Rem		
0243144	06/16/23	P	Nikkis Flags	000003354	995.61
			<i>Line Description:</i> Nylon Flag Embroidered		
0243145	06/16/23	P	Noregon Systems Inc	0000028887	8,700.60
			<i>Line Description:</i> Shop Diagnostic Tool		
0243146	06/16/23	P	O Neil Storage	0000018395	425.66
			<i>Line Description:</i> Offsite Records Storage May 23 Offsite Records Storage Apr 23		
0243147	06/16/23	P	Orange Coast Plumbing Inc	0000009431	2,152.13
			<i>Line Description:</i> Citywide Plumbing Service		
0243148	06/16/23	P	Orange County Mosquito & Vector Control	0000021750	533.19
			<i>Line Description:</i> Inspection&Treatment FVP		
0243149	06/16/23	P	Orange County Treasurer Tax Collector	0000003489	7,161.75
			<i>Line Description:</i> Printing Sales Tax Printing/Service		

Bank: CITY  
 Cycle: AWKLY

<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
0243150	06/16/23	P	Pacific Advanced Civil Engineering Inc <i>Line Description:</i> Annual CIP Apr 23 Final Invoice	0000014386	7,016.25
0243151	06/16/23	P	Pacific Medical Waste <i>Line Description:</i> Biohazard Disposal May 2023	0000029793	183.20
0243152	06/16/23	P	Parr Lumber Co. <i>Line Description:</i> OSB SALES TAX (7.75%)	0000029785	5,328.58
0243153	06/16/23	P	PatWest LLC <i>Line Description:</i> PROFESSIONAL SERVICE AGREEMENT	0000029177	5,000.00
0243154	06/16/23	P	Paul's Pet Food Express <i>Line Description:</i> Food & Supplies for PSD Bodi	0000026626	178.41
0243155	06/16/23	P	Permit Management Solutions <i>Line Description:</i> Consulting Staff Svcs Consulting Svcs	0000024925	1,833.00
0243156	06/16/23	P	Power Products Unlimited Inc <i>Line Description:</i> Shipping Fee Sales Tax 7.75% 4800 mah Batteries for the APX	0000021904	2,841.21
0243157	06/16/23	P	Premier Security Services Inc <i>Line Description:</i> Removal of Camera & Hardware	0000002633	780.00

Bank: CITY  
Cycle: AWKLY

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
0243158	06/16/23	P	Prosurface Inc	0000029488	7,600.00
			<i>Line Description:</i> Resurfacing Courts @ Various P		
0243159	06/16/23	P	Quality Information Technology	0000029496	8,750.00
			<i>Line Description:</i> PROFESSIONAL SERVICE AGREEMENT		
0243160	06/16/23	P	RBA Photobooths Inc	0000030154	7,469.25
			<i>Line Description:</i> PHOTOBOTH SHIPPING SALES TAX (7.75%)		
0243161	06/16/23	P	Russell Toler	0000029127	400.00
			<i>Line Description:</i> Planning Comm Mtng-May 2023		
0243162	06/16/23	P	Sean Simon	0000029869	60.00
			<i>Line Description:</i> Basketball Referee 6/12/23		
0243163	06/16/23	P	Shaw HR Consulting Inc	0000021706	2,793.95
			<i>Line Description:</i> Reasonable Accomodation Consulting Consulting		
0243164	06/16/23	P	South Coast Emergency Vehicle Services	0000003643	3,912.35
			<i>Line Description:</i> SHIPPING PLATE NUMBER NUMBER PLATE HOLDER HOLDER NUMBER PLATE SALES TAX (7.75%) PAINTED NUMBER		
0243165	06/16/23	P	Southern California Shredding Inc	0000025605	150.00

Bank: CITY  
 Cycle: AWKLY

<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
			<i>Line Description:</i> On-Site Shredding Services ON-SITE SHREDDING SERVICES ON-SITE SHREDDING SERVICES		
0243166	06/16/23	P	Sparkletts	0000015725	205.59
			<i>Line Description:</i> WATER DELIVERY SERVICES - IT		
0243167	06/16/23	P	Spectrum Gas Products	0000012653	120.06
			<i>Line Description:</i> Medical Cyl Rent Medical Cyl Rent Srvs Charges on Past Due Amnt		
0243168	06/16/23	P	Staples Advantage	0000024532	6,990.21
			<i>Line Description:</i> HR-Office Supplies IT-Office Supplies Police Records-Office Supplies Code Enforcement-Office Suppli Engineering-Office Supplies City Clerk-Office Supplies CDBG Admin-Office Supplies Parks NCC-Office Supplies Home-Office Supplies Parks-Office Supplies Finance-Office Supplies Building-Office Supplies PS Admin-Office Supplies Planning-Office Supplies		
0243169	06/16/23	P	State of California Dept of Justice	0000001534	1,911.00
			<i>Line Description:</i> Livescan/Fingerprinting Servic Livescan/Fingerprinting Servic Livescan/Fingerprinting Servic		
0243170	06/16/23	P	Steve Fink	0000030163	866.40

Bank: CITY  
 Cycle: AWKLY

<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
			<i>Line Description:</i> Stlmnt Property Damage-3043235		
0243171	06/16/23	P	Susan Saxe Clifford PHD	0000003932	1,800.00
			<i>Line Description:</i> Pre-Employment Physicals		
0243172	06/16/23	P	T-Mobile USA	0000021384	25.00
			<i>Line Description:</i> Recrod Retrieval for Investiga		
0243173	06/16/23	P	TK Burgers Catering, Inc	0000030105	2,855.29
			<i>Line Description:</i> Walk&Roll Event Refreshments		
0243174	06/16/23	P	Talimar Systems Inc	0000025939	908.18
			<i>Line Description:</i> Freight Delivery Sales TAX 7.75% Down Table/Desk Work Surface		
0243175	06/16/23	P	Tillmann Forensic Investigation LLC	0000025643	669.00
			<i>Line Description:</i> Fingerprint Srvs for March 23 Fingerprint Srvs May 2023		
0243176	06/16/23	P	Time Warner Cable	0000011202	341.42
			<i>Line Description:</i> Cable Srvs City Hall-PS Cable Srvs City Hall-Fire Cable Srvs City Hall-Dev S Cable Srvs City Hall-Parks Cable Srvs City Hall-Finance Cable Srvs City Hall-IT Cable Srvs City Hall-CM Cable Srvs City Hall-CM Cable Srvs City Hall-IT Cable Srvs City Hall-PS		

Bank: CITY  
 Cycle: AWKLY

<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
			<i>Line Description:</i> Cable Srvs City Hall-Fire Cable Srvs City Hall-Dev S Cable Srvs City Hall-Parks Cable Box Upgrade-2nd Fl 2310 Placentia A Internet/Cabl Cable Srvs City Hall-Finance		
0243177	06/16/23	P	Timothy Taber	0000012929	400.00
			<i>Line Description:</i> Planning Comm Mtng-May 2023		
0243178	06/16/23	P	Townsend Public Affairs Inc	0000021510	6,500.00
			<i>Line Description:</i> Legislative Advocacy June 2023		
0243179	06/16/23	P	Tripepi Smith & Assoices Inc	0000029704	11,625.00
			<i>Line Description:</i> Recycling Srvs Recycling Srvs		
0243180	06/16/23	P	Triton Technology Solutions Inc	0000021687	500.00
			<i>Line Description:</i> Community Room Project Scaler		
0243181	06/16/23	P	Turnout Maintenance Company LLC	0000020182	94.65
			<i>Line Description:</i> Cleaned Fire Apparel		
0243182	06/16/23	P	US Bank	0000002228	3,166.58
			<i>Line Description:</i> PAR Payroll Deduction 23-11		
0243183	06/16/23	P	Verizon Wireless	0000008717	1,765.26
			<i>Line Description:</i> Public Works Cell Phone 4/18-5		
0243184	06/16/23	P	VincentBenjamin	0000024972	1,194.74
			<i>Line Description:</i> Staff Temp-Alexis L 5-29/-6/4/		

Bank: CITY  
 Cycle: AWKLY

<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
0243185	06/16/23	P	Waxie Sanitary Supply	0000004480	9,144.04
		<i>Line Description:</i>	Sanitary Supply		
			Sanitary Supply		
			Sanitary Supply		
0243186	06/16/23	P	Xerox Financial Services	0000010450	902.06
		<i>Line Description:</i>	Annual Renewal Lease of Copier		
<b>TOTAL</b>					<b>\$821,338.48</b>

Bank: CITY  
 Cycle: ANNUAL

<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
0243187	06/21/23	P	Orange County Bird Breeders	0000005815	250.00
		<i>Line Description:</i> Rec Dep Refund 2007453.002 Rec Dep Refund 2007453.002			
0243188	06/21/23	P	Talimar Systems Inc	0000025939	9,513.10
		<i>Line Description:</i> Code Enf Wrlstm Deposit			
<b>TOTAL</b>					<b>\$9,763.10</b>

9,763.10  
 1,016,356.85  
 2,272.57  
 (250.00)  
 21,801.42  


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**\$ 1,049,943.94**



Bank: CITY  
 Cycle: AWKLY

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
0243189	06/23/23	P	Cabco Yellow Inc	0000028576	29,855.00
		<i>Line Description:</i>	SENIOR MEDICAL TRANSPORTATION SENIOR MEDICAL TRANSPORTATION SENIOR MOBILITY PROGRAM SENIOR MEDICAL TRANSPORTATION		
0243190	06/23/23	P	Department of Conservation	0000001530	27,937.32
		<i>Line Description:</i>	SMIP Fee Collected Oct-Dec 22 SMIP Fee Collected Jan-Mar 23		
0243191	06/23/23	P	FM Thomas Air Conditioning Inc	0000017151	50,651.91
		<i>Line Description:</i>	HVAC Replcmnt #21-09/200040 Retention Porj #21-09/20040 HVAC Maint-June 2023		
0243192	06/23/23	P	KOA Corporation	0000003129	50,269.41
		<i>Line Description:</i>	Mobile Comm Unit Prkng-May 23 adam/Pinecreek Proj4/1-11/27/22 AdamPinecreek Proj -Jan 23 Adam/Pinecreek ProjJ-May 22 Adam/Pinecreek ProjJum-Aug 22		
0243193	06/23/23	P	Newport Mesa Unified School District	0000003339	17,578.64
		<i>Line Description:</i>	Developer Fee-May 2023		
0243194	06/23/23	P	Park Consulting Group, Inc	0000029398	28,500.00
		<i>Line Description:</i>	Energov Implementation-Report		
0243195	06/23/23	P	Proforce Law Enforcement	0000015742	17,373.61
		<i>Line Description:</i>	Sales Tax 7.75% TSR T7 CART LIVE STANDOFF		

Bank: CITY  
 Cycle: AWKLY

<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
0243196	06/23/23	P	Sagecrest Planning & Environmental	0000025748	30,030.00
		<i>Line Description:</i>	Consultant Sraff Srvs-M Hallig Consultant Staffing Srvs-M. Ha		
0243197	06/23/23	P	Trellis	0000025584	16,606.10
		<i>Line Description:</i>	CDBG-CV CIT Program		
0243198	06/23/23	P	VincentBenjamin	0000024972	15,120.61
		<i>Line Description:</i>	Temp-Maria Lopez Week End 3/12 Temp-Maria Lopez Week End 3/19 Temp-Maria Lopez Week End 3/26 Temp-Maria Lopez Week End 4/2 Temp-Maria Lopez Week End 4/9 Temp-Maria Lopez Week End 4/16 Temp-Maria Lopez Week End 6/11 Temp-Maria Lopez Week End 4/30 Temp-Maria Lopez Week End 5/7 Temp-Maira Lopez Week End 5/14 Temp-Maria Lopez Week End 5/21 Temp-Maria Lopez Week End 5/28 PROFESSIONAL SERVICE AGREEMENT Temp-Maria Lopez Week End 4/23		
0243199	06/23/23	P	Zoll Medical Corporation	0000021290	552,357.36
		<i>Line Description:</i>	SALES TAX (7.75%) ADVANCED MONITOR/DEFIBRILLATOR		
0243200	06/23/23	P	32nd District Agricultural Assn	0000003432	2,125.00
		<i>Line Description:</i>	Officer Training Credit on Officer Training Officer Training Jan-Apr 23		

Bank: CITY  
Cycle: AWKLY

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
0243201	06/23/23	P	AAA Electric Motor Sales & Service Inc <i>Line Description:</i> Parts for FS1	0000019861	53.72
0243202	06/23/23	P	AT & T <i>Line Description:</i> 911 Cama Trunks	0000001107	165.41
0243203	06/23/23	P	Agriserve Pest Control Inc <i>Line Description:</i> Fertilize Svcs Fertilize Svcs Fertilize Svcs Fertilize Svcs	0000025268	955.00
0243204	06/23/23	P	Anita Goswami <i>Line Description:</i> Instructor Pymnt-Spring 2023	0000030168	195.00
0243205	06/23/23	P	Beginners Edge Sports Training LLC <i>Line Description:</i> Instructor Payment-Spr 2023	0000027270	2,541.50
0243206	06/23/23	P	Black Forest LTD <i>Line Description:</i> Freight SERVICE PINS	0000030003	4,202.69
0243207	06/23/23	P	Bureau Veritas North America Inc <i>Line Description:</i> Bldg & Safety Support Svcs Bldg & Safety Support Svcs	0000016616	3,894.00
0243208	06/23/23	P	CA Department of Fish and Wildlife <i>Line Description:</i> Fairview Park Wetlands Maint	0000012772	8,418.75
0243209	06/23/23	P	CADD Microsystems Inc	0000029581	9,314.00

Bank: CITY  
 Cycle: AWKLY

<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
			<i>Line Description:</i> STANDARD CERTIFIED HELPDESK BLUEBEAM RENEWAL STUDIO PRIME BLUEBEAM REVU EXTREME RENEWAL BLUEBEAM REVU RENEWAL ENTERPRISE BLUEBEAM REVU STANDARD RENEWAL		
0243210	06/23/23	P	CBE	0000015149	553.29
			<i>Line Description:</i> Copier Maint 5/20-6/19/23 Copier Maint 5/5-6/4/23 Copier Maint 5/5-6/4/23		
0243211	06/23/23	P	CSG Consultants Inc	0000001887	5,510.68
			<i>Line Description:</i> Blng Plan Review-May 2023 Blng Plan Review-Feb 2023		
0243212	06/23/23	P	Chandlers Air Conditioning &	0000001640	285.60
			<i>Line Description:</i> Repair-Sr Cntr		
0243213	06/23/23	P	City Net	0000029222	1,959.51
			<i>Line Description:</i> Street Outreach		
0243214	06/23/23	P	Connell Chevrolet	0000001763	231.46
			<i>Line Description:</i> 739-Brake Parts		
0243215	06/23/23	P	County of Orange	0000007209	139.00
			<i>Line Description:</i> Dspch Cnsl-Radio Repair Mar 23		
0243216	06/23/23	P	County of Orange	0000003486	4,312.00
			<i>Line Description:</i> AFIS Fees-June 23		
0243217	06/23/23	P	County of Orange	0000003473	610.37

Bank: CITY  
 Cycle: AWKLY

<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
			<i>Line Description:</i> Refuse Disposal@CO-Apr 23		
0243218	06/23/23	P	Dixon Resources Unlimited	0000027441	7,438.75
			<i>Line Description:</i> On Call Support Svc-May 23		
0243219	06/23/23	P	Eduardo Iniestra	0000029307	600.00
			<i>Line Description:</i> DJ SERVICES		
0243220	06/23/23	P	Entenmann Rovin Company	0000002130	3,399.55
			<i>Line Description:</i> Badges		
0243221	06/23/23	P	Eric Irwin	0000030167	1,000.00
			<i>Line Description:</i> Property Damage Stlmnt-1/5/23		
0243222	06/23/23	P	Executive Facilities Services Inc	0000029510	8,139.74
			<i>Line Description:</i> Janitorial Services - All Park Janitorial Services - Fairview		
0243223	06/23/23	P	Fed Ex	0000002190	6.82
			<i>Line Description:</i> Ground Delviery		
0243224	06/23/23	P	Federal Technology Solutions Inc	0000024174	1,970.80
			<i>Line Description:</i> Remove Cabling at the mobile t		
0243225	06/23/23	P	Fleet Services Inc	0000002239	114.09
			<i>Line Description:</i> Filter Stock		
0243226	06/23/23	P	Forensic Nurse Specialists Inc	0000014039	3,000.00
			<i>Line Description:</i> Victim Physical		

Bank: CITY  
 Cycle: AWKLY

<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
0243227	06/23/23	P	GE Biggins & Associates	0000024199	791.96
			<i>Line Description:</i> Purchasing Contract Folders		
0243228	06/23/23	P	Galls LLC	0000002297	2,147.77
			<i>Line Description:</i> Rain Cap CM Logo Hat Uniforms-Jones Uniforms-Corter Uniforms-Rosaldo Uniforms-Carrick Uniforms-Lopez Uniforms-Bak Uniforms-Guth Uniforms		
0243229	06/23/23	P	Graybar Electric Company Inc	0000002397	746.91
			<i>Line Description:</i> Telecomm Supplies		
0243230	06/23/23	P	Hanks Electrical Supplies	0000002445	1,250.26
			<i>Line Description:</i> Electrical Supplies Electrical Supplies Electrical Supplies Electrical Supplies Electrical Supplies		
0243231	06/23/23	P	Healthy U	0000012092	552.50
			<i>Line Description:</i> Instructor Payment-Spr 2023		
0243232	06/23/23	P	Hirsch Pipe & Supply Company Inc	0000026475	340.81
			<i>Line Description:</i> Plumbing Supplies on an as nee Plumbing Supplies on an as nee		

Bank: CITY  
 Cycle: AWKLY

<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
0243233	06/23/23	P	James Snordan	0000029974	60.00
			<i>Line Description:</i> Basketball Referee-6/19/23		
0243234	06/23/23	P	Jess Long	0000026620	60.00
			<i>Line Description:</i> Basketball Referee-6/19/23		
0243235	06/23/23	P	Keyser Marston Associates Inc	0000002824	12,962.50
			<i>Line Description:</i> Housing Prog-May 2023		
0243236	06/23/23	P	Knorr Systems Inc	0000005036	515.26
			<i>Line Description:</i> Price Agreement		
0243237	06/23/23	P	Liebert Cassidy Whitmore	0000002960	3,800.00
			<i>Line Description:</i> City-Wide HR Taining		
0243238	06/23/23	P	Marx Brothers Fire Extinguisher Company	0000003073	77.00
			<i>Line Description:</i> Fire Ext. Inspection		
0243239	06/23/23	P	Mobile Home Improvement	0000015213	7,880.00
			<i>Line Description:</i> HCD Rehab Grant-Ruth Hargiss		
0243240	06/23/23	P	National Data & Surveying Services	0000021249	105.00
			<i>Line Description:</i> 24Hr ADT/Speed Counts -1823 Or		
0243241	06/23/23	P	NeWave Construction Inc	0000024108	6,450.00
			<i>Line Description:</i> Water Damage Restoration & Rem		
0243242	06/23/23	P	Nico Hospitality LLC	0000028926	518.36
			<i>Line Description:</i> NHS Outreach Client		

City of Costa Mesa Accounts Payable  
**SUMMARY CHECK REGISTER**

Bank: CITY  
 Cycle: AWKLY

<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
0243243	06/23/23	P	OC Audio Visual Solutions <i>Line Description:</i> Audio & Visual Services for Em	0000023391	4,230.00
0243244	06/23/23	P	Omari Smith <i>Line Description:</i> Basketball Referee-6/14/23	0000029906	60.00
0243245	06/23/23	P	Paul's Pet Food Express <i>Line Description:</i> Food & Supplies PSD Aran	0000026626	67.23
0243246	06/23/23	P	Premier Martial Arts <i>Line Description:</i> Instructor Pymnt-Spring 2023	0000030169	100.10
0243247	06/23/23	P	Premier Security Services Inc <i>Line Description:</i> Camera Repair Mant 2/15 3/2/23 Security Card Reader Maintenan Troubleshoot 2nd Flr 3/28/23	0000002633	2,867.50
0243248	06/23/23	P	Priceless Pet Rescue <i>Line Description:</i> Animal Transfer Fee May 2023	0000026000	575.00
0243249	06/23/23	P	RS Hughes Company Inc <i>Line Description:</i> Warehouse FLOOR Stock Warehouse Floor Stock	0000003867	6,099.34
0243250	06/23/23	P	Red Wing Business Advantage Account <i>Line Description:</i> Safty Boots for Isaac Blas Safety Boots for Robert Soto	0000003772	441.30



Bank: CITY  
Cycle: AWKLY

<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
0243251	06/23/23	P	Save Our Youth	0000003929	6,065.06
			<i>Line Description:</i> Transportating Reimbursement		
0243252	06/23/23	P	Scott Peterson	0000027265	75.00
			<i>Line Description:</i> Instructor Payment-Spr 2023		
0243253	06/23/23	P	Sean Simon	0000029869	60.00
			<i>Line Description:</i> Basketball Referee-6/14/23		
0243254	06/23/23	P	SiteOne Landscape Supply LLC	0000024133	5,211.40
			<i>Line Description:</i> Tech Srvs for Controller Fv Rd		
0243255	06/23/23	P	Skyhawks Sports Academy LLC	0000004040	2,529.80
			<i>Line Description:</i> Instructor Payment-Spr 2023		
0243256	06/23/23	P	South Coast Emergency Vehicle Services	0000003643	2,485.63
			<i>Line Description:</i> 526-Service Call/Coolant Leak		
0243257	06/23/23	P	Southern California Edison Company	0000004088	298.96
			<i>Line Description:</i> 1560 Adams 5/11-6/11/23 308 Universit Dr 5/11-6/11/23 261 Harbor 5/15-6/13/23 2944 Bristol 5/15-6/13/23		
0243258	06/23/23	P	Southern California Gas Company	0000004092	453.83
			<i>Line Description:</i> Shelter 5/10-6/9/23		
0243259	06/23/23	P	Southern California Shredding Inc	0000025605	105.00
			<i>Line Description:</i> ON-SITE SHREDDING SERVICES		

Bank: CITY  
 Cycle: AWKLY

<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
0243260	06/23/23	P	Sparkletts <i>Line Description:</i> WATER DELIVERY SERVICES - FIRE	0000015725	106.91
0243261	06/23/23	P	T-Mobile USA <i>Line Description:</i> Record Retrieval Fees Record Retrieval Fees	0000021384	50.00
0243262	06/23/23	P	The Code Group Inc <i>Line Description:</i> Consult Plan Check	0000025073	115.00
0243263	06/23/23	P	The Cyclist <i>Line Description:</i> Saalex Tax 7.75% Parts & Sales Tax Parts for 4 Electric Patrol Bi Tune-up 4 Electric Patrol Bike	0000025023	2,852.09
0243264	06/23/23	P	The Home Depot Credit Services <i>Line Description:</i> Agriculture- Park Maint Promo Items-PS Admin Tools-Park Maint Tools-Graffiti Abatement Gen Supplies-Graffiti Abatemen Electrical Supplies-Park Maint Bldg/Structures-Bldg Maint Auto Parts/Supp-Equip Maint General Supplies-Park Maint Hardware Supplies-Bldg Maint Hardware Supplies-Park Maint Inventory Purchase-Warehouse Plumbing Supplies-Bldg Maint Tools- Fire Response/Control Electrical Supplies-Bldg Maint	0000002560	9,343.30

Bank: CITY

Cycle: AWKLY

<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
0243265	06/23/23	P	Turnout Maintenance Company LLC	0000020182	639.37
			<i>Line Description:</i> Cleaned Fire Apparel		
0243266	06/23/23	P	Tyler Technologies Inc	0000027279	8,487.50
			<i>Line Description:</i> LAND MANAGEMENT SYSTEM		
0243267	06/23/23	P	Uline	0000010970	1,265.46
			<i>Line Description:</i> Supplies for CSI		
0243268	06/23/23	P	Vortex Industries Inc	0000004437	2,305.68
			<i>Line Description:</i> Steel Sectional Doors		
0243269	06/23/23	P	Vulcan Materials Company	0000007403	558.27
			<i>Line Description:</i> Asphalt Potholes Sidealk Ramps		
0243270	06/23/23	P	Ware Disposal Inc	0000000255	896.14
			<i>Line Description:</i> Bridge Shelter Waste Hauling		
0243271	06/23/23	P	Waterline Technologies Inc	0000014520	307.09
			<i>Line Description:</i> Pool Treatment		
0243272	06/23/23	P	Waxie Sanitary Supply	0000004480	486.75
			<i>Line Description:</i> Sanitary Supply		
0243273	06/23/23	P	West Coast Fence Co	0000021495	8,875.00
			<i>Line Description:</i> Fencing repairs & modification REFURBISH ROLLING GATES		

City of Costa Mesa Accounts Payable  
**SUMMARY CHECK REGISTER**

Bank: CITY  
Cycle: AWKLY

<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
0243274	06/23/23	P	Wex Bank	0000014258	1,612.40
			<i>Line Description:</i> Fuel 5/7-6/6/23		
0243275	06/23/23	P	World Oil Environmental Services	0000001088	1,055.72
			<i>Line Description:</i> HAZARDOUS WASTE DISPOSAL HAZARDOUS WASTE DISPOSAL HAZARDOUS WASTE DISPOSAL		
<b>TOTAL</b>					<b><u><u>\$1,016,356.85</u></u></b>

Report ID: CCM2001V

City of Costa Mesa Accounts Payable  
CCM VOID CHECK LISTING

Page No. 1  
Run Date Jun 22,2023  
Run Time 2:28:53 PM

Bank: CITY  
Cycle: AWKLY

<u>Payment Ref</u>	<u>Cancel Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Date</u>	<u>Payment Amt</u>
0241529	6/20/2023	V	Orange County Bird Breeders	0000005815	03/03/23	(250.00)
<i>Line Description:</i> Stzle dated cjecl/ Void and reissued to new address.						
<b>TOTAL</b>						<b>(\$250.00)</b>

Bank: DDP1  
 Cycle: ADDEP1

<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
015665	06/23/23	P	Ameerah Ghaznavi	0000029966	94.23
			<i>Line Description:</i> Outreach Prog Exp-May 2023 Notary Exam Fee		
015666	06/23/23	P	Anthony Melendez	0000026153	16.00
			<i>Line Description:</i> Baton Instructor		
015667	06/23/23	P	Brian Hernandez	0000019509	24.00
			<i>Line Description:</i> Field Training Program		
015668	06/23/23	P	Costa Mesa Employees Association	0000006284	3,928.18
			<i>Line Description:</i> Payroll Deduction 23-13		
015669	06/23/23	P	Costa Mesa Executive Club	0000006286	150.00
			<i>Line Description:</i> Payroll Deduction 23-13		
015670	06/23/23	P	Costa Mesa Firefighters Association	0000001812	8,334.17
			<i>Line Description:</i> Payroll Deduction 23-13		
015671	06/23/23	P	Costa Mesa Police Association	0000001819	7,260.00
			<i>Line Description:</i> Payroll Deduction 23-13		
015672	06/23/23	P	Costa Mesa Police Management Assn	0000005082	245.00
			<i>Line Description:</i> Payroll Deduction 23-13		
015673	06/23/23	P	David Sevilla	0000021387	48.00
			<i>Line Description:</i> Field Training Program CS 300		

Bank: DDP1

Cycle: ADDEP1

<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
015674	06/23/23	P	Dustin Fay	0000027733	40.00
			<i>Line Description:</i> Interm Traffic Collision		
015675	06/23/23	P	Guyon Foxwell	0000029370	500.00
			<i>Line Description:</i> Clothing Allowance 2022-23		
015676	06/23/23	P	Hank Gallegos	0000026587	40.00
			<i>Line Description:</i> Interm Traffic Collision		
015677	06/23/23	P	Jason Santos	0000026332	165.48
			<i>Line Description:</i> Field Training Officer Update Diversiory Device Trng		
015678	06/23/23	P	Jay Kim	0000029617	16.00
			<i>Line Description:</i> Identity Theft Investigation		
015679	06/23/23	P	Jeremy Hermes	0000025637	16.00
			<i>Line Description:</i> Domestoc Terrorism		
015680	06/23/23	P	Jesse Chartier	0000023836	288.19
			<i>Line Description:</i> Supervisory Course IDI Leadership Mentoring		
015681	06/23/23	P	Joe Lopez	0000026113	16.00
			<i>Line Description:</i> Domestic Terrorism		
015682	06/23/23	P	Joshua Kuo	0000010901	24.00
			<i>Line Description:</i> Sherman Block #8 Pareking Exp		

City of Costa Mesa Accounts Payable  
**SUMMARY CHECK REGISTER**

Bank: DDP1  
Cycle: ADDEP1

<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
015683	06/23/23	P	Luis Gomez <i>Line Description: Event Data Recorder Level 1</i>	0000004237	40.00
015684	06/23/23	P	Mikelle Daily <i>Line Description: Subrecipient Trang Refreshment</i>	0000029937	20.00
015685	06/23/23	P	Monica Trujillo <i>Line Description: Property &amp; Evidence Mgnt</i>	0000029969	111.00
015686	06/23/23	P	Natalie Sanchez <i>Line Description: Records Supervisor</i>	0000029997	102.44
015687	06/23/23	P	Philip Garrett <i>Line Description: CA CAse Law That Need 2 Know</i>	0000029814	225.00
015688	06/23/23	P	Tony Gracia <i>Line Description: Outreach Prog Exp-May 2023</i>	0000029589	97.73
<b>TOTAL</b>					<b>\$21,801.42</b>



Bank: CITY  
 Cycle: APAY

<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
0243276	06/23/23	P	CHC: Creating Healthier Communities <i>Line Description: Payroll Deduction 23-13</i>	0000008015	10.00
0243277	06/23/23	P	CalPERS Long-Term Care Program <i>Line Description: Payroll Deduction 23-13</i>	0000006287	184.27
0243278	06/23/23	P	California State Disbursement Unit <i>Line Description: Payroll Deduction 23-13</i>	0000017443	1,328.30
0243279	06/23/23	P	Pamela Lilly <i>Line Description: Payroll Deduction 23-13</i>	0000025324	750.00
<b>TOTAL</b>					<b>\$2,272.57</b>

Bank: CITY  
Cycle: QUICK5

<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
0243280	06/27/23	V	Wigmore Insurance Agency Inc	0000021427	0.00
		<i>Line Description:</i>	TEST		
			TEST		

TOTAL

232,944.67  
1.00  
(1.00)  
242,026.00  
1,748,693.07  
145,629.88  
(8,100.00)  
29,923.50  


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2,391,117.12  


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Report ID: CCM2001V

City of Costa Mesa Accounts Payable  
CCM VOID CHECK LISTING

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Bank: CITY  
Cycle: QUICK5

<u>Payment Ref</u>	<u>Cancel Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Date</u>	<u>Payment Amt</u>
0243280	6/30/2023	V	Wigmore Insurance Agency Inc <i>Line Description: Computer error. Test check.</i>	0000021427	06/27/23	(1.00)
<b>TOTAL</b>						<b>(\$1.00)</b>

Bank: CITY  
 Cycle: ANNUAL

<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
0243281	06/28/23	P	Wigmore Insurance Agency Inc <i>Line Description:</i> Excess Wkrs Comp Ins 7/23-6/24	0000021427	242,026.00
0243282	06/28/23	P	Certified Laboratories <i>Line Description:</i> Returned Graffiti Supplies Graffiti Supplies	0000001634	0.00
0243283	06/28/23	P	International Business Machines Corp <i>Line Description:</i> MAAS360 Adv Mgnt Suite Credit 4 Invoice #2138899	0000002617	0.00
0243284	06/28/23	V	Jack R. Sweeney <i>Line Description:</i> Rent	0000030173	0.00
0243285	06/28/23	P	Stericycle Inc <i>Line Description:</i> Credit on biohazard disp 1-2 Biohazard Disposal March 2022 Biohazard Disposal April 2022	0000005564	0.00
<b>TOTAL</b>					<b>\$242,026.00</b>

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0243286	06/30/23	P	Costa Mesa Chamber of Commerce <i>Line Description:</i> CC Mbrshps Annual Dues	0000004963	25,000.00
0243287	06/30/23	P	Ford Fleet Care <i>Line Description:</i> Repairs-May 2023 Parts-May 2023	0000026262	18,237.50
0243288	06/30/23	P	Holland Pump Company <i>Line Description:</i> Shipping Fee Dewatering/Trash Pump	0000030014	58,074.00
0243289	06/30/23	P	IDS Group Inc <i>Line Description:</i> IT Offices/Train Room Proj-CH	0000022643	15,981.90
0243290	06/30/23	P	Kato Landscape Inc <i>Line Description:</i> Butterfly Garden-W 19th St	0000021744	56,689.35
0243291	06/30/23	P	Kazoni Construction <i>Line Description:</i> Retention 22-03/#200094 PD Indoor Range 22-03/#200094	0000029763	307,929.79
0243292	06/30/23	P	LN Curtis & Sons <i>Line Description:</i> SALES TAX (7.75%) BRACKETING PARTS SHIPPING SALES TAX (7.75%) THERMAL IMAGER SHIPPING SHIPPING TRIPLE HOLDER KIT SALES TAX (7.75%) SHIPPING	0000002983	15,148.29

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			<i>Line Description:</i> VARIOUS MOUNTS AND BRACKETS SALES TAX (7.75%) VARIOUS MOUNTS AND BRACKETS SALES TAX (7.75%) VARIOUS MOUNTS AND BRACKETS SALES TAX (7.75%)		
0243293	06/30/23	P	MK Electric Inc	0000029674	18,672.24
			<i>Line Description:</i> Remove & Replace Electrical Sh		
0243294	06/30/23	P	Mercy House	0000003138	387,817.12
			<i>Line Description:</i> ARPA City Wide Jan-Mar 2023 April 2023 March Partial		
0243295	06/30/23	P	Moore Iacofano Goltsman Inc	0000016407	53,839.50
			<i>Line Description:</i> May 23 Planning Srvs FP Master		
0243296	06/30/23	P	Newport Mesa Unified School District	0000003339	51,267.46
			<i>Line Description:</i> Transport for LEAP SC Hallowee Jan-Mar 2023 Agreement		
0243297	06/30/23	P	Pinnacle Petroleum, Inc	0000029315	28,292.46
			<i>Line Description:</i> Unleaded Fuel-PD		
0243298	06/30/23	P	RVCAP INC	0000030073	23,954.68
			<i>Line Description:</i> 707-Body Repair 784-Bumper Repair 757-Body Repair Reat Bumper Repair		
0243299	06/30/23	P	SoftwareONE Inc	0000024168	279,050.60
			<i>Line Description:</i> MICROSOFT ENTERPRISE AGREEMENT		

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0243300	06/30/23	P	TDG Engineering, Inc.	0000030004	55,733.66
			<i>Line Description:</i> Fairveiw Rd Active Tranport Im		
0243301	06/30/23	P	Ware Disposal Inc	0000000255	16,055.73
			<i>Line Description:</i> Bulky Item Collection Solid Waste Collect CY June 23		
0243302	06/30/23	P	We The Creative	0000021634	15,000.00
			<i>Line Description:</i> City of Arts Logo Rebranding S		
0243303	06/30/23	P	4Leaf Inc	0000029711	1,455.76
			<i>Line Description:</i> Fire Plan Review May 2023		
0243304	06/30/23	P	AKAL Consultants	0000021519	7,040.00
			<i>Line Description:</i> Caltrans Fed Fnd Pkg-Fairview		
0243305	06/30/23	P	ARC	0000022726	414.62
			<i>Line Description:</i> Independence Day Banner		
0243306	06/30/23	P	AT & T	0000001107	74.90
			<i>Line Description:</i> Internet-Fleet Services		
0243307	06/30/23	P	AT & T	0000001107	3,199.67
			<i>Line Description:</i> DRC Fire Alarm Senior Center Fire Alarm Syste Senior Center Elevator Lions Park Senior Center Fire Alarm Syste Fire Sta#1 Fire Alarm Systems Balearic Center Fax		

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<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
			<i>Line Description:</i> Jacl Hemett Sports Complex Fire Emergecy Lane Wakeham Park Local Usage Metro Net PRI Circuit Inbound Red Phone Fire Sta#5 Red Phone Fire Sta#3 3210 Placentia Irrigation Red Phone Fire Sta#1 Red Phone Fire Sta#4 Red Phone Fire Sta#6 Red Phone Fire Sta#2		
0243308	06/30/23	P	ATEI Company, Inc	0000029299	6,000.00
			<i>Line Description:</i> ENTERTAINMENT AGREEMENT		
0243309	06/30/23	P	AY Nursery	0000001142	1,407.22
			<i>Line Description:</i> Tree Purchases-Parkways		
0243310	06/30/23	P	Advantage Color Graphics	0000025397	5,571.17
			<i>Line Description:</i> MAILER PRINTING		
0243311	06/30/23	P	Advantage Event Solutions LLC	0000030172	10,790.00
			<i>Line Description:</i> AUDIO AND STAGE LIGHTING		
0243312	06/30/23	P	Allstar Fire Equipment Inc	0000000986	1,599.28
			<i>Line Description:</i> SHIPPING FEE CMC p/n 500102 SALES TAX (7.75%)		
0243313	06/30/23	P	Alta Planning & Design	0000013648	3,704.10
			<i>Line Description:</i> Bicycle Wayfinding		



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0243314	06/30/23	P	American Council of Engineering Co. Cali	0000030159	1,274.76
			<i>Line Description:</i> Shipping Fee Planning & Zoning Laws 2 volum CA Environmental Quality Act & Land Use Laws Sales Tax 7.75% Subdivision Map Act & Index		
0243315	06/30/23	P	Amtex Manufacturing & Supply Company Inc	0000001038	601.83
			<i>Line Description:</i> Fire Supplies		
0243316	06/30/23	P	Antonio Macias	0000021817	1,047.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
0243317	06/30/23	P	Barbara Tintle	0000016912	807.06
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
0243318	06/30/23	P	Bonnie Kubota	0000005792	555.05
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
0243319	06/30/23	P	Boombox Mobile Stage & Sound LLC	0000022623	2,500.00
			<i>Line Description:</i> STAGE RENTAL		
0243320	06/30/23	P	Bound Tree Medical LLC	0000011695	2,333.24
			<i>Line Description:</i> Medical Supplies		
0243321	06/30/23	P	Bradley Whiteaker	0000000341	807.06
			<i>Line Description:</i> Qtrly Retiree Medical Payment		

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0243322	06/30/23	P	Bubblemania & Company	0000021548	285.00
			<i>Line Description:</i> CAMP MINI-EXPLORERS		
0243323	06/30/23	P	Bureau Veritas North America Inc	0000016616	2,010.91
			<i>Line Description:</i> CM Fire Plan Review CM Fire Plan Review		
0243324	06/30/23	P	Burton Santee	0000003920	807.06
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
0243325	06/30/23	P	CBE	0000015149	1,923.32
			<i>Line Description:</i> COPIER MAINT 5/5-6/4/23 COPIER MAINT 1/5-2/4/23 COPIER MAINTENANCE 2/5-3/4/23 COPIER MAINTENANCE 12/5-1/4/23 Copier Maint 5/5-6/4/23		
0243326	06/30/23	P	CDW Government Inc	0000005402	2,397.85
			<i>Line Description:</i> Sales Tax 7.75% HP Laserjet - Printer		
0243327	06/30/23	P	Canon Financial Services Inc	0000023241	6,879.07
			<i>Line Description:</i> Central Svs Copiers June 2023		
0243328	06/30/23	P	Chano Camarillo	0000001558	354.26
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
0243329	06/30/23	P	Chris Holmes	0000002557	446.04
			<i>Line Description:</i> Qtrly Retiree Medical Payment		

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0243330	06/30/23	P	Chris Reed	0000003777	423.56
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
0243331	06/30/23	P	Circus Joy	0000029376	400.00
			<i>Line Description:</i> ENTERTAINMENT AGREEMENT		
0243332	06/30/23	P	City Fabrick	0000030110	1,620.00
			<i>Line Description:</i> Consult-Design Shalimar/K-L Pa		
0243333	06/30/23	P	Continental Interpreting Services Inc	0000024355	2,600.00
			<i>Line Description:</i> 2 Spanish INT-City Council Mee		
0243334	06/30/23	P	Costa Mesa GoatHill Lions Club	0000030174	5,000.00
			<i>Line Description:</i> Eagle/GH Lion's Open Golf Clas		
0243335	06/30/23	P	Costa Mesa Lock & Key	0000001817	3,643.98
			<i>Line Description:</i> Upgrade locks & keys @ EOC		
0243336	06/30/23	P	D & R Office Works Inc	0000029056	2,107.59
			<i>Line Description:</i> DELIVERY OFFICE CHAIRS SALES TAX 7.75%		
0243337	06/30/23	P	Dan Mudra	0000006272	942.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
0243338	06/30/23	P	Data Ticket Inc	0000010929	6,500.00
			<i>Line Description:</i> ONL Prk Permit App Apr 23		

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0243339	06/30/23	P	David Alkema	0000000970	681.05
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
0243340	06/30/23	P	Deanna Reed	0000002777	555.05
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
0243341	06/30/23	P	Dell Computer Corp	0000001962	5,756.18
			<i>Line Description:</i> 2 OptiPlex Micro PCs w/VESA mo Mini Computer for Building Off Change Order NO. 1 MONITOR SALES TAX (7.75%) ENVIRONMENTAL FEE		
0243342	06/30/23	P	Dennis Barton	0000001209	208.53
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
0243343	06/30/23	P	Diane J Moore	0000003221	261.08
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
0243344	06/30/23	P	Don Boynton	0000015805	312.45
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
0243345	06/30/23	P	Donna Fagot	0000013934	892.08
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
0243346	06/30/23	P	Ecolab Pest Elimination	0000024420	1,299.70
			<i>Line Description:</i> Pest Control Services		
0243347	06/30/23	P	Eduardo Iniestra	0000029307	1,000.00

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			<i>Line Description:</i> DJ SERVICES DJ SERVICES		
0243348	06/30/23	P	Endemic Environmental Services Inc	0000021277	13,005.00
			<i>Line Description:</i> FVP Wetland Maint/Rehab 6/1-15		
0243349	06/30/23	P	Eric Engle	0000002128	520.44
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
0243350	06/30/23	P	Everett Dorey LLP	0000026882	6,711.76
			<i>Line Description:</i> Legal Svs-May 2023		
0243351	06/30/23	P	Factory Motor Parts Co	0000019977	1,615.36
			<i>Line Description:</i> 798-Batteries Supplies Credit Retruned Items		
0243352	06/30/23	P	Fleet Services Inc	0000002239	440.45
			<i>Line Description:</i> Air Charge Hose		
0243353	06/30/23	P	Frank Rudisill	0000003871	787.77
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
0243354	06/30/23	P	Frederick Merrill	0000005365	1,047.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
0243355	06/30/23	P	Fredric Wagner	0000004444	1,009.50
			<i>Line Description:</i> Qtrly Retiree Medical Payment		

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0243356	06/30/23	P	Galls LLC	0000002297	35.21
			<i>Line Description:</i> Uniform Shirt		
0243357	06/30/23	P	Gary Bray	0000005933	787.77
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
0243358	06/30/23	P	Gary Golson	0000002370	492.05
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
0243359	06/30/23	P	General Data Company	0000023334	179.03
			<i>Line Description:</i> Repair of Printer		
0243360	06/30/23	P	Glen Stroud	0000006152	523.55
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
0243361	06/30/23	P	Hanks Electrical Supplies	0000002445	5,938.45
			<i>Line Description:</i> Electrical Supplies Electrical Supplies Electrical Supplies Electrical Supplies Electrical Supplies Electrical Supplies Electrical Supplies Electrical Supplies		
0243362	06/30/23	P	Harold Arnold	0000001076	807.06
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
0243363	06/30/23	P	Harold Newbern	0000013391	807.06
			<i>Line Description:</i> Qtrly Retiree Medical Payment		

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0243364	06/30/23	P	Henry Santo	0000003921	942.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
0243365	06/30/23	P	Hollywood Honeywagon &	0000029304	3,400.00
			<i>Line Description:</i> PORTABLE RESTROOM AND TRAILER		
0243366	06/30/23	P	IAM Pacific Wellness Inc.	0000029833	854.87
			<i>Line Description:</i> PREVENTATIVE MAINTENANCE PREVENTATIVE MAINTENANCE PREVENTATIVE MAINTENANCE PREVENTATIVE MAINTENANCE		
0243367	06/30/23	P	Interwest Consulting Group Inc	0000021505	235.68
			<i>Line Description:</i> Bldg/Safety Plan Review-May 23		
0243368	06/30/23	P	JRFBADGES	0000030171	2,099.40
			<i>Line Description:</i> Jr Officer Badge Stickers		
0243369	06/30/23	P	James Boucher	0000021818	1,047.00
			<i>Line Description:</i> Atrly Retiree Medical Payment		
0243370	06/30/23	P	James Parnell	0000003558	492.05
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
0243371	06/30/23	P	James Solliday	0000015717	1,047.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
0243372	06/30/23	P	Jeffrey Horn	0000009003	697.05
			<i>Line Description:</i> Qtrly Retiree Medical Payment		

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0243373	06/30/23	P	Jennifer W Harrison	0000029300	410.00
			<i>Line Description:</i> FACE PAINTING		
0243374	06/30/23	P	John E Fitzpatrick	0000002234	807.06
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
0243375	06/30/23	P	John Pherrin	0000006031	618.05
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
0243376	06/30/23	P	Jump N Bounce LLC	0000029296	3,383.00
			<i>Line Description:</i> INFLATABLE RENTAL		
0243377.	06/30/23	P	Jurassic Parties	0000029272	850.00
			<i>Line Description:</i> EDUCATIONAL REPTILE PRESENTATI ENTERTAINMENT AGREEMENT		
0243378	06/30/23	P	Karin Robinson	0000008079	266.23
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
0243379	06/30/23	P	Karl J Verhoef	0000004410	1,047.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
0243380	06/30/23	P	Keith M Jones	0000002776	942.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
0243381	06/30/23	P	Kelly Spicers Stores	0000029500	774.01
			<i>Line Description:</i> Copier Paper-Central Svs		



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0243382	06/30/23	P	Ken Earnest	0000030079	350.00
			<i>Line Description:</i> MUSICIAN 6/28/23 Sr Ctr		
0243383	06/30/23	P	Kenneth Soltis	0000007968	807.06
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
0243384	06/30/23	P	Kevin Gleason	0000006350	1,047.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
0243385	06/30/23	P	Klaus Straschil	0000004169	492.05
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
0243386	06/30/23	P	Knorr Systems Inc	0000005036	518.26
			<i>Line Description:</i> Pool Chemicals		
0243387	06/30/23	P	Larry Arruda	0000001080	807.06
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
0243388	06/30/23	P	Larry M Hicks	0000002525	1,047.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
0243389	06/30/23	P	Lawrence P Torres	0000004278	1,047.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
0243390	06/30/23	P	Lawrence Stice	0000015806	942.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
0243391	06/30/23	P	LineGear Fire & Rescue Equipment	0000026007	8,167.45
			<i>Line Description:</i> Workrite Uniforms		

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			<i>Line Description:</i> FIRE & RESCUE EQUIPMENT		
0243392	06/30/23	P	Loomis	0000019082	384.07
			<i>Line Description:</i> ARMORED CAR SERVICES May 23		
0243393	06/30/23	P	Lou Steiner	0000005965	807.06
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
0243394	06/30/23	P	Mama Said Entertainment	0000029720	1,500.00
			<i>Line Description:</i> ENTERTAINMENT AGREEMENT		
0243395	06/30/23	P	Maria Bazan	0000029669	14,400.00
			<i>Line Description:</i> BUTTERFLY GARDEN PROJECT		
0243396	06/30/23	P	Marilyn Ellis-Hollobaugh	0000002108	492.05
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
0243397	06/30/23	P	Merton Switzer	0000004204	184.31
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
0243398	06/30/23	P	Michael Basso	0000021265	1,047.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
0243399	06/30/23	P	Michael Moran	0000018227	446.04
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
0243400	06/30/23	P	Michael Swanson	0000006237	1,009.50
			<i>Line Description:</i> Qtrly Retiree Medical Payment		

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0243401	06/30/23	P	Michael Treanor	0000006788	807.06
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
0243402	06/30/23	P	Michael V Ginther	0000002339	807.06
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
0243403	06/30/23	P	Michael W Carver	0000001599	807.06
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
0243404	06/30/23	P	My Binding	0000012073	300.94
			<i>Line Description:</i> Plastic Coils		
0243405	06/30/23	P	Neil Leveratt	0000002948	807.06
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
0243406	06/30/23	P	Nico Hospitality LLC	0000028926	907.13
			<i>Line Description:</i> Hotel Occupancy Agreement		
0243407	06/30/23	P	Pamela S Greene	0000005256	288.71
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
0243408	06/30/23	P	Patricia Gleed	0000029317	2,080.00
			<i>Line Description:</i> Prep and Classroom Time		
0243409	06/30/23	P	Patricia Novack	0000012034	744.06
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
0243410	06/30/23	P	Perry J Grant	0000008771	744.06
			<i>Line Description:</i> Qtrly Retiree Medical Payment		

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0243411	06/30/23	P	Peter Merritt	0000005114	787.77
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
0243412	06/30/23	P	Peter Tenace	0000007198	261.08
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
0243413	06/30/23	P	Pyxis Water Systems Inc	0000015837	1,800.00
			<i>Line Description:</i> Tewinkle Park Maint		
0243414	06/30/23	P	Quadient Inc	0000028798	431.97
			<i>Line Description:</i> Postage Meter Supplies		
0243415	06/30/23	P	Resource Building Materials	0000024350	743.48
			<i>Line Description:</i> Silica Sand Removing Graffiti Silica Sand Remove Graffiti		
0243416	06/30/23	P	Rincon Truck Center Inc	0000013236	14,368.77
			<i>Line Description:</i> Regulating Valve Shop-Stock Stock-Doser Injector Stock-Fleet Parts Stock-Dose Injector 525-Water Pump Stock-Doser Block Stock-Reducer Elbow Shop Stock Stock-Truck Parts Stock Stock-Eject Supplies Fuel Rail-Sensor-553 Stock-Fittings Shock Bracket-524		

Bank: CITY  
 Cycle: AWKLY

<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
			<i>Line Description:</i> Stock-Whelen Bulb Stock-Solenoid Shop Stock Shop Stock Brake Parts-556 Return Credit Air Cleaner Engine Parts Wipers Stock-Wiper Link Stock-Regulating Vaulve		
0243418	06/30/23	P	Roadline Products Inc USA	0000003830	11,219.80
			<i>Line Description:</i> Red Traffic Paint		
0243419	06/30/23	P	Robert B Phillips	0000005388	807.06
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
0243420	06/30/23	P	Robert Beauchamp	0000001223	492.05
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
0243421	06/30/23	P	Robert Ciszek	0000001670	1,047.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
0243422	06/30/23	P	Robert Fate	0000002183	807.06
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
0243423	06/30/23	P	Robert L Taylor	0000006299	807.06
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
0243424	06/30/23	P	Roger Neth	0000003312	1,047.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		

Bank: CITY  
Cycle: AWKLY

<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
0243425	06/30/23	P	Ronald A Smith	0000004053	446.04
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
0243426	06/30/23	P	Rulon Hatch	0000006012	807.06
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
0243427	06/30/23	P	SHI International Corp	0000016007	2,004.62
			<i>Line Description:</i> ELECTRONIC EQUIPMENT SALES TAX (7.75%) SECURITY CAMERAS AND ACCESSORI		
0243428	06/30/23	P	Sam Nguyen	0000021573	368.45
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
0243429	06/30/23	P	Schindler Elevator Corporation	0000028812	4,980.00
			<i>Line Description:</i> Extended Warranty Agreement		
0243430	06/30/23	P	Scott Broussard	0000001420	946.95
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
0243431	06/30/23	P	Sheila Maurice	0000003091	261.08
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
0243432	06/30/23	P	Siemens Industry Inc	0000002904	9,312.24
			<i>Line Description:</i> Controls for HVAC Humidity @ F		
0243433	06/30/23	P	South Coast Emergency Vehicle Services	0000003643	86.75
			<i>Line Description:</i> Stock-Filters		

Bank: CITY  
 Cycle: AWKLY

<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
0243434	06/30/23	P	Southern California Edison Company	0000004088	3,674.32
			<i>Line Description:</i> 555 1/2 Paularino 5/22-6/20/23 735 Baker 5/19-6/19/23 Medians 5/5-6/5/23 3351 Sakioka 5/24-6/22/23 3349 Sakioka 5/24-6/22/23 2301 Harbor 5/23-6/21/23 3120 Manistree 5/22-6/20/23 348 E 17th 5/24-6/22/23 FS #1 5/19-6/19/23		
0243435	06/30/23	P	Southern California Gas Company	0000004092	4,131.93
			<i>Line Description:</i> 717 James St 5/19-6/20/23 721 James St 5/19-6/20/23 DRC 5/19-6/20/23 Sr Cntr 5/19-6/20/23 FS #5 5/22-6/21/23 567 W 18th St 5/19-6/20/23 DRC Pool 5/19-6/20/23 NHCC 5/19-6/20/23 FS #3 5/19-6/20/23 FS #4 5/22-6/21/23 PD 5/22-6/21/23 2300 Placentia 2310 Placentia 5/22-6/21/23 1870 Anaheim Ave 5/19-6/20/23 Telecomm 5/22-6/21/23 FS #2 5/23-6/22/23 BCC 5/24-6/23/23 FS #1 5/24-6/23/23		
0243436	06/30/23	P	Spectrum Gas Products	0000012653	532.74
			<i>Line Description:</i> Hydrotests Oxygen Medical Hazmat Fee Cyls for Maint		

Bank: CITY  
Cycle: AWKLY

<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
0243437	06/30/23	P	Stanley Borek	0000001347	345.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
0243438	06/30/23	P	Steven Spielberg	0000004127	747.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
0243439	06/30/23	P	Sunset Detectives	0000026756	13,500.00
			<i>Line Description:</i> Police Recruit Backgrounds Investigations		
0243440	06/30/23	P	Teresa Peterson Goerke	0000016963	396.75
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
0243441	06/30/23	P	The Bubble Rollers & Emerald Events	0000029271	2,324.00
			<i>Line Description:</i> INFLATABLE RENTAL 6/16/23 INFLATABLE RENTAL 6/21/23		
0243442	06/30/23	P	The Code Group Inc	0000025073	98.16
			<i>Line Description:</i> Plan Check Srvs as Needed		
0243443	06/30/23	P	Thermal Concepts, Inc.	0000030042	9,140.58
			<i>Line Description:</i> Emergency Repair to HVAC Syste Emergency Repair to HVAC Syste		
0243444	06/30/23	P	Thomas Banks	0000021751	1,047.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
0243445	06/30/23	P	Thomas Hamilton	0000012365	807.06



City of Costa Mesa Accounts Payable  
**SUMMARY CHECK REGISTER**

Bank: CITY  
 Cycle: AWKLY

<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
0243446	06/30/23	P	Thomas MacDuff	000006064	807.06
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
0243447	06/30/23	P	Thomas Neth	000007978	1,047.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
0243448	06/30/23	P	Thomas Stewart	000006560	396.75
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
0243449	06/30/23	P	Time Warner Cable	0000011202	5,620.47
			<i>Line Description:</i> HVAC Alarm-Library Cable Srvs at Bridge Shelter Ethernet Fiber4-City Hall Internet Srvs Fire Sta #4 Internet Srvs City Hall Internet Srvs-PD Data Internet Srvs-City Hall Data Internet Srvs Senior Center Comm Fiber PD-Warehouse Bridge Shelter MH Internet Bridge Shelter Internet		
0243450	06/30/23	P	Tracy Jones	0000002778	725.13
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
0243451	06/30/23	P	US Bank	0000002228	2,762.90
			<i>Line Description:</i> Payroll 23-12		
0243452	06/30/23	P	USI Inc	0000005890	1,507.13
			<i>Line Description:</i> Laminating Materials		

Bank: CITY  
 Cycle: AWKLY

<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
			<i>Line Description:</i> Laminating Supplies		
0243453	06/30/23	P	Ursula Basich	0000022488	597.01
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
0243454	06/30/23	P	Ve Tran	0000004296	807.06
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
0243455	06/30/23	P	Verizon Wireless	0000008717	6,857.52
			<i>Line Description:</i> WIRELESS PHONE SERVICE Fire WIRELESS PHONE SERVICE WIRELESS PHONE SERVICE Fire WIRELESS PHONE SERVICE		
0243456	06/30/23	P	Victor Cliff	0000008954	366.04
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
0243457	06/30/23	P	VincentBenjamin	0000024972	8,762.80
			<i>Line Description:</i> Temp Alexis L Week End 6/18/23 Temp Staff Julie C Week End 6/ Temp Staff Alexis L-Week End 6 Temp Dustin C Week End 6/11/23 Temp Dustin C Week End 6/4/23 Temp Julie C Weel End 6/4/23 Temp Maria L Week End 6/18/23		
0243458	06/30/23	P	Virginia Anderson	0000008307	208.53
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
0243459	06/30/23	P	Vulcan Materials Company	0000007403	144.65
			<i>Line Description:</i> Asphalt Potholes Sidewalk Ramp		

City of Costa Mesa Accounts Payable  
**SUMMARY CHECK REGISTER**

Bank: CITY  
 Cycle: AWKLY

<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
0243460	06/30/23	P	Waterline Technologies Inc <i>Line Description: Chemical for Pool DRC</i>	0000014520	564.78
0243461	06/30/23	P	William Todd <i>Line Description: Qtrly Retiree Medical Payment</i>	0000004269	177.03
0243462	06/30/23	P	World Oil Environmental Services <i>Line Description: HAZARDOUS WASTE DISPOSAL</i>	0000001088	219.65
0243463	06/30/23	P	Xerox Financial Services <i>Line Description: Annual Renewal Lease of Copier</i>	0000010450	902.06
<b>TOTAL</b>					<b>\$1,748,693.07</b>

Report ID: CCM20010

City of Costa Mesa Accounts Payable  
**CCM OVERFLOW CHECK LISTING**

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Run Date Jun 30,2023

Run Time 8:19:31 AM

Bank: CITY  
Cycle: AWKLY

<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
0243417	06/30/23	O	Rincon Truck Center Inc <i>Line Description: Overflow</i>	0000013236	0.00
<b><u>TOTAL</u></b>					<b><u>0.00</u></b>

Bank: CITY  
Cycle: ANNUAL

<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
0243464	06/30/23	P	D & R Office Works Inc <i>Line Description:</i> Office Furniture for Balearic	0000029056	29,018.16
0243465	06/30/23	P	Santa Margarita Ford <i>Line Description:</i> Ford F450 Truck Sales Tax 7.75% Delivery DMV Registration DMV Documentation	0000022708	67,449.94
0243466	06/30/23	P	Theodore Robins Ford <i>Line Description:</i> Document Fees Sales Tax 7.75% Ford Explorer XLT	0000004245	43,179.61
0243467	06/30/23	P	Moore Iacofano Goltsman Inc <i>Line Description:</i> Consulting	0000016407	5,982.17
<b>TOTAL</b>					<b>\$145,629.88</b>

Report ID: CCM2001V

City of Costa Mesa Accounts Payable  
CCM VOID CHECK LISTING

Page No. 1  
Run Date Jun 30, 2023  
Run Time 8:18:47 AM

Bank: CITY  
Cycle: ANNUAL

<u>Payment Ref</u>	<u>Cancel Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Date</u>	<u>Payment Amt</u>
0243284	6/29/2023	V	Jack R. Sweeney	0000030173	06/28/23	(8,100.00)
<i>Line Description:</i> Computer Error. Duplicate of handwritten check 5002.						
						<b>TOTAL</b>
						<b>(\$8,100.00)</b>

Bank: DDP1

Cycle: ADDEP1

<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
015689	06/30/23	P	Alan F Kent	0000006393	2,174.79
			<i>Line Description:</i> 1% Supplemental Pay July 23		
015690	06/30/23	P	Albert Spencer	0000004120	1,030.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015691	06/30/23	P	Allan L Roeder	0000003720	807.06
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015692	06/30/23	P	Allen D Huggins	0000002589	1,047.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015693	06/30/23	P	Andres Sepulveda	0000003988	1,047.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015694	06/30/23	P	Andrew Chalkley	0000025404	747.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015695	06/30/23	P	Ann Shultz	0000006607	765.10
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015696	06/30/23	P	Anna Rodriguez	0000026586	1,047.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015697	06/30/23	P	Arthur V Beames Jr	0000017738	28.55
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015698	06/30/23	P	Baltazar Mejia	0000023439	1,047.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		

Bank: DDP1  
Cycle: ADDEP1

<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
015699	06/30/23	P	Beckee Cost	0000016309	946.08
			<i>Line Description:</i> 1% Supplemental Pay July 23		
015700	06/30/23	P	Betty Garcia	0000024432	646.95
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015701	06/30/23	P	Bobby Y Masuzumi	0000003081	1,047.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015702	06/30/23	P	Brad Edwards	0000022130	1,118.55
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015703	06/30/23	P	Brent McKinley	0000007051	1,047.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015704	06/30/23	P	Brian W Roberts	0000006274	807.06
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015705	06/30/23	P	Bruce Hartley	0000011119	1,100.65
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015706	06/30/23	P	Bruce McGregor	0000011206	1,047.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015707	06/30/23	P	Bruce R Ballinger	0000001167	492.05
			<i>Line Description:</i> Qtrly Retiree Medical Payment		



City of Costa Mesa Accounts Payable  
SUMMARY CHECK REGISTERBank: DDP1  
Cycle: ADDEP1

<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
015708	06/30/23	P	Bruce Radomski	0000003742	1,047.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015709	06/30/23	P	Bruce W Covey	0000013041	765.10
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015710	06/30/23	P	Bryan Glass	0000002342	1,047.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015711	06/30/23	P	Cameron Phillips	0000005875	897.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015712	06/30/23	P	Carl McConnell	0000013933	942.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015713	06/30/23	P	Charles A Bassett	0000011742	807.06
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015714	06/30/23	P	Charles F Carr	0000006236	859.50
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015715	06/30/23	P	Charles J Oliver Jr	0000009684	547.05
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015716	06/30/23	P	Charlotte Bluell	0000008644	807.06
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015717	06/30/23	P	Cherie M Pittington	0000003641	1,047.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		

Bank: DDP1  
Cycle: ADDEP1

<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
015718	06/30/23	P	Cheryl R Helwig	000006915	471.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015719	06/30/23	P	Chris Goldsworthy	0000029067	847.05
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015720	06/30/23	P	Chris Morris	000007439	2,500.00
			<i>Line Description:</i> Monthly LTD Payment-July 23		
015721	06/30/23	P	Christina Powell OBrien	0000016961	429.04
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015722	06/30/23	P	Christopher B Bates	0000001213	1,047.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015723	06/30/23	P	Christopher G Walk	0000004450	1,071.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015724	06/30/23	P	Christopher J Boyd	0000001363	807.06
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015725	06/30/23	P	Christopher K Brimhall	0000001402	1,047.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015726	06/30/23	P	Christopher Kudelka	0000005822	1,047.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		

Bank: DDP1  
Cycle: ADDEP1

<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
015727	06/30/23	P	Clay G Epperson	0000002141	1,047.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015728	06/30/23	P	Complex Appellate Litigation Group LLP	0000030056	279.00
			<i>Line Description:</i> LEGAL SVS-Ohio House vs CM		
015729	06/30/23	P	Corrie Viera	0000019128	446.04
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015730	06/30/23	P	Curt D Yoder	0000004601	807.06
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015731	06/30/23	P	D Dennis Johnson	0000011317	639.09
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015732	06/30/23	P	Dale H Ashley	0000010564	681.05
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015733	06/30/23	P	Dale R Birney	0000001277	807.06
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015734	06/30/23	P	Dan Stevenson	0000013602	639.09
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015735	06/30/23	P	Dana Potts	0000008186	847.05
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015736	06/30/23	P	Dane Bora	0000001344	1,047.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		

Bank: DDP1  
Cycle: ADDEP1

<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
015737	06/30/23	P	Danny Hogue	0000006802	1,755.08
			<i>Line Description:</i> 1% Supplemental Pay July 23 Qtrly Retiree Medical Payment		
015738	06/30/23	P	Darlene Bell	0000005602	757.57
			<i>Line Description:</i> 1% Supplemental Pay July 23 Qtrly Retiree Medical Payment		
015739	06/30/23	P	Darrel Raney	0000005800	1,047.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015740	06/30/23	P	Darren Wood	0000001981	500.00
			<i>Line Description:</i> Clothing Allowance 22-23		
015741	06/30/23	P	David A Dye	0000002065	1,067.96
			<i>Line Description:</i> 1% Supplemental Pay July 23 Qtrly Retiree Medical Payment		
015742	06/30/23	P	David C Goerke	0000009386	807.06
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015743	06/30/23	P	David Hollister	0000021620	1,047.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015744	06/30/23	P	David K Makiyama	0000003041	997.05
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015745	06/30/23	P	David Maurer	0000007564	1,047.00

Bank: DDP1  
Cycle: ADDEP1

<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015746	06/30/23	P	David S Andersen	0000001040	897.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015747	06/30/23	P	David Sorge	0000004068	326.20
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015748	06/30/23	P	David Tait	0000022487	807.06
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015749	06/30/23	P	Dawna Myers	0000003273	946.95
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015750	06/30/23	P	Deborah Zimmerman	0000023438	847.05
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015751	06/30/23	P	Debra Yasui	0000007276	897.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015752	06/30/23	P	Dee Dee H Nelson	0000006575	158.07
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015753	06/30/23	P	Dennis B Sanders	0000003910	205.56
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015754	06/30/23	P	Diane Butler	0000008078	366.04
			<i>Line Description:</i> Qtrly Retiree Medical Payment		

Bank: DDP1  
Cycle: ADDEP1

<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
015755	06/30/23	P	Diane M Jarrett	0000007645	555.05
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015756	06/30/23	P	Don Holford	0000006025	266.23
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015757	06/30/23	P	Donald B Brown	0000004900	807.06
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015758	06/30/23	P	Doneen J Westenhaver	0000009746	296.17
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015759	06/30/23	P	Donna J Theriault	0000005411	807.06
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015760	06/30/23	P	Doug Johnson	0000005743	1,047.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015761	06/30/23	P	Doug Lovell	0000018477	922.26
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015762	06/30/23	P	Doug Prochnow	0000012127	1,047.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015763	06/30/23	P	Douglas Wilson	0000006759	401.09
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015764	06/30/23	P	Edward Dryzmala	0000006686	1,377.28
			<i>Line Description:</i> 1% Supplemental Pay July 23		

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<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
015765	06/30/23	P	Edward H Hunter	0000002597	681.05
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015766	06/30/23	P	Edward Petros	0000003615	723.01
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015767	06/30/23	P	Edward W Lewis	0000002956	492.05
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015768	06/30/23	P	Elaine C Chiang	0000007135	26.46
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015769	06/30/23	P	Ellen M Fenwick	0000023268	1,047.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015770	06/30/23	P	Eric Johnson	0000002765	930.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015771	06/30/23	P	Eric McVey	0000007918	897.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015772	06/30/23	P	Ernesto A Munoz	0000003261	465.12
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015773	06/30/23	P	Florine T Reichle	0000003787	692.82
			<i>Line Description:</i> Qtrly Retiree Medical Payment		

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<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
015774	06/30/23	P	Frank Barraza	0000026939	1,047.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015775	06/30/23	P	Frank Fantino	0000005635	775.56
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015776	06/30/23	P	Frederick T Seguin	0000003981	1,047.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015777	06/30/23	P	Gaetano Russo	0000019793	1,047.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015778	06/30/23	P	Gale Tuso	0000017460	233.08
			<i>Line Description:</i> 1% Supplemental Pay July 23		
015779	06/30/23	P	Gary Mc Erlain	0000017407	1,047.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015780	06/30/23	P	Gary Wong	0000012009	356.14
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015781	06/30/23	P	Gene Barbee	0000001188	756.75
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015782	06/30/23	P	George A Rose	0000007595	946.95
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015783	06/30/23	P	George J Yezbick Jr	0000005045	1,845.05
			<i>Line Description:</i> 1% Supplemental Pay July 23		



Bank: DDP1  
Cycle: ADDEP1

<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015784	06/30/23	P	Georgia A Ethier	0000002154	807.06
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015785	06/30/23	P	Gerald S Vasquez	0000006833	807.06
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015786	06/30/23	P	Gerald W Stucky	0000004172	807.06
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015787	06/30/23	P	Gerard J Stukkie	0000004174	787.77
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015788	06/30/23	P	Gina Clark	0000021699	1,047.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015789	06/30/23	P	Gregg A Steward	0000004159	807.06
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015790	06/30/23	P	Gregory Beutz	0000001261	1,047.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015791	06/30/23	P	Gregory J Edwards	0000001384	1,047.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015792	06/30/23	P	Gregory Knackert	0000017588	807.06
			<i>Line Description:</i> Qtrly Retiree Medical Payment		

Bank: DDP1  
Cycle: ADDEP1

<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
015793	06/30/23	P	Gregory LaFave	0000014549	547.05
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015794	06/30/23	P	Gregory P Scott	0000003963	1,047.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015795	06/30/23	P	H Michael Griffin	0000006936	86.42
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015796	06/30/23	P	Harlan Pauley	0000003569	881.67
			<i>Line Description:</i> Qtrly Retiree Medical Payment 1% Supplemental Pay July 23		
015797	06/30/23	P	Helen Nenadal	0000022319	1,047.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015798	06/30/23	P	Helene Rosenbaum	0000003861	177.03
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015799	06/30/23	P	Herbert C Ohde Jr	0000003399	397.50
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015800	06/30/23	P	Holly L Carver	0000001597	1,047.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015801	06/30/23	P	Jack D Schuitt	0000003952	807.06
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015802	06/30/23	P	Jack Koch	0000002859	492.05

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Cycle: ADDEP1

<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015803	06/30/23	P	Jack L Archer	0000001062	807.06
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015804	06/30/23	P	Jack T Stewart	0000013411	340.07
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015805	06/30/23	P	James C Wysong	0000004594	1,047.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015806	06/30/23	P	James D Watson	0000004476	807.06
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015807	06/30/23	P	James E Higgins Jr	0000007687	807.06
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015808	06/30/23	P	James M Ellis	0000002107	807.06
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015809	06/30/23	P	James M Gottenbos	0000002385	446.04
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015810	06/30/23	P	James M Miller	0000007440	2,500.00
			<i>Line Description:</i> Monthly LTD Payment-July 23		
015811	06/30/23	P	James Morrison	0000010566	396.75
			<i>Line Description:</i> Qtrly Retiree Medical Payment		

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Cycle: ADDEP1

<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
015812	06/30/23	P	James N Dibble	0000005626	744.06
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015813	06/30/23	P	James R Wilke Jr	0000004555	522.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015814	06/30/23	P	James T Warnack	0000004465	807.06
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015815	06/30/23	P	Jana L Cacho	0000010556	369.09
			<i>Line Description:</i> Atrly Retiree Medical Payment		
015816	06/30/23	P	Jane Duenweg	0000021556	1,047.00
			<i>Line Description:</i> Atrly Retiree Medical Payment		
015817	06/30/23	P	Jeanette Chervony	0000018986	1,047.00
			<i>Line Description:</i> Atrly Retiree Medical Payment		
015818	06/30/23	P	Jeanette Zangger	0000006655	1,047.00
			<i>Line Description:</i> Atrly Retiree Medical Payment		
015819	06/30/23	P	Jeff B Janzen	0000002735	1,047.00
			<i>Line Description:</i> Atrly Retiree Medical Payment		
015820	06/30/23	P	Jeffery E Skee	0000005410	972.00
			<i>Line Description:</i> Atrly Retiree Medical Payment		
015821	06/30/23	P	Jeffrey J McCann	0000003101	997.05
			<i>Line Description:</i> Atrly Retiree Medical Payment		

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<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
015822	06/30/23	P	Jeffrey T Peters	0000003608	1,047.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015823	06/30/23	P	Jerauld D Holloway	0000002556	492.05
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015824	06/30/23	P	Jerry A Scheer	0000007789	397.54
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015825	06/30/23	P	John Bull	0000003233	1,047.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015826	06/30/23	P	John D Hensley	0000013672	387.08
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015827	06/30/23	P	John F Downey	0000009004	446.04
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015828	06/30/23	P	John K Susman	0000006349	396.75
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015829	06/30/23	P	John L Skinner	0000004038	492.05
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015830	06/30/23	P	John S Michalec	0000019250	1,047.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		

Bank: DDP1  
Cycle: ADDEP1

<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
015831	06/30/23	P	John W Mullin	0000010568	946.95
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015832	06/30/23	P	Jon B Whitcomb	0000005651	942.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015833	06/30/23	P	Jon Doezie	0000009385	847.05
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015834	06/30/23	P	Jose Tovar	0000004283	492.05
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015835	06/30/23	P	Judith G Covey	0000009690	523.55
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015836	06/30/23	P	Judy Vickers	0000007219	547.05
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015837	06/30/23	P	Karen L Adams	0000000899	303.04
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015838	06/30/23	P	Karen S Goettsch	0000013935	765.10
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015839	06/30/23	P	Kathleen Ulrich	0000025407	429.04
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015840	06/30/23	P	Kathleen Zuorski	0000025225	504.52
			<i>Line Description:</i> 1% Supplemental Pay July 23		

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<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
015841	06/30/23	P	Kayoko Hayman	000005785	618.05
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015842	06/30/23	P	Keith Davis	000008187	1,047.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015843	06/30/23	P	Kelly Vucinic	0000010967	1,047.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015844	06/30/23	P	Kevin Diamond	0000001989	1,047.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015845	06/30/23	P	Kevin T Meng	0000003133	1,047.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015846	06/30/23	P	Kurt Lystne	0000008712	796.95
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015847	06/30/23	P	Lance Nakamoto	0000003280	1,047.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015848	06/30/23	P	Larry Bell	0000007802	708.35
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015849	06/30/23	P	Larry Dreiman	0000018972	747.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		

Bank: DDP1

Cycle: ADDEP1

<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
015850	06/30/23	P	Laura Ginther	0000023134	555.05
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015851	06/30/23	P	Lawrence N Hennen	0000002506	807.06
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015852	06/30/23	P	Leonard Goodsir	0000002378	1,047.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015853	06/30/23	P	Lily Martinez	0000003071	1,047.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015854	06/30/23	P	Linda A Matthews	0000003089	484.50
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015855	06/30/23	P	Linda Boylan	0000023340	57.98
			<i>Line Description:</i> 1% Supplemental Pay July 23		
015856	06/30/23	P	Linda F Divino	0000009007	153.85
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015857	06/30/23	P	Loren P Wyrick	0000004593	446.04
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015858	06/30/23	P	Madeline A Miller	0000003179	639.09
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015859	06/30/23	P	Maher Nawar	0000004714	807.06
			<i>Line Description:</i> Qtrly Retiree Medical Payment		



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Cycle: ADDEP1

<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
015860	06/30/23	P	Mamo D Arruda	0000001081	303.04
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015861	06/30/23	P	Marc Yuhasz	0000004609	942.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015862	06/30/23	P	Marguerite De La Torre	0000004997	1,047.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015863	06/30/23	P	Marie Thompson	0000000038	86.42
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015864	06/30/23	P	Marilyn Golden	0000017028	387.08
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015865	06/30/23	P	Marilyn Guimond	0000015161	206.27
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015866	06/30/23	P	Marilyn K Sutton	0000004201	555.05
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015867	06/30/23	P	Martin P Carver	0000001598	1,047.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015868	06/30/23	P	Marty Huguenin	0000002591	807.06
			<i>Line Description:</i> Qtrly Retiree Medical Payment		

Bank: DDP1  
Cycle: ADDEP1

<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
015869	06/30/23	P	Mary R Delaney	0000015807	387.08
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015870	06/30/23	P	Matthew J Collett	0000001720	1,600.64
			<i>Line Description:</i> Qtrly Retiree Medical Payment 1% Supplemental Pay July 23		
015871	06/30/23	P	Mel Lee	0000010320	847.05
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015872	06/30/23	P	Meloni Smith McMinimy	0000006847	807.06
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015873	06/30/23	P	Michael A Cacho	0000001471	369.09
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015874	06/30/23	P	Michael A Cohen	0000006586	1,047.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015875	06/30/23	P	Michael A Guevara	0000005099	807.06
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015876	06/30/23	P	Michael R Balsis	0000009424	547.05
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015877	06/30/23	P	Michael S Fantozzi	0000004715	1,047.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015878	06/30/23	P	Michael S Hastert	0000006107	1,047.00

Bank: DDP1

Cycle: ADDEP1

<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015879	06/30/23	P	Michael T Dyer	0000002067	1,047.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015880	06/30/23	P	Mitchell B Johnson	0000002770	1,047.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015881	06/30/23	P	Morris House	0000002578	681.05
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015882	06/30/23	P	Muriel Ullman	0000001244	345.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015883	06/30/23	P	Nancy M Croft	0000016184	1,047.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015884	06/30/23	P	Norman K Schurb	0000003957	807.06
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015885	06/30/23	P	Olivia Ramirez	0000003750	807.06
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015886	06/30/23	P	Patricia J Steele	0000014443	471.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015887	06/30/23	P	Patty R Brown	0000001423	492.05
			<i>Line Description:</i> Qtrly Retiree Medical Payment		

Bank: DDP1  
Cycle: ADDEP1

<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
015888	06/30/23	P	Paul A Cappuccilli	0000007705	1,214.50
			<i>Line Description:</i> 1% Supplemental Pay July 23		
015889	06/30/23	P	Paul Beckman	0000005998	1,047.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015890	06/30/23	P	Paul Dondero	0000002023	1,047.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015891	06/30/23	P	Paul Moody	0000008766	942.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015892	06/30/23	P	Paul V Starn	0000010841	1,047.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015893	06/30/23	P	Perry L Valantine	0000004384	807.06
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015894	06/30/23	P	Peter Czenze	0000013313	725.13
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015895	06/30/23	P	Peter Naghavi	0000007860	535.94
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015896	06/30/23	P	Phil Dickens	0000005801	1,161.31
			<i>Line Description:</i> Qtrly Retiree Medical Payment 1% Supplemental Pay July 23		
015897	06/30/23	P	Philip Hartman	0000002474	396.75

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Cycle: ADDEP1

<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015898	06/30/23	P	Philip T Worsman	0000004585	712.56
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015899	06/30/23	P	Phillip R Schmuck	0000003947	430.60
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015900	06/30/23	P	Phyllis Schiel	0000023427	296.17
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015901	06/30/23	P	Randall Buck	0000005730	1,047.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015902	06/30/23	P	Randall J Croll	0000013426	1,047.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015903	06/30/23	P	Raul Perez	0000012128	326.20
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015904	06/30/23	P	Raymond T Pawloski	0000003572	356.14
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015905	06/30/23	P	Rebekah Tapie	0000004719	303.04
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015906	06/30/23	P	Rene Carrera	0000029400	1,047.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		

Bank: DDP1

Cycle: ADDEP1

<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
015907	06/30/23	P	Renee K Farden	0000016962	555.05
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015908	06/30/23	P	Richard Allum	0000000987	807.06
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015909	06/30/23	P	Richard Boucher	0000014716	396.75
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015910	06/30/23	P	Richard J Johnson	0000005620	2,031.22
			<i>Line Description:</i> Qtrly Retiree Medical Payment 1% Supplemental Pay July 23		
015911	06/30/23	P	Richard Kirkbride	0000007614	56.85
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015912	06/30/23	P	Richard Simons	0000022287	1,047.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015913	06/30/23	P	Robert Bork	0000001350	765.10
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015914	06/30/23	P	Robert Crogan	0000001876	269.29
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015915	06/30/23	P	Robert F O'Brien	0000012731	184.31
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015916	06/30/23	P	Robert Gagne	0000002291	1,047.00

Bank: DDP1  
 Cycle: ADDEP1

<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015917	06/30/23	P	Robert Hanson	0000014289	1,047.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015918	06/30/23	P	Robert J Durham	0000006151	1,047.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015919	06/30/23	P	Robert J Pesce	0000003604	446.04
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015920	06/30/23	P	Robert Moody	0000003215	771.12
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015921	06/30/23	P	Robert Pignone	0000003634	1,047.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015922	06/30/23	P	Robert Sharpnack	0000004004	1,047.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015923	06/30/23	P	Robert Van Sickle	0000004394	807.06
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015924	06/30/23	P	Robert W Reynolds	0000003801	942.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015925	06/30/23	P	Robert W Stinman	0000018058	787.77
			<i>Line Description:</i> Qtrly Retiree Medical Payment		

Bank: DDP1  
Cycle: ADDEP1

<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
015926	06/30/23	P	Robindale Shepherd	0000009851	632.70
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015927	06/30/23	P	Ronald Cloe	0000001693	1,047.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015928	06/30/23	P	Ronald J Chamberlin	0000014890	547.05
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015929	06/30/23	P	Ronald P Stone	0000004167	796.95
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015930	06/30/23	P	Ronald Penley	0000024437	496.02
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015931	06/30/23	P	Rosemary Dodson	0000012364	513.09
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015932	06/30/23	P	Rosemary Vidales	0000004418	784.50
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015933	06/30/23	P	Ross E McKelvey	0000009897	744.06
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015934	06/30/23	P	Russell C Parker	0000007435	446.04
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015935	06/30/23	P	Russell J Yankie	0000015036	396.75
			<i>Line Description:</i> Qtrly Retiree Medical Payment		



Bank: DDP1  
Cycle: ADDEP1

<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
015936	06/30/23	P	Sandi Lishka	0000015808	597.01
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015937	06/30/23	P	Sandra B Benson	0000006459	1,047.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015938	06/30/23	P	Scott A May	0000003092	1,047.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015939	06/30/23	P	Shawn Brosamer	0000001416	1,047.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015940	06/30/23	P	Shawn Leffingwell	0000006331	997.05
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015941	06/30/23	P	Stephen G Calles	0000009071	807.06
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015942	06/30/23	P	Stephen R Tiedeman	0000004258	942.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015943	06/30/23	P	Stephen Ridgway	0000003815	807.06
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015944	06/30/23	P	Steven Feather	0000002187	897.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		

Bank: DDP1  
Cycle: ADDEP1

<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
015945	06/30/23	P	Steven Labbitt	0000002887	972.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015946	06/30/23	P	Stewart C Godshall	0000002355	639.09
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015947	06/30/23	P	Sue Hupp	0000001879	1,047.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015948	06/30/23	P	Susan Baldwin	0000010199	261.08
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015949	06/30/23	P	Susan L Larimore	0000002911	387.08
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015950	06/30/23	P	Thanh P Bui	0000005710	620.10
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015951	06/30/23	P	Thomas C Wood	0000004757	471.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015952	06/30/23	P	Thomas Clevenger	0000009747	709.50
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015953	06/30/23	P	Thomas J Lazar	0000002925	2,447.31
			<i>Line Description:</i> Qtrly Retiree Medical Payment 1% Supplemental Pay July 23		
015954	06/30/23	P	Thomas K Coute Sr	0000009384	634.50

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<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015955	06/30/23	P	Thomas R Caldwell	0000012035	1,009.50
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015956	06/30/23	P	Timothy Schennum	0000003943	1,047.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015957	06/30/23	P	Timothy Starn	0000005549	1,047.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015958	06/30/23	P	Timothy Sweet	0000015387	1,047.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015959	06/30/23	P	Tom A Curtis	0000001898	396.75
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015960	06/30/23	P	Tom G Winter	0000005460	1,047.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015961	06/30/23	P	Trudy E Nuzum	0000003379	460.54
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015962	06/30/23	P	Vernon D Hupp	0000002604	807.06
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015963	06/30/23	P	Victor Hernandez	0000015946	1,047.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		

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<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
015964	06/30/23	P	Walter M Dill	0000007117	1,047.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015965	06/30/23	P	Walter S Silver Jr	0000004026	807.06
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015966	06/30/23	P	Wanda Ayers	0000011741	620.38
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015967	06/30/23	P	Wayne Martin	0000005885	744.06
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015968	06/30/23	P	Wayne Riedmann	0000006022	649.55
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015969	06/30/23	P	Wendell L Maberry	0000003031	807.06
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015970	06/30/23	P	Willa Bouwens Killeen	0000014940	807.06
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015971	06/30/23	P	William A Folsom	0000021819	446.04
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015972	06/30/23	P	William B Ellwood	0000006789	492.05
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015973	06/30/23	P	William C Taylor	0000004229	261.08
			<i>Line Description:</i> Qtrly Retiree Medical Payment		

City of Costa Mesa Accounts Payable  
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Bank: DDP1  
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<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
015974	06/30/23	P	William F McLean	0000013455	807.06
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015975	06/30/23	P	William H Bechtel	0000001224	2,366.64
			<i>Line Description:</i> Qtrly Retiree Medical Payment 1% Supplemental Pay July 23		
015976	06/30/23	P	William J Morris	0000003236	236.29
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015977	06/30/23	P	William L Adams	0000009869	1,047.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015978	06/30/23	P	William M Moss	0000003241	1,047.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015979	06/30/23	P	William P Redmond	0000003775	1,047.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015980	06/30/23	P	William Raymer	0000003761	807.06
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
015981	06/30/23	P	William Verderber	0000005625	416.10
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
<b>TOTAL</b>					<b>\$232,944.67</b>

Report ID: CCM2001

City of Costa Mesa Accounts Payable  
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0243468	06/30/23	P	Orange County Fair & Event Center	000003432	29,026.00
			<i>Line Description:</i> Rental-4th July Event		
0243469	06/30/23	P	Fun 4 Events	000030175	897.50
			<i>Line Description:</i> Entertainment for Day Camp		
<b>TOTAL</b>					<b>\$29,923.50</b>

City of Costa Mesa Accounts Payable  
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Cycle: ANNUAL

<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
0243470	07/04/23	P	Knotts Berry Farm	0000002853	8,040.00
		<i>Line Description:</i>	KNOTTTS TICKETS		
			KNOTTTS TICKETS		
			KNOTTTS TICKETS		
			KNOTTTS TICKETS		
<b>TOTAL</b>					<b>\$8,040.00</b>

8,040.00  
 16,625.00  
 736,968.74  
 2,272.57  
 46,431.32  


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**810,337.63**


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Report ID: CCM2001

City of Costa Mesa Accounts Payable  
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Run Time 8:56:48 AM

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0243471	07/06/23	P	Pyro Spectaculars Inc	0000029672	16,625.00
<i>Line Description:</i> INDEPENDANCE DAY FIREWORK SHOW					
<b>TOTAL</b>					<b>\$16,625.00</b>



City of Costa Mesa Accounts Payable  
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<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
0243472	07/07/23	P	911 Vehicle	0000020861	24,948.56
			<i>Line Description:</i> PART-TAHOE CONVERSION AND TRAI LABOR- TAHOE CONVERSION AND TR SALES TAX (7.75%)		
0243473	07/07/23	P	Architectural Engineering Technology Inc	0000029448	82,941.76
			<i>Line Description:</i> Baker-Placentia-Victoria-19th		
0243474	07/07/23	P	BPS Tactical Inc	0000023962	16,389.34
			<i>Line Description:</i> Shipping Fee Sales Tax 7.75% Patrol Duty Ballistic Vest Cov Sales Tax 7.75% Patrol Duty Ballistic Vest Cov		
0243475	07/07/23	P	Buxton	0000027731	34,999.00
			<i>Line Description:</i> Economic Dev. Package - SCOUT		
0243476	07/07/23	P	CDW Government Inc	0000005402	47,287.83
			<i>Line Description:</i> SURFACE THUNDERBOLT 4 DOCK MICROSOFT SURFACE PRO SALES TAX (7.75%) RECYCLE FEE MICROSOFT SURFACE PRO KEYBOARD LICENSE RENEWAL-5 YR COMPUTER EQUIPMENT MICROSOFT SURFACE SALES TAX (7.75%) ADAPTER CABLE THUNDERBOLT DOCK SALES TAX (7.75%) APPLECARE+ RECYCLING FEE APPLE IMAC 24"		

City of Costa Mesa Accounts Payable  
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<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
			<i>Line Description:</i> SALES TAX (7.75%)		
0243477	07/07/23	P	California Canopy	0000030155	16,364.29
			<i>Line Description:</i> SHIPPING BRANDED CANOPIES SALES TAX (7.75%)		
0243478	07/07/23	P	Consolidated Office Systems	0000018680	24,645.20
			<i>Line Description:</i> Sales Tax 7.75% Task Chairs - Global Industrie Shipping Fee Global Industries Sidero Chair Sales Tax 7.75% Shipping Fee		
0243479	07/07/23	P	Crosstown Electrical & Data Inc	0000017487	16,950.00
			<i>Line Description:</i> Emergency Fiber Optic Cable Re		
0243480	07/07/23	P	Merrimac Energy Group	0000021566	15,046.00
			<i>Line Description:</i> Diesel Fuel-Corp Yard Diesel Fuel-FS2 Diesel Fuel-FS1 Diesel Fuel-FS6 Diesel Fuel-FS5		
0243481	07/07/23	P	Motorola Solutions Inc	0000003246	18,069.92
			<i>Line Description:</i> MOBILE RADIO SALES TAX (7.75%)		
0243482	07/07/23	P	Newport Mesa Unified School District	0000003339	94,149.24
			<i>Line Description:</i> Agreement Oct-Dec2022 Agreement Jul-Sept 2022		

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<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
0243483	07/07/23	P	Southern California Edison Company	0000004088	25,634.91
			<i>Line Description:</i> 1040 Paularino 5/16-6/14/23 NCC 5/26-6/26/23 885 Junipero 6/1-6/29/23 Davis Field 5/26-6/26/23 1071 Bristol 5/17-6/15/23 3129 Harbor 5/31-6/28/23 1035 Park Crest 6/1-6/29/23 1624 Gisler 5/31-6/28/23 Sr Ctr 5/26-6/26/23 3460 Smalley 5/31-6/28/23 1895 Irvine 5/31-6/28/23 2750 Fairview 6/1-6/29/23 Tennis Center 6/1-6/29/23 702 1/2 Victoria 5/30-6/27/23 702 Victoria 5/30-6/27/23 DRC 5/30-6/27/23 Volcom Skate Prk 6/1-6/29/23 980 Arlington 6/1-6/29/23 970 Arlington 6/1-6/29/23		
0243484	07/07/23	P	Statewide Traffic Safety & Signs	0000004432	51,709.00
			<i>Line Description:</i> Emergency Traffic Control-Sout		
0243485	07/07/23	P	Time Warner Cable	0000011202	16,651.50
			<i>Line Description:</i> Cable Srvs for CH-CM HVAC Alarm-Basement at CH Internet Fiber Svs-Var Loc NCC Internet (New Bldg) Cable Srvs for CH-Parks Cable Srvs for CH-Dev S Cable Srvs for CH-Fire Cable Srvs for CH-IT Cable Srvs for CH-PS Cable Srvs for CH-Fin		

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<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
0243486	07/07/23	P	Tyler Technologies Inc	0000027279	21,481.25
			<i>Line Description:</i> LAND MANAGEMENT SYSTEM LAND MANAGEMENT SYSTEM		
0243487	07/07/23	P	Yunex LLC	0000029573	72,797.80
			<i>Line Description:</i> Routine Maint for Apr 23 Callout for Apr 2023 Routine Main May 2023 Routine Maint for March 2023 Callout for Mar 2023		
0243488	07/07/23	P	Z&K Consultants, Inc	0000029416	27,454.40
			<i>Line Description:</i> Jack Hammet Improv Project		
0243489	07/07/23	P	AGA Engineers Inc	0000028838	725.00
			<i>Line Description:</i> Bear TSSP March 2023		
0243490	07/07/23	P	AH Accounting LLC	0000029518	9,525.00
			<i>Line Description:</i> Monthly Srvs June 2023		
0243491	07/07/23	P	Amazing Tents & Events	0000029486	4,050.00
			<i>Line Description:</i> Snoopy House Snoopy House Snpopy House		
0243492	07/07/23	P	Arlis Reynolds	0000023997	1,236.68
			<i>Line Description:</i> Meal SCAG Conference Hotel-SCAG Conference Hotel-Civicwell Conference		

City of Costa Mesa Accounts Payable  
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<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
0243493	07/07/23	P	Bee Busters Inc	0000007572	110.00
			<i>Line Description:</i> Bee Colony Abatement-City Righ		
0243494	07/07/23	P	Big Air Buena Park, LLC	0000030178	700.00
			<i>Line Description:</i> Summer Excursion 2023		
0243495	07/07/23	P	Boomers	0000011212	1,124.55
			<i>Line Description:</i> Excursion Day Camp 2023		
0243496	07/07/23	P	CBE	0000015149	489.54
			<i>Line Description:</i> COPIER MAINT 6/4-7/4/23 Toner-Sharp 363		
0243497	07/07/23	P	CSG Consultants Inc	0000001887	638.77
			<i>Line Description:</i> Plan Check June 2023		
0243498	07/07/23	P	Canon Financial Services Inc	0000023241	763.34
			<i>Line Description:</i> COPIER LEASE APRIL 2023 COPIER LEASE 4/20-5/19/23 COPIER LEASE JAN 2023		
0243499	07/07/23	P	Cassius Rutherford	0000026851	300.00
			<i>Line Description:</i> Parks/Comm Svs Comm Apr-Jun 23		
0243500	07/07/23	P	Dell Marketing LP	0000001963	2,949.81
			<i>Line Description:</i> Dell Laptop & dock		
0243501	07/07/23	P	Deutsch Inc.	0000030142	9,880.77

City of Costa Mesa Accounts Payable  
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<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
			<i>Line Description:</i> SHIPPING AIRSCREEN		
0243502	07/07/23	P	Eagle Print Dynamics	0000026736	5,267.92
			<i>Line Description:</i> SALES TAX (7.75%) PROMOTIONAL SHIRTS		
0243503	07/07/23	P	Elizabeth Dorn Parker	0000029192	300.00
			<i>Line Description:</i> Parks/Comm Svs Comm Apr-Jun 23		
0243504	07/07/23	P	Fisher Derderian	0000030055	300.00
			<i>Line Description:</i> Arts Comm Mtn Apr-Jun 2023		
0243505	07/07/23	P	Fuel Pros Inc	0000026476	9,097.32
			<i>Line Description:</i> DO Inspection-PD DO Inspections-FS2 DO Inspections-FS6 Replaced Failed Drop Tubes		
0243506	07/07/23	P	Galls LLC	0000002297	4,503.22
			<i>Line Description:</i> Ties & Tie Bars (Partial) Uniform-OFC K Christianson Tie Bars (Final) Uniform-OFC H McMahon Uniform-OFC H McMahon Uniform-RCT M Working (partial) Uniform-OFC J hermes Uniform-OFC L Gomez (Partial) Safety Vest-OFC J Sieder Uniform-PE Sp A Alvarez-Erlach		
0243507	07/07/23	P	Game Truck	0000029273	625.00
			<i>Line Description:</i> DAY CAMP-6/14/23		

City of Costa Mesa Accounts Payable  
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<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
0243508	07/07/23	P	Glenn Lukos & Associates Inc	0000011626	3,315.90
			<i>Line Description:</i> FVP Pool Restore 2/18-3/31/23 FVP Pool Restore 2/18-3/31/23 FVP Pool Restore 5/6-6/30/23		
0243509	07/07/23	P	Hanks Electrical Supplies	0000002445	1,100.22
			<i>Line Description:</i> Electrical Supplies Electrical Supplies Electrical Supplies		
0243510	07/07/23	P	HdL Coren & Cone	0000007882	247.94
			<i>Line Description:</i> Jan-Mar 2023 Prop Tax		
0243511	07/07/23	P	Hinderliter De Llamas & Associates	0000002537	5,300.00
			<i>Line Description:</i> Cannabis Mgmt Program May 2023		
0243512	07/07/23	P	IAM Pacific Wellness Inc.	0000029833	125.00
			<i>Line Description:</i> PREVENTATIVE MAINTENANCE		
0243513	07/07/23	P	IDS Group Inc	0000022643	7,227.00
			<i>Line Description:</i> IT Office/Train Rm Proj-CH		
0243514	07/07/23	P	Innovative Emergency Equipment	0000030012	3,124.56
			<i>Line Description:</i> Sales Tax 7.75% Upfitting Parts for patrol veh		
0243515	07/07/23	P	Interwest Consulting Group Inc	0000021505	8,865.00
			<i>Line Description:</i> Consult Sv-Design FV Rd May 23 PW Engineer/TOT Div May 2023		

City of Costa Mesa Accounts Payable  
SUMMARY CHECK REGISTERBank: CITY  
Cycle: AWKLY

<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
0243516	07/07/23	P	Jeffrey Harlan	0000020142	624.55
			<i>Line Description:</i> Hotel-ICSC Conference Transportation-ICSC Conference		
0243517	07/07/23	P	John Stephens	000002112	760.38
			<i>Line Description:</i> Lunch Meeting with DT J Korte Hotel-ICSC Conference Short Term Parking @ Airport Transportation-ICSC Conference Lunch Meeting with D Guld (UCI)		
0243518	07/07/23	P	Kelly Brown	0000029489	300.00
			<i>Line Description:</i> Parks/Comm Svs Comm Apr-Jun 23		
0243519	07/07/23	P	Kelly Dalton	0000024593	318.70
			<i>Line Description:</i> Site Visit/Review		
0243520	07/07/23	P	LN Curtis & Sons	0000002983	4,602.98
			<i>Line Description:</i> Shipping Fee Sales Tax 7.75% MSA Threaded CBRN Canister		
0243521	07/07/23	P	Leica Geosystems Inc	0000003452	341.02
			<i>Line Description:</i> Surveying and Egeineering Suppl Surveying & Engineering Suppli		
0243522	07/07/23	P	Loomis	0000019082	361.93
			<i>Line Description:</i> ARMORED CAR SERVICES June 23		
0243523	07/07/23	P	Mike Raahauges Shooting Enterprises	0000006853	100.00



Bank: CITY  
Cycle: AWKLY

<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
			<i>Line Description:</i> Range Fees-SWAT May 2023		
0243524	07/07/23	P	National Data & Surveying Services	0000021249	210.00
			<i>Line Description:</i> 24hr ADT/Speed Counts Cabrillo 24hr ADT/Speed Counts-3144 Man		
0243525	07/07/23	P	Nickell Nickell 5 cents Games	0000030180	900.00
			<i>Line Description:</i> Summer Excursion 2023		
0243526	07/07/23	P	Nico Hospitality LLC	0000028926	1,317.50
			<i>Line Description:</i> Outstanding Balance Hotel Occu Outstanding Balance Hotel Occu		
0243527	07/07/23	P	PSI	0000026194	1,327.48
			<i>Line Description:</i> Gallon Water Tank		
0243528	07/07/23	P	Permit Management Solutions	0000024925	1,248.00
			<i>Line Description:</i> Consulting Staff Srvs		
0243529	07/07/23	P	Priceless Pet Rescue	0000026000	900.00
			<i>Line Description:</i> Animal Transfer Fee June 2023		
0243530	07/07/23	P	Pro Pacific Pest Control Inc.	0000030184	2,644.00
			<i>Line Description:</i> HCD Rehab Grant-1660 Whittier		
0243531	07/07/23	P	Prosurface Inc	0000029488	7,600.00
			<i>Line Description:</i> Resurfacing Courts @ Various P		
0243532	07/07/23	P	Pyxis Water Systems Inc	0000015837	2,500.00

Bank: CITY  
 Cycle: AWKLY

<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
			<i>Line Description:</i> Tewinkle Park Maint Aug 22		
0243533	07/07/23	P	SHI International Corp	0000016007	5,803.95
			<i>Line Description:</i> SHIPPING CAMERA MOUNT CAMERA LICENSE SALES TAX (7.75%)		
0243534	07/07/23	P	Scott Glabb	0000020105	300.00
			<i>Line Description:</i> Parks/Comm Svs Comm Apr-Jun 23		
0243535	07/07/23	P	SiteOne Landscape Supply LLC	0000024133	1,668.96
			<i>Line Description:</i> Supplies for TAC		
0243536	07/07/23	P	South Coast Air Quality Mgmt District	0000003939	665.26
			<i>Line Description:</i> Annual Operating Fees-FS6 Annual Emissions Fee-FS6		
0243537	07/07/23	P	Southern California Gas Company	0000004092	181.15
			<i>Line Description:</i> FS #6 5/26-6/27/23		
0243538	07/07/23	P	The Bubble Rollers & Emerald Events	0000029271	1,004.00
			<i>Line Description:</i> Water Slide Rental-Day Camp		
0243539	07/07/23	P	The Code Group Inc	0000025073	960.00
			<i>Line Description:</i> Consulting Srvs on 5/1/23		
0243540	07/07/23	P	The Wave Waterpark	0000029751	520.00
			<i>Line Description:</i> Excursion Camp 2023		

City of Costa Mesa Accounts Payable  
**SUMMARY CHECK REGISTER**

Bank: CITY  
 Cycle: AWKLY

<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
0243541	07/07/23	P	Thrill It Family Fun Center <i>Line Description:</i> Summer Excursion 2023	0000030179	436.80
0243542	07/07/23	P	Verizon Wireless <i>Line Description:</i> 5/18-6/17/23 Fin Cell Srvs 5/18-6/17/23 P.W. Cell Srvs	0000008717	2,294.04
0243543	07/07/23	P	VincentBenjamin <i>Line Description:</i> Temp-Maria L Week End 7/2/23 Temp Dusitn C Week Hemmed Dust Alexis Week Svs 6/19-6/25/23 Temp Maria L Week End 6/25/23 Temp Dustin C Week End 6/25/23	0000024972	5,770.26
0243544	07/07/23	P	VincentBenjamin <i>Line Description:</i> Temp Alexis L Week End-7/2/23	0000024972	1,233.28
0243545	07/07/23	P	Waxie Sanitary Supply <i>Line Description:</i> Warehouse Floor Stock	0000004480	61.96
0243546	07/07/23	P	West Coast Fence Co <i>Line Description:</i> Remove Privacy Screening at Da	0000021495	600.00
<b>TOTAL</b>					<b>\$736,968.74</b>

Report ID: CCM2001

City of Costa Mesa Accounts Payable  
**SUMMARY CHECK REGISTER**

Page No. 1  
Run Date Jul 10, 2023  
Run Time 8:59:12 AM

Bank: CITY  
Cycle: APAY

<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
0243547	07/07/23	P	CHC: Creating Healthier Communities	000008015	10.00
			<i>Line Description:</i> Payroll Deduction 23-14		
0243548	07/07/23	P	CalPERS Long-Term Care Program	000006287	184.27
			<i>Line Description:</i> Payroll Deduction 23-14		
0243549	07/07/23	P	California State Disbursement Unit	0000017443	1,328.30
			<i>Line Description:</i> Payroll Deduction 23-14		
0243550	07/07/23	P	Pamela Lilly	0000025324	750.00
			<i>Line Description:</i> Payroll Deduction 23-14		
<b>TOTAL</b>					<b>\$2,272.57</b>

City of Costa Mesa Accounts Payable  
SUMMARY CHECK REGISTERBank: DDP1  
Cycle: ADDEP1

<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
015982	07/07/23	P	Alisa Ochoa	0000029944	300.00
			<i>Line Description:</i> Arts Comm Mtn Apr-Jun 2023		
015983	07/07/23	P	Allison Mann	0000001338	300.00
			<i>Line Description:</i> Art Comm Mtn Apr-Jun 2023		
015984	07/07/23	P	Alma Reyes	0000021563	214.33
			<i>Line Description:</i> Meals-ICSC Transportation-ICSC		
015985	07/07/23	P	Anna Partida	0000029999	44.73
			<i>Line Description:</i> Snacks-Planning Commission		
015986	07/07/23	P	Charlene M Ashendorf	0000017428	300.00
			<i>Line Description:</i> Arts Comm Mtn Apr-Jun 2023		
015987	07/07/23	P	Costa Mesa Employees Association	0000006284	4,000.18
			<i>Line Description:</i> Payroll Deduction 23-14		
015988	07/07/23	P	Costa Mesa Executive Club	0000006286	150.00
			<i>Line Description:</i> Payroll Deduction 23-14		
015989	07/07/23	P	Costa Mesa Firefighters Association	0000001812	8,334.17
			<i>Line Description:</i> Payroll Deduction 23-14		
015990	07/07/23	P	Costa Mesa Police Association	0000001819	7,140.00
			<i>Line Description:</i> Payroll Deduction 23-14		
015991	07/07/23	P	Costa Mesa Police Management Assn	0000005082	315.00

Bank: DDP1  
 Cycle: ADDEP1

<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
			<i>Line Description:</i> Payroll Deduction 23-14		
015992	07/07/23	P	David Herrera Martinez	0000029421	425.00
			<i>Line Description:</i> Rescue Systems 2		
015993	07/07/23	P	Deborah Wondercheck	0000029941	300.00
			<i>Line Description:</i> Arts Comm Mtn Apr-Jun 2023		
015994	07/07/23	P	Erica Lucia	0000029943	300.00
			<i>Line Description:</i> Arts Comm Mtn Apr-Jun 2023		
015995	07/07/23	P	Frank Nguyen	0000025830	4,758.17
			<i>Line Description:</i> Advance Disability 7/1-7/31/23		
015996	07/07/23	P	Griffin Dooley	0000030016	260.69
			<i>Line Description:</i> Outreach Prog Exp-May 2023		
015997	07/07/23	P	Heidi Zuckerman	0000029942	300.00
			<i>Line Description:</i> Arts Comm Mtn Apr-Jun 2023		
015998	07/07/23	P	James Mun	0000029931	460.05
			<i>Line Description:</i> Outreach Prog Exp-June 2023		
015999	07/07/23	P	Jones & Mayer	0000014653	10,480.75
			<i>Line Description:</i> 116697-Northbound Treatment 116698-Ohio House Abatement 1166703-Socal Recovery, LLC 16691-D'Alessio Investment 116685-440 Fair Dr/1179 NP 116688-Carrera, Francisco 116690-Corum, Chris/Joni		

City of Costa Mesa Accounts Payable  
**SUMMARY CHECK REGISTER**

Bank: DDP1  
 Cycle: ADDEP1

<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
			<i>Line Description:</i> 116689-Cervantes, Martha 116695-Murtaugh, Leslie 116696-Nasiri, Sohella 116701-Oshiro, Maxine 116699-Ohio House LLC 116694-Leaman, Carrin 116692-Gomes De Silva 116700-Opioid 116704-Tippett 1166702-Schaefer 116706-Zavala-Cruz 116687-Armand/Blood 116705-Windward Way 116693-Lawson, Roger 116686-AAA-Martindale		
016000	07/07/23	P	Kevin Humphreys	0000026928	420.00
			<i>Line Description:</i> Fire Investigator 1B Fire Investigator 1C Fire Investigator 1A		
016001	07/07/23	P	Kevin M Ruhl II	0000020438	475.00
			<i>Line Description:</i> Chief Officer 3D		
016002	07/07/23	P	Kevin Reddy	0000020597	475.00
			<i>Line Description:</i> Chief Fire Officer 3D		
016003	07/07/23	P	Maurilio Torres	0000025958	590.00
			<i>Line Description:</i> Company Officer 2D Company Officer 2E		
016004	07/07/23	P	Salem Afeworki	0000029162	475.75
			<i>Line Description:</i> Transportation Hotel-CA Climate Conference		

City of Costa Mesa Accounts Payable  
**SUMMARY CHECK REGISTER**

Bank: DDP1  
 Cycle: ADDEP1

<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
			<i>Line Description:</i> Meal		
016005	07/07/23	P	Shayanne Wright	0000030053	300.00
			<i>Line Description:</i> Parks/Comm Svs Comm Apr-Jun 23		
016006	07/07/23	P	Steve Airey	0000014747	450.00
			<i>Line Description:</i> S-290		
016007	07/07/23	P	Terry Wall	0000030052	300.00
			<i>Line Description:</i> Parks/Comm Svs Comm Apr-Jun 23		
016008	07/07/23	P	Todd Palombo	0000007100	4,562.50
			<i>Line Description:</i> Advance Disability 7/1-7/31/23		
<b>TOTAL</b>					<b>\$46,431.32</b>





# CITY OF COSTA MESA

## Agenda Report

77 Fair Drive  
Costa Mesa, CA 92626

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**File #:** 23-1282

**Meeting Date:** 7/18/2023

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**TITLE:**

**MINUTES**

**DEPARTMENT:** City Manager's Office/City Clerk's Division

**RECOMMENDATION:**

City Council approve the minutes of the regular meeting of June 20, 2023.



**REGULAR CITY COUNCIL AND SUCCESSOR AGENCY TO THE  
REDEVELOPMENT AGENCY, AND HOUSING AUTHORITY\*  
JUNE 20, 2023 - 6:00 P.M. - MINUTES**

**CALL TO ORDER** –The Closed Session meeting was called to order by Mayor Stephens at 4:00 p.m.

**ROLL CALL**

Present: Council Member Chavez, Council Member Gameros, Council Member Harper, Council Member Marr, and Mayor Stephens.

Absent: Council Member Reynolds and Mayor Pro Tem Harlan.

**PUBLIC COMMENTS – NONE.**

**CLOSED SESSION ITEMS:**

- 1. CONFERENCE WITH LEGAL COUNSEL  
ANTICIPATED LITIGATION - ONE CASE**  
Pursuant to California Government Code Section 54956.9 (d)(2)
- 2. PUBLIC EMPLOYEE PERFORMANCE EVALUATION**  
Pursuant to California Government Code Section 54957, (b)(1)  
Title: City Manager

City Council recessed at 4:02 p.m. for Closed Session.

Closed Session adjourned at 5:45 p.m.

**CALL TO ORDER** –The Regular City Council and Successor Agency to the Redevelopment Agency, and Housing Authority meeting was called to order by Mayor Stephens at 6:00 p.m.

**NATIONAL ANTHEM AND PLEDGE OF ALLEGIANCE**

A video was played of the National Anthem and Mayor Stephens led the Pledge of Allegiance.

**MOMENT OF SOLEMN EXPRESSION** – Led by Ian Stevenson.

**ROLL CALL**

Present: Council Member Chavez, Council Member Gameros, Council Member Harper, Council Member Marr, and Mayor Stephens.

Present Via Zoom Webinar: Council Member Reynolds.

Absent: Mayor Pro Tem Harlan.

**CITY ATTORNEY CLOSED SESSION REPORT – No reportable action.**

**PRESENTATIONS:**

Michele Richards, CEO, Orange County Fair & Event Center, presented an update on upcoming events.

**PUBLIC COMMENTS – MATTERS NOT LISTED ON THE AGENDA**

Speaker, spoke on supporting committee volunteers.

Sandi Lester, Board Member representing Groundswell, previously Orange County Human Relations, spoke on the organization's activities.

Russell Toler spoke on traffic in the city and requested south bound bike lanes on Santa Ana Avenue.

Juana Trejo spoke on high rents, evictions, and requested assistance.

Speaker, spoke on Fairview Park, wildlife, and against allowing the flying activity.

Speaker, requested a rent control ordinance, spoke on high rents, evictions, requested assistance, and spoke on enforcement of laws.

Speaker, spoke in support of the leading pedestrian interval signals, requested an update on the senior affordable housing project at the senior center, and requested council take a position on state legislation.

Speaker, Resilience Orange County, spoke on high rents and evictions, and spoke on Assembly Bill 1482 legislation.

Jennifer Friend, Project Hope Alliance CEO, thanked the Council for their financial investment.

Chris McEvoy spoke against the residential permit parking program.

Speaker, requested rent control.

Sandra Genis spoke on oversight for animal care services, stated staff should be allowed to enter shelters on demand, and committee members monitoring services.

Speaker, spoke against Orange County Animal Care Services.

Roberto Herrera requested a rent control ordinance, spoke on tenant rights workshops, pop-up workshops in the neighborhoods, collaboration, and spoke on housing insecurity.

Jennifer Tanaka, Costa Mesa Alliance for Better Streets, spoke in support of the leading pedestrian interval signals, spoke on committees and resident involvement, spoke on a pick-up soccer game at Davis Field and thanked staff for opening the field, and requested the fence at Harper Park to be removed.

Cynthia McDonald spoke on committees and their scope, requested a code of ethics and code of conduct policies, spoke on the committee annual reports, and spoke on the dedication of volunteers.

Speaker, spoke in support of monies from year-end savings be used to improve the tennis center.

## **COUNCIL MEMBER COMMITTEE REPORTS, COMMENTS, AND SUGGESTIONS**

Council Member Harper spoke on the Tennis Center Request For Proposals, and spoke in support of renovating the tennis center.

Council Member Marr spoke on the cost of housing, an inclusionary housing ordinance, and spoke on Resilience OC and opportunities for legal assistance.

Council Member Reynolds spoke on rent challenges and housing needs, developing a Network for Renter Solutions, exploring eviction policies, provided updates on the Active Transportation Committee, and on the Fairview Park Committee meeting and the Fairview Park Master Plan process, spoke on attending the Luke Davis field opening and the symphony event at Balearic Park, spoke on the library maintenance and thanked staff for their efforts, spoke on the Police Department open house and signing up for the 529 program, spoke in support of Assembly Bill 413, and spoke on “A Week Without Driving” national campaign and would like the City to participate in the program.

Council Member Chavez spoke on programs to assist renters, suggested researching Buena Park ordinances, spoke in support of creating a Network for Renter Solutions, spoke on the My Costa Mesa App, spoke on the Luke Davis field opening, spoke on Assembly Bill 1482 regarding a statewide rental cap law and adopting a resolution in support of the law.

Council Member Gameros spoke on the Luke Davis field opening, the Police Department open house on June 25<sup>th</sup>, spoke on the July 3<sup>rd</sup> celebrations, and spoke on the success of the June 10<sup>th</sup> job fair.

Mayor Stephens spoke on attending the Soy 30-year anniversary Gala, spoke on the Costa Mesa Little League tournament of champions, spoke on the Luke Davis field opening, spoke on the Fish Fry at Luke Davis Field on June 23<sup>rd</sup> through June 25<sup>th</sup>, spoke on attending the Lions Club Golf Tournament supporting Estancia High School, requested the fence to be removed at Harper Park, requested an update on the Senior Housing project, and spoke on a Network for Senior Solutions.

## **REPORT – CITY MANAGER – NONE.**

**REPORT – CITY ATTORNEY** – Ms. Hall Barlow spoke on the Orange County Fair’s agricultural program.

## **CONSENT CALENDAR:**

**MOVED/SECOND:** Council Member Chavez/Council Member Marr

**MOTION:** Approve recommended actions for consent calendar items 1-12.

The motion carried by the following roll call vote:

Ayes: Council Member Chavez, Council Member Gameros, Council Member Harper, Council Member Marr, Council Member Reynolds, and Mayor Stephens.

Nays: None.

Absent: Mayor Pro Tem Harlan.

Abstain: Council Member Gameros recused himself on item 3 the Warrant Resolution due to his wife's employment at Priceless Pets and Mayor Stephens recused himself on item 3 the Warrant Resolution due to campaign contributions received.

Motion carried: 6-0-1

### **1. PROCEDURAL WAIVER: WAIVE THE FULL READING OF ALL ORDINANCES AND RESOLUTIONS**

**ACTION:**

City Council, Agency Board, and Housing Authority approved the reading by title only and waived full reading of Ordinances and Resolutions.

### **2. READING FOLDER**

**ACTION:**

City Council received and filed Claims received by the City Clerk: Charlynn Gerber, Jonathan Godinez, Mark Herschthal, Emily Keller, Erica Callahan, Colin Callahan, Erin Callahan, Khosrow Jahanbin, Mercury Insurance (Daniel Vo).

### **3. ADOPTION OF WARRANT RESOLUTION**

Council Member Gameros recused himself on this item due to his wife's employment at Priceless Pets and Mayor Stephens recused himself on this item due to campaign contributions received.

**ACTION:**

City Council approved Warrant Resolution No. 2700.

### **4. MINUTES**

**ACTION:**

City Council approved the minutes of the regular meeting of June 6, 2023.

### **5. ACCEPTANCE OF THE 2022 PROPOSITION 69 FUNDS**

**ACTION:**

1. City Council adopted Resolution 2023-32 authorizing the acceptance of the 2022 Proposition 69 funds and authorizing the City Manager or designee to accept the funds in the amount of \$122,606.

2. Approved revenue and expense appropriations in the amount of \$122,606 from the Proposition 69 funds.

**6. ORANGE COUNTY TRANSPORTATION AUTHORITY TIER 1 GRANT PROGRAM APPLICATION FOR A HYDRODYNAMIC SEPARATOR (HDS) AT COSTA MESA COUNTRY CLUB**

**ACTION:**

1. City Council adopted Resolution No. 2023-33 for the submittal of a grant application to the Orange County Transportation Authority (OCTA) Environmental Cleanup Program (ECP), Tier 1 Grant for the procurement and installation of a Hydrodynamic Separator (HDS) at Costa Mesa Country Club.
2. Authorize the Public Works Director or designee as the City's representative.

**7. RENEWED MEASURE M (M2) ELIGIBILITY**

**ACTION:**

1. City Council approved the City's Maintenance of Effort (MOE) for Fiscal Year 2023-24.
2. Approved the M2 Seven-Year Capital Improvement Program (CIP) comprised of the City's Five-Year and future year CIP for FY 2023-24 through FY 2029-30.
3. Adopted Resolution No. 2023-34, for the Master Plan of Arterial Highways Conformance and Mitigation Fee Program.
4. Adopted Resolution No. 2023-35, for the Update of the Local Signal Synchronization Plan.
5. Authorized staff to submit documents to meet M2 Eligibility requirements.

**8. SCHOOL CROSSING GUARD SERVICES**

**ACTION:**

1. City Council approved Amendment No. 3 to the Professional Services Agreement (PSA) with All City Management Services (ACMS), increasing the maximum compensation by \$25,000 for school crossing guard services for the 2022-23 school year, for a total not-to-exceed amount of \$254,027.63.
2. Authorized the City Manager and the City Clerk to execute the amendment and future authorized amendments to the Professional Services Agreement.

**9. PROFESSIONAL SERVICES AGREEMENTS FOR ON-CALL PUBLIC WORKS/ ENGINEERING STAFF SUPPORT SERVICES**

**ACTION:**

1. City Council awarded a Professional Services Agreement (PSA) to Kabbara Engineering for a three-year period starting on July 1, 2023, with two one-year renewal periods for a not to exceed amount of \$300,000.
2. Awarded a Professional Services Agreement (PSA) to Z&K Consultants, Inc. for a three-year period starting on July 1, 2023, with two one-year renewal periods for a not to exceed amount of \$300,000.
3. Authorized the City Manager or designee to execute the agreements and any future authorized amendments to these agreements.

**10. AUTHORIZE THE PURCHASE OF FORD FLEET VEHICLES**

**ACTION:**

1. City Council authorized by minute action, that compliance with the bidding requirements and procedures is inefficient and not in the best interest of the City, based on identified conditions and supported by substantial evidence.
2. Authorized the purchase of Ford fleet vehicles from local authorized Ford dealerships.
3. Authorized the City Manager or designee to execute the necessary documents for the purchase of new and replacement Ford fleet vehicles as approved in Fiscal Years 2021-22, 2022-23, and 2023-24 annual budgets.

**11. RESOLUTION ADOPTING THE FY 2023-2024 STATEMENT OF INVESTMENT POLICY**

**ACTION:**

City Council Adopted Resolution No. 2023-36 approving the Statement of Investment Policy for FY 2023-2024.

**12. AMENDMENT NUMBER THREE TO PROFESSIONAL SERVICES AGREEMENT WITH LYONS SECURITY SERVICE, INC.**

**ACTION:**

1. City Council approved Amendment No. 3 to the Professional Services Agreement (PSA) with Lyons Security Services, Inc., increasing the maximum compensation by \$45,000 for unarmed security guard services for the Lions Park Campus and the Costa Mesa Senior Center, for a total not-to-exceed amount of \$300,000 with a contingency of 10%, or \$30,000, for a total amount of \$330,000.
2. Authorized the City Manager and City Clerk to execute the agreement and all future amendments to the Professional Services Agreement.

-----**END OF CONSENT CALENDAR**-----

**PUBLIC HEARINGS: NONE.**

(Pursuant to Resolution No. 05-55, Public Hearings begin at 7:00 p.m.)

**OLD BUSINESS: NONE.**

**NEW BUSINESS:**

**1. SMART CAMP MEMORANDUM OF UNDERSTANDING**

Presentation by Mr. Minter, Parks and Community Services Director and Ms. Villasenor, Recreation Manager.

Discussion ensued on the number of participants each year and the annual cost.

Public Comments: None.

**MOVED/SECOND:** Council Member Chavez/Council Member Marr

**MOTION:** Approve staff recommendation.

The motion carried by the following roll call vote:

Ayes: Council Member Chavez, Council Member Gameros, Council Member Harper, Council Member Marr, Council Member Reynolds, and Mayor Stephens.

Nays: None.

Absent: Mayor Pro Tem Harlan.

Abstain: None.

Motion carried: 6-0-1

**ACTION:**

City Council approved the Memorandum of Understanding (MOU) between the City and Newport-Mesa Unified School District to provide SMART Camp to Costa Mesa residents and authorize the City Manager and City Clerk to execute the agreement and future amendments to the agreement.

**2. COMPENSATION PLAN AND SALARY SCHEDULE REVISIONS FOR DESIGNATED CLASSIFICATIONS REPRESENTED BY THE COSTA MESA CITY EMPLOYEES ASSOCIATION AND THE COSTA MESA DIVISION MANAGERS ASSOCIATION**

Presentation by Ms. Carvajal, Human Resources Administrator.

Public Comments: None.



**MOVED/SECOND:** Council Member Gameros/Mayor Stephens

**MOTION:** Approve staff recommendation.

The motion carried by the following roll call vote:

Ayes: Council Member Chavez, Council Member Gameros, Council Member Harper, Council Member Marr, Council Member Reynolds, and Mayor Stephens.

Nays: None.

Absent: Mayor Pro Tem Harlan.

Abstain: None.

Motion carried: 6-0-1

**ACTION:**

1. City Council adopted Resolution No. 2023-37 revising the pay ranges for designated classifications represented by the Costa Mesa City Employees Association.

2. Adopted Resolution No. 2023-38 revising the pay ranges for designated classifications represented by the Costa Mesa Division Managers Association.

**3. FISCAL YEAR 2022-23 PRELIMINARY UNAUDITED YEAR-END FINANCIAL REPORT**

Presentation by Ms. Molina, Finance Director.

Discussion ensued on mutual aid, labor and pension costs, and use of the projected \$4.0 million in year-end savings.

Public Comments: None.

**MOVED/SECOND:** Mayor Stephens/Council Member Harper

**MOTION:** Approve staff recommendation items 1b and 2, and bring back for consideration in November options to allocate the projected \$2.5 million in year-end savings.

**SUBSTITUTE MOTION/SECOND:** Council Member Marr/Council Member Reynolds

**SUBSTITUTE MOTION:** Approve staff recommendation.

Discussion ensued on fiscal responsibility, alternatives for the \$2.5 million surplus, and councils' goals and priorities.

**SUBSTITUTE MOTION/SECOND:** Council Member Marr/Council Member Reynolds

**SUBSTITUTE MOTION:** Approve staff recommendation.

The motion failed by the following roll call vote:

Ayes: Council Member Chavez, Council Member Marr, and Council Member Reynolds.

Nays: Council Member Gameros, Council Member Harper, and Mayor Stephens.

Absent: Mayor Pro Tem Harlan.

Abstain: None.

Motion failed: 3-3-1

**ORIGINAL MOTION/SECOND:** Mayor Stephens/Council Member Harper

**MOTION:** Approve staff recommendation items 1b and 2, and bring back for consideration in November options to allocate the projected \$2.5 million in year-end savings.

The motion carried by the following roll call vote:

Ayes: Council Member Chavez, Council Member Gameros, Council Member Harper, and Mayor Stephens.

Nays: Council Member Marr and Council Member Reynolds.

Absent: Mayor Pro Tem Harlan.

Abstain: None.

Motion carried: 4-2-1

**ACTION:**

1. City Council authorized the City Manager, or her designee, to allocate and appropriate Fiscal Year 2022-23, if available, year-end savings as follows:
  - b. Allocate up to \$1.5 million into the Housing Authority Fund for the General Plan Housing Element implementation program.
2. Transfer actual amounts needed to cover the remaining COVID-19 and winter storm related costs in the Disaster Fund, from the American Rescue Plan Act Fund (ARPA), currently estimated at \$500,000.
3. Defer recommendations "1a" and "1c" and bring back for consideration in November options to allocate the projected \$2.5 million in year-end savings.

City Council recessed into a break at 8:20 p.m.

City Council reconvened at 8:35 p.m.

**4. AGREEMENTS FOR HOUSING-RELATED SUPPORTIVE SERVICES IMPLEMENTING THE PREVIOUSLY-APPROVED HOME-AMERICAN RESCUE PLAN (HOME-ARP) FUNDING ALLOCATION PLAN**

Presentation by Ms. Daily, Grant Administrator.

Discussion ensued on performance metrics and available funding for mobile home residents.

Public Comments:

Anthony Filer, Directing Attorney at Community Legal Aid of SoCal, spoke on the organization.

**MOVED/SECOND:** Council Member Chavez/Council Member Marr

**MOTION:** Approve staff recommendation.

The motion carried by the following roll call vote:

Ayes: Council Member Chavez, Council Member Gameros, Council Member Harper, Council Member Marr, Council Member Reynolds, and Mayor Stephens.

Nays: None.

Absent: Mayor Pro Tem Harlan.

Abstain: None.

Motion carried: 6-0-1

**ACTION:**

1. City Council authorized the City Manager and City Clerk to appropriate and execute an agreement funded by HOME-ARP and ARPA funding with Community Legal Aid of Orange County in the amount of \$250,000 for a one (1) year term with an additional three (3) year renewal options depending on funding, in substantially the same form as attached and in such final form as approved by the City Attorney.
2. Authorized the City Manager and City Clerk to appropriate and execute an agreement funded by HOME-ARP and ARPA funding with Project Hope Alliance in the amount of \$120,000 for a one (1) year term with an additional three (3) year renewal options depending on funding, in substantially the same form as attached and in such final form as approved by the City Attorney.
3. Authorized the City Manager and City Clerk to appropriate and execute an agreement funded by HOME-ARP and ARPA funding with Stand UP for Kids in the amount of \$72,348 for a one (1) year term with an additional three (3) year renewal options depending on funding, in substantially the same form as attached and in such final form as approved by the City Attorney.
4. Authorized the City Manager and City Clerk to appropriate and execute an agreement funded by HOME-ARP and ARPA funding with Trellis in the amount of \$29,640 for a one (1) year term with an additional three (3) year renewal options at \$87,952 depending on funding, in substantially the same form as attached and in such final form as approved by the City Attorney.
5. Authorized the City Manager and the City Clerk to appropriate and execute an amendment to the existing agreement with Mercy House to add ARPA funding allocated to rental assistance in the FY 23-24 Adopted Budget, plus an additional \$750,000 in ARPA funds, to continue to provide rental assistance in the City of Costa Mesa and extend the term of the agreement to December 31, 2024.
6. Authorized the City Manager, or the City Manager's Designee, to amend the HOME-ARP Allocation Plan to re-allocate \$100,000 from Development and Support of Affordable Housing to Supportive Services.

## 5. COSTA MESA BRIDGE SHELTER CAPACITY PROJECT

Presentation by Mr. Robbins, Neighborhood Improvement Manager.

Discussion ensued on the additional beds, current shelter capacity, other services provided by Newport Beach, communication on shelter vacancies, the next Point in Time Count, enforcement of the anti-camping ordinance, and criteria for the waitlist.

Public Comments:

Larry Haynes, CEO of Mercy House, thanked council and staff for their support and working together.

**MOVED/SECOND:** Council Member Gameros/Council Member Reynolds

**MOTION:** Approve staff recommendation.

The motion carried by the following roll call vote:

Ayes: Council Member Chavez, Council Member Gameros, Council Member Harper, Council Member Marr, Council Member Reynolds, and Mayor Stephens.

Nays: None.

Absent: Mayor Pro Tem Harlan.

Abstain: None.

Motion carried: 6-0-1

**ACTION:**

1. City Council approved Amendment No. One to the Memorandum of Understanding with the City of Newport Beach to increase their annual payment by \$275,000 for an updated annual contribution of \$1,275,000 and a one-time payment of \$50,000 to cover capital costs; and appropriate said funds to the Housing Authority Budget.
2. Approved Amendment No. One to the Subrecipient Agreement with Bracken's Kitchen increasing the compensation by \$73,000 for a new annual not-to-exceed amount of \$400,600.
- 2a. Approves a contract amendment permitting the carryover of unspent funds from one fiscal year to the next to assist with cashflow and hiring needs, This adjustment is net-neutral as the 3-year (plus optional 1-year extension) total contract amount (\$8M) will remain the same.
3. Approved Amendment No. One to the Subrecipient Agreement with Mercy House increasing the compensation by \$185,286 for a new annual not-to-exceed amount of \$2,185,286.
4. Authorized the City Manager and City Clerk to execute all agreements and any amendments to the agreements.

**6. COMMITMENT OF \$4,000,000 TO AMERICAN FAMILY HOUSING FOR THE TRAVELODGE NORTH HOUSING PROJECT AS PART OF HOMEKEY ROUND 3**

Presentation by Mr. Robbins, Neighborhood Improvement Manager.

Discussion ensued on vouchers, operating budget, occupancy per unit, maintenance of the building, and any potential impacts to the community.

Public Comments:

Speaker, spoke in favor of the item.

**MOVED/SECOND:** Council Member Marr/Mayor Stephens

**MOTION:** Approve staff recommendation.

Council Member Harper spoke in opposition of the motion as he does not have enough information to support the motion.

**MOVED/SECOND:** Council Member Marr/Mayor Stephens

**MOTION:** Approve staff recommendation.

The motion carried by the following roll call vote:

Ayes: Council Member Chavez, Council Member Gamos, Council Member Marr, Council Member Reynolds, and Mayor Stephens.

Nays: Council Member Harper.

Absent: Mayor Pro Tem Harlan.

Abstain: None.

Motion carried: 5-1-1

**ACTION:**

1. City Council approved a commitment of \$2,500,000 in Low- and Moderate-Income Housing Asset Funds and \$1,500,000 in ARPA funds to American Family Housing for conversion of the Travelodge North Motel as a Homekey Round 3 permanent housing project.
2. Authorized the City Manager or their designee to execute a Commitment Letter with American Family Housing in the amounts listed above for the Travelodge North Homekey project.
3. Authorized the City Manager to execute all applicable agreements to bring the Travelodge North Homekey project to fruition.

**ADDITIONAL COUNCIL/BOARD MEMBER COMMITTEE REPORTS, COMMENTS, AND SUGGESTIONS – NONE.**

**ADJOURNMENT**–The Mayor adjourned the meeting at 10:05 p.m.

**Minutes adopted on this 18<sup>th</sup> day of July, 2023.**

\_\_\_\_\_  
John Stephens, Mayor

ATTEST:

\_\_\_\_\_  
Brenda Green, City Clerk

DRAFT



# CITY OF COSTA MESA

77 Fair Drive  
Costa Mesa, CA 92626

## Agenda Report

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**File #:** 23-1284

**Meeting Date:** 7/18/2023

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**TITLE:**

**FINAL MAP FOR TRACT NO. 19120 LOCATED AT 1978 MEYER PLACE AND 1979 ANAHEIM AVENUE, COSTA MESA**

**DEPARTMENT:** PUBLIC WORKS DEPARTMENT/ENGINEERING DIVISION

**PRESENTED BY:** RAJA SETHURAMAN, PUBLIC WORKS DIRECTOR

**CONTACT INFORMATION:** SEUNG YANG, P.E., CITY ENGINEER, (714) 754-5633

**RECOMMENDATION:**

Staff recommends the City Council approve the final Tract Map No. 19120 and authorize the signing of the map by the City Clerk and the City Engineer.

**BACKGROUND:**

Tentative Tract Map No. 19120 (Attachment 1) and Conditions of Approval (Attachment 2) were approved by the Planning Commission on February 22, 2021. The map consists of a subdivision for a 0.43-acre site located at 1978 Meyer Place and 1979 Anaheim Avenue, into 8-unit condominium development for the purpose of home ownership.

**ANALYSIS:**

This map is a subdivision of a portion of lot 23 of Fairview Farms Tract, recorded in Book 8, Page 71 of Miscellaneous Maps, in the County of Orange Clerk-Recorder's Office. Final Tract Map No. 19120 is in substantial conformance with the Tentative Tract Map approved by the Planning Commission. The final Tract Map has been checked and found to be technically correct, and includes the dedication of an easement for emergency and public security purposes, an easement for ingress and egress, and the release and relinquishment of access rights to Anaheim Avenue and Meyer Place to be accepted by the City.

**ALTERNATIVES:**

No alternatives were considered since this item is administrative in nature.

**FISCAL REVIEW:**

No fiscal impact relating to this item.

**LEGAL REVIEW:**

The City Attorney's Office has reviewed this agenda report and approves it as to form.

**CITY COUNCIL GOALS AND PRIORITIES:**

This item is administrative in nature.

**CONCLUSION:**

Staff recommends the City Council approve the final Tract Map No. 19120 (Attachment 1) and authorize the signing of the map by the City Clerk and the City Engineer.



SHEET 1 OF 3 SHEETS  
NUMBER OF LOTS : 1 NUMBERED  
AREA = 20,801 SF (GROSS)  
18,562 SF (NET)  
DATE OF SURVEY: SEPTEMBER 2018  
ALL OF TENTATIVE TRACT NO. 19120

# TRACT NO. 19120

IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA  
BEING A SUBDIVISION OF A PORTION OF LOT 23 OF FAIRVIEW FARMS, AS SHOWN ON A MAP FILED IN BOOK 8,  
PAGE 71 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

DMS CONSULTANTS, INC.

SEPTEMBER 2018

WILLIAM A. PATAPOFF, R.C.E. 24967

FOR CONDOMINIUM PURPOSES

ACCEPTED AND FILED AT THE  
REQUEST OF  
FIRST AMERICAN TITLE COMPANY  
DATE \_\_\_\_\_  
TIME \_\_\_\_\_ FEE \$ \_\_\_\_\_  
INSTRUMENT NO. \_\_\_\_\_  
BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
HUGH NGUYEN  
COUNTY CLERK-RECORDER

BY: \_\_\_\_\_  
DEPUTY

### OWNERSHIP CERTIFICATE

WE, THE UNDERSIGNED, BEING ALL PARTIES HAVING ANY RECORD TITLE INTEREST IN THE LAND COVERED BY THIS MAP, DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP, AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

WE HEREBY DEDICATE TO THE CITY OF COSTA MESA:

1. THE INGRESS AND EGRESS EASEMENT FOR EMERGENCY AND PUBLIC SECURITY VEHICLE PURPOSES OVER LOT 1 AS SHOWN ON SAID MAP.

WE ALSO HEREBY RELEASE AND RELINQUISH TO THE CITY OF COSTA MESA:

1. ALL VEHICULAR ACCESS RIGHTS TO MEYER PLACE AND ANAHEIM AVENUE EXCEPT AT APPROVED ACCESS LOCATIONS.

WE HEREBY RESERVE FOR THE OWNERS OF LOT 1, THE EASEMENT FOR INGRESS, EGRESS, UTILITES, PARKING, DRAINAGE, LANDSCAPE, FENCING AND INCIDENTAL PURPOSES AS SHOWN ON THE MAP.

OWNERS:

EQUIMEX HOLDINGS, A CALIFORNIA LIMITED LIABILITY COMPANY, AND  
EQUIMEX HOLDINGS, LLC.

BY: \_\_\_\_\_  
TITLE: \_\_\_\_\_

BY: \_\_\_\_\_  
TITLE: \_\_\_\_\_

### NOTARY ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA )  
)SS  
COUNTY OF ORANGE )

ON \_\_\_\_\_ BEFORE ME, \_\_\_\_\_, A NOTARY  
PUBLIC, PERSONALLY APPEARED \_\_\_\_\_

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND :

SIGNATURE: \_\_\_\_\_  
NOTARY PUBLIC IN AND FOR SAID STATE

MY PRINCIPAL PLACE OF BUSINESS IS  
IN \_\_\_\_\_ COUNTY.

MY COMMISSION EXPIRES: \_\_\_\_\_

(PRINT NAME)

### CITY CLERK'S CERTIFICATE

STATE OF CALIFORNIA )  
COUNTY OF ORANGE )SS  
CITY OF COSTA MESA )

I HEREBY CERTIFY THAT THIS MAP WAS PRESENTED FOR APPROVAL TO THE CITY COUNCIL OF THE CITY OF COSTA MESA AT A REGULAR MEETING THEREOF HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, AND THAT THEREUPON SAID COUNCIL DID, BY AN ORDER DULY PASSED AND ENTERED, APPROVE SAID MAP.

AND DID ACCEPT ON BEHALF OF THE CITY OF COSTA MESA:

1. THE INGRESS AND EGRESS EASEMENT FOR EMERGENCY AND PUBLIC SECURITY VEHICLE PURPOSES OVER LOT 1, AS DEDICATED.
2. THE VEHICULAR ACCESS RIGHTS TO MEYER PLACE AND ANAHEIM AVENUE EXCEPT AT APPROVED ACCESS LOCATIONS, AS RELEASED AND RELINQUISHED.

AND DID ALSO APPROVE SUBJECT MAP PURSUANT TO THE PROVISIONS OF SECTION 66436 (o)(3)(A) OF THE SUBDIVISION MAP ACT.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED THE OFFICIAL SEAL OF THE CITY OF COSTA MESA

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

\_\_\_\_\_  
BRENDA GREEN, CITY CLERK  
OF THE CITY COUNCIL  
OF THE CITY OF COSTA MESA

### COUNTY TREASURER-TAX COLLECTOR'S CERTIFICATE

STATE OF CALIFORNIA )  
)SS  
COUNTY OF ORANGE )

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF MY OFFICE, THERE ARE NO LIENS AGAINST THE LAND COVERED BY THIS MAP OR ANY PART THEREOF FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES NOT YET PAYABLE.

AND DO CERTIFY TO THE RECORDER OF ORANGE COUNTY THAT THE PROVISIONS OF THE SUBDIVISION MAP ACT HAVE BEEN COMPLIED WITH REGARDING DEPOSITS TO SECURE THE PAYMENT OF TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES ON THE LAND COVERED BY THIS MAP.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

\_\_\_\_\_  
SHARI L. FREIDENRICH  
COUNTY TREASURER-TAX COLLECTOR

BY: \_\_\_\_\_  
TREASURER-TAX COLLECTOR

### ENGINEER'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF EQUIMEX HOLDINGS, LLC ON SEPTEMBER 2018. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN SUCH POSITIONS WITHIN 90 DAYS AFTER COMPLETION OF IMPROVEMENTS; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

*William Patapoff*

03/06/2023

WILLIAM A. PATAPOFF

DATE

R.C.E. NO. 24967

EXPIRATION DATE: 12/31/23



### CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND HAVE FOUND IT TO BE SUBSTANTIALLY IN CONFORMANCE WITH THE TENTATIVE MAP, IF REQUIRED, AS FILED WITH, AMENDED AND APPROVED BY THE CITY COUNCIL; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND CITY SUBDIVISION REGULATIONS HAVE BEEN COMPLIED WITH.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

\_\_\_\_\_  
SEUNG WOOK YANG, RCE NO. 66786  
CITY ENGINEER, CITY OF COSTA MESA  
EXPIRATION DATE: 09/30/24



### COUNTY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND HAVE FOUND THAT ALL MAPPING PROVISIONS OF THE SUBDIVISION MAP ACT HAVE BEEN COMPLIED WITH AND I AM SATISFIED SAID MAP IS TECHNICALLY CORRECT.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

\_\_\_\_\_  
KEVIN R. HILLS, COUNTY SURVEYOR,  
L.S. 6617

BY: LILY M. N. SANDBERG, DEPUTY COUNTY SURVEYOR  
P.L.S. 8402



### NOTE:

SEE SHEET 2 OF 3 FOR SIGNATURE OMISSIONS

SHEET 2 OF 3 SHEETS  
NUMBER OF LOTS : 1 NUMBERED  
AREA = 20,801 SF (GROSS)  
18,562 SF (NET)  
DATE OF SURVEY: SEPTEMBER 2018  
ALL OF TENTATIVE TRACT NO. 19120

# TRACT NO. 19120

IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA  
DMS CONSULTANTS, INC. WILLIAM A. PATAPOFF, R.C.E. 24967  
FOR CONDOMINIUM PURPOSES

## NOTARY ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA )  
 )SS  
COUNTY OF ORANGE )

ON \_\_\_\_\_ BEFORE ME, \_\_\_\_\_, A NOTARY PUBLIC, PERSONALLY APPEARED \_\_\_\_\_

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

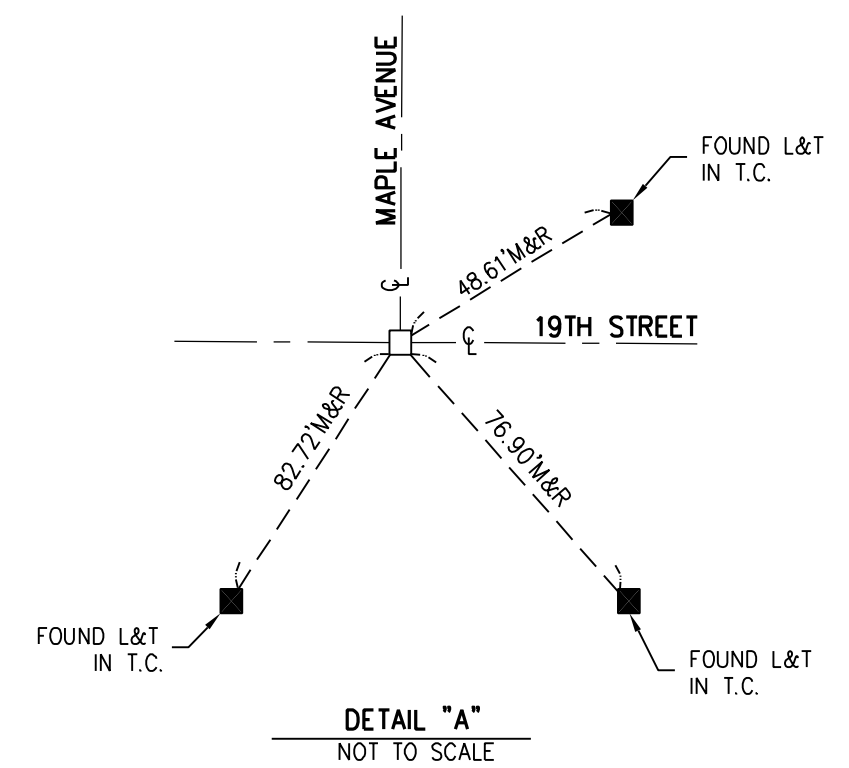
WITNESS MY HAND :

SIGNATURE: \_\_\_\_\_ MY PRINCIPAL PLACE OF BUSINESS IS IN \_\_\_\_\_ COUNTY.  
NOTARY PUBLIC IN AND FOR SAID STATE  
\_\_\_\_\_  
(PRINT NAME)  
MY COMMISSION EXPIRES: \_\_\_\_\_

## SIGNATURE OMISSIONS

PURSUANT TO THE PROVISIONS OF SECTION 66436(a)(3)(A) OF THE SUBDIVISION MAP ACT, THE FOLLOWING SIGNATURES HAVE BEEN OMITTED:

1. CITY OF COSTA MESA, SUCCESSOR IN INTEREST TO THE COUNTY OF ORANGE, HOLDER OF AN EASEMENT FOR PUBLIC HIGHWAYS RECORDED AUGUST 8, 1929 AS BOOK 296, PAGE 288 OF OFFICIAL RECORDS.
2. H.H. COTTON AND VICTORIA L. COTTON HOLDERS OF AN EASEMENT FOR WATER, TELEPHONE AND TELEGRAPH AND POWER LINES PURPOSES RECORDED MARCH 19, 1921 AS BOOK 386, PAGE 240 OF DEEDS.
3. THE COUNTY OF ORANGE, HOLDER OF AN EASEMENT FOR HIGHWAY AND INCIDENTAL PURPOSES RECORDED DECEMBER 4, 1946 AS BOOK 1491, PAGE 458 OF OFFICIAL RECORDS.
4. WILLIAM MOORES, HOLDER OF AN EASEMENT FIR WATER PIPELINE PURPOSES, AND ALL OIL, GAS AND OTHER HYDROCARBONS RECORDED MARCH 1, 1948 AS BOOK 1731, PAGE 136 OF OFFICIAL RECORDS.
5. THE CITY OF COSTA MESA, HOLDER OF AN EASEMENT FOR STREET AND HIGHWAY AND INCIDENTAL PURPOSES RECORDED JULY 9, 1958 AS BOOK 4342, PAGE 483 OF OFFICIAL RECORDS.
6. MURRAY A. BLACK AND REGINA R. BLACK, HOLDERS OF AN EASEMENT FOR PIPELINE PURPOSES RECORDED MARCH 1, 1948 AS BOOK 1731, PAGE 136 OF OFFICIAL RECORDS.
7. JOHN M. HEFTY AND JOSEPHINE L. HEFTY, HOLDERS OF AN EASEMENT FOR PIPELINE PURPOSES RECORDED MARCH 1, 1948 AS BOOK 1731, PAGE 142 OF OFFICIAL RECORDS.
8. H.H. COTTON AND VICTORIA L. COTTON HOLDERS OF AN EASEMENT FOR RAILROAD AND INCIDENTAL PURPOSES RECORDED MARCH 19, 1921 AS BOOK 386, PAGE 240 OF DEEDS.



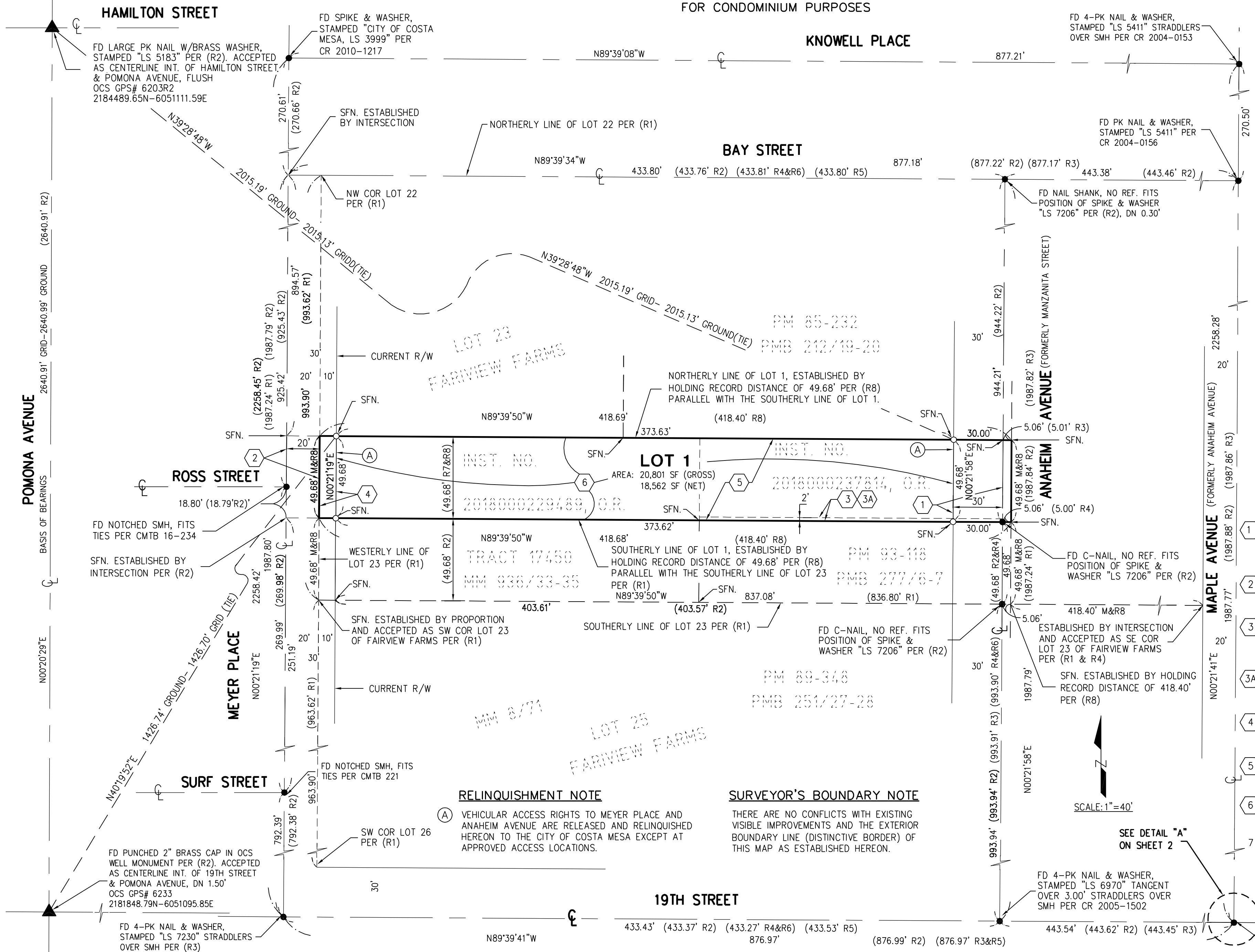
- SEARCHED, FOUND NOTHING. RE-ESTABLISHED C/L INTERSECTION WITH TIES FOUND PER COUNTY OF ORANGE, CR 2005-1501. C/L INTERSECTION FALLS ON THE MANHOLE.
- FOUND TIES IN TOP OF CONC. CURB PER COUNTY OF ORANGE, CR 2005-1501.
- M&R MEASURED AND RECORD DISTANCE PER COUNTY OF ORANGE, CR 2005-1501.

SHEET 3 OF 3 SHEETS  
 NUMBER OF LOTS : 1 NUMBERED  
 AREA = 20,801 SF (GROSS)  
 18,562 SF (NET)  
 DATE OF SURVEY: SEPTEMBER 2018  
 ALL OF TENTATIVE TRACT NO. 19120

# TRACT NO. 19120

IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA  
 DMS CONSULTANTS, INC. WILLIAM A. PATAPOFF, R.C.E. 24967

FOR CONDOMINIUM PURPOSES



### MONUMENT NOTES

- INDICATES FOUND MONUMENTS AS NOTED HEREON.
- 2" I.P. TAGGED "RCE 24967", OR A LEAD & TAG STAMPED "RCE 24967" IN CONC. OR A NAIL & TAG STAMPED "RCE 24967" IN CONC. OR A 8" SPIKE & WASHER STAMPED "RCE 24967" IN ASPHALT OR A TAG "RCE 24967" SECURED WITH EPOXY TO BE SET FLUSH AT ALL TRACT BOUNDARY CORNERS.
- ▲ INDICATES OCS GPS HORIZONTAL CONTROL STATION MONUMENT PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

### M&R MEASURED AND RECORD DISTANCE

ALL MONUMENTS SHOWN "AS SET" WILL BE SET WITHIN 90 DAYS AFTER COMPLETION OF IMPROVEMENTS, UNLESS OTHERWISE NOTED.

### RECORD MAPS & DATA NOTES

- (R1) INDICATES RECORD DATA PER FAIRVIEW FARMS TRACT, MM 8/71.
- (R2) INDICATES RECORD DATA PER TRACT NO. 17450, MM 936/33-35.
- (R3) INDICATES RECORD DATA PER PARCEL MAP NO. 85-232, PMB 212/19-20.
- (R4) INDICATES RECORD DATA PER PARCEL MAP NO. 93-118, PMB 277/6-7.
- (R5) INDICATES RECORD DATA PER TRACT NO. 11088, MM 476/19-20.
- (R6) INDICATES RECORD DATA PER PARCEL MAP NO. 89-348, PMB 251/27-28.
- (R7) INDICATES RECORD DATA PER GRANT DEED RECORDED AS INSTRUMENT NO. 2018000229489, O.R. RECORDED ON JUNE 22, 2018.
- (R8) INDICATES RECORD DATA PER GRANT DEED RECORDED AS INSTRUMENT NO. 2018000237814, O.R. RECORDED ON JUNE 28, 2018.

### BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING BETWEEN O.C.S. HORIZONTAL CONTROL STATION GPS NO. 6233 & STATION GPS NO. 6203R2 BEING NORTH 00°20'29" EAST PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

### DATUM STATEMENT

COORDINATES SHOWN HEREON ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM (CCS83), ZONE VI, 1983 NAD, (2017.50 EPOCH OCS GPS ADJUSTMENT). ALL DISTANCES SHOWN ARE GROUND, UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCE MULTIPLY GROUND DISTANCE BY 0.99996958 (PROJECT SPECIFIC)

### EASEMENT NOTES:

- 1 AN EASEMENT FOR PUBLIC HIGHWAYS IN FAVOR OF CITY OF COSTA MESA, SUCCESSOR IN INTEREST TO THE COUNTY OF ORANGE RECORDED AUGUST 8, 1929 IN BOOK 296, PAGE 288 OF OFFICIAL RECORDS.
- 2 AN EASEMENT FOR HIGHWAY AND INCIDENTAL PURPOSES IN FAVOR OF THE COUNTY OF ORANGE RECORDED DECEMBER 4, 1946 IN BOOK 1491, PAGE 458 OF OFFICIAL RECORDS.
- 3 AN EASEMENT FOR WATER PIPELINE PURPOSES, AND ALL OIL, GAS AND OTHER HYDROCARBONS IN FAVOR OF WILLIAM MOORES, MURRAY A. BLACK AND REGINA R. BLACK PER DOCUMENT RECORDED MARCH 1, 1948 IN BOOK 1731, PAGE 136 OF OFFICIAL RECORDS.
- 3A AN EASEMENT FOR PIPELINE AND INCIDENTAL PURPOSES IN FAVOR OF JOHN M. HEFTY AND JOSEPHINE L. HEFTY RECORDED MARCH 1, 1948 IN BOOK 1731, PAGE 142 OF OFFICIAL RECORDS.
- 4 AN EASEMENT FOR STREET AND HIGHWAY AND INCIDENTAL PURPOSES IN FAVOR OF THE CITY OF COSTA MESA RECORDED JULY 9, 1958 IN BOOK 4342, PAGE 483 OF OFFICIAL RECORDS.
- 5 AN EASEMENT FOR INGRESS AND EGRESS FOR EMERGENCY AND PUBLIC SECURITY VEHICLES WITHIN SAID LOT 1, DEDICATED HEREON.
- 6 AN EASEMENT FOR INGRESS, EGRESS, UTILITIES, PARKING, DRAINAGE, LANDSCAPE, FENCING AND INCIDENTAL PURPOSES WITHIN SAID LOT 1.
- 7 EASEMENTS FOR PIPELINES, DITCHES AND AQUEDUCTS AND INCIDENTAL PURPOSES, FOR TELEPHONE AND TELEGRAPH LINES, AND LIGHT AND POWER LINES AND INCIDENTAL PURPOSES, AND FOR RAILROAD AND INCIDENTAL PURPOSES IN FAVOR OF H.H. COTTON AND VIRGINIA L. COTTON, HIS WIFE RECORDED MARCH 19, 1921 IN BOOK 386, PAGE 240 OF OFFICIAL RECORDS. (NOT PLOTTABLE)

**RELINQUISHMENT NOTE**  
 (A) VEHICULAR ACCESS RIGHTS TO MEYER PLACE AND ANAHEIM AVENUE ARE RELEASED AND RELINQUISHED HEREON TO THE CITY OF COSTA MESA EXCEPT AT APPROVED ACCESS LOCATIONS.

**SURVEYOR'S BOUNDARY NOTE**  
 THERE ARE NO CONFLICTS WITH EXISTING VISIBLE IMPROVEMENTS AND THE EXTERIOR BOUNDARY LINE (DISTINCTIVE BORDER) OF THIS MAP AS ESTABLISHED HEREON.

SEE DETAIL "A" ON SHEET 2





# CITY OF COSTA MESA

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

FROM THE DEPARTMENT OF PUBLIC SERVICES/ENGINEERING DIVISION

February 3, 2021

Costa Mesa Planning Commission  
 City of Costa Mesa  
 77 Fair Drive  
 Costa Mesa, CA 92626

**SUBJECT:** Tentative Tract No. 19120  
**LOCATION:** 1978 Meyer Place and 1979 Anaheim Avenue

Dear Commissioners:

Tentative Tract Map No. 19120 as furnished by the Planning Division for review by the Public Services Department consists of subdividing two parcels into one numbered lot for condominium purposes. Tentative Tract Map No. 19120 meets with the approval of the Public Services Department, subject to the following conditions:

1. The Tract shall be developed in full compliance with the State Map Act and the City of Costa Mesa Municipal Code (C.C.M.M.C.), except as authorized by the Costa Mesa City Council and/or Planning Commission. The attention of the Subdivider and his engineer is directed to Section 13-208 through 13-261 inclusive, of the Municipal Code.
2. The Subdivider shall conduct soil investigations and provide the results to the City of Costa Mesa Engineering and Building Divisions pursuant to Ordinance 97-11.
3. Two copies of the Final Tract Map shall be submitted to the Engineering Division for checking. Map check fee shall be paid per C.C.M.M.C. Section 13-231.
4. A current copy of the title search shall be submitted to the Engineering Division with the first submittal of the Final Tract Map.
5. Dedicate an ingress/egress easement to the City for emergency and public security vehicles purposes only. Maintenance of easement shall be the sole responsibility of a Homeowners Association formed to conform to Section 13-41 (e) of the C.C.M.M.C.
6. Vehicular and pedestrian access rights to Meyer Place and Anaheim Avenue shall be released and relinquished to the City of Costa Mesa except at approved access locations.
7. At the time of development submit for approval an Offsite Plan to the Engineering Division and Grading Plan to the Building Division that shows Sewer, Water, Existing Parkway Improvements and the limits of work on the site, and hydrology calculations, both prepared by a registered Civil Engineer or Architect. Cross lot drainage shall not occur. Construction Access approval must be obtained prior to Building or Engineering Permits being issued by the City of Costa Mesa. Pay Offsite Plan Check fee per Section 13-29(2)(b) of the C.C.M.M.C. and an approved Offsite Plan shall be required prior to Engineering Permits being issued by the City of Costa Mesa.

8. Maintain the public Right-of-Way in a "wet-down" condition to prevent excessive dust and remove any spillage from the public Right-of-Way by sweeping or sprinkling.
9. Submit required cash deposit or surety bond to guarantee construction of off-site street improvements at time of permit per Section 15-32, C.C.M.M.C. and as approved by City Engineer. Cash deposit or surety bond amount to be determined by City Engineer.
10. Obtain a permit from the City of Costa Mesa, Engineering Division, at the time of development and then construct drive approaches as shown on the offsite plan. Location and dimensions are subject to the approval of the Transportation Services Manager.
11. Obtain a permit from the City of Costa Mesa, Engineering Division, at the time of development and then construct P.C.C. sidewalk per City of Costa Mesa Standards as shown on the Offsite Plan.
12. Submit for approval to the City of Costa Mesa, Engineering Division, Street Improvement that show Sewer and Water Improvements, prepared by a Civil Engineer.
13. Fulfill City of Costa Mesa Drainage Ordinance No. 06-19 requirements prior to approval of Final Tract Map
14. The Subdivider's engineers shall furnish the Engineering Division a storm runoff study to the City of Costa Mesa showing existing and proposed facilities and the method of draining this area and tributary areas without exceeding the capacity of any street or drainage facility on-site or off-site. This study to be furnished with the first submittal of the Final Tract Map. Cross lot drainage shall not occur.
15. In order to comply with the latest DAMP, the proposed Project shall prepare a Water Quality Management Plan conforming to the Current National Pollution Discharge Elimination System (NPDES) and the Model WQMP, prepared by a Licensed Civil Engineer or Environmental Engineer, which shall be submitted to the City of Costa Mesa Engineering Divisions for review and approval.
  - A WQMP (Priority or Non-Priority) shall be maintained and updated as needed to satisfy the requirements of the adopted NPDES program. The plan shall ensure that the existing water quality measures for all improved phases of the project are adhered to.
  - Location of BMPs shall not be within the public right-of-way.
16. Ownership and maintenance of the private on-site drainage facilities, BMPs, parkway culverts and other common areas shall be transferred by the owner to the Homeowner Association to be formed pursuant to C.C.M.M.C. Section 13-41 (e) and said association shall indemnify and hold harmless the City of Costa Mesa for any liability arising out of or in any way associated with the connection of the private drainage system with the City's drainage system and shall execute and deliver to the City of Costa Mesa the standard (indemnity) Hold Harmless Agreement required for such conditions prior to issuance of permits.
17. Sewer improvements shall meet the approval of the Costa Mesa Sanitary District; call (949) 631-1731 for information.
18. Water system improvements shall meet the approval of Mesa Water District; call (949) 631-1200 for information.



19. Dedicate easements as needed for public utilities.
20. Prior to recordation of the Final Tract Map, the surveyor/engineer preparing the map shall tie the boundary of the map into the Horizontal Control System established by the County Surveyor in a manner described in Subarticle 12, Section 7-9-337 of the Orange County Subdivision Code.
21. Prior to recordation of a Final Tract Map, the surveyor/engineer preparing the map shall submit to the County Surveyor a digital-graphics file of said map in a manner described in Subarticle 12, Section 7-9-337 of the Orange County Subdivision Code.
22. Survey monuments shall be preserved and referenced before construction and replaced after construction, pursuant to Section 8771 of the Business and Profession Code.
23. The elevations shown on all plans shall be on Orange County benchmark datum.
24. Prior to recordation of a Final Tract Map, submit required cash deposit or surety bond to guarantee monumentation. Deposit amount to be determined by the City Engineer.
25. Prior to occupancy on the Tract, the surveyor/engineer shall submit to the City Engineer a Digital Graphic File, reproducible mylar of the recorded Tract Map, and approved off-site plan and nine copies of the recorded Tract Map.

Sincerely,



Seung Yang, P. E.  
Acting City Engineer



# CITY OF COSTA MESA

77 Fair Drive  
Costa Mesa, CA 92626

## Agenda Report

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**File #:** 23-1286

**Meeting Date:** 7/18/2023

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**TITLE:**

**TRAFFIC MANAGEMENT SERVICES AGREEMENTS WITH THE 32ND DISTRICT AGRICULTURAL ASSOCIATION**

**DEPARTMENT:** POLICE DEPARTMENT

**PRESENTED BY:** JARED BARNES, POLICE SERGEANT

**CONTACT INFORMATION:** JARED BARNES, POLICE SERGEANT, (714) 754-5125

**RECOMMENDATION:**

Staff recommends City Council:

1. Approve the 2023 agreement between the City and the 32nd District Agricultural Association for traffic management services for the Orange County Fair.
2. Approve the 2023 agreement between the City and the 32nd District Agricultural Association for traffic management services for all designated year-round events at the Orange County Fair and Event Center ("OCFEC").
3. Authorize the City Manager, or her designee, to execute the agreements.
4. Authorize the City Manager, or her designee, to execute any amendments to the agreements, including but not limited to, amendments increasing the maximum compensation to be paid to the City.

**BACKGROUND:**

Each year the City enters into two agreements with the 32nd District Agricultural Association ("District") to provide traffic management services. The first agreement applies to services provided by Police Department personnel during the annual Orange County Fair ("OC Fair"). The second agreement applies to services provided by Police Department personnel at designated events that occur at the Orange County Fair & Event Center (OCFEC) throughout the year.

The State of California requires the governing body (City Council) to approve all agreements before payment can be made.

**ANALYSIS:**

The Costa Mesa Police Department is requesting City Council approval to enter into agreements with the District to provide the District with traffic management services during the 2023 OC Fair and during designated events throughout the year at the OCFEC.

The Costa Mesa Police Department is requesting City Council approval to enter into agreements with the District to provide the District with traffic management services during the 2023 OC Fair and during designated events throughout the year at the OCFEC.

The agreements provide for reimbursement of personnel costs incurred by the City for providing traffic management services for the events. The District will compensate the City in accordance with the hourly rates set forth in the City of Costa Mesa Rate Determination, established pursuant to Administrative Regulation 2.13.

Generally, the services that will be provided under both agreements include:

1. Providing and coordinating traffic management services for events at the OCFEC.
2. Controlling or “pickling” traffic lights in unison with the efforts of the District’s Parking Department.
3. Closing City streets in unison with the efforts of the District’s Parking Department. Police Department personnel will update signage boards to reflect street closures and directional information in conjunction with the District’s Parking Department.

The details relating to each agreement are outlined below.

**Traffic Management Services - Orange County Fair**

The agreement specific to traffic management services during the OC Fair has a term of July 14, 2023 through August 13, 2023. The services will be provided during the OC Fair, which is scheduled from July 14, 2023 through August 13, 2023. The District will pay the City a maximum of \$283,250 for services provided during the OC Fair. However, if that amount is reached, the City and District will meet to amend the maximum compensation as needed.

**Traffic Management Services - Designated Events at the OCFEC**

The agreement specific to traffic management services during designated year-round events has a term of July 1, 2023 through June 30, 2024. The services will be provided during designated large-scale events that occur at the OCFEC. The District will pay the City a maximum of \$103,000 for services provided for events throughout the year. However, if that amount is reached, the City and District will meet to amend the maximum compensation as needed.

**ALTERNATIVES:**

The City Council could choose not to approve the agreements between the City and the 32nd District Agricultural Association for traffic management services. However, this alternative would result in



increased traffic congestion in and around the OC Fair during large-scale events, which would impact and require Police Department resources without any compensation.

**FISCAL REVIEW:**

Cost incurred by the City is offset by the agreement with the 32nd District Agricultural Association.

**LEGAL REVIEW:**

The City Attorney's Office has reviewed this report and the agreements and approved it as to form.

**CITY COUNCIL GOALS AND PRIORITIES:**

This item supports City Council Goal:

- Strengthen the Public's Safety and Improve the Quality of Life

**CONCLUSION:**

Staff recommends City Council:

1. Approve the 2023 agreement between the City and the 32nd District Agricultural Association for traffic management services for the Orange County Fair.
2. Approve the 2023 agreement between the City and the 32nd District Agricultural Association for traffic management services for all designated year-round events at the Orange County Fair and Event Center ("OCFEC").
3. Authorize the City Manager, or her designee, to execute the agreements.
4. Authorize the City Manager, or her designee, to execute any amendments to the agreements, including, but not limited to, amendments increasing the maximum compensation to be paid to the City.

STATE OF CALIFORNIA  
**STANDARD AGREEMENT**  
 STD 213 (Rev. 03/2019)

R \_\_\_ A \_\_\_ F \_\_\_

AGREEMENT NUMBER

**SA-099-23FT**

PURCHASING NUMBER (if applicable)

1. This Agreement is entered into between the Contracting Agency and the Contractor named below:

CONTRACTING AGENCY NAME

**32<sup>ND</sup> DISTRICT AGRICULTURAL ASSOCIATION / OC FAIR & EVENT CENTER**

CONTRACTOR NAME

**CITY OF COSTA MESA**

2. The term of this Agreement is: **07/14/2023** through **08/13/2023** **FED ID: 95-6005030**

3. The maximum amount of this Agreement is: **\$283,250.00**

4. The parties agree to comply with the terms and conditions of the following exhibits, which are by this reference made a part of the Agreement.

Exhibit A – Scope of Work – To provide traffic management for 2023 OC Fair	Page 2-3
Exhibit B – Budget Detail and Payment Provisions (Attached hereto as part of this agreement)	Page 4-5
Exhibit C – General Terms and Conditions (Attached hereto as part of this agreement)	Pages 6-9
Exhibit D – Special Terms and Conditions – CCC (Attached hereto as part of this agreement)	Pages 10-13
Exhibit E – Insurance Requirements (Attached hereto as part of this agreement)	Pages 14-17
Exhibit F – OCFEC Megan’s Law Screening & Certification Form (Attached hereto as part of this agreement)	Pages 18
Exhibit G – OCFEC Procedures (Attached hereto as part of this agreement)	Pages 19-21
Exhibit H – Additional Contract Terms & Conditions (Attached hereto as part of this agreement)	Pages 22-26

*Items shown with an Asterisk (\*), are hereby incorporated by reference and made part of this agreement as if attached hereto.  
 These documents can be viewed at <https://www.dgs.ca.gov/OLS/Resources>*

**IN WITNESS WHEREOF, this Agreement has been executed by the parties hereto.**

**CONTRACTOR**

CONTRACTOR NAME (if other than an individual, state whether a corporation, partnership, etc.)

**City of Costa Mesa**

CONTRACTOR AUTHORIZED SIGNATURE

DATE SIGNED

PRINTED NAME AND TITLE OF PERSON SIGNING

**Lori Ann Farrell Harrison, City Manager**

CONTRACTOR BUSINESS ADDRESS

**P.O Box 1200, Costa Mesa, CA 92626****STATE OF CALIFORNIA**

CONTRACTING AGENCY NAME

**32<sup>ND</sup> District Agricultural Association/OC Fair & Event Center**

AUTHORIZED SIGNATURE

DATE SIGNED

PRINTED NAME AND TITLE OF PERSON SIGNING

**Michele Richards, Chief Executive Officer**

CONTRACTING AGENCY ADDRESS

**88 Fair Drive, Costa Mesa, CA 92626**

*California Department of General  
 Services Use Only*

Exempt per:

**EXHIBIT A – SCOPE OF WORK (CONT.)**

**CONTRACT REPRESENTATIVES**

**32<sup>ND</sup> DISTRICT AGRICULTURAL ASSOCIATION/OC FAIR & EVENT CENTER**

Love Hertel, Director  
Phone Number (714) 708-1885

Costa Mesa Police Department  
Ron Lawrence, Chief of Police  
Phone Number (714) 754-5117

**Executive Order N-6-22 – Russia Sanctions**

On March 4, 2022, Governor Gavin Newsom issued Executive Order [N-6-22](#) (the EO) regarding Economic Sanctions against Russia and Russian entities and individuals. “Economic Sanctions” refers to sanctions imposed by the U.S. government in response to Russia’s actions in Ukraine, as well as any sanctions imposed under state law. The EO directs state agencies to terminate contracts with, and to refrain from entering into any new contracts with, individuals or entities that are determined to be a target of Economic Sanctions. Accordingly, should the State determine Contractor is a target of Economic Sanctions or is conducting prohibited transactions with sanctioned individuals or entities, that shall be grounds for termination of this Agreement. The State shall provide Contractor advance written notice of such termination, allowing Contractor at least thirty (30) calendar days to provide a written response. Termination shall be at the sole discretion of the State.

**CONTRACTOR AGREES:**

1. To provide and coordinate traffic management service for twenty-three (23) operating days during the 2023 OC Fair.
2. The dates, times and number of police personnel required will be mutually determined by the Costa Mesa Police Department and District Management.
4. To attend a pre-fair Parking Operations coordination meeting with District staff in June 2023. Meeting times and locations shall be mutually agreed upon by Contractor and the District.
5. To control or “pickle” traffic lights in unison with the efforts of the District’s Parking Department.
6. To close City streets in unison with the efforts of the District’s Parking Department. Contractor to update signage boards to reflect street closures and directional information in conjunction with the District’s Parking Department.
7. To provide weekly summary report of the previous week’s activities each Wednesday (*July 19, July 26, Aug 2, Aug 9*) including: *date on which services were rendered, employee names/titles, shift start/end time and employee’s hourly rate.*
8. To submit invoice to District for services performed during the 2023 OC Fair no later than sixty (60) days after expiration of the term of the agreement.
9. Invoicing shall include: *date on which services were rendered, employee names/titles, shift start/end time and employee’s hourly rate.*
10. Both Parties reserves the right to terminate this Agreement any time with or without cause by giving the Contractor notice in writing at least thirty (30) days prior to the date when such termination shall become effective. Such termination shall relieve the District of further payment, obligations, and/or performances required in the terms of the contract.

**DISTRICT AGREES:**

1. To notify Contractor in advance of requested services.
2. Contractor to be paid according to Costa Mesa Police Department fee schedule in Exhibit B, the total amount not to exceed Two Hundred Eighty-Three Thousand, Two Hundred and Fifty Dollars and 00/100 (\$283,250.00). Notwithstanding the foregoing, if Contractor’s compensation reaches \$283,250 prior to the end of the term of this Agreement, District and Contractor will meet and confer to determine whether an increase in the total compensation is needed to cover Contractor’s services for the remainder of the term of this Agreement. If such increase is needed, District and Contractor will negotiate in good faith to determine the amount of such increase and enter into a written

amendment to this Agreement to reflect such increased amount. If the District and Contractor do not agree upon an increased compensation amount and Contractor's compensation reaches \$300,000, Contractor shall cease providing services until such time as the total compensation is increased as appropriate to compensate Contractor for services required for the remainder of the term.

3. Payment will be made no more than thirty (30) days after satisfactory completion of services herein required and upon receipt of proper itemized invoice.

-End Exhibit A-



**EXHIBIT B – BUDGET DETAIL & PAYMENT PROVISIONS**

**BUDGET DETAIL:**

District Account #: 5102-51

**PAYMENT PROVISIONS:**

Payment will be made Net 30 upon satisfactory completion of services herein required and upon receipt of proper invoice.

Invoices shall include the date on which services were rendered as well as employee names, shift start and end time, hours worked and employee's hourly rate, and contain the District's Purchase Order number 51494. Invoices may be sent via email to AP@ocfair.com or mailed as follows:

OC Fair & Event Center  
Attn: Accounts Payable  
88 Fair Drive  
Costa Mesa, CA 92626

**EXHIBIT B – BUDGET DETAIL & PAYMENT PROVISIONS (CONT.)**

PAYMENT RATES:



CITY OF COSTA MESA  
RATE DETERMINATION  
Effective July 1, 2023

In accordance with Administrative Regulation 2.13, the following is a list of frequently requested hourly rates <sup>3</sup>

<u>Other City Positions</u>	<u>Straight Time</u> <sup>1</sup>	<u>Special Event Overtime Rate</u> <sup>2</sup>	<u>Fire/Police Positions</u>	<u>Straight Time</u> <sup>1</sup>	<u>Special Event Overtime Rate</u> <sup>2</sup>
Animal Control Officer	\$49	\$60	Battalion Chief	\$137	\$196
Assistant Engineer	\$61	\$75	Fire Captain	\$102	\$146
Associate Engineer	\$77	\$94	Fire Engineer	\$89	\$127
Chief Plans Examiner	\$87	\$107	Fire Fighter - Paramedic	\$85	\$121
Code Enforcement Officer	\$48	\$59	Fire Fighter	\$77	\$110
Combination Building Inspector	\$67	\$82	Police Lieutenant	\$131	\$187
Communications Officer	\$54	\$67	Police Sergeant (Motorcycle)	\$104	\$148
Communications Supervisor	\$63	\$77	Police Sergeant	\$100	\$142
Community Services Specialist	\$41	\$51	Sr Police Officer (Motorcycle)	\$89	\$128
Construction Inspector	\$52	\$64	Sr Police Officer	\$86	\$123
Crime Prevention Specialist	\$48	\$59	Police Officer (K9)	\$90	\$128
Crime Scene Specialist	\$50	\$61	Police Officer (Motorcycle)	\$85	\$122
Equipment Mechanic II	\$43	\$53	Police Officer	\$82	\$117
Equipment Mechanic III	\$47	\$58	Police Reserve Officer	\$91	\$102
Facilities Maintenance Tech	\$42	\$52	Police Recruit	\$72	\$80
Lead Equipment Mechanic	\$53	\$65	Police Support Svcs Reserve	\$39	\$43
Lead Maintenance Worker	\$50	\$61	Police Aide	\$36	\$41
Maintenance Assistant	\$34	\$42			
Maintenance Services Manager	\$79	\$97			
Maintenance Supervisor	\$58	\$72	<b><u>Community Risk Reduction Team</u></b>		
Maintenance Worker	\$38	\$46	<u>Positions</u>	<u>Straight</u>	<u>OT</u>
Office Specialist I	\$33	\$40	Assistant Fire Marshal	\$73	\$89
Office Specialist II	\$35	\$43	Assistant Fire Chief - Non Sworn/Fire Marshal	\$100	\$124
Plan Check Engineer	\$80	\$98	Fire Protection Specialist	\$58	\$71
Plan Checker	\$69	\$85	Code Enforcement Officer	\$48	\$59
Senior Maintenance Worker	\$41	\$50			
Park Ranger	\$45	\$56	<u>Other Positions</u>		
Property/Evidence Specialist	\$46	\$57	Police Records Technician	\$36	\$44
			Sr Police Records Technician	\$39	\$48

Note - Rates are based on most recent applicable Memorandum of Understanding.

<sup>1</sup> Includes annual salary at top step, other compensation and benefits, divided by 2,080 hours/annually.

<sup>2</sup> Includes straight time hourly rate plus 1/2 of the basic hourly rate divided by 2,080 hours. Other benefits are excluded from this portion of the calculations.

<sup>3</sup> These rates do not include equipment and apparatus charges. Equipment and apparatus rates to be utilized are based on CalOES established rates. The FY 2023-24 rates may be found at <https://www.caloes.ca.gov/wp-content/uploads/Fire-Rescue/FINAL-2023-Rate-Letter.pdf>.

-End Exhibit B-

**EXHIBIT C – GENERAL TERMS AND CONDITIONS**

Page 1 of 4

GTC 04/2017

**1. APPROVAL:**

This Agreement is of no force or effect until signed by both parties and approved by the Department of General Services, if required. Contractor may not commence performance until such approval has been obtained.

**2. AMENDMENT:**

No amendment or variation of the terms of this Agreement shall be valid unless made in writing, signed by the parties and approved as required. No oral understanding or Agreement not incorporated in the Agreement is binding on any of the parties.

**3. ASSIGNMENT:**

This Agreement is not assignable by the Contractor, either in whole or in part, without the consent of the State in the form of a formal written amendment.

**4. AUDIT:**

Contractor agrees that the awarding department, the Department of General Services, the Bureau of State Audits, or their designated representative shall have the right to review and to copy any records and supporting documentation pertaining to the performance of this Agreement. Contractor agrees to maintain such records for possible audit for a minimum of three (3) years after final payment, unless a longer period of records retention is stipulated. Contractor agrees to allow the auditor(s) access to such records during normal business hours and to allow interviews of any employees who might reasonably have information related to such records. Further, Contractor agrees to include a similar right of the State to audit records and interview staff in any subcontract related to performance of this Agreement. (Gov. Code §8546.7, Pub. Contract Code §10115 et seq., CCR Title 2, Section 1896).

**5. INDEMNIFICATION:**

To the fullest extent permitted by law, Contractor shall defend, indemnify, and hold harmless the 32nd District Agricultural Association, the OC Fair & Event Center, the State District and their respective agents, directors, and employees from and against all claims, damages, losses, and expenses, of every kind, nature and description (including, but not limited to, attorneys' fees, expert fees, and costs of suit), arising from, or in any way related to Contractor's performance or nonperformance of this Agreement however caused or alleged to have been caused.

To the fullest extent permitted by law, the District shall defend, indemnify, and hold harmless the City of Costa Mesa, its elected officials, officers, agents, employees, and volunteers from and against all claims, damages, losses, and expenses, of every kind, nature and description (including, but not limited to, attorneys' fees, expert fees, and costs of suit), arising from or in any way related to District's performance or nonperformance of this Agreement, however caused or alleged to have been caused.

Notwithstanding the foregoing, neither District nor Contractor shall be liable for the defense or indemnification of the other party for claims, causes of action, complaints, or suits arising out of the sole active negligence or willful misconduct of the other party, its respective officers, agents, and/or employees.

**6. DISPUTES:**

Contractor shall continue with the responsibilities under this Agreement during any dispute.

**7. TERMINATION FOR CAUSE:**

The State may terminate this Agreement and be relieved of any payments should the Contractor fail to perform the requirements of this Agreement at the time and in the manner herein provided. In the event of such termination the State may proceed with the work in any manner deemed proper by the State.

**8. INDEPENDENT CONTRACTOR:**

Contractor, and the agents and employees of Contractor, in the performance of this Agreement, shall act in an independent capacity and not as officers or employees or agents of the State.

**EXHIBIT C – GENERAL TERMS AND CONDITIONS (CONT.)**

Page 2 of 4

**9. RECYCLING CERTIFICATION:**

The Contractor shall certify in writing under penalty of perjury, the minimum, if not exact, percentage of post-consumer material as defined in the Public Contract Code Section 12200, in products, materials, goods, or supplies offered or sold to the State regardless of whether the product meets the requirements of Public Contract Code Section 12209. With respect to printer or duplication cartridges that comply with the requirements of Section 12156(e), the certification required by this subdivision shall specify that the cartridges so comply (Pub. Contract Code §12205).

**10. NON-DISCRIMINATION CLAUSE:**

During the performance of this Agreement, Contractor and its subcontractors shall not deny the contract's benefits to any person on the basis of race, religious creed, color, national origin, ancestry, physical disability, mental disability, medical condition, genetic information, marital status, sex, gender, gender identity, gender expression, age, sexual orientation, or military and veteran status, nor shall they discriminate unlawfully against any employee or applicant for employment because of race, religious creed, color, national origin, ancestry, physical disability, mental disability, medical condition, genetic information, marital status, sex, gender, gender identity, gender expression, age, sexual orientation, or military and veteran status. Contractor shall insure that the evaluation and treatment of employees and applicants for employment are free of such discrimination. Contractor and subcontractors shall comply with the provisions of the Fair Employment and Housing Act (Gov. Code §12900 et seq.), the regulations promulgated thereunder (Cal. Code Regs., tit. 2, §11000 et seq.), the provisions of Article 9.5, Chapter 1, Part 1, Division 3, Title 2 of the Government Code (Gov. Code §§11135-11139.5), and the regulations or standards adopted by the awarding state agency to implement such article. Contractor shall permit access by representatives of the Department of Fair Employment and Housing and the awarding state agency upon reasonable notice at any time during the normal business hours, but in no case less than 24 hours' notice, to such of its books, records, accounts, and all other sources of information and its facilities as said Department or Agency shall require to ascertain compliance with this clause. Contractor and its subcontractors shall give written notice of their obligations under this clause to labor organizations with which they have a collective bargaining or other agreement. (See Cal. Code Regs., tit. 2, §11105.)

Contractor shall include the nondiscrimination and compliance provisions of this clause in all subcontracts to perform work under the Agreement.

**11. CERTIFICATION CLAUSES:**

The CONTRACTOR CERTIFICATION CLAUSES contained in the document CCC 04/2017 are hereby incorporated by reference and made a part of this Agreement by this reference as if attached hereto.

**12. TIMELINESS:**

Time is of the essence in this Agreement.

**13. COMPENSATION:**

The consideration to be paid Contractor, as provided herein, shall be in compensation for all of Contractor's expenses incurred in the performance hereof, including travel, per diem, and taxes, unless otherwise expressly so provided.

**14. GOVERNING LAW:**

This contract is governed by and shall be interpreted in accordance with the laws of the State of California.

**15. ANTITRUST CLAIMS:**

The Contractor by signing this agreement hereby certifies that if these services or goods are obtained by means of a competitive bid, the Contractor shall comply with the requirements of the Government Codes Sections set out below.

- a. The Government Code Chapter on Antitrust claims contains the following definitions:



**EXHIBIT C – GENERAL TERMS AND CONDITIONS (CONT.)**

Page 3 of 4

- i. "Public purchase" means a purchase by means of competitive bids of goods, services, or materials by the State or any of its political subdivisions or public agencies on whose behalf the Attorney General may bring an action pursuant to subdivision (c) of Section 16750 of the Business and Professions Code.
- ii "Public purchasing body" means the State or the subdivision or agency making a public purchase. Government Code Section 4550.
- b. In submitting a bid to a public purchasing body, the bidder offers and agrees that if the bid is accepted, it will assign to the purchasing body all rights, title, and interest in and to all causes of action it may have under Section 4 of the Clayton Act (15 U.S.C. Sec. 15) or under the Cartwright Act (Chapter 2 (commencing with Section 16700) of Part 2 of Division 7 of the Business and Professions Code), arising from purchases of goods, materials, or services by the bidder for sale to the purchasing body pursuant to the bid. Such assignment shall be made and become effective at the time the purchasing body tenders final payment to the bidder. Government Code Section 4552.
- c. If an awarding body or public purchasing body receives, either through judgment or settlement, a monetary recovery for a cause of action assigned under this chapter, the assignor shall be entitled to receive reimbursement for actual legal costs incurred and may, upon demand, recover from the public body any portion of the recovery, including treble damages, attributable to overcharges that were paid by the assignor but were not paid by the public body as part of the bid price, less the expenses incurred in obtaining that portion of the recovery. Government Code Section 4553.
- d. Upon demand in writing by the assignor, the assignee shall, within one year from such demand, reassign the cause of action assigned under this part if the assignor has been or may have been injured by the violation of law for which the cause of action arose and (a) the assignee has not been injured thereby, or (b) the assignee declines to file a court action for the cause of action. See Government Code Section 4554.

**16. CHILD SUPPORT COMPLIANCE ACT:**

For any Agreement in excess of \$100,000, the contractor acknowledges in accordance with Public Contract Code 7110, that:

- a. The contractor recognizes the importance of child and family support obligations and shall fully comply with all applicable state and federal laws relating to child and family support enforcement, including, but not limited to, disclosure of information and compliance with earnings assignment orders, as provided in Chapter 8 (commencing with section 5200) of Part 5 of Division 9 of the Family Code; and
- b. The contractor, to the best of its knowledge is fully complying with the earnings assignment orders of all employees and is providing the names of all new employees to the New Hire Registry maintained by the California Employment Development Department.

**17. UNENFORCEABLE PROVISION:**

In the event that any provision of this Agreement is unenforceable or held to be unenforceable, then the parties agree that all other provisions of this Agreement have force and effect and shall not be affected thereby.

**18. PRIORITY HIRING CONSIDERATIONS:**

If this Contract includes services in excess of \$200,000, the Contractor shall give priority consideration in filling vacancies in positions funded by the Contract to qualified recipients of aid under Welfare and Institutions Code Section 11200 in accordance with Pub. Contract Code §10353.

**EXHIBIT C – GENERAL TERMS AND CONDITIONS (CONT.)**

Page 4 of 4

**19. SMALL BUSINESS PARTICIPATION AND DVBE PARTICIPATION REPORTING REQUIREMENTS:**

- a. If for this Contract Contractor made a commitment to achieve small business participation, then Contractor must within 60 days of receiving final payment under this Contract (or within such other time period as may be specified elsewhere in this Contract) report to the awarding department the actual percentage of small business participation that was achieved. (Govt. Code § 14841.)
- b. If for this Contract Contractor made a commitment to achieve disabled veteran business enterprise (DVBE) participation, then Contractor must within 60 days of receiving final payment under this Contract (or within such other time period as may be specified elsewhere in this Contract) certify in a report to the awarding department: (1) the total amount the prime Contractor received under the Contract; (2) the name and address of the DVBE(s) that participated in the performance of the Contract; (3) the amount each DVBE received from the prime Contractor; (4) that all payments under the Contract have been made to the DVBE; and (5) the actual percentage of DVBE participation that was achieved. A person or entity that knowingly provides false information shall be subject to a civil penalty for each violation. (Mil. & Vets. Code § 999.5(d); Govt. Code § 14841.)

**20. LOSS LEADER:**

If this contract involves the furnishing of equipment, materials, or supplies then the following statement is incorporated: It is unlawful for any person engaged in business within this state to sell or use any article or product as a “loss leader” as defined in Section 17030 of the Business and Professions Code. (PCC 10344(e).)

-End Exhibit C-



**EXHIBIT D – SPECIAL TERMS AND CONDITIONS**

Page 1 of 4

**CCC 04/2017 / CERTIFICATION**

I, the official named below, CERTIFY UNDER PENALTY OF PERJURY that I am duly authorized to legally bind the prospective Contractor to the clause(s) listed below. This certification is made under the laws of the State of California.

<i>Contractor/Bidder Firm Name (Printed)</i>		<i>Federal ID Number</i>
<i>By (Authorized Signature)</i>		
<i>Printed Name and Title of Person Signing</i>		
<i>Date Executed</i>	<i>Executed in the County of</i>	

**CONTRACTOR CERTIFICATION CLAUSES**

**1. STATEMENT OF COMPLIANCE:**

Contractor has, unless exempted, complied with the nondiscrimination program requirements. (Gov. Code §12990 (a-f) and CCR, Title 2, Section 11102) (Not applicable to public entities.)

**2. DRUG-FREE WORKPLACE REQUIREMENTS:**

Contractor will comply with the requirements of the Drug-Free Workplace Act of 1990 and will provide a drug-free workplace by taking the following actions:

- a. Publish a statement notifying employees that unlawful manufacture, distribution, dispensation, possession or use of a controlled substance is prohibited and specifying actions to be taken against employees for violations.
- b. Establish a Drug-Free Awareness Program to inform employees about:
  - i. the dangers of drug abuse in the workplace;
  - ii. the person's or organization's policy of maintaining a drug-free workplace;
  - iii. any available counseling, rehabilitation and employee assistance programs; and,
  - iv. penalties that may be imposed upon employees for drug abuse violations.
- c. Every employee who works on the proposed Agreement will:
  - i. receive a copy of the company's drug-free workplace policy statement; and,
  - ii. agree to abide by the terms of the company's statement as a condition of employment on the Agreement.

Failure to comply with these requirements may result in suspension of payments under the Agreement or termination of the Agreement or both and Contractor may be ineligible for award of any future State agreements if the department determines that any of the following has occurred: the Contractor has made false certification, or violated the certification by failing to carry out the requirements as noted above. (Gov. Code §8350 et seq.)

**EXHIBIT D – SPECIAL TERMS AND CONDITIONS (CONT.)**

Page 2 of 4

**3. NATIONAL LABOR RELATIONS BOARD CERTIFICATION:**

Contractor certifies that no more than one (1) final unappealable finding of contempt of court by a Federal court has been issued against Contractor within the immediately preceding two-year period because of Contractor's failure to comply with an order of a Federal court, which orders Contractor to comply with an order of the National Labor Relations Board. (Pub. Contract Code §10296) (Not applicable to public entities.)

**4. CONTRACTS FOR LEGAL SERVICES \$50,000 OR MORE- PRO BONO REQUIREMENT:**

Contractor hereby certifies that Contractor will comply with the requirements of Section 6072 of the Business and Professions Code, effective January 1, 2003.

Contractor agrees to make a good faith effort to provide a minimum number of hours of pro bono legal services during each year of the contract equal to the lessor of 30 multiplied by the number of full time attorneys in the firm's offices in the State, with the number of hours prorated on an actual day basis for any contract period of less than a full year or 10% of its contract with the State.

Failure to make a good faith effort may be cause for non-renewal of a state contract for legal services, and may be taken into account when determining the award of future contracts with the State for legal services.

**5. EXPATRIATE CORPORATIONS:**

Contractor hereby declares that it is not an expatriate corporation or subsidiary of an expatriate corporation within the meaning of Public Contract Code Section 10286 and 10286.1, and is eligible to contract with the State of California.

**6. SWEATFREE CODE OF CONDUCT:**

a. All Contractors contracting for the procurement or laundering of apparel, garments or corresponding accessories, or the procurement of equipment, materials, or supplies, other than procurement related to a public works contract, declare under penalty of perjury that no apparel, garments or corresponding accessories, equipment, materials, or supplies furnished to the state pursuant to the contract have been laundered or produced in whole or in part by sweatshop labor, forced labor, convict labor, indentured labor under penal sanction, abusive forms of child labor or exploitation of children in sweatshop labor, or with the benefit of sweatshop labor, forced labor, convict labor, indentured labor under penal sanction, abusive forms of child labor or exploitation of children in sweatshop labor. The contractor further declares under penalty of perjury that they adhere to the Sweat free Code of Conduct as set forth on the California Department of Industrial Relations website located at [www.dir.ca.gov](http://www.dir.ca.gov), and Public Contract Code Section 6108.

b. The contractor agrees to cooperate fully in providing reasonable access to the contractor's records, documents, agents or employees, or premises if reasonably required by authorized officials of the contracting agency, the Department of Industrial Relations, or the Department of Justice to determine the contractor's compliance with the requirements under paragraph (a).

**7. DOMESTIC PARTNERS:**

For contracts of \$100,000 or more, Contractor certifies that Contractor is in compliance with Public Contract Code section 10295.3.

**8. GENDER IDENTITY:**

For contracts of \$100,000 or more, Contractor certifies that Contractor is in compliance with Public Contract Code section 10295.35.

**EXHIBIT D – SPECIAL TERMS AND CONDITIONS (CONT.)**

Page 3 of 4

**DOING BUSINESS WITH THE STATE OF CALIFORNIA**

The following laws apply to persons or entities doing business with the State of California.

**1. CONFLICT OF INTEREST:** Contractor needs to be aware of the following provisions regarding current or former state employees. If Contractor has any questions on the status of any person rendering services or involved with the Agreement, the awarding agency must be contacted immediately for clarification.

Current State Employees (Pub. Contract Code §10410):

- 1). No officer or employee shall engage in any employment, activity or enterprise from which the officer or employee receives compensation or has a financial interest and which is sponsored or funded by any state agency, unless the employment, activity or enterprise is required as a condition of regular state employment.
- 2). No officer or employee shall contract on his or her own behalf as an independent contractor with any state agency to provide goods or services.

**Former State Employees (Pub. Contract Code §10411):**

- 1). For the two-year period from the date he or she left state employment, no former state officer or employee may enter into a contract in which he or she engaged in any of the negotiations, transactions, planning, arrangements or any part of the decision-making process relevant to the contract while employed in any capacity by any state agency.
- 2). For the twelve-month period from the date he or she left state employment, no former state officer or employee may enter into a contract with any state agency if he or she was employed by that state agency in a policy-making position in the same general subject area as the proposed contract within the 12-month period prior to his or her leaving state service.

If Contractor violates any provisions of above paragraphs, such action by Contractor shall render this Agreement void. (Pub. Contract Code §10420)

Members of boards and commissions are exempt from this section if they do not receive payment other than payment of each meeting of the board or commission, payment for preparatory time and payment for per diem. (Pub. Contract Code §10430 (e))

**2. LABOR CODE/WORKERS' COMPENSATION:**

Contractor needs to be aware of the provisions which require every employer to be insured against liability for Worker's Compensation or to undertake self-insurance in accordance with the provisions, and Contractor affirms to comply with such provisions before commencing the performance of the work of this Agreement. (Labor Code Section 3700)

**3. AMERICANS WITH DISABILITIES ACT:**

Contractor assures the State that it complies with the Americans with Disabilities Act (ADA) of 1990, which prohibits discrimination on the basis of disability, as well as all applicable regulations and guidelines issued pursuant to the ADA. (42 U.S.C. 12101 et seq.)

**EXHIBIT D – SPECIAL TERMS AND CONDITIONS (CONT.)**

Page 4 of 4

**4. CONTRACTOR NAME CHANGE:**

An amendment is required to change the Contractor's name as listed on this Agreement. Upon receipt of legal documentation of the name change the State will process the amendment. Payment of invoices presented with a new name cannot be paid prior to approval of said amendment.

**5. CORPORATE QUALIFICATIONS TO DO BUSINESS IN CALIFORNIA:**

- a. When agreements are to be performed in the state by corporations, the contracting agencies will be verifying that the contractor is currently qualified to do business in California in order to ensure that all obligations due to the state are fulfilled.
- b. "Doing business" is defined in R&TC Section 23101 as actively engaging in any transaction for the purpose of financial or pecuniary gain or profit. Although there are some statutory exceptions to taxation, rarely will a corporate contractor performing within the state not be subject to the franchise tax.
- c. Both domestic and foreign corporations (those incorporated outside of California) must be in good standing in order to be qualified to do business in California. Agencies will determine whether a corporation is in good standing by calling the Office of the Secretary of State.

**6. RESOLUTION:**

A county, city, district, or other local public body must provide the State with a copy of a resolution, order, motion, or ordinance of the local governing body which by law has authority to enter into an agreement, authorizing execution of the agreement.

**7. AIR OR WATER POLLUTION VIOLATION:**

Under the State laws, the Contractor shall not be: (1) in violation of any order or resolution not subject to review promulgated by the State Air Resources Board or an air pollution control district; (2) subject to cease and desist order not subject to review issued pursuant to Section 13301 of the Water Code for violation of waste discharge requirements or discharge prohibitions; or (3) finally determined to be in violation of provisions of federal law relating to air or water pollution.

**8. PAYEE DATA RECORD FORM STD. 204:**

This form must be completed by all contractors that are not another state agency or other governmental entity.

-End Exhibit D-



**EXHIBIT E – INSURANCE REQUIREMENTS**

Page 1 of 3

(Revised effective January 1, 2023)

**I. Evidence of Coverage**

The contractor/renter shall provide a signed original evidence of coverage form for the term of the contract or agreement (hereinafter “contract”) protecting the legal liability of the State of California, the California Fair Services Authority, District Agricultural Associations, County Fairs, Counties in which County Fairs are located, Lessor/Sublessor if fair site is leased/subleased, Citrus Fruit Fairs, California Exposition and State Fair, or Entities (public or non-profit) operating California designated agricultural fairs, their directors, officers, agents, servants, and employees, from occurrences related to operations under the contract. This may be provided by:

A. Insurance Certificate - The contractor/renter provides the fair with a signed original certificate of insurance (the ACORD form is acceptable), lawfully transacted, which sets forth the following:

1. List as the Additional Insured: "That the State of California, the California Fair Services Authority, the District Agricultural Association, County Fair, the County in which the County Fair is located, Lessor/Sublessor if fair site is leased/subleased, Citrus Fruit Fair, California Exposition and State Fair, or Entities (public or non-profit) operating California designated agricultural fairs, their directors, officers, agents, servants, and employees are made additional insured, but only insofar as the operations under this contract are concerned."
2. Dates: The dates of inception and expiration of the insurance. **For individual events, the specific event dates must be listed, along with all set-up and tear down dates.**
3. Coverages:
  - a. General Liability - Commercial General Liability coverage, on an occurrence basis, at least as broad as the current Insurance Service Office (ISO) policy form #CG 00-01. Limits shall not be less than for the limits in the CFSA Hazardous/Nonhazardous Activities List which includes, but is not limited to, the following: **\$5,000,000 per occurrence** for Carnival Rides and for Freefall Attractions (elevated jumps involving airbags); **\$5,000,000 per occurrence** for the following types of Motorized Events: Automobile races, drifting exhibitions, burnout contests/competitions, truck rodeos, tractor/truck pulls, destruction derbies, RV destruction derbies, mud bogs, mud racing, car crunches, monster truck shows, automobile thrill shows, figure 8 racing, stock car racing, tuff trucks, boat races, autocross, dirt racing, oval track, sprint cars/410 sprints, modified, super stock, mini-stock, dwarf cars, micro lights, endure, pro stock. **\$3,000,000 per occurrence** for the following types of Motorized Events: motorcycle racing, flat track motorcycle racing, arena-cross, freestyle motocross, motorcycle thrill shows and stunt teams, ATV, sand drags, go karts, snowmobile races, quarter midget races, golf cart races, Redneck Roundup (ATVs), lawnmower races. **\$3,000,000 per occurrence** for Rodeo Events all types with a paid gate and any Rough Stock Events such as Bull Riding,



Bareback, Saddle Bronc, or Mutton Busting; **\$2,000,000 per occurrence for the following**: Concerts: 2,000 and more attendees; Extreme Attractions\*: All Types, including but not limited to bungee attractions, ejection seats, sky scrapers, Trampoline Things/quad jumpers, zip line or similar attractions requiring a Cal/OSHA permit to operate; Fair time Kiddie Carnival Rides: Up to 6 kiddie rides (includes book-in rides); Interim Carnival Rides; Extreme Attractions; Law Enforcement: All types, including but not limited to city police, county sheriff, California Highway Patrol, county probation, California Department of Corrections, state or federal military. Mutual indemnification in the contract may substitute for coverage with written approval from CFSA. Mechanical Bulls; Motorized Events: Car jumping contests/demonstrations of hydraulic modifications to automobiles; Rave Type Events: Any dance or concert which extends beyond midnight; Rodeo Events: All Types without a paid gate and with any Rough Stock Events such as Bull Riding, Bareback, Saddle Bronc, or Mutton Busting; Simulators; **\$1,000,000 per occurrence** for Rodeo Events All Types **without** any Rough Stock Events but including barrel racing, penning, and roping; **\$1,000,000 per occurrence** for all other contracts for which liability insurance (and liquor liability, if applicable) is required.

The Certificate of Insurance shall list the applicable policy forms, including endorsements. Any exclusions or coverage limitations, including sub-limits, that apply to the contractor/renter's activities, or business to be conducted under the contract or rental agreement/lease, must be listed in the Certificate of Insurance. If there is a self-insured retention or deductible in the contractor/renter's coverage equal to or in excess of \$100,000, the self-insured retention/deductible amount shall be included as part of the Certificate of Insurance. A copy of the contractor/renter's policy declaration page containing this information as an attachment/exhibit to the Certificate of Insurance will be acceptable, provided it contains all the aforementioned information.

- b. Automobile Liability - Commercial Automobile Liability coverage, on a per accident basis, at least as broad as the current ISO policy form # CA 00-01, Symbol #1 (Any Auto) with limits of not less than \$1,000,000 combined single limits per accident for contracts involving use of contractor vehicles (autos, trucks or other licensed vehicles) on fairgrounds.
  - c. Workers' Compensation - Workers' Compensation coverage shall be maintained covering contractor/renter's employees, as required by law.
  - d. Medical Malpractice - Medical Malpractice coverage with limits of not less than \$1,000,000 per occurrence shall be maintained for contracts involving medical services.
  - e. Liquor Liability - Liquor Liability coverage with limits of not less than \$1,000,000 per occurrence shall be maintained for contracts involving the sale of alcoholic beverages.
4. Cancellation Notice: Notice of cancellation of the listed policy or policies shall be



sent to the Certificate Holder in accordance with policy provisions.

5. Certificate Holder:

- For Individual Events Only - Fair, along with fair's address, is listed as the certificate holder.
- For Master Insurance Certificates Only - California Fair Services Authority, Attn: Risk Management, 1776 Tribute Road, Suite 100, Sacramento, CA 95815 is listed as the certificate holder.

6. Insurance Company: The company providing insurance coverage must be acceptable to the California Department of Insurance.

7. Insured: The contractor/renter must be specifically listed as the Insured.

OR

B. CFSA Special Events Program - The contractor/renter obtains liability protection through the California Fair Services Authority (CFSA) Special Events Program, when applicable.

OR

C. Master Certificates - A current master certificate of insurance for the contractor/renter has been approved by and is on file with California Fair Services Authority (CFSA).

OR

D. Self-Insurance - The contractor/renter is self-insured and acceptable evidence of self-insurance has been approved by California Fair Services Authority (CFSA).

## **II. General Provisions**

1. Maintenance of Coverage - The contractor/renter agrees that the commercial general liability (and automobile liability, workers' compensation, medical malpractice and/or liquor liability, if applicable) insurance coverage herein provided for shall be in effect at all times during the term of this contract. In the event said insurance coverage expires or is cancelled at any time or times prior to or during the term of this contract, contractor/renter agrees to provide the fair, prior to said expiration date, a new certificate of insurance evidencing insurance coverage as provided for herein for not less than the remainder of the term of the contract, or for a period of not less than one (1) year. New certificates of insurance are subject to the approval of California Fair Services Authority, and contractor/renter agrees that no work or services shall be performed prior to the giving of such approval. In the event the contractor/renter fails to keep in effect at all times insurance coverage as herein provided, the fair may, in addition to any other remedies it may have, take any of the following actions: (1) declare a material breach by contractor/renter and terminate this contract; (2) withhold all payments due to contractor/renter until notice is received that such insurance coverage is in effect; and (3) obtain such insurance coverage and deduct premiums for same from any sums due or which become due to contractor/renter under the terms of this contract.

2. Primary Coverage - The contractor/renter's insurance coverage shall be primary and any separate coverage or protection available to the fair or any other additional insured shall be secondary.
3. Contractor's Responsibility - Nothing herein shall be construed as limiting in any way the extent to which contractor/renter may be held responsible for damages resulting from contractor/renter's operations, acts, omissions or negligence. Insurance coverage obtained in the minimum amounts specified above shall not relieve contractor/renter of liability in excess of such minimum coverage, nor shall it preclude the fair from taking other actions available to it under contract documents or by law, including, but not limited to, actions pursuant to contractor/renter's indemnity obligations. **The contractor/renter indemnity obligations shall survive the expiration, termination or assignment of this contract.**
4. Certified Copies of Policies - Upon request by fair, contractor/renter shall immediately furnish a complete copy of any policy required hereunder, with said copy certified by the underwriter to be a true and correct copy of the original policy. Fairtime Carnival Ride contractors must submit copies of actual liability insurance policies, certified by an underwriter, to California Fair Services Authority (CFSA).

### III. Participant Waivers

1. For hazardous participant events (see subsection 4. below), the contractor/renter agrees to obtain a properly executed release and waiver of liability agreement (Form required by contractor/renter's insurance company or CFSA Release and Waiver Form) from each participant prior to his/her participation in the events sponsored by contractor/renter.
2. Contractor/renter shall ensure that any party renting space from the contractor/renter with, or for, hazardous participant events (see subsection 4. below) obtains a properly executed release and waiver of liability agreement (Form required by contractor/renter's insurance company or CFSA Release and Waiver Form) from each participant prior to his/her participation in the events and provides a copy to the contractor/renter.
3. The contractor/renter shall provide copies of all executed release and waiver of liability agreements required under subsections 1. and 2. above to the Fair at the end of the rental agreement.
4. Hazardous participant events include, but are not limited to, any event within the following broad categories: Athletic Team Events; Equestrian-related Events; Extreme Attractions; Freefall Attractions; Mechanical Bulls; Simulators; Motorized Events; Rodeo Events; and Wheeled Events, including bicycle, skates, skateboard, or scooter. Contact California Fair Services Authority, Risk Management Department at (916) 921-2213 for further information and for CFSA Release and Waiver Form.

-End Exhibit E-



**EXHIBIT F – MEGAN’S LAW SCREENING CERTIFICATION**  
**OC Fair & Event Center**  
Page 1 of 1

**This form must be completed legibly, with all information requested. Typewritten or computer-generated forms or reports may be substituted provided that: all required information is included in columnar form. The certification section must be signed by an authorized representative of the contractor.**

**Company/Organization Name:** \_\_\_\_\_

**Contact Name:** \_\_\_\_\_ **Contact Telephone:** \_\_\_\_\_

**Type of Company/Organization (Circle one):**      **Contractor**      **Consultant**      **Concessionaire**  
**Entertainer**      **Exhibitor**      **Volunteer**

**Other/Explanation if Needed:** \_\_\_\_\_

The undersigned represents and warrants that all persons and individuals performing services on behalf of Contractor, including, but not limited to, its agents, employees, subcontractors, and volunteers have been screened for sex offender registration before each individual commenced work, services, and/or was present at the OCFEC facility. The undersigned represents and warrants that no individual who is a registered sex offender will be assigned or permitted to perform services on behalf of Contractor at or on OCFEC premises.

To the fullest extent permitted by law, Contractor will defend, indemnify, and hold harmless OCFEC from and against all claims, damages, losses, and expenses, of every kind, nature and description (including, but not limited to, attorney’s fees, expert fees, and costs of suit), directly or indirectly arising from, or in any way related to the performance or nonperformance of Contractor’s obligations under this Megan’s Law Screening Certification regardless of responsibility of negligence; by reason of death, injury, property damage, however caused or alleged to have been caused, and even though claimed to be due to the negligence of the OCFEC. Provided, however, that in no event shall Contractor be obligated to defend or indemnify the OCFEC with respect to the sole negligence or willful misconduct of the OCFEC, its employees, or agents (excluding the Contractor, or any of its employees or agents).

The undersigned represents and warrants that he/she is fully authorized to execute this Megan’s Law Screening Certification on behalf of Contractor.

\_\_\_\_\_  
Company/Organization Representative’s Signature

\_\_\_\_\_  
Title of Representative

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Date

**EXHIBIT G – UNIFORM AND ID PROCEDURES & CERTIFICATION**

Page 1 of 3

**PROCEDURE FOR:** Uniforms for Contractors and their Employees.

**PPE (Personal Protective Equipment):** Closed-toe shoes and steel toe work shoes/boots where appropriate and other PPE as required by task and OSHA guidelines.

**Purpose:** To ensure all OCFEC contractors, including employees, are wearing company approved uniforms when present in a working capacity at the OCFEC.

**Procedure: 0004**

1. Each OCFEC contractor and its respective employees (collectively, "Contractor") shall wear their own company uniform at all times when working on OCFEC property, including without limitation, the Pacific Amphitheatre, The Hangar and Action Sports Arena.
2. A uniform can be a logo T-shirt, polo style shirt or full button-down shirt; if a jacket (or outerwear) is also required, the jacket must have the company logo on the front of the jacket. OCFEC will require pre-approval of the company uniform style and logo. The company logo must be highly visible and non-offensive in nature and at the discretion of OCFEC management.
3. If a Contractor wears a jacket (or outerwear), the required photo identification must remain visible at all times. (See OCFEC Contractor Photo Identification Procedure)
4. If any OCFEC Contractor is not in the approved attire, they may be asked to stop work until a reasonable solution can be found.
5. If any OCFEC Contractor violates OCFEC procedures, including this OCFEC Contractor Uniform Policy, OCFEC management will ask the Contractor to permanently replace that employee.
6. If any OCFEC Contractor continuously violates any OCFEC procedure, management may ask the Contractor to replace that employee until they are able to comply.

**Responsibilities:** All staff, Supervisors, Managers, Directors, Vice Presidents

**Review:** July 1, 2021 - Annually in January

**EXHIBIT G – UNIFORM AND ID PROCEDURES & CERTIFICATION**

Page 2 of 3

**PROCEDURE FOR:** OCFEC Contractors and their Employees wearing identification in the Pacific Amphitheatre, back stage and on OCFEC property.

**PPE (Personal Protective Equipment):** Break-away OCFEC photo identification card lanyard.

**Purpose:** To ensure all contractors and their employees are properly wearing required identification.

**Procedure: 0005**

1. Each OCFEC contractor and its respective employees (collectively, "Contractor") must wear OCFEC approved or supplied photo identification cards around their neck or in another highly visible area at all times while working for the OCFEC. (Note: an additional clip option is available due to work requirements).
2. The OCFEC department Director responsible for the work area will provide a complete list of all Contractors to badging trailer personnel. All Contractors must visit the OCFEC trailer to have their photograph taken and to be provided with their OCFEC photo identification card and a break-away lanyard (and/or clip if requested by the contractor)
3. The OCFEC department Director responsible for the work area will provide a copy of this OCFEC Contractor Photo Identification Procedure to all contractors to review and this OCFEC Contractor Photo Identification Procedure shall be incorporated as part of all OCFEC contracts.
4. Contractors may not access the backstage area of the Pacific Amphitheatre without a backstage pass, which must be pre-approved by the OCFEC department Director.
5. The Entertainment Director will gather names and develop a backstage pass list. The list will be evolving. The full list, along with updates, will be shared with Pacific Amphitheatre back stage Security Manager for their information and use. All Pacific Amphitheatre backstage passes must be worn by the OCFEC Contractor as described above.
6. OCFEC Vice Presidents and the Chief Executive Officer may submit names for the assignment of a Pacific Amphitheatre backstage pass. Submission of names must be sent to the Entertainment Director for addition to the master list and for fulfillment.
7. OCFEC Department Directors may submit names for consideration for the assignment of a Pacific Amphitheatre backstage pass provided these people have a purpose for being there. Requests should be sent by Directors to their Vice President for approval and then onto to the Entertainment Director for fulfillment.
8. All Contractors must be courteous and cooperative when at any venue access point, entry, gate or if approached by Security/Law Enforcement for ID inspection.
9. Contractors will be allowed in the Pacific Amphitheatre backstage area only to perform job functions. Once the Contractor completes the Contractor's job functions in the Pacific Amphitheatre backstage area, Contractor must immediately leave the area.
10. Contractors not properly wearing approved OCFEC identification will be asked to put their identification on. If they do not have their identification and their contractor status can be verified, they will be assigned a temporary pass. If their contractor status cannot be verified, they will be asked to leave property and only return with their approved identification.
11. If any OCFEC Contractor continuously violates any OCFEC procedure, management may ask the Contractor to replace that employee until they are able to comply.

**Responsibilities:** All staff, Supervisors, Managers, Directors, Vice Presidents

**Review:** July 1, 2021 - Annually in January



**EXHIBIT G – UNIFORM AND ID PROCEDURES & CERTIFICATION**

Page 3 of 3

By signing this form, the bidder has read and understood OCFEC's policies above, and is agreeing to follow all procedures.

\_\_\_\_\_  
(Print Name & Title)

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Date)

-End Exhibit G-

**EXHIBIT H – ADDITIONAL CONTRACT TERMS AND CONDITIONS**

Page 1 of 5

**1. AUTHORIZED REPRESENTATIVE**

Contractor must maintain one (1) or more English speaking representatives who are authorized to take immediate action and make requested adjustments and/or changes as required by District Management. This person must be identified to the District as the Contractor's authorized representative.

**2. LICENSES, PERMITS AND CERTIFICATIONS**

Contractor shall be an individual or firm licensed to do business in California and shall obtain at his/her expense all license(s), permits(s) and certification(s) required by law or as part of this contract for accomplishing any work required in connection with this agreement. In the event any license(s), permit(s) or certification(s) expire at any time during the term of this contract, Contractor agrees to provide agency a copy of the renewed license(s), permit(s) or certification(s) within thirty (30) days following the expiration date

In the event the Contractor fails to keep in effect at all times all required license(s), permit(s), and certification(s), the District may, in addition to any other remedies it may have, terminate this contract upon occurrence of such event.

**3. SITE ACCESS**

District shall allow Contractor access to the District's property as needed. If access is required during annual OC Fair hours, the District will provide necessary admission and parking credentials for the employees performing in service of the contract.

**4. INSURANCE**

Proof of insurance, meeting the requirements of the State (see Exhibit E) must be made available to the District within fifteen (15) days of contract award. Failure to do so could result in termination of said contract.

**5. WORK PERMIT LAW**

If Contractor employs youth under the age of eighteen (18) years, he/she is required by law to see that each such employee holds a valid work permit. Contractor is further required to adhere to all applicable child labor laws.

**6. PERSONNEL**

All Contractor employees are employees of the Contractor and not the District. No agent, servant or employee of the Contractor will under any circumstances be deemed an agent, servant or employee of the District.

The District reserves the sole absolute right to determine, at its discretion, that any person or agent used by Contractor in the performance of the contract shall be excluded from such performance on the grounds that his or her appearance or conduct is detrimental to the District's operation. Determination of these matters by District Management shall be final.

**7. POTENTIAL SUBCONTRACTORS/INDEPENDENT CONTRACTORS**

Nothing contained in the ensuing Agreement or otherwise shall create any contractual relation between the District and any subcontractors/independent contractors, and no subcontract shall relieve the Contractor of his/her responsibilities and obligations contained herein. The Contractor agrees to be as fully responsible to the District for the acts and omissions of its subcontractors and of persons either directly or indirectly employed by any of them as it is for the acts and omissions of persons directly employed by the Contractor.

The Contractor's obligation to pay its subcontractors/independent contractors is an independent obligation from the District's obligation to make payments to the Contractor. As a result, the District shall have no obligation to pay or to enforce the payment of any monies to any subcontractor/independent contractor.

Subcontracting of goods or services must be approved in writing by the District.



**EXHIBIT H - ADDITIONAL CONTRACT TERMS & CONDITIONS (CONT.)**

Page 2 of 5

**8. SUPPLIERS**

Nothing contained in the ensuing Agreement or otherwise shall create any contractual relation between the District and any suppliers.

The Contractor agrees to be as fully responsible to the District for the acts and omissions of its suppliers and of persons either directly or indirectly employed by any of them as it is for the acts and omissions of persons directly employed by the Contractor. The Contractor's obligation to pay its suppliers is an independent obligation from the District's obligation to make payments to the Contractor. As a result, the District shall have no obligation to pay or to enforce the payment of any monies to any supplier.

**9. TRAVEL, TRANSPORTATION AND ACCOMMODATIONS**

Contractor is responsible for all necessary travel, fuel, transportation and housing accommodations.

**10. INVOICES**

Invoices shall be submitted upon completion of services rendered to the District.

All invoices must contain Contractor's invoice number, District-issued Purchase Order (PO) number, detailed work logs and hours by Service Type for the labor required to fulfill these services.

Contractor shall send invoices and any supporting documentation via email to [AP@ocfair.com](mailto:AP@ocfair.com) (the District's preferred mechanism) or mail to OC Fair & Event Center, Attn: Accounts Payable, 88 Fair Drive, Costa Mesa, CA 92626.

Upon contract award and throughout the duration of the contract, Contractor shall work with the District to ensure invoicing needs are continually met.

**11. PAYMENT**

Payments to the Contractor will be made by the 32<sup>nd</sup> District Agricultural Association and paid in full within 30 days upon satisfactory completion of each event and receipt of proper invoice.

**12. PRICING/FINANCIAL PROPOSAL BID FORM**

The Financial Proposal Bid Form will be used to develop the "not to exceed" amount of the contract. The estimated quantities provided are based upon historical experience and anticipated future needs, and may change depending upon actual needs/usage. Billing/invoicing will be determined by multiplying actual usage by the Service Type rate as entered on the Financial Proposal Bid Form.

The District may elect to add a contingency line item to accommodate specifications within the scope of the effort, if approved by the District, during the implementation of this contract.

**13. MEGAN'S LAW SCREENING**

All of Contractor's employees, agents, servants, volunteers, independent contractors and/or employees, agents, servants, volunteers, independent contractors of Contractor's subcontractors who will be performing job related duties on District premises must pass background checks under "Megan's Law" as required by the District's current Megan's Law policy (and as that policy may be amended by the District from time to time), and any other reasonable background checks that may be required by the District as a result of policies adopted by the District's Board of Directors. Contractor will certify in writing that they have conducted the required screening and will indemnify the District for any negligence arising out of or connected with their obligations pertaining to the required screening. Contractor shall not be held liable for the lack of or inaccuracies in reporting made available by the states. A full, true and correct copy of the District's current Megan's Law policy is attached.



**EXHIBIT H - ADDITIONAL CONTRACT TERMS & CONDITIONS (CONT.)**

Page 3 of 5

**14. RIGHT TO REPLACE/DISMISS**

Contractor's onsite personnel are subject to approval of the District during the entire term of contracted services. The District has the right, in accordance with applicable law, to require replacement of Contractor's onsite personnel or any member of Contractor's onsite personnel.

If at any time the District determines that any employee, agent or officer of Contractor or of Contractor's permitted subcontractors, is in violation of District policies regarding harassment, discrimination or offensive behavior or Megan's Law, or fails to meet the District's safety and customer service standards, the District may notify Contractor verbally and/or in writing. Contractor will promptly correct the behavior, performance or condition giving rise to the notification described herein to the satisfaction of the District. If Contractor fails to correct the behavior, performance or condition giving rise to the notification described herein, the District may demand that Contractor (or Contractor's subcontractor, as the case may be) cease using said employee at the District's facilities and Contractor (or Contractor's subcontractor, as the case may be) will promptly comply with such request. If the District requests replacement of onsite personnel or any of its members, Contractor must furnish a replacement immediately or as otherwise determined necessary by the District. Nothing contained in this paragraph shall obligate the District to monitor the behavior of Contractor's employees or of Contractor's subcontractor's employees. The District retains the right to review the resumes of all Contractor personnel and confirm compliance.

**15. GRATUITIES**

Contractor is prohibited from offering any gift or gratuity to employees and/or officers of the 32<sup>nd</sup> District Agricultural Association, as employees and officers are not permitted to accept them under any circumstances. Contractor and/or Contractor's employees shall not solicit or accept any gifts. This includes cash, tickets, food, drinks, merchandise or any other items from District staff, promoters and/or vendors to perform the functions detailed in this agreement. Any violations of this policy may result in the dismissal of the employee and a performance violation notice issued to the Contractor.

**16. EVALUATION OF CONTRACTOR PERFORMANCE**

Contractor will be evaluated on their performance, including, but not limited to, Contractor's record of conforming to contract requirements and to standards of good workmanship; Contractor's record of forecasting and controlling costs; Contractor's adherence to contract schedules, including the administrative aspects of performance; Contractor's history of reasonable and cooperative behavior and commitment to customer satisfaction; Contractor's record of integrity and business ethics, and generally, Contractor's business-like concern for the interest of the District and its customers.

Contractor shall work with District staff to ensure contract compliance, whether by phone, email or in-person meetings, as determined necessary by the District. The District retains the right to notify Contractor of any performance issues at any time for the duration of the contract term. Notification will be provided in writing to Contractor, whereupon Contractor shall have five (5) days to respond to the District's request for compliance. Unless mutually agreed upon otherwise, performance issues shall be corrected within fifteen (15) days of District's notification to Contractor.

Failure to supply equipment and/or personnel as required may result in a notice of default and/or an adjustment to the fees charged for equipment and/or labor.

Contractor may be disqualified from potential bidding opportunities if the District deems Contractor as unresponsive to repeated requests for corrective action.

**17. NON-EXCLUSIVE AGREEMENT**

Contractor understands and agrees that this is a non-exclusive agreement. The District may hire other contractors for work of a similar or identical nature.

**EXHIBIT H - ADDITIONAL CONTRACT TERMS & CONDITIONS (CONT.)**

Page 4 of 5

**18. TERMINATION**

The District reserves the right to terminate any contract at any time with or without cause by giving the Contractor notice in writing at least thirty (30) days prior to the date when such termination shall become effective. Such termination shall relieve the District of further payment, obligations and/or performances required in the terms of the contract.

**19. FORCE MAJEURE**

If as a result of any Act of God, war, epidemic, accident, fire, violent weather or weather related disaster, strike, lock-out, or other labor controversy, riot, civil disturbance, act of Public enemy, law enactment, rule, restraint, order, or act of any governmental instrumentality or military authority, failure of technical facilities, failure, delay or reduction in transportation services, fire, explosion, or other cause not reasonably within either Party's control and which renders either party's performance impossible, infeasible, or unsafe ("Force Majeure Event"), then either party may cancel this agreement and neither party shall have any further liabilities and/or obligations in connection with this agreement.

**20. PHONE NUMBERS**

Contractor shall provide the District with phone numbers for their authorized representative(s) and with a 24-hour "On Call" phone number for emergencies.

**21. VEHICLES, EQUIPMENT AND SUPPLIES**

All vehicles and equipment such as utility carts, trucks, trailers, vans, boom lifts, scissor lifts, pressure washers, back pack blowers, hand trucks, brooms, hoses and pickers and all cleaning supplies such as stripper, detergents, sanitizers, air fresheners and other chemicals shall be owned and/or provided by Contractor. The District will provide consumable paper products, waste receptacles and plastic waste receptacle liners. All vehicles and equipment will be clearly marked with Contractor's company name and/or logo. Equipment shall be in proper operating condition with all guards in place. No equipment shall be left unattended. Equipment and supplies must be stored in designated areas agreed upon by the District. All Safety Data Sheets (SDS) for all chemical-cleaning products used must be on-site accessible by the District, per Global Harmonization System (GHS). Contractor shall take all necessary safety precautions when using vehicles, equipment and cleaning products. Drivers of all vehicles and equipment shall possess a valid driver license and be 18 years of age or older. Street sweepers should be South Coast Air Quality Management District Rule 1186 certified and Rule 1186.1 compliant and no older than 2 years. Contractor shall furnish all necessary labor, supervision, equipment, tools, materials (excluding dumpsters), permits, transportation and insurance in the performance of these specifications.

**22. VEHICLE UTILITY CARTS**

Contractor may provide utility carts for employees, if necessary, to complete Scope of Work. Carts are not permitted to park in front of buildings or in pathways blocking pedestrian access points. Drivers shall possess a valid driver's license and be 18 years of age or older and abide by all applicable local, State and Federal laws related to cart safety. Weather protection of equipment is the responsibility of the Contractor.

**23. VENUE CLEAN-UP**

- a. Contractor is to keep job site clean daily and upon project completion.
- b. Contractor shall sweep and blow all debris daily and upon project completion.
- c. Contractor will dump all green waste in the provided 40 yard dumpster on OCFEC grounds.
- d. Do not dispose of any construction material or project waste on OCFEC grounds or in OCFEC containers.
- e. Contractor is to keep all compound and chemicals out of storm drains & sewers.
- f. Contractor will protect ground surfaces from oil and other leaks that may come from service trucks.

**EXHIBIT H - ADDITIONAL CONTRACT TERMS & CONDITIONS (CONT.)**

Page 5 of 5

**24. PERSONNEL POLICY**

All Contractor employees must receive an orientation on the duties they will be required to perform, safety training to ensure employees working with chemicals are familiar with SDS per GHS and harassment training (prior to working). In addition, ongoing customer service training will be required during the term of this contract to educate current employees and new hires. Contractor is required to supply all required training and a schedule of planned training shall be provided to the District at the beginning of every quarter in January, April, July and October. All employees will be issued an OC Fair & Event Center "Contractor" photo identification badge annually. Identification badges must be worn at all times while on the property; when entering and while working on the grounds. Badges will have the name visible and worn on the upper right or left torso. All badges must be returned from terminated employees. All other employee badges must be returned on Friday following the end of the OC Fair. All employees must abide by the rules and regulations stated in the Employee Handbook provided by the District.

**25. UNIFORMS AND BADGES**

Contractor's employees shall be at all times neatly and cleanly uniformed and must meet reasonable prescribed grooming guidelines and appearance standards. The District requires Contractor's employees to wear badges, identification cards, and/or credentials in a clearly visible location (per attached procedure) while Contractor's employees are on the District's premises. Contractor personnel will be issued an OC Fair & Event Center "Contractor" photo identification badge annually. Identification badges must be worn at all times while on the property, when entering and while working on the grounds. Badges shall have the name visible and worn on the upper right or left torso. Badges are specific to each person and are non-transferable. All badges must be returned from terminated employees. All employees must abide by the rules and regulations stated in the Employee Handbook provided by the District.

**26. SUBCONTRACTING**

Subcontracting of goods or services must be approved in writing, by the District.

**27. FIRE REGULATIONS**

All fire regulations as prescribed by the State Fire Marshal must be strictly adhered to.

-End Exhibit H-

STATE OF CALIFORNIA  
**STANDARD AGREEMENT**  
 STD 213 (Rev. 03/2019)

R \_\_\_ A \_\_\_ F \_\_\_

AGREEMENT NUMBER

**SA-100-23YR**

PURCHASING NUMBER (if applicable)

1. This Agreement is entered into between the Contracting Agency and the Contractor named below:

CONTRACTING AGENCY NAME

**32<sup>ND</sup> DISTRICT AGRICULTURAL ASSOCIATION / OC FAIR & EVENT CENTER**

CONTRACTOR NAME

**CITY OF COSTA MESA**

2. The term of this Agreement is: **07/01/2023** through **06/30/2024** **FED ID: 95-6005030**

3. The maximum amount of this Agreement is: **\$103,000.00**

4. The parties agree to comply with the terms and conditions of the following exhibits, which are by this reference made a part of the Agreement.

Exhibit A – Scope of Work – To provide traffic management for year-round events at the OC Fair	Page 2-3
Exhibit B – Budget Detail and Payment Provisions (Attached hereto as part of this agreement)	Pages 4-5
Exhibit C – General Terms and Conditions (Attached hereto as part of this agreement)	Pages 6-9
Exhibit D – Special Terms and Conditions – CCC (Attached hereto as part of this agreement)	Pages 10-13
Exhibit E – Insurance Requirements (Attached hereto as part of this agreement)	Pages 14-17
Exhibit F – OCFEC Megan’s Law Screening & Certification Form (Attached hereto as part of this agreement)	Pages 18
Exhibit G – OCFEC Procedures (Attached hereto as part of this agreement)	Pages 19-21
Exhibit H – Additional Contract Terms & Conditions (Attached hereto as part of this agreement)	Pages 22-26

*Items shown with an Asterisk (\*), are hereby incorporated by reference and made part of this agreement as if attached hereto.  
 These documents can be viewed at <https://www.dgs.ca.gov/OLS/Resources>*

**IN WITNESS WHEREOF, this Agreement has been executed by the parties hereto.**

**CONTRACTOR**

CONTRACTOR NAME (if other than an individual, state whether a corporation, partnership, etc.)

**City of Costa Mesa**

CONTRACTOR AUTHORIZED SIGNATURE

DATE SIGNED

PRINTED NAME AND TITLE OF PERSON SIGNING

**Lori Ann Farrell Harrison, City Manager**

CONTRACTOR BUSINESS ADDRESS

**P.O Box 1200, Costa Mesa, CA 92626****STATE OF CALIFORNIA**

CONTRACTING AGENCY NAME

**32<sup>ND</sup> District Agricultural Association/OC Fair & Event Center**

AUTHORIZED SIGNATURE

DATE SIGNED

PRINTED NAME AND TITLE OF PERSON SIGNING

**Michele Richards, Chief Executive Officer**

CONTRACTING AGENCY ADDRESS

**88 Fair Drive, Costa Mesa, CA 92626**

*California Department of General  
 Services Use Only*

Exempt per:

**EXHIBIT A – SCOPE OF WORK**

**CONTRACT REPRESENTATIVES**

**32<sup>ND</sup> DISTRICT AGRICULTURAL ASSOCIATION/OC FAIR & EVENT CENTER**

Love Hertel, Director  
Phone Number (714) 708-1885

Costa Mesa Police Department  
Ronald Lawrence, Chief of Police  
Phone Number (714) 754-5117

**Executive Order N-6-22 – Russia Sanctions**

On March 4, 2022, Governor Gavin Newsom issued Executive Order [N-6-22](#) (the EO) regarding Economic Sanctions against Russia and Russian entities and individuals. “Economic Sanctions” refers to sanctions imposed by the U.S. government in response to Russia’s actions in Ukraine, as well as any sanctions imposed under state law. The EO directs state agencies to terminate contracts with, and to refrain from entering into any new contracts with, individuals or entities that are determined to be a target of Economic Sanctions. Accordingly, should the State determine Contractor is a target of Economic Sanctions or is conducting prohibited transactions with sanctioned individuals or entities, that shall be grounds for termination of this Agreement. The State shall provide Contractor advance written notice of such termination, allowing Contractor at least thirty (30) calendar days to provide a written response. Termination shall be at the sole discretion of the State.

**CONTRACTOR AGREES:**

1. To provide and coordinate traffic management service during designated Year-Round Events at the OC Fair & Event Center.
2. To provide traffic management personnel for large-scale events, where there is a high volume of automobile and/or pedestrian traffic.
3. To control or “pickle” traffic lights in unison with the efforts of the District’s Parking Department.
4. To close City streets in unison with the efforts of the District’s Parking Department. Contractor to update signage boards to reflect street closures and directional information in conjunction with the District’s Parking Department.
5. The dates, times and number of police personnel required will be mutually determined by the Costa Mesa Police Department and District Management.
6. To submit invoice to District for services performed during year-round events no later than thirty (30) days after conclusion of event.
7. Invoicing shall include the event name for which services were rendered as well as employee names, shift start/end time, hours worked, employee’s hourly rate and post-event summary report of field operations, including a description of services performed.
8. Both Parties reserve the right to terminate this Agreement, at any time with or without cause by giving the Contractor notice in writing at least thirty (30) days prior to the date when such termination shall become effective. Such termination shall relieve the District of further payment, obligations, and/or performances required in the terms of the contract.

**DISTRICT AGREES:**

1. To notify Contractor in advance of requested services.
2. Contractor to be paid according to Costa Mesa Police Department fee schedule in Exhibit B, total amount not to exceed One Hundred Three Thousand Dollars and 00/100 (\$103,000.00). Notwithstanding the foregoing, if Contractor’s compensation reaches \$75,000 prior to the end of the term of this Agreement, District and Contractor will meet and confer to determine whether an increase in the total compensation is needed to cover Contractor’s services for the remainder of the term of this Agreement. If such increase is needed, District and Contractor will negotiate in good faith to determine the amount of such increase and enter into a written amendment to this Agreement to reflect such increased amount. If District and Contractor do not agree upon an increased

compensation amount and Contractor's compensation reaches \$103,000, Contractor shall cease providing services until such time as the total compensation is increased as appropriate to compensate Contractor for services required for the remainder of the term.

3. Payment will be made no more than thirty (30) days after satisfactory completion of work herein required and upon receipt of proper invoice.

-End Exhibit A-



**EXHIBIT B – BUDGET DETAIL & PAYMENT PROVISIONS**

**BUDGET DETAIL:**

District Account #: 5102-30

**PAYMENT PROVISIONS:**

Payment will be made Net 30 upon satisfactory completion of services herein required and upon receipt of proper invoice.

Invoices shall include the date on which services were rendered as well as employee names, shift start and end time, hours worked and employee's hourly rate, and contain the District's Purchase Order number 51493. Invoices may be sent via email to AP@ocfair.com or mailed as follows:

OC Fair & Event Center  
Attn: Accounts Payable  
88 Fair Drive  
Costa Mesa, CA 92626







**EXHIBIT C – GENERAL TERMS AND CONDITIONS**

Page 1 of 4

GTC 04/2017

**1. APPROVAL:**

This Agreement is of no force or effect until signed by both parties and approved by the Department of General Services, if required. Contractor may not commence performance until such approval has been obtained.

**2. AMENDMENT:**

No amendment or variation of the terms of this Agreement shall be valid unless made in writing, signed by the parties and approved as required. No oral understanding or Agreement not incorporated in the Agreement is binding on any of the parties.

**3. ASSIGNMENT:**

This Agreement is not assignable by the Contractor, either in whole or in part, without the consent of the State in the form of a formal written amendment.

**4. AUDIT:**

Contractor agrees that the awarding department, the Department of General Services, the Bureau of State Audits, or their designated representative shall have the right to review and to copy any records and supporting documentation pertaining to the performance of this Agreement. Contractor agrees to maintain such records for possible audit for a minimum of three (3) years after final payment, unless a longer period of records retention is stipulated. Contractor agrees to allow the auditor(s) access to such records during normal business hours and to allow interviews of any employees who might reasonably have information related to such records. Further, Contractor agrees to include a similar right of the State to audit records and interview staff in any subcontract related to performance of this Agreement. (Gov. Code §8546.7, Pub. Contract Code §10115 et seq., CCR Title 2, Section 1896).

**5. INDEMNIFICATION:**

To the fullest extent permitted by law, Contractor shall defend, indemnify, and hold harmless the 32nd District Agricultural Association, the OC Fair & Event Center, the State District and their respective agents, directors, and employees from and against all claims, damages, losses, and expenses, of every kind, nature and description (including, but not limited to, attorneys' fees, expert fees, and costs of suit), arising from, or in any way related to Contractor's performance or nonperformance of this Agreement however caused or alleged to have been caused.

To the fullest extent permitted by law, the District shall defend, indemnify, and hold harmless the City of Costa Mesa, its elected officials, officers, agents, employees, and volunteers from and against all claims, damages, losses, and expenses, of every kind, nature and description (including, but not limited to, attorneys' fees, expert fees, and costs of suit), arising from or in any way related to District's performance or nonperformance of this Agreement, however caused or alleged to have been caused.

Notwithstanding the foregoing, neither District nor Contractor shall be liable for the defense or indemnification of the other party for claims, causes of action, complaints, or suits arising out of the sole active negligence or willful misconduct of the other party, its respective officers, agents, and/or employees.

**6. DISPUTES:**

Contractor shall continue with the responsibilities under this Agreement during any dispute.

**7. TERMINATION FOR CAUSE:**

The State may terminate this Agreement and be relieved of any payments should the Contractor fail to perform the requirements of this Agreement at the time and in the manner herein provided. In the event of such termination the State may proceed with the work in any manner deemed proper by the State.

**8. INDEPENDENT CONTRACTOR:**

Contractor, and the agents and employees of Contractor, in the performance of this Agreement, shall act in an independent capacity and not as officers or employees or agents of the State.

**EXHIBIT C – GENERAL TERMS AND CONDITIONS (CONT.)**

Page 2 of 4

**9. RECYCLING CERTIFICATION:**

The Contractor shall certify in writing under penalty of perjury, the minimum, if not exact, percentage of post-consumer material as defined in the Public Contract Code Section 12200, in products, materials, goods, or supplies offered or sold to the State regardless of whether the product meets the requirements of Public Contract Code Section 12209. With respect to printer or duplication cartridges that comply with the requirements of Section 12156(e), the certification required by this subdivision shall specify that the cartridges so comply (Pub. Contract Code §12205).

**10. NON-DISCRIMINATION CLAUSE:**

During the performance of this Agreement, Contractor and its subcontractors shall not deny the contract's benefits to any person on the basis of race, religious creed, color, national origin, ancestry, physical disability, mental disability, medical condition, genetic information, marital status, sex, gender, gender identity, gender expression, age, sexual orientation, or military and veteran status, nor shall they discriminate unlawfully against any employee or applicant for employment because of race, religious creed, color, national origin, ancestry, physical disability, mental disability, medical condition, genetic information, marital status, sex, gender, gender identity, gender expression, age, sexual orientation, or military and veteran status. Contractor shall insure that the evaluation and treatment of employees and applicants for employment are free of such discrimination. Contractor and subcontractors shall comply with the provisions of the Fair Employment and Housing Act (Gov. Code §12900 et seq.), the regulations promulgated thereunder (Cal. Code Regs., tit. 2, §11000 et seq.), the provisions of Article 9.5, Chapter 1, Part 1, Division 3, Title 2 of the Government Code (Gov. Code §§11135-11139.5), and the regulations or standards adopted by the awarding state agency to implement such article. Contractor shall permit access by representatives of the Department of Fair Employment and Housing and the awarding state agency upon reasonable notice at any time during the normal business hours, but in no case less than 24 hours' notice, to such of its books, records, accounts, and all other sources of information and its facilities as said Department or Agency shall require to ascertain compliance with this clause. Contractor and its subcontractors shall give written notice of their obligations under this clause to labor organizations with which they have a collective bargaining or other agreement. (See Cal. Code Regs., tit. 2, §11105.)

Contractor shall include the nondiscrimination and compliance provisions of this clause in all subcontracts to perform work under the Agreement.

**11. CERTIFICATION CLAUSES:**

The CONTRACTOR CERTIFICATION CLAUSES contained in the document CCC 04/2017 are hereby incorporated by reference and made a part of this Agreement by this reference as if attached hereto.

**12. TIMELINESS:**

Time is of the essence in this Agreement.

**13. COMPENSATION:**

The consideration to be paid Contractor, as provided herein, shall be in compensation for all of Contractor's expenses incurred in the performance hereof, including travel, per diem, and taxes, unless otherwise expressly so provided.

**14. GOVERNING LAW:**

This contract is governed by and shall be interpreted in accordance with the laws of the State of California.

**15. ANTITRUST CLAIMS:**

The Contractor by signing this agreement hereby certifies that if these services or goods are obtained by means of a competitive bid, the Contractor shall comply with the requirements of the Government Codes Sections set out below.

- a. The Government Code Chapter on Antitrust claims contains the following definitions:

**EXHIBIT C – GENERAL TERMS AND CONDITIONS (CONT.)**

Page 3 of 4

- i. "Public purchase" means a purchase by means of competitive bids of goods, services, or materials by the State or any of its political subdivisions or public agencies on whose behalf the Attorney General may bring an action pursuant to subdivision (c) of Section 16750 of the Business and Professions Code.
- ii "Public purchasing body" means the State or the subdivision or agency making a public purchase. Government Code Section 4550.
- b. In submitting a bid to a public purchasing body, the bidder offers and agrees that if the bid is accepted, it will assign to the purchasing body all rights, title, and interest in and to all causes of action it may have under Section 4 of the Clayton Act (15 U.S.C. Sec. 15) or under the Cartwright Act (Chapter 2 (commencing with Section 16700) of Part 2 of Division 7 of the Business and Professions Code), arising from purchases of goods, materials, or services by the bidder for sale to the purchasing body pursuant to the bid. Such assignment shall be made and become effective at the time the purchasing body tenders final payment to the bidder. Government Code Section 4552.
- c. If an awarding body or public purchasing body receives, either through judgment or settlement, a monetary recovery for a cause of action assigned under this chapter, the assignor shall be entitled to receive reimbursement for actual legal costs incurred and may, upon demand, recover from the public body any portion of the recovery, including treble damages, attributable to overcharges that were paid by the assignor but were not paid by the public body as part of the bid price, less the expenses incurred in obtaining that portion of the recovery. Government Code Section 4553.
- d. Upon demand in writing by the assignor, the assignee shall, within one year from such demand, reassign the cause of action assigned under this part if the assignor has been or may have been injured by the violation of law for which the cause of action arose and (a) the assignee has not been injured thereby, or (b) the assignee declines to file a court action for the cause of action. See Government Code Section 4554.

**16. CHILD SUPPORT COMPLIANCE ACT:**

For any Agreement in excess of \$100,000, the contractor acknowledges in accordance with Public Contract Code 7110, that:

- a. The contractor recognizes the importance of child and family support obligations and shall fully comply with all applicable state and federal laws relating to child and family support enforcement, including, but not limited to, disclosure of information and compliance with earnings assignment orders, as provided in Chapter 8 (commencing with section 5200) of Part 5 of Division 9 of the Family Code; and
- b. The contractor, to the best of its knowledge is fully complying with the earnings assignment orders of all employees and is providing the names of all new employees to the New Hire Registry maintained by the California Employment Development Department.

**17. UNENFORCEABLE PROVISION:**

In the event that any provision of this Agreement is unenforceable or held to be unenforceable, then the parties agree that all other provisions of this Agreement have force and effect and shall not be affected thereby.

**18. PRIORITY HIRING CONSIDERATIONS:**

If this Contract includes services in excess of \$200,000, the Contractor shall give priority consideration in filling vacancies in positions funded by the Contract to qualified recipients of aid under Welfare and Institutions Code Section 11200 in accordance with Pub. Contract Code §10353.

**EXHIBIT C – GENERAL TERMS AND CONDITIONS (CONT.)**

Page 4 of 4

**19. SMALL BUSINESS PARTICIPATION AND DVBE PARTICIPATION REPORTING REQUIREMENTS:**

- a. If for this Contract Contractor made a commitment to achieve small business participation, then Contractor must within 60 days of receiving final payment under this Contract (or within such other time period as may be specified elsewhere in this Contract) report to the awarding department the actual percentage of small business participation that was achieved. (Govt. Code § 14841.)
- b. If for this Contract Contractor made a commitment to achieve disabled veteran business enterprise (DVBE) participation, then Contractor must within 60 days of receiving final payment under this Contract (or within such other time period as may be specified elsewhere in this Contract) certify in a report to the awarding department: (1) the total amount the prime Contractor received under the Contract; (2) the name and address of the DVBE(s) that participated in the performance of the Contract; (3) the amount each DVBE received from the prime Contractor; (4) that all payments under the Contract have been made to the DVBE; and (5) the actual percentage of DVBE participation that was achieved. A person or entity that knowingly provides false information shall be subject to a civil penalty for each violation. (Mil. & Vets. Code § 999.5(d); Govt. Code § 14841.)

**20. LOSS LEADER:**

If this contract involves the furnishing of equipment, materials, or supplies then the following statement is incorporated: It is unlawful for any person engaged in business within this state to sell or use any article or product as a “loss leader” as defined in Section 17030 of the Business and Professions Code. (PCC 10344(e).)

-End Exhibit C-



**EXHIBIT D – SPECIAL TERMS AND CONDITIONS**

Page 1 of 4

**CCC 04/2017 / CERTIFICATION**

I, the official named below, CERTIFY UNDER PENALTY OF PERJURY that I am duly authorized to legally bind the prospective Contractor to the clause(s) listed below. This certification is made under the laws of the State of California.

<i>Contractor/Bidder Firm Name (Printed)</i>		<i>Federal ID Number</i>
<i>By (Authorized Signature)</i>		
<i>Printed Name and Title of Person Signing</i>		
<i>Date Executed</i>	<i>Executed in the County of</i>	

**CONTRACTOR CERTIFICATION CLAUSES**

**1. STATEMENT OF COMPLIANCE:**

Contractor has, unless exempted, complied with the nondiscrimination program requirements. (Gov. Code §12990 (a-f) and CCR, Title 2, Section 11102) (Not applicable to public entities.)

**2. DRUG-FREE WORKPLACE REQUIREMENTS:**

Contractor will comply with the requirements of the Drug-Free Workplace Act of 1990 and will provide a drug-free workplace by taking the following actions:

- a. Publish a statement notifying employees that unlawful manufacture, distribution, dispensation, possession or use of a controlled substance is prohibited and specifying actions to be taken against employees for violations.
- b. Establish a Drug-Free Awareness Program to inform employees about:
  - i. the dangers of drug abuse in the workplace;
  - ii. the person's or organization's policy of maintaining a drug-free workplace;
  - iii. any available counseling, rehabilitation and employee assistance programs; and,
  - iv. penalties that may be imposed upon employees for drug abuse violations.
- c. Every employee who works on the proposed Agreement will:
  - i. receive a copy of the company's drug-free workplace policy statement; and,
  - ii. agree to abide by the terms of the company's statement as a condition of employment on the Agreement.

Failure to comply with these requirements may result in suspension of payments under the Agreement or termination of the Agreement or both and Contractor may be ineligible for award of any future State agreements if the department determines that any of the following has occurred: the Contractor has made false certification, or violated the certification by failing to carry out the requirements as noted above. (Gov. Code §8350 et seq.)

**EXHIBIT D – SPECIAL TERMS AND CONDITIONS (CONT.)**

Page 2 of 4

**3. NATIONAL LABOR RELATIONS BOARD CERTIFICATION:**

Contractor certifies that no more than one (1) final unappealable finding of contempt of court by a Federal court has been issued against Contractor within the immediately preceding two-year period because of Contractor's failure to comply with an order of a Federal court, which orders Contractor to comply with an order of the National Labor Relations Board. (Pub. Contract Code §10296) (Not applicable to public entities.)

**4. CONTRACTS FOR LEGAL SERVICES \$50,000 OR MORE- PRO BONO REQUIREMENT:**

Contractor hereby certifies that Contractor will comply with the requirements of Section 6072 of the Business and Professions Code, effective January 1, 2003.

Contractor agrees to make a good faith effort to provide a minimum number of hours of pro bono legal services during each year of the contract equal to the lessor of 30 multiplied by the number of full time attorneys in the firm's offices in the State, with the number of hours prorated on an actual day basis for any contract period of less than a full year or 10% of its contract with the State.

Failure to make a good faith effort may be cause for non-renewal of a state contract for legal services, and may be taken into account when determining the award of future contracts with the State for legal services.

**5. EXPATRIATE CORPORATIONS:**

Contractor hereby declares that it is not an expatriate corporation or subsidiary of an expatriate corporation within the meaning of Public Contract Code Section 10286 and 10286.1, and is eligible to contract with the State of California.

**6. SWEATFREE CODE OF CONDUCT:**

a. All Contractors contracting for the procurement or laundering of apparel, garments or corresponding accessories, or the procurement of equipment, materials, or supplies, other than procurement related to a public works contract, declare under penalty of perjury that no apparel, garments or corresponding accessories, equipment, materials, or supplies furnished to the state pursuant to the contract have been laundered or produced in whole or in part by sweatshop labor, forced labor, convict labor, indentured labor under penal sanction, abusive forms of child labor or exploitation of children in sweatshop labor, or with the benefit of sweatshop labor, forced labor, convict labor, indentured labor under penal sanction, abusive forms of child labor or exploitation of children in sweatshop labor. The contractor further declares under penalty of perjury that they adhere to the Sweat free Code of Conduct as set forth on the California Department of Industrial Relations website located at [www.dir.ca.gov](http://www.dir.ca.gov), and Public Contract Code Section 6108.

b. The contractor agrees to cooperate fully in providing reasonable access to the contractor's records, documents, agents or employees, or premises if reasonably required by authorized officials of the contracting agency, the Department of Industrial Relations, or the Department of Justice to determine the contractor's compliance with the requirements under paragraph (a).

**7. DOMESTIC PARTNERS:**

For contracts of \$100,000 or more, Contractor certifies that Contractor is in compliance with Public Contract Code section 10295.3.

**8. GENDER IDENTITY:**

For contracts of \$100,000 or more, Contractor certifies that Contractor is in compliance with Public Contract Code section 10295.35.



**EXHIBIT D – SPECIAL TERMS AND CONDITIONS (CONT.)**

Page 3 of 4

**DOING BUSINESS WITH THE STATE OF CALIFORNIA**

The following laws apply to persons or entities doing business with the State of California.

**1. CONFLICT OF INTEREST:** Contractor needs to be aware of the following provisions regarding current or former state employees. If Contractor has any questions on the status of any person rendering services or involved with the Agreement, the awarding agency must be contacted immediately for clarification.

Current State Employees (Pub. Contract Code §10410):

- 1). No officer or employee shall engage in any employment, activity or enterprise from which the officer or employee receives compensation or has a financial interest and which is sponsored or funded by any state agency, unless the employment, activity or enterprise is required as a condition of regular state employment.
- 2). No officer or employee shall contract on his or her own behalf as an independent contractor with any state agency to provide goods or services.

**Former State Employees (Pub. Contract Code §10411):**

- 1). For the two-year period from the date he or she left state employment, no former state officer or employee may enter into a contract in which he or she engaged in any of the negotiations, transactions, planning, arrangements or any part of the decision-making process relevant to the contract while employed in any capacity by any state agency.
- 2). For the twelve-month period from the date he or she left state employment, no former state officer or employee may enter into a contract with any state agency if he or she was employed by that state agency in a policy-making position in the same general subject area as the proposed contract within the 12-month period prior to his or her leaving state service.

If Contractor violates any provisions of above paragraphs, such action by Contractor shall render this Agreement void. (Pub. Contract Code §10420)

Members of boards and commissions are exempt from this section if they do not receive payment other than payment of each meeting of the board or commission, payment for preparatory time and payment for per diem. (Pub. Contract Code §10430 (e))

**2. LABOR CODE/WORKERS' COMPENSATION:**

Contractor needs to be aware of the provisions which require every employer to be insured against liability for Worker's Compensation or to undertake self-insurance in accordance with the provisions, and Contractor affirms to comply with such provisions before commencing the performance of the work of this Agreement. (Labor Code Section 3700)

**3. AMERICANS WITH DISABILITIES ACT:**

Contractor assures the State that it complies with the Americans with Disabilities Act (ADA) of 1990, which prohibits discrimination on the basis of disability, as well as all applicable regulations and guidelines issued pursuant to the ADA. (42 U.S.C. 12101 et seq.)

**EXHIBIT D – SPECIAL TERMS AND CONDITIONS (CONT.)**

Page 4 of 4

**4. CONTRACTOR NAME CHANGE:**

An amendment is required to change the Contractor's name as listed on this Agreement. Upon receipt of legal documentation of the name change the State will process the amendment. Payment of invoices presented with a new name cannot be paid prior to approval of said amendment.

**5. CORPORATE QUALIFICATIONS TO DO BUSINESS IN CALIFORNIA:**

- a. When agreements are to be performed in the state by corporations, the contracting agencies will be verifying that the contractor is currently qualified to do business in California in order to ensure that all obligations due to the state are fulfilled.
- b. "Doing business" is defined in R&TC Section 23101 as actively engaging in any transaction for the purpose of financial or pecuniary gain or profit. Although there are some statutory exceptions to taxation, rarely will a corporate contractor performing within the state not be subject to the franchise tax.
- c. Both domestic and foreign corporations (those incorporated outside of California) must be in good standing in order to be qualified to do business in California. Agencies will determine whether a corporation is in good standing by calling the Office of the Secretary of State.

**6. RESOLUTION:**

A county, city, district, or other local public body must provide the State with a copy of a resolution, order, motion, or ordinance of the local governing body which by law has authority to enter into an agreement, authorizing execution of the agreement.

**7. AIR OR WATER POLLUTION VIOLATION:**

Under the State laws, the Contractor shall not be: (1) in violation of any order or resolution not subject to review promulgated by the State Air Resources Board or an air pollution control district; (2) subject to cease and desist order not subject to review issued pursuant to Section 13301 of the Water Code for violation of waste discharge requirements or discharge prohibitions; or (3) finally determined to be in violation of provisions of federal law relating to air or water pollution.

**8. PAYEE DATA RECORD FORM STD. 204:**

This form must be completed by all contractors that are not another state agency or other governmental entity.

-End Exhibit D-





**EXHIBIT E – INSURANCE REQUIREMENTS**

Page 1 of 3

(Revised effective January 1, 2023)

**I. Evidence of Coverage**

The contractor/renter shall provide a signed original evidence of coverage form for the term of the contract or agreement (hereinafter “contract”) protecting the legal liability of the State of California, the California Fair Services Authority, District Agricultural Associations, County Fairs, Counties in which County Fairs are located, Lessor/Sublessor if fair site is leased/subleased, Citrus Fruit Fairs, California Exposition and State Fair, or Entities (public or non-profit) operating California designated agricultural fairs, their directors, officers, agents, servants, and employees, from occurrences related to operations under the contract. This may be provided by:

A. Insurance Certificate - The contractor/renter provides the fair with a signed original certificate of insurance (the ACORD form is acceptable), lawfully transacted, which sets forth the following:

1. List as the Additional Insured: "That the State of California, the California Fair Services Authority, the District Agricultural Association, County Fair, the County in which the County Fair is located, Lessor/Sublessor if fair site is leased/subleased, Citrus Fruit Fair, California Exposition and State Fair, or Entities (public or non-profit) operating California designated agricultural fairs, their directors, officers, agents, servants, and employees are made additional insured, but only insofar as the operations under this contract are concerned."
2. Dates: The dates of inception and expiration of the insurance. **For individual events, the specific event dates must be listed, along with all set-up and tear down dates.**
3. Coverages:
  - a. General Liability - Commercial General Liability coverage, on an occurrence basis, at least as broad as the current Insurance Service Office (ISO) policy form #CG 00-01. Limits shall not be less than for the limits in the CFSA Hazardous/Nonhazardous Activities List which includes, but is not limited to, the following: **\$5,000,000 per occurrence** for Carnival Rides and for Freefall Attractions (elevated jumps involving airbags); **\$5,000,000 per occurrence** for the following types of Motorized Events: Automobile races, drifting exhibitions, burnout contests/competitions, truck rodeos, tractor/truck pulls, destruction derbies, RV destruction derbies, mud bogs, mud racing, car crunches, monster truck shows, automobile thrill shows, figure 8 racing, stock car racing, tuff trucks, boat races, autocross, dirt racing, oval track, sprint cars/410 sprints, modified, super stock, mini-stock, dwarf cars, micro lights, endure, pro stock. **\$3,000,000 per occurrence** for the following types of Motorized Events: motorcycle racing, flat track motorcycle racing, arena-cross, freestyle motocross, motorcycle thrill shows and stunt teams, ATV, sand drags, go karts, snowmobile races, quarter midget races, golf cart races, Redneck Roundup (ATVs), lawnmower races. **\$3,000,000 per occurrence** for Rodeo Events all types with a paid gate and any Rough Stock Events such as Bull Riding,

Bareback, Saddle Bronc, or Mutton Busting; **\$2,000,000 per occurrence for the following:** Concerts: 2,000 and more attendees; Extreme Attractions\*: All Types, including but not limited to bungee attractions, ejection seats, sky scrapers, Trampoline Things/quad jumpers, zip line or similar attractions requiring a Cal/OSHA permit to operate; Fair time Kiddie Carnival Rides: Up to 6 kiddie rides (includes book-in rides); Interim Carnival Rides; Extreme Attractions; Law Enforcement: All types, including but not limited to city police, county sheriff, California Highway Patrol, county probation, California Department of Corrections, state or federal military. Mutual indemnification in the contract may substitute for coverage with written approval from CFSA. Mechanical Bulls; Motorized Events: Car jumping contests/demonstrations of hydraulic modifications to automobiles; Rave Type Events: Any dance or concert which extends beyond midnight; Rodeo Events: All Types without a paid gate and with any Rough Stock Events such as Bull Riding, Bareback, Saddle Bronc, or Mutton Busting; Simulators; **\$1,000,000 per occurrence** for Rodeo Events All Types **without** any Rough Stock Events but including barrel racing, penning, and roping; **\$1,000,000 per occurrence** for all other contracts for which liability insurance (and liquor liability, if applicable) is required.

The Certificate of Insurance shall list the applicable policy forms, including endorsements. Any exclusions or coverage limitations, including sub-limits, that apply to the contractor/renter's activities, or business to be conducted under the contract or rental agreement/lease, must be listed in the Certificate of Insurance. If there is a self-insured retention or deductible in the contractor/renter's coverage equal to or in excess of \$100,000, the self-insured retention/deductible amount shall be included as part of the Certificate of Insurance. A copy of the contractor/renter's policy declaration page containing this information as an attachment/exhibit to the Certificate of Insurance will be acceptable, provided it contains all the aforementioned information.

- b. Automobile Liability - Commercial Automobile Liability coverage, on a per accident basis, at least as broad as the current ISO policy form # CA 00-01, Symbol #1 (Any Auto) with limits of not less than \$1,000,000 combined single limits per accident for contracts involving use of contractor vehicles (autos, trucks or other licensed vehicles) on fairgrounds.
  - c. Workers' Compensation - Workers' Compensation coverage shall be maintained covering contractor/renter's employees, as required by law.
  - d. Medical Malpractice - Medical Malpractice coverage with limits of not less than \$1,000,000 per occurrence shall be maintained for contracts involving medical services.
  - e. Liquor Liability - Liquor Liability coverage with limits of not less than \$1,000,000 per occurrence shall be maintained for contracts involving the sale of alcoholic beverages.
4. Cancellation Notice: Notice of cancellation of the listed policy or policies shall be



sent to the Certificate Holder in accordance with policy provisions.

5. Certificate Holder:

- For Individual Events Only - Fair, along with fair's address, is listed as the certificate holder.
- For Master Insurance Certificates Only - California Fair Services Authority, Attn: Risk Management, 1776 Tribute Road, Suite 100, Sacramento, CA 95815 is listed as the certificate holder.

6. Insurance Company: The company providing insurance coverage must be acceptable to the California Department of Insurance.

7. Insured: The contractor/renter must be specifically listed as the Insured.

OR

B. CFSA Special Events Program - The contractor/renter obtains liability protection through the California Fair Services Authority (CFSA) Special Events Program, when applicable.

OR

C. Master Certificates - A current master certificate of insurance for the contractor/renter has been approved by and is on file with California Fair Services Authority (CFSA).

OR

D. Self-Insurance - The contractor/renter is self-insured and acceptable evidence of self-insurance has been approved by California Fair Services Authority (CFSA).

## **II. General Provisions**

1. Maintenance of Coverage - The contractor/renter agrees that the commercial general liability (and automobile liability, workers' compensation, medical malpractice and/or liquor liability, if applicable) insurance coverage herein provided for shall be in effect at all times during the term of this contract. In the event said insurance coverage expires or is cancelled at any time or times prior to or during the term of this contract, contractor/renter agrees to provide the fair, prior to said expiration date, a new certificate of insurance evidencing insurance coverage as provided for herein for not less than the remainder of the term of the contract, or for a period of not less than one (1) year. New certificates of insurance are subject to the approval of California Fair Services Authority, and contractor/renter agrees that no work or services shall be performed prior to the giving of such approval. In the event the contractor/renter fails to keep in effect at all times insurance coverage as herein provided, the fair may, in addition to any other remedies it may have, take any of the following actions: (1) declare a material breach by contractor/renter and terminate this contract; (2) withhold all payments due to contractor/renter until notice is received that such insurance coverage is in effect; and (3) obtain such insurance coverage and deduct premiums for same from any sums due or which become due to contractor/renter under the terms of this contract.

2. Primary Coverage - The contractor/renter's insurance coverage shall be primary and any separate coverage or protection available to the fair or any other additional insured shall be secondary.
3. Contractor's Responsibility - Nothing herein shall be construed as limiting in any way the extent to which contractor/renter may be held responsible for damages resulting from contractor/renter's operations, acts, omissions or negligence. Insurance coverage obtained in the minimum amounts specified above shall not relieve contractor/renter of liability in excess of such minimum coverage, nor shall it preclude the fair from taking other actions available to it under contract documents or by law, including, but not limited to, actions pursuant to contractor/renter's indemnity obligations. **The contractor/renter indemnity obligations shall survive the expiration, termination or assignment of this contract.**
4. Certified Copies of Policies - Upon request by fair, contractor/renter shall immediately furnish a complete copy of any policy required hereunder, with said copy certified by the underwriter to be a true and correct copy of the original policy. Fairtime Carnival Ride contractors must submit copies of actual liability insurance policies, certified by an underwriter, to California Fair Services Authority (CFSA).

### III. Participant Waivers

1. For hazardous participant events (see subsection 4. below), the contractor/renter agrees to obtain a properly executed release and waiver of liability agreement (Form required by contractor/renter's insurance company or CFSA Release and Waiver Form) from each participant prior to his/her participation in the events sponsored by contractor/renter.
2. Contractor/renter shall ensure that any party renting space from the contractor/renter with, or for, hazardous participant events (see subsection 4. below) obtains a properly executed release and waiver of liability agreement (Form required by contractor/renter's insurance company or CFSA Release and Waiver Form) from each participant prior to his/her participation in the events and provides a copy to the contractor/renter.
3. The contractor/renter shall provide copies of all executed release and waiver of liability agreements required under subsections 1. and 2. above to the Fair at the end of the rental agreement.
4. Hazardous participant events include, but are not limited to, any event within the following broad categories: Athletic Team Events; Equestrian-related Events; Extreme Attractions; Freefall Attractions; Mechanical Bulls; Simulators; Motorized Events; Rodeo Events; and Wheeled Events, including bicycle, skates, skateboard, or scooter. Contact California Fair Services Authority, Risk Management Department at (916) 921-2213 for further information and for CFSA Release and Waiver Form.



**EXHIBIT F – MEGAN’S LAW SCREENING CERTIFICATION**  
**OC Fair & Event Center**  
Page 1 of 1

**This form must be completed legibly, with all information requested. Typewritten or computer-generated forms or reports may be substituted provided that: all required information is included in columnar form. The certification section must be signed by an authorized representative of the contractor.**

**Company/Organization Name:** \_\_\_\_\_

**Contact Name:** \_\_\_\_\_ **Contact Telephone:** \_\_\_\_\_

<b>Type of Company/Organization (Circle one):</b>	<b>Contractor Entertainer</b>	<b>Consultant Exhibitor</b>	<b>Concessionaire Volunteer</b>
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**Other/Explanation if Needed:** \_\_\_\_\_

The undersigned represents and warrants that all persons and individuals performing services on behalf of Contractor, including, but not limited to, its agents, employees, subcontractors, and volunteers have been screened for sex offender registration before each individual commenced work, services, and/or was present at the OCFEC facility. The undersigned represents and warrants that no individual who is a registered sex offender will be assigned or permitted to perform services on behalf of Contractor at or on OCFEC premises.

To the fullest extent permitted by law, Contractor will defend, indemnify, and hold harmless OCFEC from and against all claims, damages, losses, and expenses, of every kind, nature and description (including, but not limited to, attorney’s fees, expert fees, and costs of suit), directly or indirectly arising from, or in any way related to the performance or nonperformance of Contractor’s obligations under this Megan’s Law Screening Certification regardless of responsibility of negligence; by reason of death, injury, property damage, however caused or alleged to have been caused, and even though claimed to be due to the negligence of the OCFEC. Provided, however, that in no event shall Contractor be obligated to defend or indemnify the OCFEC with respect to the sole negligence or willful misconduct of the OCFEC, its employees, or agents (excluding the Contractor, or any of its employees or agents).

The undersigned represents and warrants that he/she is fully authorized to execute this Megan’s Law Screening Certification on behalf of Contractor.

\_\_\_\_\_  
Company/Organization Representative’s Signature

\_\_\_\_\_  
Title of Representative

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Date

**EXHIBIT G – UNIFORM AND ID PROCEDURES & CERTIFICATION**

Page 1 of 3

**PROCEDURE FOR:** Uniforms for Contractors and their Employees.

**PPE (Personal Protective Equipment):** Closed-toe shoes and steel toe work shoes/boots where appropriate and other PPE as required by task and OSHA guidelines.

**Purpose:** To ensure all OCFEC contractors, including employees, are wearing company approved uniforms when present in a working capacity at the OCFEC.

**Procedure: 0004**

1. Each OCFEC contractor and its respective employees (collectively, “Contractor”) shall wear their own company uniform at all times when working on OCFEC property, including without limitation, the Pacific Amphitheatre, The Hangar and Action Sports Arena.
2. A uniform can be a logo T-shirt, polo style shirt or full button-down shirt; if a jacket (or outerwear) is also required, the jacket must have the company logo on the front of the jacket. OCFEC will require pre-approval of the company uniform style and logo. The company logo must be highly visible and non-offensive in nature and at the discretion of OCFEC management.
3. If a Contractor wears a jacket (or outerwear), the required photo identification must remain visible at all times. (see OCFEC Contractor Photo Identification Procedure)
4. If any OCFEC Contractor is not in the approved attire, they may be asked to stop work until a reasonable solution can be found.
5. If any OCFEC Contractor violates OCFEC procedures, including this OCFEC Contractor Uniform Policy, OCFEC management will ask the Contractor to permanently replace that employee.
6. If any OCFEC Contractor continuously violates any OCFEC procedure, management may ask the Contractor to replace that employee until they are able to comply.

**Responsibilities:** All staff, Supervisors, Managers, Directors, Vice Presidents

**Review:** July 1, 2021 - Annually in January

**EXHIBIT G – UNIFORM AND ID PROCEDURES & CERTIFICATION**

Page 2 of 3

**PROCEDURE FOR:** OCFEC Contractors and their Employees wearing identification in the Pacific Amphitheatre, back stage and on OCFEC property.

**PPE (Personal Protective Equipment):** Break-away OCFEC photo identification card lanyard.

**Purpose:** To ensure all contractors and their employees are properly wearing required identification.

**Procedure: 0005**

1. Each OCFEC contractor and its respective employees (collectively, “Contractor”) must wear OCFEC approved or supplied photo identification cards around their neck or in another highly visible area at all times while working for the OCFEC. (Note: an additional clip option is available due to work requirements).
2. The OCFEC department Director responsible for the work area will provide a complete list of all Contractors to badging trailer personnel. All Contractors must visit the OCFEC trailer to have their photograph taken and to be provided with their OCFEC photo identification card and a break-away lanyard (and/or clip if requested by the contractor)
3. The OCFEC department Director responsible for the work area will provide a copy of this OCFEC Contractor Photo Identification Procedure to all contractors to review and this OCFEC Contractor Photo Identification Procedure shall be incorporated as part of all OCFEC contracts.
4. Contractors may not access the backstage area of the Pacific Amphitheatre without a backstage pass, which must be pre-approved by the OCFEC department Director.
5. The Entertainment Director will gather names and develop a backstage pass list. The list will be evolving. The full list, along with updates, will be shared with Pacific Amphitheatre back stage Security Manager for their information and use. All Pacific Amphitheatre backstage passes must be worn by the OCFEC Contractor as described above.
6. OCFEC Vice Presidents and the Chief Executive Officer may submit names for the assignment of a Pacific Amphitheatre backstage pass. Submission of names must be sent to the Entertainment Director for addition to the master list and for fulfillment.
7. OCFEC Department Directors may submit names for consideration for the assignment of a Pacific Amphitheatre backstage pass provided these people have a purpose for being there. Requests should be sent by Directors to their Vice President for approval and then onto to the Entertainment Director for fulfillment.
8. All Contractors must be courteous and cooperative when at any venue access point, entry, gate or if approached by Security/Law Enforcement for ID inspection.
9. Contractors will be allowed in the Pacific Amphitheatre backstage area only to perform job functions. Once the Contractor completes the Contractor’s job functions in the Pacific Amphitheatre backstage area, Contractor must immediately leave the area.
10. Contractors not properly wearing approved OCFEC identification will be asked to put their identification on. If they do not have their identification and their contractor status can be verified, they will be assigned a temporary pass. If their contractor status cannot be verified, they will be asked to leave property and only return with their approved identification.
11. If any OCFEC Contractor continuously violates any OCFEC procedure, management may ask the Contractor to replace that employee until they are able to comply.

**Responsibilities:** All staff, Supervisors, Managers, Directors, Vice Presidents

**Review:** July 1, 2021 - Annually in January





**EXHIBIT G – UNIFORM AND ID PROCEDURES & CERTIFICATION**

Page 3 of 3

By signing this form, the bidder has read and understood OCFEC's policies above, and is agreeing to follow all procedures.

\_\_\_\_\_  
(Print Name & Title)

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Date)

-End Exhibit G-



**EXHIBIT H – ADDITIONAL CONTRACT TERMS AND CONDITIONS**

Page 1 of 5

**1. AUTHORIZED REPRESENTATIVE**

Contractor must maintain one (1) or more English speaking representatives who are authorized to take immediate action and make requested adjustments and/or changes as required by District Management. This person must be identified to the District as the Contractor's authorized representative.

**2. LICENSES, PERMITS AND CERTIFICATIONS**

Contractor shall be an individual or firm licensed to do business in California and shall obtain at his/her expense all license(s), permits(s) and certification(s) required by law or as part of this contract for accomplishing any work required in connection with this agreement. In the event any license(s), permit(s) or certification(s) expire at any time during the term of this contract, Contractor agrees to provide agency a copy of the renewed license(s), permit(s) or certification(s) within thirty (30) days following the expiration date

In the event the Contractor fails to keep in effect at all times all required license(s), permit(s), and certification(s), the District may, in addition to any other remedies it may have, terminate this contract upon occurrence of such event.

**3. SITE ACCESS**

District shall allow Contractor access to the District's property as needed. If access is required during annual OC Fair hours, the District will provide necessary admission and parking credentials for the employees performing in service of the contract.

**4. INSURANCE**

Proof of insurance, meeting the requirements of the State (see Exhibit E) must be made available to the District within fifteen (15) days of contract award. Failure to do so could result in termination of said contract.

**5. WORK PERMIT LAW**

If Contractor employs youth under the age of eighteen (18) years, he/she is required by law to see that each such employee holds a valid work permit. Contractor is further required to adhere to all applicable child labor laws.

**6. PERSONNEL**

All Contractor employees are employees of the Contractor and not the District. No agent, servant or employee of the Contractor will under any circumstances be deemed an agent, servant or employee of the District.

The District reserves the sole absolute right to determine, at its discretion, that any person or agent used by Contractor in the performance of the contract shall be excluded from such performance on the grounds that his or her appearance or conduct is detrimental to the District's operation. Determination of these matters by District Management shall be final.

**7. POTENTIAL SUBCONTRACTORS/INDEPENDENT CONTRACTORS**

Nothing contained in the ensuing Agreement or otherwise shall create any contractual relation between the District and any subcontractors/independent contractors, and no subcontract shall relieve the Contractor of his/her responsibilities and obligations contained herein. The Contractor agrees to be as fully responsible to the District for the acts and omissions of its subcontractors and of persons either directly or indirectly employed by any of them as it is for the acts and omissions of persons directly employed by the Contractor.

The Contractor's obligation to pay its subcontractors/independent contractors is an independent obligation from the District's obligation to make payments to the Contractor. As a result, the District shall have no obligation to pay or to enforce the payment of any monies to any subcontractor/independent contractor.

Subcontracting of goods or services must be approved in writing by the District.

**EXHIBIT H - ADDITIONAL CONTRACT TERMS & CONDITIONS (CONT.)**

Page 2 of 5

**8. SUPPLIERS**

Nothing contained in the ensuing Agreement or otherwise shall create any contractual relation between the District and any suppliers.

The Contractor agrees to be as fully responsible to the District for the acts and omissions of its suppliers and of persons either directly or indirectly employed by any of them as it is for the acts and omissions of persons directly employed by the Contractor. The Contractor's obligation to pay its suppliers is an independent obligation from the District's obligation to make payments to the Contractor. As a result, the District shall have no obligation to pay or to enforce the payment of any monies to any supplier.

**9. TRAVEL, TRANSPORTATION AND ACCOMMODATIONS**

Contractor is responsible for all necessary travel, fuel, transportation and housing accommodations.

**10. INVOICES**

Invoices shall be submitted upon completion of services rendered to the District.

All invoices must contain Contractor's invoice number, District-issued Purchase Order (PO) number, detailed work logs and hours by Service Type for the labor required to fulfill these services.

Contractor shall send invoices and any supporting documentation via email to [AP@ocfair.com](mailto:AP@ocfair.com) (the District's preferred mechanism) or mail to OC Fair & Event Center, Attn: Accounts Payable, 88 Fair Drive, Costa Mesa, CA 92626.

Upon contract award and throughout the duration of the contract, Contractor shall work with the District to ensure invoicing needs are continually met.

**11. PAYMENT**

Payments to the Contractor will be made by the 32<sup>nd</sup> District Agricultural Association and paid in full within 30 days upon satisfactory completion of each event and receipt of proper invoice.

**12. PRICING/FINANCIAL PROPOSAL BID FORM**

The Financial Proposal Bid Form will be used to develop the "not to exceed" amount of the contract. The estimated quantities provided are based upon historical experience and anticipated future needs, and may change depending upon actual needs/usage. Billing/invoicing will be determined by multiplying actual usage by the Service Type rate as entered on the Financial Proposal Bid Form.

The District may elect to add a contingency line item to accommodate specifications within the scope of the effort, if approved by the District, during the implementation of this contract.

**13. MEGAN'S LAW SCREENING**

All of Contractor's employees, agents, servants, volunteers, independent contractors and/or employees, agents, servants, volunteers, independent contractors of Contractor's subcontractors who will be performing job related duties on District premises must pass background checks under "Megan's Law" as required by the District's current Megan's Law policy (and as that policy may be amended by the District from time to time), and any other reasonable background checks that may be required by the District as a result of policies adopted by the District's Board of Directors. Contractor will certify in writing that they have conducted the required screening and will indemnify the District for any negligence arising out of or connected with their obligations pertaining to the required screening. Contractor shall not be held liable for the lack of or inaccuracies in reporting made available by the states. A full, true and correct copy of the District's current Megan's Law policy is attached.

**EXHIBIT H - ADDITIONAL CONTRACT TERMS & CONDITIONS (CONT.)**

Page 3 of 5

**14. RIGHT TO REPLACE/DISMISS**

Contractor's onsite personnel are subject to approval of the District during the entire term of contracted services. The District has the right, in accordance with applicable law, to require replacement of Contractor's onsite personnel or any member of Contractor's onsite personnel.

If at any time the District determines that any employee, agent or officer of Contractor or of Contractor's permitted subcontractors, is in violation of District policies regarding harassment, discrimination or offensive behavior or Megan's Law, or fails to meet the District's safety and customer service standards, the District may notify Contractor verbally and/or in writing. Contractor will promptly correct the behavior, performance or condition giving rise to the notification described herein to the satisfaction of the District. If Contractor fails to correct the behavior, performance or condition giving rise to the notification described herein, the District may demand that Contractor (or Contractor's subcontractor, as the case may be) cease using said employee at the District's facilities and Contractor (or Contractor's subcontractor, as the case may be) will promptly comply with such request. If the District requests replacement of onsite personnel or any of its members, Contractor must furnish a replacement immediately or as otherwise determined necessary by the District. Nothing contained in this paragraph shall obligate the District to monitor the behavior of Contractor's employees or of Contractor's subcontractor's employees. The District retains the right to review the resumes of all Contractor personnel and confirm compliance.

**15. GRATUITIES**

Contractor is prohibited from offering any gift or gratuity to employees and/or officers of the 32<sup>nd</sup> District Agricultural Association, as employees and officers are not permitted to accept them under any circumstances. Contractor and/or Contractor's employees shall not solicit or accept any gifts. This includes cash, tickets, food, drinks, merchandise or any other items from District staff, promoters and/or vendors to perform the functions detailed in this agreement. Any violations of this policy may result in the dismissal of the employee and a performance violation notice issued to the Contractor.

**16. EVALUATION OF CONTRACTOR PERFORMANCE**

Contractor will be evaluated on their performance, including, but not limited to, Contractor's record of conforming to contract requirements and to standards of good workmanship; Contractor's record of forecasting and controlling costs; Contractor's adherence to contract schedules, including the administrative aspects of performance; Contractor's history of reasonable and cooperative behavior and commitment to customer satisfaction; Contractor's record of integrity and business ethics, and generally, Contractor's business-like concern for the interest of the District and its customers.

Contractor shall work with District staff to ensure contract compliance, whether by phone, email or in-person meetings, as determined necessary by the District. The District retains the right to notify Contractor of any performance issues at any time for the duration of the contract term. Notification will be provided in writing to Contractor, whereupon Contractor shall have five (5) days to respond to the District's request for compliance. Unless mutually agreed upon otherwise, performance issues shall be corrected within fifteen (15) days of District's notification to Contractor.

Failure to supply equipment and/or personnel as required may result in a notice of default and/or an adjustment to the fees charged for equipment and/or labor.

Contractor may be disqualified from potential bidding opportunities if the District deems Contractor as unresponsive to repeated requests for corrective action.

**17. NON-EXCLUSIVE AGREEMENT**

Contractor understands and agrees that this is a non-exclusive agreement. The District may hire other contractors for work of a similar or identical nature.

**EXHIBIT H - ADDITIONAL CONTRACT TERMS & CONDITIONS (CONT.)**

Page 4 of 5

**18. TERMINATION**

The District reserves the right to terminate any contract at any time with or without cause by giving the Contractor notice in writing at least thirty (30) days prior to the date when such termination shall become effective. Such termination shall relieve the District of further payment, obligations and/or performances required in the terms of the contract.

**19. FORCE MAJEURE**

If as a result of any Act of God, war, epidemic, accident, fire, violent weather or weather related disaster, strike, lock-out, or other labor controversy, riot, civil disturbance, act of Public enemy, law enactment, rule, restraint, order, or act of any governmental instrumentality or military authority, failure of technical facilities, failure, delay or reduction in transportation services, fire, explosion, or other cause not reasonably within either Party's control and which renders either party's performance impossible, infeasible, or unsafe ("Force Majeure Event"), then either party may cancel this agreement and neither party shall have any further liabilities and/or obligations in connection with this agreement.

**20. PHONE NUMBERS**

Contractor shall provide the District with phone numbers for their authorized representative(s) and with a 24-hour "On Call" phone number for emergencies.

**21. VEHICLES, EQUIPMENT AND SUPPLIES**

All vehicles and equipment such as utility carts, trucks, trailers, vans, boom lifts, scissor lifts, pressure washers, back pack blowers, hand trucks, brooms, hoses and pickers and all cleaning supplies such as stripper, detergents, sanitizers, air fresheners and other chemicals shall be owned and/or provided by Contractor. The District will provide consumable paper products, waste receptacles and plastic waste receptacle liners. All vehicles and equipment will be clearly marked with Contractor's company name and/or logo. Equipment shall be in proper operating condition with all guards in place. No equipment shall be left unattended. Equipment and supplies must be stored in designated areas agreed upon by the District. All Safety Data Sheets (SDS) for all chemical-cleaning products used must be on-site accessible by the District, per Global Harmonization System (GHS). Contractor shall take all necessary safety precautions when using vehicles, equipment and cleaning products. Drivers of all vehicles and equipment shall possess a valid driver license and be 18 years of age or older. Street sweepers should be South Coast Air Quality Management District Rule 1186 certified and Rule 1186.1 compliant and no older than 2 years. Contractor shall furnish all necessary labor, supervision, equipment, tools, materials (excluding dumpsters), permits, transportation and insurance in the performance of these specifications.

**22. VEHICLE UTILITY CARTS**

Contractor may provide utility carts for employees, if necessary, to complete Scope of Work. Carts are not permitted to park in front of buildings or in pathways blocking pedestrian access points. Drivers shall possess a valid driver's license and be 18 years of age or older and abide by all applicable local, State and Federal laws related to cart safety. Weather protection of equipment is the responsibility of the Contractor.

**23. VENUE CLEAN-UP**

- a. Contractor is to keep job site clean daily and upon project completion.
- b. Contractor shall sweep and blow all debris daily and upon project completion.
- c. Contractor will dump all green waste in the provided 40 yard dumpster on OCFEC grounds.
- d. Do not dispose of any construction material or project waste on OCFEC grounds or in OCFEC containers.
- e. Contractor is to keep all compound and chemicals out of storm drains & sewers.
- f. Contractor will protect ground surfaces from oil and other leaks that may come from service trucks.

**EXHIBIT H - ADDITIONAL CONTRACT TERMS & CONDITIONS (CONT.)**

Page 5 of 5

**24. PERSONNEL POLICY**

All Contractor employees must receive an orientation on the duties they will be required to perform, safety training to ensure employees working with chemicals are familiar with SDS per GHS and harassment training (prior to working). In addition, ongoing customer service training will be required during the term of this contract to educate current employees and new hires. Contractor is required to supply all required training and a schedule of planned training shall be provided to the District at the beginning of every quarter in January, April, July and October. All employees will be issued an OC Fair & Event Center "Contractor" photo identification badge annually. Identification badges must be worn at all times while on the property; when entering and while working on the grounds. Badges will have the name visible and worn on the upper right or left torso. All badges must be returned from terminated employees. All other employee badges must be returned on Friday following the end of the OC Fair. All employees must abide by the rules and regulations stated in the Employee Handbook provided by the District.

**25. UNIFORMS AND BADGES**

Contractor's employees shall be at all times neatly and cleanly uniformed and must meet reasonable prescribed grooming guidelines and appearance standards. The District requires Contractor's employees to wear badges, identification cards, and/or credentials in a clearly visible location (per attached procedure) while Contractor's employees are on the District's premises. Contractor personnel will be issued an OC Fair & Event Center "Contractor" photo identification badge annually. Identification badges must be worn at all times while on the property, when entering and while working on the grounds. Badges shall have the name visible and worn on the upper right or left torso. Badges are specific to each person and are non-transferable. All badges must be returned from terminated employees. All employees must abide by the rules and regulations stated in the Employee Handbook provided by the District.

**26. SUBCONTRACTING**

Subcontracting of goods or services must be approved in writing, by the District.

**27. FIRE REGULATIONS**

All fire regulations as prescribed by the State Fire Marshal must be strictly adhered to.

-End Exhibit H-



**CITY OF COSTA MESA  
RATE DETERMINATION  
Effective July 1, 2023**

In accordance with Administrative Regulation 2.13, the following is a list of frequently requested hourly rates <sup>3</sup>

<u>Other City Positions</u>	<u>Straight</u>	<u>Special</u>	<u>Fire/Police Positions</u>	<u>Straight</u>	<u>Special</u>
	<u>Time</u> <sup>1</sup>	<u>Event</u> <u>Overtime</u> <u>Rate</u> <sup>2</sup>		<u>Time</u> <sup>1</sup>	<u>Event</u> <u>Overtime</u> <u>Rate</u> <sup>2</sup>
Animal Control Officer	\$49	\$60	Battalion Chief	\$137	\$196
Assistant Engineer	\$61	\$75	Fire Captain	\$102	\$146
Associate Engineer	\$77	\$94	Fire Engineer	\$89	\$127
Chief Plans Examiner	\$87	\$107	Fire Fighter - Paramedic	\$85	\$121
Code Enforcement Officer	\$48	\$59	Fire Fighter	\$77	\$110
Combination Building Inspector	\$67	\$82	Police Lieutenant	\$131	\$187
Communications Officer	\$54	\$67	Police Sergeant (Motorcycle)	\$104	\$148
Communications Supervisor	\$63	\$77	Police Sergeant	\$100	\$142
Community Services Specialist	\$41	\$51	Sr Police Officer (Motorcycle)	\$89	\$128
Construction Inspector	\$52	\$64	Sr Police Officer	\$86	\$123
Crime Prevention Specialist	\$48	\$59	Police Officer (K9)	\$90	\$128
Crime Scene Specialist	\$50	\$61	Police Officer (Motorcycle)	\$85	\$122
Equipment Mechanic II	\$43	\$53	Police Officer	\$82	\$117
Equipment Mechanic III	\$47	\$58	Police Reserve Officer	\$91	\$102
Facilities Maintenance Tech	\$42	\$52	Police Recruit	\$72	\$80
Lead Equipment Mechanic	\$53	\$65	Police Support Svcs Reserve	\$39	\$43
Lead Maintenance Worker	\$50	\$61	Police Aide	\$36	\$41
Maintenance Assistant	\$34	\$42			
Maintenance Services Manager	\$79	\$97	<b>Community Risk Reduction Team</b>		
Maintenance Supervisor	\$58	\$72	<u>Positions</u>	<u>Straight</u>	<u>OT</u>
Maintenance Worker	\$38	\$46	Assistant Fire Marshal	\$73	\$89
Office Specialist I	\$33	\$40	Assistant Fire Chief - Non Sworn/Fire Marshal	\$100	\$124
Office Specialist II	\$35	\$43	Fire Protection Specialist	\$58	\$71
Plan Check Engineer	\$80	\$98	Code Enforcement Officer	\$48	\$59
Plan Checker	\$69	\$85			
Senior Maintenance Worker	\$41	\$50	<u>Other Positions</u>		
Park Ranger	\$45	\$56	Police Records Technician	\$36	\$44
Property/Evidence Specialist	\$46	\$57	Sr Police Records Technician	\$39	\$48

Note - Rates are based on most recent applicable Memorandum of Understanding.

<sup>1</sup> Includes annual salary at top step, other compensation and benefits, divided by 2,080 hours/annually.

<sup>2</sup> Includes straight time hourly rate plus 1/2 of the basic hourly rate divided by 2,080 hours. Other benefits are excluded from this portion of the calculations.

<sup>3</sup> These rates do not include equipment and apparatus charges. Equipment and apparatus rates to be utilized are based on CalOES established rates. The FY 2023-24 rates may be found at <https://www.caloes.ca.gov/wp-content/uploads/Fire-Rescue/FINAL-2023-Rate-Letter.pdf>.





# CITY OF COSTA MESA

77 Fair Drive  
Costa Mesa, CA 92626

## Agenda Report

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**File #:** 23-1288

**Meeting Date:** 7/18/2023

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**TITLE:**

**AMENDMENT TO EXTEND TERM OF FALCK AMBULANCE SERVICES AGREEMENT**

**DEPARTMENT:** FIRE & RESCUE DEPARTMENT

**PRESENTED BY:** DANIEL A. STEFANO, FIRE CHIEF JASON PYLE, ASSISTANT  
**FIRE CHIEF**

**CONTACT INFORMATION:** JASON PYLE, ASSISTANT FIRE CHIEF, (714) 754-5155

**RECOMMENDATION:**

Staff recommends approval of the attached Amendment Number One extending the term of the Ambulance Services Agreement with Falck Mobile Health Corp, (Previously known as Care Ambulance) for the continuation of emergency ambulance operator and support services until July 31, 2024, adjust the compensation as discussed herein, appropriate the increase of \$550,00 in the Fire Department's operating budget, and authorize the City Manager to execute the Amendment.

**BACKGROUND:**

Pursuant to California Health & Safety Code Section 1797.201, because the City of Costa Mesa has provided and/or contracted for emergency ambulance services continuously at least since June 1, 1980, the City has retained all rights, remedies, and privileges regarding the provision, administration, and operational control of all prehospital Emergency Medical Services (EMS) within its jurisdiction, including, but not limited to, emergency ambulance response and patient transport services.

In accordance with its Section 1797.201 powers, on December 20, 2017 the City initiated a competitive process by issuing a "Request for Proposals," coordinated by the Fire & Rescue Department, in which qualified ambulance companies were reviewed, analyzed, and compared. The Fire & Rescue Department chose to use the competitive process format outlined in California Emergency Medical Services Authority Publication #141 due to its efficiency, rather than developing a new format.

On July 17, 2018, the City Council accepted the proposal submitted by Care Ambulance Service, Inc., (now DBA as Falck) and authorized the Fire Department to negotiate an agreement for the provision of emergency ambulance operator services and support services. The City and Falck Ambulance Services entered into an agreement effective on August 1, 2018, at 7:30 a.m., for a period of five (5) years. The Ambulance Services Agreement allows for extensions of the term of five (5), one (1) year annual extensions.

**ANALYSIS:**

The term of the Agreement set forth in Section 4.1 is extended for one year through July 31, 2024. The terms set forth in Section 2.1 Compensation, will reflect the one (1) year annual compensation of not to exceed \$2,400,000. Annual Compensation Package for ambulance operator services of \$2,301,906 (Attachments 3 - Compensation Package updated).

The terms set forth in Section 2.1 Compensation, Additional Expenses Surge Unit/ Ambulance EMT Crew (on as needed basis), will reflect the updated terms, as reflected in Attachment 4; \$300 per hour measured in 15-minute intervals at \$75 per 15 min. Billing to City for Surge Unit will begin when the requested Falck unit goes “en route” and should the assigned Falck unit be canceled within the first five (5) minutes of going “en route” then there will be no billing to the City.

All other terms, conditions, and provisions of the Agreement not in conflict with this Amendment shall remain in full force and effect.

From the commencement of the current agreement until the present time, Falck Ambulance Service has met and fulfilled all contractual obligations and requirements. In fact, the Fire & Rescue Department has found that Falck Ambulance Service has helped foster a partnership that has been instrumental in maintaining Costa Mesa’s high-quality EMS system. Based on its performance over the past five years, Falck Ambulance Service has maintained a well-managed organization staffed by dedicated personnel who care about their mission and the patients they serve.

Extending the agreement to July 31, 2024, will allow for emergency ambulance staffing to continue. Section 4.2 of the agreement allows the City to terminate the agreement at any time with written notice to Falck Ambulance Service if it is later determined that services will not be needed for the entire time period of the extension.

**ALTERNATIVES:**

Falck Ambulance Service has satisfied, and in some cases, exceeded, the obligations, requirements, and expectations of the original Agreement, no other alternatives were considered.

**FISCAL REVIEW:**

The Falck Ambulance Service contract is increasing by \$550,000, for an annual not to exceed contract amount of \$2.4 million. Due to an increase of ambulance fees approved by the County of Orange, the City’s General Fund ambulance revenues have increased by approximately 20% in the last quarter of the fiscal year. This revenue is expected to continue to increase in FY 2023/24, and will offset the additional contract amount of \$550,000 for a net neutral impact to the General Fund.

**LEGAL REVIEW:**

The City Attorney’s Office reviewed this report and Amendment Number One and approves them as to form.



**CITY COUNCIL GOALS AND PRIORITIES:**

This item supports the following City Council Goal:

- Strengthen the Public's Safety and Improve the Quality of Life

**CONCLUSION:**

Staff recommends that City Council:

Staff recommends approval of the attached Amendment Number One extending the term of the Ambulance Services Agreement with Falck Mobile Health Corp, (Previously known as Care Ambulance) for the continuation of emergency ambulance operator and support services until July 31, 2024, adjust the compensation as discussed herein, appropriate the increase of \$550,00 in the Fire and Rescue Department's operating budget, and authorize the City Manager to execute the Amendment.

## ATTACHMENT 1

### **AMENDMENT NUMBER ONE TO PROFESSIONAL SERVICES AGREEMENT WITH FALCK MOBILE HEALTH CORP (dba CARE AMBULANCE SERVICE)**

This Amendment Number One (“Amendment”) is made and entered into this 18<sup>th</sup> day of July 2023 (“Effective Date”) by and between the CITY OF COSTA MESA, a municipal corporation (“City”) and FALCK MOBILE HEALTH CORP, a California corporation, previously known as CARE AMBULANCE SERVICE, INC. (“Consultant”).

WHEREAS, City and Consultant entered into an agreement on August 1, 2018 for Consultant to provide Ambulance Operator Services (the “Agreement”); and

WHEREAS, Section 4.1 of the Agreement provides for a term of five (5) years, with the option to extend the Agreement for five (5) additional one (1) year periods; and

WHEREAS, City and Consultant desire to extend the term for one (1) year, through July 31, 2024; and

WHEREAS, City and Consultant desire to amend the Scope of Services to include the additional services set forth in Exhibit “A,” attached hereto and incorporated herein by this reference; and

WHEREAS, City desires to increase Consultant’s maximum compensation accordingly to \$2,400,000.00.

NOW, THEREFORE, for valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. The Term of the Agreement set forth in Section 4.1 shall be extended for one year through July 31, 2024.
2. The terms set forth in Section 2.1 Compensation, will reflect the one (1) year annual compensation of not to exceed \$2,400,00.00. Annual Compensation Package for ambulance operator services of \$2,301,906.00, as set forth in Exhibit A, attached hereto and incorporated herein by this reference.
3. The terms set forth in Section 2.1 Compensation, Additional Expenses Surge Unit/ Ambulance EMT Crew (on as needed basis), will reflect the updated terms as set forth in Exhibit B, attached hereto and incorporated herein by this reference.
  - i. \$300.00 per hour measured in 15-minute intervals at \$75.00 per 15min.
  - ii. Billing to City for Surge Unit will begin when the requested Falck unit goes “enroute”.
  - iii. Should the assigned Falck unit be canceled within the first five (5) minutes of going “enroute” then there will be no billing to the City.

4. All other terms, conditions and provisions of the Agreement shall remain in full force and effect.
5. This Amendment may be executed in one or more counterparts, each of which shall be deemed an original. All counterparts shall be construed together and shall constitute one agreement.

IN WITNESS WHEREOF, the parties hereto have caused this Amendment to be executed by and through their respective authorized officers, as of the date first written above.

FALCK MOBILE HEALTH CORP

\_\_\_\_\_  
Signature

Date: \_\_\_\_\_

\_\_\_\_\_  
Name and Title

[SIGNATURES CONTINUE ON FOLLOWING PAGE]

CITY OF COSTA MESA

\_\_\_\_\_

Date:

\_\_\_\_\_  
Lori Ann Farrell Harrison  
City Manager

ATTEST:

\_\_\_\_\_  
Brenda Green  
City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_

Date:

\_\_\_\_\_  
Kimberly Hall Barlow  
City Attorney

APPROVED AS TO INSURANCE:

\_\_\_\_\_

Date:

\_\_\_\_\_  
Ruth Wang  
Risk Management

APPROVED AS TO CONTENT:

\_\_\_\_\_

Date: \_\_\_\_\_

Jason Pyle, Assistant Fire Chief  
Project Manager

DEPARTMENTAL APPROVAL:

\_\_\_\_\_

Date: \_\_\_\_\_

Daniel A. Stefano  
Fire Chief

APPROVED AS TO PURCHASING:

\_\_\_\_\_

Date: \_\_\_\_\_

Carol Molina  
Finance Director

**CITY OF COSTA MESA  
PROFESSIONAL SERVICES AGREEMENT  
WITH  
CARE AMBULANCE SERVICE, INC.**

THIS PROFESSIONAL SERVICES AGREEMENT (“Agreement”) is made and entered into this 1st day of August, 2018 (“Effective Date”), by and between the CITY OF COSTA MESA, a municipal corporation (“City”), and CARE AMBULANCE SERVICE, INC., a California corporation (“Contractor”).

**WITNESSETH:**

A. WHEREAS, City proposes to utilize the services of Contractor as an independent contractor to provide ambulance operator services, as more fully described herein; and

B. WHEREAS, Contractor represents that it has that degree of specialized expertise contemplated within California Government Code section 37103, and holds all necessary licenses to practice and perform the services herein contemplated; and

C. WHEREAS, City and Contractor desire to contract for the specific services described in Exhibit “A” and desire to set forth their rights, duties and liabilities in connection with the services to be performed; and

D. WHEREAS, no official or employee of City has a financial interest, within the provisions of sections 1090-1092 of the California Government Code, in the subject matter of this Agreement.

NOW, THEREFORE, for and in consideration of the mutual covenants and conditions contained herein, the parties hereby agree as follows:

**1.0. SERVICES PROVIDED BY CONTRACTOR**

1.1. Scope of Services. Contractor shall provide the professional services described in the Scope of Work, attached hereto as Exhibit “A,” and Contractor’s Proposal, attached hereto as Exhibit “B,” both incorporated herein by this reference. Contractor shall provide the services set forth herein in accordance with this Agreement, the requirements set forth in Exhibit A and all exhibits attached hereto, and all applicable local, state, and federal laws, rules, regulations, policies and procedures, including but not limited to the Costa Mesa Fire Department’s Standard Operating Procedures.

(a) Contractor’s Personnel.

- (i) Selection. All personnel providing services to the City pursuant to this Agreement shall be certified ambulance drivers. In selecting personnel to provide services to the City pursuant to this Agreement, Contractor shall first establish a list of qualified candidates. Once Contractor establishes a list of qualified candidates, City and Contractor shall work together to make the final selection of personnel that will provide services to the City, which may include, but is not limited to, resume review, interviews,

and meetings with station captains.

- (ii) Personnel Issues. The Battalion Chief and Contractor's representative shall work together to resolve any issues involving Contractor's personnel.
- (iii) Automobile Accidents. If Contractor's personnel are involved in an automobile accident while providing services hereunder, Contractor and City shall conduct separate investigations in accordance with their respective internal policies and procedures. City and Contractor shall combine the results of their investigations into a final report regarding such accident.

1.2. Professional Practices. All professional services to be provided by Contractor pursuant to this Agreement shall be provided by personnel experienced in their respective fields and in a manner consistent with the standards of care, diligence and skill ordinarily exercised by professional Contractors in similar fields and circumstances in accordance with sound professional practices. Contractor also warrants that it is familiar with all laws that may affect its performance of this Agreement and shall advise City of any changes in any laws that may affect Contractor's performance of this Agreement.

1.3. Performance to Satisfaction of City. Contractor agrees to perform all the work to the complete satisfaction of the City and within the hereinafter specified. Evaluations of the work will be done by the City Manager or his or her designee. If the quality of work is not satisfactory, City in its discretion has the right to:

- (a) Meet with Contractor to review the quality of the work and resolve the matters of concern;
- (b) Require Contractor to repeat the work at no additional fee until it is satisfactory; and/or
- (c) Terminate the Agreement as hereinafter set forth.

1.4. Warranty. Contractor warrants that it shall perform the services required by this Agreement in compliance with all applicable Federal and California employment laws, including, but not limited to, those laws related to minimum hours and wages; occupational health and safety; fair employment and employment practices; workers' compensation insurance and safety in employment; and all other Federal, State and local laws and ordinances applicable to the services required under this Agreement. Contractor shall indemnify and hold harmless City from and against all claims, demands, payments, suits, actions, proceedings, and judgments of every nature and description including attorneys' fees and costs, presented, brought, or recovered against City for, or on account of any liability under any of the above-mentioned laws, which may be incurred by reason of Contractor's performance under this Agreement.

1.5. Non-Discrimination. In performing this Agreement, Contractor shall not engage in, nor permit its agents to engage in, discrimination in employment of persons because of their race, religious creed, color, national origin, ancestry, physical disability, mental disability, medical condition, genetic information, marital status, sex, gender, gender identity, gender expression, age, sexual orientation, or military or veteran status, except as permitted pursuant to section 12940 of the Government Code.

1.6. Non-Exclusive Agreement. Contractor acknowledges that City may enter into agreements with other Contractors for services similar to the services that are subject to this Agreement or may have its own employees perform services similar to those services contemplated by this Agreement.

1.7. Delegation and Assignment. This is a personal service contract, and the duties set forth herein shall not be delegated or assigned to any person or entity without the prior written consent of City. Contractor may engage a subcontractor(s) as permitted by law and may employ other personnel to perform services contemplated by this Agreement at Contractor's sole cost and expense.

1.8. Confidentiality. Employees of Contractor in the course of their duties may have access to financial, accounting, statistical, and personnel data of private individuals and employees of City. Contractor covenants that all data, documents, discussion, or other information developed or received by Contractor or provided for performance of this Agreement are deemed confidential and shall not be disclosed by Contractor without written authorization by City. City shall grant such authorization if disclosure is required by law. All City data shall be returned to City upon the termination of this Agreement. Contractor's covenant under this Section shall survive the termination of this Agreement.

## **2.0. COMPENSATION AND BILLING**

2.1. Compensation. Contractor shall be paid in accordance with the fee schedule set forth in Exhibit "C," attached hereto and incorporated herein by this reference. Contractor's annual compensation shall not exceed One Million Eight Hundred Fifty Thousand Dollars (\$1,850,000.00).

2.2. Additional Services. Contractor shall not receive compensation for any services provided outside the scope of services specified in the Scope of Work or Contractor's Proposal unless the City or the Project Manager for this Agreement, prior to Contractor performing the additional services, approves such additional services in writing. It is specifically understood that oral requests and/or approvals of such additional services or additional compensation shall be barred and are unenforceable.

2.3. Method of Billing. Contractor may submit invoices to the City for approval on a progress basis, but no more often than two times a month. Said invoice shall be based on the total of all Contractor's services which have been completed to City's sole satisfaction. City shall pay Contractor's invoice within forty-five (45) days from the date City receives said invoice. Each invoice shall describe in detail, the services performed, the date of performance, and the associated time for completion. Any additional services approved and performed pursuant to this Agreement shall be designated as "Additional Services" and shall identify the number of the authorized change order, where applicable, on all invoices.

2.4. Records and Audits. Records of Contractor's services relating to this Agreement shall be maintained in accordance with generally recognized accounting principles and shall be made available to City or its Project Manager for inspection and/or audit at mutually convenient times from the Effective Date until three (3) years after termination of this Agreement.

### **3.0. TIME OF PERFORMANCE**

3.1. Commencement and Completion of Work. Unless otherwise agreed to in writing by the parties, the professional services to be performed pursuant to this Agreement shall commence within five (5) days from the Effective Date of this Agreement. Failure to commence work in a timely manner and/or diligently pursue work to completion may be grounds for termination of this Agreement.

3.2. Excusable Delays. Neither party shall be responsible for delays or lack of performance resulting from acts beyond the reasonable control of the party or parties. Such acts shall include, but not be limited to, acts of God, fire, strikes, material shortages, compliance with laws or regulations, riots, acts of war, or any other conditions beyond the reasonable control of a party.

### **4.0. TERM AND TERMINATION**

4.1. Term. This Agreement shall commence on the Effective Date and continue for a period of five (5) years, ending on July 31, 2023, unless previously terminated as provided herein or as otherwise agreed to in writing by the parties. This Agreement may be extended by five (5) additional one (1) year periods upon mutual written agreement of both parties.

4.2. Notice of Termination. Either party may terminate this Agreement at any time, with or without cause, at any time, by providing thirty (30) days' written notice to the other party. The termination of this Agreement shall be deemed effective thirty (30) days from receipt of the notice of termination.

4.3. Compensation. In the event of termination, City shall pay Contractor for reasonable costs incurred and professional services satisfactorily performed up to and including the date of City's written notice of termination. Compensation for work in progress shall be prorated based on the percentage of work completed as of the effective date of termination in accordance with the fees set forth herein. In ascertaining the professional services actually rendered hereunder up to the effective date of termination of this Agreement, consideration shall be given to both completed work and work in progress, to complete and incomplete drawings, and to other documents pertaining to the services contemplated herein whether delivered to the City or in the possession of the Contractor.

4.4. Documents. In the event of termination of this Agreement, all documents prepared by Contractor in its performance of this Agreement including, but not limited to, finished or unfinished design, development and construction documents, data studies, drawings, maps and reports, shall be delivered to the City within ten (10) days of delivery of termination notice to Contractor, at no cost to City. Any use of uncompleted documents without specific written authorization from Contractor shall be at City's sole risk and without liability or legal expense to Contractor.

### **5.0. INSURANCE**

5.1. Minimum Scope and Limits of Insurance. Contractor shall obtain, maintain, and keep in full force and effect during the life of this Agreement all of the following minimum scope of insurance coverages with an insurance company admitted to do business in California, rated "A," Class X, or better in the most recent Best's Key Insurance Rating Guide, and approved by City:



- (a) Commercial general liability insurance, with a policy limit of not less than Ten Million Dollars (\$10,000,000.00) per occurrence and aggregate. The general liability policy shall protect against losses, including bodily injury, death and property damage, arising in connection with the performance of this Agreement.
- (b) Comprehensive business automobile liability insurance covering owned, non-owned, and hired vehicles, with a policy limit of not less than Five Million Dollars (\$5,000,000.00), combined single limits, per occurrence, for bodily injury and property damage. Such insurance shall include coverage for City-owned and Contractor-owned vehicles operated by Contractor's personnel in connection with this Agreement.
- (c) Workers' compensation insurance as required by the State of California. Contractor agrees to waive, and to obtain endorsements from its workers' compensation insurer waiving subrogation rights under its workers' compensation insurance policy against the City, its officers, agents, employees, and volunteers arising from work performed by Contractor for the City and to require each of its subcontractors, if any, to do likewise under their workers' compensation insurance policies.
- (d) Professional liability insurance, which shall include ambulance medical malpractice coverage, with a policy limit of not less than Ten Million Dollars (\$10,000,000.00) per occurrence. For any policy written on a "claims made" basis, Contractor shall maintain said policy in full force and effect during the term of this Agreement and for a period of at least three (3) years from the termination of this Agreement. In the event of termination, cancellation, or material change of the policy during this period, Contractor shall obtain continuing insurance coverage for the prior acts or omissions of Contractor during the course of performing services pursuant to this Agreement. Such coverage shall be evidenced by either a new policy evidencing no gap in coverage, or by obtaining a separate extended "tail" coverage with the present or new insurance carrier. Contractor shall provide evidence of such coverage to the City.

5.2. Endorsements. The commercial general liability insurance policy and business automobile liability policy shall contain or be endorsed to contain the following provisions:

- (a) Additional insureds: "The City of Costa Mesa and its elected and appointed boards, officers, officials, agents, employees, and volunteers are additional insureds with respect to: liability arising out of activities performed by or on behalf of the Contractor pursuant to its contract with the City; products and completed operations of the Contractor; premises owned, occupied or used by the Contractor; automobiles owned, leased, hired, or borrowed by the Contractor."
- (b) Notice: "Said policy shall not terminate, be suspended, or voided, nor shall it be cancelled, nor the coverage or limits reduced, until thirty (30) days after written notice is given to City."

- (c) Other insurance: "The Contractor's insurance coverage shall be primary insurance as respects the City of Costa Mesa, its officers, officials, agents, employees, and volunteers. Any other insurance maintained by the City of Costa Mesa shall be excess and not contributing with the insurance provided by this policy."
- (d) Any failure to comply with the reporting provisions of the policies shall not affect coverage provided to the City of Costa Mesa, its officers, officials, agents, employees, and volunteers.
- (e) The Contractor's insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability.

5.3. Deductible or Self-Insured Retention. If any of such policies provide for a deductible or self-insured retention to provide such coverage, the amount of such deductible or self-insured retention shall be approved in advance by City. No policy of insurance issued as to which the City is an additional insured shall contain a provision which requires that no insured except the named insured can satisfy any such deductible or self-insured retention.

5.4. Certificates of Insurance. Contractor shall provide to City certificates of insurance showing the insurance coverages and required endorsements described above, in a form and content approved by City, prior to performing any services under this Agreement. The certificates of insurance shall be attached hereto as Exhibit "D" and incorporated herein by this reference.

5.5. Non-Limiting. Nothing in this Section shall be construed as limiting in any way, the indemnification provision contained in this Agreement, or the extent to which Contractor may be held responsible for payments of damages to persons or property.

## 6.0. GENERAL PROVISIONS

6.1. Entire Agreement. This Agreement constitutes the entire agreement between the parties with respect to any matter referenced herein and supersedes any and all other prior writings and oral negotiations. This Agreement may be modified only in writing, and signed by the parties in interest at the time of such modification. The terms of this Agreement shall prevail over any inconsistent provision in any other contract document appurtenant hereto, including exhibits to this Agreement.

6.2. Representatives. The City Manager or his or her designee shall be the representative of City for purposes of this Agreement and may issue all consents, approvals, directives and agreements on behalf of the City, called for by this Agreement, except as otherwise expressly provided in this Agreement.

Contractor shall designate a representative for purposes of this Agreement who shall be authorized to issue all consents, approvals, directives and agreements on behalf of Contractor called for by this Agreement, except as otherwise expressly provided in this Agreement.

6.3. Project Managers. City shall designate a Project Manager to work directly with Contractor in the performance of this Agreement.

Contractor shall designate a Project Manager who shall represent it and be its agent in all consultations with City during the term of this Agreement. Contractor or its Project Manager shall attend and assist in all coordination meetings called by City.

6.4. Notices. Any notices, documents, correspondence or other communications concerning this Agreement or the work hereunder may be provided by personal delivery or mail and shall be addressed as set forth below. Such communication shall be deemed served or delivered: (a) at the time of delivery if such communication is sent by personal delivery, and (b) 48 hours after deposit in the U.S. Mail as reflected by the official U.S. postmark if such communication is sent through regular United States mail.

IF TO CONTRACTOR:

Care Ambulance Service, Inc.  
1517 W. Braden Court  
Orange, CA 92868  
Tel: (714) 288-3800  
Attn: Troy Hagen

IF TO CITY:

City of Costa Mesa  
77 Fair Drive  
Costa Mesa, CA 92626  
Tel: (714) 754-5603  
Attn: Jason Pyle

Courtesy copy to:

City of Costa Mesa  
77 Fair Drive  
Costa Mesa, CA 92626  
Attn: Finance Dept. | Purchasing

6.5. Drug-Free Workplace Policy. Contractor shall provide a drug-free workplace by complying with all provisions set forth in City's Council Policy 100-5, attached hereto as Exhibit "E" and incorporated herein by reference. Contractor's failure to conform to the requirements set forth in Council Policy 100-5 shall constitute a material breach of this Agreement and shall be cause for immediate termination of this Agreement by City.

6.6. Attorneys' Fees. In the event that litigation is brought by any party in connection with this Agreement, the prevailing party shall be entitled to recover from the opposing party all costs and expenses, including reasonable attorneys' fees, incurred by the prevailing party in the exercise of any of its rights or remedies hereunder or the enforcement of any of the terms, conditions, or provisions hereof.

6.7. Governing Law. This Agreement shall be governed by and construed under the laws of the State of California without giving effect to that body of laws pertaining to conflict of laws. In the event of any legal action to enforce or interpret this Agreement, the parties hereto agree that the sole and exclusive venue shall be a court of competent jurisdiction located in Orange County, California.

6.8. Assignment. Contractor shall not voluntarily or by operation of law assign, transfer, sublet or encumber all or any part of Contractor's interest in this Agreement without City's prior written consent. Any attempted assignment, transfer, subletting or encumbrance shall be void and shall constitute a breach of this Agreement and cause for termination of this Agreement. Regardless of City's consent, no subletting or assignment shall release Contractor of Contractor's obligation to perform all other obligations to be performed by Contractor hereunder for the term of this Agreement.

6.9. Indemnification and Hold Harmless. Contractor agrees to defend, indemnify, hold free and harmless the City, its elected officials, officers, agents and employees, at Contractor's sole expense, from and against any and all claims, actions, suits or other legal proceedings brought against the City, its elected officials, officers, agents and employees arising out of the performance of the Contractor, its employees, and/or authorized subcontractors, of the work undertaken pursuant to this Agreement. The defense obligation provided for hereunder shall apply without any advance showing of negligence or wrongdoing by the Contractor, its employees, and/or authorized subcontractors, but shall be required whenever any claim, action, complaint, or suit asserts as its basis the negligence, errors, omissions or misconduct of the Contractor, its employees, and/or authorized subcontractors, and/or whenever any claim, action, complaint or suit asserts liability against the City, its elected officials, officers, agents and employees based upon the work performed by the Contractor, its employees, and/or authorized subcontractors under this Agreement, whether or not the Contractor, its employees, and/or authorized subcontractors are specifically named or otherwise asserted to be liable. Notwithstanding the foregoing, the Contractor shall not be liable for the defense or indemnification of the City for claims, actions, complaints or suits arising out of the sole active negligence or willful misconduct of the City. This provision shall supersede and replace all other indemnity provisions contained either in the City's specifications or Contractor's Proposal, which shall be of no force and effect.

6.10. Independent Contractor. Contractor is and shall be acting at all times as an independent contractor and not as an employee of City. Contractor shall have no power to incur any debt, obligation, or liability on behalf of City or otherwise act on behalf of City as an agent. Neither City nor any of its agents shall have control over the conduct of Contractor or any of Contractor's employees, except as set forth in this Agreement. Contractor shall not, at any time, or in any manner, represent that it or any of its agents or employees are in any manner agents or employees of City. Contractor shall secure, at its sole expense, and be responsible for any and all payment of Income Tax, Social Security, State Disability Insurance Compensation, Unemployment Compensation, and other payroll deductions for Contractor and its officers, agents, and employees, and all business licenses, if any are required, in connection with the services to be performed hereunder. Contractor shall indemnify and hold City harmless from any and all taxes, assessments, penalties, and interest asserted against City by reason of the independent contractor relationship created by this Agreement. Contractor further agrees to indemnify and hold City harmless from any failure of Contractor to comply with the applicable worker's compensation laws. City shall have the right to offset against the amount of any fees due to Contractor under this Agreement any amount due to City from Contractor as a result of Contractor's failure to promptly pay to City any reimbursement or indemnification arising under this paragraph.

6.11. PERS Eligibility Indemnification. In the event that Contractor or any employee, agent, or subcontractor of Contractor providing services under this Agreement claims or is determined by a court of competent jurisdiction or the California Public Employees Retirement System (PERS) to be eligible for enrollment in PERS as an employee of the City, Contractor shall indemnify, defend, and hold harmless City for the payment of any employee and/or employer contributions for PERS benefits on behalf of Contractor or its employees, agents, or subcontractors, as well as for the payment of any penalties and interest on such contributions, which would otherwise be the responsibility of City.

Notwithstanding any other agency, state or federal policy, rule, regulation, law or ordinance to the contrary, Contractor and any of its employees, agents, and subcontractors

providing service under this Agreement shall not qualify for or become entitled to, and hereby agree to waive any claims to, any compensation, benefit, or any incident of employment by City, including but not limited to eligibility to enroll in PERS as an employee of City and entitlement to any contribution to be paid by City for employer contribution and/or employee contributions for PERS benefits.

6.12. Cooperation. In the event any claim or action is brought against City relating to Contractor's performance or services rendered under this Agreement, Contractor shall render any reasonable assistance and cooperation which City might require.

6.13. Ownership of Documents. All findings, reports, documents, information and data including, but not limited to, computer tapes or discs, files and tapes furnished or prepared by Contractor or any of its subcontractors in the course of performance of this Agreement, shall be and remain the sole property of City. Contractor agrees that any such documents or information shall not be made available to any individual or organization without the prior consent of City. Any use of such documents for other projects not contemplated by this Agreement, and any use of incomplete documents, shall be at the sole risk of City and without liability or legal exposure to Contractor. City shall indemnify and hold harmless Contractor from all claims, damages, losses, and expenses, including attorneys' fees, arising out of or resulting from City's use of such documents for other projects not contemplated by this Agreement or use of incomplete documents furnished by Contractor. Contractor shall deliver to City any findings, reports, documents, information, data, in any form, including but not limited to, computer tapes, discs, files audio tapes or any other related items as requested by City or its authorized representative, at no additional cost to the City.

6.14. Public Records Act Disclosure. Contractor has been advised and is aware that this Agreement and all reports, documents, information and data, including, but not limited to, computer tapes, discs or files furnished or prepared by Contractor, or any of its subcontractors, pursuant to this Agreement and provided to City may be subject to public disclosure as required by the California Public Records Act (California Government Code section 6250 *et seq.*). Exceptions to public disclosure may be those documents or information that qualify as trade secrets, as that term is defined in the California Government Code section 6254.7, and of which Contractor informs City of such trade secret. The City will endeavor to maintain as confidential all information obtained by it that is designated as a trade secret. The City shall not, in any way, be liable or responsible for the disclosure of any trade secret including, without limitation, those records so marked if disclosure is deemed to be required by law or by order of the Court.

6.15. Conflict of Interest. Contractor and its officers, employees, associates and subcontractors, if any, will comply with all conflict of interest statutes of the State of California applicable to Contractor's services under this agreement, including, but not limited to, the Political Reform Act (Government Code sections 81000, *et seq.*) and Government Code section 1090. During the term of this Agreement, Contractor and its officers, employees, associates and subcontractors shall not, without the prior written approval of the City Representative, perform work for another person or entity for whom Contractor is not currently performing work that would require Contractor or one of its officers, employees, associates or subcontractors to abstain from a decision under this Agreement pursuant to a conflict of interest statute.

6.16. Responsibility for Errors. Contractor shall be responsible for its work and results under this Agreement. Contractor, when requested, shall furnish clarification and/or explanation as may be required by the City's representative, regarding any services rendered under this Agreement at no additional cost to City. In the event that an error or omission attributable to

Contractor occurs, then Contractor shall, at no cost to City, provide all necessary design drawings, estimates and other Contractor professional services necessary to rectify and correct the matter to the sole satisfaction of City and to participate in any meeting required with regard to the correction.

6.17. Prohibited Employment. Contractor will not employ any regular employee of City while this Agreement is in effect.

6.18. Order of Precedence. In the event of an inconsistency in this Agreement and any of the attached Exhibits, the terms set forth in this Agreement shall prevail. If, and to the extent this Agreement incorporates by reference any provision of any document, such provision shall be deemed a part of this Agreement. Nevertheless, if there is any conflict among the terms and conditions of this Agreement and those of any such provision or provisions so incorporated by reference, this Agreement shall govern over the document referenced.

6.19. Costs. Each party shall bear its own costs and fees incurred in the preparation and negotiation of this Agreement and in the performance of its obligations hereunder except as expressly provided herein.

6.20. No Third Party Beneficiary Rights. This Agreement is entered into for the sole benefit of City and Contractor and no other parties are intended to be direct or incidental beneficiaries of this Agreement and no third party shall have any right in, under or to this Agreement.

6.21. Headings. Paragraphs and subparagraph headings contained in this Agreement are included solely for convenience and are not intended to modify, explain or to be a full or accurate description of the content thereof and shall not in any way affect the meaning or interpretation of this Agreement.

6.22. Construction. The parties have participated jointly in the negotiation and drafting of this Agreement. In the event an ambiguity or question of intent or interpretation arises with respect to this Agreement, this Agreement shall be construed as if drafted jointly by the parties and in accordance with its fair meaning. There shall be no presumption or burden of proof favoring or disfavoring any party by virtue of the authorship of any of the provisions of this Agreement.

6.23. Amendments. Only a writing executed by the parties hereto or their respective successors and assigns may amend this Agreement.

6.24. Waiver. The delay or failure of either party at any time to require performance or compliance by the other of any of its obligations or agreements shall in no way be deemed a waiver of those rights to require such performance or compliance. No waiver of any provision of this Agreement shall be effective unless in writing and signed by a duly authorized representative of the party against whom enforcement of a waiver is sought. The waiver of any right or remedy in respect to any occurrence or event shall not be deemed a waiver of any right or remedy in respect to any other occurrence or event, nor shall any waiver constitute a continuing waiver.

6.25. Severability. If any provision of this Agreement is determined by a court of competent jurisdiction to be unenforceable in any circumstance, such determination shall not affect the validity or enforceability of the remaining terms and provisions hereof or of the offending provision in any other circumstance. Notwithstanding the foregoing, if the value of this Agreement, based upon the substantial benefit of the bargain for any party, is materially impaired,

which determination made by the presiding court or arbitrator of competent jurisdiction shall be binding, then both parties agree to substitute such provision(s) through good faith negotiations.

6.26. Counterparts. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original. All counterparts shall be construed together and shall constitute one agreement.

6.27. Corporate Authority. The persons executing this Agreement on behalf of the parties hereto warrant that they are duly authorized to execute this Agreement on behalf of said parties and that by doing so the parties hereto are formally bound to the provisions of this Agreement.

**IN WITNESS WHEREOF**, the parties hereto have caused this Agreement to be executed by and through their respective authorized officers, as of the date first above written.

**CONTRACTOR**

\_\_\_\_\_  
Signature

Date: \_\_\_\_\_

\_\_\_\_\_  
[Name and Title]

\_\_\_\_\_  
Social Security or Taxpayer ID Number

**CITY OF COSTA MESA**

\_\_\_\_\_  
Thomas Hatch  
City Manager

Date: \_\_\_\_\_

**ATTEST:**

\_\_\_\_\_  
Brenda Green  
City Clerk

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Thomas Duarte  
City Attorney

Date: \_\_\_\_\_

APPROVED AS TO INSURANCE:

\_\_\_\_\_  
Ruth Wang  
Risk Management

Date: \_\_\_\_\_

APPROVED AS TO CONTENT:

\_\_\_\_\_  
Jason Pyle  
Project Manager

Date: \_\_\_\_\_

DEPARTMENTAL APPROVAL:

\_\_\_\_\_  
Daniel Stefano  
Fire Chief

Date: \_\_\_\_\_

APPROVED AS TO PURCHASING:

\_\_\_\_\_  
Colleen O'Donoghue  
Assistant Finance Director

Date: \_\_\_\_\_



**EXHIBIT A**  
**SCOPE OF WORK**

## **SCOPE OF WORK FOR AMBULANCE OPERATOR SERVICES**

### **A. Introduction to Scope of Work**

#### 1. Authority

The core function of local government is to provide for the essential needs of the community it serves, which includes firefighting/rescue and ambulance/Emergency Medical Services (EMS) that are critical to the protection and preservation of life, health, and property (California Government Code, Title 5, Division 2, Part 1, Section 54980). This Request for Proposals (RFP) was authorized by the Fire Chief of the City of Costa Mesa Fire & Rescue Department (CMF&R) pursuant to the City of Costa Mesa's Section 54980 powers, and also according to the City's sovereign and absolute authority over the provision, administration, and operational control of all prehospital EMS within its jurisdiction including, but not limited to, emergency ambulance response and patient transport services at both the Basic Life Support and Advanced Life Support levels, pursuant to Section 1797.201 of the California Health & Safety Code (Division 2.5, Chapter 4, Article 1).

#### 2. History

CMF&R has a rich history of protecting the citizens of Costa Mesa that formally began in 1956 when it became an official Fire Department staffed by professional firefighters. Along with all the other myriad critical functions performed by CMF&R, in 1975 the Paramedic Program was implemented along with the deployment of the City's first Rescue Ambulance staffed by Firefighter-Paramedics. Since that time, CMF&R has continuously adapted to changing community and operational needs by utilizing public-private partnerships with various ambulance companies, while at all times maintaining complete administrative and operational control over those companies regarding the ambulances operating within the City's jurisdiction and/or as part of the City's EMS System according to its authority and duty under sections 54980 and 1797.201.

#### 3. Mission

One of the many critical functions of CMF&R is the provision of prehospital EMS. The primary mission of CMF&R EMS is to optimize patient outcome by providing superior quality prehospital care in a proficient and compassionate manner. In furtherance of this goal, it is imperative that all aspects of the Costa Mesa EMS system and the patient "continuum of care" function as effectively and as efficiently as possible. The transportation of patients with medical emergencies from the incident scene to the appropriate emergency receiving center is one of the most important aspects of the EMS system and continuum of care. Therefore, all requirements and conditions listed in this document are written with the specific intent to ensure the most optimal emergency ambulance transportation system possible based on the following parameters:

- a. **Patient Care** - Superior patient care provided proficiently and compassionately by Paramedics and EMTs who conduct themselves with integrity and humility.
- b. **Resource Utilization** - Deployment of resources in a manner that is operationally efficient and maximally effective in achieving the best patient outcomes practical.
- c. **System Adaptability** - Maximum flexibility for ongoing adaptation to the rapid changes in EMS/prehospital care specifically, and community health and safety generally.
- d. **Fiscal Prudence** - Fair and reasonable cost recovery plan with a compassionate billing and collection policy that achieves an enhanced level of service and more efficient deployment model without increasing costs to the local taxpayer.

4. Philosophy

This RFP is an official and legal document written by CMF&R in our solemn role as advocates for, and protectors of, the citizens of Costa Mesa. It is important to know that, notwithstanding the strict standards and requirements enumerated, it is our sincere desire and intent to work with the prevailing organization in the spirit of friendship, cooperation, and mutual respect, and with sensitivity to its needs, interests, and concerns, as we strive together to provide the highest quality prehospital care possible.

5. Consultant

The City has contracted with A.P. Triton, LLC, as the primary and sole consultant to facilitate the administration of this RFP process due to their experience and expertise in the EMS industry with ambulance transportation and billing issues, RFP processes, and prehospital care generally as a vital component of our nation's healthcare system.

6. Scope of Work Overview

The City is soliciting proposals from qualified organizations to contract for the provision of ambulance operator staffing services, and ambulance transportation related services, for the Costa Mesa Fire & Rescue Department in furtherance of its EMS mission. All ambulance services described in this RFP document and Scope of Work refer only to *ground* ambulance services. CMF&R desires to staff three (3) 24-hour units with dedicated EMTs provided by Contractor. The City intends to bill and collect for all services provided by Contractor. The City shall provide city-owned ambulances for Contractor's EMTs to operate. The Scope of Work to be provided by Contractor may be categorized into four (4) service tiers:

- a. **First Tier Service: Ambulance Operators**
- b. **Second Tier Service: Reserve Ambulances**

- c. **Third Tier Service: Surge Plan**
- d. **Fourth Tier Service: Mutual Aid**

**B. Terminology** – The terminology and definitions listed below are for use in this Scope of Work section exclusively and, therefore, may have different meanings than used or defined elsewhere.

**ALS** – Advanced Life Support. Paramedics are authorized to provide this higher level of care.

**BLS** – Basic Life Support. Both EMTs and Paramedics can provide this level of care.

**CITY** – The municipal government agency that humbly serves the citizens of Costa Mesa.

**CMCC** – Costa Mesa Communications Center. Dispatches Fire & Police for the City.

**CMF&R** – Costa Mesa Fire & Rescue Department.

**CONTRACTOR** – The organization that is selected and awarded a contract to provide the services (Scope of Work) described in this RFP document. Used interchangeably and synonymously with “Proposer” depending on the context.

**EMS** – Emergency Medical Services. Usually refers to the prehospital environment.

**EMT** – Emergency Medical Technician. State-certified to provide BLS level care.

**AO** – Ambulance Operator. An EMT employed by Contractor who is assigned to a CMF&R Rescue Ambulance.

**MICP** – Mobile Intensive Care Paramedic. State licensed to provide BLS *and* ALS level care.

**OCEMS** – Orange County Emergency Medical Services Agency.

**PROPOSER** – An organization that submits a proposal and competes in the RFP process. Used interchangeably and synonymously with “Contractor” depending on the context.

**RESCUE AMBULANCE** – An apparatus owned by the City and controlled by CMF&R that is capable of transporting patients with medical emergencies. Some Rescue Ambulances may be staffed by CMF&R Firefighter Paramedics, and some may be staffed by Contractor’s EMTs (known as AOs: Ambulance Operators), based on the Department’s operational needs.

**RFP** – The “City of Costa Mesa Request for Proposal for Ambulance Operator Services” (i.e., this document).

**PROPOSAL** – The official response to this RFP by an organization that is competing in the RFP process that usually refers to a Proposer’s formal written responses, but may also refer more broadly to all statements, materials, and actions by a Proposer as part of the official RFP process (e.g., Oral Presentation statements, compliance with RFP process procedural requirements, etc.)

**C. General Requirements**

1. Performance Expectations – Contractor shall perform all contractual services in accordance with both the letter and spirit of all requirements, conditions, specifications, expectations, and other parameters delineated in the contract, to the complete satisfaction of CMF&R. All statements made and actions taken by Contractor in the execution of contractual obligations shall be done in a prudent, professional, and courteous manner that supports and/or advances CMF&R’s EMS mission of optimizing patient outcome by providing superior quality patient care with proficiency and compassion. Most important, Contractor decision making and conduct shall always be guided by and reflect only the highest ethical standards, comport with the principles of fairness and equal justice, and demonstrate respect and dignity for all human beings.
2. Contract Performance Costs – Unless otherwise indicated, all expenses necessary to meet RFP/contract requirements and/or perform contractual services and obligations will be paid solely by Contractor.
3. Contract Performance Standards – During the contract period, Contractor will be responsible for ensuring that all facilities, properties, vehicles, materiel, and documents/records used or available for use in the performance of contractual services and/or in the execution of contractual obligations are in good condition, fully functional, and maintained in a clean, orderly, and organized manner.
4. Inter-Agency Communications – Contractor shall designate one person as its official liaison to CMF&R who will serve as the primary contact and interface, and whose office shall be in Orange County, as close to Costa Mesa as practical. In order to foster teamwork and efficiency, it is imperative that there be an outstanding working relationship and excellent communications between agencies and agency liaisons.
5. Field Supervisor – Contractor shall ensure that, during each 24-hour shift, there is a designated Field Supervisor, stationed within Costa Mesa or at another location within Orange County as close to Costa Mesa as practical, who is immediately available by mobile phone and/or 800 MHz radio to the on-duty Battalion Chief or designee at all times during the shift. The Field Supervisor shall be able to respond to any incident within 20 minutes of being requested by CMF&R. All Field Supervisors must be qualified and capable of implementing and operating within the Incident Command System including the county MCI plan as well as all other OCEMS protocols.

6. Legal Compliance – Contractor shall ensure that ambulance personnel have sufficient understanding of, and are at all times in compliance with, all applicable EMS-related laws (federal, state, local), including, but not limited to: 1) California Health & Safety Code, Division 2.5; 2) California Code of Regulations, Title 22, Division 9, Chapter 2; and 3) California Vehicle Code.
7. Protocols Compliance – Contractor shall ensure that ambulance personnel comply with all OCEMS and CMF&R protocols (i.e., official rules, policies, procedures, standing orders, guidelines, etc.), as well as Contractor’s internal protocols. Contractor, including any individual ambulance operator, shall immediately bring to the attention of CMF&R any protocol that appears to conflict with other protocols in order to reconcile the inconsistency, contradiction, and/or ambiguity.
8. Time Standards – The Agreement issued as a result of this RFP will include a one hundred percent (100%) compliance to the response time standards specified to all areas of the City and its operational areas.
9. Equality of Care – Contractor shall provide all services in the Scope of Work without regard to the patient's national origin, ethnicity, color, religion, sexual orientation, gender, age, insurance status, or ability/inability to pay. Any violation of this policy will be deemed a major breach and grounds for immediate contract termination.
10. CQI Plan – Contractor shall develop and maintain a comprehensive and relevant Continuous Quality Improvement plan and system that compliments and interfaces with CMF&R’s CQI plan / quality management system
11. Continuing Education – Contractor shall ensure that relevant and frequent education and training courses are offered to assist field personnel in maintaining certification/licensure as defined in California Code of Regulations Title 22, Chapters 2, 4 and 11 and, to the extent possible, shall be built upon observation and findings derived from the Quality Assurance / Continuous Quality Improvement.
12. Pilot Programs / Research Projects – Contractor shall participate in all OCEMS-approved pilot programs or research projects as requested by CMF&R. Contractor agrees that their participation shall entail no additional cost to the City. Contractor further agrees that services provided under pilot programs or research projects shall be in addition to the other services described herein.
13. Comprehensive & Responsive Proposal – Proposals should fully demonstrate and explain how the Proposer would meet all the requirements and expectations specified in the RFP document, including the Scope of Work and all other attachments and addendums. Although many items in this RFP document will have express language such as “proposals shall include...,” Proposers should not infer that just because such similar language is absent regarding other items that they can omit explanations of how they would satisfy the letter or intent of those items.
14. Incorporation by Reference – The Proposal submitted in response to this RFP will be retained and will be incorporated and referenced, and made a part of the

final Agreement, except that in the case of any conflicting provisions, the provisions contained in the final Agreement shall prevail.

15. Consultant Fees – Reimbursement for the Consultant utilized by CMF&R for the development and implementation for this RFP process shall not exceed \$100,000.

**D. First Tier Services: AMBULANCE OPERATORS**

1. **General** – Contractor shall provide staffing for three (3) CMF&R Rescue Ambulance units for each 24-hour shift, 365 days per year, for a total of 26,280 yearly unit hours. Contractor shall ensure that all three Rescue Ambulances are at all times staffed by two (2) Emergency Medical Technicians (EMTs).
  - a. The Proposal shall describe the staffing model(s) that will be used to meet the minimum number of unit hours required. The Proposal shall include staffing models of 24-, 12-, and 8-hour shifts, and any additional innovative approaches that would meet the minimum number of unit hours required. Proposer shall provide a breakdown of salaries and benefits for each model to ensure compliance with state and federal labor laws.
2. **AO Eligibility & Selection Criteria** – The Proposal shall describe the specific **criteria** that will be used to determine which EMTs are qualified to become a AO, and also the specific **process** by which qualified EMTs would be selected for assignment to a CMF&R Rescue Ambulance.
  - a. Staffing Principles – Contractor shall take all necessary steps, and make all reasonable efforts, to ensure that the EMTs on its AO eligibility list are well qualified, sufficiently experienced, proven reliable and responsible, and who possess the interpersonal characteristics and skills necessary for them to function effectively as part of the CMF&R team.
3. **Credentials Tracking & Renewal** – The Proposal shall describe the system that will be used to monitor expiration dates of required credentials for all AOs to prevent lapses in certification, and to facilitate the renewal process. Contractor shall be responsible for ensuring that all AO credentials—including, but not limited to, state EMT certification and OCEMS accreditation—are renewed in a timely manner. AOs with expired/lapsed credentials will be deemed a major breach and grounds for immediate contract termination.
4. **Cognitive & Psychomotor Proficiency** — The Proposal shall describe the education and training system that will be used to ensure that all EMTs employed by Contractor—AOs and otherwise—maintain proficiency in all relevant BLS-level clinical skills and knowledge, including all applicable OCEMS protocols.
5. **General Employment Policies**
  - a. Employee Wellness & Personnel Assistance Resources – The Proposal shall describe in detail the Proposer’s Employee Wellness & Personnel Assistance programs and/or resources.

- b. Criminal Background Check – Contractor shall comply with state EMS Authority and OCEMS criminal history check requirements for all of its employees who work in Orange County as EMTs. Contractor shall contact all references given on applications, including but not limited to, any former EMS employers.
- c. Physical Fitness Testing & Training – The Proposal shall describe any physical fitness testing or training used as part of the initial hiring process and/or ongoing health maintenance.
- d. Medical Examination / Health Screening – The Proposal shall describe the specific process used for pre-employment and/or ongoing screening.
- e. OCEMS Protocols – The Proposal shall describe the process used to ensure that all ambulance personnel—AOs and otherwise—are sufficiently knowledgeable and proficient in all relevant OCEMS protocols.
- f. Driver History – Contractor shall require all ambulance driver candidates in its employ to submit a current California Department of Motor Vehicles Driving Record Report as requested by CMF&R. Contractor shall utilize the California Department of Motor Vehicles Pull Notice Program for all ambulance personnel in its employ.
- g. Driver Training Program – Contractor shall require all ambulance personnel in its employ to successfully complete an approved emergency ambulance driver- training program to ensure that ambulances are operated in a legal and safe manner. The driver-training program should be designed to verify driving proficiency upon hire and at reasonably spaced periodic intervals. The driver program shall meet or exceed industry standards. Contractor shall ensure that its vehicles are at all times operated in a safe manner.
- h. Vehicle & Equipment Familiarity – Contractor shall ensure that all EMTs who staff any ambulance are thoroughly familiar with all aspects of vehicle operation, and the location and use of all on-board equipment and supplies. This includes all aspects regarding the use of the MED-10 radio.
- i. Recruitment & Retention – It is very important that Contractor attracts the highest quality EMTs in the industry as possible. The Proposal must describe Proposer’s compensation and benefits plans and provide at least a general indication as to how the plans compare to the other similar organizations in the county in terms of attracting and retaining EMTs. The Proposal must also describe Proposer’s recruitment strategy.

**6. Uniforms & Personal Protective Equipment**

- a. Uniforms – AOs shall wear uniforms that are selected by CMF&R for the exclusive use by AOs when functioning as an on-duty AO on a CMF&R Rescue Ambulance. AO uniform requirements may be changed



at any time during the duration of the contract at the sole discretion of the Fire Chief.

- b. Personal Protective Equipment (PPE) – Contractor shall ensure that AOs have the appropriate PPE that meets national safety standards for EMS personnel, to include helmet, reflective vest, brush jacket, leather gloves, eye protection, and ear/hearing protection.
- c. Portable 800 MHz Radios – Contractor shall be responsible for, and bear all costs regarding, the provision of portable OCEMS-system compatible 800 MHz radios for each on-duty AO to enable AOs to communicate with CMF&R personnel for safety and operational reasons. Due to the importance of safety and good team communications, portable 800 MHz radios will be deemed part of the uniform for on-duty AOs.
- d. Costs – Contractor or their employees shall bear all uniform and PPE related costs except where specified otherwise, including cleaning, maintenance, repair, and replacement. Before commencement of the contract period, CMF&R and Contractor will mutually agree on the specific brand/model/type of PPE to be used.

#### 7. **AO Appearance & Behavior**

- a. CMF&R Policies/Procedures – Contractor shall ensure that AOs adhere to all relevant CMF&R policies/procedures regarding appearance and behavior. CMF&R will provide Contractor copies of all relevant CMF&R policies/procedures before commencement of the contract period to give Contractor adequate time for the selection, assignment, and preparation of AOs.
- b. General Appearance – Contractor shall ensure that AOs at all times look and act in a professional manner to instill confidence in the citizens we serve, and to preserve the reputation of CMF&R, the City of Costa Mesa, and the Fire Service/EMS profession generally.
- c. Grooming & Hygiene – AOs shall be clean and well groomed at all times while on-duty or otherwise representing CMF&R, and exercise good personal hygiene habits in accordance with CMF&R policies, procedures, and standards.
- d. Mental Alertness – AOs shall report for duty well rested, alert, and not under the influence of any substance, legal or illegal, that may impair their judgment and/or performance.
- e. Physical Fitness – AOs shall keep themselves at a level of physical fitness sufficient to ensure they are capable of performing all the physical functions expected of an EMT and Ambulance Operator.
- f. Conduct – AOs shall always act in a safe, professional, and courteous manner.

- g. Advocacy – AOs are deemed part of the Costa Mesa EMS system, and are therefore expected to always act in the best interests of the Costa Mesa EMS system and the patients who depend on us.

**8. Facilities**

- a. Ambulance Station / Crew Quarters – The Proposal shall describe in detail the facilities that will be used to comply with the terms of the contract and the delivery of the services.
- b. Security – The Proposal shall describe the security plan/measures that will be used to adequately protect the personnel, equipment, supplies, and Rescue Ambulances while in quarters.
- c. Inspections – The on-duty Battalion Chief or designee will have the authority, but not the obligation, to inspect all facilities, properties, vehicles, and documents/records used or available for use in the performance of contractual services and/or in the execution of contractual obligations. Contractor refusal to permit such an inspection will be deemed a major breach and grounds for immediate contract termination.

**9. Operations**

- a. Dispatch – Contractor shall be solely responsible for obtaining, installing, and maintaining a ring-down telephone system as needed that directly links CMCC to all AO crews, and will be solely responsible for all installation, maintenance, repair, and other related costs necessary to ensure that the line remains operational at all times.
- b. Incident Command & Patient Authority – Responsibility for patient care and authority to make assessment, treatment, and/or transport decisions vests with CMF&R personnel (Paramedics particularly, if on scene). AOs will work under the direction of the CMF&R Captain/Incident Commander and/or the Paramedics in charge of the patient and/or incident. AO actions should be in support of, and consistent with, CMF&R efforts, and AOs should respond to the directions of CMF&R personnel in a positive and affirmative manner.

- 10. **Time Standards** – The following ground ambulance time standards must be met at a compliance rate of at least 90% (fractile) by AO crews. Monetary penalties will be applied for non-compliance with time standards.

ALARM to ENROUTE INTERVAL, 07:00 - 20:00	≤ 1 minute
ALARM to ENROUTE INTERVAL, 20:00 - 07:00	≤ 2 minutes
ENROUTE to ON SCENE INTERVAL, CODE-3	≤ 10 minutes
ENROUTE to ON SCENE INTERVAL, CODE-2	≤ 15 minutes

## E. Second Tier Services: RESERVE AMBULANCES

1. **Reserve Ambulances** – There will be times when CMF&R Rescue Ambulances staffed by AOs must be taken out of service for mechanical problems, routine maintenance, operational needs, or other various reasons. During these situations, Contractor must be able to immediately provide a fully operational emergency ambulance for any single or all AO crews until their City-owned Rescue Ambulance is put back into service.
  - a. The Proposal shall describe the capacity and plan for providing reserve ambulances in these situations.
2. **Vehicle Specifications** – The Proposal shall describe the specific vehicles that will be used as reserve ambulances for CMF&R
3. **Minimum Required Equipment / Supplies / Inventory**
  - a. On-Board 800 MHz Radio - Each reserve ambulance shall be equipped with an on-board 800 MHz radio.
  - b. Automatic Vehicle Locator (AVL) System – Each reserve ambulance shall be equipped with AVL hardware and software / GPS system that interfaces with CMCC / CMF&R.
  - c. Headset Communication System – Each reserve ambulance shall have a headset communication system that provides hearing protection during Code-3 transports and allows for communication between the ambulance driver (1 headset), and at least two CMF&R EMTs or Paramedics in the patient compartment (2 headsets).
  - d. Medical Equipment & Supplies Inventory – Contractor shall ensure that the medical equipment and supplies inventory of all reserve ambulances complies with OCEMS protocols.
  - e. Standardized Inventory – The Proposal shall describe the plan/system to ensure standardization of EMS equipment and supplies of rescue ambulances with the EMS equipment and supplies used by CMF&R.
  - f. Ambulance Supplies Restock System – Contractor shall be responsible for, and pay all costs in furtherance of, ensuring that all reserve ambulances are at all times equipped and supplied with the minimum required inventory. The Proposal shall describe the supply/restock system generally and explain how reserve ambulances will be restocked specifically.
4. **Maintenance & Repair**– Contractor shall be responsible and bear all costs for all routine preventive maintenance and repairs of reserve ambulances. Contractor shall adhere to its maintenance and maintenance records plan during the contract period. Disruption in service due to Contractor’s non-compliance with the maintenance plan will be considered a major breach and grounds for immediate contract termination.

- a. The Proposal shall describe the maintenance plan, vehicle service records system, and mechanism for allowing CMF&R to inspect vehicle service records.

5. **Vehicle Replacement**

- a. General Replacement Policy - Whenever a reserve ambulance must be taken out of service for any reason (including mechanical failure and scheduled preventive maintenance) and for any length of time (temporarily or permanently), Contractor shall ensure that a replacement ambulance is immediately provided that meets the same requirements/specifications.
- b. The Proposal shall describe the replacement ambulance plan, including the designations (unit number) and specifications and mileage of the planned replacement ambulances.

F. **Third Tier Services: SURGE PLAN**

1. **Surge Capacity Defined** – For purposes of this RFP and subsequent Agreement with the prevailing Proposer, Surge Capacity is defined as the maximum delivery of emergency ambulance response and transportation services that the City of Costa Mesa EMS System is capable of providing when all of its available and potential resources are mobilized. Both CMF&R and Contractor must have plans in place to handle routine foreseeable surge situations (e.g., during periods of heavy call volume, including isolated Multiple Casualty Incidents), as well as larger scale sudden disaster situations or major Multiple Casualty Incidents affecting multiple EMS jurisdictions at the county or state levels.
2. **Surge Plan** – The Proposal shall describe the Surge Plan in all details, including additional costs, if any, and how those costs would be calculated.
3. **Vehicle Specifications** – Contractor may use any ambulance in its fleet for surge purposes so long as it meets or exceeds the requirements of the California Highway Patrol, the California Department of Motor Vehicles, the United States Department of Transportation, and the Orange County EMS Agency. Ambulances used for surge purposes do not necessarily have to be Type III Dual Rear Wheel vehicles (i.e., they may be Type I, II, or III).
4. **Minimum Required Equipment / Supplies / Inventory**
  - a. On-Board 800 MHz Radio – Surge ambulances shall be equipped with an on- board 800 MHz radio
  - b. Medical Equipment & Supplies Inventory – Contractor shall ensure that the medical equipment and supplies inventory of all surge ambulances complies with OCEMS protocols.
  - c. Ambulance Supplies Restock System – Contractor shall be responsible for, and pay all costs in furtherance of, ensuring that all surge ambulances are at all times equipped and supplied with the minimum required inventory.

- i. The proposal shall describe Proposer's supply/restock system and explain its plan for restocking surge ambulances.
  - ii. Since CMF&R desires to have as standardized an inventory as possible between agencies, Proposer has the option of describing in the proposal any recommendation it may have to utilize CMF&R's main supplier (Bound Tree), and/or create a mechanism to restock from CMF&R's EMS Central Supply and reimburse CMF&R accordingly, and/or any other reasonable and creative idea. Such recommendations will be considered by CMF&R, but not necessarily implemented.
5. **Special Events** – CMF&R will sometimes utilize its AO-staffed Rescue Ambulances for non-emergency purposes that will normally be scheduled in advance on the CMF&R Master Calendar (e.g., sports, community education, training, etc.). During these special events, Contractor shall provide a backup ambulance and crew for the duration of the event, to cover for the Rescue Ambulance involved and allow them to participate without interruption, provided CMF&R gives Contractor sufficient advance notice. Rescue Ambulance crews participating in these events will be considered "in color," which is a state of conditional availability that means they should not be dispatched to respond to an incident unless requested by the on-duty Battalion Chief.
6. **Exclusivity Exception** – Contractor will be the exclusive provider of all surge/backup emergency ambulance services for CMF&R except in exigent and extenuating circumstances when, in the sole discretion of CMF&R personnel, it is in the patient's best interest to be transported by alternative means, which may include another ambulance company.
7. **Data Collection & Reporting** – Contractor shall track all relevant data from all surge/backup ambulance responses initiated by CMCC/CMF&R. Contractor shall prepare and submit a report (electronic/e-mail preferred) to CMF&R on a quarterly basis. Before commencement of the contract period, CMF&R and Contractor will meet to discuss and agree on the reporting format and the specific information to be included. Each quarterly report shall include, but not necessarily be limited to, the following:
  - a. Individual Incident Data (for each incident in a given 3-month period) – Date, CMF&R Incident Number, Ambulance Unit Number (indicate if another ambulance company was used), 911 Call Time, Alarm Time, Enroute Time, On Scene Time, At Patient Time, Scene Departure Time, At Hospital Time, Transfer of Care Time, Available Time, Alarm to Enroute Interval Time, Enroute to On Scene Interval Time.
  - b. Quarterly Incident Totals Data (includes all incidents during a given 3-month period) – Dispatches, Responses Upgraded to Code 3, Responses Cancelled Enroute, Ambulance Crew First At Patient (prior to CMF&R arrival), Dry Runs (arrived on scene but no transport), Resident BLS Transports, Resident ALS Transports, Non-Resident BLS Transports, Non-Resident ALS Transports, Responses Meeting Alarm to Enroute Interval Time Standard, Responses Exceeding Alarm to Enroute Interval Time

Standard, Responses Meeting Enroute to On Scene Interval Time  
Standard, Responses Exceeding Enroute to On Scene Interval Time  
Standard.

**G. Fourth Tier Services: MUTUAL AID**

1. **Mutual Aid Plan** – Contractor shall enter into an Agreement with a separate organization that is licensed, qualified, and capable of providing emergency ambulance response and transportation services for situations when there are no CMF&R or Contractor ambulances available. The Agreement between Contractor and the separate organization must be approved by the City before it may commence.

a. The Proposal shall describe the Mutual Aid plan/system in detail.

**EXHIBIT B**  
**CONTRACTOR'S PROPOSAL**

**EXHIBIT C**  
**FEE SCHEDULE**



## FEE SCHEDULE

### Compensation Package

	New Employee	After 2 Years Employment	After 5 Years Employment
Hourly Wage	Lowest \$ <u>13.25</u> h/r	Lowest \$ <u>13.72</u> h/r	Lowest \$ <u>14.16</u>
(Straight Time)	Highest \$ <u>13.50</u> h/r	Highest \$ <u>13.97</u> h/r	Highest \$ <u>14.38</u>
	Median \$ <u>13.25</u> h/r	Median \$ <u>13.72</u> h/r	Median \$ <u>14.16</u>

**Average number of hours per week for full time employee:** 56

**Average gross earning per year for full time employee:** \$47,125

Paid Vacation	<u>\$1,166</u> days/year	<u>\$1,756</u> days/year	<u>\$2,379</u> days/year
Paid Holiday	<u>11</u> days/year	<u>11</u> days/year	<u>11</u> days/year
Sick Leave Paid	<u>N/A</u> days/year	<u>N/A</u> days/year	<u>N/A</u> days/year

Continuing Ed. N/A hours/year N/A hours/year N/A hours/year

Uniform Allowance \$ 1,000 /year \$ 1,000 /year \$ 1,000 /year

Tuition Reimbursement \$ 0 /year \$ 0 /year \$ 0 /year

### **Health Care**

Medical 80 % covered 80 % covered 80 % covered  
\$ 1,400 deductible \$ 1,400 deductible \$ 1,400 deductible

Optical 0 %covered 0 %covered 0 %covered

Dental 0 %covered 0 %covered 0 %covered

**Stock Options** N/A

**Profit Sharing** N/A

**Day Care Services** N/A

**Career Development** N/A

**Pension Plan** ER Match 6% of annual gross wages

**Proposed Operating Budget**

**Expenses**

**Personnel**

EMT's		
Wages	\$ 918,000 (2018 wage rates)	
Benefits	\$ 275,000	
Other Personnel		
Wages	\$ N/A	
Benefits	\$ N/A	
<b>Subtotal</b>		\$ 1,193,000

**Vehicles**

Gasoline	\$ N/A	
Repair and Maintenance	\$ N/A	
Equipment lease/depreciation	\$ N/A	
<b>Subtotal</b>		\$ N/A

**Medical Equipment/Supplies**

Supplies	\$ N/A	
Equipment lease/depreciation	\$ N/A	
Maintenance and Repair	\$ N/A	
<b>Subtotal</b>		\$ N/A

**Other**

Rents and leases	\$ N/A	
Insurance	\$ 92,000	
Utilities and telephone	\$ N/A	
Office supplies and postage	\$ N/A	
Professional services	\$ N/A	
Taxes	\$ N/A	
Uniforms	\$ 15,000	
Admin	\$ 285,000	
Overhead	\$ 182,000	
<b>Subtotal</b>		\$ 574,000

**Total Operating Expenses** **\$ 1,767,000.00**

## Additional Expenses

### **(1) Reserve Ambulances (on as-needed basis)**

Hourly cost of a Reserve Unit/Ambulance, 4 hour minimum \$25.00 per hour

If City requires the use of a Reserve Unit/Ambulance, City shall pay Contractor for such use as follows:

- 0-60 days aggregate= \$0 hourly rate
- 60-90 days aggregate= 50% of Contractor's hourly rate
- 90+ aggregate days=100% of Contractor's hourly rate

### **(2) Surge Unit/Ambulance EMT Crew (on as-needed basis)**

Hourly cost of a Surge Unit/Ambulance EMT Crew, 1 hour minimum \$115.00 per hour

Billing to City for a Surge Unit/Ambulance EMT Crew shall begin when City places a call to Contractor requesting Surge Unit/Ambulance EMT Crew assistance, as determined by City's time stamp of such request. Total billing to City for such assistance shall be calculated from the time City makes the request for assistance until completion of the call for which City requested assistance, as determined by City's time stamps for such call.

### **(3) Long-Term Front-Line Ambulance Usage**

In the future, if City desires to utilize an ambulance from Contractor's fleet as a front-line ambulance on a long-term basis in lieu of replacing a City ambulance, City shall pay to Contractor a monthly rate for such use, which shall be calculated based upon a five-year straight-line depreciation for such ambulance plus eight percent (8%).

### **(4) Temporary Housing of Station 1 Personnel**

If construction of Station 1 is not completed prior to the Effective Date of this Agreement, Contractor shall house Contractor's personnel assigned to Station 1 until Station 1 is completed and operational. Contractor shall provide such housing for up to sixty (60) days from the Effective Date of this Agreement at no cost to the City. If Station 1 is not operational within sixty (60) days from the Effective Date of this Agreement, City shall pay to Contractor housing costs for the Station 1 personnel as follows:

- \$3,833 per month

The monthly rate set forth herein is inclusive of all costs associated with housing Contractor's personnel assigned to Station 1, including but not limited to rent and utilities. The monthly rate charged to City shall be pro-rated based upon the number of days housing is required for the Station 1 personnel.

**EXHIBIT D**  
**CERTIFICATES OF INSURANCE**

**EXHIBIT E**  
**CITY COUNCIL POLICY 100-5**

**CITY OF COSTA MESA, CALIFORNIA**

**COUNCIL POLICY**

<b>SUBJECT</b>	<b>POLICY NUMBER</b>	<b>EFFECTIVE DATE</b>	<b>PAGE</b>
DRUG-FREE WORKPLACE	100-5	8-8-89	1 of 3

BACKGROUND

Under the Federal Drug-Free Workplace Act of 1988, passed as part of omnibus drug legislation enacted November 18, 1988, contractors and grantees of Federal funds must certify that they will provide drug-free workplaces. At the present time, the City of Costa Mesa, as a sub-grantee of Federal funds under a variety of programs, is required to abide by this Act. The City Council has expressed its support of the national effort to eradicate drug abuse through the creation of a Substance Abuse Committee, institution of a City-wide D.A.R.E. program in all local schools and other activities in support of a drug-free community. This policy is intended to extend that effort to contractors and grantees of the City of Costa Mesa in the elimination of dangerous drugs in the workplace.

PURPOSE

It is the purpose of this Policy to:

1. Clearly state the City of Costa Mesa’s commitment to a drug-free society.
2. Set forth guidelines to ensure that public, private, and nonprofit organizations receiving funds from the City of Costa Mesa share the commitment to a drug-free workplace.

POLICY

The City Manager, under direction by the City Council, shall take the necessary steps to see that the following provisions are included in all contracts and agreements entered into by the City of Costa Mesa involving the disbursement of funds.

1. Contractor or Sub-grantee hereby certifies that it will provide a drug-free workplace by:
  - A. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in Contractor’s and/or sub-grantee’s workplace, specifically the job site or location included in this contract, and specifying the actions that will be taken against the employees for violation of such prohibition;
  - B. Establishing a Drug-Free Awareness Program to inform employees about:

SUBJECT	POLICY NUMBER	EFFECTIVE DATE	PAGE
DRUG-FREE WORKPLACE	100-5	8-8-89	2 of 3

1. The dangers of drug abuse in the workplace;
  2. Contractor's and/or sub-grantee's policy of maintaining a drug-free workplace;
  3. Any available drug counseling, rehabilitation and employee assistance programs; and
  4. The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
- C. Making it a requirement that each employee to be engaged in the performance of the contract be given a copy of the statement required by subparagraph A;
- D. Notifying the employee in the statement required by subparagraph 1 A that, as a condition of employment under the contract, the employee will:
1. Abide by the terms of the statement; and
  2. Notify the employer of any criminal drug statute conviction for a violation occurring in the workplace no later than five (5) days after such conviction;
- E. Notifying the City of Costa Mesa within ten (10) days after receiving notice under subparagraph 1 D 2 from an employee or otherwise receiving the actual notice of such conviction;
- F. Taking one of the following actions within thirty (30) days of receiving notice under subparagraph 1 D 2 with respect to an employee who is so convicted:
1. Taking appropriate personnel action against such an employee, up to and including termination; or
  2. Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health agency, law enforcement, or other appropriate agency;

SUBJECT	POLICY NUMBER	EFFECTIVE DATE	PAGE
DRUG-FREE WORKPLACE	100-5	8-8-89	3 of 3

- G. Making a good faith effort to maintain a drug-free workplace through implementation of subparagraphs 1 A through 1 F, inclusive.
2. Contractor and/or sub-grantee shall be deemed to be in violation of this Policy if the City of Costa Mesa determines that:
    - a. Contractor and/or sub-grantee has made a false certification under paragraph 1 above;
    - b. Contractor and/or sub-grantee has violated the certification by failing to carry out the requirements of subparagraphs 1 A through 1 G above;
    - c. Such number of employees of Contractor and/or sub-grantee have been convicted of violations of criminal drug statutes for violations occurring in the workplace as to indicate that the contractor and/or sub-grantee has failed to make a good faith effort to provide a drug-free workplace.
  3. Should any contractor and/or sub-grantee be deemed to be in violation of this Policy pursuant to the provisions of 2 A, B, and C, a suspension, termination or debarment proceeding subject to applicable Federal, State, and local laws shall be conducted. Upon issuance of any final decision under this section requiring debarment of a contractor and/or sub-grantee, the contractor and/or sub-grantee shall be ineligible for award of any contract, agreement or grant from the City of Costa Mesa for a period specified in the decision, not to exceed five (5) years. Upon issuance of any final decision recommending against debarment of the contractor and/or sub-grantee, the contractor and/or sub-grantee shall be eligible for compensation as provided by law.



## FEE SCHEDULE

**Compensation Package**

Hourly Wage (Straight Time)	New Employee	After 2 Years Employment	After 5 Years Employment
Lowest h/r	\$16.90	\$17.51	\$20.60
Highest h/r	\$16.90	\$17.51	\$20.60
Median h/r	\$16.90	\$17.51	\$20.60

Average Number of Hours per week for Full-Time Employee: 56  
Average Gross Earning per year for Full-Time Employee: \$ 68,588.00

Paid Vacation/yr.	\$1,625.00	\$2,241.00	\$4,284.00
Paid Holiday days/yr.	11	11	11
Sick Leave Paid days/yr.	n/a	n/a	n/a
Continuing Ed.	n/a	n/a	n/a
Uniform Allowance/yr.	n/a	n/a	n/a
Tuition Reimbursement/yr.	n/a	n/a	n/a

**Health Care**

Medical (% Covered)	80%	80%	80%
(Deductible)	varies	varies	varies
Optical (% Covered)	n/a	n/a	n/a
Dental (% Covered)	n/a	n/a	n/a

**Stock Options** N/A

**Profit Sharing** N/A

**Day Care Services** N/A

**Career Development** N/A

**Pension Plan** ER Match 6% of Annual Gross Wages

**Falck Mobile Health (Care Ambulance Service)  
 Operating Budget for City of Costa Mesa  
 Three 24-hr units staff only**

**Expenses**

**Personnel**

EMT's			
	Wages	\$1,311,696	
	Benefits	\$481,572	
Other Personnel			
	Wages	N/A	
	Benefits	N/A	
<b>Subtotal</b>			<b><u>\$1,793,268.00</u></b>

**Vehicles**

Gasoline		N/A	
Repair and Maintenance		N/A	
Equipment lease/depreciation		N/A	
<b>Subtotal</b>			<b><u>N/A</u></b>

**Medical Equipment/Supplies**

Supplies		N/A	
Equipment lease/depreciation		N/A	
Maintenance and repair		N/A	
<b>Subtotal</b>			<b><u>N/A</u></b>

**Other**

Rent and lease		N/A	
Insurance		\$115,000	
<small>(Commercial General, Comprehensive Business Auto &amp; Professional Liability, Umbrella Insurance)</small>			
Utilities and telephone		N/A	
Office supplies and postage		N/A	
Professional services		N/A	
Taxes		N/A	
Uniforms		\$19,200	
Admin		\$199,169	
Overhead		\$175,269	
<b>Subtotal</b>			<b><u>\$508,638</u></b>

**Total Operating expenses** **\$2,301,906.00**

**Additional Expenses**

**(1) Reserve Ambulances (on as-needed basis)**

Hourly cost of a Reserve Unit/Ambulance, 4 hour minimum \$25.00 per hour

If City requires the use of a Reserve Unit/Ambulance, City shall pay Contractor for such use as follows:

- 0-60 days aggregate= \$0 hourly rate
- 60-90 days aggregate= 50% of Contractor's hourly rate
- 90+ aggregate days=100% of Contractor's hourly rate

**(2) Surge Unit/Ambulance EMT Crew (on as-needed basis)**

Hourly cost of a Surge Unit/Ambulance EMT Crew, 1 hour minimum \$300.00 per hour\*\*

Billing to City for a Surge Unit/Ambulance EMT Crew shall begin when City places a call to Contractor requesting Surge Unit/Ambulance EMT Crew assistance, as determined by City's time stamp of such request, in accordance with 1.2 below. Total billing to City for such assistance shall be calculated from the time City makes the request for assistance as outlined in 1.2 and 1.3 below and determined by City's time stamps for such call.

- 1.1 \*\*\$300.00 per hour measured in 15-minute intervals at \$75.00 per 15min.
- 1.2 Billing to City for Surge Unit will begin when the requested Falck unit goes "enroute".
- 1.3 Should the assigned Falck unit be canceled within the first Five (5) minutes of going "enroute" then there will be no billing to the City.

**(3) Long-Term Front-Line Ambulance Usage**

In the future, if City desires to utilize an ambulance from Contractor's fleet as a front-line ambulance on a long-term basis in lieu of replacing a City ambulance, City shall pay to Contractor a monthly rate for such use, which shall be calculated based upon a five-year straight-line depreciation for such ambulance plus eight percent (8%).

**(4) Temporary Housing of Station 1 Personnel**

If construction of Station 1 is not completed prior to the Effective Date of this Agreement, Contractor shall house Contractor's personnel assigned to Station 1 until Station 1 is completed and operational. Contractor shall provide such housing for up to sixty (60) days from the Effective Date of this Agreement at no cost to the City. If Station 1 is not operational within sixty (60) days from the Effective Date of this

Agreement, City shall pay to Contractor housing costs for the Station 1 personnel as follows:

- \$3,833 per month

The monthly rate set forth herein is inclusive of **all** costs associated with housing Contractor's personnel assigned to Station 1, including but not limited to rent and utilities. The monthly rate charged to City shall be pro-rated based upon the number of days housing is required for the Station 1 personnel.

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# CITY OF COSTA MESA

77 Fair Drive  
Costa Mesa, CA 92626

## Agenda Report

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**File #:** 23-1290

**Meeting Date:** 7/18/2023

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**TITLE:**

**ONE YEAR EXTENSION OF THE PROFESSIONAL SERVICES AGREEMENT WITH WITTMAN ENTERPRISES, LLC FOR AMBULANCE BILLING AND COST RECOVERY SERVICES RFP 18-03**

**DEPARTMENT:** FIRE DEPARTMENT

**PRESENTED BY:** DANIEL A. STEFANO, FIRE CHIEF  
JASON PYLE, ASSISTANT FIRE CHIEF

**CONTACT INFORMATION:** JASON PYLE, ASSISTANT FIRE CHIEF, (714) 754-5155

**RECOMMENDATION:**

Staff recommends the City Council:

1. Approve Amendment Number One to extend the term of the Professional Services Agreement for Ambulance Billing and Cost Recovery Services between Wittman Enterprises, LLC and the City of Costa Mesa for one additional year expiring on July 31, 2024, for a total not-to-exceed amount of \$240,000. (Attachment 1).
2. Authorize the City Manager to execute the Amendment

**BACKGROUND:**

On August 7, 2018 City Council approved the Professional Services Agreement for Ambulance Billing and Cost Recovery Services between Wittman Enterprises, LLC and the City of Costa Mesa. (Attachment 2).

**ANALYSIS:**

From the commencement of the current agreement until the present time, Wittman has met and fulfilled all contractual obligations and requirements. Based on its performance over the past five years, Wittman has maintained a well-managed organization staffed by professional personnel who are extremely knowledgeable and competent in the field of cost recovery. Extending the Agreement to July 31, 2024 will allow for emergency ambulance billing services to continue. Section 4.2 of the Agreement allows the City to terminate the Agreement at any time with written notice to Wittman if it is later determined that services will not be needed for the entire time period of the extension.

1. **Cost** - Wittman is the best price option. Wittman continues to provide the cost option for either "Price Per Call" or "Percent of Net". Based on our current and future call volume and collection rates, the option to go with the better of the two formulas is "Price Per Call," and it is advantageous for the City.

**2. Interagency Operations** - Wittman is the current Ambulance Billing Service Provider for the City of Newport Beach Fire Department and the City of Huntington Beach Fire Department. The majority of our mutual aid requests are from the Cities of Newport Beach and Huntington Beach. As all three Fire Departments are operating their own Ambulance Service there is greater efficiency in having the same billing agent process all mutual aid ambulance billing requests.

**ALTERNATIVES:**

Due to Wittman's services have satisfied and exceeded the obligations, requirements, and expectations of the original Agreement, no other alternatives were considered.

**FISCAL REVIEW:**

The funding for this contract is included in the Fiscal Year 2023-24 Fire and Rescue operating budget.

**LEGAL REVIEW:**

The City Attorney's office has reviewed this report and the Amendment and approves them as to form.

**CITY COUNCIL GOALS AND PRIORITIES:**

This item supports the following City Council Goal:

- Strengthen the Public's Safety and Improve the Quality of Life.

**CONCLUSION:**

Staff recommends the City Council approve Amendment Number One to the Professional Services Agreement for Ambulance Billing and Cost Recovery Services between Wittman Enterprises, LLC and the City of Costa Mesa for one additional year expiring on July 31, 2024, for a total not-to-exceed amount of \$240,000; and authorize the City Manager to execute the Amendment.

**AMENDMENT NUMBER ONE  
TO PROFESSIONAL SERVICES AGREEMENT WITH  
WITTMAN ENTERPRISES, LLC**

This Amendment Number One (“Amendment”) is made and entered into this 18<sup>th</sup> day of July 2023 (“Effective Date”) by and between the CITY OF COSTA MESA, a municipal corporation (“City”) and WITTMAN ENTERPRISES, LLC, a California limited liability company (“Consultant”).

WHEREAS, City and Consultant entered into an agreement on August 1, 2018 for Consultant to provide Ambulance Billing Services (the “Agreement”); and

WHEREAS, Section 4.1 of the Agreement provides for a term of five (5) years, with the option to extend the Agreement for five (5) additional one (1) year periods; and

WHEREAS, City and Consultant desire to extend the term for one (1) year, through July 31, 2024.

NOW, THEREFORE, for valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. The term of the Agreement shall be extended through July 31, 2024.
2. All terms not defined herein shall have the same meaning and use as set forth in the Agreement.
3. All other terms, conditions and provisions of the Agreement shall remain in full force and effect.
4. This Amendment may be executed in one or more counterparts, each of which shall be deemed an original. All counterparts shall be construed together and shall constitute one agreement.

IN WITNESS WHEREOF, the parties hereto have caused this Amendment to be executed by and through their respective authorized officers, as of the date first written above.

CONSULTANT

\_\_\_\_\_  
Signature

Date: \_\_\_\_\_

\_\_\_\_\_

Name and Title

[SIGNATURES CONTINUE ON FOLLOWING PAGE]

CITY OF COSTA MESA

\_\_\_\_\_  
Lori Ann Farrell Harrison  
City Manager

Date: \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Brenda Green  
City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Kimberly Hall Barlow  
City Attorney

Date: \_\_\_\_\_

APPROVED AS TO INSURANCE:

\_\_\_\_\_  
Ruth Wang  
Risk Management

Date: \_\_\_\_\_

APPROVED AS TO CONTENT:

\_\_\_\_\_  
Jason Pyle, Assistant Fire Chief  
Project Manager

Date: \_\_\_\_\_



DEPARTMENTAL APPROVAL:

\_\_\_\_\_  
Daniel A. Stefano  
Fire Chief

Date: \_\_\_\_\_

APPROVED AS TO PURCHASING:

\_\_\_\_\_  
Carol Molina  
Finance Director

Date: \_\_\_\_\_

**CITY OF COSTA MESA  
PROFESSIONAL SERVICES AGREEMENT  
WITH  
WITTMAN ENTERPRISES, LLC**

THIS PROFESSIONAL SERVICES AGREEMENT (“Agreement”) is made and entered into this 1st day of August, 2018 (“Effective Date”), by and between the CITY OF COSTA MESA, a municipal corporation (“City”), and WITTMAN ENTERPRISES, LLC, a California limited liability company (“Consultant”).

**WITNESSETH:**

A. WHEREAS, City proposes to utilize the services of Consultant as an independent contractor to provide ambulance billing services, as more fully described herein; and

B. WHEREAS, Consultant represents that it has that degree of specialized expertise contemplated within California Government Code section 37103, and holds all necessary licenses to practice and perform the services herein contemplated; and

C. WHEREAS, City and Consultant desire to contract for the specific services described in Exhibit “A” and desire to set forth their rights, duties and liabilities in connection with the services to be performed; and

D. WHEREAS, no official or employee of City has a financial interest, within the provisions of sections 1090-1092 of the California Government Code, in the subject matter of this Agreement.

NOW, THEREFORE, for and in consideration of the mutual covenants and conditions contained herein, the parties hereby agree as follows:

**1.0. SERVICES PROVIDED BY CONSULTANT**

1.1. Scope of Services. Consultant shall provide the professional services described in the Scope of Work, attached hereto as Exhibit “A,” and Consultant’s Proposal, attached hereto as Exhibit “B,” both incorporated herein by this reference.

1.2. Professional Practices. All professional services to be provided by Consultant pursuant to this Agreement shall be provided by personnel experienced in their respective fields and in a manner consistent with the standards of care, diligence and skill ordinarily exercised by professional consultants in similar fields and circumstances in accordance with sound professional practices. Consultant also warrants that it is familiar with all laws that may affect its performance of this Agreement and shall advise City of any changes in any laws that may affect Consultant’s performance of this Agreement.

1.3. Performance to Satisfaction of City. Consultant agrees to perform all the work to the complete satisfaction of the City and within the hereinafter specified. Evaluations of the work will be done by the City Manager or his or her designee. If the quality of work is not satisfactory, City in its discretion has the right to:

- (a) Meet with Consultant to review the quality of the work and resolve the matters of concern;

(b) Require Consultant to repeat the work at no additional fee until it is satisfactory; and/or

(c) Terminate the Agreement as hereinafter set forth.

1.4. Warranty. Consultant warrants that it shall perform the services required by this Agreement in compliance with all applicable Federal and California employment laws, including, but not limited to, those laws related to minimum hours and wages; occupational health and safety; fair employment and employment practices; workers' compensation insurance and safety in employment; and all other Federal, State and local laws and ordinances applicable to the services required under this Agreement. Consultant shall indemnify and hold harmless City from and against all claims, demands, payments, suits, actions, proceedings, and judgments of every nature and description including attorneys' fees and costs, presented, brought, or recovered against City for, or on account of any liability under any of the above-mentioned laws, which may be incurred by reason of Consultant's performance under this Agreement.

1.5. Non-Discrimination. In performing this Agreement, Consultant shall not engage in, nor permit its agents to engage in, discrimination in employment of persons because of their race, religious creed, color, national origin, ancestry, physical disability, mental disability, medical condition, genetic information, marital status, sex, gender, gender identity, gender expression, age, sexual orientation, or military or veteran status, except as permitted pursuant to section 12940 of the Government Code.

1.6. Non-Exclusive Agreement. Consultant acknowledges that City may enter into agreements with other consultants for services similar to the services that are subject to this Agreement or may have its own employees perform services similar to those services contemplated by this Agreement.

1.7. Delegation and Assignment. This is a personal service contract, and the duties set forth herein shall not be delegated or assigned to any person or entity without the prior written consent of City. Consultant may engage a subcontractor(s) as permitted by law and may employ other personnel to perform services contemplated by this Agreement at Consultant's sole cost and expense.

1.8. Confidentiality. Employees of Consultant in the course of their duties may have access to financial, accounting, statistical, and personnel data of private individuals and employees of City. Consultant covenants that all data, documents, discussion, or other information developed or received by Consultant or provided for performance of this Agreement are deemed confidential and shall not be disclosed by Consultant without written authorization by City. City shall grant such authorization if disclosure is required by law. All City data shall be returned to City upon the termination of this Agreement. Consultant's covenant under this Section shall survive the termination of this Agreement.

## **2.0. COMPENSATION AND BILLING**

2.1. Compensation. For the first two years of the term of this Agreement, Consultant shall be paid a fee per imported incident in accordance with the Fee Schedule set forth below. Prior to the commencement of the third year of the term, City and Consultant may agree to change the method of Consultant's compensation to a percentage of net collections in accordance with the Fee Schedule set forth below. Such change shall be effective on the first day of the third year of the term and shall be effective for the remainder of the term. If City and Consultant do not

agree to change the method of compensation to a percentage of net collections, City shall pay Consultant according to the per-imported incident fee schedule set forth in Exhibit B for the remainder of the term. Consultant’s annual compensation shall not exceed Two Hundred Forty Thousand Dollars (\$240,000.00).

**Fee Schedule:**

Services	Fee
<p align="center"><b>Contract Years 1-2</b></p> <p align="center">Ambulance Billing and Collection            First Responder Billing and Collection            Assessment (treat-no-transport) Billing and Collection            Patient Satisfaction Surveys (10% of patient contacts)</p>	<p align="center"><b>\$19 per imported incident (ePCR ticket)</b></p>
<p align="center"><b>Contract Years 3-5</b></p> <p align="center">Ambulance Billing and Collection            First Responder Billing and Collection            Assessment (treat-no-transport) Billing and Collection            Patient Satisfaction Surveys (10% of patient contacts)</p>	<p align="center"><b>4.25% of net collections*</b></p> <p align="center"><b>*Upon approval of City and Consultant</b></p>

2.2. Additional Services. Consultant shall not receive compensation for any services provided outside the scope of services specified in the Consultant’s Proposal unless the City or the Project Manager for this Agreement, prior to Consultant performing the additional services, approves such additional services in writing. It is specifically understood that oral requests and/or approvals of such additional services or additional compensation shall be barred and are unenforceable.

2.3. Method of Billing. Consultant may submit invoices to the City for approval on a progress basis, but no more often than two times a month. Said invoice shall be based on the total of all Consultant’s services which have been completed to City’s sole satisfaction. City shall pay Consultant’s invoice within forty-five (45) days from the date City receives said invoice. Each invoice shall describe in detail, the services performed, the date of performance, and the associated time for completion. Any additional services approved and performed pursuant to this Agreement shall be designated as “Additional Services” and shall identify the number of the authorized change order, where applicable, on all invoices.

2.4. Records and Audits. Records of Consultant’s services relating to this Agreement shall be maintained in accordance with generally recognized accounting principles and shall be made available to City or its Project Manager for inspection and/or audit at mutually convenient times from the Effective Date until three (3) years after termination of this Agreement.

**3.0. TIME OF PERFORMANCE**

3.1. Commencement and Completion of Work. Unless otherwise agreed to in writing by the parties, the professional services to be performed pursuant to this Agreement shall commence within five (5) days from the Effective Date of this Agreement. Failure to commence work in a timely manner and/or diligently pursue work to completion may be grounds for termination of this Agreement.

3.2. Excusable Delays. Neither party shall be responsible for delays or lack of performance resulting from acts beyond the reasonable control of the party or parties. Such acts

shall include, but not be limited to, acts of God, fire, strikes, material shortages, compliance with laws or regulations, riots, acts of war, or any other conditions beyond the reasonable control of a party.

#### **4.0. TERM AND TERMINATION**

4.1. Term. This Agreement shall commence on the Effective Date and continue for a period of five (5) years, ending on July 31, 2023, unless previously terminated as provided herein or as otherwise agreed to in writing by the parties. This Agreement may be extended by five (5) additional one (1) year periods upon mutual written agreement of both parties.

4.2. Notice of Termination. The City reserves and has the right and privilege of canceling, suspending or abandoning the execution of all or any part of the work contemplated by this Agreement, with or without cause, at any time, by providing written notice to Consultant. The termination of this Agreement shall be deemed effective upon receipt of the notice of termination. In the event of such termination, Consultant shall immediately stop rendering services under this Agreement unless directed otherwise by the City.

4.3. Compensation. In the event of termination, City shall pay Consultant for reasonable costs incurred and professional services satisfactorily performed up to and including the date of City's written notice of termination. Compensation for work in progress shall be prorated based on the percentage of work completed as of the effective date of termination in accordance with the fees set forth herein. In ascertaining the professional services actually rendered hereunder up to the effective date of termination of this Agreement, consideration shall be given to both completed work and work in progress, to complete and incomplete drawings, and to other documents pertaining to the services contemplated herein whether delivered to the City or in the possession of the Consultant.

4.4. Documents. In the event of termination of this Agreement, all documents prepared by Consultant in its performance of this Agreement including, but not limited to, finished or unfinished design, development and construction documents, data studies, drawings, maps and reports, shall be delivered to the City within ten (10) days of delivery of termination notice to Consultant, at no cost to City. Any use of uncompleted documents without specific written authorization from Consultant shall be at City's sole risk and without liability or legal expense to Consultant.

#### **5.0. INSURANCE**

5.1. Minimum Scope and Limits of Insurance. Consultant shall obtain, maintain, and keep in full force and effect during the life of this Agreement all of the following minimum scope of insurance coverages with an insurance company admitted to do business in California, rated "A," Class X, or better in the most recent Best's Key Insurance Rating Guide, and approved by City:

- (a) Commercial general liability, including premises-operations, products/completed operations, broad form property damage, blanket contractual liability, independent contractors, personal injury or bodily injury with a policy limit of not less than One Million Dollars (\$1,000,000.00), combined single limits, per occurrence. If such insurance contains a general aggregate limit, it shall apply separately to this Agreement or shall be twice the required occurrence limit.

- (b) Business automobile liability for owned vehicles, hired, and non-owned vehicles, with a policy limit of not less than One Million Dollars (\$1,000,000.00), combined single limits, per occurrence for bodily injury and property damage.
- (c) Workers' compensation insurance as required by the State of California. Consultant agrees to waive, and to obtain endorsements from its workers' compensation insurer waiving subrogation rights under its workers' compensation insurance policy against the City, its officers, agents, employees, and volunteers arising from work performed by Consultant for the City and to require each of its subcontractors, if any, to do likewise under their workers' compensation insurance policies.
- (d) Professional errors and omissions ("E&O") liability insurance with policy limits of not less than One Million Dollars (\$1,000,000.00), combined single limits, per occurrence and aggregate. Architects' and engineers' coverage shall be endorsed to include contractual liability. If the policy is written as a "claims made" policy, the retro date shall be prior to the start of the contract work. Consultant shall obtain and maintain, said E&O liability insurance during the life of this Agreement and for three years after completion of the work hereunder.

5.2. Endorsements. The commercial general liability insurance policy and business automobile liability policy shall contain or be endorsed to contain the following provisions:

- (a) Additional insureds: "The City of Costa Mesa and its elected and appointed boards, officers, officials, agents, employees, and volunteers are additional insureds with respect to: liability arising out of activities performed by or on behalf of the Consultant pursuant to its contract with the City; products and completed operations of the Consultant; premises owned, occupied or used by the Consultant; automobiles owned, leased, hired, or borrowed by the Consultant."
- (b) Notice: "Said policy shall not terminate, be suspended, or voided, nor shall it be cancelled, nor the coverage or limits reduced, until thirty (30) days after written notice is given to City."
- (c) Other insurance: "The Consultant's insurance coverage shall be primary insurance as respects the City of Costa Mesa, its officers, officials, agents, employees, and volunteers. Any other insurance maintained by the City of Costa Mesa shall be excess and not contributing with the insurance provided by this policy."
- (d) Any failure to comply with the reporting provisions of the policies shall not affect coverage provided to the City of Costa Mesa, its officers, officials, agents, employees, and volunteers.
- (e) The Consultant's insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability.

5.3. Deductible or Self Insured Retention. If any of such policies provide for a deductible or self-insured retention to provide such coverage, the amount of such deductible or self-insured retention shall be approved in advance by City. No policy of insurance issued as to which the City is an additional insured shall contain a provision which requires that no insured except the named insured can satisfy any such deductible or self-insured retention.

5.4. Certificates of Insurance. Consultant shall provide to City certificates of insurance showing the insurance coverages and required endorsements described above, in a form and content approved by City, prior to performing any services under this Agreement. The certificates of insurance shall be attached hereto as Exhibit "C" and incorporated herein by this reference.

5.5. Non-Limiting. Nothing in this Section shall be construed as limiting in any way, the indemnification provision contained in this Agreement, or the extent to which Consultant may be held responsible for payments of damages to persons or property.

## **6.0. GENERAL PROVISIONS**

6.1. Entire Agreement. This Agreement constitutes the entire agreement between the parties with respect to any matter referenced herein and supersedes any and all other prior writings and oral negotiations. This Agreement may be modified only in writing, and signed by the parties in interest at the time of such modification. The terms of this Agreement shall prevail over any inconsistent provision in any other contract document appurtenant hereto, including exhibits to this Agreement.

6.2. Representatives. The City Manager or his or her designee shall be the representative of City for purposes of this Agreement and may issue all consents, approvals, directives and agreements on behalf of the City, called for by this Agreement, except as otherwise expressly provided in this Agreement.

Consultant shall designate a representative for purposes of this Agreement who shall be authorized to issue all consents, approvals, directives and agreements on behalf of Consultant called for by this Agreement, except as otherwise expressly provided in this Agreement.

6.3. Project Managers. City shall designate a Project Manager to work directly with Consultant in the performance of this Agreement.

Consultant shall designate a Project Manager who shall represent it and be its agent in all consultations with City during the term of this Agreement. Consultant or its Project Manager shall attend and assist in all coordination meetings called by City.

6.4. Notices. Any notices, documents, correspondence or other communications concerning this Agreement or the work hereunder may be provided by personal delivery or mail and shall be addressed as set forth below. Such communication shall be deemed served or delivered: (a) at the time of delivery if such communication is sent by personal delivery, and (b) 48 hours after deposit in the U.S. Mail as reflected by the official U.S. postmark if such communication is sent through regular United States mail.

IF TO CONSULTANT:

Wittman Enterprises, LLC  
11093 Sun Center Dr.  
Rancho Cordova, CA 95670  
Tel: (916) 669-4608  
Attn: Russ Harms

IF TO CITY:

City of Costa Mesa  
77 Fair Drive  
Costa Mesa, CA 92626  
Tel: (714) 754-5155  
Attn: Jason Pyle

Courtesy copy to:

City of Costa Mesa  
77 Fair Drive  
Costa Mesa, CA 92626  
Attn: Finance Dept. | Purchasing

6.5. Drug-Free Workplace Policy. Consultant shall provide a drug-free workplace by complying with all provisions set forth in City's Council Policy 100-5, attached hereto as Exhibit "D" and incorporated herein by reference. Consultant's failure to conform to the requirements set forth in Council Policy 100-5 shall constitute a material breach of this Agreement and shall be cause for immediate termination of this Agreement by City.

6.6. Attorneys' Fees. In the event that litigation is brought by any party in connection with this Agreement, the prevailing party shall be entitled to recover from the opposing party all costs and expenses, including reasonable attorneys' fees, incurred by the prevailing party in the exercise of any of its rights or remedies hereunder or the enforcement of any of the terms, conditions, or provisions hereof.

6.7. Governing Law. This Agreement shall be governed by and construed under the laws of the State of California without giving effect to that body of laws pertaining to conflict of laws. In the event of any legal action to enforce or interpret this Agreement, the parties hereto agree that the sole and exclusive venue shall be a court of competent jurisdiction located in Orange County, California.

6.8. Assignment. Consultant shall not voluntarily or by operation of law assign, transfer, sublet or encumber all or any part of Consultant's interest in this Agreement without City's prior written consent. Any attempted assignment, transfer, subletting or encumbrance shall be void and shall constitute a breach of this Agreement and cause for termination of this Agreement. Regardless of City's consent, no subletting or assignment shall release Consultant of Consultant's obligation to perform all other obligations to be performed by Consultant hereunder for the term of this Agreement.

6.9. Indemnification and Hold Harmless. Consultant agrees to defend, indemnify, and hold free and harmless the City, its elected officials, officers, agents and employees, at Consultant's sole expense, from and against any and all claims, actions, suits or other legal proceedings brought against the City, its elected officials, officers, agents and employees arising out of or in connection with Consultant's, or Consultant's employees', agents', or subcontractors' performance of this Agreement. Notwithstanding the foregoing, the Consultant shall not be liable for the defense or indemnification of the City for claims, actions, complaints or suits arising out of the sole active negligence or willful misconduct of the City. This provision shall supersede and replace all other indemnity provisions contained either in the City's specifications or Consultant's Proposal, which shall be of no force and effect.

6.10. Independent Contractor. Consultant is and shall be acting at all times as an independent contractor and not as an employee of City. Consultant shall have no power to incur



any debt, obligation, or liability on behalf of City or otherwise act on behalf of City as an agent. Neither City nor any of its agents shall have control over the conduct of Consultant or any of Consultant's employees, except as set forth in this Agreement. Consultant shall not, at any time, or in any manner, represent that it or any of its agents or employees are in any manner agents or employees of City. Consultant shall secure, at its sole expense, and be responsible for any and all payment of Income Tax, Social Security, State Disability Insurance Compensation, Unemployment Compensation, and other payroll deductions for Consultant and its officers, agents, and employees, and all business licenses, if any are required, in connection with the services to be performed hereunder. Consultant shall indemnify and hold City harmless from any and all taxes, assessments, penalties, and interest asserted against City by reason of the independent contractor relationship created by this Agreement. Consultant further agrees to indemnify and hold City harmless from any failure of Consultant to comply with the applicable worker's compensation laws. City shall have the right to offset against the amount of any fees due to Consultant under this Agreement any amount due to City from Consultant as a result of Consultant's failure to promptly pay to City any reimbursement or indemnification arising under this paragraph.

6.11. PERS Eligibility Indemnification. In the event that Consultant or any employee, agent, or subcontractor of Consultant providing services under this Agreement claims or is determined by a court of competent jurisdiction or the California Public Employees Retirement System (PERS) to be eligible for enrollment in PERS as an employee of the City, Consultant shall indemnify, defend, and hold harmless City for the payment of any employee and/or employer contributions for PERS benefits on behalf of Consultant or its employees, agents, or subcontractors, as well as for the payment of any penalties and interest on such contributions, which would otherwise be the responsibility of City.

Notwithstanding any other agency, state or federal policy, rule, regulation, law or ordinance to the contrary, Consultant and any of its employees, agents, and subcontractors providing service under this Agreement shall not qualify for or become entitled to, and hereby agree to waive any claims to, any compensation, benefit, or any incident of employment by City, including but not limited to eligibility to enroll in PERS as an employee of City and entitlement to any contribution to be paid by City for employer contribution and/or employee contributions for PERS benefits.

6.12. Cooperation. In the event any claim or action is brought against City relating to Consultant's performance or services rendered under this Agreement, Consultant shall render any reasonable assistance and cooperation which City might require.

6.13. Ownership of Documents. All findings, reports, documents, information and data including, but not limited to, computer tapes or discs, files and tapes furnished or prepared by Consultant or any of its subcontractors in the course of performance of this Agreement, shall be and remain the sole property of City. Consultant agrees that any such documents or information shall not be made available to any individual or organization without the prior consent of City. Any use of such documents for other projects not contemplated by this Agreement, and any use of incomplete documents, shall be at the sole risk of City and without liability or legal exposure to Consultant. City shall indemnify and hold harmless Consultant from all claims, damages, losses, and expenses, including attorneys' fees, arising out of or resulting from City's use of such documents for other projects not contemplated by this Agreement or use of incomplete documents furnished by Consultant. Consultant shall deliver to City any findings, reports, documents, information, data, in any form, including but not limited to, computer tapes, discs, files audio tapes or any other related items as requested by City or its authorized representative, at no additional cost to the City.

6.14. Public Records Act Disclosure. Consultant has been advised and is aware that this Agreement and all reports, documents, information and data, including, but not limited to, computer tapes, discs or files furnished or prepared by Consultant, or any of its subcontractors, pursuant to this Agreement and provided to City may be subject to public disclosure as required by the California Public Records Act (California Government Code section 6250 *et seq.*). Exceptions to public disclosure may be those documents or information that qualify as trade secrets, as that term is defined in the California Government Code section 6254.7, and of which Consultant informs City of such trade secret. The City will endeavor to maintain as confidential all information obtained by it that is designated as a trade secret. The City shall not, in any way, be liable or responsible for the disclosure of any trade secret including, without limitation, those records so marked if disclosure is deemed to be required by law or by order of the Court.

6.15. Conflict of Interest. Consultant and its officers, employees, associates and subconsultants, if any, will comply with all conflict of interest statutes of the State of California applicable to Consultant's services under this agreement, including, but not limited to, the Political Reform Act (Government Code sections 81000, *et seq.*) and Government Code section 1090. During the term of this Agreement, Consultant and its officers, employees, associates and subconsultants shall not, without the prior written approval of the City Representative, perform work for another person or entity for whom Consultant is not currently performing work that would require Consultant or one of its officers, employees, associates or subconsultants to abstain from a decision under this Agreement pursuant to a conflict of interest statute.

6.16. Responsibility for Errors. Consultant shall be responsible for its work and results under this Agreement. Consultant, when requested, shall furnish clarification and/or explanation as may be required by the City's representative, regarding any services rendered under this Agreement at no additional cost to City. In the event that an error or omission attributable to Consultant occurs, then Consultant shall, at no cost to City, provide all necessary design drawings, estimates and other Consultant professional services necessary to rectify and correct the matter to the sole satisfaction of City and to participate in any meeting required with regard to the correction.

6.17. Prohibited Employment. Consultant will not employ any regular employee of City while this Agreement is in effect.

6.18. Order of Precedence. In the event of an inconsistency in this Agreement and any of the attached Exhibits, the terms set forth in this Agreement shall prevail. If, and to the extent this Agreement incorporates by reference any provision of any document, such provision shall be deemed a part of this Agreement. Nevertheless, if there is any conflict among the terms and conditions of this Agreement and those of any such provision or provisions so incorporated by reference, this Agreement shall govern over the document referenced.

6.19. Costs. Each party shall bear its own costs and fees incurred in the preparation and negotiation of this Agreement and in the performance of its obligations hereunder except as expressly provided herein.

6.20. No Third Party Beneficiary Rights. This Agreement is entered into for the sole benefit of City and Consultant and no other parties are intended to be direct or incidental beneficiaries of this Agreement and no third party shall have any right in, under or to this Agreement.

6.21. Headings. Paragraphs and subparagraph headings contained in this Agreement

are included solely for convenience and are not intended to modify, explain or to be a full or accurate description of the content thereof and shall not in any way affect the meaning or interpretation of this Agreement.

6.22. Construction. The parties have participated jointly in the negotiation and drafting of this Agreement. In the event an ambiguity or question of intent or interpretation arises with respect to this Agreement, this Agreement shall be construed as if drafted jointly by the parties and in accordance with its fair meaning. There shall be no presumption or burden of proof favoring or disfavoring any party by virtue of the authorship of any of the provisions of this Agreement.

6.23. Amendments. Only a writing executed by the parties hereto or their respective successors and assigns may amend this Agreement.

6.24. Waiver. The delay or failure of either party at any time to require performance or compliance by the other of any of its obligations or agreements shall in no way be deemed a waiver of those rights to require such performance or compliance. No waiver of any provision of this Agreement shall be effective unless in writing and signed by a duly authorized representative of the party against whom enforcement of a waiver is sought. The waiver of any right or remedy in respect to any occurrence or event shall not be deemed a waiver of any right or remedy in respect to any other occurrence or event, nor shall any waiver constitute a continuing waiver.

6.25. Severability. If any provision of this Agreement is determined by a court of competent jurisdiction to be unenforceable in any circumstance, such determination shall not affect the validity or enforceability of the remaining terms and provisions hereof or of the offending provision in any other circumstance. Notwithstanding the foregoing, if the value of this Agreement, based upon the substantial benefit of the bargain for any party, is materially impaired, which determination made by the presiding court or arbitrator of competent jurisdiction shall be binding, then both parties agree to substitute such provision(s) through good faith negotiations.

6.26. Counterparts. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original. All counterparts shall be construed together and shall constitute one agreement.

6.27. Corporate Authority. The persons executing this Agreement on behalf of the parties hereto warrant that they are duly authorized to execute this Agreement on behalf of said parties and that by doing so the parties hereto are formally bound to the provisions of this Agreement.

[Signatures appear on following page.]

**IN WITNESS WHEREOF**, the parties hereto have caused this Agreement to be executed by and through their respective authorized officers, as of the date first above written.

**CONSULTANT**

\_\_\_\_\_  
Signature

Date: \_\_\_\_\_

\_\_\_\_\_  
[Name and Title]

\_\_\_\_\_  
Social Security or Taxpayer ID Number

**CITY OF COSTA MESA**

\_\_\_\_\_  
Thomas Hatch  
City Manager

Date: \_\_\_\_\_

**ATTEST:**

\_\_\_\_\_  
Brenda Green  
City Clerk

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Thomas Duarte  
City Attorney

Date: \_\_\_\_\_

**APPROVED AS TO INSURANCE:**

\_\_\_\_\_  
Ruth Wang  
Risk Management

Date: \_\_\_\_\_

**APPROVED AS TO CONTENT:**

\_\_\_\_\_  
Jason Pyle  
Project Manager

Date: \_\_\_\_\_

DEPARTMENTAL APPROVAL:

\_\_\_\_\_  
Daniel Stefano  
Fire Chief

Date: \_\_\_\_\_

APPROVED AS TO PURCHASING:

\_\_\_\_\_  
Kelly Telford  
Finance Director

Date: \_\_\_\_\_

**EXHIBIT A**  
**SCOPE OF WORK**

**SCOPE OF WORK  
FOR  
AMBULANCE BILLING & COST RECOVERY SERVICES**

**INTRODUCTION**

The City of Costa Mesa Fire & Rescue Department (CMF&R) is requesting proposals from qualified organizations to enter into a contract for the provision of ambulance billing and cost recovery services for the Emergency Medical Services (EMS) provided by CMF&R. Qualified organizations must have extensive experience and specialize in the invoicing, categorizing, recording, monitoring, supervising, and managing of ambulance billing and EMS cost recovery systems/services.

**SCOPE OF WORK**

The organization that is awarded a contract for this RFP process (hereinafter “Contractor” or “Proposer” depending on context) shall at all times comply with the Health Insurance Portability and Accountability Act (HIPAA) and all other applicable federal, state, and local laws. All services are to be provided in two (2) methodologies: 1) A fee-based percentage of actual collected revenue; and 2) A per-call fee for each incident. CMF&R reserves the right to select which method will be used for actual payment of services. No “up front” or ongoing costs will be borne by CMF&R, nor will CMF&R provide any staff to support the contract.

Proposers shall be responsible for modifying their billing systems to capture all necessary data generated from this program as an electronic file and provide a description of the electronic file needed to receive data transmitted from CMF&R. Proposers shall work with CMF&R and CMF&R’s ePCR vendor to identify data input gaps, errors or other data needs, and describe a means of obtaining solutions to these problems. Proposers shall provide information on their organization’s experience with ePCR software, including a complete list of their customers who are utilizing ePCRs and the name and contact information of the software companies utilized. Proposers shall provide a complete package describing billing and collections, follow-up, account posting, and accounts receivable reconciliation and reporting services.

The City currently transports approximately 7,000 patients per year through a third party ambulance provider. The City anticipates directly providing ambulance transport services via three 24hr fire based ambulances.

The current payer mix consists of;  
Medicare/Medicare HMO 35%  
Medi-Cal/HMO 26%  
Commercial Insurance 28%  
Private Pay 11%

The list below describes the **minimum** services required of Contractor:

1. Provide all tested and working software, tested and working hardware, and technical support associated with the billing, receivables process and debt collections to support up

to 10,000 collections for Emergency Medical Services. The software and hardware shall ensure complete and uninterrupted back-up with a date recovery system, should a disaster or other unforeseen interruption occur. All software and hardware costs shall be borne by Contractor.

2. Provide daily pick up and receipt of billing forms (hard copy or electronic), correspondence, and reports from CMF&R Fire Administration (City Hall, 77 Fair Drive, 5th Floor, Costa Mesa, CA, 92626) during normal business, unless otherwise specified by the Fire Chief. CMF&R Fire Administration normal business hours are 08:00 A.M. - 05:00 P.M., Monday through Friday, excluding official holidays. All costs are to be borne by Contractor.
3. Have the capability to fully integrate and support CMF&R's selected ePCR application. CMF&R currently utilizes an iPad based ePCR system.
4. Provide a monthly reconciliation of the data received from CMF&R's patient care records with the amount it has billed to customers explaining differences, if any.
5. Maintain the software and hardware necessary to fulfill all of CMF&R's requirements. Support service and maintenance of the software and hardware is the responsibility of Contractor for the duration of the contract.
6. Maintain updated and current Technology that will continuously provide the highest level of reimbursement and customer service possible.
7. Transmit billing data electronically to all customers accepting electronic claim submission. Contractor shall have the ability to provide itemized billing statements based on CMF&R's EMS fee schedule and provide itemized billing receipts in both paper and electronic formats depending on the needs of the customer.
8. Work with the County of Orange and do screening of all medically indigent patients.
9. Have the ability to receive patient care documentation on paper and electronically. Verify the receipt of these documents and return confirmation to CMF&R.
10. Research and follow up on all accounts with inadequate billing information to include:
  - a. Contact the EMS Bureau for missing and/or incomplete information which may be found in the CMF&R reports.
  - b. Contact receiving hospital for missing and/or incomplete billing information needed from the admitting/registration records.
  - c. Contact patient family members or emergency contacts for information.
  - d. Refer to zip code/street directories for acquisition of incomplete/missing address information.
  - e. Mail inquiries to the patient.
11. Generate appropriate itemized charges from approved fee schedules provided by CMF&R.



12. Meet or exceed mutually agreed upon collection targets.
13. At a minimum of every 30 days, provide to CMF&R a list of accounts turned over to collections that includes the reason why the account was unable to be collected.
14. Review all patient records and report to CMF&R all accounts deemed delinquent per a pre-defined timetable.
15. Provide quarterly analysis identifying at a minimum percent of collection, timelines from billing to receiving payment, number and types of complaints and other data deemed necessary for business planning and future analysis.
16. Forward refund requests and associated back-up documentation in a timely manner to CMF&R for processing.
17. Screen each document for completeness of data and level of services, codes, and procedures for billing purposes.
18. Be responsible for mailing the Customer Satisfaction Survey provided by CMF&R. The survey content may be modified at any time during the contract period CMF&R's discretion. Customer complaints and compliments with follow-up information shall be provided to CMF&R in hard copy or by electronic media.
19. Maintain accurate data and report quarterly on records for all accounts including but not limited to, all customer contact, notices, mailing, itemization, small claims, bankruptcy filings, miscellaneous requests, inquiries, correspondence documents, accounting records, and transactions. CMF&R requires data fields to support on- going planning, and statistical analysis. All records shall be made available to CMF&R upon request. Contractor shall guarantee the confidentiality, security, and safety of all files, documents, and information provided by CMF&R.
20. Provide access to its system wherein it can run weekly detail and summary financial reports in Excel or similar format for each billing type (e.g., patient transport, assessment at scene, first responder fee.) The reports shall contain, at a minimum, the following information:
  - a. Amount billed
  - b. Amount collected
  - c. Amount refunded
  - d. Amount sent to collection
  - e. Amount written off

If such is not possible, then Contractor shall deliver such reports to CMF&R on a weekly basis.
21. Exercise its best ethical, prudent, lawful, and professional efforts to secure payments on all accounts referred by CMF&R. Collection activities shall comply with HIPAA and all other applicable federal, state, and local laws.

22. Post all payment to accounts and process refunds and adjustments in a correct and timely manner in accordance with the procedures approved by CMF&R. All bills to customers shall state the "City of Costa Mesa" as the payee and their payments deposited directly in full (i.e., without deducting Contractor's fees) to a designated bank account. All credit card transactions shall also be processed in the same manner. Contractor shall provide a detailed bill to CMF&R on a monthly basis.
23. Handle all telephone calls and correspondence in a timely, professional, courteous, and compassionate manner.
24. Be responsible for all customer billing inquiries and retrieval of records during normal business hours.
25. Any notification to Contractor that an attorney is handling a personal injury case for a patient shall result in Contractor sending a lien to the attorney that will request that the attorney and patient both execute the lien. Contractor shall have a process to follow up on the status of these lien accounts. Contractor shall also immediately notify the CMF&R Division Chief telephonically whenever it is made aware that there is possible legal action being taken against CMF&R / the City of Costa Mesa.
26. Assign a customer service representative(s) to provide customer service and answer any billing-related questions.
27. Provide a nationwide toll-free telephone number(s) for billing inquiries.
28. Routinely meet with CMF&R to discuss problems, special needs, future changes, updates in software, technology, statistical data requests, or other issues.
29. Monitor all billing and regulatory changes impacting reimbursements and adjust its system to ensure regulatory compliance; Update CMF&R of such changes with an explanation of how it will affect CMF&R and its customers.
30. Provide continuous training for Contractor's staff, updating them immediately on all changes in the industry or government regulations that may have an impact on services being provided to CMF&R.
31. Provide assistance and on-site training for CMF&R administration staff on developing procedures to ensure that CMF&R is in compliance with all applicable federal, state, and local laws.
32. Coordinate all disputed claims with the designated CMF&R representative.
33. Agree to negotiate in good faith with CMF&R at the termination of the contract, the best manner to transition active accounts. Contractor agrees to deliver to CMF&R a computerized file of active accounts, in a format agreeable to CMF&R.

34. Have current administrative support, technical support, and fiscal capability to provide and manage the proposed services of more than 10,000 bills, collections, data analysis, and support technical hardware and software advancements each year. Have the current capability to ensure an adequate audit trail.
35. Produce specialized “on request” reports containing any or all of the previously listed information in a timely manner or based on a standardized schedule.
36. Have the ability to customize billing forms and follow-up letter per CMF&R requirements.
37. Upon request, make all books and records available to both internal and external auditors.
38. Coordinate with existing service provider to transition current accounts with minimal disruption to service.
39. Upon implementation of contract, be able to process any backlog of billing within 30-days of the implementation date.

**EXHIBIT B**  
**CONSULTANT'S PROPOSAL**

**EXHIBIT C**  
**CERTIFICATES OF INSURANCE**

**EXHIBIT D**  
**CITY COUNCIL POLICY 100-5**

**CITY OF COSTA MESA, CALIFORNIA**

**COUNCIL POLICY**

<b>SUBJECT</b>	<b>POLICY NUMBER</b>	<b>EFFECTIVE DATE</b>	<b>PAGE</b>
DRUG-FREE WORKPLACE	100-5	8-8-89	1 of 3

BACKGROUND

Under the Federal Drug-Free Workplace Act of 1988, passed as part of omnibus drug legislation enacted November 18, 1988, contractors and grantees of Federal funds must certify that they will provide drug-free workplaces. At the present time, the City of Costa Mesa, as a sub-grantee of Federal funds under a variety of programs, is required to abide by this Act. The City Council has expressed its support of the national effort to eradicate drug abuse through the creation of a Substance Abuse Committee, institution of a City-wide D.A.R.E. program in all local schools and other activities in support of a drug-free community. This policy is intended to extend that effort to contractors and grantees of the City of Costa Mesa in the elimination of dangerous drugs in the workplace.

PURPOSE

It is the purpose of this Policy to:

1. Clearly state the City of Costa Mesa’s commitment to a drug-free society.
2. Set forth guidelines to ensure that public, private, and nonprofit organizations receiving funds from the City of Costa Mesa share the commitment to a drug-free workplace.

POLICY

The City Manager, under direction by the City Council, shall take the necessary steps to see that the following provisions are included in all contracts and agreements entered into by the City of Costa Mesa involving the disbursement of funds.

1. Contractor or Sub-grantee hereby certifies that it will provide a drug-free workplace by:
  - A. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in Contractor’s and/or sub-grantee’s workplace, specifically the job site or location included in this contract, and specifying the actions that will be taken against the employees for violation of such prohibition;
  - B. Establishing a Drug-Free Awareness Program to inform employees about:

<b>SUBJECT</b>	<b>POLICY NUMBER</b>	<b>EFFECTIVE DATE</b>	<b>PAGE</b>
DRUG-FREE WORKPLACE	100-5	8-8-89	2 of 3

1. The dangers of drug abuse in the workplace;
  2. Contractor's and/or sub-grantee's policy of maintaining a drug-free workplace;
  3. Any available drug counseling, rehabilitation and employee assistance programs; and
  4. The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
- C. Making it a requirement that each employee to be engaged in the performance of the contract be given a copy of the statement required by subparagraph A;
- D. Notifying the employee in the statement required by subparagraph 1 A that, as a condition of employment under the contract, the employee will:
1. Abide by the terms of the statement; and
  2. Notify the employer of any criminal drug statute conviction for a violation occurring in the workplace no later than five (5) days after such conviction;
- E. Notifying the City of Costa Mesa within ten (10) days after receiving notice under subparagraph 1 D 2 from an employee or otherwise receiving the actual notice of such conviction;
- F. Taking one of the following actions within thirty (30) days of receiving notice under subparagraph 1 D 2 with respect to an employee who is so convicted:
1. Taking appropriate personnel action against such an employee, up to and including termination; or
  2. Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health agency, law enforcement, or other appropriate agency;



SUBJECT	POLICY NUMBER	EFFECTIVE DATE	PAGE
DRUG-FREE WORKPLACE	100-5	8-8-89	3 of 3

- G. Making a good faith effort to maintain a drug-free workplace through implementation of subparagraphs 1 A through 1 F, inclusive.
2. Contractor and/or sub-grantee shall be deemed to be in violation of this Policy if the City of Costa Mesa determines that:
    - a. Contractor and/or sub-grantee has made a false certification under paragraph 1 above;
    - b. Contractor and/or sub-grantee has violated the certification by failing to carry out the requirements of subparagraphs 1 A through 1 G above;
    - c. Such number of employees of Contractor and/or sub-grantee have been convicted of violations of criminal drug statutes for violations occurring in the workplace as to indicate that the contractor and/or sub-grantee has failed to make a good faith effort to provide a drug-free workplace.
  3. Should any contractor and/or sub-grantee be deemed to be in violation of this Policy pursuant to the provisions of 2 A, B, and C, a suspension, termination or debarment proceeding subject to applicable Federal, State, and local laws shall be conducted. Upon issuance of any final decision under this section requiring debarment of a contractor and/or sub-grantee, the contractor and/or sub-grantee shall be ineligible for award of any contract, agreement or grant from the City of Costa Mesa for a period specified in the decision, not to exceed five (5) years. Upon issuance of any final decision recommending against debarment of the contractor and/or sub-grantee, the contractor and/or sub-grantee shall be eligible for compensation as provided by law.



# CITY OF COSTA MESA

## Agenda Report

77 Fair Drive  
Costa Mesa, CA 92626

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**File #:** 23-1299

**Meeting Date:** 7/18/2023

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**TITLE:**

**2021 AND 2022 ANNUAL REVIEW OF THE COSTA MESA 2015-2035 GENERAL PLAN**

**DEPARTMENT: ECONOMIC AND DEVELOPMENT SERVICES DEPARTMENT/PLANNING DIVISION**

**PRESENTED BY: PHAYVANH NANTHAVONGDOUANGSY, PRINCIPAL PLANNER**

**CONTACT INFORMATION: PHAYVANH NANTHAVONGDOUANGSY (714) 754-5611**

**RECOMMENDATION:**

Staff recommends the City Council approve the 2021 and 2022 Annual Review of the 2015-2035 Costa Mesa General Plan for submittal to the State Office of Planning and Research (OPR) and the State Department of Housing and Community Development (HCD).



## Agenda Report

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Item #: 23-1291

Meeting Date: 07/18/2023

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**TITLE: 2021 AND 2022 ANNUAL REVIEW OF THE COSTA MESA 2015-2035 GENERAL PLAN**

**DEPARTMENT: ECONOMIC AND DEVELOPMENT SERVICES DEPARTMENT/PLANNING DIVISION**

**PRESENTED BY: PHAYVANH NANTHAVONGDOUANGSY, PRINCIPAL PLANNER**

**CONTACT INFORMATION: PHAYVANH NANTHAVONGDOUANGSY (714) 754-5611,**

### **RECOMMENDATION:**

Staff recommends the City Council approve the 2021 and 2022 Annual Progress Report (APR) of the 2015-2035 Costa Mesa General Plan for submittal to the State Office of Planning and Research (OPR) and the State Department of Housing and Community Development (HCD).

### **BACKGROUND:**

The General Plan APR provides an overview of the actions taken by the City during the 2021 and 2022 calendar years to implement the City's General Plan programs and policies, including the City's Housing Element.

State Land Use and Zoning Law, Government Code section 65000 et seq., requires that an annual progress report from the City's legislative body be submitted to the State agencies identified above. The State uses the General Plan APR to identify state wide trends in land use decision-making, and how local planning and development activities relate to statewide planning goals and policies. A Housing Element APR is also required and is used by HCD to track the progress of the implementation of a jurisdiction's Housing Element, and requires its submission as a threshold for several State Housing Funding Programs.

### **ANALYSIS:**

The APR informs the general public of the progress in meeting community goals as expressed in the General Plan. The APR also provides information on how land use decisions that were implemented in the past year relates to General Plan adopted goals and policies.

### **Planning Commission Review**

A staff presentation introducing the APR was provided to the Planning Commission at the June 12, 2023 Planning Commission meeting. The Draft APR was subsequently posted online on June 16, 2023, and discussed further by the Planning Commission at the June 26, 2023 Planning Commission meeting. After having an in-depth discussion regarding the intent and status of various General Plan goals, objectives and policies, as well as the Housing Element APR forms, and receiving public

testimony, the Planning Commission recommended that the City Council approve the APR by a 7-0 vote. The General Plan discussion focused mainly on the Land Use and Circulation Elements, consistency between polices, and the importance of the General Plan as a guiding document for City's land use and community improvement decisions. Once approved for submittal to the State, all APRs are posted on the City's website at the link below.

City General Plan Annual Reports:

<https://www.costamesaca.gov/government/departments-and-divisions/economic-and-development-services/planning/general-plan/annual-progress-reports>

June 26, 2023 Planning Commission Staff Report:

<https://costamesa.legistar.com/LegislationDetail.aspx?ID=6269413&GUID=649EC011-5B7D-4192-BC19-50B60BBD9138>

June 26, 2023 Video:

[https://costamesa.granicus.com/player/clip/4013?view\\_id=14&redirect=true&h=c702ede5a46fb6684d035813a0884ad8](https://costamesa.granicus.com/player/clip/4013?view_id=14&redirect=true&h=c702ede5a46fb6684d035813a0884ad8)

### **Annual Progress Report Summary**

As summarized in the attached General Plan APR, the City continues to implement General Plan programs, has satisfied its 5<sup>th</sup> Cycle Regional Housing Needs Assessment (RHNA) allocation obligations, and has progressed towards meeting its 6<sup>th</sup> Cycle RHNA obligation. As required by the State, the APR specifically addresses the following:

- **General Plan Implementation:** The degree to which the City's General Plan and City actions (such as ordinance adoption and capital improvement project implementation) complies with the General Plan guidelines developed and adopted by the State Office of Planning and Research pursuant to Government Code section 65040.2. (This information is included in Table 1 of the General Plan Annual Review); and,
- **Housing Element Annual Progress Report:** State required housing progress forms for calendar years 2021 and 2022 have been completed by staff and are attached to the General Plan Annual Review as Attachments 3 and 4. The Housing Element APR excel form is specifically created by HCD to provide information on how the City has progressed toward meeting its RHNA allocation and implementation of Housing Element programs. It includes information on the number and types of housing development applications that the City has received, processed and permitted; as well as identifies how many residential units completed construction.

### **Consistency with the State OPR General Plan Guidelines**

The City of Costa Mesa's General Plan consists of seven elements that are required by State statutes and three optional elements. The seven required elements include: Land Use, Circulation, Housing, Conservation, Open Space and Recreation, Noise, and Safety. The City's General Plan provides goals and policies that address these categories consistent with the State law. The optional elements address

additional topics that are of particular local significance and include: Growth Management, Community Design, and Historic and Cultural Resources.

As shown through various City's actions and approved projects that are summarized in the General Plan APR, the City's General Plan remains an effective guide for orderly community growth and development, preservation and conservation of open space and natural resources, and efficient expenditure of public funds. (Note that to implement the 6<sup>th</sup> Cycle Housing Element; specifically, to accommodate the City's RHNA allocation, future General Plan updates will be necessary to ensure that the City's General Plan will remain internally consistent and remain an effective guiding document for orderly growth.)

### **Costa Mesa Housing Construction Calendar Years 2021 and 2022**

***Calendar Year 2021:*** During calendar year 2021, a total of 90 housing units (including ADUs) were constructed in the City. Of the 90 units constructed, 81 of the units were single-family residences and nine were ADUs. No multi-family housing was constructed during this time. Of the 90 units constructed in 2021, 9 fell into affordable categories (all were ADUs).

***Calendar Year 2022:*** During calendar year 2022, a total of 38 housing units (including ADUs) were constructed in the City. Of the 38 units constructed, 24 of the units were single-family residences and 14 were ADUs. No multi-family housing was constructed during this time. Of the 38 units constructed in 2022, 14 units fell into affordable categories (all were ADUs).

### **Housing Programs Implementation Progress:**

***5<sup>th</sup> Cycle Housing Programs Implementation:*** During calendar year 2021, the City continued to implement various housing programs, including the following: Program 1: Owner-Occupied Housing Rehabilitation, Program 2: Mobile Home Rehabilitation, Program 5: Second Units, Program 7: Rental Housing Assistance, Program 11: Supportive Services for Persons with Special Needs, and Program 15: Fair Housing Assistance.

***6<sup>th</sup> Cycle Housing Programs Implementation:*** For calendar year 2022, City staff finalized the 6<sup>th</sup> Cycle Housing Element including programs to further housing opportunities in the City. The 2022 Housing Element APR form reflects the final version of the 47 Housing Programs that are included in the final Housing Element approved by HCD. These 47 Housing Element programs have various completion timeframes within the 8-year Housing Element planning period. Since the recent Housing Element approval (and prior to approval), the City has implemented or begun to implement many of the 6<sup>th</sup> Cycle Housing Element programs, including, but not limited to: Program 2A: Inclusionary Housing, Program 1B: Mobile Home Rehabilitation Program, Program 3E: Promote Accessory Dwelling Units, Program 3B: Fairview Developmental Center, and Program 3G: Address City-wide Vote Requirement in Relation to Housing Element Compliance.

### **PUBLIC NOTICE:**

There is no public notice requirement for approval of the Annual Report.

### **ENVIRONMENTAL DETERMINATION:**

The Annual Report of the 2015-2035 Costa Mesa General Plan is not subject to the provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15378(b)(2), as this report and review is not a project as defined by this section.

**ALTERNATIVES:**

The City Council may modify the 2021 and 2022 Annual Report of the 2015-2035 Costa Mesa General Plan.

**FISCAL REVIEW:**

There is no fiscal impact to the City.

**LEGAL REVIEW:**

The City Attorney's Office has reviewed this Agenda Report and the attached 2021 and 2022 Annual Report and approves them both as to form.

**CITY COUNCIL GOALS AND PRIORITIES:**

This item supports the following City Council goal:

- Diversify, stabilize and increase housing to reflect community needs

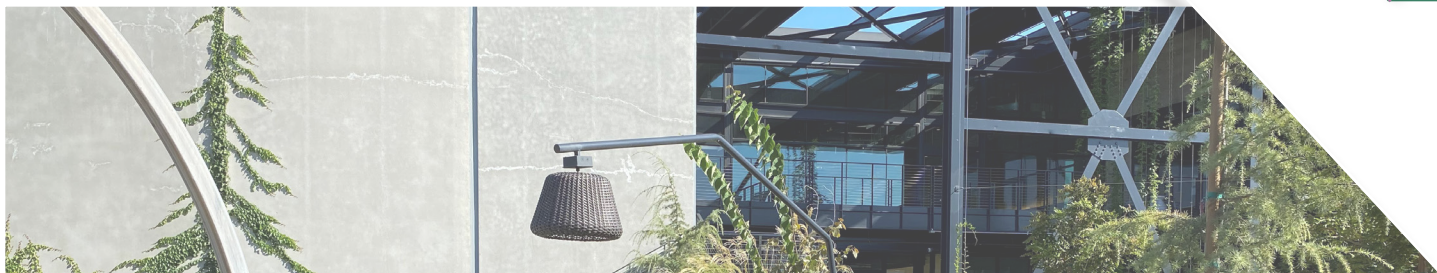
**CONCLUSION:**

As required by the Government Code, the 2021 and 2022 Annual Report provides a status for the City's General Plan implementation (including progress toward meeting Housing Element goals and the City's RHNA allocation). Following City Council approval, the final annual report will be submitted to the State Office of Planning and Research and the State Department of Housing and Community Development.



**(DRAFT) 2021  
& 2022**

**ANNUAL  
REPORT**



**An Annual Report of the Costa Mesa 2015-2035 General Plan**





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**Table 1 – Annual Progress Report Review ..... Page 6**

**Attachment 1 – Annual Progress Report Form 2021**

**Attachment 2 – Annual Progress Report Form 2022**

**Appendix A.1 – General Plan Goals, Objectives, Policies (2021 Review)**

**Appendix A.2 – General Plan Goals, Objectives, Policies (2022 Review)  
(Housing Element updated per adopted 2021-2029 Housing Element)**

**Appendix B.1 – Housing Successor Annual Report FY 20-21**

**Appendix B.2 – Housing Successor Annual Report FY 21- 22**

## **BACKGROUND**

On June 29, 1953, the City of Costa Mesa was incorporated as a general law city led by a City Council-Manager form of government. The City of Costa Mesa originally consisted of an area of 3.5 square miles and general population of 16,840. The City's current estimated population is 108,829 persons, and it consists of an overall land area of 16.8 square miles (US Census 2020).

The City adopted its first General Plan in 1957 and its second General Plan in 1970. The General Plan was comprehensively amended in 1981 and again in 1992. On January 22, 2002, the City Council adopted the Costa Mesa 2000 General Plan. The 2000 General Plan recognized the community's diverse evolution of residential neighborhoods, its regional commercial influence, and its recreational amenities.

The City completed its most recent comprehensive General Plan update (2015-2035 General Plan) that was approved on June 21, 2016. Many of the policies were carried over from the 2000 General Plan and new policies were added in compliance with the latest State mandates and in accordance with the economic growth of the City. This report includes the 2021 and 2022 annual review of the General Plan and Housing Element for Planning Commission and City Council review and approval as required by state law regarding the implementation of the programs and policies of the General Plan.

The purpose of this review is to provide the status of the City's General Plan and progress in its implementation. Table 1 provides a summary of the current status of various General Plan Elements, including the 5<sup>th</sup> Cycle Housing Element, adopted in 2014, and the 6<sup>th</sup> Cycle Housing Element, adopted in November 2022.

## **ANALYSIS**

### ***Government Code Section 65400***

State Government Code Section 65400 requires that an annual progress report (APR) be made to the City's legislative body on the status of the General Plan and progress in its implementation, including progress toward meeting its Housing Element goals and its regional housing needs allocation. The Department of Housing and Community Development updated their forms and instructions to incorporate new APR requirements, pursuant to Assembly Bill 879, Senate Bill 35, Assembly Bill 1486, Assembly Bill 101, Assembly Bill 1255 and Assembly Bill 83. This 6<sup>th</sup> Edition of the Annual Progress Report includes the annual review for 2021 and 2022.

State Law requires the following:

- Provide by April of each year an annual report to the City Council, the Office of Planning and Research, and the Department of Housing and Community Development that includes all of the following:
  - (A) The status of the plan and progress in its implementation.
  - (B) The progress in meeting its share of regional housing needs determined pursuant to Section 65584 and local efforts to remove governmental constraints to the maintenance, improvement, and development of housing. The housing element portion of the annual report shall include a section that describes the actions taken by the City of Costa Mesa towards completion of the programs and status of the local government's compliance with the deadlines in its housing element.

### ***Annual Review and Housing Program Summary Report***

Pursuant to State law, the Annual Progress Report of the Costa Mesa General Plan reports to the City Council the progress in implementing the General Plan. The report includes the following elements:

1. Table 1 (Annual Review Summary) describes the status of the 2015-2035 General Plan goals, objectives, and policies and progress in 2021 and 2022 toward implementing the City's long-range plan for land use

and development. Table 1 includes a general statement on implementation and, where applicable, highlights specific implementation actions for 2021 and 2022.

2. *Attachment 1* (Housing Program Status Report) provides the City's progress in meeting its share of the regional housing needs assessment, pursuant to State Government Code Section 65584 and local efforts to remove governmental constraints to the maintenance, improvement, and development of housing.
3. The conclusion describes the effectiveness of the 2015-2035 General Plan.

### **2015-2035 General Plan – Goals, Objectives, and Policies**

The 2015-2035 General Plan goals, objectives, and policies are described in a comprehensive document (attached as Appendix A).

- A goal is defined as a broad vision of what the community wants to achieve or provide to residents, landowners, business owners and tourists. It is a statement of a desired condition based on community values. Goals are general in nature and usually timeless.
- A policy is a specific statement that guides decision-making and indicates a particular course of action. A policy is based on and helps implement a goal.

### **General Plan Update**

The State Office of Planning and Research recommends that Cities update their General Plan every 10 years. City Council approved the City's 2015-2035 General Plan on June 21, 2016. The General Plan update is an extensive process that involves various public meetings with City commissions and Council and extensive community outreach.

As part of this update, the City was also complying with the requirements of Assembly Bill 1358 (enacted in 2008), The California Complete Streets Act that required integrating multimodal transportation network policies into the circulation elements of the general plans. The 5<sup>th</sup> Cycle Housing Element was adopted in January 2014 and compliance was received from the State Department of Housing and Community Development for an eight-year Regional Housing Needs Assessment (RHNA) cycle that began in 2014 and ends in 2021. The 6<sup>th</sup> Cycle Housing Element was adopted in November 2022 and, in May 2023, HCD has determined that the City Housing Element meets the statutory requirements of State Housing Law.

### **CONCLUSION**

The Costa Mesa 2015-2035 General Plan serves as an effective guide for orderly growth and development, preservation and conservation of open space land and natural resources, and efficient expenditure of public funds.

As illustrated in Attachment 1, completed City projects such as such as, but not limited to, adopted ordinances, zoning code updates, completed street improvements, funding sources for park improvement, awarding contracts are in conformance with the General Plan's goals, objectives, and policies for each respective element. Furthermore, significant progress on various public works projects or private developments are also in accordance with the 2015-2035 General Plan. The City's legislative bodies have used the 2015-2035 General Plan as the primary source of long-range planning and policy direction. All future development and activities will be consistent with these goals and policies that will continue to guide growth and preserve the quality of life within the community.

Note that to implement the 6th Cycle Housing Element; specifically, to accommodate the City's RHNA allocation, future General Plan updates will be necessary to ensure that the City's General Plan will remain internally consistent and remain an effective guiding document for orderly growth. The future updates will also address other topics that

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are prompted by various State statute, including “Environmental Justice”, in accordance to State’s OPR General Plan Guidelines.



## Table 1 – Annual Review

### LAND USE ELEMENT

General Plan Goal, Objective, Policy	Description of City Action
<b>Land Use Element Goal LU-1: A Balanced Community with a Mix of Land Uses to Meet Resident and Business Needs</b>	
<b>Objective LU-1A:</b> Establish and maintain a balance of land uses throughout the community to preserve the residential character of the City at a level no greater than can be supported by the infrastructure.	
LU-1.1 Provide for the development of a mix and balance of housing opportunities, commercial goods and services, and employment opportunities in consideration of the needs of the business and residential segments of the community.	<p>The Costa Mesa Municipal Code (CMMC) is updated on a regular bases to ensure that it is consistent and implements the policies of the General Plan and various State land use mandates. The General Plan Land Use Policy Map Figure LU-3 correlates with CMMC Zoning Map to ensure a variety of commercial, residential, and industrial uses throughout the City. All commercial development within the City which occurs near residential development requires additional scrutiny and, in many cases, requires a higher level of discretionary approval per the City's Zoning Code to ensure that the use does not negatively impact the residential neighborhood. The Urban Plan Overlays and the Planned Development zoning allow mixed-use development. The City is a major center for employment in Orange County and is striving to add more units to the housing stock to allow employees to live and work in the City.</p> <p>2021:</p> <ul style="list-style-type: none"> <li>• Adopted Resolution No. 2021-10 - Approved Master Plan for 8 new single family detached homes (Planning Application 20-10 and Tentative Tract Map No. 19120)</li> <li>• Adopted Ordinance No. 2021-03</li> </ul> <p>Update various sections of Title 13 of CMMC pertaining to accessory dwelling units (ADU) and junior ADU consistent with state law requirements and authorized related fees. Resolution No. 2021-03, establishes park impact fees for ADU and junior ADU.</p> <ul style="list-style-type: none"> <li>• Adopted Ordinance No. 2021-20</li> </ul> <p>Ordinance No. 2021-20 is an amendment to Costa Mesa Municipal Code (CMMC) to update various sections of the zoning code to resolve internal inconsistencies, clarify intent and to conform to requirements of State Law. The update was necessary to ensure that the City's Zoning code effectively implements the City's General Plan policies. The ordinance updates definitions for Accessory Dwelling units, Convenience Store, Mini-market, Specialty store, finished grade, natural grade, boardinghouse (small and large). Ordinance No. 2021-20 also updated cross references and definitions for special use permit, reasonable accommodation as set forth in city ordinances and federal law.</p>
LU-1.2 Balance economic gains from new development while preserving the character and densities of residential neighborhoods.	
LU-1.3 Strongly encourage the development of residential uses and owner-occupied housing (single-family detached residences, condominiums, townhouses) where feasible to improve the balance between rental and ownership housing opportunities.	
LU-1.4 Promote housing and employment opportunities within planned development areas to the extent feasible.	
LU-1.5 Maintain a land use structure that strives to balance jobs and housing with available infrastructure and public and human services.	

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	<ul style="list-style-type: none"> <li>• Adopted Ordinance No. 2021-21</li> </ul> <p>Completed an amendment to portions of Title 13 of the CMMC relating to implementation of Senate Bill (SB) 9 for the creation of two (2) residential units per lot and urban lot splits in single family residential zones.</p> <ul style="list-style-type: none"> <li>• Issued 43 ADU building permits and completed 9 ADUs;</li> <li>• City Council provided direction to Economic and Development Services Department/Planning Division regarding potentially entering into a public benefits agreement with the California Statewide Communities Development Authority Community Improvement Authority (CDCDA CIA) to convert the 580 Anton Boulevard property into workforce housing.</li> <li>• Community outreach for a City-wide Parking Study. The study will recommend an implementation plan focused on improving the overall parking experience for residents and guests.</li> </ul> <p>2022:</p> <ul style="list-style-type: none"> <li>• Develop process and updated application for SB 9 proposals</li> <li>• Adopted Ordinance No. 2022-09, Resolution No. 2022-53, Resolution No. 2022-54, Resolution No. 2022-55, and Resolution No. 2022-56</li> </ul> <p>Voters approved an ordinance to revitalize commercial and industrial areas and protect residential neighborhoods.</p> <ul style="list-style-type: none"> <li>• 69 ADUs Building permits issued and 17 completed ADUs.</li> <li>• Adopted Resolution No. 2022-63</li> </ul> <p>Resolution of the City setting forth findings for amendments to the 2022 California Building code, the 2022 California Residential Code, and the 2022 California Fire Code relative to local climatic and geographic conditions.</p> <ul style="list-style-type: none"> <li>• Adopted Ordinance No. 2022-04 and Resolution No. 2022-51</li> </ul> <p>Resolution of the City establishing Residential Parking (RPP) Permit Program Annual Fees for fiscal year 2022-2023. Revised RPP guidelines and policies were approved by the City in May/June 2022. RPP program</p>
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	<p>will be limited to areas experiencing external parking impacts from commercial areas, neighboring cities, fairgrounds and recreational uses. All housing types within impacted areas are eligible for permits, with one permit per driver based on verification of residence and vehicle registration.</p> <ul style="list-style-type: none"> <li>• <a href="#">City-wide Parking Study Completed</a></li> </ul>
<p><b>Land Use Element Goal LU-2: Preserve and Protect Residential Neighborhoods</b></p>	
<p><b>Objective LU-2A:</b> Promote land use patterns and development that contribute to community and neighborhood identity.</p>	
<p>LU-2.1 In the event of damage or destruction, allow any legal conforming use in existence at the time of adoption of the General Plan that is located in a nonconforming development to be rebuilt to its original building intensity, as long as any such rebuilding would not increase the development's nonconformity, and the damage or destruction was in no way brought about by intentional acts of any owner of such use or property.</p>	<p>Costa Mesa Municipal Code Title 13 Chapter X establishes requirements for nonconforming uses, developments and lots. City policy requires all projects proposing five dwelling units or more on a project site be conditioned to underground all utility poles within the frontage. Densities in excess of maximum density allowed for by the General Plan are subject to approval of a General Plan Amendment unless the proposal includes a density bonus and provides affordable housing. All common roadways and access in common interest developments are subject to recordation of an easement. Several projects under construction in Westside Costa Mesa have replaced underutilized industrial and commercial properties with new housing and live/work developments that also resulted in major environmental clean-up of a few sites. Commercial buildings over 30 feet are subject to Planning Commission approval and considered on a case-by-case basis. Structures in urban overlay plans are typically over 30 feet and are evaluated with respect to privacy and shade and shadow impacts. All projects with three stories or more are required to submit a shade and shadow study during evaluation of the project. Any new development is subject to compliance with the noise standards and installation of sound walls and upgraded windows and wall assemblies to protect residents.</p> <p>2021:</p> <ul style="list-style-type: none"> <li>• Adopted Resolution No. 2021-32</li> </ul> <p>Resolution of the City establishing Underground Utility District No. 22, on Adam Avenue from Albatross Drive to approximately 500 feet west of Mesa Verde Drive East. Removal and underground installation work in the District are anticipated to commence by Fall 2024.</p>
<p>LU-2.2 Pursue maximum use of utility company funds and resources in undergrounding existing overhead lines, and encourage undergrounding of utilities in the public right-of-way for residential development consisting of five units or more, to the extent feasible and practical.</p>	
<p>LU-2.3 Develop standards, policies, and other methods to encourage the grouping of individual parcels to eliminate obsolete subdivision patterns and to provide improved living environments while being consistent with the neighborhood character of the surrounding community.</p>	
<p>LU-2.4 Do not allow "rounding up" when calculating the number of permitted residential units, except for lots existing as of March 16, 1992, zoned R2-MD that have less than 7,260 square feet in area, and no less than 6,000 square feet, where density calculation fractions of 1.65 or greater may be rounded up to two units.</p>	
<p>LU-2.5 Allow creation of parcels without street frontage if sufficient easements are provided for planned developments or common-interest developments consistent with the neighborhood character. This policy does not apply to small lot subdivisions.</p>	
<p>LU-2.6 Encourage increased private market investment in declining or deteriorating neighborhoods.</p>	
<p>LU-2.7 Permit the construction of buildings over two stories or 30 feet only when it can be shown that the construction of such structures will not adversely impact surrounding developments and deprive existing land uses of adequate light, air, privacy, and solar access.</p>	

<p>LU-2.8 Limit building height to four stories above grade south of the I-405 Freeway, except for special purpose housing such as elderly, affordable, or student housing, unless otherwise approved by a General Plan amendment. (A four-story/five-level parking structure with roof deck parking on the fifth level is considered a four-story structure.)</p>	
<p>LU-2.9 Require appropriate building setbacks, structure orientation, and placement windows to consider the privacy of adjacent residential structures within the same project and on adjacent properties.</p>	
<p>LU-2.10 Promote lot consolidation of residential properties to the extent feasible and practical, including the creation of larger single-family residential lots that exceed the minimum 6,000-square-foot requirement in neighborhoods where the prevailing residential subdivision pattern features larger-sized residential lots.</p>	
<p>LU-2.11 Ensure adequate noise attenuation in urban design, such as walls for sound attenuation, development of landscaped greenbelts, provision of landscape berms, etc.</p>	
<p><b>Land Use Element Goal LU-3: Development that Maintains Neighborhood Integrity and Character</b></p>	
<p><b>Objective LU-3A: Establish policies, standards, and procedures to minimize blighting influences, and maintain the integrity of stable neighborhoods.</b></p>	
<p>LU-3.1 Protect existing stabilized residential neighborhoods, including mobile home parks (and manufactured housing parks), from the encroachment of incompatible or potentially disruptive land uses and/or activities.</p>	<p>Ongoing through the implementation and enforcement of Title 20 – Property Maintenance, of the Municipal Code. Title 20 establishes standards to ensure proper maintenance, removal of hazardous and improper storage, and removal of weeds and other public nuisances. All development applications are reviewed to ensure that they are compatible with surrounding neighborhoods. When needed, projects are conditioned to operate in a manner that is not detrimental to the surrounding area (e.g. limited hours of operation, project design, parking management, on-site/off-site improvements). All new development proposed beyond the allowable densities is subject to submittal of a water/sewer assessment study (applicable to larger projects) and will serve letter from the utility companies or other infrastructure planning analysis. Development of mixed-use projects are encouraged through planned development and overlay zones. Staff works with property owners, brokers, and agents to help find the right type of uses to be catalyst for revitalization. This includes conducting interviews with existing businesses, organizing meetings to facilitate an exchange of information and guidance, and taking potential sites to an annual retail conference to assist in sites being redeveloped or tenant vacancies filled. Traffic impacts are evaluated with each development project with consideration to the City’s circulation element and any potential impacts to residential neighborhoods. All two-story projects are required to submit privacy and view analysis with exhibits that show location of proposed and existing buildings. In addition, per the Residential Design Guidelines, second story additions are subject to notification of neighboring properties prior to approval. Most projects in Urban Plan areas are proposed with lot consolidation. Lot consolidation is challenging for developers, but encouraged for</p>
<p>LU-3.2 Actively enforce existing regulations regarding derelict or abandoned vehicles, outdoor storage, and substandard or illegal buildings, and establish regulations to abate weed-filled yards when any of the above are deemed to constitute a health, safety, or fire hazard.</p>	
<p>LU-3.3 Continue code enforcement as a high priority with regard to the regulation of property maintenance standards citywide.</p>	
<p>LU-3.4 Ensure that residential densities can be supported by the infrastructure and are compatible with existing residential neighborhoods in the surrounding area.</p>	
<p>LU-3.5 Provide opportunities for the development of well-planned and designed projects which, through vertical or horizontal integration, provide for the development of compatible residential, commercial, industrial, institutional, or public uses within a single project or neighborhood.</p>	
<p>LU-3.6 Facilitate revitalization of aging commercial centers by working with property owners, developers, local businesses, and other community organizations to coordinate efforts.</p>	
<p>LU-3.7 Promote development/design flexibility that encourages older or poorly maintained high-density residential uses to be rehabilitated.</p>	

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<p>LU-3.8 Ensure that new development reflects existing design standards, qualities, and features that are in context with nearby development and surrounding residential neighborhoods.</p>	<p>all new developments. Small lot residential developments are currently allowed by Small Lot Ordinance and Common Interest Development. All two- and three-story residential development is required to meet the intent of the Residential Design Guidelines. FAA is notified and reviews all mid-rise and high-rise development. The General Plan is consistent with the John Wayne Airport Environmental Land Use Plan by the Airport Land Use Commission (ALUC). Filing with FAA and ALUC approval is required for all projects exceeding the established FAA thresholds.</p> <p>Highlighted Implementation Action:</p> <p>2021:</p> <ul style="list-style-type: none"> <li>Adopted Ordinance No. 2021-02</li> </ul> <p>An ordinance that amends various sections of CMMC to clarify existing law in the City of Costa Mesa regarding the powers of code enforcement officers and civil responsibility for code violations and consideration of history of the civil citations in connection with any entitlement, permit, monetary grant, or other discretionary decision of the City;</p> <ul style="list-style-type: none"> <li>Adopted Resolution No. 2021-29</li> </ul> <p>Resolution of the City certifying special assessments for collecting delinquent civil fines for violations of the CMMC</p> <p>2022:</p> <ul style="list-style-type: none"> <li>Approved one small lot subdivision resulting in four residential units (PA 22-20, PM-2020-05)</li> <li>Adopted Resolution No. 2022-52</li> </ul> <p>Resolution of the City certifying special assessments for collecting delinquent civil fines for violations of the CMMC</p> <ul style="list-style-type: none"> <li>Adopted Ordinance No. 2022-09, Resolution No. 2022-53, Resolution No. 2022-54, Resolution No. 2022-55, and Resolution No. 2022-56</li> </ul> <p>Voters approved an ordinance to revitalize commercial and industrial areas and protect residential neighborhoods.</p> <ul style="list-style-type: none"> <li>Utilize CBDG funding to fund capital improvement projects, public services programs that benefit low- and moderate-income residents (including programs that</li> </ul>
<p>LU-3.9 Locate high-intensity developments or high-traffic-generating uses away from low-density residential in order to buffer the more sensitive land uses from the potentially adverse impacts of the more intense development or uses.</p>	
<p>LU-3.10 Minimize effects of new development on the privacy and character of surrounding neighborhoods.</p>	
<p>LU-3.11 Promote small-lot residential development on long, narrow, single parcels or combined residential lots.</p>	
<p>LU-3.12 Ensure that new development reflects existing design standards, qualities, and features that are in context with nearby development.</p>	
<p>LU-3.13 Prohibit construction of buildings which would present a hazard to air navigation, as determined by the Federal Aviation Administration (FAA).</p>	
<p>LU-3.14 Certain development proposals which may include the construction or alteration of structures more than 200 feet above ground level may require filing with the Federal Aviation Administration (FAA) and Airport Land Use Commission (ALUC) pursuant to federal and State law. If a filing requirement is determined to be necessary in accordance with the procedures provided by State/federal agencies, the filing of a Notice of Proposed Construction or Alteration (FAA Form 7460-1) shall be required prior to review and consideration of the proposed development.” Land Use Element (page LU-18) refers to the threshold stated above. It shall be amended to refer to Filing FAA Form 7460-1 Notice of Construction and Alteration, and not to Form 7480-1.</p>	
<p>LU-3.15 The City will ensure that development proposals, including the construction or operation of a heliport or helistop comply fully with permit procedures under State law, including referral of the project to the ALUC by the applicant, and with all conditions of approval imposed or recommended by the Federal Aviation Administration, ALUC, and Caltrans, including the filing of Form 7480-1 (Notice of Landing Area Proposed) with the FAA. This requirement shall be in addition to all other City development requirements.</p>	
<p>LU-3.16 The City shall refer certain projects to the Airport Land Use Commission for Orange County, as required by Section 21676 of the California Public Utilities Code to determine consistency of the project(s) with the Airport Environs Land Use Plan for John Wayne Airport.</p>	

<p>LU 3.17 New residential developments within the 60 dB CNEL noise contour of the airport shall provide designated outdoor signage informing the public of the presence of operating aircraft.</p>	<p>improves the quality of life of seniors), housing rehabilitation programs, and community improvement/code enforcement programs.</p> <ul style="list-style-type: none"> <li>Utilize HOME Funds from HUD for Housing Rehabilitation Program, Affordable Rental Housing and for Community Housing Development Organization project</li> </ul>
<p><b>Land Use Element Goal LU-4: New Development that Is Sensitive to Costa Mesa’s Environmental Resources</b></p>	
<p><b>Objective LU-4A:</b> Encourage new development and redevelopment that protects and improves the quality of Costa Mesa’s natural environment and resources.</p>	
<p>LU-4.1 Ensure that appropriate watershed protection activities are applied to all new development and significant redevelopment projects that are subject to the National Pollutant Discharge Elimination System Stormwater Permit during the planning, project review, and permitting processes.</p>	<p>All development plans are required to submit the appropriate State required permits and water quality management plans per local ordinance. Erosion control plans are consistently required and reviewed prior to grading permits. Zoning Code also doesn’t allow a building or structure to be constructed closer than ten (10) feet from a bluff crest, unless permitted by a minor conditional use permit.</p> <p>2021:</p> <ul style="list-style-type: none"> <li>Within Fairview Park, the City maintains 40 acres of wetland and riparian habitat; monitors and maintains approximately 15 acres of vernal pool and marshland/watershed area; and actively restored 6 acres of canyon riparian habitat.</li> <li>Within Canyon Park, the City maintains three separate run-off channels that contain important riparian and aquatic biota.</li> </ul>
<p>LU-4.2 Avoid conversion of areas particularly susceptible to erosion and sediment loss (e.g., steep slopes) and/or establish development guidelines that identifies these areas and protects them from erosion and sediment loss.</p>	
<p>LU-4.3 Preserve or restore areas that provide water quality benefits and/or are necessary to maintain riparian and aquatic biota.</p>	
<p>LU-4.4 Promote site development that limits impact on and protects the natural integrity of topography, drainage systems, and water bodies, and protect the integrity of the bluff crest.</p>	
<p>LU-4.5 Promote integration of stormwater quality protection into construction and post-construction activities, as required by the NPDES Stormwater Permit and the City’s Local Implementation Plan.</p>	

<p>LU-4.6 Incorporate the principles of sustainability into land use planning, infrastructure, and development processes to reduce greenhouse gas emissions consistent with State goals.</p>	<ul style="list-style-type: none"> <li>Adopted Ordinance No. 2021-16</li> </ul> <p>An Ordinance of the City amending sections of CMMC to implement the requirements of SB 1383 (Mandatory Organic Waste Disposal Reduction) – including negotiating and executing franchise agreements with seven haulers; program rollout, food recovery programs and educational materials:  <a href="https://www.costamesaca.gov/government/departments-and-divisions/public-works/sb-1383">https://www.costamesaca.gov/government/departments-and-divisions/public-works/sb-1383</a></p> <ul style="list-style-type: none"> <li>To support the State’s GHG reduction goals from the energy and transportation sector the City CIP project includes installation of 9 EV charging stations at City Hall, that is publicly available, 2 solar powered EV charging stations at the Senior Center and Corp Yard. The City also partnered with SCE to retrofit 6300 streetlights to LEDs</li> <li>Secured grant funding from several State and local agencies to support sustainability projects. i.e. for solid waste program from CalRecycle; for EV infrastructure, City EV carpool fleet and City’s e-shuttle bus from CEC and AQMD</li> </ul> <p>2022:</p> <ul style="list-style-type: none"> <li>City awarded a Professional Services Agreement to Endemic Environmental Services, Inc., for biological management and habitat rehabilitation services at Fairview Park</li> </ul>
<p><b>Land Use Element Goal LU-5:</b> Adequate Community Services, Transportation System, and Infrastructure to Meet Growth</p>	
<p><b>Objective LU-5A:</b> Ensure availability of adequate community facilities and provision of the highest level of public services possible, taking into consideration budgetary constraints and effects on the surrounding area.</p>	
<p>LU-5.1 Pursue annexation of certain areas within the City’s Sphere of Influence to provide land use regulation and city services within its jurisdiction.</p>	<p>The City of Costa Mesa has approximately 0.3 square miles of land left within its sphere of influence. The City will continue to participate in the JUA between the City and NMUSD. Continue to lease the Balearic Community Center from the NMUSD for recreational and community service use. Currently there are six fire stations operating in the City. The City continues to monitor fire service needs as the population grows with new residential development projects. The Economic Development staff attends industry functions and professional organizations to update businesses about projects and opportunities in Costa Mesa. No project specific General Plan Amendment exceeding the allowable Floor Area Ratio (FAR) was approved in 2021 and 2022. Any intensification of use or additions of floor area for non-conforming structures is subject to the zoning development standards and traffic generation rates. No applications to increase the FAR of a non-conforming structure has been approved in 2021 and 2022. Each project application is</p>
<p>LU-5.2 Strongly encourage protection and preservation of existing but underutilized school sites for future recreational, social, or educational uses.</p>	
<p>LU-5.3 As appropriate and timely, consider the establishment of development impact fee program(s) to fund additional fire and police personnel, library facilities, and related equipment to meet the demands of additional growth in the City.</p>	
<p>LU-5.4 Require appropriate site and environmental analysis for future fire and police station site locations or for the relocation or closure of existing fire and police facilities.</p>	

<p>LU-5.5 Ensure that new development pays its fair share of impact fees such as park fees and traffic impact fees. This can also include impact fees related to community services (police protection services and fire emergency response services) or library facilities, once adopted and applicable.</p>	<p>reviewed for any potential impacts on the circulation system. Projects with impacts are subject to either traffic improvement requirements and or traffic mitigation/impact fees. Will serve letters from utility companies are required for all projects that could potentially impact the service. Projects with more than 500 units are subject to the preparation of a Water Supply Assessment Study. The Development Phasing and Performance Monitoring Program (DPPMP) Report is no longer a requirement for the Measure M Program. Staff continues to monitor major intersections for any significant issues and program improvements accordingly and reviews each project in terms of traffic impacts, in compliance with Growth Management Element Policy GM-2.3.</p> <p>2021:</p> <ul style="list-style-type: none"> <li>● Adopted Resolution No. 2021-11</li> </ul> <p>City adopted a list of projects for Fiscal Year 2021-22 funded by SB 1, the Road Repair and Accountability Act of 2017. This is the 5<sup>th</sup> year the City is receiving SB 1</p>
<p>LU-5.6 Promote development of revenue-generating land uses to help defray the costs of high-quality public services.</p>	
<p>LU-5.7 Encourage new development that is organized around compact, walkable, mixed-use neighborhoods and districts to conserve open space resources, minimize infrastructure costs, and reduce reliance on the automobile.</p>	
<p>LU-5.8 Include an evaluation of impacts on utility systems and infrastructure in EIRs for all major general plan amendment, rezone, and development applications.</p>	
<p>LU-5.9 Phase or restrict future development in the City to that which can be accommodated by infrastructure at the time of completion of each phase of a multi-phased project.</p>	

<p>LU-5.10 Building densities/intensities for proposed new development projects shall not exceed the trip budget for applicable land use classifications, as identified in the Land Use Element. Building intensities for proposed new development projects shall not exceed the applicable floor area standards, except for the following conditions:</p> <p>(a) Limited deviations from the graduated floor-area ratio standards for the commercial and industrial land use designations may be approved through a discretionary review process. No deviation shall exceed a 0.05 increase in the FAR in the moderate traffic category, and no deviation shall be allowed in the very low, low, and high traffic categories. Deviations from the FAR standards shall not cause the daily trip generation for the property to be exceeded when compared to the existing daily trip generation for the site without the proposed project or maximum allowable traffic generation for the Moderate Traffic FAR category, whichever is greater.</p> <p>(b) Additions to existing nonconforming nonresidential developments may be allowed if the additions do not affect the overall traffic generation characteristics of the development and if the additions do not substantially affect the existing height and bulk of the development. Additions to nonresidential developments shall be limited to those land uses with traffic generation rates based on variables other than building area square footage. Examples of such additions include, but are not limited to: 1) Hotels/motels: Increases in the size of hotel rooms or lobbies where no increase in the total number of rooms is proposed, and 2) theaters: Increases to “back-stage” support areas or lobbies where no increase in the total number of seats is proposed.</p> <p>(c) In the above conditions, the new development shall be compatible with surrounding land uses.</p> <p>(d) Additional criteria for approving deviations from the FAR standards may be established by policy of the City Council.</p>	<p>funding. City received an estimated \$2,263,862 million for the Road Maintenance and Rehabilitation Account. List of project includes: Adams Avenue Improvements from Royal Palm Drive to the Santa Ana River.</p> <ul style="list-style-type: none"> <li>• Adopted Resolution No. 2021-21</li> </ul> <p>Resolution of the City adopting the Operating and Capital Improvement Budget for fiscal year 2021-2022</p> <ul style="list-style-type: none"> <li>• Adopted Resolution No. 2021-25</li> </ul> <p>City adopted a resolution concerning the status of the Circulation Element and Mitigation Fee Program for the Measure M (M2) Program.</p> <ul style="list-style-type: none"> <li>• Adopted Resolution No. 2021-48</li> </ul> <p>City adopted a resolution to continue the citywide Traffic Impact Fee for new development in the City of Costa Mesa and conducting the related annual review of the citywide traffic impact fee program and capital improvement plan for transportation improvement. The Public Service Department conducted an audit of the accounts for the traffic impact fee program for the fiscal year ending June 30, 2021 and made it available for public review on December 2021. Resolution No. 2021-48 renews the traffic impact fee and establishes traffic impact fee regulations.</p> <p>2022:</p> <ul style="list-style-type: none"> <li>• Adopted Resolution No. 2022-24</li> </ul> <p>Resolution of the City adopting a list of projects for fiscal year 2022-23 funded by SB 1, the Road Repair and Accountability Act of 2017. This is the 6<sup>th</sup> year the City is receiving SB 1 funding and it will receive an estimated \$2,570,782 in RMRA funds for this fiscal year. The list of project includes the Sunflower Avenue Improvement Project (from Harbor Boulevard to Bear Street). Estimated start date is March 2023.</p> <ul style="list-style-type: none"> <li>• Adopted Resolution No. 2022-32</li> </ul> <p>Resolution of the City adopting operating and capital improvement budget for fiscal year 2022-2023</p>
<p>LU-5.11 Development plans shall be required for all phased development and approvals and shall be approved by the Planning and Transportation Services Divisions prior to the issuance of building permits.</p>	
<p>LU-5.12 Development plans shall include an overall buildout plan, which can demonstrate the ability of the circulation system to support the proposed level of development.</p>	

<p>LU-5.13 The City shall continue its annual preparation of the Development Phasing and Performance Monitoring Program. The annual review will specifically address major intersection operations in any mixed-use overlay area.</p>	<ul style="list-style-type: none"> <li>Adopted Resolution No. 2022-65</li> </ul> <p>Resolution of the City continuing the Traffic Impact Fee for new development in the City and conducting the related annual review of the citywide Traffic Impact Fee Program and Capital Improvement Plan for Transportation Improvements</p>
<p><b>Land Use Element Goal LU-6: Economically Viable and Productive Land Uses that Increase the City's Tax Base</b></p>	
<p><b>Objective LU-6A: Ensure the long-term productivity and viability of the community's economic base.</b></p>	
<p>LU-6.1 Encourage a mixed of land uses that maintain and improve the City's long-term fiscal health.</p>	<p>All development proposals are assigned to a planner who works as a liaison for that project from application submittal until final inspection of the development. Staff has supported the expedited review of multiple reinvestments of several commercial and office uses throughout the City.</p> <p>2021:</p> <ul style="list-style-type: none"> <li>Economic Development Strategic Plan Scope of Work</li> </ul> <p>City approved the Economic Development Strategic Plan Scope of Work and directed staff to release a Request for Proposal</p> <ul style="list-style-type: none"> <li>Costa Mesa Shop Local Financial Incentive Program</li> </ul> <p>City authorized the City Manager and City Attorney to negotiate and execute Colu Technologies for the implementation and administration of the Costa Mesa app-based Shop Local financial incentive platform for one year</p> <ul style="list-style-type: none"> <li>New Land Management System (LMS): Continue to work with Tyler Technologies develop Land Management System (LMS) – design function and workflows</li> </ul>
<p>LU-6.2 Continue to promote and support the vitality of commercial uses to meet the needs of local residents and that support regional-serving commercial centers.</p>	
<p>LU-6.3 Continue to prioritize commercial and industrial park use of properties north of I-405 and within the Airport Industrial District.</p>	
<p>LU-6.4 Support the continued presence of incubator businesses in the action sports industry and jobs-producing businesses in the Westside.</p>	
<p>LU-6.5 Encourage revitalization of existing, older commercial and industrial areas in the Westside with new mixed-use development consisting of ownership housing stock and live/work units.</p>	
<p>LU-6.6 Continue to encourage and retain land uses that generate sustainable sales and property tax revenues, including regional commercial destinations and automobile dealerships.</p>	
<p>LU-6.7 Encourage new and retain existing businesses that provide local shopping and services.</p>	
<p>LU-6.8 Provide efficient and timely review of development proposals while maintaining quality customer service standards for the business, development, and residential community.</p>	

<p>LU-6.9 Support the retention and growth of Class A office tenants, including corporate headquarters for the action sports industry, biotech, and high technology companies within the City.</p>	<ul style="list-style-type: none"> <li>• Adopted Ordinance No. 2021-08 and Ordinance No. 2021-09  Ordinance amended various section of the Costa Mesa Municipal Code to implement Measure Q, a city voter approved measure that establishes Retail Cannabis Tax and Regulation.</li> <li>• Adopted Ordinance No. 2021-14  Extended Ordinance No. 2020-14, an urgency ordinance of the City that provided an additional 12-month extension of the time limits set forth in the Zoning Code Section 13-29 (k) (Time Limits and Extension) for all approved discretionary planning applications.</li> <li>• Adopted Resolution No. 2021-15  Resolution of the City declaring its intention to levy an annual assessment for fiscal year 2021-22 for a Business Improvement Area covering certain Costa Mesa Hotels and Motels and setting the time and place for a public hearing on the proposal.</li> <li>• Adopted Ordinance No. 2021-18  Extended Ordinance No. 2020-15, which allowed restaurants to provide temporary outdoor dining on private properties and within the parking lots as well as certain areas in the public right-of-way, to December 31, 2022. Also, allows religious intuitions to provide religious services within parking lots areas on a temporary basis.</li> <li>• Adopted Ordinance No. 2021-19  Extended Ordinance No. 2020-16, which allowed temporary outdoor retail sales and services.</li> <li>• Adopted Resolution No. 2021-26  Resolution of the City confirming the annual report filed by Travel Costa Mesa and levying an annual assessment for fiscal year 2021-2022 for a Business Improvement Area Covering certain Costa Mesa Hotels and Motels</li> </ul> <p>2022:</p> <ul style="list-style-type: none"> <li>• Adopted Resolution No. 2022-23  Resolution of the City declaring its intention to levy an annual assessment for fiscal year 2022-23 for a Business Improvement Area covering certain hotels and</li> </ul>
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	<p>motels and setting the time and place for a public hearing on the proposal</p> <ul style="list-style-type: none"> <li>Adopted Resolution No. 2022-45</li> </ul> <p>Resolution of the City confirming the annual report filed by Travel Costa Mesa and levying and annual assessment for fiscal year 2022-2023 for a Business Improvement area covering certain Costa Mesa Hotels and Motels</p> <ul style="list-style-type: none"> <li>Adopted Resolution No. 2022-08</li> </ul> <p>Resolution of the City to extend and amend Ordinance No. 2020-15, which allowed restaurants to provide temporary outdoor dining on private properties and within the parking lots as well as certain areas in the public right-of-way, to December 31, 2023. Also, allows religious intuitions to provide religious services within parking lots areas on a temporary basis.</p> <ul style="list-style-type: none"> <li>Adopted Ordinance No. 2022-09, Resolution No. 2022-53, Resolution No. 2022-54, Resolution No. 2022-55, and Resolution No. 2022-56</li> </ul> <p>Voters approved an ordinance to revitalize commercial and industrial areas and protect residential neighborhoods.</p> <ul style="list-style-type: none"> <li>LMS: City-wide subject matter experts to ensure the new LMS successfully launches in summer 2023.</li> </ul>
<p><b>Objective LU-6B:</b> Encourage and facilitate activities that expand the City’s revenue base.</p>	
<p>LU-6.10 Encourage a broad range of business uses that provide employment at all income levels and that make a positive contribution to the City’s tax base.</p>	<p>Staff has been attending quarterly meetings which provide trends and forecasts for the industrial, retail, and office markets. This information is used to provide insight as staff continues to evaluate new business or potential redevelopment projects within the City. Working closely with the Chamber of Commerce, Travel Costa Mesa, South Coast Metro Alliance, and/or local businesses to support each other’s activities and develop additional ones when needed. Staff attends local and regional economic development summits, workshops, and meetings; including the annual International Council of Shopping Centers annual events.</p> <p>2022</p> <ul style="list-style-type: none"> <li>Staff began meeting quarterly with the South Coast Metro Alliance.</li> </ul>
<p>LU-6.11 Provide opportunities for mixed-use, office, manufacturing, and retail development that respond to market and community needs in terms of size, location, and cost.</p>	
<p>LU-6.12 Track retail trends and tailor regulations to respond to market changes, maximize revenue, and maintain the appropriate the business mix.</p>	
<p>LU-6.13 Encourage new development along major corridors that are pedestrian oriented and includes a mixture of retail/service, residential, and office uses.</p>	
<p>LU-6.14 Improve ease and accessibility to information to capture opportunities for businesses to establish in Costa Mesa and bring high-skill and professional jobs and new revenue sources into the community.</p>	



<p>LU-6.15 Promote unique and specialized commercial and industrial districts within the City which allow for incubation of new or growing businesses and industries.</p>	
<p>LU-6.16 Examine options for the development of new infrastructure for new technologies and businesses that use those technologies.</p>	
<p><b>Objective LU-6C:</b> Retain and expand the City’s diverse employment base, including office, retail/service, restaurants, high-tech, action sports, boutique and prototype manufacturing, and industrial businesses.</p>	
<p>LU-6.17 Engage in activities that promote Costa Mesa as a great place to live, work, and develop a business.</p>	<p>Staff attends local and regional economic development summits, workshops, and meetings; including the annual International Council of Shopping Centers (ICSC) annual events.</p>
<p>LU-6.18 Continue to work with surrounding cities to strengthen regional economic development</p>	
<p>LU-6.19 Provide flexibility and support for development of residential, office, small retail centers, and similar uses that would serve local residents and would also benefit from the high visibility along major corridors outside of significant commercial or industrial nodes.</p>	<p>2021</p> <ul style="list-style-type: none"> <li>• Staff and members of the City Council attended the 2021 Las Vegas ICSC event.</li> </ul> <p>2022</p> <ul style="list-style-type: none"> <li>• Staff and members of the City Council attended the 2022 Las Vegas ICSC event.</li> </ul>
<p><b>Land Use Element Goal LU-7:</b> A Sound Local Sustainable Economy that Attracts Investment, Creates Educational Opportunities, and Generates Employment Opportunities</p>	
<p>LU-7.1 Endeavor to create mixture of employment opportunities for all economic levels of residents and businesses.</p>	<p>2021</p> <ul style="list-style-type: none"> <li>• Reorganized the Economic and Development Services website page for more efficiency. Continued assisted new development opportunities and support for existing businesses. The City continues to collaborate in regular meetings with private, non-profit, and other public agencies. Collaborating with multiple property owners and businesses to attract new hotels to the City. Conducting yearly updates to the “Costa Mesa Advantage” brochure and Community Economic Profile handout. Conducted interviews with major industries within these areas and will continue ongoing dialogues with local businesses to support them.</li> </ul>
<p>LU-7.2 Support linkages between local educational institutions and local industries and businesses. Foster training, collaboration with employers, and new innovative programs that increase job opportunities for residents and students attending school locally.</p>	
<p>LU-7.3 Foster and provide useful and efficient partnerships to implement economic opportunities with private, non-profit, or other public agencies.</p>	
<p>LU-7.4 Cultivate an entrepreneurial and academic environment that fosters innovation through non-traditional housing developments, flexible office spaces, experiential development, and ensuring the diversity of retail/service throughout the urban districts.</p>	<p>2022</p> <ul style="list-style-type: none"> <li>• On June 21, 2022, the City Council selected a consultant to assist City staff in drafting its Economic Development Strategic Plan.</li> </ul>
<p>LU-7.5 Support and provide flexibility for development projects and businesses which produce, care, and maintain material goods or fixed assets meant to support the production of market goods, especially for niche industries within the City of Costa Mesa.</p>	<ul style="list-style-type: none"> <li>• City staff also attends local and regional economic development summits, workshops and meetings, including the annual International Council of Shopping Centers annual events, to promote the City’s development/economic opportunities.</li> </ul>
<p>LU-7.6 Seek out opportunities to attract primary businesses within stable industries and support industries that already exist within the City.</p>	
<p>LU-7.7 Explore economic and employment opportunities to retain and strengthen the unique industry niches along Bristol and Paularino, in the Westside, on East 17th Street, and throughout North Costa Mesa.</p>	

[Updated: 6/29/23]

<p>LU-7.8 Support the development of pedestrian plazas and gathering places, and institutional spaces, as well as the more efficient use of existing spaces, to support economic growth and branding of existing industries within the City.</p>	
<p><b>Land Use Element Goal LU-8: Promote a range of multiple uses at the Fairview Developmental Center site</b></p>	
<p>LU-8.1 In anticipation of the potential closure or repurposing of the Fairview Development Center site, the City will work with appropriate State agencies or private entity (if the property is sold) to plan for a complementary mix of low-scale residential, institutional, public facilities, open spaces, and recreational uses within a campus setting.</p>	<p>2022:</p> <ul style="list-style-type: none"> <li>City approved scope of work for an agreement between the State of California and the City of Costa Mesa, providing for \$3.5 million in state funds to the City for Community outreach and land use planning efforts for the Fairview Development Center.</li> </ul> <p>Funds will be used to retain consultants as well as for staff costs associated with the management, oversight, review, tracking, and reporting associated with the land use planning and site disposition process.</p>
<p><b>Land Use Element Goal LU-9: Ensure that Fairgrounds uses are consistent with the General Plan designation</b></p>	
<p>LU-9.1 Discourage changes in the allowable uses specified in the Fairgrounds General Plan land use designation for the Orange County Fair &amp; Event Center property. Ensure that amendments to this General Plan designation are approved by the electorate.</p>	<p>All proposed changes will comply with this policy. To date, there have not been any proposed land use changes for the Fairgrounds.</p> <p>2022:</p> <ul style="list-style-type: none"> <li>Staff attended Orange County Fairgrounds Board meeting to provide information regarding the City's cannabis regulations.</li> </ul>
<p><b>Land Use Element Goal LU-10: Promote the growth of tourism</b></p>	
<p><b>Objective LU-10A: Promote structural improvements of visitor-oriented land uses.</b></p>	
<p>LU-10.1 Engage with property owners, developers, and business owners to encourage the revitalization of the hotel/motels.</p>	<p>City Staff meets with hotel/motel owners to discuss site improvement upon request.</p>
<p>LU-10.2 Provide incentives to motel development projects seeking to improve existing motel facilities by increasing the hotel rating. These projects may include:</p> <ul style="list-style-type: none"> <li>Updating building mechanical, electrical, or plumbing to comply with current building standards</li> <li>Updating physical improvements to the site</li> <li>Adding hotel amenities to the site</li> <li>Updating or improving the landscaping on the site</li> <li>Updating or improving the façade of the building(s)</li> </ul>	<p>2022</p> <ul style="list-style-type: none"> <li>Staff has been working with the Avenue of the Arts Hotel to entitle a significant upgrade to local visitor serving amenities including additional rooms, rooftop terrace and conference areas.</li> </ul>
<p><b>Objective LU-10B: Promote growth of visitor-oriented land uses.</b></p>	
<p>LU-10.3 Motel and hotel land uses should be encouraged to be located near major transportation corridors and close to key tourist/visitor draws, other recreation venues, the airport, regional, and general local shopping centers.</p>	<p>For calendar years 2021 and 2022 there have not been any new development applications to establish a Motel or hotel with the City. Any future request to establish visitor-oriented land uses such as motels and hotels will be encouraged to be located near major transportation corridors.</p>

<p>LU-10.4 Consider the interest of quality of stay for visitors when evaluating projects near visitor-oriented land uses by requiring on-site amenities and upscale guest services.</p>	<p>2022: Staff has been working with the Avenue of the Arts Hotel to entitle a significant upgrade to local visitor serving amenities including additional rooms, rooftop terrace and conference areas.</p>
<p><b>Objective LU-10C:</b> Promote uses and events that make visitor-oriented business more economically viable.</p>	
<p>LU-10.5 Celebrate and promote the arts, culture, and industries of Costa Mesa through special events, civic gatherings, and City marketing and tourism promotion efforts.</p>	<p>The Arts and Culture division is part of the Parks and Community Services department for the City of Costa Mesa.</p>
<p>LU-10.6 Promote the development of small-scale manufacturing uses or other uses that generate multiple secondary and tertiary markets that support business travel tourism-related uses.</p>	<p>2021:</p> <ul style="list-style-type: none"> <li>• March 2021: Adoption of the City's Arts and Culture Master Plan</li> </ul>
<p>LU-10.7 Maintain and enhance the City's status and image as a centrally located destination and cultural center in Orange County.</p>	<ul style="list-style-type: none"> <li>• The City in partnership with the Segerstrom Center for the Performing Arts hosts the annual ARTventure Event.</li> </ul> <p>2022:</p> <ul style="list-style-type: none"> <li>• Hired first professional arts staff member to Parks and Community Services department</li> <li>• The City in partnership with the Segerstrom Center for the Performing Arts hosts the annual ARTventure Event.</li> </ul>

CIRCULATION ELEMENT	
General Plan Goal, Objective, Policy	Description of City Action
<b>Circulation Element Goal C-1:</b> Implement “Complete Streets” Policies on Roadways in Costa Mesa	
<b>Objective C-1A:</b> Create a transportation network that meets the mobility needs of all Costa Mesa residents, businesses, and visitors.	
C-1.1: Update the City’s engineering standards for public and private streets to provide for safe, comfortable, and attractive access and travel for pedestrians, bicyclists, motorists, and transit users of all ages, abilities, and modes of travel.	<p>When streets are resurfaced or reconstructed, the striping is modified to improve travel for all modes and meet the latest standards in the California Manual of Uniform Traffic Control Devices (CA MUTCD). A review of traffic levels of service at key intersections and review of traffic accidents at intersections and segments is conducted annually and with public/private project proposals. Continue to work with adjacent jurisdiction on road improvements, where necessary. The City has been actively modifying street standards over the past few years on several projects. Examples include Bristol Street, Randolph Street, Placentia Avenue, Newport Boulevard Frontage Road, Fairview Road, etc. The City has reduced lane widths, widened bike lanes, created bicycle lane buffers, etc. Streets that have been upgraded with multi-modal improvements include, but are not limited to, Arlington Drive and Red Hill Avenue.</p> <p>2021:</p> <ul style="list-style-type: none"> <li>Adopted Resolution No. 2021-41</li> </ul> <p>Resolution of the City consenting the County of Orange declaring the Hamilton Avenue/Victoria Street Bridge and approaching roadways as a County Highway for the purposes of maintenance by the County of Orange</p>
C-1.2: Allow for flexible use of public rights-of-way to accommodate all users of the street system while maintaining safety standards.	
C-1.3: Complete and annually maintain a needs assessment for traffic service levels and traffic safety. Develop and annually update a priority list of improvement projects, with priorities based on: 1) correcting identified hazards; 2) accommodating multimodal trips; 3) improving and/or maintaining peak-hour traffic volumes at critical intersections; 4) improving efficiency of existing infrastructure utilization; and 5) intergovernmental coordination.	
C-1.4: Pursue downgrade of arterials that no longer have the demand requiring their buildout to planned capacity.	
C-1.5: Implement road diets on street segments with excess capacity to enhance bicycle and pedestrian facilities.	
C-1.6: Encourage the conversion of excess on-street parking spaces for expanded sidewalk gathering places or landscaping.	
C-1.7: Encourage community participation in City processes and programs focused on improving mobility and transportation facilities.	

<p>C-1.8: Pursue downgrade of 17th Street from 6-lane Major Arterial to 4-lane Primary Arterial between Orange Ave and Tustin Avenue, through Master Plan of Arterial Highways (MPAH) Amendment process with the Orange County Transportation Authority.</p>	<ul style="list-style-type: none"> <li>● Adopted Resolution No. 2021-42  Resolution of the City consenting the County of Orange declaring the Santa Ana Bridge and approaching roadways as a County Highway for purposes of Maintenance by the County of Orange</li> <li>● Adopted Resolution No. 2021-37  Resolution of the City ratifying the application for a grant award from the California Office of Traffic Safety (OTS) for the Selective Traffic Enforcement Program. OTS allocated the City \$250,000 in grant funds for period of October 2021 – September 2022</li> <li>● Merrimac Way Improvements – completed Summer 2021: Class I and IV Bicycle Facility between Fairview Road and Harbor Boulevard, new pedestrian crosswalk and signal, reconstruction medians with drought tolerant landscaping.</li> <li>● City improved 1.1 million square feet of new pavement constructed in FY 2020-21 – including improvements in several residential streets and major streets (Bear Street, Hamilton Street and Santa Ana Avenue)</li> </ul> <p>2022:</p> <ul style="list-style-type: none"> <li>● Adopted Resolution No. 2022-60  Resolution of the City ratifying the application for a grant award from the California Office of Traffic Safety (OTS) for the Selective Traffic Enforcement Program. OTS allocated the City \$250,000 in grant funds for period of October 2022 – September 2023</li> </ul>
<p><b>Objective C-1B:</b> Preserve the character of our residential neighborhoods.</p>	
<p>C-1.9: Implement traffic calming measures that discourage speeding and cut-through traffic on residential streets.</p>	<p>General Statement on Implementation:  Speed reduction striping installed on residential streets as needed. Speed limit pavement markings and signs were installed along residential streets as needed. Traffic calming measures and warning signs are installed, as necessary, on local streets to reduce cut through traffic. Roundabout along Meyer Place have been removed and Public works will install speed feedback signs in the</p>
<p>C-1.10: Encourage non-motorized transportation in residential areas by providing sidewalks and implementing bicycle friendly design of local streets.</p>	
<p>C-1.11: Reduce or eliminate intrusion of traffic related to non-residential development on local streets in residential neighborhoods.</p>	

<p>C-1.12: Prioritize intersection improvements which improve through traffic flow on Major, Primary, and Secondary Arterials, and reduce impacts on local neighborhood streets with emphasis on pedestrian safety.</p>	<p>northbound direction of Meyer Place, raised crosswalk at West Bay Street near Mayer Place, and bulbouts at Surf Street and Meyer Place.</p>
<p>C-1.13: Promote engineering improvements such as physical measures constructed to lower speeds, improve safety, and otherwise reduce the impacts of motor vehicles.</p>	<p>2021:</p> <ul style="list-style-type: none"> <li>• City approved Citywide Street Slurry Seal Project (Maintenance Zones 6 and 7), City Project No. 21-02.</li> </ul>
<p>C-1.14: Design and Implement transportation projects to meet local and regional system capacity needs in accordance with the Master Plan of Streets and Highways.</p>	<p>2022:</p>
<p>C-1.15: Implement neighborhood approved traffic-calming measures in residential neighborhoods and appropriate commercial areas, such as street narrowing, curb extensions, roundabouts, landscaped medians, and radar speed feedback signs.</p>	<ul style="list-style-type: none"> <li>• Adopted Resolution No. 2022-02</li> </ul> <p>Resolution of the City which certifies that the council has authorized the project list submittal for Coronavirus Response and Relief Supplemental Appropriation Act of 2021 (CRRSAA) Funding through the Orange County transportation Authority 2021 Pavement Management Relief Funding Program.</p>
<p>C-1.16: Establish priority-ranking system to evaluate traffic-calming requests for implementation throughout the City.</p>	
<p>C-1.17: Pursue programs that reduce vehicle speeds and cut-through traffic on local streets.</p>	
<p><b>Circulation Element Goal C-2: Effectively Manage and Improve the Roadway System</b></p>	
<p><b>Objective C-2A:</b> Implement policies that encourage and accommodate all users while maintaining the efficiency of the circulation system.</p>	
<p>C-2.1: Establish a citywide crosswalk policy to address installation, maintenance, removal, and enhancements of crosswalks at intersections and mid-block locations. Crosswalk locations and treatment will be based on criteria including, but not limited to safety, traffic volume, and concentration of pedestrian activity. Potential enhancements may include leading pedestrian intervals at signalized intersections, bulb-outs, and median refuges to reduce crossing distances.</p>	<p>2021:</p> <ul style="list-style-type: none"> <li>• City approved traffic signal installation for Baker Street and Randolph Avenue, City Project No. 21-01</li> </ul>
<p>C-2.2: Avoid creation of frequent driveways for new development access in active pedestrian areas that create conflict points between pedestrians and vehicles.</p>	<p>2022:</p> <ul style="list-style-type: none"> <li>• City accepted OCTC Grant and Award for Baker-Placentia-Victoria-19th Street Regional Traffic Signal Synchronization project for the amount of \$2,211,405, includes a local match of \$443,000.</li> </ul>
<p>C-2.3: Encourage commercial property owners to use shared driveway access and interconnected roads within blocks, where feasible. Require driveway access closures or consolidations, or both when a site is remodeled or redeveloped.</p>	<ul style="list-style-type: none"> <li>• New businesses approved by the Planning Commission included conditions of approval for the removal of unnecessary driveway entrances.</li> </ul>
<p>C-2.4: Collaborate with law enforcement and public safety organizations to coordinate policies and programs that would reduce injuries and deaths on the roadways.</p>	<ul style="list-style-type: none"> <li>• Installation of Leading Pedestrian Interval (LPIs) - LPIs make streets safer by giving pedestrian a head-start when they cross the street at signalized intersection. This cross-walk signals provide a 3-7 second head start before turning cars are given the green light.</li> </ul>
<p>C-2.5: Designate routes for truck traffic to minimize potential conflicts between trucks and cars, pedestrians, bicycles, transit, and vehicle access and circulation. Establish by ordinance a truck map that depicts allowable truck routes within the City.</p>	
<p>C-2.6: Periodically review and update traffic signal timing at all signalized intersections to maintain traffic signal coordination and to accommodate bicycle and pedestrian needs.</p>	
<p>C-2.7: Develop new traffic level of services criteria in accordance with SB 743 to meet the California Environmental Quality Act (CEQA).</p>	

[Updated: 6/29/23]



<p>C-2.8: Continue the use of the Intersection Capacity Utilization (ICU) methodology to address local traffic level of service and impacts, with Level of Service “D” as the threshold for meeting the City’s significance criteria.</p>	
<p><b>Objective C-2B:</b> Construct street improvements and apply congestion management tools to obtain efficient performance of the transportation system.</p>	
<p>C-2.9: Incorporate the street system improvements identified in the General Plan Environmental Impact Report (EIR) into the Capital Improvement Program.</p>	<p>2021:</p> <ul style="list-style-type: none"> <li>Adopted Resolution No. 2021-21</li> </ul>
<p>C-2.10: Continue to deploy intelligent transportation systems (ITS) strategies—such as adaptive signal controls, fiber optic communication equipment, closed circuit television cameras, real-time transit information, and real-time parking availability information—to reduce traffic delays, lower greenhouse gas emissions, improve travel times, and enhance safety for drivers, pedestrians, and cyclists.</p>	<p>Resolution of the City adopting the Operating and Capital Improvement Budget for fiscal year 2021-2022</p> <ul style="list-style-type: none"> <li>Merrimac Way Active Transportation Improvement, City Project No. 20-01 – the project constructed improvements between Harbor Boulevard and Fairview Road that include cycle tracks, a multiuse path, and pedestrian crossing with pedestrian hybrid beacon. Construction completed in August 2021 and acceptance of improvement November 2021.</li> </ul>
<p>C-2.11: Investigate all operational measures, including the use of one-way streets, to improve traffic circulation and to minimize congestion for all travel modes.</p>	
<p>C-2.12: Investigate and utilize state-of-the-art transportation system management technology and industry practices to address recurring and non-recurring traffic events (i.e., special events, incident/emergency management).</p>	
<p>C-2.13: Continue to evaluate and pursue design and operational improvements (medians, driveway closures, signal synchronization or phasing, parking or turn restrictions, etc.) to improve the efficiency of intersections.</p>	
	<p>2022:</p> <ul style="list-style-type: none"> <li>Adopted Resolution No. 2022-02</li> </ul> <p>Resolution of the City which certifies that the City Council has authorized the project list submittal for Coronavirus Response and Relief Supplemental appropriations Act 2021 funding through OCTA 2021 Pavement Management Relief Funding Program. \$331,116 will be utilized for Fairview Road Improvement Project.</p> <ul style="list-style-type: none"> <li>Completed Hamilton Street (from Pomona Avenue to Harbor Boulevard) and Santa Ana Avenue (from 22<sup>nd</sup> Street to 23<sup>rd</sup> Street) Improvement Project, City Project No. 20-16</li> <li>Adopted plans, specifications, and working details for the Wilson Street Improvement Project (from Newport Boulevard to Placentia Avenue), City Project No. 22-01</li> </ul>

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<b>Circulation Element Goal C-3: Enhance Regional Mobility and Coordination</b>	
<b>Objective C-3A:</b> Promote development of transportation projects along regional corridors.	
C-3.1: Maintain compliance with Orange County Congestion Management Plan (CMP) requirements, including consistency with CMP level of service standards, adoption of a seven-year capital improvement program, analysis of impacts of land use decisions on the CMP highway system, and adoption and implementation of deficiency plans when intersections do not meet adopted performance standards.	<p>2021:</p> <ul style="list-style-type: none"> <li>Adopted Resolution No. 2021-21</li> </ul> <p>Resolution of the City adopting the Operating and Capital Improvement Budget for fiscal year 2021-2022</p> <ul style="list-style-type: none"> <li>The City reviews all projects resulting in an intensification of use on the City corridors in regard to the need for a traffic analysis based on trip generation.</li> </ul> <p>2022:</p> <ul style="list-style-type: none"> <li>Adopted Resolution No. 2022-32</li> </ul> <p>Resolution of the City adopting operating and capital improvement budget for fiscal year 2022-2023</p> <ul style="list-style-type: none"> <li>The City reviews all projects resulting in an intensification of use on the City corridors in regard to the need for a traffic analysis based on trip generation.</li> </ul>
C-3.2: Support the goals and objectives of the Orange County Long Range Transportation Plan, including expansion of transportation system choices, improvement of transportation system performance, and sustainability of transportation infrastructure.	
C-3.3: Support the goals and objectives of the SCAG Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS), including expansion of transportation system choices, improvement of transportation system performance, and sustainability of transportation infrastructure.	
C-3.4: Coordinate signal timing on all major arterials with a local signal synchronization program consistent with the Orange County Traffic Signal Synchronization Master Plan (TSSMP).	
C-3.5: Ensure Costa Mesa’s input, participation, and discretionary review of applicable region-wide transportation system policies, programs, and construction.	
C-3.6: Develop short-term and long-term improvements to the SR-55 corridor in coordination with Caltrans and OCTA to address regional mobility needs.	
C-3.7: Promote the City’s preferred alternative of undergrounding the SR-55 freeway south of 19th Street within the City limits.	
<b>Objective C-3B:</b> Coordinate and partner with local and regional agencies to promote projects and policies that improve regional mobility.	
C-3.8: Coordinate with adjacent jurisdictions to maintain or improve mobility within the City to achieve a standard Level of Service no worse than “D” at all intersections under State or joint control. Intersection Level of Service analyses for General Plan conditions for locations under State or joint control will be updated periodically and presented to the City Council.	<p>Ongoing coordination with Cities of Santa Ana, Newport Beach and Huntington Beach on traffic signal issues and development projects and with Caltrans on their improvement projects. The current agreement and designation were extended until 2025.</p> <p>2022:</p> <ul style="list-style-type: none"> <li>Transit Stop Improvements – this project will improve transit stops and construct new transit shade structures at three locations: Fairview north Arlington, Harbor north of Wilson, and Placentia south of 19th. Equipment for improvement was delivered in February 2022 and City received bids for its installation in March 2022. Construction to be completed in May 2023.</li> </ul>
C-3.9: Consult with Caltrans and OCTA regarding the I-405 widening project to minimize adverse impacts to Costa Mesa’s neighborhoods, businesses, and streets.	
C-3.10: Coordinate with OCTA and other jurisdictions to remove Gisler Avenue Bridge over the Santa Ana River from the City’s Master Plan of Streets and Highways and County’s Master Plan of Arterial Highways.	
C-3.11: Collaborate with Caltrans and neighboring jurisdiction to improve signal timing and coordination along major arterials across jurisdictional boundaries.	
C-3.12: Work closely with the State of California and other government agencies to control traffic-related impacts of	

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<p>uses on State- or other agency-owned land (i.e., Orange County Fairgrounds, Orange Coast College, etc.).</p>	
<p>C-3.13: Coordinate with other responsible agencies the planning, funding, prioritization, and implementation of bicycle, pedestrian, and transit programs and supporting infrastructure.</p>	
<p><b>Circulation Element Goal C-4: Promote Transportation Demand Management, Transit, and Efficiency</b></p>	
<p><b>Objective C-4A:</b> Encourage greater utilization of Transportation Demand Management (TDM) strategies to reduce dependence on single-occupancy vehicles.</p>	
<p>C-4.1: Support South Coast Air Quality Management District (SCAQMD) trip reduction programs, including park and ride lots, transit subsidies, carpool and vanpool programs, flexible working hours, bicycle facilities, and other traffic reduction strategies.</p>	<p>Large projects are required to provide Transportation Demand Management (TDM) programs incorporating various trip reduction strategies.</p>
<p>C-4.2: Support local and multi-jurisdictional car-sharing and bike-sharing programs.</p>	<p>2021:</p> <ul style="list-style-type: none"> <li>• Active Transportation Committee - Complete Streets Safety Assessment, Berkeley Safe TREC, November 2021.</li> <li>• With discretionary and other permit approvals, the City permits and encourages the use of bike racks to account for one vehicle parking space.</li> </ul>
<p>C-4.3: Consider implementing park-once approaches for multiuse districts and regional destinations areas.</p>	
<p>C-4.4: Embrace innovative parking solutions that reduce the required spaced needed for parking, such as automated parking lifts and elevators.</p>	
<p>C-4.5: Encourage and provide incentives for commercial, office, and industrial development to provide preferred parking for carpools, vanpools, electric vehicles, and flex cars.</p>	<p>2022:</p> <ul style="list-style-type: none"> <li>• Bicycle Racks Citywide – the City installed 40 bicycle racks throughout the city in commercial areas and community centers.</li> <li>• Active Transportation Committee - <a href="#">Draft Pedestrian Master Plan, June 2022</a></li> </ul>
<p>C-4.6: Encourage and support programs that increase vehicle occupancy, including the provision of traveler information, shuttles, preferential parking for carpools/vanpools, transit pass subsidies, and other methods.</p>	<ul style="list-style-type: none"> <li>• Neighborhood Traffic Improvement – this project includes the implementation of neighborhood traffic improvements including signs, approved speed humps, crosswalk enhancements, and other landscape improvements to enhance the neighborhood character.</li> </ul>
<p>C-4.7: Promote the combination of TDM measures as much more effective than any single measure.</p>	
<p>C-4.8: Require discussion of transportation system management (TSM) and TDM measures in all EIRs prepared for major projects.</p>	
<p>C-4.9: Encourage the integration of compatible land uses and housing into major development projects to reduce vehicle use.</p>	
<p>C-4.10: Allow the application of transportation management rideshare programs, integration of complementary land uses, and other methods to reduce project related average daily and peak hour vehicle trips to achieve consistency with allocated trip budgets.</p>	<ul style="list-style-type: none"> <li>- Public outreach and survey conducted for Meyer Place Traffic Calming Project and pilot projects for Royal Palm drive, Cabrillo Street and East 18th Street.</li> <li>- Randolph Avenue Improvement – install new signing, striping, pedestrian and traffic calming improvements along Randolph Avenue and St. Clair Street between Bristol Street and Baker Street. Construction completed July 2022.</li> <li>• With discretionary and other permit approvals, the City permits and encourages the use of bike racks to account for one vehicle parking space.</li> </ul>
<p><b>Objective C-4B:</b> Promote regional and local transit services as an alternative to automobile travel.</p>	

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<p>C-4.11: Ensure that roadways designated as transit routes can accommodate transit vehicle circulation and convenient pedestrian access to and from transit stops.</p>	<p>All improvement projects incorporate ADA facility improvements, bus stop improvements and sidewalk enhancements, including modification of street, curb, and sidewalk configurations.</p> <p>2021:</p> <ul style="list-style-type: none"> <li>Adopted Resolution No. 2021-21</li> </ul> <p>Resolution of the City adopting the Operating and Capital Improvement Budget for fiscal year 2021-2022.</p> <p>2022:</p> <ul style="list-style-type: none"> <li>Transit Stop Improvements – this project will improve transit stops and construct new transit shade structures at three locations: Fairview north Arlington, Harbor north of Wilson, and Placentia south of 19th. Equipment for improvement was delivered in February 2022 and City received bids for its installation in March 2022. Construction to be completed in May 2023.</li> <li>Adopted Resolution No. 2022-32</li> </ul> <p>Resolution of the City adopting operating and capital improvement budget for fiscal year 2022-2023</p>
<p>C-4.12: Review all capital improvement projects to ensure improvements located on existing and planned transit routes include modification of street, curb, and sidewalk configurations to allow for easier and more efficient transit operations and improved passenger access.</p>	
<p>C-4.13: Provide transit stop amenities that facilitate access to and from transit stops and transfer locations. These may include pedestrian pathways approaching stops, high-quality benches and shelters, traveler information systems (real-time transit arrival information), and bike storage and bicycle connections. Bus stops should accommodate timed transfers between buses and other transit services where necessary.</p>	
<p>C-4.14: Encourage new development along major transit corridors to provide efficient and safe access to transit stops and public sidewalks.</p>	
<p>C-4.15: Support and participate with OCTA ACCESS Service in providing transportation assistance to senior citizens and the disabled.</p>	
<p>C-4.16: Consult with OCTA for transit services, such as changes to bus routes, bus stops, and hours of operation. Additionally, coordinate with OCTA for changes to transit services provided for seniors, the disabled, and transit dependent populations.</p>	
<p>C-4.17: Consult with the Newport-Mesa Unified School District to maintain school bus services provided for local schoolchildren.</p>	
<p>C-4.18: Coordinate with OCTA to improve transit services in the City, including strategies such as bus rapid transit, express services, community circulators, and other strategies.</p>	
<p>C-4.19: Encourage new local transit programs in coordination with OCTA, consisting of shuttle services to local and regional destinations.</p>	
<p>C-4.20: Coordinate with OCTA to construct bus turnouts at appropriate locations, with attractive shelters designed for safe and comfortable use.</p>	
<p>C-4.21: Require discussion of transit service needs and site design amenities for transit ridership in EIR for major projects.</p>	
<p><b>Circulation Element Goal C-5: Ensure Coordination between the Land Use and Circulation Systems</b></p>	
<p><b>Objective C-5A:</b> Coordinate land use policies and development activities that support a sustainable transportation system.</p>	
<p>C-5.1: Ensure that new development projects are consistent with the vehicular trip budgets, where adopted.</p>	<p>A traffic impact study is 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.</p>
<p>C-5.2: Require that large developments and redevelopments provide short-term and long-term vehicular traffic impact studies.</p>	
<p>C-5.3: Encourage permitted General Plan land uses which generate high traffic volumes to be located near major transit and transportation corridors to minimize vehicle use, congestion, and delay.</p>	
<p>C-5.4: Maintain balance between land use and circulation systems by phasing new developments to</p>	

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<p>levels that can be accommodated by roadways existing or planned to exist at the time of completion of each phase of the project.</p>	
<p>C-5.5: Promote development of mixed-use projects to reduce number of vehicle trips.</p>	
<p>C-5.6: Coordinate the design and improvement of pedestrian and bicycle ways in major residential, shopping and employment centers, parks, schools, other public facilities, public transportation facilities, and bicycle networks with adjacent cities.</p>	
<p>C-5.7: Require dedication of right-of-way, in an equitable manner, for development that increases the intensity of land use.</p>	
<p>C-5.8: Minimize circulation improvements that will necessitate the taking of private property on existing developed properties.</p>	
<p>C-5.9: Require that circulation necessary to provide or attain the minimum traffic level of service standard at an intersection to which a development project contributes measurable traffic be completed within three years of issuance of the first building permit for such development project, unless additional right-of-way or coordination with other government agencies is required to complete the improvement. Improvements may be required sooner if, because of extraordinary traffic generation characteristics of the project or extraordinary impacts to the surrounding circulation system, such improvements are necessary to prevent significant adverse impacts.</p>	
<p>C-5.10: Allow for construction of circulation improvements for a phased development project to be constructed commensurate with the project construction, based upon the findings of a traffic study approved by the City of Costa Mesa.</p>	
<p>C-5.11: Maintain balance between land use and circulation systems by phasing new development to levels that can be accommodated by roadways existing or planned to exist at the time of completion of each phase of the project.</p>	
<p>C-5.12: Support consistency with the Orange County Sustainable Communities Strategy (OC SCS) and SCAG RTP/SCS by providing an integrated land use and transportation plan to meet mandated emissions reduction targets consistent with SB 375.</p>	
<p><b>Objective C-5B:</b> Establish strategies and processes that allow large developments to analyze and mitigate traffic impacts and infrastructure needs.</p>	
<p>C-5.13: Require that new development projects improve access to and accommodations for multimodal transportation.</p>	<ul style="list-style-type: none"> <li>• 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.</li> <li>• The Municipal Code requires that any increase in traffic generation by the change of use shall be subject to review by the appropriate reviewing authority who may impose additional conditions on the development project for the mitigation of the increased traffic generation, including fees that will be used to contribute to implementation</li> </ul>
<p>C-5.14: Require developers of new building and redevelopment/reuse projects as part of the project development review process that are located along bus routes to pay a designated fair share of the cost of providing improved bus stop facilities and related street furniture or, where appropriate, dedicate land for improved bus stop facilities.</p>	
<p>C-5.15: Consider the needs of the transportation and infrastructure system early for large developments and</p>	

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<p>coordinate with developers to design projects that minimize traffic impacts and infrastructure demands, and implement complete streets wherever feasible. Alternatively, address transportation and infrastructure system impact through the implementation of development agreements.</p>	<p>of the Comprehensive Transportation System Improvement Program and mitigate development project's impacts.</p>
<p><b>Circulation Element Goal C-6: Fund and Evaluate the City's Transportation Network</b></p>	
<p><b>Objective C-6A:</b> Pursue funding sources to maintain and enhance the transportation and infrastructure system.</p>	
<p>C-6.1: Evaluate traffic collision data regularly, and identify top collision locations for automobiles, bicycles, pedestrians, transit in Costa Mesa. Develop appropriate countermeasures and pursue funding from all available sources to implement them.</p>	<p>City submits an annual report to OCTA for Measure M2 eligibility. Ongoing coordination with OCTA continuing. Measure M2 requires that M2 funds do not supplant developer fee requirements.</p>
<p>C-6.2: Continue to develop and maintain long-range capital improvement programs consistent with the General Plan and M2 eligibility requirements.</p>	<p>2021:</p> <ul style="list-style-type: none"> <li>● Adopted Resolution No. 2021-47</li> </ul>
<p>C-6.3: Coordinate with OCTA to fund, develop, and maintain a Master Plan of Streets and Highways consistent with the Master Plan of Arterial Highways (MPAH).</p>	<p>Resolution of the City adopting Measure M2 Expenditure report for the City of Costa Mesa for the Fiscal year ending June 30, 2021</p>
<p>C-6.4: Require a locally collected and administered traffic mitigation fee program to guarantee that new development pays for its fair share toward improvements resulting in reductions in air pollutant and GHG emissions and traffic impacts generated by the development.</p>	<ul style="list-style-type: none"> <li>● Adopted Resolution No. 2021-48</li> </ul> <p>Resolution of the City continuing the citywide traffic impact fee for new development in the City and conducting the related annual review of the citywide traffic impact fee program and capital improvement plan for transportation improvement</p>
<p>C-6.5: Actively pursue local, State, and federal funding to implement, maintain, and evaluate the transportation and infrastructure system.</p>	
<p>C-6.6: Supplement funding from annual fees or assessments on existing and new development with grants and other nonlocal sources.</p>	<ul style="list-style-type: none"> <li>● Active Transportation Committee - Complete Streets Safety Assessment, Berkeley Safe TREC, November 2021.</li> </ul>
<p>C-6.7: Develop strategies to implement an infrastructure and transportation system to be consistent with State policies on resiliency and sustainability.</p>	
<p>C-6.8: Amend the General Plan, if necessary, to be responsive to evolving funding requirements and to comply with State and federal regulations affecting the goals and policies of the Circulation Element.</p>	<ul style="list-style-type: none"> <li>● With discretionary and other permit approvals, the City permits and encourages the use of bike racks to account for one vehicle parking space.</li> </ul>
<p>C-6.9: Coordinate with OCTA and Caltrans to seek funding and implementation solutions to improve Newport Boulevard at the terminus of the State Route 55 freeway to relieve congestion from regional traffic.</p>	<p>2022:</p> <ul style="list-style-type: none"> <li>● Adopted Resolution No. 2022-44</li> </ul>
<p>C-6.10: Review the City's transportation impact fee program on a regular basis, and adjust fees as needed to ensure that funding is available for planned transportation improvements that will benefit all travel modes.</p>	<p>Resolution of the City approving the status and update of the pavement management plan for the Measure M2 (M2) program</p>
<p>C-6.11: Prioritize funding and timing for implementing transportation improvements. Consider prioritizing multimodal projects that provide the most benefit to all users.</p>	<ul style="list-style-type: none"> <li>● Adopted Resolution No. 2022-32</li> </ul> <p>Resolution of the City adopting operating and capital improvement budget for fiscal year 2022-2023</p>
<p>C-6.12: Require that every new development project pay its share of costs associated with the mitigation of project generated impacts.</p>	
<p>C-6.13: Measure M2 sales tax revenues shall not be used to replace private funding which has been committed for any project.</p>	<ul style="list-style-type: none"> <li>● Adopted Resolution No. 2022-77</li> </ul>

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<p>C-6.14: The City’s seven-year capital improvement program shall be adopted and maintained in conformance with the provisions of Measure M2 for the purpose of maintaining the established level of service standard.</p>	<p>Resolution of the City adopting the Measure M2 expenditure report for the City for fiscal year ending June 30, 2022</p>
<p>C-6.15: Maintain a traffic impact fee for circulation system improvements to the Master Plan of Streets and Highways; review and update fees on a regular basis.</p>	<ul style="list-style-type: none"> <li>• Bicycle Racks Citywide – the City installed 40 bicycle racks throughout the City in commercial areas and community centers.</li> <li>• Active Transportation Committee - <a href="#">Draft Pedestrian Master Plan, June 2022</a></li> </ul>
<p><b>Objective C-6B:</b> Evaluate the transportation system to ensure that it meets the City’s circulation goals.</p>	
<p>C-6.16: Provide an annual Capital Improvement Program General Plan consistency report.</p>	<p>The CIP is annually reviewed by the Planning Commission prior to its adoption to ensure consistency with General Plan. The CIP includes transportation system project upgrades.</p>
<p>C-6.17: Provide annual public review of implementation status reports of goals, policies, and objectives stated in the Circulation Element.</p>	
<p>C-6.18: Adopt and seek out methods and processes that provide appropriate and accurate data for evaluating the performance of the transportation and infrastructure system.</p>	<p>2021:</p> <ul style="list-style-type: none"> <li>• City Council Study Session for Proposed Capital Improvement Plan [May 2021]</li> </ul> <p>2022:</p> <ul style="list-style-type: none"> <li>• Adopted Resolution No. 2022-32</li> </ul> <p>Resolution of the City adopting operating and capital improvement budget for fiscal year 2022-2023</p>
<p><b>Circulation Element Goal C-7: Promote a Friendly Active Transportation System in Costa Mesa</b></p>	
<p><b>Bikeways and Pedestrian Paths</b></p>	
<p><b>Objective C-7A:</b> Expand, enhance, and protect the existing bicycle and pedestrian network to provide a comprehensive, system of Class I, Class II, Class III, and Class IV facilities to increase connectivity between homes, jobs, schools transit, and recreational resources in Costa Mesa.</p>	
<p>Recommendation C-7.1: Develop an extensive bicycle and pedestrian backbone network through the use of standard and appropriate innovative treatments.</p>	<ul style="list-style-type: none"> <li>• Staff regularly investigates and pursues State and federal grant opportunities to assist in funding local bike and pedestrian improvements.</li> </ul>
<p>Recommendation C-7.2: Plan and install new bicycle lanes on Major Arterials, where feasible and appropriate.</p>	<ul style="list-style-type: none"> <li>• The Adams Avenue project is under design to provide Class I facilities in the east to west direction with access to the Santa Ana River Trail.</li> </ul>
<p>Recommendation C-7.3: Plan and install shared lane markings (“sharrows”) and signage on appropriate existing and planned bicycle routes where bicycle lane implementation is demonstrated to be infeasible.</p>	<ul style="list-style-type: none"> <li>• Safe Route to School routes designated and provided to schools and posted online.</li> </ul>
<p>Recommendation C-7.4: Where feasible, Class I shared-use paths should be a priority for future developments.</p>	
<p>Recommendation C-7.5: Plan and install new shared-use paths in utility corridors and/or along flood control channels, and extend existing bicycle and shared-use paths.</p>	
<p>Recommendation C-7.6: Plan and complete north/south multi-purpose and bicycle routes through the City to augment the east/west route.</p>	



Recommendation C-7.7: Consider the identification and feasibility of potential Class IV cycle tracks.	
Recommendation C-7.8: When feasible, implement the completion through regional coordination of the Costa Mesa roadway and trail segments of regional bikeway plans.	
Recommendation C-7.9: Encourage reallocation of roadway rights-of-way where appropriate to accommodate shared-use path and bicycle facilities, while preserving and respecting the character of each adjacent neighborhood.	
Recommendation C-7.10: Support bicycle improvement projects that close gaps in the regional bicycle network either by implementing specific projects recommended in the Plan or through other treatments.	
Recommendation C-7.11: Encourage bicycle projects that connect local facilities and neighborhoods to major bicycle corridors.	
Recommendation C-7.12: Work cooperatively with adjoining jurisdictions and local/regional agencies to coordinate bicycle planning, and implementation activities. Where required, develop consistent active transportation plans and policies with regional and adjacent agencies.	
Recommendation C-7.13: Prioritize safe access to major regional trails such as the OC Loop/Santa Ana River Trail and the Newport Back Bay Trail System. Where feasible, plan and provide a continuous low-stress Class I and/or Class IV facility from east to west across the city between these facilities.	
Recommendation C-7.14: Explore favorable opportunities to remove parking to accommodate bicycle lanes.	
Recommendation C-7.15: Identify favorable opportunities to retain parallel parking adjacent to sidewalks to maintain pedestrian safety.	
Recommendation C-7.16: Consider every street in Costa Mesa as a street that cyclists could use.	
Recommendation C-7.17: Link on-road and off-road bicycle and pedestrian facilities within Costa Mesa to existing and planned facilities in adjacent and regional jurisdictions.	
Recommendation C-7.18: Low-stress design techniques should be considered where necessary to attract a wide variety of users.	
Recommendation C-7.19: Establish designated safe routes to schools for biking and walking.	
Recommendation C-7.20: Designate walkable districts in the City.	
<b>Bike and Pedestrian Facilities</b>	
<b>Objective C-7B:</b> Provide end-of-trip facilities that support the bicycle network.	
Recommendation C-7.21: Provide bike parking and bike-related amenities at public facilities and along public rights-of-way.	Bicycle racks have been installed at public parks, public facilities, and along public rights-of-way. Additional bicycle racks will continue to be installed at public facilities. Encouraged provision of bicycle parking at OC Fair and Concerts in the Park summer series.
Recommendation C-7.22: Pursue public-private partnerships to furnish local businesses with secure bike parking and other related amenities.	
Recommendation C-7.23: Develop and adopt bicycle parking equipment standards for bicycle parking to be	

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<p>installed within the public right-of-way and post on the City website.</p>	<p>The City will install complementary bicycle racks in public right-of-way to help promote biking to and from local businesses and services.</p>
<p>Recommendation C-7.24: Work with local schools and colleges to provide ample and secure bike parking and other related amenities for students and employees.</p>	
<p>Recommendation C-7.25: Work with OCTA to maximize bicycle amenities, such as bus stop solar lighting and bicycle lockers, at high-volume transit stops.</p>	<p>2022:</p>
<p>Recommendation C-7.26: Prioritize the installation of bicycle-scale and/or pedestrian-scale lighting.</p>	<ul style="list-style-type: none"> <li>• Bicycle Racks Citywide – the City installed 40 bicycle racks throughout the city in commercial areas and community centers.</li> </ul>
<p>Recommendation C-7.27: Encourage and incentivize providing attended bicycle parking services, such as a bicycle valet, at major City events, OC Fair, Farmers’ Markets, holiday festivals, and other community events.</p>	<ul style="list-style-type: none"> <li>• The Planning Commission has required as a condition of approval for new business operations the installation of employee locker and bike racks.</li> </ul>
<p>Recommendation C-7.28: Prioritize schools with the highest auto traffic volume during peak hours and insufficient parking for staff and parents. Plan and install bicycle facilities adjacent those schools.</p>	
<p>Recommendation C-7.29: Provide bike parking and bike-related amenities at public facilities and along public right-of-way.</p>	
<p><b>“First and Last Mile” Programs</b>  <b>Objective C-7C:</b> Encourage sustainable modes of transportation to fill gaps between the first and last miles of trips (walking, biking, ride sharing, transit, taxi and car-sharing).</p>	
<p>Recommendation C-7.30: Identify citywide infrastructure needed to create the interconnected multi-trail system.</p>	<p>City is currently working on Bicycle Wayfinding Program and future updates to the General Plan Circulation Element will incorporate policies consistent with the Pedestrian Master Plan to improve pedestrian mobility to fill gaps between the first and last miles of trips.</p>
<p>Recommendation C-7.31: Improve the quality, aesthetics, and safety of high-use pedestrian corridors.</p>	
<p>Recommendation C-7.32: Development and implement a bicycle sharing system.</p>	
<p>Recommendation C-7.33: Proposed new mode split goals:</p> <ul style="list-style-type: none"> <li>• 50 percent motor vehicles</li> <li>• 10 percent transit</li> <li>• 10 percent bicycles</li> <li>• 20 percent walking</li> <li>• 10 percent carpools, taxi, transportation network company services, and car sharing</li> </ul>	<ul style="list-style-type: none"> <li>• Active Transportation Committee - <a href="#">Draft Pedestrian Master Plan, June 2022</a></li> <li>• Completed the <a href="#">Local Road Safety Plan</a></li> </ul>
<p>Recommendation C-7.34: Establish a goal for all trips of less than three miles to be 30 percent by bicycle, and establish a goal of less than 1 mile to be 30 percent by walking.</p>	
<p>Recommendation C-7.35: Consider implementing a small-scale transportation system to encourage mode shift to popular destinations as defined by users.</p>	
<p><b>Circulation Element Goal C-8: Create a Safer Place to Walk and Ride a Bicycle</b></p>	
<p><b>Design and Way-finding</b>  <b>Objective C-8A:</b> Develop bicycle and pedestrian facilities with approved uniform design standards, and implementation of way-finding signage providing information on various destinations.</p>	
<p>Recommendation C-8.1: Require that all facilities be designed in accordance with the latest federal, state, and local standards.</p>	<p>The City’s Public Works Department has installed high visibility crosswalks and various bike lanes through the implementation of the 2021 and 2022 CIP.</p>
<p>Recommendation C-8.2: Provide and maintain bicycle and pedestrian signal detectors, informational signage, and lighting, along City bikeways.</p>	
<p>Recommendation C-8.3: Develop, install and maintain a bicycle and pedestrian way-finding signage program to indicate route turns, the presence of intersecting</p>	

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<p>bikeways, streets and distances to nearby local and major destinations.</p>	
<p>Recommendation C-8.4: Develop a list of acceptable plant materials for shared use paths that will not damage, create security problems or hazards for bicyclists. Incorporate canopy trees and native, drought-tolerant landscaping as a standard Class I facility (shared use path) feature. Encourage the use of sustainable drainage designs, such as bio-swales.</p>	
<p>Recommendation C-8.5: Utilize Complete Streets elements as demonstrated in most recent versions of National Association of City Transportation Officials (NACTO) Urban Street Design Guide and Bikeway Design Guide.</p>	
<p>Recommendation C-8.6: Crosswalks will include high visibility crossing treatments.</p>	
<p>Recommendation C-8.7: Paint direction arrows on all bike lanes and bike paths to reduce the risk of collisions.</p>	
<p><b>Safety Enforcement and Reporting</b>  <b>Objective C-8B:</b> Continue and expand enforcement activities that enhance safety of bicyclists on bike paths and roadways.</p>	
<p>Recommendation C-8.8: Enforce laws that reduce bicycle/pedestrian/motor vehicle incidents and conflicts.</p>	<p>Suggested Routes to School maps were provided to all schools. City's Police Department provides information regarding Bicycle Safety and applicable laws on the following website:  <a href="https://www.costamesaca.gov/government/departments-and-divisions/police/crime-prevention/traffic-safety/bicycle-safety">https://www.costamesaca.gov/government/departments-and-divisions/police/crime-prevention/traffic-safety/bicycle-safety</a></p>
<p>Recommendation C-8.9: Train police officers on bicyclists' rights and responsibilities and bicycle/pedestrian/vehicle collision evaluation.</p>	
<p>Recommendation C-8.10: Utilize the City's bicycle-mounted patrol officer program to educate and enforce pedestrian and bicycle user violations not necessarily to punish, but to correct.</p>	
<p>Recommendation C-8.11: Promote efficient reporting mechanisms for behaviors that endanger cyclists and pedestrians.</p>	
<p>Recommendation C-8.12: Develop a partnership with the school community to establish and update suggested routes to schools for biking and walking.</p>	
<p><b>Safe Roadway Conditions</b>  <b>Objective C-8C:</b> Maintain bicycle and pedestrian facilities that are clear of debris and provide safe conditions for all users.</p>	
<p>Recommendation C-8.13: Establish routine maintenance schedule/standards for bicycle and pedestrian facilities such as sweeping, litter removal, landscaping, repainting of striping, signage, and signal actuation devices.</p>	<p>Costa Mesa Connect includes provision to notify bicycle-related issues to the City. Weekly Public Works staff meeting to discuss status of citizens requests.</p>
<p>Recommendation C-8.14: Encourage and empower citizens to report maintenance issues that impact bicyclist and pedestrian safety including, but not limited to, potholes, sidewalk lifting, and overgrown vegetation.</p>	
<p>Recommendation C-8.15: Establish procedures for responding to citizen reports in a timely manner.</p>	
<p>Recommendation C-8.16: Where feasible, reduce or eliminate conflict points such as driveways that cross the sidewalk.</p>	
<p><b>Safety Education</b>  <b>Objective C-8D:</b> Increase education of bicycle and pedestrian safety through programs and training of school children and the public.</p>	
<p>Recommendation C-8.17: Create, fund, and implement bicycle-safety curricula and provide to the public, tourists,</p>	

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various ethnic groups, diverse ages and disadvantaged communities.	Bicycle-safety maps and brochures provided in adult and children English versions. Bicycle Rodeo events conducted by Costa Mesa Police Department.
Recommendation C-8.18: Provide multilingual bicycle-safety maps and brochures (print and electronic versions) in languages that are widely used in Costa Mesa.	
Recommendation C-8.19: Encourage schools to develop and provide bicycle-safety curricula for use in elementary, middle, and high schools, such as the Bicycle Rodeo events.	
Recommendation C-8.20: Support marketing and public awareness campaigns aimed at improving bicycle and pedestrian safety.	
Recommendation C-8.21: Provide a user education program developed and promoted to encourage proper trail use and etiquette.	
Recommendation C-8.22: Work with local bicycle advocacy organizations to develop, promote and support a series of bicycle education classes. Include information on bicycle safety, maintenance, and security.	
Recommendation C-8.23: Develop and distribute education material regarding bicycle and pedestrian responsibilities and laws.	
<b>Safety Data</b>	
<b>Objective C-8E:</b> Monitor and analyze bicycle and pedestrian safety.	
Recommendation C-8.24: Request bicycle and pedestrian collision reports from local law enforcement periodically and consider improvements to address problem areas.	2021: <ul style="list-style-type: none"> <li>Conducted community outreach for the Local Road Safety Plan</li> <li>Active Transportation Committee - Complete Streets Safety Assessment, Berkeley Safe TREC, November 2021.</li> </ul> 2022 <ul style="list-style-type: none"> <li>Completed the <a href="#">Local Road Safety Plan</a></li> <li>Active Transportation Committee - <a href="#">Draft Pedestrian Master Plan, June 2022</a></li> </ul>
Recommendation C-8.25: Establish an expedited process to report maintenance and safety concerns, e.g. pavement markings (sharrows, missing bike lane lines), ramps, curb cut-outs, broken walk/bike signal buttons, signage, minor maintenance of bike lanes/paths (street/path sweeping, minor surface patching, inoperable traffic signal bicycle detection).	
Recommendation C-8.26: Conduct Roadside Safety Audits (RSAs) on a regular basis to provide periodic snapshots of roadway safety, including bicycle, pedestrian, equestrian, skateboard, and other non-motorized modes of travel.	
<b>Circulation Element Goal C-9:</b> Integrate Active Transportation Elements into Circulation System and Land Use Planning	
<b>Land Use Planning Decisions and Active Transportation</b>	
<b>Objective C-9A:</b> Consider bicycle and pedestrian facilities during land use planning process.	
Recommendation C-9.1: Incorporate the Costa Mesa Bicycle and Pedestrian Master Plan into the City's General Plan.	The City's General Plan was updated with the adopted Active Transportation Plan in June 2018. The Active Transportation Plan includes a Bicycle Master Plan. The Active Transportation Plan with a Bicycle Master Plan is part of overall City's General Plan Circulation Element. Custom Artistic City Bicycle racks have been installed at public parks, public facilities, and along public rights-of-way.
Recommendation C-9.2: Ensure that all current and proposed land use planning is consistent with the Costa Mesa Bicycle and Pedestrian Master Plan.	
Recommendation C-9.3: Require new developments provide adequate bicycle parking and pedestrian access.	
Recommendation C-9.4: Collaborate with property owners to increase bicycle parking over time.	
	2021:

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<p>Recommendation C-9.5: Encourage the integration of compatible land uses and housing into major development projects to reduce vehicle use.</p>	<ul style="list-style-type: none"> <li>With discretionary and other permit approvals, the City permits and encourages the use of bike racks to account for one vehicle parking space.</li> </ul>
<p>Recommendation C-9.6: Provide a fully integrated network of modern active transportation facilities to and from major activity centers and residential centers.</p>	<p>2022:</p>
<p>Recommendation C-9.7: Identify areas where an increase in the need for active transportation can reasonably be anticipated due to housing/business growth.</p>	<ul style="list-style-type: none"> <li>Bicycle Racks Citywide – the City installed 40 bicycle racks throughout the city in commercial areas and community centers.</li> </ul>
<p>Recommendation C-9.8: Make commercial and recreational areas more enjoyable for pedestrians by implementing measures such as providing shade, planting trees, eliminating visible parking lots and vacant land, and minimizing long stretches of building façade.</p>	<ul style="list-style-type: none"> <li>With discretionary and other permit approvals, the City permits and encourages the use of bike racks to account for one vehicle parking space.</li> </ul>
<p>Recommendation C-9.9: Develop creative, artistic, and functional bicycle parking solutions, and install them throughout the City as a standard.</p>	<ul style="list-style-type: none"> <li>Active Transportation Committee - <a href="#">Draft Pedestrian Master Plan, June 2022</a></li> </ul>
<p><b>Active Transportation in Developments</b>  <b>Objective C-9B:</b> Integrate bicycle and pedestrian facility improvements during planning, design and implementation of transportation projects.</p>	
<p>Recommendation C-9.10: Promote the preservation of bicycle access within all roadway rights-of-way, as well as the development of innovative, safety-enhanced on-street facilities, such as bicycle boulevards and cycle tracks.</p>	<p>Bicycle Boulevards have been identified and included in the adopted Active Transportation Plan. Traffic calming improvements are being implemented on neighborhood streets.</p>
<p>Recommendation C-9.11: Establish bike boulevards on streets with low traffic volumes and slow speeds to encourage bicycling.</p>	
<p>Recommendation C-9.12: Proactively seek new opportunities for acquisition of abandoned rights-of-way and other lands for the development of new multi-use pathways that integrate with the planned network.</p>	
<p>Recommendation C-9.13: Improve the safety of all road users through the implementation of neighborhood traffic-calming treatments.</p>	
<p>Recommendation C-9.14: Detours through or around construction zones should be designed for safety and convenience, and with adequate signage for cyclists and pedestrians.</p>	
<p>Recommendation C-9.15: Provide opportunity for public input prior to the removal of an existing bicycle or pedestrian facility or the approval of any development or street improvement that would preclude these planned facilities.</p>	
<p><b>Circulation Element Goal C-10: Promote an Active Transportation Culture</b>  <b>An Active Transportation Culture</b></p>	
<p><b>Objective C-10A:</b> Encourage more people to walk and bicycle by supporting programs that foster community support for bicycling and walking, and raise public awareness about active transportation.</p>	
<p>Recommendation C-10.1: Support marketing and public awareness campaigns through a variety of media aimed at promoting bicycling and walking as a safe, healthy, cost-effective, environmentally friendly transportation choice.</p>	<p>For calendar year 2021 and 2022, City hosts community bike rides, such as the 8-mile bike ride for <a href="#">Earth Day</a> and <a href="#">Spooky Ride</a> and is currently working on Bicycle Wayfinding Program. City also installed 40 bicycle racks</p>
<p>Recommendation C-10.2: Support programs aimed at increasing bicycle and walk trips by providing incentives,</p>	

<p>recognition, or services that make bicycling and walking a more convenient transportation mode.</p>	<p>throughout the city in commercial areas and community centers.</p>
<p>Recommendation C-10.3: Promote bicycling and walking at City-sponsored and public events, such as Earth Day, Bike to Work Day/Month, farmers' markets, public health fairs, art walks, craft fairs, and civic events.</p>	
<p>Recommendation C-10.4: Encourage and promote bicycle related businesses within Costa Mesa including, but not limited to, involvement of civic clubs and organizations.</p>	
<p>Recommendation C-10.5: Promote active transportation events in Costa Mesa to raise awareness and encourage bicycling, including, but not limited to, those that may involve temporary road closures, bike to work/school, senior walks, historic walks, and ciclovías.</p>	
<p>Recommendation C-10.6: Encourage major employment centers and employers to promote commuting by bicycle including the use of flex-time work schedules to support non-rush bicycle commuting. Build a coalition with City, businesses, schools, and residents to promote active transportation.</p>	
<p>Recommendation C-10.7: Encourage participation in bicycle and pedestrian promotion activities by education facilities, arts programs, active transportation clubs, and entertainment providers.</p>	
<p>Recommendation C-10.8: Achieve "Silver Level Bicycle Friendly Community" by League of American Bicyclists by 2025.</p>	
<p>Recommendation C-10.9: Achieve "Walk Friendly Community" status from WalkFriendly.org by 2025.</p>	
<p>Recommendation C-10.10: Achieve "HEAL City" designation by 2017.</p>	
<p><b>Circulation Element Goal C-11: Promote the Positive Air Quality, Health, and Economic Benefits of Active Transportation</b></p>	
<p><b>Improving the Environment with Active Transportation</b></p>	
<p><b>Objective C-11A:</b> Improve air quality and public health and reduce ambient noise by promoting Active Transportation programs.</p>	
<p>Recommendation C-11.1: Determine baseline emissions levels, then track and communicate changes in emissions as modes of transportation trips shift to encourage more walking and biking.</p>	<p>City's <a href="#">Active Transportation Committee</a> helps plan and implement a robust Active Transportation network for the City by improving bicycle and pedestrian connectivity throughout the City.</p>
<p>Recommendation C-11.2: Improve the quality of life in Costa Mesa by reducing neighborhood traffic and noise.</p>	
<p>Recommendation C-11.3: Increase pedestrian and bicycle trips, thereby reducing vehicle trips and vehicle miles Traveled.</p>	
<p>Recommendation C-11.4: Coordinate with appropriate federal, state, and county health agencies on active transportation programs to achieve health benefits.</p>	
<p><b>Economic and Other Incentives</b></p>	
<p><b>Objective C-11B:</b> Provide economic incentives for expanding and enhancing bicycle and pedestrian facilities.</p>	
<p>Recommendation C-11.5: Incentivize the business community to support pedestrians and bicycle users in tangible ways.</p>	<p>The Traffic Impact Fee includes a five percent (5%) reduction in automobile trips for developments proposing to implement active transportation improvements beyond typical development requirements. Representative from the Chamber of Commerce is a liaison on the Bikeway and Walkability Committee.</p>
<p>Recommendation C-11.6: Partner with the business and school communities to create a marketing strategy to encourage individual businesses to market Costa Mesa as a bicycle-friendly City.</p>	

Recommendation C-11.7: Encourage developers to include features, amenities and programs that are proven to increase walking and/or bicycling.	
Recommendation C-11.8: Offer incentives for businesses whose employees walk or bike to work.	
Recommendation C-11.9: Encourage the Chamber of Commerce and the business community to promote active transportation in commercial areas to stimulate economic vitality.	
<b>Circulation Element Goal C-12: Monitor, Evaluate, and Pursue Funding for Implementation of the Bicycle and Pedestrian Master Plan</b>	
<b>Objective 12A:</b> Continuously monitor and evaluate Costa Mesa’s implementation progress on the Bicycle and Pedestrian Master Plan policies, programs, and projects.	
Recommendation C-12.1: Establish a monitoring program to measure the effectiveness and benefits of the Costa Mesa Bicycle and Pedestrian Master Plan.	City’s <a href="#">Active Transportation Committee</a> helps plan and implement a robust Active Transportation network for the City by improving bicycle and pedestrian connectivity throughout the City.
Recommendation C-12.2: Track citywide trends in active transportation through the use of Census data, bicycle and pedestrian counts, travel surveys, and online surveys as part of annual reviews of the General Plan.	
Recommendation C-12.3: Ensure that Bicycle and Pedestrian Master Plan programs and projects are implemented in an equitable manner geographically, socioeconomically, and serving disadvantaged communities.	
<b>Fund the Plans</b>	
<b>Objective C-12B:</b> Pursue grants and other sources of funding for bicycle and pedestrian projects.	
Recommendation C-12.4: Strategize use of resources on developing effective and efficient grant application and program administration.	The City Council approved traffic impact fees to fund active transportation plan projects.
Recommendation C-12.5: Pursue multiple sources of funding and support efforts to maintain or increase federal, state and local funding for the implementation of the Bicycle and Pedestrian Master Plan.	
Recommendation C-12.6: Consider designating a portion of development traffic impact fees to fund bicycle and pedestrian facilities.	

<b>GROWTH MANAGEMENT ELEMENT</b>	
<b>General Plan Goal, Objective, Policy</b>	<b>Description of City Action</b>
<b>Growth Management Element Goal GM-1: Inter-jurisdictional Coordination</b>	
<b>Objective GM-1A:</b> Coordinate land use and transportation planning policies with State, regional, and local growth management efforts.	
GM-1.1: Cooperate with the Orange County Transportation Authority (OCTA) and other jurisdictions on development, all future regional transportation plans, and land use planning on a countywide basis.	Ongoing and currently being implemented. Annual reports are provided to CDR, SCAG, Dept. of Finance and Newport Mesa Unified for potential growth in the City. Large scale projects either require a legislative act or are located in overlay districts that require a Master Plan and full environmental analysis. All impacts are analyzed and included in the project report.
GM-1.2: Coordinate population, housing, and employment projections with the State Department of Finance, Southern California Association of Governments, Center for Demographic Research, Newport-Mesa Unified School District, and County of Orange agencies in terms of infrastructure planning.	
GM-1.3: Work with inter-jurisdictional forums such as the City-County Coordinating Committee to make sure that the City's fees are consistent with minimally acceptable impact fees in the region.	
GM-1.4: Participate in inter-jurisdictional planning forums to discuss implementation of traffic improvements, cooperative land use planning, and appropriate mitigation measures for developments with multijurisdictional impacts.	
GM-1.5: Continue to require that any new large developments prepare a master plan and environmental impact analysis. This allows the City to anticipate the impacts of large projects prior to development of any portion and permits more time to plan for public services and facilities needed to support the project.	
<b>Growth Management Element Goal GM-2: Integration of Land Use and Transportation Planning</b>	
<b>Objective GM-2A:</b> Maintain the Level of Service standards by integration of land use and transportation planning	
GM-2.1: Ensure that land use designations are reflected in the sub-regional county model and SCAG's model through consistent assumptions and methodologies.	Provided comments/revisions for the City's land use information in the sub-regional and SCAG planning scenario models and databases.
GM-2.2: Coordinate with State, county, and local agencies for planning and construction of public utilities to minimize negative impacts on the circulation system.	
GM-2.3: Use the Development Phasing and Performance Monitoring Program to assess the impact of existing and new development on the circulation system.	
GM-2.4: Support uses and development which create synergistic relationships with neighboring uses and development, especially those whose addition does not create mutually exclusive additional vehicular trips but adds to the value of the destination by any potential visitor.	
GM-2.5: Support creative and flexible solutions that provide for additional economic or physical growth within the City but does not place greater impact on the circulation system. These would include shared parking agreements, offset hours of operation, and clustering of harmonious and supportive uses.	

Note that for the Calendar Year 2021, the table summarizes the 5<sup>th</sup> and 6<sup>th</sup> Cycle Housing Element policy implementation. The 5<sup>th</sup> Cycle Housing Element remaining planning period is from January 1, 2021 through October 15, 2021. The City adopted its 6<sup>th</sup> Cycle Housing Element in November 2022. The City has progressed towards implementing the programs in the 6<sup>th</sup> Cycle Housing Element, which has a planning period of October 15, 2021 through October 15, 2029.

<b>5<sup>th</sup> CYCLE HOUSING ELEMENT [January 2021- October 2021]</b>	
<b>General Plan Goal, Objective, Policy</b>	<b>Description of City Action</b>
<b>5<sup>th</sup> Cycle Housing Element Goal HOU-1: Preservation and Enhancement</b>	
Preserve the availability of existing housing opportunities and conserve as well as enhance the quality of existing dwelling units and residential neighborhoods.	
HOU-1.1: Develop standard and/or guidelines for new development with emphasis on site (including minimum site security lighting) and building design to minimize vulnerability to criminal activity.	<p>There have been no new development affecting stabilized residential neighborhoods or mobile home parks. The City has taken additional action to protect existing stabilized residential neighborhoods. Active enforcement of existing regulations through the implementation and enforcement of Title 20 – Property Maintenance, of the Municipal Code. Title 20 establishes standards to ensure proper maintenance, removal of hazardous and improper storage, and removal of weeds and other public nuisances. Rehabilitation loan and grant programs are ongoing as funding is available.</p> <p>2021:</p> <ul style="list-style-type: none"> <li>Community Development Block Grant Coronavirus (CDBG-CV) Rental Assistance Program [June 1, 2021]</li> </ul> <p>1. City Council and the Housing Authority Board of Directors approved Amendment No. 1 to the Subrecipient Agreement (SRA) with Mercy House Living Centers increasing the compensation by \$150,000, for a total Not-To-Exceed amount of \$330,321 and to add two one-year renewal terms for program administration of the City’s CDBG-CV Rental Assistant Program for lower-income households without children. 2. Approved Amendment No. 1 to the Subrecipient Agreement (SRA) with Serving People in Need (SPIN), Inc. increasing the compensation by \$250,000, for a total Not-To-Exceed amount of \$457,000 and to add two one-year renewal terms for program administration of a Rental Assistance Program for lower-income households with children.</p>
HOU-1.2: Protect existing stabilized residential neighborhoods, including but not limited to mobile home parks and manufactured home parks, from the encroachment of incompatible or potentially disruptive land uses and/or activities.	
HOU-1.3: Actively enforce existing regulations regarding derelict or abandoned vehicles, outdoor storage, and substandard or illegal building and establish regulations to abate weed-filled yards when any of the above is deemed to constitute a health, safety or fire hazard.	
HOU-1.4: Establish code enforcement as a high priority and provide adequate funding and staffing to support code enforcement programs.	
HOU-1.5: Install and upgrade public service facilities (streets, alleys, and utilities) to encourage increased private market investments in declining or deteriorating neighborhoods.	
HOU-1.6: Continue existing rehabilitation loan and grant programs for low and moderate-income homeowners as long as funds are available.	
HOU-1.7: Minimize the displacement of existing residences due to public projects.	
HOU-1.8: Encourage the development of housing that fulfills specialized needs.	
<b>5<sup>th</sup> Cycle Housing Element Goal HOU-2: Preserving and Expanding Affordable Housing Opportunities</b>	
Provide a range of housing choices for all social and economic segments of the community, including housing for persons with special needs.	



5 <sup>th</sup> CYCLE HOUSING ELEMENT [January 2021- October 2021]	
General Plan Goal, Objective, Policy	Description of City Action
HOU-2.1: Encourage concurrent applications (i.e., rezones, tentative tract maps, conditional use permits, variance request, etc.) if multiple approvals are required, and if consistent with applicable processing requirements.	<p>Applications for multiple family residential projects requiring multiple approvals are generally processed concurrently. All units under density bonus agreements with the City are monitored on an annual basis. Property owners are encouraged to redevelop the site bringing them into conformance with keeping the same number of units. The Zoning Code includes regulations that address reasonable accommodation per State requirements. This section is regularly updated to be consistent with State requirements.</p>
HOU-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.	
HOU-2.3: Provide incentive bonus units to encourage the redevelopment of residential units that are nonconforming in terms of density. The incentive shall be limited to the multi-family residential land use designations. The density incentive shall be limited to an increase of 25 percent above the Medium-Density or an increase of 50 percent above High-Density. In no case shall the resulting number of units exceed the existing number of units on each site.	
HOU-2.4: Encourage developers to employ innovative or alternative construction methods to reduce housing costs and increase housing supply.	
HOU-2.5: Continue membership in the Orange County Housing Authority to provide rental assistance to very low-income households.	
HOU-2.6: Provide clear rules, policies, and procedures, for reasonable accommodation in order to promote equal access to housing. Policies and procedures should be ministerial and include but not be limited to identifying who may request a reasonable accommodation (i.e., persons with disabilities, family-members, landlords, etc.), timeframes for decision-making, and provisions for relief from the various land-use, zoning, or building regulations that may constrain the housing for persons of disabilities.	
HOU-2.7: 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.	
5 <sup>th</sup> Cycle Housing Element Goal HOU-3: Provisions of Adequate Sites	
Provide adequate, suitable sites for residential use and development or maintenance of a range of housing that varies sufficiently in terms of cost, design, size, location, and tenure to meet the housing needs of all segment of the community at a level that can be supported by infrastructure.	
HOU-3.1: Encourage the conversion of existing marginal or vacant motels, commercial, and/or industrial land to residential, where feasible and consistent with environmental conditions that are suitable for new residential development.	<p>In 2006, the City adopted three Urban Plans to encourage the conversion of existing marginal or vacant industrial land in the West Side to mixed-use and residential developments. Ongoing consideration for all rezone applications, specifically as it relates to impacts on housing opportunity.</p> <p>2021:</p> <ul style="list-style-type: none"> <li>Urban Plan Master Plan Screening request reviewed by City Council</li> </ul> <p>UMP-21-004- for 8 units live/work development located at 1711 and 1719 Pomona Avenue</p>
HOU-3.2: Provide opportunities for the development of well-planned and designed project which, through vertical or horizontal integration, provide for the development of compatible residential, commercial, industrial, institutional, or public uses within a single project or neighborhood.	
HOU-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.	

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5 <sup>th</sup> CYCLE HOUSING ELEMENT [January 2021- October 2021]	
General Plan Goal, Objective, Policy	Description of City Action
HOU-3.4: Consider the potential impact on housing opportunities and existing residential neighborhoods when reviewing rezone petitions affecting residential properties.	
HOU-3.5: Encourage transit-oriented development along transportation corridors.	
5 <sup>th</sup> Cycle Housing Element Goal HOU-4: Equal Housing Opportunity	
Ensure that all existing and future housing opportunities are 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.	
HOU-4.1: Support the intent and spirit of equal housing opportunities as express in Federal and State fair housing laws.	<p>2021:</p> <ul style="list-style-type: none"> <li>St. John’s Manor – approved the transfer of St. John’s manor affordable housing development to Avanath St. Johns Manor LP. St. John’s Manor located at 2031 Orange Avenue is a 36-unit senior citizen affordable housing development. The approval of the assignment agreement will ensure that the housing units will be occupied at affordable rents until September 2062.</li> </ul> <p>2022:</p> <ul style="list-style-type: none"> <li>Urban Plan Master Plan Screening request reviewed by City Council</li> </ul> <p>City Council review and provided feedback on the proposed nine-unit live/work project at 1540 Superior Avenue.</p>
HOU-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.	
HOU-4.3: Encourage programs that address the housing needs of senior citizens.	
HOU-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.	
HOU-4.5: Encourage and support the construction, maintenance and preservation of residential developments to meet the needs of the developmentally disabled.	
5 <sup>th</sup> Cycle Housing Element Goal HOU-5: Coordination and Cooperation	
Coordinate local housing efforts with appropriate federal, state, regional, and local governments and/or agencies and to cooperate in the implementation of intergovernmental housing programs to ensure maximum effectiveness in solving local and regional housing problems.	
HOU-5.1: Investigate alternative intergovernmental arrangements and program options to deal with area-wide housing issues and problems.	<p>2021:</p> <ul style="list-style-type: none"> <li>CBDG-CV Homelessness Prevention and Services to Low/Moderate Income Households</li> </ul> <p>City authorized the City Manager/Executive Director to execute an agreement for CBDG-CV Round 3 funding with Project Hope Alliance and Families Forward to provide safety net services for the City’s most impacted by the COVID-19 pandemic.</p> <p>2022</p> <ul style="list-style-type: none"> <li>The City operates a 70-bed Homeless shelter at 3175 Airway Avenue. Individuals receive various assistance to obtain permanent housing.</li> </ul>

6 <sup>th</sup> CYCLE HOUSING ELEMENT [October 2021- December 2022]	
General Plan Goal, Objective, Policy	Description of City Action
6 <sup>th</sup> Cycle Housing Element Goal 1: Preserve and enhance the City’s existing housing supply.	

[Updated: 6/29/23]



<b>6<sup>th</sup> CYCLE HOUSING ELEMENT [October 2021- December 2022]</b>	
<b>General Plan Goal, Objective, Policy</b>	<b>Description of City Action</b>
HOU-1.1: Assist low and moderate-income homeowners and renters through housing assistance programs as long as funds are available.	2021/2022: <ul style="list-style-type: none"> <li>Adopted Resolution No. 2022-61</li> </ul> Resolution of the City approving and authorizing submission of the Home-ARP Allocation Plan, a substantial amendment to the FY 2021-2022 Annual Action Plan for the application and expenditure of Home Investment Partnership Act American Rescue Partnership Funds to the United States Department of Housing and Urban Development. Utilize funds for <ol style="list-style-type: none"> <li>Development and Support of Affordable Housing;</li> <li>Supportive Services including those defined at 24 CFR 578.53 e – including McKinney-Vento Supportive Services, Homelessness Prevention Services; and Housing Counseling Services</li> </ol>
HOU-1.2: Minimize the displacement risk for existing residents when considering approval of future redevelopment and public projects.	
HOU-1.3: Prioritize enforcement of City regulations regarding derelict or abandoned vehicles, outdoor storage, substandard or illegal construction and establish regulations to abate blighted or substantially unmaintained properties, particularly when any of the above is deemed to constitute a health, safety, or fire hazard.	
HOU-1.4: Establish housing programs and code enforcement as a high priority and provide adequate funding and staffing to support those programs.	
<b>6th Cycle Housing Element Goal # 2: Facilitate the creation and availability of housing for residents at all income levels and for those with special housing needs.</b>	
HOU-2.1: Facilitate the development of housing that meets the needs of all segments of the population including affordable housing and households with specialized needs.	Applications for multiple family residential projects requiring multiple approvals are generally processed concurrently. All units under density bonus agreements with the City are monitored on an annual basis. There are no current applications submitted under the State Density Bonus program. Property owners are encouraged to redevelop the site bringing them into conformance with keeping the same number of units. The Zoning Code includes regulations that address reasonable accommodation per State requirements. This section is regularly updated to be consistent with State requirements.
HOU-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 through the dissemination of informational materials and discussions with project applicants.	
HOU-2.3: Monitor the implementation of the City's ordinances, codes, policies, and procedures to ensure they comply with State requirements for "reasonable accommodation" for disabled persons and all fair housing laws.	
	2021/2022: <ul style="list-style-type: none"> <li>Adopted Resolution No. 2022-08</li> </ul>

<b>6<sup>th</sup> CYCLE HOUSING ELEMENT [October 2021- December 2022]</b>	
<b>General Plan Goal, Objective, Policy</b>	<b>Description of City Action</b>
<p>HOU-2.4: Encourage housing programs and future actions that address the need for affordable housing options as well as the housing needs of Costa Mesa’s senior resident population and the large households population.</p>	<p>Resolution of the City approving minor conditional use permit ZA 21-48 to amend previously approved conditional use permit PA -91-102 for the Costa Mesa Village Affordable Housing Development and approving a regulatory agreement and the transfer of ownership of the Costa Mesa Village Property located at 2450 New Port Boulevard. Applicant will provide 96 units to 50% AMI Very Low-Income households in perpetuity</p> <ul style="list-style-type: none"> <li>• Motel 6 Project Homekey</li> </ul> <p>City collaborated with County of Orange and Community Development to apply to State HCD for Homekey Round 2 for the Motel 6 project. The City and County received \$10,675,000 million to acquire and covert Motel 6 located at 2274 Newport Boulevard into 88-unit permanent housing.</p> <ul style="list-style-type: none"> <li>• Adopted Resolution No. 2022-61</li> </ul> <p>Resolution of the City approving and authorizing submission of the Home-ARP Allocation Plan, a substantial amendment to the FY 2021-2022 Annual Action Plan for the application and expenditure of Home Investment Partnership Act American Rescue Partnership Funds to the United States Department of Housing and Urban Development. Utilize funds for 1. Development and Support of Affordable Housing; 2. Supportive Services including those defined at 24 CFR 578.53 e – including McKinney-Vento Supportive Services, Homelessness Prevention Services; and Housing Counseling Services</p>
<p><b>6th Cycle Housing Element Goal # 3: Identify adequate, suitable sites for residential use and development to meet the City’s Regional Housing Needs Assessment (RHNA) at all income levels and promote a range of housing types to meet the needs of all segments of the Costa Mesa community.</b></p>	
<p>HOU-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.</p>	<p>In 2006, the City adopted three Urban Plans to encourage the conversion of existing marginal or vacant industrial land in the West Side to mixed-use and residential developments. Ongoing consideration for all rezone applications, specifically as it relates to impacts on housing opportunity.</p>
<p>HOU-3.2: Encourage the development of well-planned and designed residential or 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.</p>	<p>2021/2022:</p> <ul style="list-style-type: none"> <li>• Motel 6 Project Homekey</li> </ul>

[Updated: 6/29/23]

<b>6<sup>th</sup> CYCLE HOUSING ELEMENT [October 2021- December 2022]</b>	
<b>General Plan Goal, Objective, Policy</b>	<b>Description of City Action</b>
HOU-3.3: Actively engage and partner 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.	City collaborated with County of Orange and Community Development to apply to State HCD for Homekey Round 2 for the Motel 6 project. The City and County received \$10,675,000 million to acquire and convert Motel 6 located at 2274 Newport Boulevard into 88-unit permanent housing.
HOU-3.4: Consider the potential impact of new housing opportunities and their impacts on existing residential neighborhoods when reviewing development applications affecting residential properties.	
HOU-3.5: Encourage residential and mixed-use development along transportation routes and major commercial/mixed use corridors.	
<b>6th Cycle Housing Element Goal # 4: Provide housing opportunities to residents of 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</b>	
HOU-4.1: Support equal housing opportunities as expressed in Federal and State fair housing laws.	2021/2022: <ul style="list-style-type: none"> <li>City approved utilizing HOME-ARP funds to provide supportive services including Housing Counseling Services.</li> </ul>
HOU-4.2: Promote actions and programs that provide fair housing and counseling services and other housing assistance programs for all Costa Mesa residents in an effort to remove barriers and promote access to affordable housing in the City as funding is available.	
HOU-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, including those with developmental disabilities.	

<b>CONSERVATION ELEMENT</b>	
<b>General Plan Goal, Objective, Policy</b>	<b>Description of City Action</b>
<b>Conservation Element Goal CON-1: Preserved and Restored Natural Coastal Habitat and Landforms</b>	
<b>Objective CON-1.A:</b> Evaluate existing biotic resources and preserve them in ecologically viable and natural conditions, where possible; and/or restore and integrate these resources into the urban environment, where feasible.	
CON-1.A.1: Natural habitat is essential to ensuring biodiversity and protecting sensitive biological resources. Protect these areas and consult with the California Department of Fish and Wildlife, Orange County Water District, Orange County Parks, and other regional agencies to identify areas for special protection, and establish appropriate protection measures for these areas.	Staff has communicated with representatives from the Department of USFW regarding areas of local biologically sensitive plant and animal species. Staff also communicates with OC Parks, City of Torrance (Marsh Project), Irvine Ranch Water District, Orange County River Park group and the US Army Corps of Engineers (ACOE). Staff also continues to dialogue and meet with local, state and federal agencies as is related to sensitive habitats and ecosystems. Coordinated on projects including vernal pool restoration, protective fencing, wetlands maintenance permitting and community events, all at Fairview Park. Fairview Park Steering Committee to review all potential projects at Fairview Park. Erosion control plans are required with all grading permits. City Staff coordinates with the local, state and federal agencies to ensure all improvements are consistent with the Parks Master Plan. The City's Zoning Code includes a bluff setback requirement to protect the City's natural hillsides and prevent erosion.
CON-1.A.2: Contribute to regional biodiversity and the preservation of rare, unique, and sensitive biological resources by maintaining functional wildlife corridors and habitat linkages.	
CON-1.A.3: Coordinate with the United States Fish and Wildlife service, the California Department of Fish and Wildlife, and other regulatory agencies to mitigate project impacts affecting open and natural spaces.	

[Updated: 6/29/23]

<b>CONSERVATION ELEMENT</b>	
<b>General Plan Goal, Objective, Policy</b>	<b>Description of City Action</b>
CON-1.A.4: Promote and protect native plant species within Fairview Park, and remove and control the spread of invasive species, including plants, animals, and fungi.	2022: <ul style="list-style-type: none"> <li>City awarded a Professional Services Agreement to Endemic Environmental Services, Inc., for biological management and habitat rehabilitation services at Fairview Park</li> </ul>
CON-1.A.5: Ensure that all future development is reviewed with regard to protecting natural topography and bluffs to preserve and enhance Costa Mesa's natural beauty.	
CON-1.A.6: Minimize soil depletion and erosion in development projects. Prevent erosion caused by construction activities, and encourage preservation of natural vegetation and topography.	
CON-1.A.7: Improve access to large-scale natural areas in the City. These areas should be open for controlled access to improve public enjoyment. Access should be limited where natural habitat is extremely sensitive. Work with transit agencies to improve connections and access to open space and recreation facilities from all Costa Mesa neighborhoods.	
CON-1.A.8: Require the provision of adequate visitor-serving on-site parking facilities that do no impact sensitive resources within the Coastal Zone.	
CON-1.A.9: Coordinate the development of plans, policies, and design standards for projects within the Coastal Zone with appropriate local, regional, and federal agencies.	
<b>Conservation Element Goal CON-2: Conserved Natural Resources through Environmental Sustainability</b>	
<b>Objective CON-2.A:</b> Work to conserve energy resources in existing and new buildings, utilities, and infrastructure.	
CON-2.A.1: Promote efficient use of energy and conservation of available resources in the design, construction, maintenance, and operation of public and private facilities, infrastructure, and equipment.	Promotion of efficient use of energy and conservation of available resources is ongoing and currently being implemented. Examples include the LEED certified Lions Park Projects, including library. EV Charging Stations now installed at City Hall. Ongoing promotion of environmentally sustainable development principles as development is submitted for review. The ongoing Lions Park Projects are proposed gold and silver LEED certified projects. The new library designed to achieve a U.S. Green Building Council (USGBC) Leadership in Energy & Environmental Design (LEED) rating of Gold and renovation of the existing 8,740 SF Donald Dungan Library to achieve a USGBC LEED rating of Silver. Currently implementing waste management programs and are required with all building permits. For demolition, grading, or building permits involving projects with a valuation of \$10,000 or more, the contractor is required to use a City-Permitted Waste Hauler(s) to haul any debris or soiled waste from the jobsite. The City of Costa Mesa Green Team provides recommendations on how to effectively integrate sustainability in municipal operations. Green Team includes representatives from Public Works, Development Services and Parks & Community Services, and Sustainability Working Group. The City currently has 10 fully electrical vehicles and 10 hybrid vehicles.
CON-2.A.2: Consult with regional agencies and utility companies to pursue energy efficiency goals. Expand renewable energy strategies to reach zero net energy for both residential and commercial new construction.	
CON-2.A.3: Continue to develop partnerships with participating jurisdictions to promote energy efficiency, energy conservation, and renewable energy resource development by leveraging the abilities of local governments to strengthen and reinforce the capacity of energy efficiency efforts.	
CON-2.A.4: Encourage new development to take advantage of Costa Mesa's optimal climate in the warming and cooling of buildings, including use of heating, ventilation and air conditioning (HVAC) systems.	
CON-2.A.5: Promote environmentally sustainable development principles for buildings, master planned communities, neighborhoods, and infrastructure.	

[Updated: 6/29/23]

<b>CONSERVATION ELEMENT</b>	
<b>General Plan Goal, Objective, Policy</b>	<b>Description of City Action</b>
CON-2.A.6: Encourage construction and building development practices that reduce resource expenditures throughout the lifecycle of a structure.	2021/2022: <ul style="list-style-type: none"> <li>Adopted Ordinance No. 2021-16</li> </ul> <p>An Ordinance of the City amending sections of CMMC to implement the requirements of SB 1383 (Mandatory Organic Waste Disposal Reduction) – including negotiating and executing franchise agreements with seven haulers; program rollout, food recovery programs and educational materials:  <a href="https://www.costamesaca.gov/government/departments-and-divisions/public-works/sb-1383">https://www.costamesaca.gov/government/departments-and-divisions/public-works/sb-1383</a></p> <ul style="list-style-type: none"> <li>To support the State’s GHG reduction goals from the energy and transportation sector the City CIP project includes installation of 9 EV charging stations at City Hall, that is publicly available, 2 solar powered EV charging stations at the Senior Center and Corp Yard. The City also partnered with SCE to retrofit 6300 streetlights to LEDs</li> </ul>
CON-2.A.7: Continue to require all City facilities and services to incorporate energy and resource conservation standards and practices and require that new municipal facilities be built within the LEED Gold standards or equivalent.	
CON-2.A.8: Continue City green initiatives in purchases of equipment, and agreements that favor sustainable products and practices.	
CON-2.A.9 Encourage waste management programs that promote waste reduction and recycling to minimize materials sent to landfills. Maintain robust programs encourage residents and businesses to reduce, reuse, recycle, and compost.	
CON-2.A.10 Support waste management practices that provide recycling programs. Promote organic recycling, landfill diversion, zero waste goals, proper hazardous waste collections, composting, and the continuance of recycling centers.	

CONSERVATION ELEMENT	
General Plan Goal, Objective, Policy	Description of City Action
<p>CON-2.A.11 Continue construction and demolition programs that require recycling and minimize waste in haul trips.</p>	<ul style="list-style-type: none"> <li>• Secured grant funding from several State and local agencies to support sustainability projects. i.e. for solid waste program from CalRecycle; for EV infrastructure, City EV carpool fleet and City’s e-shuttle bus from CEC and AQMD</li>   <li>• City established the Green Business Program to help businesses operate sustainably and become Certified Green Business. This free program incentivizes and assist local business to conserve energy, water, minimize waste, prevent pollution and shrink overall carbon footprint. The program includes a free on-site assessment of their business, a customized action plan, a step-by-step guidance to meet certification criteria and State standards, up to \$500 Refund of any cost incurred to meet criteria (State provided approximately \$200,000 for rebates), a certification seal when action plan measures are implemented. Local and State recognition is valid for 3 years. <a href="https://www.costamesaca.gov/business/green-business-program">https://www.costamesaca.gov/business/green-business-program</a></li>   <li>• City launched a sustainability webpage to increase community engagement and outreach: <a href="https://www.costamesaca.gov/government/departments-and-divisions/public-works/sustainability">https://www.costamesaca.gov/government/departments-and-divisions/public-works/sustainability</a>.</li>   <li>• City secured funding for the City’s first full electric shuttle bus for the Senior Center.</li>   <li>• Extensive community outreach and engagement efforts – e.g. Annual Earth Day Festival, Arbor Day events, Costa Mesa Sanitary District educational event etc.</li>   <li>• Awards - LEED for Cities (Gold), ASCE &amp; USGBC recognitions for City Hall EV charging project; CRRA award for Costa Mesa’s Construction and Demolition (C&amp;D program)</li>   <li>• Internal capacity building Lunch n’ Learn workshops – e.g. Lunch &amp; Learn on ‘sustainable construction materials’ – several engineers, planners and inspectors attended the training</li>   <li>• Completed the Draft Local Hazard Mitigation Plan – which details all hazards, risks and mitigation measures. Climate change considerations were incorporated in the mitigation measures.</li> </ul>

[Updated: 6/29/23]



CONSERVATION ELEMENT	
General Plan Goal, Objective, Policy	Description of City Action
<b>Conservation Element Goal CON-3: Improved Water Supply and Quality</b>	
<b>Objective CON-3.A:</b> Work towards the protection and conservation of existing and future water resources by recognizing water as a limited resource that requires conservation.	
CON-3.A.1: Continue to consult with local water districts and the Orange County Water District to ensure reliable, adequate, and high-quality sources of water supply at a reasonable cost.	<p>The City has adopted Water Efficient Landscape Guidelines and provides public education materials that promote water-efficient practices and policies. Compliance with the guidelines minimizes use of turf for commercial and residential projects and the City encourages use of drought-tolerant landscaping for new developments.</p> <p>The City consults with local water districts and the Orange County Water District where applicable, to integrate recycled water into Capital Improvement Projects and development projects.</p> <p>Project plans are reviewed for compliance with development standards for water quality, including implementation of low-impact development Best Management Practices to the maximum extent practicable. Water Quality Management Plans and Stormwater Pollution Prevention Plans are reviewed and inspected for compliance with respect to development projects.</p> <p>2022:</p> <ul style="list-style-type: none"> <li>Adopted Resolution No. 2022-47</li> </ul> <p>Resolution of the City authorizing an application for funds for the Tier 1 Grant Environmental Cleanup Program, under Orange County Local Transportation Ordinance No.3 (known and cited as the Renewed Measure M Transportation Ordinance and Investment Plan), for the 2022 Connector Pipe Screen Installation Project.</p>
CON-3.A.2: Encourage residents, public facilities, businesses, and industry to minimize water consumption, especially during drought years.	
CON-3.A.3: Restrict use of turf in new construction and landscape reinstallation that requires high irrigation demands, except for area parks and schools, and encourage the use of drought-tolerant landscaping.	
CON-3.A.4: Consult with local water districts and the Orange County Water District to advance water recycling program for new and existing developments, including the use of treated wastewater to irrigate parks, golf courses, roadway landscaping, and other intensive irrigation consumers.	
CON-3.A.5: Work with public and private property owners to reduce stormwater runoff in urban areas to protect water quality in storm drainage channels, the Santa Ana River, and other local water courses that lead to the Pacific Ocean.	
CON-3.A.6: Continue to develop strategies to promote stormwater management techniques and storm drain diversion programs that collectively and naturally filter urban runoff.	
CON-3.A.7: Continue to comply with the National Pollutant Discharge Elimination System Program (NPDES) by participating in the Countywide Drainage Area Management Plan (DAMP), which stipulates water quality requirements for minimizing urban runoff and discharge from new development and requires the provisions of applicable Best Management Practices (BMP).	
CON-3.A.8: Require that all applicable development projects be reviewed with regards to requirements of both the on-site Water Quality Management Plan and State requirements for runoff and obtaining a Storm Water Pollution Prevention Plan (SWPPP) permit.	
CON-3.A.9: Continue to consult with the Costa Mesa Sanitation District and the Orange County Sanitation District to modernize wastewater treatment facilities to avoid overflows of untreated sewage.	

[Updated: 6/29/23]

CONSERVATION ELEMENT	
General Plan Goal, Objective, Policy	Description of City Action
<b>Conservation Element Goal CON-4: Improved Air Quality</b>	
<b>Objective CON-4.A:</b> Pursue the prevention of the significant deterioration of local and regional air quality.	
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.	<p>As part of the City’s Urban Forest Management, City has implemented the Costa Mesa Parkway Tree Planting Program that is free to residents. Residents can request a free 15-gallon size tree planted in front of their property if they do not already have one. Homeowners are responsible for providing watering and the city will provide trimming and re-staking services as needed.</p> <p>2022:</p> <ul style="list-style-type: none"> <li>Adopted Resolution No. 2022-09</li> </ul> <p>Resolution of the City for funding from the Urban and Community Forestry Grant Program Entitled “City Forest Renewal 2.0”., as proved through the California Greenhouse Gas Reduction Fund. City Council approves the filing of the application for participation in this program</p>
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.	
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.	
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.	
CON-4.A.5: Encourage compact development, infill development, and a mix of uses that are in proximity to transit, pedestrian, and bicycling infrastructures.	
CON-4.A.6: Enhance bicycling and walking infrastructure, and support public bus service, pursuant to the Circulation Element’s goals, objectives, and policies.	
CON-4.A.7: Encourage installation of renewable energy devices for businesses and facilities and strive to reduce community-wide energy consumption.	
CON-4.A.8: Develop long-term, community-wide strategies and programs that work at the local level to reduce greenhouse gases and Costa Mesa’s “carbon footprint”.	

NOISE ELEMENT	
General Plan Goal, Objective, Policy	Description of City Action
<b>Noise Element Goal N-1: Noise Hazards and Conditions</b>	
<b>Objective N-1A:</b> Control noise levels within the City for the protection of residential areas, park areas, and other sensitive land uses from excessive and unhealthful noise.	
N-1.1: Enforce the maximum acceptable exterior noise levels for residential areas at 65 CNEL.	<p>The existing and projected noise environment is reviewed and considered for all projects. Specific sound attenuation for interior and exterior spaces is incorporated to projects when required by an acoustical study. Title 24 standards are applied to projects as applicable for all new residential projects. The City regularly monitors any new</p>
N-1.2: Give full consideration to the existing and projected noise environment when considering alterations to the City’s circulation system and Master Plan of Highways.	



NOISE ELEMENT		
General Plan Goal, Objective, Policy	Description of City Action	
N-1.3: Encourage Caltrans to construct noise attenuation barriers along I-405, SR-55, and SR-73 where these freeways adjoin residential and other noise-sensitive areas.	development in the John Wayne Airport operations, such as the recent General Aviation Program, to ensure that the noise levels are not increased.	
N-1.4: Ensure that appropriate site design measures are incorporated into residential developments, when required by an acoustical study, to obtain appropriate exterior and interior noise levels.  When necessary, require field testing at the time of project completion to demonstrate compliance.		
N-1.5: Apply the standards contained in Title 24 of the California Code of Regulations as applicable to the construction of all new dwelling units.		
N-1.6: Discourage sensitive land uses from locating within the 65 CNEL noise contour of John Wayne Airport. Should it be deemed by the City as appropriate and/or necessary for a sensitive land use to locate in the 65 CNEL noise contour, ensure that appropriate interior noise levels are met and that minimal outdoor activities are allowed.		
N-1.7: Support alternative methods for the reduction of noise impacts at John Wayne Airport while continuing to maintain safety and existing limitations on aircraft daily departures.		
N-1.8: Monitor the noise levels at OC Fair and Event Center and the Pacific Amphitheater, and continue to monitor the status of legally binding noise levels on the OC Fair and the Event Center and the Pacific Amphitheater.		
<b>Goal N-2: Noise and Land Use Compatibility</b>		
<b>Objective N-2A: Plan for the reduction in noise impacts on sensitive receptors and land uses.</b>		
N-2.1: Require the use of sound walls, berms, interior noise insulation, double-paned windows, and other noise mitigation measures, as appropriate, in the design of new residential or other new noise sensitive land uses that are adjacent to arterials, freeways, or adjacent to industrial or commercial uses.	Potential opportunities for noise mitigation measures is part of staff’s review for all projects and appropriate environmental review processes are implemented when required. Ongoing consideration of alternative noise level standards for mixed-use projects utilizing the City’s Urban Plans (19 West Urban Plan, Mesa West Bluffs Urban Plan, Mesa West Residential Ownership Urban Plan and SoBeca Urban Plan). All projects are reviewed for compatibility with adopted noise and land use criteria, in addition to applicable interior and exterior noise standards. New mixed-use developments are required to have potential noise sources located away from the residential portion of the development and adjacent established residential developments.	
N-2.2: Require, as a part of the environmental review process, that full consideration be given to the existing and projected noise environment.		
N-2.3: Consider alternative noise level standards for mixed-use projects that take into consideration the interaction of industrial operation noise impacts and the mixed-use developments planned for the Westside and SoBeca.		
N-2.4: Require that all proposed projects are compatible with adopted noise/land use compatibility criteria.		
N-2.5: Enforce applicable interior and exterior noise standards.		
2021/2022 - The Zoning Administrator and Planning Commission continuously include noise reduction		

NOISE ELEMENT	
General Plan Goal, Objective, Policy	Description of City Action
N-2.6: Allow a higher exterior noise level standard for infill projects in existing residential areas adjacent to major arterials if it can be shown that there are no feasible mechanisms to meet the exterior noise levels. The interior standard of 45 dBA CNEL shall be enforced for any new residential project.	conditions to sensitive receptors with discretionary approvals.
N-2.7: Encourage effective site planning in mixed-use areas that provides the optimal distance between source of excessive sound and residents.	
N-2.8: Require new mixed-use developments to site loading areas, parking lots, driveways, trash enclosures, mechanical equipment, and other noise sources away from the residential portion of the development and adjacent established residential development.	
N-2.9: Limit hours and/or require attenuation of commercial/entertainment operations adjacent to residential and other noise sensitive uses in order to minimize excessive noise to these receptors.	

SAFETY ELEMENT	
General Plan Goal, Objective, Policy	Description of City Action
<b>Safety Element Goal S-1: Risk Management of Natural and Human-Caused Disasters</b>	
<b>Objective S-1A:</b> Work to mitigate and prevent potential adverse consequences of natural and human-caused disasters.	
S-1.1: Continue to incorporate geotechnical hazard data into future land use decision-making, site design, and construction standards.	Geotechnical reports and seismic standards are reviewed in detail for each project and building permit application process. The City maintains the most current flood hazard and floodplain information, with the latest improvements in the flood channels reflected in the 2009 Flood maps; there are no residential properties within flood hazard areas.  Office of Emergency Management is developed a Local Hazard Mitigation Plan, which will address flood hazards and related issues specific to Costa Mesa. As part of the development of the Local Hazard Mitigation Plan, it is required that the Office of Emergency Management engage and share information with the public regarding flood and other local hazards. Additionally, the Emergency Services Administrator is currently participating in planning multiple agencies, including the Orange County Operational Area, regarding dam inundation on a regional level. The City currently participates in the countywide mass notification system, Alert OC, which provides mass notifications to the citizens and businesses of Costa Mesa. In addition, the City has
S-1.2: Enforce standards, review criteria, and ensure that structures on or adjacent to bluffs are set back sufficiently to preserve the natural contours and aesthetic value of the bluff line and to provide sufficient access for fire protection.	
S-1.3: Require geologic surveys of all new development located on or adjacent to bluffs.	
S-1.4: Encourage retrofitting of structures—particularly older buildings—to withstand earthquake shaking and landslides consistent with State and historical building codes.	
S-1.5: Enforce applicable building codes relating to the seismic design of structures to reduce the potential for loss of life and property damage.	
S-1.6: Identify through a study the issue of unreinforced masonry buildings and soft stories and other structures not meeting earthquake standards in Costa Mesa. Provide assistance if necessary to unreinforced masonry building owners once those buildings have been identified.	

<b>SAFETY ELEMENT</b>	
<b>General Plan Goal, Objective, Policy</b>	<b>Description of City Action</b>
S-1.7: Continue to implement 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.	<p>received authorization from the Department of Homeland Security to disseminate Integrated Public Alert and Warning (IPAWS) Wireless Emergency Alerts (WEA)</p> <p>2021:</p> <ul style="list-style-type: none"> <li>Community Survey for Local Hazard Mitigation Plan released March 2021</li> <li>Adopted Resolution No. 2021-19</li> </ul> <p>Resolution of the City accepting a report on the status of 2020 State mandated annual fire inspections in the city pursuant to California Health and Safety Code Section 13146.4. All fire departments that provide fire protection services to perform annual inspections in every building used as a public or private school, hotel, motel, lodging house, apartment house, and certain residential care facilities for compliance with building standards. Annual inspections are required of specified Educational Group E occupancies and Residential Group R occupancies.</p> <ul style="list-style-type: none"> <li>City approved MOU between City and the County of Orange to allow the use of the County's Countywide Mass Notification System. Approval of the MOU allows the City to continue using the County's Countywide Mass Notification System, Alert IC, to notify residents in an event of an emergency</li> </ul> <p>2022</p> <ul style="list-style-type: none"> <li>Draft Local Hazard Mitigation Plan released for public review period September- October 2022</li> <li>Adopted Resolution No. 2022-30</li> </ul>
S-1.8: Consider site soils conditions when reviewing projects in areas subject to liquefaction or slope instability.	
S-1.9: Continue to consult with appropriate local, State, and federal agencies to maintain the most current flood hazard and floodplain information; use the information as a basis for project review and to guide development in accordance with federal, State, and local standards.	
S-1.10: Regularly review and update Article 10 - Floodway and Floodplain Districts of the City's Municipal Code consistent with federal and State requirements.	
S-1.11: Improve and maintain local storm drainage infrastructure in a manner that reduces flood hazards.	
S-1.12: Continue to develop hazard preparedness plans to prepare for large storms that could bring flooding hazards and other related issues.	
S-1.13: Actively promote public education, research, and information dissemination on flooding hazards.	
S-1.14: Minimize flood hazard risks to people, property, and the environment by addressing potential damage tsunamis and sea level rise.	
S-1.15: Consult with regional agencies and study strategies that employ engineering defensive methods along the Santa Ana River that limit potential flooding hazards from sea level rise.	
S-1.16: Develop emergency response, early warning notification, and evacuation plans for areas that are within dam inundation areas, where feasible.	
S-1.17: Utilize the John Wayne Airport Environs Land Use Plan (AELUP) as a planning resource for evaluation of land use compatibility and land use intensity in areas affected by airport operations. In particular, future land use decisions within the Safety/Runway Protection Zone will be evaluated in light of the risk to life and property associated with aircraft operations.	
S-1.18: Comply with Federal Aviation Regulations (FAR) and the John Wayne AELUP requirements relative to Objects Affecting Navigable Airspace.	
S-1.19: Use the Federal Aviation Regulations as a guideline to establish the ultimate height of structures as defined in FAR Part 77.	

<b>SAFETY ELEMENT</b>	
<b>General Plan Goal, Objective, Policy</b>	<b>Description of City Action</b>
<p>S-1.20: Minimize hazards to aeronautical operations by ensuring land uses do not emit excessive glare, light, steam, smoke, dust, or electronic interference in compliance with FAR regulations and the John Wayne AELUP.</p>	<p>Resolution of the City accepting a report on the status of 2021 mandated annual fire inspections in the City pursuant to California Health and Safety Code Section 13146.4</p> <ul style="list-style-type: none"> <li>Adopted Ordinance No. 2022-07 and Resolution No. 2022-63</li> </ul> <p>Amendment various section of CMMC and setting forth findings for amendments to the 2022 California Building code, the 2022 California Residential Code, and the 2022 California Fire Code relative to local climatic and geographic conditions.</p>
<p><b>Objective S-2A:</b> Plan, promote, and demonstrate a readiness to respond and reduce threats to life and property through traditional and innovative emergency services and programs.</p>	
<p>S-2.1: Promote crime prevention strategies and provide a high level of response to incidents.</p>	<p>Costa Mesa Fire and Rescue (CMFR) participates in a county-wide Automatic Aid response program for emergency incidents. CMFR hosts a Community Emergency Response Team Program and volunteer Mutual Aid agreement with neighboring jurisdictions for the response to emergency incidents. Community Risk Reduction staff continued to ensure adequate water supply through participation in the development and plan review processes. Projects are assessed in the development review process for potential impacts that would require adjustments to fire and emergency medical response. Projects in areas designated to the fire protection system development impact fees had them assessed. Fire Development Impact and Cost Recovery fees continue to be assessed. Community Risk Reduction staff continued to monitor fire activity. CMFR collaborated with NMUSD to provide preparedness and safety resources, educational materials, and outreach in all media formats to schools. Preparedness materials and educational resources were available and shared via the city website and social media. CMFR continues to develop and support preparedness for the community, including hosting Community Emergency Response Team (CERT) training annually and hosting seven virtual training meetings with current active volunteers. CMFR continued to develop staff and outreach efforts to bring personal preparedness through the LISTOS (Ready in Spanish) program to the community. CMFR continues to update preparedness and safety information on the city's website and through social media. Promotions and succession planning activities were completed at all ranks</p>
<p>S-2.2: Emphasize and prioritize crime prevention strategies, such as pedestrian-scale lighting in targeted areas.</p>	
<p>S-2.3: Timely response to incidents and monitoring areas with high crime rates should be part of a comprehensive strategy to reduce crime in the community.</p>	
<p>S-2.4: Provide a high level of police and fire service in the community. Secure adequate facilities, equipment, and personnel for police and fire.</p>	
<p>S-2.5: Consult with neighboring jurisdictions and partner agencies to respond appropriately to emergencies and incidents in all parts of the City.</p>	
<p>S-2.6: Require that water supply systems for development are adequate to combat structural fires in terms of location and minimum required fire-flow pressures.</p>	
<p>S-2.7: Require development to contribute its fair share toward funding the provision of appropriate fire and emergency medical services as determined necessary to adequately serve the project.</p>	
<p>S-2.8: Regularly update regulations that will protect the community from fire hazards.</p>	
<p>S-2.9: Emphasize prevention and awareness of fire safety guidelines to minimize risk and potential damage to life, property, and the environment. In areas designated by the Costa Mesa Fire Department as having a high fire hazard, ensure adequate fire equipment, personnel, firebreaks, facilities, water, and access for a quick and efficient response in any area.</p>	

[Updated: 6/29/23]

<b>SAFETY ELEMENT</b>	
<b>General Plan Goal, Objective, Policy</b>	<b>Description of City Action</b>
S-2.10: Maintain staff and facilities that will continue to support a coordinated and effective response to emergencies and natural disasters throughout the City.	<p>of the Fire Department. Staff participated in county-wide Orange County Environmental Health Department meetings. Staff reviewed hazardous materials disclosure submittals for compliance with the California Fire Code and CalEPA regulations. CMFR staff conducted joint inspections of undocumented facilities with the Orange County Environmental Health Department to ensure compliance. Taskforce inspections and enforcement actions were completed on facilities suspected of illegal use, production, transportation, and disposal. CMFR conducted plan reviews and inspections of facilities that use and store hazardous materials through the CFC Operational Permit Program. Taskforce inspections and enforcement actions were completed on facilities suspected of illegal use, production, transportation, and disposal.</p> <p>The Police Department and Office of Emergency Management continue to identify areas for improvement regarding facility composition, size, security, equipment, and overall ability to support current and future public safety requirements. The Police Department and Office of Emergency Management continue to work with local, regional, state, and federal partners to coordinate information sharing, intelligence dissemination, and emergency response. Coordinating organizations include law enforcement, public health, communications, utilities, education, and business. The Office of Emergency Management is leading training efforts for city staff to support planning, response and recovery efforts due to emergencies or natural disasters on a local and regional level. The City also maintains an Emergency Operations Center, which is currently being assessed for upgrades to support the response to emergencies and disasters. The Office of Emergency Management continues to improve upon the City's emergency preparedness through active engagement in all aspects and the continuous planning and preparedness to respond to an event on a local and/or regional level. The Police Department continues to hire sworn and civilian staff to fill vacancies within the Department. Current staffing is prioritized to provide quality levels of service to the community, along with equipment and facilities that promote top-tier law enforcement within Orange County.</p>
S-2.11: Consult with neighboring jurisdictions, local employers, and industries to ensure that emergency preparedness and disaster response programs equitably serve all parts of the City.	
S-2.12: Continue to maintain adequate police and fire staffing, facilities, equipment, and maintenance sufficient to protect the community.	
S-2.13: Continue to consult with the County of Orange in the implementation of the Orange County Hazardous Waste Management Plan.	
S-2.14: Ensure that appropriate in-depth environmental analysis is conducted for any proposed hazardous waste materials treatment, transfer, and/or disposal facility.	
S-2.15: Continue to consult with the County of Orange to identify and inventory all users of hazardous materials and all hazardous waste generators, and prepare clean-up action plans for identified disposal sites.	
S-2.16: Require the safe production, transportation, handling, use, and disposal of hazardous materials that may cause air, water, or soil contamination.	
S-2.17: Encourage best practices in hazardous waste management, and ensure consistency with City, County, and federal guidelines, standards, and requirements.	
S-2.18: Consult with federal, State, and local agencies and law enforcement to prevent the illegal transportation and disposal of hazardous waste.	

<b>COMMUNITY DESIGN ELEMENT</b>	
<b>General Plan Goal, Objective, Policy</b>	<b>Description of City Action</b>
<b>Community Design Element Goal CD-1: Vehicular and Pedestrian Corridors</b>	
<b>Objective CD-1A:</b> Contribute to City beautification by enhancing the visual environment of Costa Mesa's vehicular and pedestrian paths and corridors.	

[Updated: 6/29/23]



COMMUNITY DESIGN ELEMENT	
General Plan Goal, Objective, Policy	Description of City Action
CD-1.1 Implement the City of Costa Mesa Streetscape and Median Development Guidelines in all new streetscape corridor and parkway projects. Coordinate with new development adjacent to public rights-of-ways to integrate landscape features and design elements consistent with the streetscape standards and recommendations.	<p>Through implementation of the City’s Streetscape and Median Development Guidelines, new and consistent landscape palette is required for all new developments along Harbor Blvd., south of the I-405 Freeway. All new residential development projects are subject to a standard condition that requires decorative walls along the perimeter of the development.</p> <p>2021:</p> <ul style="list-style-type: none"> <li>Citywide Alley Rehabilitation Project</li> </ul> <p>City approved improvements for Plumer Street Alley, Wallace Avenue Alley, 17<sup>th</sup> Street Alley, Tustin Avenue Alley, Rosemary Alley, and Costa Mesa Street Alley Improvement Project – City Project No. 20-20</p> <ul style="list-style-type: none"> <li>Adopted Resolution No. 2021-32</li> </ul> <p>Resolution of the City establishing Underground Utility District No. 22, on Adam Avenue from Albatross Drive to approximately 500 feet west of Mesa Verde Drive East. Removal and underground installation work in the District are anticipated to commence by Fall 2024.</p>
CD-1.2 Coordinate street furniture elements (benches, bus shelters, newspaper racks, trash receptacles, kiosks, etc.) whenever possible. Develop design standards and guidelines for the street furniture within and adjacent to public rights-of-way to complement the specific recommendations provided for streets in the City of Costa Mesa Streetscape and Median Development Guidelines.	
CD-1.3 Promote treatments for walls and fences and utility cabinets along public rights-of-way that contribute to an attractive street and sidewalk environment. Require that new walls and fences complement the style and character of the local district and adjacent buildings. Newly constructed or reconstructed walls and fences adjacent to sidewalks and roadways should incorporate architectural treatments such as pilasters, masonry, or wrought iron, and should integrate tiered plantings to soften their appearance.	
CD-1.4 Promote a consistent landscape character along City streets to reinforce the unique qualities of each corridor and district, including the development of landscaped medians. Support implementation of the recommended street tree palette for each City street, as identified in the City of Costa Mesa Streetscape and Median Development Guidelines.	
CD-1.5 Encourage electric and communication lines to be placed underground and electrical substations and telephone facilities to be screened to minimize visual impacts from sidewalks, streets, and adjacent properties. Support utility undergrounding through conditions of project approval, preparation of undergrounding plans, and the formation of assessment districts.	
<b>Objective CD-1B:</b> Encourage clear connections between districts within the City.	
CD-1.6 Promote linkages between separate districts using bike trails, pedestrian paths, common medians or parkway landscaping, and other location-appropriate physical improvements. Through conditions of approval, public improvement projects, and other measures, support development of new connections and the enhancement of existing connections between districts.	Ongoing efforts to encourage/promote linkages between districts when applicable and appropriate.
<b>Community Design Element Goal CD-2: Cohesive and Identifiable Districts</b>	
<b>Objective CD-2A:</b> Encourage future development and redevelopment to reinforce district scale, identity, and urban form.	

[Updated: 6/29/23]

<b>COMMUNITY DESIGN ELEMENT</b>	
<b>General Plan Goal, Objective, Policy</b>	<b>Description of City Action</b>
CD-2.1 Consider urban design guidelines for each identified district in Costa Mesa that recognizes, maintains, and enhances the character and identity of each district; integrate existing specific plans' policies and design guidelines as applicable.	Staff meets with developers to discuss project scope and expectations prior to submittal of applications. Project applications are reviewed and revised, when necessary, to ensure that the proposed project is consistent with urban plans, General Plan policies and zoning development standards; as well as, to ensure neighborhood compatibility.
CD-2.2 Support and seek land uses and development that correspond or enrich our existing districts.	
<b>Community Design Element Goal CD-3: High Quality and Visually Interesting Nodes</b>	
<b>Objective CD-3A:</b> Create a sense of arrival to Costa Mesa, and develop prominent community focal points at key nodes within the City.	
CD-3.1 Introduce entry monument signs at key gateway locations, as identified in Figure CD-4. Utilize the standard design specifications for entry signs included in the City of Costa Mesa Streetscape and Median Development Guidelines.	CIP projects are being reviewed with monument sign installation in mind, as identified in Figure CD-4. New and consistent landscape palette is required for new development along Harbor Boulevard and major corridors located within the City. The City also completed the design phase of the Citywide Way Finding Signage Program.
CD-3.2 Reinforce a sense of arrival into the City by promoting architecturally significant development and significant landscape plantings at key nodes. Undertake a visioning process to develop specific design guidelines that articulate the desired character for each node within Costa Mesa.	
CD-3.3 Design and development of entry and internal wayfinding signage to be located throughout the City in areas that correspond to the existing nodes and districts.	
<b>Community Design Element Goal CD-4: Identifiable and Protected City Landmarks.</b>	
<b>Objective CD-4A:</b> Promote the maintenance, use, and improvement of landmarks to enhance the visual image and identity of Costa Mesa.	
CD-4.1 Support efforts to introduce new monuments and landmarks, and preserve, maintain, and improve the condition of Costa Mesa landmarks.	Lions Park construction calls for the new Library landmarks, such as the Panther Jet at Lions Park, which are being preserved. In addition, Costa Mesa Historical Society is active in preserving City landmarks, such as the Diego Sepulveda Adobe house.
<b>Community Design Element Goal CD-5: Edges</b>	
<b>Objective CD-5A:</b> Develop and implement programs that preserve and enhance City edges.	
CD-5.1 Preserve and optimize natural views and open spaces in Costa Mesa.	Ongoing preservation and optimization of natural views and open spaces, in addition to the visual impacts of new development on natural views of the coast and the wetlands. Ongoing efforts by the Public Works department are implemented on open space corridors and trails along the edges of Costa Mesa to connect these trails to existing and potential future trails in addition to continued work with Caltrans to improve the design quality of freeway edges.  The City promotes Talbert Park preservation events via City resources, ongoing communications with OC Parks
CD-5.2 Control the visual impacts of new development on natural views of the coast and the wetlands.	
CD-5.3 Develop open space corridors and trails along the edges of Costa Mesa where feasible and connect these trails to existing and potential future trails throughout the City.	
CD-5.4 Continue to preserve natural open space, including restoration of the natural areas of Talbert Regional Park.	
CD-5.5 Continue protection of Fairview Park as an open space and recreation area.	

<b>COMMUNITY DESIGN ELEMENT</b>	
<b>General Plan Goal, Objective, Policy</b>	<b>Description of City Action</b>
CD-5.6 Continue to work with Caltrans to improve the design quality of freeway edges.	<p>staff, and OCRP. The City continues the protection of Fairview Park as an open space and recreation area.</p> <p>2022:</p> <ul style="list-style-type: none"> <li>Adopted Resolution No. 2022-04</li> </ul> <p>Resolution of the City in support of the acquisition of Banning Ranch by the Trust for Public Land. Banning Ranch located in Newport Beach covers 401 acres of undeveloped land and is the largest private piece of land remaining on the California coast between Ventura County and the United States/Mexico Boarder</p>
<b>Community Design Goal CD-6: Image</b>	
<b>Objective CD-6A:</b> Establish development policies and design guidelines that create an aesthetically pleasing and functional environment.	
CD-6.1 Encourage the inclusion of public art and attractive, functional architecture into new development that will have the effect of promoting Costa Mesa as the “City of the Arts”.	<p>Arts and Culture Master Plan approved by the Parks, Arts, and Community (PACS) Commission, and additional efforts are underway with potential for recommendations to formalize policies for artistic inclusion in development design. Cultural Arts Committee ongoing projects include gallery spaces, public art installations and sculpture donations.</p> <p>The Public Works Department currently implements and encourages the use of creative and well-designed signs that establish a distinctive image for the City.</p> <p>Ongoing work through the Community Improvement Division to ensure continued maintenance of properties and compliance with adopted development standards.</p> <p>2021:</p> <ul style="list-style-type: none"> <li>Adopted Resolution No. 2021-29</li> </ul> <p>Resolution of the City certifying special assessments for collecting delinquent civil fines for violations of the CMMC.</p> <ul style="list-style-type: none"> <li>Community Improvement Division continues to host several yearly neighborhood clean-up events.</li> </ul>
CD-6.2 Encourage the use of creative and well-designed signs that establish a distinctive image for the City.	
CD-6.3 Continue to work with Code Enforcement to ensure continued maintenance of properties and compliance with adopted development standards.	
<b>Community Design Element Goal CD-7: Quality Residential</b>	
<b>Objective CD-7A:</b> Encourage excellence in architectural design.	



<b>COMMUNITY DESIGN ELEMENT</b>	
<b>General Plan Goal, Objective, Policy</b>	<b>Description of City Action</b>
CD-7.1 Ensure that new and remodeled structures are designed in architectural styles that reflect the City's eclectic quality, yet are compatible in scale and character with existing buildings and the natural surroundings within residential neighborhoods. Continue to update and maintain the Costa Mesa Residential Guidelines.	Staff continues to work with applicants for all discretionary and non-discretionary residential projects to encourage excellence in architectural design and conformance with the City's Residential Design Guidelines.
CD-7.2 Preserve the character and scale of Costa Mesa's established residential neighborhoods where possible; when new residential development is proposed, encourage that the new structures are consistent with the prevailing character of existing development in the immediate vicinity, and that new development does not have a substantial adverse impact on adjacent areas.	Staff meets with ADU applicants to design improvements that are compatible with existing development and consistent with surrounding development.
<b>Objective CD-7B:</b> Encourage the use of native plant palettes in the creation of landscaping plans used to establish a sense of place in neighborhood identification efforts.	
CD-7.3 Ensure that California native plants are used to support the local ecology and save water. Develop landscaping guidelines that reflect the local community.	The City continues to adhere to the revisions of the January 2016 Water Efficient Landscape Guidelines to reflect Governor Brown's April 1, 2015 Drought Executive Order (B-19-25) for public and private projects. Staff implements the City's landscape project requirements which include amount, location and type of landscaping.
<b>Community Design Element Goal CD-8: Quality Commercial Development</b>	
<b>Objective CD-8A:</b> Encourage a high level of architectural and site design quality.	
CD-8.1 Require that new and remodeled commercial development be designed to reflect architectural diversity, yet be compatible with the scale and character of the district.	Staff continues to insure through project review that architectural diversity and varying architectural styles are compatible with the scale and character of the commercial district. The City also reviews commercial projects to ensure pedestrian amenities are included, decorative paving treatments are proposed when appropriate, and that site access, parking, and circulation are designed in a logical, safe manner. Proposed areas for outside equipment, trash receptacles, storage, and loading areas are required to be located in the least conspicuous part of the site. Furthermore, all commercial projects are subject to submittal of a lighting and photometric plan to ensure consistency in design, adequate lighting for safety and minimize light spillover onto adjacent properties.
CD-8.2 Use distinctive commercial architectural styles to reinforce a positive sense of place. Commercial architectural design elements and materials must be of high quality and style as well as suitable for long-term maintenance. Consistent architectural design should be considered in choosing materials, finishes, decorative details, color, accent features and include the following elements and materials appropriate for their context (see Table CD-3: Elements and Materials)	
CD-8.3 Encourage the use of entrance patios, courtyards, plazas, arcades, fountains, porches, tower elements, covered walks, and other features in commercial areas. Promote pedestrian amenities.	

COMMUNITY DESIGN ELEMENT	
General Plan Goal, Objective, Policy	Description of City Action
<p>CD-8.4 Ensure that common areas, walkways, driveways, and parking spaces be landscaped consistent with landscaping standards contained in the Planning, Zoning, and Development Code. Utilize landscaping to provide project amenities for new and remodeled commercial uses, and to screen parking and equipment areas. Landscaped areas generally should incorporate planting utilizing a three-tiered system: 1) grasses and ground covers, 2) shrubs and vines, and 3) trees.</p>	
<p>CD-8.5 Ensure that site access, parking, and circulation for commercial uses are designed in a logical, safe manner. Parking should not dominate the site in areas adjacent to street, and should be well landscaped with a clear hierarchy of circulation. Wherever possible, parking lots should be divided into a series of connected smaller lots utilizing walkways and raised landscape strips. Parking lots should also include landscaping that accents the importance of driveways from the street, frames the major circulation aisles, and highlights pedestrian pathways.</p>	
<p>CD-8.6 Require that areas for outside equipment, trash receptacles, storage, and loading areas be located in the least conspicuous part of the site. Utility and mechanical equipment (e.g. electric and gas meters, electrical panels, and junction boxes) should be concealed from view from public streets, neighboring properties, and nearby higher buildings. Trash enclosures should be architecturally compatible with the project. Landscaping should be incorporated into the design of trash enclosures to deter graffiti.</p>	
<p>CD-8.7 Encourage decorative paving treatments to be incorporated throughout commercial developments, including driveway entries, pedestrian walkways, plazas, and other areas. The design, materials, and colors of decorative paving treatments (e.g., stamped concrete, stone, brick or granite pavers, exposed aggregate, or colored concrete) should complement the architectural style of the primary buildings and make a positive contribution to the aesthetic and function of the site.</p>	
<p>CD-8.8 Require that exterior lighting on commercial properties be consistent with the architectural style of the commercial building. On each commercial site, all lighting fixtures should be from the same family of fixtures with respect to design, materials, color, fixture, and color of light. Lighting sources should be shielded, diffused or indirect to avoid spillover on adjacent properties, nighttime sky light pollution, and glare to pedestrians and motorists. To minimize the total number of freestanding light standards, wall-mounted and pathway lights should be utilized to the greatest extent possible.</p>	
<p><b>Objective CD-8B:</b> Preserve the scale and character of established neighborhoods near commercial uses.</p>	

[Updated: 6/29/23]

COMMUNITY DESIGN ELEMENT	
General Plan Goal, Objective, Policy	Description of City Action
<p>CD-8.9 Ensure that new commercial development utilize site planning and design features that optimize compatibility with adjacent residential neighborhoods. The following guidance should be considered: When adjacent residential and nonresidential uses can mutually benefit from connection, appropriate linkages (e.g., walkways, common landscape areas, and building orientation) are encouraged. Successful interaction between commercial and residential uses may be achieved through adequate setbacks, landscape buffers, screening, decorative masonry walls, berms, building orientation, and limitations of commercial activities. Loading areas, access and circulation driveways, trash and storage areas, and rooftop equipment should be located as far as possible from adjacent residences.</p> <p>Building orientation and landscaping of commercial buildings should minimize direct lines of sight into adjacent residential private open space.</p>	<p>Development Services staff reviews commercial projects in consideration of scale and character of established neighborhoods near commercial uses. This includes suggesting where appropriate site uses should be located to avoid impacts to adjacent residential development.</p>
<b>Community Design Element Goal CD-9: Mixed Use</b>	
<b>Objective CD-9A:</b> Design mixed use development projects to achieve a high-quality character.	
<p>CD-9.1 Require that mixed-use development projects be designed to mitigate potential conflicts between uses. Consider noise, lighting, and security.</p>	<p>Development Services staff reviews mixed-use development projects with specific consideration related to potential noise, lighting and security conflicts.</p>
<p>CD-9.2 Provide adequate parking, open space and recreational facilities to serve residents in mixed-use development projects. Design parking and other areas to acknowledge different users (residents versus shoppers) and to be compatible with the architectural character of the building(s).</p>	
<b>Objective CD-9B:</b> Provide for the development of projects that integrate housing with commercial uses and other compatible uses.	
<p>CD-9.3 Encourage mixed-use development along the east side of Newport Boulevard between Mesa Drive and Walnut Street. Establish incentives for the development of projects in planned development zones that integrate housing with retail and office uses.</p>	<p>The City encourages mixed use developments through the City’s approved Plans including: the 19 West Urban Plan, the Mesa West Residential Ownership Urban Plan, the Mesa West Bluffs Urban Plan, which allow for mixed used development along the main commercial corridors.</p>
<p>CD-9.4 Encourage the development of mixed-use urban villages along specified areas of West 17th Street, West 19th Street, and Superior Avenue that integrates residential with office, retail, business services, personal services, public spaces and uses, and other community amenities in a single building (vertical mixed-use development) or in proximity on the same site (horizontal mixed-use development).</p>	
<p>CD-9.5 Promote new types of urban housing that could be target-marketed to people seeking alternative housing choices in proximity to a major commercial area.</p>	

COMMUNITY DESIGN ELEMENT	
General Plan Goal, Objective, Policy	Description of City Action
CD-9.6 Support efforts to mix compatible uses and activities. Encourage the siting of community-oriented services, businesses, and amenities in and near mixed-use neighborhoods, including schools, libraries, open space, and parks.	
<b>Community Design Element Goal CD-10: Industrial and Business Parks</b>	
<b>Objective CD-10A:</b> Require that industrial and business park projects meet high-quality design standards.	
CD-10.1 Require that industrial projects be designed to convey visual interest and a positive image. Architectural qualities and design elements encouraged for industrial uses are: <ul style="list-style-type: none"> <li>• Building modulation indentations and architectural details</li> <li>• Building entry accentuation</li> <li>• Screening of equipment and storage areas</li> <li>• Landscaping to soften building exteriors and to serve as a buffer between uses</li> </ul>	Staff works with applicants to encourage compatible design, both visually and physically, and encourages the adaptive reuse of existing structures. In addition, standard conditions of approval for industrial projects ensure sufficient landscaping for the size and scale of adjacent buildings as well as minimal visual impacts and light spillover onto surrounding properties.
CD-10.2 Encourage that the design of industrial buildings considers the visual and physical relationship to adjacent uses. An industrial structure which dominates its surrounding environment by its relative size shall generally be discouraged.	
CD-10.3 Encourage adaptive reuse of existing industrial structures which results in rehabilitated buildings with distinctive and attractive architecture.	
CD-10.4 Promote the use of materials and colors that produce diversity and visual interest in industrial buildings. The use of various siding materials (i.e., masonry, concrete texturing, cement, or plaster) can produce effects of texture and relief that provide architectural interest.	
CD-10.5 Require that landscaping be used to define areas such as entrances to industrial buildings and parking lots; define the edges of developments; provide transition between neighboring properties; and provide screening for outdoor storage, loading, and equipment areas. Landscaping should be in scale with adjacent buildings and be of an appropriate size at maturity to accomplish its intended purpose.	
CD-10.6 Require that the design of lighting fixtures and their structural support be of a scale and architectural design compatible with on-site industrial buildings. Large areas should be illuminated to minimize the visual impact and amount of spillover light onto surrounding projects.	
<b>Objective CD-10B:</b> Ensure that the development of industrial projects are positive additions to the City's community setting and do not result in adverse impacts with adjacent uses.	
CD-10.7 Require industrial projects to incorporate landscape setbacks, screening walls, and/or other elements that mitigate negative impacts with adjacent uses.	Development Services staff ensures through project applicant meetings and site plan review that appropriate landscaping, screening and other elements are utilized to ensure compatibility.

[Updated: 6/29/23]

<b>COMMUNITY DESIGN ELEMENT</b>	
<b>General Plan Goal, Objective, Policy</b>	<b>Description of City Action</b>
CD-10.8 Protect transitional areas between industrial and other uses.	
CD-10.9 Storage yards, parking areas, and service areas should be screened from public view.	
<b>Community Design Element Goal CD-11: Attractive Signs that Reflect Costa Mesa</b>	
<b>Objective CD-11A: Facilitate the installation of signs that contribute to a positive image of the public realm.</b>	
CD-11.1 Encourage homeowners' associations and neighborhoods to maintain housing tract entrance signs in an attractive condition, and encourage the placement of such signs at the entrance of major developments which do not have such identification.	<p>Development Services staff regularly meets with project sign applicants to ensure consistency in sign design, size and location of signs. The Planned Signing Program also promotes creativity and flexibility while upholding design quality.</p> <p>The City continues to introduce distinctive entry signage for unique districts and neighborhoods as well as signage that helps with way-finding throughout the City.</p>
CD-11.2 Encourage the use of common design elements in signs for commercial and industrial centers through the development of planned sign programs to improve center identity by publicizing the benefits of such programs to developers and local business operators.	
CD-11.3 Encourage citywide sign design guidelines that promote creativity and flexibility while upholding design quality. Design guidelines could include the design and placement of business signs, public street graphics, street signs, locational and directional signs, traffic signs, etc.	
CD-11.4 Introduce distinctive entry signage within the Costa Mesa Streetscape and Median Development Guidelines which effectively announces arrival to unique districts and neighborhoods.	
CD-11.5 Develop and design signage that helps with way-finding throughout the City so visitors and residents can easily access destination locations and identify landmarks.	
<b>Community Design Element Goal CD-12: Public Safety through Design</b>	
<b>Objective CD-12A: Incorporate public safety considerations into community design.</b>	
CD-12.1 Decrease the opportunity for criminal activity by addressing high-risk circumstances (e.g., dark alleys, enclosed stairwells, and dark entrances). Involve the Police and Fire Departments in reviewing and making design recommendations during the project review process.	<p>For all new projects, the Police and Fire Departments review and makes design recommendations during the project review process. The City also continues to implement and refine development standards and guidelines based on Crime Prevention Through Environmental Design (CPTED).</p> <p>City staff regularly meets with applicants to assist them in designing improvements that are both secure and high-quality design.</p>
CD-12.2 Continue to implement and refine development standards and/or guidelines based on Crime Prevention Through Environmental Design (CPTED) for new development and redevelopment with emphasis on site and building design to minimize vulnerability to criminal activity.	
CD-12.3 Continue to provide CPTED training to City staff and local planning and design professionals to optimize public safety through community design.	



OPEN SPACE AND RECREATION ELEMENT	
General Plan Goal, Objective, Policy	Description of City Action
<b>Open Space and Recreation Element Goal OSR-1: Balanced and Accessible System of Parks and Open Spaces</b>	
<b>Objective OSR-1A:</b> Maintain and preserve existing parks, and strive to provide additional parks, public spaces, and recreation facilities that meet the community’s evolving needs.	
OSR-1.1: Maintain a system of Neighborhood and Community Parks that provide a variety of active and passive recreational opportunities throughout the City.	<p>The City conducts regular maintenance and oversight of all community parks through the Public Services and Parks and Community Services Departments. New active recreational opportunities arise through recreation class offerings and youth sports offerings. The City is in regular collaboration with Park Ranger staff in the Police Department, maintenance staff in the Public Services Department and Field ambassador staff and the Fairview Park Administrator in the Parks and Community Services Department. Interagency meeting with the Homeless Task Force and other City departments occur as well. The City works to properly delineate sensitive and/or unsafe habitats/areas of open space parks, including permanent or temporary fencing as well as appropriate signage.</p> <p>2021:</p> <ul style="list-style-type: none"> <li>• Adopted Resolution No. 2021-08 Approved filing grant application for Ketchum-Libolt Park Renovation/Expansion Project</li> <li>• Adopt Plans, specification and work details for Jack Hammett Sports Complex Expansion Project, City Project No. 21-05</li> <li>• Award a Professional Services Agreement to Pacific Advance Civil Engineering for design services for the Tewinkle Park Lakes Upgrades Project</li> <li>• Purchase Playground equipment for Tanger Park and Jordan Park</li> <li>• The City partnered with Sea &amp; Sage Audubon Society to conduct bird observations and documentation throughout Fairview Park.</li> <li>• The City installed protective temporary fencing around sensitive habitats of vernal pools in Fairview Park.</li> </ul> <p>2022:</p> <ul style="list-style-type: none"> <li>• Adopted Resolution No. 2022-78 Resolution of the City approving applications for specified grant funds from Budget Act 2022/23 for improvements of various City park sites, including Jack Hammett Sports Complex, TeWinkle Park and Athletic Complex, Fairview Park Mesa, and Shalimar Park</li> </ul>
OSR-1.2: Provide parks and recreation facilities appropriate for the individual neighborhoods in which they are located and reflective of the needs and interests of the population they serve.	
OSR-1.3: Pursue the acquisition and development of pocket and neighborhood parks within park-deficient areas, as identified in Figure OSR-3: Planning Areas and Underserved Park Areas.	
OSR-1.4: Prioritize the acquisition of land for parks in underserved neighborhoods.	
OSR-1.5: Maximize public space by requiring plazas and public gathering spaces in private developments that can serve multiple uses, including recreation and social needs.	
OSR-1.6: Provide maximum visibility and accessibility for future public parks by locating facilities in close proximity to public streets.	
OSR-1.7: Adjust and update development fee programs to accumulate funds for the acquisition and improvement of parks and recreation facilities commensurate with identified need and population growth.	
OSR-1.8: Require that parks and recreation facilities reflect new trends and population changes, and are developed with facilities appropriate to all ages, including athletic fields, active play areas, passive open space, tot lots, and picnic areas.	
OSR-1.9: Conduct a sports facility study to review current outdoor facility locations and resources and a demographic study for future facility requirements as they relate to planned growth within the City.	
OSR-1.10: Pursue additional community garden lots and spaces to meet demand and need by the community.	
OSR-1.11: Perform regular maintenance of facilities to ensure proper working order of all recreation facilities and equipment.	
OSR-1.12: Retrofit parks and recreation facilities to provide disability access as required by law.	
OSR-1.13: Design and reform parks to reflect the latest recreational features that respond to demographic changes and community needs.	
OSR-1.14: Consult with law enforcement agencies, surrounding cities, community policing groups, and OC Parks to create a safe and healthy environment at Talbert Regional Park, Fairview Park, and along the Santa Ana River.	

[Updated: 6/29/23]

OPEN SPACE AND RECREATION ELEMENT	
General Plan Goal, Objective, Policy	Description of City Action
OSR-1.15: Continue to pursue opportunities to create joint-use community space at facilities owned by private organizations such as private schools, faith-based groups, service clubs, and hospitals.	<ul style="list-style-type: none"> <li>Acceptance of Lions Parks Playground Improvement Project, City Project No. 20-15</li> </ul>
OSR-1.16: Continue to coordinate with the Newport-Mesa Unified School District to supplement City park facilities through joint-use agreements.	
OSR-1.17: Consult with Orange County Fairgrounds in implementing OC Fair & Event Center Master Plan.	
OSR-1.18: Provide a minimum of 4.26 acres of parkland per 1,000 residents.	
OSR-1.19: Update the Parks, Recreation and Open Space Master Plan every 10 years, as feasible.	
OSR-1.20: Enhance pedestrian, bicycle, and transit linkages to meet the needs of residents and to provide better access to parks, recreation, and public spaces.	
OSR-1.21: Provide opportunities for public access to all open space areas, except where sensitive resources may be threatened or damaged, public health and safety may be compromised, or access would interfere with the managed production of resources.	
<b>Open Space and Recreation Element GOAL OSR-2: Community Services Programs Meeting Community Needs</b>	
<b>Objective OSR-2A:</b> Provide activities, classes, and a variety of programs to meet the year-round recreational needs of all residents: children, adult, seniors, and persons with special needs.	
OSR-2.1: Provide high-quality community services programs that are flexible and responsive to the community's changing needs.	<p>The City offers over 1.5K classes/programs annually at a low to no cost. With the onset of the COVID-19 pandemic, the City transitioned to provide virtual content and classes through the Virtual Community Center in addition to special events, such as the virtual Scarecrow Contest, Holiday Door Decoration, Drive-In Movies, etc. An annual calendar of special events is administered annually by staff. City staff attends monthly Costa Mesa Youth Sports Council meetings. Regular building modifications and CIP projects have taken place at the Balearic Community Center, the Downtown Recreation Center, the Downtown Aquatics Center and the Costa Mesa Senior Center. The City utilizes surveys to solicit feedback on programs and services to monitor and research the ever-changing community services. Rental opportunities at community facilities and parks are available at the new NHCC and the DD Library Adams room. Outreach related to recreation programming includes: quarterly surveys, mailing the quarterly Recreation Guide to 45K+ rooftops, in addition to the publishing of the Senior Center Monthly News Letter. The City coordinates with multiple volunteer committees (Cultural Arts, Historical Preservation, Fairview Park, Animal Services, Youth Sports), as well as the Costa Mesa Foundation and the Network for Homeless Solutions. The City has identified innovative funding and development opportunities through Prop 68, HOAG Grant, NRPA Grant, CDBG Funding as well as</p>
OSR-2.2: Plan and conduct citywide special events that bring residents together to create an enhanced quality of life and promote economic development.	
OSR-2.3: Continue to consult with nonprofit sports organizations and recreational groups to support their offering of diverse recreational programs that complement and supplement those offered by the City.	
OSR-2.4: Update existing facilities for senior citizens, youth, adults, and overall community use.	
OSR-2.5: Monitor and research the ever-changing community services needs of the community, and develop action plans to address those needs through partnerships with service agencies.	
OSR-2.6: Continue to provide rental opportunities at community facilities and parks for residents, nonprofit groups, and businesses to meet their recreational and professional needs.	
OSR-2.7: Continue broad-based public outreach activities that inform residents of all available community services programs, and obtain input from the community regarding program and service needs.	
OSR-2.8: Encourage resident input and utilize demographic data, partnerships, volunteers, and existing resources to identify the needs of community.	

**OPEN SPACE AND RECREATION ELEMENT**

<b>General Plan Goal, Objective, Policy</b>	<b>Description of City Action</b>
OSR-2.9: Identify innovative funding and development opportunities to support and sustain a responsive community services network.	County Funding for homeless services. The City continues to solicit further community sponsors and partners, looking to build upon established relationships with NMUSD, City of Newport Beach, SOY, Segerstrom Center for the Arts, etc. Related to community services programs and activities that meet the needs of specialized populations the City has partnered with SeniorServ, Meals on Wheels, Second Harvest Food Bank, Alzheimer's OC, Special Olympics, Regional Center of OC, and SCFTA
OSR-2.10: Continue and expand the development of community partnerships to offer both standard and innovative services to meet residents' needs.	
OSR-2.11: Develop and implement community services programs and activities that meet the needs of specialized populations through the development of community partnerships.	



<p>OSR-2.12: Provide support for volunteer groups that conduct special activities open to the entire community.</p>	<p>Inclusion programs. The City offers SMART Camp free of charge for more than 800 enrollments.</p> <p>Fiscal Year 2021-2022:</p> <ul style="list-style-type: none"> <li>• The City distributed 635 grocery gift cards to 431 households in Costa Mesa utilizing funding from the County of Orange.</li> <li>• Costa Mesa Senior Center secured California Yellow Cab as the official provider for the Senior Transportation Program</li> <li>• Secured \$50,000 Hoag Community Benefit Grant to support the Senior Center’s Medical Transportation Program</li> </ul> <p>2021:</p> <ul style="list-style-type: none"> <li>• Approved Senior Transportation Programs and Network for Homeless solutions transportation award of Contract.</li> <li>• Accept and approve revenue expense appropriations for Meals Gap Service Grant Funds from the City of Orange to provide meals for those facing food insecurities.</li> <li>• Costa Mesa Bridge Shelter – 72-person capacity shelter was completed and dedicated on March 23, 2021. The shelter included a commercial kitchen, indoor and outdoor gathering areas.</li> <li>• Norma Hertzog Community Center – City officially opened the community center and Lions Park Playground on July 17, 2021. City invested approximately \$35 million in this project. The campus features a 330-person capacity main assembly room and 100-person capacity conference room, upgraded restrooms, enhanced audio/video capabilities, and a catering kitchen. The Center is LEED Gold Certified. Total of 225 new trees were planted in Lions Park. Playground improvements include modernized play equipment, new playground surface, refurbished airplane and new restrooms.</li> </ul> <p>2022:</p> <ul style="list-style-type: none"> <li>• Award a professional service agreement to Bracken’s Kitchen for commercial kitchen operation and meal services for the Costa Mesa Bridge Shelter.</li> <li>• City executed a subrecipient agreement with the County of Orange to Accept Grant Funds for the Benefit of Bridge Shelter; approximately \$100,000</li> </ul>
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OPEN SPACE AND RECREATION ELEMENT	
General Plan Goal, Objective, Policy	Description of City Action
	to support shelter and support services for people experiencing homelessness.
<b>Open Space and Recreation Element GOAL OSR-3: Conserved Open Space</b>	
<b>Objective OSR-3A:</b> Preserve the City’s open space lands and provide additional community and neighborhood parkland in underserved areas.	
OSR-3.1: Preserve open space areas along The Santa Ana River, large open space parks, and along the mesa formations to protect natural habitat and to maintain the integrity of the natural environment.	The City provides monthly/quarterly educational programs that are offered for low/no cost related to nature programs, including Native American/Adobe history. The City consults regularly with Native American representatives regarding Fairview Park items. The City’s also meets regularly with Orange Coast River Park, Inc. (OCRP) to discuss long-term objectives and compatibility with City efforts at Fairview Park.
OSR-3.2: Encourage the preservation of coastal views from City and County parkland and public streets within Costa Mesa.	
OSR-3.3: Identify current open space areas for protection, management, and potential enhancement to maintain and, if possible, increase its value as wildlife habitat.	
OSR-3.4: Encourage the long-term maintenance and management of open space lands through open space easements, development rights transfers or acquisition, zoning regulations, and other incentives.	
OSR-3.5: Encourage the greening and beautifying of the Santa Ana River.	
OSR-3.6: Encourage opportunities for recreation, history, education, interpretive materials, and art associated with the Santa Ana River open spaces.	
OSR-3.7: Promote water quality strategies to improve water quality along the Santa Ana River.	
OSR-3.8: Consult with State and regional agencies and the California Native American Heritage Commission (NAHC), regarding open space planning efforts.	
OSR-3.9: Consult with the Orange Coast River Park, Inc. and surrounding cities and other government agencies in maintaining and rehabilitating open space lands along the Santa Ana River.	
OSR-3.10: Consult with OC Parks over the enhancements and management of Talbert Regional Park without adversely impacting surrounding residential neighborhoods.	
<b>Open Space and Recreation Element GOAL OSR-4: Extensive Arts and Culture Programs and Services</b>	
<b>Objective OSR-4A:</b> Support performing and visual arts programs, facilities, and activities that stimulate the minds and intellectual thinking of community members to increase awareness of the City’s motto, “The City of the Arts.”	
OSR-4.1: Continue to support the mission of the Segerstrom Center for the Arts and associate venues and facilities.	The City supports the mission of the Segerstrom Center for the Arts by collaborating on several events annually including ARTventure, Veterans Day event, Summer Jazz series and Holiday events. The City also promotes school of dance inclusion programs. The City has supported the development and operations of an arts museum at the Segerstrom Center for the Arts by participating in afternoon team fundraiser event, hosted ARTventure on site, bringing more awareness and tourism to the areas. The City encourages financial support of the arts with the
OSR-4.2: Support the development and operations of an arts museum at the Segerstrom Center for the Arts.	
OSR-4.3: Encourage additional indoor and outdoor facility spaces citywide to display public art and host arts and culture special events.	
OSR-4.4: Expand the City's role as a supporter of the arts.	

[Updated: 6/29/23]

OPEN SPACE AND RECREATION ELEMENT	
General Plan Goal, Objective, Policy	Description of City Action
OSR-4.5: Encourage financial support of the arts by supporting non-profit groups and foundations.	CAC grants program established. The Arts and Culture Master Plan was approved by the City Council, 2021. Extensive public outreach has been conducted for the Arts and Culture Master Plan. An Artist Directory have been established and are maintained. Several calls for artists released annually for varying artistic participation efforts. The City also conducts monthly artist showcase receptions, installation of sculpture donation and historical plaque dedication. The City support arts activities, programs, events, and facilities such as the ARTventure event, Action Arts in the Park event and Concerts in the Park event. Increased arts, language and music class offerings for all ages have been offered. The City works with the NMUSD for the summer SMART Camp (Sports, Music and Arts Camps). A formal Public Art review process is in process / being researched. In an attempt to pursue public art in prominent locations, the City's utility box program has resulted in installations on varying travel corridors. The Arts and Culture Master Plan has the potential to include incentives and/or programs to encourage art in new developments.
OSR-4.6: Consider preparation of an arts and culture master plan for the City.	
OSR-4.7: Consult with local agencies and surrounding cities to address the creation and implementation of arts-friendly policies.	
OSR-4.8: Enhance Costa Mesa's position as a leader in the arts in Southern California and its recognition nationally as a city devoted to arts institutions of superior quality.	
OSR-4.9: Engage community members in arts activities, and utilize the arts to provide educational and cultural awareness opportunities.	
OSR-4.10: Continue the City's commitment to its arts in cooperation with the private sector.	
OSR-4.11: Provide opportunities for local artists to create and display their work.	
OSR-4.12: Support arts activities, programs, events, and facilities for patrons to enjoy and share experiences, and that enhance the City's economic vitality.	
OSR-4.13: Designate Community Services Department staff with the responsibility for expanding and implementing activities related to recreational arts programming.	
OSR-4.14: Pursue cooperative educational cultural programs enlisting the aid of public and private institutions.	
OSR-4.15: Continue to review adopting an Arts in Public Places Program.	
OSR-4.16: Pursue the placement of public art in prominent locations, particularly along major travel corridors to enliven and beautify the public realm.	
OSR-4.17: Develop incentives or programs that encourage art in new developments.	

HISTORICAL AND CULTURAL RESOURCES ELEMENT	
General Plan Goal, Objective, Policy	Description of City Action
<b>Historical and Cultural Resources Element Goal HCR-1:</b> Historical, Archeological, and Paleontological Resource Preservation	
<b>Objective HCR-1A:</b> Encourage preservation and protection of the City's archaeological, paleontological, and historical resources.	
HCR-1.1: Encourage protection and enhancement of the diverse range of historical sites and resources in the City for the benefit of current and future residents and visitors.	The City committed to a phase IV of the Historical Marker Project and began a 50 Years and Still recognition project for businesses that have been open for more than 50 years. The Mills Act website is maintained and is

[Updated: 6/29/23]

<b>HISTORICAL AND CULTURAL RESOURCES ELEMENT</b>	
<b>General Plan Goal, Objective, Policy</b>	<b>Description of City Action</b>
HCR-1.2: Encourage the preservation of significant historical resources (as identified in Table HCR-1) by developing and implementing incentives such as building and planning application permit fee waivers, Mills Act contracts, grants and loans, and implementing other incentives identified in the Historical Preservation Ordinance.	<p>advertised semi-annually. The City identified locations for six historical marker locations and purchased plaques to complete Phase III of the Historical Marker Project. HPC voted to explore opportunities for adding historical signage around the City. Cultural resources studies are required for all applicable discretionary projects, in accordance with CEQA regulations, which is also mandatory for any grading given passage of Measure AA in 2016. Compliance with requirements of the California Environmental Quality Act, as it relates to archaeological and paleontological resources is required as a standard condition of approval for projects with extensive grading. Paleontological studies are required for all applicable discretionary projects, with the studies identifying paleontological resources and providing mitigation measures for any resources in the project area that cannot be avoided.</p> <p>The City maintains conformance with public and private project reviews in coordination with AB 52 (Tribal Cultural Resource consultations) during the CEQA process.</p>
HCR-1.3: Promote context-sensitive design that respects and celebrates the history and historical character of sites and resources while meeting contemporary needs of the community.	
HCR-1.4: Require, as part of the environmental review procedure, an evaluation of the significance of paleontological, archaeological, and historical resources, and the impact of proposed development on those resources.	
HCR-1.5: Continue to identify local landmarks with markers and way-finding signage. Include informational signage about local history, utilizing maps to highlight locations of other historical resources at popular historical sites.	
HCR-1.6: Encourage development of an interpretive center for paleontological, archaeological, and historical resources at Fairview Park. The center may contain resources found in the park area as well as resources found throughout the City.	
HCR-1.7: Require cultural resources studies (i.e., archaeological and historical investigations) for all applicable discretionary projects, in accordance with CEQA regulations. The studies should identify cultural resources (i.e., prehistorical sites, historical sites, and isolated artifacts and features) in the project area, determine their eligibility for inclusion in the California Register of Historical Resources, and provide mitigation measures for any resources in the project area that cannot be avoided. Cultural resources studies shall be completed by a professional archaeologist that meets the Secretary of the Interior's Professional Qualifications Standards in prehistorical or historical archaeology.	
HCR-1.8: Comply with requirements of the California Environmental Quality Act regarding protection and recovery of archaeological resources discovered during development activities.	
HCR-1.9: Require paleontological studies for all applicable discretionary projects. The studies should identify paleontological resources in the project area, and provide mitigation measures for any resources in the project area that cannot be avoided.	
HCR-1.10: Comply with the California Environmental Quality Act regarding the protection and recovery of paleontological resources during development activities.	



## **Attachment 1**

# **Annual Progress Report (APR) Forms For 2021**

<b>Jurisdiction</b>	Costa Mesa	
<b>Reporting Year</b>	2021	(Jan. 1 - Dec. 31)
<b>Planning Period</b>	5th Cycle	10/15/2013 - 10/15/2021

<b>Building Permits Issued by Affordability Summary</b>		
<b>Income Level</b>		<b>Current Year</b>
Very Low	Deed Restricted	0
	Non-Deed Restricted	4
Low	Deed Restricted	0
	Non-Deed Restricted	27
Moderate	Deed Restricted	0
	Non-Deed Restricted	12
Above Moderate		31
<b>Total Units</b>		<b>74</b>

Note: Units serving extremely low-income households are included in the very low-income permitted units totals

<b>Units by Structure Type</b>	<b>Entitled</b>	<b>Permitted</b>	<b>Completed</b>
SFA	0	9	39
SFD	8	21	42
2 to 4	0	1	0
5 +	0	0	0
ADU	0	43	9
MH	0	0	0
<b>Total</b>	<b>8</b>	<b>74</b>	<b>90</b>

<b>Housing Applications Summary</b>	
Total Housing Applications Submitted:	122
Number of Proposed Units in All Applications Received:	123
Total Housing Units Approved:	47
Total Housing Units Disapproved:	0

<b>Use of SB 35 Streamlining Provisions</b>	
Number of Applications for Streamlining	0
Number of Streamlining Applications Approved	0
Total Developments Approved with Streamlining	0
Total Units Constructed with Streamlining	0

<b>Units Constructed - SB 35 Streamlining Permits</b>			
<b>Income</b>	<b>Rental</b>	<b>Ownership</b>	<b>Total</b>
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>

Cells in grey contain auto-calculation formulas

Jurisdiction	Costa Mesa	
Reporting Year	2021	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	10/15/2013 - 10/15/2021

## ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Note: "\*" indicates an optional field

Cells in grey contain auto-calculation formulas

(CCR Title 25 §6202)

**Table A**  
Housing Development Applications Submitted

Project Identifier				Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes							Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Density Bonus Applications		Application Status	Notes			
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,Z to 4.5+ ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted+ (see instructions)	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by Project	Total DISAPPROVED Units by Project	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Was a Density Bonus requested for this housing development?	Was a Density Bonus approved for this housing development?	Please indicate the status of the application.	Notes*	
Summary Row: Start Data Entry Below																							
								0	26	0	67	0	16	28		47	0						
				BC21-00901	ADU	R	12/17/2021			1					1	0	0		No	No	N/A	Pending	
				BC21-00900	ADU	R	12/17/2021			1					1	0	0		No	No	N/A	Pending	
				BC21-00899	SFD	O	12/17/2021								1	0	0		No	No	N/A	Pending	
				BC21-00898	SFD	O	12/17/2021								1	0	0		No	No	N/A	Pending	
				BC21-00883	ADU	R	12/09/2021			1					1	0	0		No	No	N/A	Pending	
				BC21-00873	ADU	R	12/07/2021			1					1	0	0		No	No	N/A	Pending	
				BC21-00872	ADU	R	12/07/2021			1					1	0	0		No	No	N/A	Pending	
				BC21-00871	ADU	R	12/07/2021			1					1	0	0		No	No	N/A	Pending	
				BC21-00869	ADU	R	12/06/2021			1					1	0	0		No	No	N/A	Pending	
				BC21-00828	ADU	R	11/17/2021			1					1	0	0		No	No	N/A	Pending	
				BC21-00827	ADU	R	11/17/2021			1			1		1	0	0		No	No	N/A	Pending	
				BC21-00815	ADU	R	11/10/2021			1			1		1	0	0		No	No	N/A	Pending	
				BC21-00811	ADU	R	11/09/2021			1					1	0	0		No	No	N/A	Pending	
				BC21-00804	ADU	R	11/06/2021			1					1	0	0		No	No	N/A	Pending	
				BC21-00803	ADU	R	11/06/2021			1					1	0	0		No	No	N/A	Pending	
				BC21-00778	ADU	R	11/02/2021			1					1	0	0		No	No	N/A	Pending	
				BC21-00763	ADU	R	10/26/2021			1			1		1	0	0		No	No	N/A	Pending	
				BC21-00747	2 to 4	O	10/19/2021			1					1	0	0		No	No	N/A	Pending	
				BC21-00746	2 to 4	O	10/19/2021			1					1	0	0		No	No	N/A	Pending	
				BC21-00740	ADU	R	10/19/2021			1					1	0	0		No	No	N/A	Pending	
				BC21-00734	ADU	R	10/15/2021			1					1	0	0		No	No	N/A	Pending	
				BC21-00733	ADU	R	10/15/2021			1			1		1	0	0		No	No	N/A	Pending	
				BC21-00704	ADU	R	10/05/2021		1						1	0	0		No	No	N/A	Pending	
				BC21-00704	ADU	R	10/05/2021		1						1	0	0		No	No	N/A	Pending	
				BC21-00694	SFD	O	09/30/2021			1			1		1	1	0		No	No	N/A	Issued	
				BC21-00688	ADU	R	09/29/2021			1					1	0	0		No	No	N/A	Pending	
				BC21-00667	ADU	R	09/21/2021		1						1	0	0		No	No	N/A	Pending	
				BC21-00658	ADU	R	09/20/2021			1					1	0	0		No	No	N/A	Pending	
				BC21-00657	ADU	R	09/20/2021			1					1	0	0		No	No	N/A	Pending	
				BC21-00644	SFD	O	09/14/2021			1					1	1	0		No	No	N/A	Issued	
				BC21-00632	ADU	R	09/10/2021		1						1	0	0		No	No	N/A	Issued	
				BC21-00626	SFD	O	09/08/2021			1					1	1	0		No	No	N/A	Issued	
				BC21-00625	ADU	R	09/08/2021			1					1	1	0		No	No	N/A	Issued	
				BC21-00624	ADU	R	09/08/2021			1					1	0	0		No	No	N/A	Pending	
				BC21-00608	ADU	R	09/01/2021		1						1	0	0		No	No	N/A	Pending	
				BC21-00608	ADU	R	09/01/2021		1						1	0	0		No	No	N/A	Pending	
				BC21-00608	ADU	R	09/01/2021		1						1	0	0		No	No	N/A	Pending	
				BC21-00608	ADU	R	09/01/2021		1						1	0	0		No	No	N/A	Pending	
				BC21-00608	ADU	R	09/01/2021		1						1	0	0		No	No	N/A	Pending	
				BC21-00608	ADU	R	09/01/2021		1						1	0	0		No	No	N/A	Pending	
				BC21-00608	ADU	R	09/01/2021		1						1	0	0		No	No	N/A	Pending	
				BC21-00608	ADU	R	09/01/2021		1						1	0	0		No	No	N/A	Pending	
				BC21-00608	ADU	R	09/01/2021		1						1	0	0		No	No	N/A	Pending	
				BC21-00593	ADU	R	08/24/2021			1					1	0	0		No	No	N/A	Pending	
				BC21-00542	SFD	O	08/09/2021			1					1	1	0		No	No	N/A	Approved	
				BC21-00535	ADU	R	08/06/2021			1					1	1	0		No	No	N/A	Issued	
				BC21-00534	ADU	R	08/06/2021			1					1	1	0		No	No	N/A	Issued	
				BC21-00530	ADU	R	08/04/2021			1					1	0	0		No	No	N/A	Issued	
				BC21-00500	ADU	R	07/26/2021			1					1	0	0		No	No	N/A	Pending	
				BC21-00471	ADU	R	07/14/2021			1					1	0	0		No	No	N/A	Pending	
				BC21-00461	ADU	R	07/08/2021			1			1		1	1	0		No	No	N/A	Issued	
				BC21-00435	ADU	R	06/29/2021			1					1	0	0		No	No	N/A	Pending	
				BC21-00423	ADU	R	06/24/2021			1					1	1	0		No	No	N/A	Issued	
				BC21-00418	ADU	R	06/24/2021			1			1		1	0	0		No	No	N/A	Pending	
				BC21-00408	ADU	R	06/21/2021			1					1	0	0		No	No	N/A	Issued	
				BC21-00401	ADU	R	06/18/2021			1					1	0	0		No	No	N/A	Pending	
				BC21-00396	ADU	R	06/17/2021			1			1		1	0	0		No	No	N/A	Pending	
				BC21-00393	ADU	R	06/16/2021			1					1	0	0		No	No	N/A	Pending	
				BC21-00392	ADU	R	06/16/2021		1						1	0	0		No	No	N/A	Pending	
				BC21-00382	ADU	R	06/10/2021			1					1	0	0		No	No	N/A	Pending	
				BC21-00380	ADU	R	06/10/2021			1					1	0	0		No	No	N/A	Pending	
				BC21-00362	ADU	R	06/04/2021			1					1	0	0		No	No	N/A	Pending	
				BC21-00360	ADU	R	06/04/2021			1					1	0	0		No	No	N/A	Pending	
				BC21-00355	ADU	R	06/01/2021			1					1	0	0		No	No	N/A	Issued	
				BC21-00353	ADU	R	06/01/2021			1					1	0	0		No	No	N/A	Pending	
				BC21-00341	ADU	R	05/26/2021			1					1	1	0		No	No	N/A	Issued	
				BC21-00339	ADU	R	05/25/2021			1					1	1	0		No	No	N/A	Issued	
				BC21-00334	SFD	O	05/24/2021			1					1	1	0		No	No	N/A	Issued	
				BC21-00333	ADU	R	05/24/2021			1					1	1	0		No	No	N/A	Issued	
				BC21-00321	ADU	R	05/19/2021			1					1	0	0		No	No	N/A	Issued	
				BC21-00312	ADU	R	05/13/2021			1					1	1	0		No	No	N/A	Issued	
				BC21-00296	ADU	R	05/11/2021			1					1	0	0		No	No	N/A	Pending	
				BC21-00296	ADU	R	05/06/2021		1						1	1	0		No	No	N/A	Issued	
				BC21-00293	SFD	O	05/06/2021			1					1	1	0		No	No	N/A	Issued	

141-031-03	1388 Watson Avenue, Unit B	BC21-00277	ADU	R	04/29/2021					1					1	0	0	No	No	N/A	Pending	
418-041-04	586 Marquette Circle, Unit B	BC21-00275	ADU	R	04/29/2021					1					1	0	0	No	No	N/A	Pending	
423-362-05	861 Joann Street, Unit B	BC21-00269	ADU	R	04/28/2021										1	1	0	No	No	N/A	Issued	
141-512-10	3078 Rosnoko Lane, Unit B	BC21-00285	ADU	R	04/27/2021										1	1	0	No	No	N/A	Issued	
425-451-30	118 Magnolia Street, Unit B	BC21-00261	ADU	R	04/22/2021										1	1	0	No	No	N/A	Issued	
422-061-17	2283 Pacific Avenue, Unit E	BC21-00245	ADU	R	04/19/2021										1	0	0	No	No	N/A	Issued	
419-181-20	379 Hamilton Street, Unit B	BC21-00236	ADU	R	04/15/2021										1	0	0	No	No	N/A	Pending	
419-172-17	366 Ralcam Place, Unit B	BC21-00232	ADU	R	04/14/2021										1	0	0	No	No	N/A	Pending	
425-163-18	257 Knox Place, Unit B	BC21-00228	ADU	R	04/13/2021										1	1	0	No	No	N/A	Issued	
139-102-31	1873 New Jersey Street, Unit B	BC21-00226	ADU	R	04/13/2021										1	0	0	No	No	N/A	Pending	
439-191-10	2545 Westminster Avenue, Unit B	BC21-00225	ADU	R	04/13/2021										1	1	0	No	No	N/A	Issued	
422-091-08	2084 Caleigh Lane	BC21-00216	SFD	O	04/07/2021										1	1	0	No	No	N/A	Issued	
422-091-01	2092 Caleigh Lane	BC21-00215	SFD	O	04/07/2021										1	1	0	No	No	N/A	Issued	
422-091-02	2093 Caleigh Lane	BC21-00214	SFD	O	04/07/2021										1	1	0	No	No	N/A	Issued	
422-091-02	2085 Caleigh Lane	BC21-00213	SFD	O	04/07/2021										1	1	0	No	No	N/A	Issued	
422-091-01	2088 Caleigh Lane	BC21-00212	SFD	O	04/07/2021										1	1	0	No	No	N/A	Issued	
422-091-01	2096 Caleigh Lane	BC21-00211	SFD	O	04/07/2021										1	1	0	No	No	N/A	Issued	
422-091-02	2089 Caleigh Lane	BC21-00210	SFD	O	04/07/2021										1	1	0	No	No	N/A	Issued	
422-091-08	2081 Caleigh Lane	BC21-00209	SFD	O	04/07/2021										1	1	0	No	No	N/A	Issued	
141-412-34	2520 Ardover Place	BC21-00207	SFD	O	04/06/2021										1	0	0	No	No	N/A	Pending	
117-294-14	375 19th Street, Unit B	BC21-00190	ADU	R	03/25/2021										1	1	0	No	No	N/A	Issued	
422-513-11	1939 Continental Avenue, Unit B	BC21-00166	ADU	R	03/16/2021										1	1	0	No	No	N/A	Issued	
422-203-10	2158 Myran Drive	BC21-00163	SFD	O	03/15/2021										1	0	0	No	No	N/A	Pending	
422-203-10	2156 Myran Drive	BC21-00162	SFD	O	03/15/2021										1	0	0	No	No	N/A	Pending	
422-152-08	653 Joann Street, Unit B	BC21-00149	ADU	R	03/09/2021										1	1	0	No	No	N/A	Issued	
439-431-11	227 Mesa Drive, Unit B	BC21-00140	ADU	R	03/04/2021										1	1	0	No	No	N/A	Issued	
422-483-10	974 Linden Place, Unit B	BC21-00137	ADU	R	03/03/2021										1	1	0	No	No	N/A	Issued	
422-442-28	2135 President Place, Unit B	BC21-00126	ADU	R	03/01/2021										1	0	0	No	No	N/A	Pending	
422-464-11	700 Hamilton Street, Unit B	BC21-00125	ADU	R	02/26/2021										1	0	0	No	No	N/A	Pending	
141-233-02	2994 Crofton Street, Unit B	BC21-00123	ADU	R	02/25/2021										1	1	0	No	No	N/A	Issued	
426-171-07	2175 Tusin Avenue, Unit C	BC21-00121	ADU	R	02/24/2021										1	1	0	No	No	N/A	Issued	
422-492-08	2049 Monrovia Avenue, Unit B	BC21-00113	ADU	R	02/19/2021										1	1	0	No	No	N/A	Issued	
425-311-45	382 Ramona Way, Unit B	BC21-00110	ADU	R	02/19/2021										1	1	0	No	No	N/A	Finald	
139-452-07	2033 Lemnos Drive	BC21-00105	SFD	O	02/17/2021										1	1	0	No	No	N/A	Issued	
141-073-01	3125 Yellowstone Drive	BC21-00082	SFD	O	02/09/2021										1	0	0	No	No	N/A	Pending	
425-013-21	1750 Santa Ana Avenue, Unit B	BC21-00074	ADU	R	02/04/2021										1	0	0	No	No	N/A	Pending	
439-221-18	2674 Elden Avenue, Unit C	BC21-00068	ADU	R	02/02/2021										1	1	0	No	No	N/A	Finald	
439-221-18	2674 Elden Avenue, Unit B	BC21-00067	ADU	R	02/02/2021										1	1	0	No	No	N/A	Issued	
422-372-03	787 Joann Street, Unit B	BC21-00066	ADU	R	02/02/2021										1	0	0	No	No	N/A	Pending	
422-494-41	900 20th Street, Unit B	BC21-00060	ADU	R	01/29/2021										1	1	0	No	No	N/A	Issued	
426-303-12	1965 Tusin Avenue, Unit B	BC21-00056	ADU	R	01/28/2021										1	1	0	No	No	N/A	Issued	
422-371-22	754 Joann Street, Unit C	BC21-00051	ADU	R	01/27/2021										1	0	0	No	No	N/A	Pending	
938-190-01	2004 Meyer Place, Unit C	BC21-00049	ADU	R	01/27/2021										1	0	0	No	No	N/A	Pending	
938-190-02																						
422-202-14	2167 Mmer Street	DR 21-05	2 to 4	R	05/21/2021										2	0	0	No	No	N/A	Pending	

Became BC21-00746 & BC21-00747



**Table A2**

**Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units**

Project Identifier		Unit Types		Affordability by Household Incomes - Completed Entitlement											
1		2	3	4										5	6
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,Z to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements
Summary Row: Start Data Entry Below							67	0	39	0	0	0	959		1065
422-142-37	422-142-07	1978 Meyer Place & 1979 Anaheim Avenue		PA-20-10	SFD	O							8	04/06/2021	8
930-610-20	1683 Sunflower Avenue	One Metro West		PA-19-19	5+	R	67		39				951	07/20/2021	1057
426-211-15	282 E 20th Street, Unit B			BC20-00276	ADU	R									0
117-372-29	493 Abbie Way			BC20-00522	ADU	R									0
426-261-13	1923 Church Street			BC20-00421	SFD	O									0
426-261-13	1921 Church Street			BC20-00422	SFD	O									0
425-212-02	1630 Santa Ana Avenue, Unit B			BC20-00306	ADU	R									0
426-064-21	154 Albert Place, Unit B			BC20-00419	2 to 4	R									0
422-232-03	645 Seal Street			BC20-00562	ADU	R									0
139-472-07	1983 Flamingo Drive, Unit B			BC20-00653	ADU	R									0
426-131-08	165 Merrill Place			BC19-00349	SFD	O									0
422-091-08	2081 Caleigh Lane			BC21-00209	SFA	O									0
422-091-08	2084 Caleigh Lane			BC21-00216	SFA	O									0
422-091-02	2085 Caleigh Lane			BC21-00213	SFA	O									0
422-091-01	2088 Caleigh Lane			BC21-00212	SFA	O									0
422-091-02	2089 Caleigh Lane			BC21-00210	SFA	O									0
422-091-01	2092 Caleigh Lane			BC21-00215	SFA	O									0
422-091-02	2093 Caleigh Lane			BC21-00214	SFA	O									0
422-091-01	2096 Caleigh Lane			BC21-00211	SFA	O									0
426-132-13	2141 Orange Avenue			BC19-00909	SFD	O									0
141-521-23	13661 Olympic Avenue, Unit B			BC19-00597	ADU	R									0
141-611-25	1163 Salvador Street			BC20-00393	ADU	R									0
139-452-07	2033 Lemnos Drive			BC21-00105	SFD	O									0
439-201-09	2645 Westminster Place			BC20-00200	SFD	O									0
422-412-36	2168 Placentia Avenue, Unit E			BC20-00673	ADU	R									0
422-412-36	2168 Placentia Avenue, Unit F			BC20-00674	ADU	R									0
439-221-18	2674 Elden Avenue, Unit B			BC21-00067	ADU	R									0
439-221-18	2674 Elden Avenue, Unit G			BC21-00068	ADU	R									0
139-383-35	1827 Pitcairn Drive, Unit B			BC20-00116	ADU	R									0
422-494-41	900 W 20th Street			BC21-00060	ADU	R									0
141-233-02	2994 Croftdon Street, Unit B			BC21-00123	ADU	R									0
139-421-13	1850 Paros Circle			BC20-00583	ADU	R									0
426-202-35	230 Sherwood Place, Unit B			BC20-00469	ADU	R									0
425-163-18	257 Knox Place			BC21-00228	ADU	R									0
426-171-07	2175 Tustin Avenue, Unit C			BC21-00121	ADU	R									0
439-191-10	2545 Westminster Avenue, Unit B			BC21-00225	ADU	R									0
426-284-07	281 E 20th Street, Unit B			BC20-00376	ADU	R									0
426-284-07	281 E 20th Street			BC20-00376	SFD	O									0
425-451-30	118 Magnolia Street, Unit B			BC21-00261	ADU	R									0
425-311-45	382 Ramona Way, Unit B			BC21-00110	ADU	R									0

**Table A2**

**Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units**

Project Identifier			Affordability by Household Incomes - Building Permits							8	9
Current APN	Street Address	Project Name*	7							Building Permits Date Issued	# of Units Issued Building Permits
			Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income		
			0	4	0	27	0	12	31		74
422-142-37 422-142-07	1978 Meyer Place & 1979 Anaheim Avenue										0
930-610-20	1683 Sunflower Avenue	One Metro West									0
426-211-15	282 E 20th Street, Unit B					1				01/11/2021	1
117-372-29	493 Abbie Way							1		01/27/2021	1
426-261-13	1923 Church Street								1	01/28/2021	1
426-261-13	1921 Church Street								1	01/28/2021	1
425-212-02	1630 Santa Ana Avenue, Unit B					1				02/02/2021	1
426-064-21	154 Albert Place, Unit B								1	02/09/2021	1
422-232-03	645 Seal Street					1				02/11/2021	1
139-472-07	1983 Flamingo Drive, Unit B			1						03/04/2021	1
426-131-08	165 Merrill Place								1	03/04/2021	1
422-091-08	2081 Caleigh Lane								1	04/07/2021	1
422-091-08	2084 Caleigh Lane								1	04/07/2021	1
422-091-02	2085 Caleigh Lane								1	04/07/2021	1
422-091-01	2088 Caleigh Lane								1	04/07/2021	1
422-091-02	2089 Caleigh Lane								1	04/07/2021	1
422-091-01	2092 Caleigh Lane								1	04/07/2021	1
422-091-02	2093 Caleigh Lane								1	04/07/2021	1
422-091-01	2096 Caleigh Lane								1	04/07/2021	1
426-132-13	2141 Orange Avenue								1	04/07/2021	1
141-521-23	13661 Olympic Avenue, Unit B					1				04/08/2021	1
141-611-25	1163 Salvador Street								1	05/11/2021	1
139-452-07	2033 Lemnos Drive								1	05/11/2021	1
439-201-09	2645 Westminster Place								1	05/21/2021	1
422-412-36	2168 Placentia Avenue, Unit E					1				06/09/2021	1
422-412-36	2168 Placentia Avenue, Unit F					1				06/09/2021	1
439-221-18	2674 Elden Avenue, Unit B					1				06/24/2021	1
439-221-18	2674 Elden Avenue, Unit G					1				06/24/2021	1
139-383-35	1827 Pitcairn Drive, Unit B								1	06/29/2021	1

422-494-41	900 W 20th Street				1				07/06/2021	1
141-233-02	2994 Croftdon Street, Unit B						1		07/07/2021	1
139-421-13	1850 Paros Circle						1		07/07/2021	1
426-202-35	230 Sherwood Place, Unit B				1				07/12/2021	1
425-163-18	257 Knox Place						1		07/16/2021	1
426-171-07	2175 Tustin Avenue, Unit C				1				07/20/2021	1
439-191-10	2545 Westminster Avenue, Unit B				1				07/20/2021	1
426-284-07	281 E 20th Street, Unit B				1				07/27/2021	1
426-284-07	281 E 20th Street							1	07/27/2021	1
425-451-30	118 Magnolia Street, Unit B				1				08/11/2021	1
425-311-45	382 Ramona Way, Unit B				1				08/11/2021	1
422-251-08	700 W 20th Street, Unit D			1					08/12/2021	1
426-252-39	482 E 20th Street, Unit A				1				08/13/2021	1
422-492-08	2049 Monrovia Avenue, Unit B						1		08/31/2021	1
422-091-07	536 Caleigh Lane							1	09/08/2021	1
426-292-15	324 Costa Mesa Street, Unit B				1				09/20/2021	1
439-213-26	227 Mesa Drive, Unit B						1		09/22/2021	1
425-213-11	330 Ogle Street, Unit B				1				09/27/2021	1
117-294-14	379 E 19th Street, Unit B				1				09/28/2021	1
422-362-05	861 Joann Street, Unit B						1		09/28/2021	1
426-032-40	1951 Rosemary Place, Unit B						1		09/28/2021	1
426-032-40	1951 Rosemary Place							1	09/28/2021	1
422-513-11	1939 Continental Avenue, Unit B			1					10/05/2021	1
426-273-25	1984 Orange Avenue						1		10/13/2021	1
141-424-02	2510 Carnegie Avenue				1				10/14/2021	1
422-483-10	974 Linden Place			1					10/14/2021	1
439-081-22	2687 Elden Avenue, Unit B				1				10/18/2021	1
426-041-32	320 Colleen Place, Unit B				1				11/05/2021	1
141-512-10	3078 Roanoke Lane, Unit B						1		11/05/2021	1
426-041-32	320 Colleen Place							1	11/05/2021	1
426-073-16	246 Cecil Place							1	11/16/2021	1
422-092-25	2014 Maple Avenue, Unit 108				1				11/22/2021	1
422-092-25	2014 Maple Avenue, Unit 109				1				11/22/2021	1
117-332-27	466 E 18th Street, Unit B				1				11/23/2021	1
117-213-26	257 Flower Street							1	12/03/2021	1
119-102-46	2458 Norse Avenue							1	12/03/2021	1

139-335-06	2845 Ellesmere Avenue, Unit B					1				12/07/2021	1
425-152-17	473 Ogle Street							1		12/14/2021	1
425-021-10	363 Rochester Street, Unit A					1				12/20/2021	1
422-433-42	861 Governor Street										0
425-013-01	302 Cabrillo Street										0
425-013-01	1748 Santa Ana Avenue										0
426-141-38	220 21st Street										0
439-281-43	134 Santa Isabel Avenue										0
439-281-43	132 Santa Isabel Avenue										0
439-281-43	136 Santa Isabel Avenue										0
422-262-09	726 Lynn Court										0
422-262-09	730 Lynn Court										0
422-262-09	734 Lynn Court										0
422-262-09	738 Lynn Court										0
422-262-09	742 Lynn Court										0
426-131-16	2125 Orange Avenue										0
426-081-09	2219 Santa Ana Avenue										0
419-212-04	340 Ford Road										0
419-212-04	338 Ford Road										0
419-212-04	336 Ford Road										0
419-212-04	334 Ford Road										0
419-212-04	328 Ford Road										0
419-212-04	330 Ford Road										0
419-212-04	332 Ford Road										0
419-212-04	326 Ford Road										0
419-212-04	324 Ford Road										0
419-212-04	322 Ford Road										0
419-212-04	320 Ford Road										0
419-212-04	318 Ford Road										0
419-212-04	310 Ford Road										0
419-212-04	308 Ford Road										0
419-212-04	306 Ford Road										0
419-212-04	304 Ford Road										0
419-212-04	302 Ford Road										0
419-212-04	300 Ford Road										0
419-212-04	301 Ford Road										0
419-212-04	303 Ford Road										0
419-212-04	305 Ford Road										0
419-212-04	307 Ford Road										0
419-212-04	309 Ford Road										0
419-212-04	311 Ford Road										0
419-212-04	313 Ford Road										0
419-212-04	315 Ford Road										0
419-212-04	317 Ford Road										0
419-212-04	319 Ford Road										0
419-212-04	321 Ford Road										0
419-212-04	323 Ford Road										0
419-212-04	325 Ford Road										0
419-212-04	327 Ford Road										0
419-212-04	329 Ford Road										0

419-212-04	331 Ford Road										0
419-212-04	333 Ford Road										0
419-212-04	335 Ford Road										0
419-212-04	337 Ford Road										0
419-212-04	339 Ford Road										0
425-311-55	1592 Riverside Place										0
425-311-55	1590 Riverside Place										0
426-171-09	2185 Tustin Avenue										0
426-171-09	2185 Tustin Avenue										0
422-091-09	2068 Caleigh Lane										0
422-091-07	535 Caleigh Lane										0
424-203-04	785 Center Street, Unit B										0
426-302-07	381 Walnut Street										0
426-284-01	251 E 20th Street, Unit B										0
422-261-15	1931 Pomona Avenue, Unit G										0
422-261-15	1931 Pomona Avenue, Unit H										0
426-284-07	281 E 20th Street										0
426-284-07	281 E 20th Street, Unit B										0
119-092-06	238 E Wilson Street, Unit B										0
422-091-07	523 Caleigh Lane										0
422-091-07	527 Caleigh Lane										0
422-091-07	531 Caleigh Lane										0
422-091-07	539 Caleigh Lane										0
422-091-07	524 Caleigh Lane										0
422-091-07	520 Caleigh Lane										0
422-091-07	516 Caleigh Lane										0
422-091-09	2073 Caleigh Lane										0
422-091-07	512 Caleigh Lane										0
422-091-08	2077 Caleigh Lane										0
422-091-07	515 Caleigh Lane										0
422-091-07	519 Caleigh Lane										0
422-091-08	2080 Caleigh Lane										0
422-091-09	2076 Caleigh Lane										0
422-091-09	2072 Caleigh Lane										0
141-322-02	933 Magellan Street										0
141-233-02	2994 Croftdon Street, Unit B										0
139-452-07	2033 Lemnos Drive							1	02/09/2021		1
426-032-40	1951 Rosemary Place							1	04/05/2021		1
426-132-13	2141 Orange Avenue							1	04/07/2021		1
426-041-32	320 Colleen Place							1	05/04/2021		1
117-213-26	257 Flower Street							1	08/05/2021		1
119-102-46	2458 Norse Avenue							1	09/08/2021		1
426-073-16	246 Cecil Place							1	09/30/2021		1
425-152-17	473 Ogle Street							1	11/19/2021		1
425-311-62	1593 Riverside Place										0
426-131-08	165 Merrill Place										0
											0
											0
											0
											0
											0
											0
											0

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Certificates of Occupancy								11	12
Current APN	Street Address	Project Name*	10							Certificates of Occupancy or other forms of readiness (see instructions) <u>Date Issued</u>	# of Units issued Certificates of Occupancy or other forms of readiness	
			Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income			
			0	1	0	5	0	3	81		90	
422-142-37	1978 Meyer Place &										0	
422-142-07	1979 Anaheim Avenue										0	
930-610-20	1683 Sunflower Avenue	One Metro West									0	
426-211-15	282 E 20th Street, Unit B										0	
117-372-29	493 Abbie Way										0	
426-261-13	1923 Church Street										0	
426-261-13	1921 Church Street										0	
425-212-02	1630 Santa Ana Avenue, Unit B										0	
426-064-21	154 Albert Place, Unit B										0	
422-232-03	645 Seal Street										0	
139-472-07	1983 Flamingo Drive, Unit B										0	
426-131-08	165 Merrill Place										0	
422-091-08	2081 Caleigh Lane										0	
422-091-08	2084 Caleigh Lane										0	
422-091-02	2085 Caleigh Lane										0	
422-091-01	2088 Caleigh Lane										0	
422-091-02	2089 Caleigh Lane										0	
422-091-01	2092 Caleigh Lane										0	
422-091-02	2093 Caleigh Lane										0	
422-091-01	2096 Caleigh Lane										0	
426-132-13	2141 Orange Avenue										0	
141-521-23	13661 Olympic Avenue, Unit B										0	
141-611-25	1163 Salvador Street										0	
139-452-07	2033 Lemnos Drive										0	
439-201-09	2645 Westminster Place										0	
422-412-36	2168 Placentia Avenue, Unit E										0	
422-412-36	2168 Placentia Avenue, Unit F										0	
439-221-18	2674 Elden Avenue, Unit B										0	
439-221-18	2674 Elden Avenue, Unit G										0	
139-383-35	1827 Pitcairn Drive, Unit B										0	

139-335-06	2845 Ellesmere Avenue, Unit B										0
425-152-17	473 Ogle Street										0
425-021-10	363 Rochester Street, Unit A										0
422-433-42	861 Governor Street							1	07/01/2021		1
425-013-01	302 Cabrillo Street							1	05/05/2021		1
425-013-01	1748 Santa Ana Avenue							1	08/24/2021		1
426-141-38	220 21st Street							1	05/12/2021		1
439-281-43	134 Santa Isabel Avenue							1	10/14/2021		1
439-281-43	132 Santa Isabel Avenue							1	10/14/2021		1
439-281-43	136 Santa Isabel Avenue							1	10/14/2021		1
422-262-09	726 Lynn Court							1	10/21/2021		1
422-262-09	730 Lynn Court							1	10/21/2021		1
422-262-09	734 Lynn Court							1	10/21/2021		1
422-262-09	738 Lynn Court							1	10/21/2021		1
422-262-09	742 Lynn Court							1	10/21/2021		1
426-131-16	2125 Orange Avenue							1	02/03/2021		1
426-081-09	2219 Santa Ana Avenue							1	03/23/2021		1
419-212-04	340 Ford Road							1	09/08/2021		1
419-212-04	338 Ford Road							1	07/20/2021		1
419-212-04	336 Ford Road							1	09/08/2021		1
419-212-04	334 Ford Road							1	09/14/2021		1
419-212-04	328 Ford Road							1	09/14/2021		1
419-212-04	330 Ford Road							1	09/14/2021		1
419-212-04	332 Ford Road							1	09/14/2021		1
419-212-04	326 Ford Road							1	10/21/2021		1
419-212-04	324 Ford Road							1	10/21/2021		1
419-212-04	322 Ford Road							1	10/21/2021		1
419-212-04	320 Ford Road							1	10/21/2021		1
419-212-04	318 Ford Road							1	10/21/2021		1
419-212-04	310 Ford Road							1	04/20/2021		1
419-212-04	308 Ford Road							1	10/21/2021		1
419-212-04	306 Ford Road							1	04/20/2021		1
419-212-04	304 Ford Road							1	04/20/2021		1
419-212-04	302 Ford Road							1	04/20/2021		1
419-212-04	300 Ford Road							1	04/20/2021		1
419-212-04	301 Ford Road							1	08/24/2021		1
419-212-04	303 Ford Road							1	05/20/2021		1
419-212-04	305 Ford Road							1	04/20/2021		1
419-212-04	307 Ford Road							1	07/20/2021		1
419-212-04	309 Ford Road							1	04/20/2021		1
419-212-04	311 Ford Road							1	04/20/2021		1
419-212-04	313 Ford Road							1	04/20/2021		1
419-212-04	315 Ford Road							1	04/20/2021		1
419-212-04	317 Ford Road							1	04/20/2021		1
419-212-04	319 Ford Road							1	04/20/2021		1
419-212-04	321 Ford Road							1	10/21/2021		1
419-212-04	323 Ford Road							1	10/21/2021		1
419-212-04	325 Ford Road							1	10/21/2021		1
419-212-04	327 Ford Road							1	10/21/2021		1
419-212-04	329 Ford Road							1	10/21/2021		1

419-212-04	331 Ford Road							1	10/21/2021	1
419-212-04	333 Ford Road							1	10/21/2021	1
419-212-04	335 Ford Road							1	10/21/2021	1
419-212-04	337 Ford Road							1	10/21/2021	1
419-212-04	339 Ford Road							1	10/21/2021	1
425-311-55	1592 Riverside Place							1	06/24/2021	1
425-311-55	1590 Riverside Place							1	09/09/2021	1
426-171-09	2185 Tustin Avenue							1	11/10/2021	1
426-171-09	2185 Tustin Avenue					1			11/10/2021	1
422-091-09	2068 Caleigh Lane							1	11/10/2021	1
422-091-07	535 Caleigh Lane							1	09/30/2021	1
424-203-04	785 Center Street, Unit B				1				09/10/2021	1
426-302-07	381 Walnut Street							1	04/01/2021	1
426-284-01	251 E 20th Street, Unit B						1		10/22/2021	1
422-261-15	1931 Pomona Avenue, Unit G				1				06/24/2021	1
422-261-15	1931 Pomona Avenue, Unit H				1				06/24/2021	1
426-284-07	281 E 20th Street							1	11/08/2021	1
426-284-07	281 E 20th Street, Unit B				1				11/08/2021	1
119-092-06	238 E Wilson Street, Unit B			1					05/18/2021	1
422-091-07	523 Caleigh Lane							1	09/30/2021	1
422-091-07	527 Caleigh Lane							1	09/30/2021	1
422-091-07	531 Caleigh Lane							1	09/30/2021	1
422-091-07	539 Caleigh Lane							1	09/30/2021	1
422-091-07	524 Caleigh Lane							1	09/30/2021	1
422-091-07	520 Caleigh Lane							1	09/30/2021	1
422-091-07	516 Caleigh Lane							1	11/10/2021	1
422-091-09	2073 Caleigh Lane							1	11/10/2021	1
422-091-07	512 Caleigh Lane							1	11/10/2021	1
422-091-08	2077 Caleigh Lane							1	11/10/2021	1
422-091-07	515 Caleigh Lane							1	11/10/2021	1
422-091-07	519 Caleigh Lane							1	11/10/2021	1
422-091-08	2080 Caleigh Lane							1	11/10/2021	1
422-091-09	2076 Caleigh Lane							1	11/10/2021	1
422-091-09	2072 Caleigh Lane							1	11/10/2021	1
141-322-02	933 Magellan Street				1				01/12/2021	1
141-233-02	2994 Croftdon Street, Unit B						1		12/06/2021	1
139-452-07	2033 Lemnos Drive									0
426-032-40	1951 Rosemary Place							1	05/18/2021	1
426-132-13	2141 Orange Avenue									0
426-041-32	320 Colleen Place							1	11/09/2021	1
117-213-26	257 Flower Street							1	10/27/2021	1
119-102-46	2458 Norse Avenue							1	10/26/2021	1
426-073-16	246 Cecil Place							1	10/28/2021	1
425-152-17	473 Ogle Street									0
425-311-62	1593 Riverside Place							1	01/07/2021	1
426-131-08	165 Merrill Place							1	07/14/2021	1
										0
										0
										0
										0
										0



Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier		13	Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus				
Current APN	Street Address	Project Name*	How many of the units were Extremely Low Income?*	Was Project APPROVED using GC 68913.4(b)? (SB 35 Streamlining) Y/N	Infill Units? Y/N*	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)
			14	15	16	17	18	19	20			21	22	23	24	
422-142-37 422-142-07	1978 Meyer Place & 1979 Anaheim Avenue	One Metro West		N	Y											
930-610-20	1683 Sunflower Avenue			N	Y		Other		40							
426-211-15	282 E 20th Street, Unit B			N	Y			SCAG ADU Affordability Analysis & Project Specifics								
117-372-29	493 Abbie Way			N	Y			SCAG ADU Affordability Analysis & Project Specifics								
426-261-13	1923 Church Street			N	Y											
426-261-13	1921 Church Street			N	Y											
425-212-02	1630 Santa Ana Avenue, Unit B			N	Y			SCAG ADU Affordability Analysis & Project Specifics								
426-064-21	154 Albert Place, Unit B			N	Y											
422-232-03	645 Seal Street			N	Y			SCAG ADU Affordability Analysis & Project Specifics								
139-472-07	1983 Flamingo Drive, Unit B		1	N	Y			SCAG ADU Affordability Analysis & Project Specifics								
426-151-08	165 Merrill Place			N	Y											
422-091-08	2081 Caleigh Lane			N	Y											
422-091-08	2084 Caleigh Lane			N	Y											
422-091-02	2085 Caleigh Lane			N	Y											
422-091-01	2088 Caleigh Lane			N	Y											
422-091-02	2089 Caleigh Lane			N	Y											
422-091-01	2092 Caleigh Lane			N	Y											
422-091-02	2093 Caleigh Lane			N	Y											
422-091-01	2098 Caleigh Lane			N	Y											
426-132-13	2141 Orange Avenue			N	Y											
141-521-23	13661 Olympic Avenue, Unit B			N	Y			SCAG ADU Affordability Analysis & Project Specifics								
141-611-25	1163 Salvador Street			N	Y			SCAG ADU Affordability Analysis & Project Specifics								
139-452-07	2033 Lemnos Drive			N	Y											
439-201-09	2645 Westminster Place			N	Y											
422-412-36	2168 Placencia Avenue, Unit E			N	Y			SCAG ADU Affordability Analysis & Project Specifics								
422-412-36	2168 Placencia Avenue, Unit F			N	Y			SCAG ADU Affordability Analysis & Project Specifics								
439-221-18	2674 Elden Avenue, Unit B			N	Y			SCAG ADU Affordability Analysis & Project Specifics								
439-221-18	2674 Elden Avenue, Unit G			N	Y			SCAG ADU Affordability Analysis & Project Specifics								
139-383-35	1827 Pitcairn Drive, Unit B			N	Y			SCAG ADU Affordability Analysis & Project Specifics								
422-494-41	900 W 20th Street			N	Y			SCAG ADU Affordability Analysis & Project Specifics								
141-233-02	2994 Crofton Street, Unit B			N	Y			SCAG ADU Affordability Analysis & Project Specifics								
139-421-13	1850 Paroe Circle			N	Y			SCAG ADU Affordability Analysis & Project Specifics								
426-202-35	230 Sherwood Place, Unit B			N	Y			SCAG ADU Affordability Analysis & Project Specifics								
425-163-18	257 Knox Place			N	Y			SCAG ADU Affordability Analysis & Project Specifics								
426-171-07	2175 Tustin Avenue, Unit C			N	Y			SCAG ADU Affordability Analysis & Project Specifics								
439-191-10	2545 Westminster Avenue, Unit B			N	Y			SCAG ADU Affordability Analysis & Project Specifics								
426-284-07	281 E 20th Street, Unit B			N	Y			SCAG ADU Affordability Analysis & Project Specifics								
426-284-07	281 E 20th Street			N	Y											
425-451-30	118 Magnolia Street, Unit B			N	Y			SCAG ADU Affordability Analysis & Project Specifics								
425-311-45	382 Ramona Way, Unit B			N	Y			SCAG ADU Affordability Analysis & Project Specifics								
422-251-08	700 W 20th Street, Unit D			N	Y			SCAG ADU Affordability Analysis & Project Specifics								
426-252-39	482 E 20th Street, Unit A			N	Y			SCAG ADU Affordability Analysis & Project Specifics								
422-492-08	2049 Monrovia Avenue, Unit B			N	Y			SCAG ADU Affordability Analysis & Project Specifics								
422-091-07	536 Caleigh Lane			N	Y											
426-292-15	324 Costa Mesa Street, Unit B			N	Y			SCAG ADU Affordability Analysis & Project Specifics								
439-213-26	227 Mesa Drive, Unit B			N	Y			SCAG ADU Affordability Analysis & Project Specifics								
425-213-11	330 Ogle Street, Unit B			N	Y			SCAG ADU Affordability Analysis & Project Specifics								
117-294-14	379 E 19th Street, Unit B			N	Y			SCAG ADU Affordability Analysis & Project Specifics								
422-362-05	861 Joann Street, Unit B			N	Y			SCAG ADU Affordability Analysis & Project Specifics								
426-032-40	1951 Rosemary Place, Unit B			N	Y			SCAG ADU Affordability Analysis & Project Specifics								
426-032-40	1951 Rosemary Place			N	Y											





Jurisdiction	Costa Mesa	
Reporting Year	2021	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	10/15/2013 - 10/15/2021

**ANNUAL ELEMENT PROGRESS REPORT**  
**Housing Element Implementation**  
 (CCR Title 25 §6202)

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.  
 Please contact HCD if your data is different than the material supplied here

**Table B**  
**Regional Housing Needs Allocation Progress**  
**Permitted Units Issued by Affordability**

Income Level		RHNA Allocation by Income Level	2								3	4		
			2013	2014	2015	2016	2017	2018	2019	2020			2021	Total Units to Date (all years)
Very Low	Deed Restricted	1	-	-	-	-	-	-	-	-	9	-	17	-
	Non-Deed Restricted		-	-	-	-	-	-	-	-	4	4		
Low	Deed Restricted	1	-	-	-	-	-	-	-	-	-	-	37	-
	Non-Deed Restricted		-	-	-	-	-	3	4	10	20			
Moderate	Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	19	-
	Non-Deed Restricted		-	-	-	-	-	1	2	5	11			
Above Moderate		-	-	50	93	115	260	177	192	247	25	1,159	-	
Total RHNA		2												
Total Units			-	50	93	115	260	181	198	275	60	1,232	-	

Note: units serving extremely low-income households are included in the very low-income permitted units totals and must be reported as very low-income units.

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will include units that were permitted since the start of the planning period.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at [apr@hcd.ca.gov](mailto:apr@hcd.ca.gov).

Jurisdiction	Costa Mesa	
Reporting Year	2021	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	10/15/2013 - 10/15/2021

**ANNUAL ELEMENT PROGRESS REPORT  
Housing Element Implementation**  
(CCR Title 25 §6202)

Note: "\*" indicates an optional field  
Cells in grey contain auto-calculation formulas

Table C																	
Sites Identified or Rezoned to Accommodate Shortfall Housing Need and No Net-Loss Law																	
Project Identifier				Date of Rezone	RHNA Shortfall by Household Income Category				Rezone Type	Sites Description							
1		2		3				4	5	6	7	8		9	10	11	
APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Date of Rezone	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Rezone Type	Parcel Size (Acres)	General Plan Designation	Zoning	Minimum Density Allowed	Maximum Density Allowed	Realistic Capacity	Vacant/Nonvacant	Description of Existing Uses
Summary Row: Start Data Entry Below																	

# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202)

<b>Jurisdiction</b>	Costa Mesa
<b>Reporting Year</b>	2021 <span style="float: right;">(Jan. 1 - Dec. 31)</span>

**Table D**

### Program Implementation Status pursuant to GC Section 65583

<b>Housing Programs Progress Report</b>			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Owner-Occupied Housing Rehabilitation	Assist 3 households annually for a total of 24 households (8 extremely low income, 8 very low income, and 8 low income)	2021	During FY 20-21, the City completed 1 owner-occupied rehabilitation project (very low income). For this Housing Cycle, a total of 8 owner-occupied rehabilitation projects were completed (4 extremely low income, 2 very low income and 2 low income).
Mobile Home Rehabilitation	Rehabilitation objectives are included under Program 1, Neighborhood Improvement.	2021	During FY 20-21, the City completed 6 mobile home rehabilitation projects (4 extremely low income and 2 very low income). For this Housing Cycle, a total of 108 mobile home rehabilitation projects were completed (70 extremely low income, 34 very low income and 4 low income).
Go Green	Continue to offer discount on permit fees for solar panels and promote the program on City website and public counters. Pursue funding to reinstate the Go Green program.	2021	Review of solar panel permit fees are expedited and approved over the counter. However, discounts are not offered on permit fees.
Incentives for Affordable Housing	Promote the use of density bonus incentives and deferral of fees for affordable housing projects, including but not limited to, the Urban Plan areas and in North Costa Mesa Specific Plan area. Density bonus information is available on the City's website and at the public counter, and will be provided to developers of projects in the Urban Plan, North Costa Mesa Specific Plan areas, and other areas targeted for future residential and transit-oriented developments. Annually utilize the HOME Community Housing Development Organization (CHDO) funds to pursue affordable housing projects, especially for permanent affordable projects that may include accessible units for the disabled. Provide a fee waiver to projects that include at least ten percent housing affordable to extremely low income households. Engage the community and stakeholders to explore and establish additional incentives and funding sources, as appropriate, to promote affordability in targeted growth areas by 2015 and monitor and revise strategies, as appropriate, to assure effectiveness as part of the annual progress report.	2021	Implementing ordinance in effect, 98 density bonus units currently exist in the City as a result of this ordinance. Annual review is conducted to ensure compliance with the program's requirements in terms of maximum affordable rental rates. A separate memo will be provided to the Planning Commission and City Council on the status of the Density Bonus units in mid-2022.
Second Units	Promote the use of second units by providing information on the City's website and at public counters.	2021	In 2019, the City adopted an urgency ordinance amending Title 13 of Costa Mesa Municipal Code, for compliance with new state regulations (Senate Bill 13, Assembly Bill 68, Assembly Bill 587, Assembly Bill 670, Assembly Bill 671, and Assembly Bill 881). Over 50 ADUs were submitted, issued or finalized in 2021.
Federal/State Housing Programs	Encourage private sector to utilize available Federal and State housing programs to increase the supply of extremely low, very low, low and moderate income housing. If proposed projects are consistent with the vision, goals, and objectives of the City's General Plan and other planning documents that guide residential development, the City will provide letters of support for funding applications. In conjunction with potential affordable housing projects in the City, the City will pursue affordable housing funds from HCD to leverage local resources. Annually, the City will contact nonprofit housing developers to explore potential affordable housing projects and funding possibilities.	2021	Ongoing. No single- and multiple-family units constructed over the last several years through a combination of public/private partnerships. No new units were constructed in the past year.
Rental Housing Assistance	Continue to provide assistance to 442 very low income households in the City. Continue to promote the use of Housing Choice vouchers by providing program information on City website and at public counters. Encourage property owners to accept Housing Choice Vouchers.	2021	Ongoing rental assistance voucher program (formerly Section 8) assistance through OCHA, during FY 20-21.
Preservation of At-Risk Housing	Monitor at-risk status of affordable units. For Casa Bella, work with HUD and the property owner to extend the Section 8 rent subsidy contract. Notify tenants of potential risk of conversion at least one year prior to conversion. Provide information regarding HUD's special vouchers set aside for households losing project-based Section 8 assistance (applicable to Casa Bella only). Work with property owners and nonprofit housing providers to pursue State and federal funds for preserving at-risk housing. For density bonus projects, require property owners to inform the tenants of affordable units at least two years in advance of the expiration of affordability controls to allow tenants adequate time to explore other affordable housing options. Work to replenish the City's affordable housing inventory via the City's Density Bonus ordinance to create new affordable units.	2021	Implementing ordinance in effect, 98 density bonus units currently exist in the City as a result of this ordinance. Annual review is conducted to ensure compliance with the program's requirements in terms of maximum affordable rental rates. A separate memo will be provided to the Planning Commission and City Council on the status of the Density Bonus units in mid-2022.
Condominium Conversion	Adopt condominium conversion ordinance in Zoning Code in 2014 with the objective of removing constraints to conversion.	2021	No apartment conversions were approved in 2021. The review procedures for condominium conversions is consistent with other review procedures.
Adaptive Reuse for Multi-Family Housing	Process Zoning Code Amendment in 2014/15 to allow a discretionary review of motel conversions to multi-family housing.	2021	In 2016, the City Council amended the Zoning Code to adopt the Residential Incentive Overlay District, which expanded development opportunities on residential and commercial properties not developed to their full potential or supporting outdated buildings and underperforming uses, which included eight motels. In 2018, the City Council amended the Zoning Code related to maximum allowable density, height requirements, and reduced height abutting residential properties on Newport Boulevard.









Jurisdiction	Costa Mesa	
Reporting Period	2021	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	10/15/2013 - 10/15/2021

**ANNUAL ELEMENT PROGRESS REPORT**  
**Housing Element Implementation**  
 (CCR Title 25 §6202)

Note: "+" indicates an optional field  
 Cells in grey contain auto-calculation formulas

**Table F**

**Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)**

Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.

Activity Type	Units that Do Not Count Towards RHNA <sup>+</sup> Listed for Informational Purposes Only				Units that Count Towards RHNA <sup>+</sup> Note - Because the statutory requirements severely limit what can be counted, please contact HCD to receive the password that will enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 <sup>+</sup>
	Extremely Low-Income <sup>+</sup>	Very Low-Income <sup>+</sup>	Low-Income <sup>+</sup>	TOTAL UNITS <sup>+</sup>	Extremely Low-Income <sup>+</sup>	Very Low-Income <sup>+</sup>	Low-Income <sup>+</sup>	TOTAL UNITS <sup>+</sup>	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									









## **Attachment 2**

# **Annual Progress Report (APR) Forms For 2022**

<b>Jurisdiction</b>	Costa Mesa	
<b>Reporting Year</b>	2022	(Jan. 1 - Dec. 31)
<b>Planning Period</b>	6th Cycle	10/15/2021 - 10/15/2029

<b>Building Permits Issued by Affordability Summary</b>		
<b>Income Level</b>		<b>Current Year</b>
Very Low	Deed Restricted	0
	Non-Deed Restricted	24
Low	Deed Restricted	0
	Non-Deed Restricted	37
Moderate	Deed Restricted	0
	Non-Deed Restricted	10
Above Moderate		4
<b>Total Units</b>		<b>75</b>

Note: Units serving extremely low-income households are included in the very low-income permitted units totals

<b>Units by Structure Type</b>	<b>Entitled</b>	<b>Permitted</b>	<b>Completed</b>
SFA	0	0	11
SFD	4	6	13
2 to 4	0	0	0
5+	0	0	0
ADU	0	69	14
MH	0	0	0
<b>Total</b>	<b>4</b>	<b>75</b>	<b>38</b>

<b>Housing Applications Summary</b>	
Total Housing Applications Submitted:	119
Number of Proposed Units in All Applications Received:	132
Total Housing Units Approved:	28
Total Housing Units Disapproved:	0

<b>Use of SB 35 Streamlining Provisions</b>	
Number of Applications for Streamlining	0
Number of Streamlining Applications Approved	0
Total Developments Approved with Streamlining	0
Total Units Constructed with Streamlining	0

<b>Units Constructed - SB 35 Streamlining Permits</b>			
<b>Income</b>	<b>Rental</b>	<b>Ownership</b>	<b>Total</b>
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>

Cells in grey contain auto-calculation formulas

Table with 2 columns: Field Name, Value. Includes Jurisdiction (Costa Mesa), Reporting Year (2022), and Planning Period (01/15/2021 - 10/15/2023).

ANNUAL ELEMENT PROGRESS REPORT
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Note: "\*" indicates an optional field. Cells in grey contain auto-calculation formulas.

Table A
Housing Development Applications Submitted

Main data table with columns: Project Identifier, Unit Types, Date Application Submitted, Proposed Units - Affordability by Household Incomes, Total Approved Units by Project, Total Disapproved Units by Project, Streamlining, Density Bonus Law Applications, Application Status, Notes. Includes summary rows and detailed project entries.



Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units															
Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement								
1					2	3	4							5	6
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements
Summary Row: Start Data Entry Below							0	0	0	0	0	0	4		4
	422-103-29	549 Bernard St		PA-22-20 & TPM-2021-140	SFD	O							4	11/14/2022	4
	426-083-17	274 Cecil Pl		BC21-00423	ADU	R									0
	422-402-01	2245 Raleigh Ave		BC21-00667	ADU	R									0
	426-303-12	1965 Tustin Ave		BC21-00056	ADU	R									0
	139-252-13	2934 Maui Pl		BC22-00281	ADU	R									0
	141-384-15	355 Princeton Dr		BC22-00791	ADU	R									0
	141-662-19	968 Mission Dr		BC22-00038	ADU	R									0
	141-662-19	968 Mission Dr		BC22-00038	ADU	R									0
	424-271-28	571 Park Dr		BC22-00589	ADU	R									0
	141-395-33	223 Wellesley Ln		BC21-00811	ADU	R									0
	422-532-05	1934 Whittier Ave		BC22-00041	ADU	R									0
	117-332-39	408 E 18th St		BC22-00800	ADU	R									0
	422-392-04	881 Capital St		BC21-00360	ADU	R									0
	424-204-09	707 Center St		BC22-00185	ADU	R									0
	426-262-08	1993 Church St		BC22-00348	ADU	R									0
	422-211-20	600 Hamilton St		BC22-00500	ADU	R									0
	422-211-20	600 Hamilton St		BC22-00500	ADU	R									0
	426-251-33	2023 Paloma Dr		BC22-00414	ADU	R									0
	139-341-15	1814 Pitcairn Dr		BC22-00582	ADU	R									0
	426-302-08	385 Walnut St		BC22-00908	ADU	R									0
	422-242-07	1929 Arnold Ave		BC21-00778	ADU	R									0
	422-522-07	933 Dogwood St		BC21-00401	ADU	R									0
	424-174-08	1833 Pomona Ave		BC20-00172	ADU	R									0
	141-031-03	1388 Watson Ave		BC21-00277	ADU	R									0
	425-211-06	319 E 16th Pl		BC21-00471	ADU	R									0
	422-021-26	560 Hamilton St		BC21-00380	ADU	R									0
	422-021-26	560 Hamilton St		BC21-00392	ADU	R									0
	141-652-47	3109 Lincoln Way		BC21-00500	ADU	R									0
	425-232-02	166 Magnolia St		BC21-00733	ADU	R									0
	422-503-21	2020 Continental Ave		BC21-00593	ADU	R									0
	422-505-30	2064 Monrovia Ave		BC21-00632	ADU	R									0
	439-333-05	271 Monte Vista Ave		BC21-00792	ADU	R									0
	141-384-15	355 Princeton Dr		BC21-00657	ADU	R									0
	141-545-08	811 Saint Clair St		BC22-00190	ADU	R									0
	425-192-14	376 E 16th Pl		BC21-00828	ADU	R									0
	425-401-05	218 E 18th St		BC21-00763	ADU	R									0
	439-181-48	2531 Fairway Dr		BC21-00186	ADU	R									0
	141-161-01	1396 Galway Ln		BC21-00815	ADU	R									0
	119-134-17	2373 Santa Ana Ave		BC21-00827	ADU	R									0
	425-143-46	1654 Tustin Ave		BC20-00552	ADU	R									0
	141-424-04	2526 Carnegie Ave		BC21-00871	ADU	R									0
	439-171-21	2573 Elden Ave, Unit A		BC22-00455	SFD	O									0
	439-171-21	2573 Elden Ave, Unit B		BC22-00456	SFD	O									0
	439-171-21	2573 Elden Ave, Unit C		BC22-00457	SFD	O									0
	439-171-21	2573 Elden Ave, Unit D		BC22-00458	SFD	O									0
	422-163-21	530 W Wilson St		BC21-00608	ADU	R									0
	422-163-21	530 W Wilson St		BC21-00608	ADU	R									0
	422-163-21	530 W Wilson St		BC21-00608	ADU	R									0
	422-163-21	530 W Wilson St		BC21-00608	ADU	R									0
	422-163-21	530 W Wilson St		BC21-00608	ADU	R									0

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Building Permits							8	9
Current APN	Street Address	Project Name <sup>+</sup>	7							Building Permits Date Issued	# of Units Issued Building Permits
			Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income		
			0	24	0	37	0	10	4		75
422-103-29	549 Bernard St										0
426-083-17	274 Cecil Pl			1						01/05/2022	1
422-402-01	2245 Raleigh Ave			1						01/28/2022	1
426-303-12	1965 Tustin Ave						1			01/06/2022	1
139-252-13	2934 Maui Pl						1			10/13/2022	1
141-384-15	355 Princeton Dr						1			10/25/2022	1
141-662-19	968 Mission Dr						1			11/22/2022	1
141-662-19	968 Mission Dr						1			11/22/2022	1
424-271-28	571 Park Dr			1						11/18/2022	1
141-395-33	223 Wellesley Ln						1			11/14/2022	1
422-532-05	1934 Whittier Ave						1			11/08/2022	1
117-332-39	408 E 18th St							1		12/16/2022	1
422-392-04	881 Capital St						1			12/19/2022	1
424-204-09	707 Center St			1						12/05/2022	1
426-262-08	1993 Church St						2			12/21/2022	2
422-211-20	600 Hamilton St						1			12/01/2022	1
422-211-20	600 Hamilton St			1						12/01/2022	1
426-251-33	2023 Paloma Dr						1			12/06/2022	1
139-341-15	1814 Pitcairn Dr							1		12/19/2022	1
426-302-08	385 Walnut St						1			12/16/2022	1
422-242-07	1929 Arnold Ave						1			02/16/2022	1
422-522-07	933 Dogwood St						1			02/23/2022	1
424-174-08	1833 Pomona Ave						1			02/15/2022	1
141-031-03	1388 Watson Ave						1			02/24/2022	1
425-211-06	319 E 16th Pl						1			03/16/2022	1
422-021-26	560 Hamilton St						1			03/22/2022	1
422-021-26	560 Hamilton St			1						03/22/2022	1
141-652-47	3109 Lincoln Way						1			03/17/2022	1
425-232-02	166 Magnolia St							1		03/25/2022	1
422-503-21	2020 Continental Ave						1			04/19/2022	1
422-505-30	2064 Monrovia Ave			1						04/20/2022	1
439-333-05	271 Monte Vista Ave						1			04/14/2022	1
141-384-15	355 Princeton Dr						1			04/07/2022	1
141-545-08	811 Saint Clair St							1		04/19/2022	1
425-192-14	376 E 16th Pl						1			05/20/2022	1
425-401-05	218 E 18th St							1		05/23/2022	1
439-181-48	2531 Fairway Dr			1						05/04/2022	1
141-161-01	1396 Galway Ln							1		05/06/2022	1
119-134-17	2373 Santa Ana Ave							1		05/09/2022	1

425-143-46	1654 Tustin Ave						1		05/23/2022	1
141-424-04	2526 Carnegie Ave					1			06/28/2022	1
439-171-21	2573 Elden Ave, Unit A							1	06/23/2022	1
439-171-21	2573 Elden Ave, Unit B							1	06/23/2022	1
439-171-21	2573 Elden Ave, Unit C							1	06/23/2022	1
439-171-21	2573 Elden Ave, Unit D							1	06/23/2022	1
422-163-21	530 W Wilson St			1					06/16/2022	1
422-163-21	530 W Wilson St			1					06/16/2022	1
422-163-21	530 W Wilson St			1					06/16/2022	1
422-163-21	530 W Wilson St			1					06/16/2022	1
422-163-21	530 W Wilson St			1					06/16/2022	1
422-163-21	530 W Wilson St			1					06/16/2022	1
422-163-21	530 W Wilson St			1					06/16/2022	1
422-163-21	530 W Wilson St			1					06/16/2022	1
422-163-21	530 W Wilson St			1					06/16/2022	1
422-163-21	530 W Wilson St			1					06/16/2022	1
422-163-21	530 W Wilson St			1					06/16/2022	1
422-163-21	530 W Wilson St			1					06/16/2022	1
422-163-21	530 W Wilson St			1					06/16/2022	1
422-163-21	530 W Wilson St			1					06/16/2022	1
422-163-21	530 W Wilson St			1					06/16/2022	1
422-163-21	530 W Wilson St			1					06/16/2022	1
422-163-21	530 W Wilson St			1					06/16/2022	1
422-163-21	530 W Wilson St			1					06/16/2022	1
422-163-21	530 W Wilson St			1					06/16/2022	1
422-163-21	530 W Wilson St			1					06/16/2022	1
422-163-21	530 W Wilson St			1					06/16/2022	1
422-041-13	2186 Pacific Ave					1			07/21/2022	1
422-041-13	2186 Pacific Ave					1			07/21/2022	1
422-251-01	2039 Pomona Ave			1					07/21/2022	1
422-251-01	2039 Pomona Ave			1					07/21/2022	1
425-321-06	321 Ramona Pl						1		07/12/2022	1
141-546-07	834 Saint Clair St					1			07/18/2022	1
139-281-21	1646 Samar Pl					1			07/07/2022	1
141-542-07	830 Sonora Rd					1			07/14/2022	1
426-294-05	323 Alva Ln					1			08/02/2022	1
422-511-17	1910 Federal Ave					1			08/10/2022	1
425-341-22	1589 Orange Ave						1		08/01/2022	1
141-302-04	2813 Drake Ave					1			09/29/2022	1
141-665-25	984 El Camino Dr					1			09/14/2022	1
424-521-09	1789 Nantucket Pl					1			09/22/2022	1
426-062-13	2235 Orange Ave					2			09/23/2022	2
424-511-11	1040 Spinnaker Run			1					09/13/2022	1
426-171-09	2183 Tustin Ave									0
425-331-02	206 E 15th St									0
422-091-07	536 Caleigh Ln									0
426-301-04	369 Costa Mesa St									0
425-312-10	377 La Perle Pl									0
425-312-10	379 La Perle Pl									0
425-312-09	385 La Perle Pl									0
425-312-09	387 La Perle Pl									0
426-152-14	272 Rose Ln									0
426-261-13	1923 Church St									0
426-261-13	1921 Church St									0
422-091-07	532 Caleigh Ln									0
422-091-07	528 Caleigh Ln									0
439-221-18	2674 Elden Ave, Unit B									0
439-221-18	2674 Elden Ave, Unit G									0

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Certificates of Occupancy									
Current APN	Street Address	Project Name <sup>+</sup>	10							11	12	
			Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Certificates of Occupancy or other forms of readiness (see instructions) <u>Date Issued</u>	# of Units issued Certificates of Occupancy or other forms of readiness	
			0	3	0	10	0	1	24		38	
422-103-29	549 Bernard St										0	
426-083-17	274 Cecil Pl										0	
422-402-01	2245 Raleigh Ave			1						06/16/2022	1	
426-303-12	1965 Tustin Ave					1				08/03/2022	1	
139-252-13	2934 Maui Pl										0	
141-384-15	355 Princeton Dr										0	
141-662-19	968 Mission Dr										0	
141-662-19	968 Mission Dr										0	
424-271-28	571 Park Dr										0	
141-395-33	223 Wellesley Ln										0	
422-532-05	1934 Whittier Ave										0	
117-332-39	408 E 18th St										0	
422-392-04	881 Capital St										0	
424-204-09	707 Center St										0	
426-262-08	1993 Church St										0	
422-211-20	600 Hamilton St										0	
422-211-20	600 Hamilton St										0	
426-251-33	2023 Paloma Dr										0	
139-341-15	1814 Pitcairn Dr										0	
426-302-08	385 Walnut St					1				12/29/2022	1	
422-242-07	1929 Arnold Ave										0	
422-522-07	933 Dogwood St					1				06/28/2022	1	
424-174-08	1833 Pomona Ave										0	
141-031-03	1388 Watson Ave										0	
425-211-06	319 E 16th Pl					1				09/07/2022	1	
422-021-26	560 Hamilton St										0	
422-021-26	560 Hamilton St										0	
141-652-47	3109 Lincoln Way										0	
425-232-02	166 Magnolia St							1		11/18/2022	1	
422-503-21	2020 Continental Ave										0	
422-505-30	2064 Monrovia Ave										0	
439-333-05	271 Monte Vista Ave					1				09/08/2022	1	
141-384-15	355 Princeton Dr										0	
141-545-08	811 Saint Clair St										0	
425-192-14	376 E 16th Pl										0	
425-401-05	218 E 18th St										0	
439-181-48	2531 Fairway Dr			1						12/15/2022	1	
141-161-01	1396 Galway Ln										0	
119-134-17	2373 Santa Ana Ave										0	





Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			13	14	15	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	18	19	Demolished/Destroyed Units			Density Bonus			
Current APN	Street Address	Project Name*	How many of the units were Extremely Low Income?*	Was Project APPROVED using GC 65913.4(b)? (SB 35 Streamlining) Y/N	Infill Units? Y/N*	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	23	24
			0	N	N					2	Demolished	R					
422-103-29	549 Bernard St		0	N	N												
426-083-17	274 Cecil Pl		0	N	N			SCAG ADU Affordability Analysis & Project Specifics		0							
422-402-01	2245 Raleigh Ave		0	N	N			SCAG ADU Affordability Analysis & Project Specifics		0							
426-303-12	1965 Tustin Ave		0	N	N			SCAG ADU Affordability Analysis & Project Specifics		0							
139-252-13	2934 Maui Pl		0	N	N			SCAG ADU Affordability Analysis & Project Specifics									
141-384-15	355 Princeton Dr		0	N	N			SCAG ADU Affordability Analysis & Project Specifics									
141-662-19	968 Mission Dr		0	N	N			SCAG ADU Affordability Analysis & Project Specifics									
141-662-19	968 Mission Dr		0	N	N			SCAG ADU Affordability Analysis & Project Specifics									
424-271-28	571 Park Dr		0	N	N			SCAG ADU Affordability Analysis & Project Specifics									
141-395-33	223 Wellesley Ln		0	N	N			SCAG ADU Affordability Analysis & Project Specifics									
422-532-05	1934 Whittier Ave		0	N	N			SCAG ADU Affordability Analysis & Project Specifics									
117-332-39	408 E 18th St		0	N	N			SCAG ADU Affordability Analysis & Project Specifics									
422-392-04	881 Capital St		0	N	N			SCAG ADU Affordability Analysis & Project Specifics									
424-204-09	707 Center St		0	N	N			SCAG ADU Affordability Analysis & Project Specifics									
426-262-08	1993 Church St		0	N	N			SCAG ADU Affordability Analysis & Project Specifics									
422-211-20	600 Hamilton St		0	N	N			SCAG ADU Affordability Analysis & Project Specifics									
422-211-20	600 Hamilton St		0	N	N			SCAG ADU Affordability Analysis & Project Specifics									
426-251-33	2023 Paloma Dr		0	N	N			SCAG ADU Affordability Analysis & Project Specifics									
139-341-15	1814 Pitcairn Dr		0	N	N			SCAG ADU Affordability Analysis & Project Specifics									
426-302-08	385 Walnut St		0	N	N			SCAG ADU Affordability Analysis & Project Specifics									
422-242-07	1929 Arnold Ave		0	N	N			SCAG ADU Affordability Analysis & Project Specifics									
422-522-07	933 Dogwood St		0	N	N			SCAG ADU Affordability Analysis & Project Specifics									
424-174-08	1833 Pomona Ave		0	N	N			SCAG ADU Affordability Analysis & Project Specifics									
141-031-03	1388 Watson Ave		0	N	N			SCAG ADU Affordability Analysis & Project Specifics									
425-211-06	319 E 16th Pl		0	N	N			SCAG ADU Affordability Analysis & Project Specifics									
422-021-26	560 Hamilton St		0	N	N			SCAG ADU Affordability Analysis & Project Specifics									
422-021-26	560 Hamilton St		0	N	N			SCAG ADU Affordability Analysis & Project Specifics									
141-652-47	3109 Lincoln Way		0	N	N			SCAG ADU Affordability Analysis & Project Specifics									
425-232-02	166 Magnolia St		0	N	N			SCAG ADU Affordability Analysis & Project Specifics									
422-503-21	2020 Continental Ave		0	N	N			SCAG ADU Affordability Analysis & Project Specifics									
422-505-30	2064 Monrovia Ave		0	N	N			SCAG ADU Affordability Analysis & Project Specifics									
439-333-05	271 Monte Vista Ave		0	N	N			SCAG ADU Affordability Analysis & Project Specifics									
141-384-15	355 Princeton Dr		0	N	N			SCAG ADU Affordability Analysis & Project Specifics									
141-545-08	811 Saint Clair St		0	N	N			SCAG ADU Affordability Analysis & Project Specifics									
425-192-14	376 E 16th Pl		0	N	N			SCAG ADU Affordability Analysis & Project Specifics									
425-401-05	218 E 18th St		0	N	N			SCAG ADU Affordability Analysis & Project Specifics									
439-181-48	2531 Fairway Dr		0	N	N			SCAG ADU Affordability Analysis & Project Specifics									
141-161-01	1396 Galway Ln		0	N	N			SCAG ADU Affordability Analysis & Project Specifics									
119-134-17	2373 Santa Ana Ave		0	N	N			SCAG ADU Affordability Analysis & Project Specifics									
425-143-46	1654 Tustin Ave		0	N	N			SCAG ADU Affordability Analysis & Project Specifics									
141-424-04	2526 Carnegie Ave		0	N	N			SCAG ADU Affordability Analysis & Project Specifics									
439-171-21	2573 Elden Ave, Unit A		0	N	N												
439-171-21	2573 Elden Ave, Unit B		0	N	N												
439-171-21	2573 Elden Ave, Unit C		0	N	N												
439-171-21	2573 Elden Ave, Unit D		0	N	N												
422-163-21	530 W Wilson St		0	N	N			SCAG ADU Affordability Analysis & Project Specifics									





Jurisdiction	Costa Mesa	
Reporting Year	2022	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

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This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.  
Please contact HCD if your data is different than the material supplied here

Table B Regional Housing Needs Allocation Progress Permitted Units Issued by Affordability														
Income Level		1 RHNA Allocation by Income Level	Projection Period - 06/30/2021- 10/14/2021	2									3 Total Units to Date (all years)	4 Total Remaining RHNA by Income Level
			2021	2022	2023	2024	2025	2026	2027	2028	2029			
Very Low	Deed Restricted	2,919	-	-	-	-	-	-	-	-	-	-	-	
	Non-Deed Restricted		-	24	-	-	-	-	-	-	-	24	2,895	
Low	Deed Restricted	1,794	-	-	-	-	-	-	-	-	-	-	-	
	Non-Deed Restricted		7	37	-	-	-	-	-	-	-	44	1,750	
Moderate	Deed Restricted	2,088	-	-	-	-	-	-	-	-	-	-	-	
	Non-Deed Restricted		1	10	-	-	-	-	-	-	-	11	2,077	
Above Moderate		4,959	-	6	4	-	-	-	-	-	-	10	4,949	
Total RHNA		11,760												
Total Units			-	14	75	-	-	-	-	-	-	89	11,671	
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).														
		5 Extremely low-income Need	2021	2022	2023	2024	2025	2026	2027	2028	2029	6 Total Units to Date	7 Total Units Remaining	
Extremely Low-Income Units*		1,460	-	-	-	-	-	-	-	-	-	-	1,460	

\*Extremely low-income housing need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten.  
 Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1).  
 Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will only include units that were permitted since the start of the planning period. Projection Period units are in a separate column.  
 Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.



# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

<b>Jurisdiction</b>	Costa Mesa	
<b>Reporting Year</b>	2022	(Jan. 1 - Dec. 31)

**Table D**

### Program Implementation Status pursuant to GC Section 65583

#### Housing Programs Progress Report

Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Owner-Occupied Housing Rehabilitation	<ul style="list-style-type: none"> <li>• Provide informational materials on the Owner-Occupied Housing Rehabilitation program.</li> <li>• Encourage the participation of seniors, veterans, and disabled residents in this program.</li> <li>• Evaluate the effectiveness of this program and, if necessary, modify program characteristics.</li> </ul>	Annually market information and evaluate the program's effectiveness. Any program modifications to be made by December 2023	City will update the Home and Community Development website to provide encourage participation and evaluate effectiveness - complete by December 2023
Mobile Home Rehabilitation	<ul style="list-style-type: none"> <li>• Provide financial assistance as long as funding from HOME funds remains available.</li> <li>• Market information on funding as available.</li> </ul>	Annually market assistance available and grant funding on a case-by-case basis	<p>Information regarding HOME Grant funds for mobile home rehabilitation are made available online at <a href="https://www.costamesaca.gov/government/departments-and-divisions/economic-and-development-services/housing-and-community-development/residential-rehabilitation-programs">https://www.costamesaca.gov/government/departments-and-divisions/economic-and-development-services/housing-and-community-development/residential-rehabilitation-programs</a></p> <p>Mobile home Retrofit Application received: FY 2020/2021 - 14 FY 2021/2022 - 8</p>
Monitoring and Preservation of At-Risk Housing Units	<ul style="list-style-type: none"> <li>• Regularly monitor deed-restricted units that have the potential of converting to market-rate during the planning period.</li> <li>• Work with the property owners of Casa Bella on potential extensions past the current 2025 agreement.</li> <li>• Comply with noticing requirements and coordinate with qualified entities to preserve at-risk units.</li> </ul>	Coordinate with property owners of at-risk units through the end of financial agreements. Annually market tenant education information and available assistance.	City will evaluate how deed-restricted units are monitor and will reach out to appropriate property owners to extend agreements by December 2023; and annually thereafter.
Inclusionary Housing Ordinance	Adopt an inclusionary housing ordinance.	To be completed by December 2023.	City retained Keyser Marston Associates (KMA) to complete Financial Evaluation and Policy Recommendation for Inclusionary Housing in March 2021. KMA worked with staff to complete the draft report in 2022; and anticipates completion in 2023
Affordable Housing Development	<ul style="list-style-type: none"> <li>• Pursue State and regional funding for affordable housing development.</li> <li>• Pursue local partnerships and annually meet with affordable housing organizations to encourage the development of housing affordable to all segments of the population.</li> <li>• Establish development incentives (i.e. deferment of fees, priority processing, modified development standards, etc.) for affordable housing projects that meet objective evaluation criteria similar to the process for density bonus concessions.</li> <li>• Develop clear instructional materials for achieving incentives and make them publicly available on the City's website.</li> </ul>	Establish incentives and instructional materials by December 2023. Pursue funding and partnership annually. Meet with organizations annually.	City will evaluate programs and incentives to encourage the development of Affordable Housing, and will make it available by December 2023; and pursue funding and partnership on an annual basis.
Supportive Services for Persons with Special Needs	<ul style="list-style-type: none"> <li>• Provide information regarding the City's Annual Action Plan findings regarding special needs groups and the availability and allocation of CDBG funds on the City's website.</li> <li>• Outreach to local organizations working with special needs populations to receive feedback and provide information on the availability of funding.</li> </ul>	Annually outreach to local organizations and provide information online regarding the Annual Action Plan findings regarding special needs populations and availability and allocation of CDBG funds.	The City reaches out to local organization and provide information on the Annual Action Plan on its webpage at <a href="https://www.costamesaca.gov/government/departments-and-divisions/economic-and-development-services/housing-and-community-development">https://www.costamesaca.gov/government/departments-and-divisions/economic-and-development-services/housing-and-community-development</a>

Facilitate Development of Senior Housing Options	<ul style="list-style-type: none"> <li>Identify potential opportunities for Senior Housing developments within Costa Mesa, including working with developers who specialize in the development of Senior Housing.</li> <li>Pursue opportunities for senior housing on the Senior Center parcel identified as part of the candidate housing site analysis and/or other sites within the City.</li> </ul>	Annually meet with senior housing developers to receive feedback, market housing sites adequate for the development of senior housing and pursue other opportunities for senior housing development.	City will identify potential opportunities for senior housing development, to be completed by December 2023 and will meet on annual basis thereafter
Encourage Development of Housing Options for Large-Family Households	<ul style="list-style-type: none"> <li>Promote and work with applicants who propose for-rent residential projects to encourage 4-bedroom units as part of proposed developments.</li> <li>Review development standards to determine if any pose an impediment to the development of larger units. If it is found that certain standards present an impediment, the City will adopt amendments to the Zoning Code to alleviate those impediments.</li> </ul>	Review development standards for larger units and, if necessary, amend the Zoning Code by Winter 2025. Annually meet with housing developers to encourage the development of larger units.	City will review the development standards for large units and recommend amendments to the Zoning Code by Winter 2025.
Persons with Physical and Developmental Disabilities	<ul style="list-style-type: none"> <li>Take actions to accommodate ADA retrofit efforts, ADA compliance and/or other measures where appropriate through the implementation of Title 24, as well as reviewing and amending its procedures to comply with State law.</li> <li>Review procedures and, as necessary, provide more flexibility in housing accommodations for persons with physical and developmental disabilities.</li> <li>City will proactively reach out to developers and other agencies annually to take steps to improve and develop housing for persons with disabilities.</li> </ul>	Review procedures to accommodate ADA retrofit efforts, ADA compliance and/or other measures where appropriate, and, if necessary, amend the Zoning Code by Winter 2025	City will review procedures to accommodate ADA retrofit efforts and comply with ADA measures, where appropriate by Winter 2025
Safety Element Update and adoption of Environmental Justice Policies	<ul style="list-style-type: none"> <li>Revise and amend the current Safety Element.</li> <li>Amend portions of the General Plan to include environmental justice policies in compliance with SB 1000.</li> </ul>	To be completed by December 2023.	Safety Element Update - City has a working draft that incorporates references to Local Hazardous Mitigation Plan (SB 379) as well as to address other applicable State laws including - SB 1035, AB 747, SB 99. As part of this process, City is also evaluating other General Plan Elements to address SB 1000
Farmworker Housing	Amend the current Zoning Code to meet requirement set forth in the California Health and Safety Code Sections 17021.5 and 17021.6.	To be completed by December 2023.	City will review and amend Zoning Code to address Farmworker Housing by December 2023
Promote State Density Bonus Incentives	Evaluate and update the Density Bonus Ordinance to comply with State Density Bonus Law.	To be completed by December 2024.	City will review and update the Zoning Code to comply with the State Density Bonus Law by December 2024
Transitional and Supportive Housing	<ul style="list-style-type: none"> <li>Amend the Zoning Code to include transitional and permanent supportive housing within the City's land use matrix in compliance with Senate Bill 2 and Government Code Section 65651</li> <li>Monitor the inventory of sites appropriate to accommodate transitional and supportive housing.</li> <li>Proactively engage relevant organizations to meet the needs of persons experiencing homelessness and extremely low-income residents.</li> </ul>	To be completed by December 2024.	City will review and amend the Zoning code to address Transitional and Supportive Housing by December 2024
Planning Application Fees	Review planning application fees, with a special focus on the density bonus fee, and update the fee(s) to avoid creating a constraint to the development of affordable housing.	To be completed by December 2024.	City will review planning application fees to avoid creating a constraint to the development of affordable housing by December 2024
Development of Housing for Extremely Low and Lower-Income Households	<ul style="list-style-type: none"> <li>Subsidize up to 100 percent of the City's application processing fees for qualifying developments where all units are affordable to 80 percent AMI or lower, as funding is available.</li> <li>Annually promote the benefits of this program to the development community by posting information on its webpage and creating a handout to be distributed with land development applications regarding development opportunities and incentives.</li> <li>Proactively reach out to developers at least once annually to identify and promote development opportunities.</li> <li>Adopt priority processing and streamlined review for developments with units affordable to lower income households.</li> <li>Support funding development applications throughout the planning period for projects proposing units affordable to lower income households.</li> </ul>	As funding is available, promote the program and outreach; adopt priority processing and other incentives by December 2024.	City will evaluate processing, funding resources, incentive, and fees associated with the development of Housing for extremely low and lower- income households by December 2024
Parking Standards for Residential Developments	Review and revise the Zoning Code's requirements for residential off-street parking for multi-family projects to facilitate the development of multi-family housing, and specifically affordable housing.	Review by December 2024; revise Code by Winter 2025.	City will evaluate parking standards for residential development by December 2024 and revise the code by Winter 2025

Reasonable Accommodation	<ul style="list-style-type: none"> <li>• Review and revise the Reasonable Accommodation procedure to promote access to housing for persons with disabilities, address potential constraints and establish potential objective standards, and provide guidance and amend as necessary to promote greater certainty on how approval findings will be implemented.</li> <li>• Meet with local organizations and developers to promote access to housing for persons with disabilities and address potential constraints.</li> </ul>	Review and revise Code by December 2024. Annually review and, if necessary, revise the reasonable accommodations procedures. Annually meet with local organizations and housing developers to promote access to housing for persons with disabilities and address potential constraints.	City will review and revise the Reasonable Accommodation procedures and Zoning Code by December 2024
Definition of Single Housekeeping Unit	Review and revise the definition of “single housekeeping unit” within the zoning code to provide greater flexibility in consideration of accommodating a variety of household situations for related and unrelated individuals living together.	Review and revise Code by December 2024.	City will review and revise the Zoning Code definition of Single Housekeeping Unit by December 2024
Group Homes	Review and revise the City’s zoning code and application procedures applicable to group homes to promote objectivity and greater approval certainty similar to other residential uses.	Review and revise Code by Winter 2024.	City will review and revise the Zoning Code application procedure, where necessary by Winter 2024
Adequate Sites	<ul style="list-style-type: none"> <li>• Maintain an inventory of vacant and underutilized sites and provide this inventory to interested developers.</li> <li>• Monitor its status of meeting the Regional Housing Needs Allocation (RHNA) annually and ensure that the City has adequate sites available to accommodate its RHNA. If the City’s inventory of adequate sites falls below its remaining RHNA, the City will take actions to identify additional capacity to accommodate the shortfall.</li> <li>• Promote the development of housing, live/work, and mixed-use development on the sites identified within the inventory through actions such as: <ul style="list-style-type: none"> <li>- Make information on candidate housing sites readily available through a database available to the public.</li> <li>- Priority processing for candidate housing sites which provide the amount of affordable housing units at the income levels identified within the housing element for individual candidate sites.</li> <li>- If funding becomes available, the City shall subsidize up to 100 percent of the City’s application processing fees for qualifying developments that provide the amount of affordable housing units at the income levels identified within the housing element for individual candidate sites.</li> </ul> </li> </ul>	Publish candidate housing sites on the City website by December 2023. Provide priority processing for candidate housing sites that meet the outlined requirements throughout the planning period. Market available funding, as available, for projects on candidate housing sites that meet outlined requirements	A website that provides information to interested developers and general public regarding the adequate sites will be completed by December 2023

Fairview Development Center – State Property

- Partner with the State to pursue compatible development on the Fairview Development Center site consistent with the State's Site Assessment and the Housing Element's sites analysis to permit residential development at the identified densities.
- Complete rezoning actions at the Fairview Developmental Center through development of a Specific Plan, rezone to an existing City zone, and/or other appropriate rezoning action within three years of an agreement with the State of California. Development at the site will be subject to the City's Inclusionary Housing Ordinance (to be established as outlined in Program 2A) or equivalent affordability requirements and will be subject to development process incentives such as expedited processing including a dedicated staff project manager to promote future projects within the Fairview Developmental Center property to include affordable housing. The City will develop standards as part of the applicable zoning action to give clear guidance to future development projects with the intent of reducing the time it takes to entitle and develop projects for residential uses. The City will facilitate parceling and site planning at appropriate sizes as part of the Specific Plan, concurrent with the rezoning of the parcel.
- If building permits/entitlements are not issued by mid-2027, the City will identify additional alternative sites within the City that can accommodate a potential shortfall in housing sites to accommodate the remaining RHNA within 180 days of determination of a shortfall of adequate sites as required by SB 166 (No Net Loss) consistent with the objective in Program 3A.
- The City will coordinate land use and zoning efforts concurrent with the city-wide rezoning efforts to implement the housing element. Fairview Developmental Center will go through an RFP process within the next three years to plan to for the development of up to 2,300 residential units (including approximately 900 affordable units).
- On October 4, 2022 the City approved an agreement with the State of California to fund planning services relating to the Fairview Development Center. The agreement stipulates that the State will provide up to \$3.5 million in funds to the City to support an up to three-year agreement for a City-led local outreach and land planning effort for the FDC site. The funds will be used for the following land use planning activities: extensive community engagement, technical analysis and infrastructure studies, conceptual land use exhibits and Land Use Alternatives, preparation of a Specific Plan and associated general plan and zoning amendment, preparation of the Environmental Impact Report and associated technical studies pursuant to the California Environmental Quality Act, public hearings and review of the State prepared RFP process for site disposition. The City will facilitate development as appropriate including zoning, incentives, expedited processing and similar actions within three years of final adoption of the 2021-2029 Housing Element.
- Rezoning will be completed to meet all by right requirements pursuant to California Gov Code 65583(h & i)

Negotiate agreement to develop housing at the Fairview Developmental Center site by Winter 2025, or as modified by the State. If unsuccessful, identify additional sites to accommodate shortfall.

October 2022: City approved scope of work for an agreement between the State of California and the City of Costa Mesa, providing for \$3.5 million in state funds to the City for Community outreach and land use planning efforts for the Fairview Development Center.

Funds will be used to retain consultants as well as for staff costs associated with the management, oversight, review, tracking, and reporting associated with the land use planning and site disposition process.

Update the North Costa Mesa Specific Plan	<p>Complete the required zoning code/Specific Plan amendments to update the North Costa Mesa Specific Plan based on the sites analysis to permit residential development at an allowable density of up to 90 dwelling units per acre. The City will update standards which apply to the entirety of the specific plan area, including the 16 sites totaling approximately 70.75 acres that are identified within the sites inventory list. 6,435 units identified within the North Costa Mesa Specific Plan across all income levels are identified to meet the City's shortfall in units. As noted in the program, development capacity is determined by density so effectively there are no total unit caps within the North Costa Mesa Specific Plan. Rezoning will be completed to meet all by right requirements pursuant to California Gov Code 65583(h &amp; i)</p>	To be completed by Winter 2025.	City will evaluate and update the North Costa Mesa Specific Plan and Zoning code to permit up to 90 du/acre by Winter 2025.
Update the City's Urban Plans and Overlays	<ul style="list-style-type: none"> <li>• Complete the required zoning code amendments to update the existing Urban Plans and Overlays based on the candidate housing sites analysis to permit residential development at the identified allowable densities: <ul style="list-style-type: none"> <li>- 19 West Urban Plan (50 du/ac). The City will update standards which apply to the entirety of the 19 West Urban Plan area, including the 12 sites totaling approximately 12.97 acres that are identified within the sites inventory list. 640 anticipated dwelling units identified within the 19 West Urban Plan across all income levels are identified to meet the City's shortfall in units. This update will include appropriate development standards to facilitate allowable densities.</li> <li>- SoBECA Urban Plan (60 du/ac). The City will update standards which apply to the entirety of the SoBECA Urban Plan area, including the 18 sites totaling approximately 12.33 acres that are identified within the sites inventory list. 732 anticipated dwelling units identified within the SoBECA Urban Plan across all income levels are identified to meet the City's shortfall in units. This update will include appropriate development standards to facilitate allowable densities.</li> <li>- Mesa West Bluff Urban Plan (40 du/ac). The City will update standards which apply to the entirety of the Mesa West Bluff Urban Plan area, including the 16 sites totaling approximately 27.02 acres that are identified within the sites inventory list. 1,071 anticipated dwelling units identified within the Mesa West Bluff Urban Plan across all income levels are identified to meet the City's shortfall in units. This update will include appropriate development standards to facilitate maximum densities.</li> <li>- Harbor Mixed-Use Overlay (50 du/ac). The City will update standards which apply to the entirety of the Harbor Mixed-Use Overlay area, including the 27 sites totaling approximately 29.38 acres that are identified within the sites inventory list. 1,485 anticipated dwelling units identified within the Harbor Mixed-Use Overlay across all income levels are identified to meet the City's shortfall in units. This update will including appropriate development standards to facilitate maximum densities.</li> </ul> </li> <li>• Remove the Mesa West Residential Ownership Overlay.</li> <li>• Rezoning will be completed to meet all by right requirements pursuant to California Gov Code 65583(h &amp; i)</li> </ul>	To be completed by Winter 2025.	City will initiate Housing Element Visioning and rezoning program in Fall 2023 and will complete updates to the City's Urban Plans/Overlays, by Winter 2025

<p>Promote the Development of Accessory Dwelling Units (ADUs)</p>	<ul style="list-style-type: none"> <li>• Review and revise the City's ADU ordinance as necessary to comply with State law.</li> <li>• Coordinating with the County on implementation of a permit-ready ADU program.</li> <li>• Post a user-friendly FAQ on the City's website to assist the public.</li> <li>• Offer permitting fee waivers, as funding is available.</li> <li>• Creating an expedited plan check review process to ease the process for homeowners.</li> <li>• Research potential State and Regional funding sources for affordable ADUs and make the information found publicly available to homeowners.</li> <li>• Engaging with residential development applicants regarding ADU opportunities that may not have been considered.</li> </ul>	<p>Program components analyzed within by December 2023, with implementation by December 2024. Review and revise the ADU ordinance within one year.</p>	<p>City updated ADU provisions to be consistent with State Housing Laws for ADUs. An information al Table is available on the City's webpage at: <a href="https://www.costamesaca.gov/government/departments-and-divisions/economic-and-development-services/planning/accessory-dwelling-units-adu">https://www.costamesaca.gov/government/departments-and-divisions/economic-and-development-services/planning/accessory-dwelling-units-adu</a>.</p> <p>Website will continue to be updated, as necessary.</p>
<p>Motel Conversions, Efficiency Units, and Co-living Housing Types</p>	<ul style="list-style-type: none"> <li>• Establish definitions of co-living and efficiency housing options within the Costa Mesa Zoning Code</li> <li>• Develop informational materials which outline the City's process for permitting efficiency unit and co-living housing types and distribute them to interested members of the development community.</li> <li>• Explore opportunities to implement motel conversions through Project Homekey.</li> <li>• Comply with State and Federal laws related to displacement and relocation of long-term residents when considering motel conversion opportunities.</li> </ul>	<p>To be completed by December 2024.</p>	<p>City will update the Zoning Code and create informational materials regarding Motel Conversions, Efficiency Units, and Co-living Housing Types by December 2024</p>
<p>Address City-wide Vote Requirement in Relation to Housing Element Compliance</p>	<p>Minimize the constraint of a city-wide vote requirement on creation of housing including affordable housing through the modification of existing City overlays, urban plan areas, and specific plans to rezone candidate housing sites that can accommodate affordable housing and a variety of mixed use/housing options near jobs and transit. By 2025, initiate a ballot measure, or other alternative option, to provide City Council greater discretion in approving affordable housing and mixed use/housing options in appropriate locations.</p>	<p>To be completed by Winter 2025.</p>	<p>November 2022 Voters approved amendment to CMMC to revitalize key commercial and industrial corridors to allow for housing opportunities as described in the Housing Element</p> <p>Visioning and Community Outreach for rezoning will occur in Fall 2023</p>
<p>Analyze the Potential of Establishing an Overlay to Permit Residential Uses in the Airport Industrial Area</p>	<ul style="list-style-type: none"> <li>• Evaluate the potential to add an overlay to an area in the airport industrial area which would permit residential development.</li> <li>• Complete a market analysis to determine the potential factors involved with permitting residential uses in the airport industrial area.</li> </ul>	<p>To be completed by Winter 2025.</p>	<p>City will evaluate the potential of establishing an land use overlay in the airport industrial area to allow for residential uses, to be completed by Winter 2025</p>
<p>Analyze the Potential of Establishing an Overlay to Permit Residential Uses in the 17th Street Corridor Area</p>	<ul style="list-style-type: none"> <li>• Evaluate the potential to add an overlay to an area in the 17th Street corridor area which would permit residential development.</li> <li>• Complete a market analysis to determine the potential factors involved with permitting residential uses in the 17th Street corridor area.</li> </ul>	<p>To be completed by Winter 2025.</p>	<p>City will evaluate the potential of establishing and overlay to permit residential uses in the 17th Street Corridor area, to be completed by Winter 2025</p>
<p>Analyze the Potential of Modifying the Newport Boulevard Specific Plan to Promote Residential Uses along Newport Boulevard</p>	<p>Evaluate potential modifications to the Newport Boulevard Specific Plan that would promote quality residential development.</p>	<p>To be completed by Winter 2025.</p>	<p>City will evaluate the potential of modifying the Newport Boulevard Specific Plan to promote residential uses along Newport Boulevard, to be completed by Winter 2025</p>
<p>Explore Potential Future Housing Opportunities on Church Sites</p>	<ul style="list-style-type: none"> <li>• Collaborate with members of the faith-based community to discuss housing and the unique opportunities and challenges faced by faith-based organizations when considering creating housing opportunities on church properties with the potential for wrap around services.</li> <li>• Develop materials outlining the development process and make them available on the City's website.</li> </ul>	<p>Develop online materials on the development process by December 2023 and update, as necessary.</p>	<p>City will explore potential future housing opportunity on Church sites, to be completed by December 2023</p>



Annual Progress Reports	Annually complete the required housing status reporting through the City's Annual Progress Report.	Annually complete and submit an Annual Progress Report to HCD.	City will complete and submit an Annual Progress Report to HCD
ADU and JADU Monitoring Program	<ul style="list-style-type: none"> <li>• Create a monitoring program to track ADU and JADU development and affordability levels throughout the planning period.</li> <li>• Conduct a review of ADU development and affordability every two years and make adjustments to accommodate a potential shortfall if determined necessary (i.e. additional incentives for ADU development or identification of adequate sites to meet the City's identified unaccommodated need).</li> </ul>	Monitoring program created by Winter 2025. Reviews conducted every two years throughout the planning period, and potential adjustments made within six months.	City currently monitors ADU development and will launch a new land management system (LMS) that will improve monitoring of all land use development. City will use the new LMS system to monitor the affordability levels throughout the planning period, and make adjustment as necessary.
Candidate Sites Used in Previous Housing Elements	Place a housing overlay zone over all nonvacant sites included in a prior Housing Element and all vacant sites included in two or more consecutive planning periods that permits by right housing development for projects that meet the requirements of State housing law (Gov Code Section 65583.2(c)).	To be completed by Winter 2025.	City will evaluate the use of a housing overlay zone over candidate sites used in previous housing elements that were included in two or more consecutive planning permits to permit housing development by right as required by State housing law; to be completed by Winter 2025
Water and Sewer Resources	Submit the General Plan amendment and rezone sites to local water and sewer providers for their review and consideration when reviewing new residential projects.	To be completed by July 2023.	City will coordinate with Water and Sewer Resources for their review and consideration when reviewing new residential projects by July 2023
Federal/State Housing Programs	<ul style="list-style-type: none"> <li>• Provide technical assistance to developers, nonprofit organizations, or other qualified private sector interests in the application and development of projects using Federal and State housing programs/grants.</li> <li>• Continue to partner with the OC Housing Finance Trust to identify potential funding sources.</li> </ul>	Annually market available Federal and State housing programs and grants. Meet with qualified interested parties annually to provide technical assistance. Partner with the OC Housing Finance Trust throughout the planning period to identify additional potential funding sources.	City will continue to market available Federal and State Housing Programs and grants on its Housing and Community Development website.
Lot Consolidation	<ul style="list-style-type: none"> <li>• Promote consolidation of residential properties to the development community and property owners to facilitate and promote the development of housing on smaller sites.</li> <li>• Maintain information on the lot consolidation process and fees online and at City Hall.</li> <li>• Continue to provide streamlined measures to facilitate consolidation and establish a menu of incentives by 2025</li> <li>• Evaluate the effectiveness of streamlining measures by midpoint and make adjustments within 6 months</li> </ul>	To be completed by December 2023, outreach and promote lot consolidation to the development community/property owners, and publish and maintain updated information on the City's lot consolidation processes and fees online and at City Hall.	City will evaluate as part of the Housing Element Visioning program,
Development of Large Sites	<ul style="list-style-type: none"> <li>• Evaluate the development status of the five identified large candidate sites within three years of the applicable zoning amendments being completed. If the sites show no indication of development progress including the assumed density and affordability, the City will review current RHNA progress and identify additional candidate sites within one-year if necessary.</li> <li>• Continue outreach to property owners through annual meetings. Provide technical assistance, incentives, and strategies as appropriate to facilitate the development of affordable housing, including parceling at appropriate sizes or other tools.</li> <li>• Promote development of large sites at the densities and affordability levels identified within the housing element.</li> <li>• Promote the potential subdivision of large sites into multiple parcels for future development through technical assistance, incentives, and strategies during the initial development phases and when applications come into the City for the identified parcels.</li> </ul>	Direct outreach to property owners two times per year throughout the planning period. Review of development progress and potential identification of additional candidate housing sites following the schedule within the objectives.	<p>Planning Division keeps a record of properties where the property owners have expressed interest in housing development. Staff provides initial comments and discuss development review process with potential developers.</p> <p>City will continue to reach out to property owners of candidate sites as part of the Housing Element Visioning effort and rezoning project - and track status of implementation after completion of the rezoning effort.</p>
Review and Revise Findings	Review all approval findings for Conditional Use Permits, Design Review, and Master Plans and revise findings which are capable of being interpreted broadly, with the goal of improving housing cost, supply, timing of approvals, and approval certainty.	To be completed by December 2023.	City is currently reviewing CMMC Findings Section for listed applications - to be completed by December 2023

Fair Housing	Achieve the Metrics outlined in Table outlined in Program 4A: Fair Housing to address factors as contributing to fair housing issues in Costa Mesa.	Annually outreach to local organizations and lower income communities to discuss fair housing issues and promote actions to mitigate local contributing factors. Promote available funds, ownership information, and details on affordable housing units on the City's webpage by Winter 2025.	Pursuant to AB 686, the City will affirmatively further fair housing by taking meaningful actions, in addition to resisting discrimination, that overcomes patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristic, as defined by California law. The City will continue current efforts to further fair housing as well as implement an inventory of comprehensive actions listed in the Housing Element – Chapter 4 (Program 4A).
Rental Housing Assistance	<ul style="list-style-type: none"> <li>Participate in the Orange County Housing Authority's Housing Choice Vouchers program to provide rent subsidies to very low-income households provided funding is available.</li> <li>Evaluate and offer rental housing assistance programs based on the availability of funding.</li> </ul>	Promote OCHA Housing Choice Voucher information and rental housing assistance programs, as available, on the City's website.	City promotes the Rental Assistance Program on the following website: <a href="https://www.costamesaca.gov/trending/rental-assistance-asistencia-de-alquiler">https://www.costamesaca.gov/trending/rental-assistance-asistencia-de-alquiler</a> and various housing programs on its Housing and Community Development Website: <a href="https://www.costamesaca.gov/government/departments-and-divisions/economic-and-development-services/housing-and-community-development">https://www.costamesaca.gov/government/departments-and-divisions/economic-and-development-services/housing-and-community-development</a>
Ownership Housing Assistance	<ul style="list-style-type: none"> <li>Evaluate and adopt ownership housing assistance programs, such as a First-Time Home Buyer Program, based on the availability of funding.</li> <li>Provide informational materials, online and at City Hall, on potential paths to home ownership and on assistance and resources available for first-time home buyers.</li> </ul>	Annually evaluate and, as funding is available, offer ownership housing assistance programs. Promote informational materials online and at City hall on potential paths to home ownership and on assistance and resources available by Winter 2025.	The City is currently evaluating program for ownership housing assistance; to be completed by Winter 2025
Fair Housing Assistance	Continue to contract with the Fair Housing Foundation and promote available services on the City's webpage.	Contract with the Fair Housing Foundation throughout the planning period and promote updated information on available services online by Winter 2025.	<ul style="list-style-type: none"> <li>Adopted Resolution No. 2022-61</li> </ul> Resolution of the City approving and authorizing submission of the Home-ARP Allocation Plan, a substantial amendment to the FY 2021-2022 Annual Action Plan for the application and expenditure of Home Investment Partnership Act American Rescue Partnership Funds to the United States Department of Housing and Urban Development. Utilize funds for 1. Development and Support of Affordable Housing; 2. Supportive Services including those defined at 24 CFR 578.53 e – including McKinney-Vento Supportive Services, Homelessness Prevention Services; and Housing Counseling Services
Low Barrier Navigation Centers	Update the Zoning Code to permit Low Barrier Navigation Center development as a matter of right in appropriate zoning districts, subject to requirements of state law.	To be completed by December 2024.	The City will update applicable sections of its Zoning Code to permit Low Barrier Navigation Center Development and complete it by December 2024
Homeless Shelter	<ul style="list-style-type: none"> <li>Continue to operate and maintain the Bridge Shelter throughout the planning period.</li> <li>Promote information on services and assistance available to residents online on the City's website.</li> </ul>	Annually review and, if necessary, revise services and assistance programs available based on funding availability. Annually meet with homeless services providers to respond to the needs of persons experiencing homelessness and identify potential opportunities.	<ul style="list-style-type: none"> <li>Award a professional service agreement to Bracken's Kitchen for commercial kitchen operation and meal services for the Costa Mesa Bridge Shelter</li> <li>City executed a subrecipient agreement with the County of Orange to Accept Grant Funds for the Benefit of Bridge Shelter; approximately \$100,000 to support shelter and support services for people experiencing homelessness</li> </ul>
Assembly Bill 139	Review and update, as necessary, the Zoning Code to comply with parking requirements of AB 139 for emergency shelters.	To be completed by Winter 2025.	City will update applicable sections of its Zoning Code to address AB 139, by Winter 2025

Housing Education and Outreach Program	Develop an outreach program providing educational materials about the purpose and benefits of affordable housing options in the City.	Develop program by December 2023 and distribute materials by December 2024.	City will develop a program providing education materials about the purpose and benefits of affordable housing options in the City by Winter 2023
Partnerships with Local Organizations and Community Groups	Partner with local community-based organizations, stakeholders and groups who provide supportive resources and programs to further identify specific needs of this community and connect community members with appropriate resources.	Initiate program by December 2024.	City will reach out to local community-based organizations, stakeholders and groups who provide supportive resources and programs to further identify specific needs of this community and connect community members with appropriate resources. The City will complete the program by December 2024

**General Comments**

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Jurisdiction	Costa Mesa	
Reporting Period	2022	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

## ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Note: "+" indicates an optional field  
Cells in grey contain auto-calculation formulas

**Table F**

**Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)**

Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.

Activity Type	Units that Do Not Count Towards RHNA <sup>+</sup> Listed for Informational Purposes Only				Units that Count Towards RHNA <sup>+</sup> Note - Because the statutory requirements severely limit what can be counted, please contact HCD to receive the password that will enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1*. For detailed reporting requirements, see the checklist here: <a href="https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf">https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf</a>
	Extremely Low-Income <sup>+</sup>	Very Low-Income <sup>+</sup>	Low-Income <sup>+</sup>	TOTAL UNITS <sup>+</sup>	Extremely Low-Income <sup>+</sup>	Very Low-Income <sup>+</sup>	Low-Income <sup>+</sup>	TOTAL UNITS <sup>+</sup>	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									











Jurisdiction	Costa Mesa	
Reporting Period	2022	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2023

NOTE: STUDENT HOUSING WITH DENSITY BONUS ONLY. This table only needs to be completed if there were student housing projects WITH a density bonus approved pursuant to Government Code 65915(b)(1)(F)

## ANNUAL ELEMENT PROGRESS REPORT

### Housing Element Implementation

Note: "\*" indicates an optional field  
Cells in grey contain auto-calculation formulas

Table J														
Student housing development for lower income students for which was granted a density bonus pursuant to subparagraph (F) of paragraph (1) of subdivision (b) of Section 65915														
Project Identifier				Project Type	Date	Units (Beds/Student Capacity) Approved							Units (Beds/Student Capacity) Granted Density Bonus	Notes
1				2	3	4							5	6
APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SH - Student Housing)	Date	Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Total Additional Beds Created Due to Density Bonus	Notes
Summary Row: Start Data Entry Below														

Jurisdiction	Costa Mesa	
Reporting Year	2022	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT Local Early Action Planning (LEAP) Reporting (CCR Title 25 §6202)					
<i>Please update the status of the proposed uses listed in the entity's application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.</i>					
<b>Total Award Amount</b>	\$	500,000.00	<i>Total award amount is auto-populated based on amounts entered in rows 15-26.</i>		
Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes
Housing Element Update	55000	\$0.00	In Progress	Other	SB2 Grant other funding
Inclusionary Housing Ordinance	70000	\$20,486.88	In Progress	None	
General Plan Amendment and Zoning Actions necessary to implement the Housing Element	375000	\$0.00	Other (Please Specify in Notes)	None	to be started upon certification of the Housing Element

Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Table A2)

Completed Entitlement Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		4
<b>Total Units</b>		<b>4</b>

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	24
Low	Deed Restricted	0
	Non-Deed Restricted	37
Moderate	Deed Restricted	0
	Non-Deed Restricted	10
Above Moderate		4
<b>Total Units</b>		<b>75</b>

Certificate of Occupancy Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	3
Low	Deed Restricted	0
	Non-Deed Restricted	10
Moderate	Deed Restricted	0
	Non-Deed Restricted	1
Above Moderate		24
<b>Total Units</b>		<b>38</b>



## **Appendix A.1**

# **2015-2035 General Plan Goals, Objectives, Policies (2021)**

## 2015-2035 GENERAL PLAN GOALS AND POLICIES

Each element of the General Plan contains goals and policies based upon the needs and desires of the community, as derived from the previously adopted 2015-2035 General Plan, background research, planning staff, and members of the City Council.

A goal is defined as a broad vision of what the community wants to achieve or provide to residents, landowners, business owners and tourists. It is a statement of a desired condition based on community values. Goals are general in nature and usually timeless. A policy is a specific statement that guides decision-making. It indicates a commitment of the City to a particular course of action. A policy is based on and helps implement a goal.

One of the objectives for the 2015-2035 General Plan and General Plan EIR was to review the 2000 General Plan goals, objectives, and policies for relevancy, completion and applicability for the long-term development in the City. City staff reviewed the goals, objectives, and policies in the 2000 General Plan and determined if the goals, objectives, and policies had been completed, and if not, determined their relevancy and applicability for the 2015-2035 General Plan. The following are the goals and associated objectives and policies that have been set for the Costa Mesa 2015-2035 General Plan.

At the conclusion of each goal, objective or policy is a statement within [brackets] that indicates one of four possible scenarios: 1) the goal, objective, or policy remains the same as the 2000 General Plan, 2) the goal, objective or policy has been modified from the 2000 General Plan statement for the 2015-2035 General Plan, 3) the goal, objective or policy is a new statement for the 2000 General Plan, or 4) in the case of the Housing Element, no changes were made to the goals, objectives or policies. Examples of the wording for the aforementioned scenarios are as follows:

- 1) [2000 GP Goal LU-1],
- 2) [2000 GP Policy LU-1A.4 – Modified for 2015-2035 GP],
- 3) [New Objective for 2015-2035 GP], and
- 4) [No Change].

## Land Use Element

The goals, objectives, and policies that address land use are as follows:

### **Goal LU-1:**

A Balanced Community with a Mix of Land Uses to Meet Resident and Business Needs [2000 GP Goal LU-1]

**Objective LU-1A:** Establish and maintain a balance of land uses throughout the community to preserve the residential character of the City at a level no greater than can be supported by the infrastructure. [2000 GP Objective LU-1A]

- LU-1.1 Provide for the development of a mix and balance of housing opportunities, commercial goods and services, and employment opportunities in consideration of the needs of the business and residential segments of the community. [2000 GP Policy LU-1A.1]
- LU-1.2 Balance economic gains from new development while preserving the character and densities of residential neighborhoods. [New Policy for 2015-2035 GP]
- LU-1.3 Strongly encourage the development of residential uses and owner-occupied housing (single-family detached residences, condominiums, townhouses) where feasible to improve the balance between rental and ownership housing opportunities. [2000 GP Policy LU-1A.4]
- LU-1.4 Promote housing and employment opportunities within planned development areas to the extent feasible. [2000 GP Policy LU-1A.5]
- LU-1.5 Maintain a land use structure that strives to balance jobs and housing with available infrastructure and public and human services. [New Policy for 2015-2035 GP]

### **Goal LU-2:**

Preserve and Protect Residential Neighborhoods [2000 GP Goal LU-1]

**Objective LU-2A:** Promote land use patterns and development that contribute to community and neighborhood identity. [2000 GP Objective LU-1C]

- LU-2.1 In the event of damage or destruction, allow any legal conforming use in existence at the time of adoption of the General Plan that is located in a nonconforming development to be rebuilt to its original building intensity, as long as any such rebuilding would not increase the development's nonconformity, and the damage or destruction was in no way brought about by intentional acts of any owner of such use or property. [2000 GP Policy LU-2A.4]
- LU-2.2 Pursue maximum use of utility company funds and resources in undergrounding existing overhead lines, and encourage undergrounding of utilities in the public right-of-way for residential development consisting of five units or more, to the extent feasible and practical. [2000 GP Policy LU-2A.9 – Modified for 2015-2035 GP]
- LU-2.3 Develop standards, policies, and other methods to encourage the grouping of individual parcels to eliminate obsolete subdivision patterns and to provide improved living environments while being consistent with the neighborhood character of the surrounding community. [2000 GP Policy LU-2A.5 – Modified for 2015-2035 GP]

- LU-2.4 Do not allow "rounding up" when calculating the number of permitted residential units, except for lots existing as of March 16, 1992, zoned R2-MD that have less than 7,260 square feet in area, and no less than 6,000 square feet, where density calculation fractions of 1.65 or greater may be rounded up to two units. [2000 GP Policy LU-2A.6]
- LU-2.5 Allow creation of parcels without street frontage if sufficient easements are provided for planned developments or common-interest developments consistent with the neighborhood character. This policy does not apply to small lot subdivisions. [2000 GP Policy LU-2A.7]
- LU-2.6 Encourage increased private market investment in declining or deteriorating neighborhoods. [2000 GP Policy LU-2A.8]
- LU-2.7 Permit the construction of buildings over two stories or 30 feet only when it can be shown that the construction of such structures will not adversely impact surrounding developments and deprive existing land uses of adequate light, air, privacy, and solar access. [2000 GP Policy LU-1C.1]
- LU-2.8 Limit building height to four stories above grade south of the I-405 Freeway, except for special purpose housing such as elderly, affordable, or student housing, unless otherwise approved by a General Plan amendment. (A four-story/five-level parking structure with roof deck parking on the fifth level is considered a four-story structure.) [2000 GP Policy LU-1C.2]
- LU-2.9 Require appropriate building setbacks, structure orientation, and placement windows to consider the privacy of adjacent residential structures within the same project and on adjacent properties. [2000 GP Policy LU-1C.4]
- LU-2.10 Promote lot consolidation of residential properties to the extent feasible and practical, including the creation of larger single-family residential lots that exceed the minimum 6,000-square-foot requirement in neighborhoods where the prevailing residential subdivision pattern features larger-sized residential lots. [2000 GP Policy LU-1C.5 – Modified for 2015-2035 GP]
- LU-2.11 Ensure adequate noise attenuation in urban design, such as walls for sound attenuation, development of landscaped greenbelts, provision of landscape berms, etc. [2000 GP Policy LU-1C.6 – Modified for 2015-2035 GP]

**Goal LU-3:**

Development that Maintains Neighborhood Integrity and Character [2000 GP Goal LU-1]

**Objective LU-3A:** Establish policies, standards, and procedures to minimize blighting influences, and maintain the integrity of stable neighborhoods. [2000 GP Objective LU-1F]

- LU-3.1 Protect existing stabilized residential neighborhoods, including mobile home parks (and manufactured housing parks), from the encroachment of incompatible or potentially disruptive land uses and/or activities. [2000 GP Policy LU-1F.1]
- LU-3.2 Actively enforce existing regulations regarding derelict or abandoned vehicles, outdoor storage, and substandard or illegal buildings, and establish regulations to abate weed-filled yards when any of the above are deemed to constitute a health, safety, or fire hazard. [2000 GP Policy LU-1F.2]
- LU-3.3 Continue code enforcement as a high priority with regard to the regulation of property maintenance standards citywide. [2000 GP Policy LU-1F.3 – Modified for 2015-2035 GP]

- LU-3.4 Ensure that residential densities can be supported by the infrastructure and are compatible with existing residential neighborhoods in the surrounding area. [2000 GP Policy LU-1F.4 – Modified for 2015-2035 GP]
- LU-3.5 Provide opportunities for the development of well-planned and designed projects which, through vertical or horizontal integration, provide for the development of compatible residential, commercial, industrial, institutional, or public uses within a single project or neighborhood. [2000 GP Policy LU-1F.5]
- LU-3.6 Facilitate revitalization of aging commercial centers by working with property owners, developers, local businesses, and other community organizations to coordinate efforts. [New Policy for 2015-2035 GP]
- LU-3.7 Promote development/design flexibility that encourages older or poorly maintained high-density residential uses to be rehabilitated. [New Policy for 2015-2035 GP]
- LU-3.8 Ensure that new development reflects existing design standards, qualities, and features that are in context with nearby development and surrounding residential neighborhoods. [New Policy for 2015-2035 GP]
- LU-3.9 Locate high-intensity developments or high-traffic-generating uses away from low-density residential in order to buffer the more sensitive land uses from the potentially adverse impacts of the more intense development or uses. [2000 GP Policy LU-1A.3]
- LU-3.10 Minimize effects of new development on the privacy and character of surrounding neighborhoods. [New Policy for 2015-2035 GP]
- LU-3.11 Promote small-lot residential development on long, narrow, single parcels or combined residential lots. [New Policy for 2015-2035 GP]
- LU-3.12 Ensure that new development reflects existing design standards, qualities, and features that are in context with nearby development. [New Policy for 2015-2035 GP]
- LU-3.13 Prohibit construction of buildings which would present a hazard to air navigation, as determined by the Federal Aviation Administration (FAA). [2000 GP Policy LU-1C.3 – Modified for 2015-2035 GP]
- LU-3.14 Certain development proposals which may include the construction or alteration of structures more than 200 feet above ground level may require filing with the Federal Aviation Administration (FAA) and Airport Land Use Commission (ALUC) pursuant to federal and State law. If a filing requirement is determined to be necessary in accordance with the procedures provided by State/federal agencies, the filing of a Notice of Proposed Construction or Alteration (FAA Form 7460-1) shall be required prior to review and consideration of the proposed development.” Land Use Element (page LU-18) refers to the threshold stated above. It shall be amended to refer to Filing FAA Form 7460-1 Notice of Construction and Alteration, and not to Form 7480-1. [New Policy for 2015-2035 GP]
- LU-3.15 The City will ensure that development proposals, including the construction or operation of a heliport or helistop comply fully with permit procedures under State law, including referral of the project to the ALUC by the applicant, and with all conditions of approval imposed or recommended by the Federal Aviation Administration, ALUC, and Caltrans, including the filing of Form 7480-1 (Notice of Landing Area Proposed) with the FAA. This requirement shall be in addition to all other City development requirements. [New Policy for 2015-2035 GP]



- LU-3.16 The City shall refer certain projects to the Airport Land Use Commission for Orange County, as required by Section 21676 of the California Public Utilities Code to determine consistency of the project(s) with the Airport Environs Land Use Plan for John Wayne Airport. [New Policy for 2015-2035 GP]
- LU 3.17 New residential developments within the 60 dB CNEL noise contour of the airport shall provide designated outdoor signage informing the public of the presence of operating aircraft. [New Policy for 2015-2035 GP]

**Goal LU-4:**

New Development that Is Sensitive to Costa Mesa's Environmental Resources [2000 GP Goal LU-2]

**Objective LU-4A:** Encourage new development and redevelopment that protects and improves the quality of Costa Mesa's natural environment and resources. [2000 GP Objective LU-2A]

- LU-4.1 Ensure that appropriate watershed protection activities are applied to all new development and significant redevelopment projects that are subject to the National Pollutant Discharge Elimination System Stormwater Permit during the planning, project review, and permitting processes. [2000 GP Policy LU-2A.10]
- LU-4.2 Avoid conversion of areas particularly susceptible to erosion and sediment loss (e.g., steep slopes) and/or establish development guidelines that identifies these areas and protects them from erosion and sediment loss. [2000 GP Policy LU-2A.11]
- LU-4.3 Preserve or restore areas that provide water quality benefits and/or are necessary to maintain riparian and aquatic biota. [2000 GP Policy LU-2A.12]
- LU-4.4 Promote site development that limits impact on and protects the natural integrity of topography, drainage systems, and water bodies, and protect the integrity of the bluff crest. [2000 GP Policy LU-2A.13]
- LU-4.5 Promote integration of stormwater quality protection into construction and post-construction activities, as required by the NPDES Stormwater Permit and the City's Local Implementation Plan. [2000 GP Policy LU-2A.14]
- LU-4.6 Incorporate the principles of sustainability into land use planning, infrastructure, and development processes to reduce greenhouse gas emissions consistent with State goals. [New Policy for 2015-2035 GP]

**Goal LU-5:**

Adequate Community Services, Transportation System, and Infrastructure to Meet Growth [2000 GP Goal LU-1 and Goal LU-3]

**Objective LU-5A:** Ensure availability of adequate community facilities and provision of the highest level of public services possible, taking into consideration budgetary constraints and effects on the surrounding area. [2000 GP Objective LU-3A]

- LU-5.1 Pursue annexation of certain areas within the City's Sphere of Influence to provide land use regulation and city services within its jurisdiction. [2000 GP Policy LU-3A.1]
- LU-5.2 Strongly encourage protection and preservation of existing but underutilized school sites for future recreational, social, or educational uses. [2000 GP Policy LU-3A.2]

- LU-5.3 As appropriate and timely, consider the establishment of development impact fee program(s) to fund additional fire and police personnel, library facilities, and related equipment to meet the demands of additional growth in the City. [2000 GP Policy LU-3A.3 – Modified for 2015-2035 GP]
- LU-5.4 Require appropriate site and environmental analysis for future fire and police station site locations or for the relocation or closure of existing fire and police facilities. [2000 GP Policy LU-3A.4]
- LU-5.5 Ensure that new development pays its fair share of impact fees such as park fees and traffic impact fees. This can also include impact fees related to community services (police protection services and fire emergency response services) or library facilities, once adopted and applicable. [New Policy for 2015-2035 GP]
- LU-5.6 Promote development of revenue-generating land uses to help defray the costs of high quality public services. [New Policy for 2015-2035 GP]
- LU-5.7 Encourage new development that is organized around compact, walkable, mixed-use neighborhoods and districts to conserve open space resources, minimize infrastructure costs, and reduce reliance on the automobile. [New Policy for 2015-2035 GP]
- LU-5.8 Include an evaluation of impacts on utility systems and infrastructure in EIRs for all major general plan amendment, rezone, and development applications. [2000 GP Policy LU-1D.1]
- LU-5.9 Phase or restrict future development in the City to that which can be accommodated by infrastructure at the time of completion of each phase of a multi-phased project. [2000 GP Policy LU-1D.2]
- LU-5.10 Building densities/intensities for proposed new development projects shall not exceed the trip budget for applicable land use classifications, as identified in the Land Use Element. Building intensities for proposed new development projects shall not exceed the applicable floor area standards, except for the following conditions:
- (a) Limited deviations from the graduated floor-area ratio standards for the commercial and industrial land use designations may be approved through a discretionary review process. No deviation shall exceed a 0.05 increase in the FAR in the moderate traffic category, and no deviation shall be allowed in the very low, low, and high traffic categories. Deviations from the FAR standards shall not cause the daily trip generation for the property to be exceeded when compared to the existing daily trip generation for the site without the proposed project or maximum allowable traffic generation for the Moderate Traffic FAR category, whichever is greater.
  - (b) Additions to existing nonconforming nonresidential developments may be allowed if the additions do not affect the overall traffic generation characteristics of the development and if the additions do not substantially affect the existing height and bulk of the development. Additions to nonresidential developments shall be limited to those land uses with traffic generation rates based on variables other than building area square footage. Examples of such additions include, but are not limited to: 1) Hotels/motels: Increases in the size of hotel rooms or lobbies where no increase in the total number of rooms is proposed, and 2) theaters: Increases to “back-stage” support areas or lobbies where no increase in the total number of seats is proposed.
  - (c) In the above conditions, the new development shall be compatible with surrounding land uses.

- (d) Additional criteria for approving deviations from the FAR standards may be established by policy of the City Council. [2000 GP Policy LU-1E.1 – Modified for 2015-2035 GP]
- LU-5.11 Development plans shall be required for all phased development and approvals and shall be approved by the Planning and Transportation Services Divisions prior to the issuance of building permits. [2000 GP Policy LU-1E.2]
- LU-5.12 Development plans shall include an overall buildout plan, which can demonstrate the ability of the circulation system to support the proposed level of development. [2000 GP Policy LU-1E.3]
- LU-5.13 The City shall continue its annual preparation of the Development Phasing and Performance Monitoring Program. The annual review will specifically address major intersection operations in any mixed-use overlay area. [2000 GP Policy LU-1E.4]

**Goal LU-6:**

Economically Viable and Productive Land Uses that Increase the City's Tax Base [2000 GP Goal LU-1]

**Objective LU-6A:** Ensure the long-term productivity and viability of the community's economic base. [2000 GP Objective LU-1B]

- LU-6.1 Encourage a mixed of land uses that maintain and improve the City's long-term fiscal health. [New Policy for 2015-2035 GP]
- LU-6.2 Continue to promote and support the vitality of commercial uses to meet the needs of local residents and that support regional-serving commercial centers. [New Policy for 2015-2035 GP]
- LU-6.3 Continue to prioritize commercial and industrial park use of properties north of I-405 and within the Airport Industrial District. [New Policy for 2015-2035 GP]
- LU-6.4 Support the continued presence of incubator businesses in the action sports industry and jobs-producing businesses in the Westside. [New Policy for 2015-2035 GP]
- LU-6.5 Encourage revitalization of existing, older commercial and industrial areas in the Westside with new mixed-use development consisting of ownership housing stock and live/work units. [New Policy for 2015-2035 GP]
- LU-6.6 Continue to encourage and retain land uses that generate sustainable sales and property tax revenues, including regional commercial destinations and automobile dealerships. [New Policy for 2015-2035 GP]
- LU-6.7 Encourage new and retain existing businesses that provide local shopping and services. [New Policy for 2015-2035 GP]
- LU-6.8 Provide efficient and timely review of development proposals while maintaining quality customer service standards for the business, development, and residential community. [New Policy for 2015-2035 GP]
- LU-6.9 Support the retention and growth of Class A office tenants, including corporate headquarters for the action sports industry, biotech, and high technology companies within the City. [New Policy for 2015-2035 GP]

**Objective LU-6B:** Encourage and facilitate activities that expand the City's revenue base. [New Objective for 2015-2035 GP]

- LU-6.10 Encourage a broad range of business uses that provide employment at all income levels and that make a positive contribution to the City's tax base. [New Policy for 2015-2035 GP]
- LU-6.11 Provide opportunities for mixed-use, office, manufacturing, and retail development that respond to market and community needs in terms of size, location, and cost. [New Policy for 2015-2035 GP]
- LU-6.12 Track retail trends and tailor regulations to respond to market changes, maximize revenue, and maintain the appropriate the business mix. [New Policy for 2015-2035 GP]
- LU-6.13 Encourage new development along major corridors that are pedestrian oriented and includes a mixture of retail/service, residential, and office uses. [New Policy for 2015-2035 GP]
- LU-6.14 Improve ease and accessibility to information to capture opportunities for businesses to establish in Costa Mesa and bring high-skill and professional jobs and new revenue sources into the community. [New Policy for 2015-2035 GP]
- LU-6.15 Promote unique and specialized commercial and industrial districts within the City which allow for incubation of new or growing businesses and industries. [New Policy for 2015-2035 GP]
- LU-6.16 Examine options for the development of new infrastructure for new technologies and businesses that use those technologies. [New Policy for 2015-2035 GP]

**Objective LU-6C:** Retain and expand the City's diverse employment base, including office, retail/service, restaurants, high-tech, action sports, boutique and prototype manufacturing, and industrial businesses. [New Objective for 2015-2035 GP]

- LU-6.17 Engage in activities that promote Costa Mesa as a great place to live, work, and develop a business. [New Policy for 2015-2035 GP]
- LU-6.18 Continue to work with surrounding cities to strengthen regional economic development. [New Policy for 2015-2035 GP]
- LU-6.19 Provide flexibility and support for development of residential, office, small retail centers, and similar uses that would serve local residents and would also benefit from the high visibility along major corridors outside of significant commercial or industrial nodes. [New Policy for 2015-2035 GP]

**Goal LU-7:**

A Sound Local Sustainable Economy that Attracts Investment, Creates Educational Opportunities, and Generates Employment Opportunities [New Goal for 2015-2035 GP]

- LU-7.1 Endeavor to create mixture of employment opportunities for all economic levels of residents and businesses. [New Policy for 2015-2035 GP]
- LU-7.2 Support linkages between local educational institutions and local industries and businesses. Foster training, collaboration with employers, and new innovative programs that increase job opportunities for residents and students attending school locally. [New Policy for 2015-2035 GP]
- LU-7.3 Foster and provide useful and efficient partnerships to implement economic opportunities with private, non-profit, or other public agencies. [New Policy for 2015-2035 GP]

- LU-7.4 Cultivate an entrepreneurial and academic environment that fosters innovation through non-traditional housing developments, flexible office spaces, experiential development, and ensuring the diversity of retail/service throughout the urban districts. [New Policy for 2015-2035 GP]
- LU-7.5 Support and provide flexibility for development projects and businesses which produce, care, and maintain material goods or fixed assets meant to support the production of market goods, especially for niche industries within the City of Costa Mesa. [New Policy for 2015-2035 GP]
- LU-7.6 Seek out opportunities to attract primary businesses within stable industries and support industries that already exist within the City. [New Policy for 2015-2035 GP]
- LU-7.7 Explore economic and employment opportunities to retain and strengthen the unique industry niches along Bristol and Paularino, in the Westside, on East 17th Street, and throughout North Costa Mesa. [New Policy for 2015-2035 GP]
- LU-7.8 Support the development of pedestrian plazas and gathering places, and institutional spaces, as well as the more efficient use of existing spaces, to support economic growth and branding of existing industries within the City. [New Policy for 2015-2035 GP]

**Goal LU-8:**

Promote a range of multiple uses at the Fairview Developmental Center site [New Goal for 2015-2035 GP]

- LU-8.1 In anticipation of the potential closure or repurposing of the Fairview Development Center site, the City will work with appropriate State agencies or private entity (if the property is sold) to plan for a complementary mix of low-scale residential, institutional, public facilities, open spaces, and recreational uses within a campus setting. [New Policy for 2015-2035 GP]

**Goal LU-9:**

Ensure that Fairgrounds uses are consistent with the General Plan designation [New Goal for 2015-2035 GP]

- LU-9.1 Discourage changes in the allowable uses specified in the Fairgrounds General Plan land use designation for the Orange County Fair & Event Center property. Ensure that amendments to this General Plan designation are approved by the electorate. [New Policy for 2015-2035 GP]

**Goal LU-10:**

Promote the growth of tourism [New Goal for 2015-2035 GP]

**Objective LU-10A:** Promote structural improvements of visitor-oriented land uses. [New Objective for 2015-2035 GP]

- LU-10.1 Engage with property owners, developers, and business owners to encourage the revitalization of the hotel/motels. [New Policy for 2015-2035 GP]

- LU-10.2 Provide incentives to motel development projects seeking to improve existing motel facilities by increasing the hotel rating. These projects may include:
- a. Updating building mechanical, electrical, or plumbing to comply with current building standards
  - b. Updating physical improvements to the site
  - c. Adding hotel amenities to the site
  - d. Updating or improving the landscaping on the site
  - e. Updating or improving the façade of the building(s) [New Policy for 2015-2035 GP]

**Objective LU-10B:** Promote growth of visitor-oriented land uses. [New Objective for 2015-2035 GP]

- LU-10.3 Motel and hotel land uses should be encouraged to be located near major transportation corridors and close to key tourist/visitor draws, other recreation venues, the airport, regional, and general local shopping centers. [New Policy for 2015-2035 GP]

- LU-10.4 Consider the interest of quality of stay for visitors when evaluating projects near visitor-oriented land uses by requiring on-site amenities and upscale guest services. [New Policy for 2015-2035 GP]

**Objective LU-10C:** Promote uses and events that make visitor-oriented business more economically viable. [New Objective for 2015-2035 GP]

- LU-10.5 Celebrate and promote the arts, culture, and industries of Costa Mesa through special events, civic gatherings, and City marketing and tourism promotion efforts. [New Policy for 2015-2035 GP]

- LU-10.6 Promote the development of small-scale manufacturing uses or other uses that generate multiple secondary and tertiary markets that support business travel tourism-related uses. [New Policy for 2015-2035 GP]

- LU-10.7 Maintain and enhance the City's status and image as a centrally located destination and cultural center in Orange County. [New Policy for 2015-2035 GP]

## Circulation Element

The goals, objectives, and policies that address circulation are as follows:

### **Goal C-1:**

Implement “Complete Streets” Policies on Roadways in Costa Mesa

Plan, develop, and implement a comprehensive transportation system that serves all users and modes of travel. [2000 GP Goal CIR-1 – Modified for 2015-2035 GP]

**Objective C-1A:** Create a transportation network that meets the mobility needs of all Costa Mesa residents, businesses, and visitors. [2000 GP Objective CIR-1A – Modified for 2015-2035 GP]

C-1.1: Update the City’s engineering standards for public and private streets to provide for safe, comfortable, and attractive access and travel for pedestrians, bicyclists, motorists, and transit users of all ages, abilities, and modes of travel. [New Policy for 2015-2035 GP]

C-1.2: Allow for flexible use of public rights-of-way to accommodate all users of the street system while maintaining safety standards. [New Policy for 2015-2035 GP]

C-1.3: Complete and annually maintain a needs assessment for traffic service levels and traffic safety. Develop and annually update a priority list of improvement projects, with priorities based on: 1) correcting identified hazards; 2) accommodating multimodal trips; 3) improving and/or maintaining peak-hour traffic volumes at critical intersections; 4) improving efficiency of existing infrastructure utilization; and 5) intergovernmental coordination. [2000 GP Policy CIR-2C.2]

C-1.4: Pursue downgrade of arterials that no longer have the demand requiring their buildout to planned capacity. [New Policy for 2015-2035 GP]

C-1.5: Implement road diets on street segments with excess capacity to enhance bicycle and pedestrian facilities. [New Policy for 2015-2035 GP]

C-1.6: Encourage the conversion of excess on-street parking spaces for expanded sidewalk gathering places or landscaping. [New Policy for 2015-2035 GP]

C-1.7: Encourage community participation in City processes and programs focused on improving mobility and transportation facilities. [New Policy for 2015-2035 GP]

C-1.8: Pursue downgrade of 17th Street from 6-lane Major Arterial to 4-lane Primary Arterial between Orange Ave and Tustin Avenue, through Master Plan of Arterial Highways (MPAH) Amendment process with the Orange County Transportation Authority. [New Policy for 2015-2035 GP]

**Objective C-1B:** Preserve the character of our residential neighborhoods. [2000 GP Objective CIR-1A – Modified for 2015-2035 GP]

C-1.9: Implement traffic calming measures that discourage speeding and cut-through traffic on residential streets. [2000 GP Policy CIR-1A.14]

C-1.10: Encourage non-motorized transportation in residential areas by providing sidewalks and implementing bicycle friendly design of local streets. [New Policy for 2015-2035 GP]

C-1.11: Reduce or eliminate intrusion of traffic related to non-residential development on local streets in residential neighborhoods. [New Policy for 2015-2035 GP]

- C-1.12: Prioritize intersection improvements which improve through traffic flow on Major, Primary, and Secondary Arterials, and reduce impacts on local neighborhood streets with emphasis on pedestrian safety. [2000 GP Policy CIR-1A.14]
- C-1.13: Promote engineering improvements such as physical measures constructed to lower speeds, improve safety, and otherwise reduce the impacts of motor vehicles. [New Policy for 2015-2035 GP]
- C-1.14: Design and Implement transportation projects to meet local and regional system capacity needs in accordance with the Master Plan of Streets and Highways. [New Policy for 2015-2035 GP]
- C-1.15: Implement neighborhood approved traffic-calming measures in residential neighborhoods and appropriate commercial areas, such as street narrowing, curb extensions, roundabouts, landscaped medians, and radar speed feedback signs. [New Policy for 2015-2035 GP]
- C-1.16: Establish priority-ranking system to evaluate traffic-calming requests for implementation throughout the City. [New Policy for 2015-2035 GP]
- C-1.17: Pursue programs that reduce vehicle speeds and cut-through traffic on local streets. [New Policy for 2015-2035 GP]

**Goal C-2:**

Effectively Manage and Improve the Roadway System

Develop and maintain a robust and efficient vehicular circulation network. [2000 GP Goal CIR-1 – Modified for 2015-2035 GP]

**Objective C-2A:** Implement policies that encourage and accommodate all users while maintaining the efficiency of the circulation system. [2000 GP Objective CIR-1A – Modified for 2015-2035 GP]

- C-2.1: Establish a citywide crosswalk policy to address installation, maintenance, removal, and enhancements of crosswalks at intersections and mid-block locations. Crosswalk locations and treatment will be based on criteria including, but not limited to safety, traffic volume, and concentration of pedestrian activity. Potential enhancements may include leading pedestrian intervals at signalized intersections, bulb-outs, and median refuges to reduce crossing distances. [New Policy for 2015-2035 GP]
- C-2.2: Avoid creation of frequent driveways for new development access in active pedestrian areas that create conflict points between pedestrians and vehicles. [New Policy for 2015-2035 GP]
- C-2.3: Encourage commercial property owners to use shared driveway access and interconnected roads within blocks, where feasible. Require driveway access closures or consolidations, or both when a site is remodeled or redeveloped. [New Policy for 2015-2035 GP]
- C-2.4: Collaborate with law enforcement and public safety organizations to coordinate policies and programs that would reduce injuries and deaths on the roadways. [New Policy for 2015-2035 GP]
- C-2.5: Designate routes for truck traffic to minimize potential conflicts between trucks and cars, pedestrians, bicycles, transit, and vehicle access and circulation. Establish by ordinance a truck map that depicts allowable truck routes within the City. [New Policy for 2015-2035 GP]



- C-2.6: Periodically review and update traffic signal timing at all signalized intersections to maintain traffic signal coordination and to accommodate bicycle and pedestrian needs. [New Policy for 2015-2035 GP]
- C-2.7: Develop new traffic level of services criteria in accordance with SB 743 to meet the California Environmental Quality Act (CEQA). [New Policy for 2015-2035 GP]
- C-2.8: Continue the use of the Intersection Capacity Utilization (ICU) methodology to address local traffic level of service and impacts, with Level of Service “D” as the threshold for meeting the City’s significance criteria. [New Policy for 2015-2035 GP]

**Objective C-2B:** Construct street improvements and apply congestion management tools to obtain efficient performance of the transportation system. [2000 GP Objective CIR-1A – Modified for 2015-2035 GP]

- C-2.9: Incorporate the street system improvements identified in the General Plan Environmental Impact Report (EIR) into the Capital Improvement Program. [New Policy for 2015-2035 GP]
- C-2.10: Continue to deploy intelligent transportation systems (ITS) strategies—such as adaptive signal controls, fiber optic communication equipment, closed circuit television cameras, real-time transit information, and real-time parking availability information—to reduce traffic delays, lower greenhouse gas emissions, improve travel times, and enhance safety for drivers, pedestrians, and cyclists. [New Policy for 2015-2035 GP]
- C-2.11: Investigate all operational measures, including the use of one-way streets, to improve traffic circulation and to minimize congestion for all travel modes. [New Policy for 2015-2035 GP]
- C-2.12: Investigate and utilize state-of-the-art transportation system management technology and industry practices to address recurring and non-recurring traffic events (i.e., special events, incident/emergency management). [New Policy for 2015-2035 GP]
- C-2.13: Continue to evaluate and pursue design and operational improvements (medians, driveway closures, signal synchronization or phasing, parking or turn restrictions, etc.) to improve the efficiency of intersections. [2000 GP Policy CIR-2A.4]

**Goal C-3:**

Enhance Regional Mobility and Coordination

Encourage development of a regional transportation network that addresses regional mobility needs for all modes of travel. [2000 GP Goal CIR-1 – Modified for 2015-2035 GP]

**Objective C-3A:** Promote development of transportation projects along regional corridors. [2000 GP Objective CIR-1A – Modified for 2015-2035 GP]

- C-3.1: Maintain compliance with Orange County Congestion Management Plan (CMP) requirements, including consistency with CMP level of service standards, adoption of a seven-year capital improvement program, analysis of impacts of land use decisions on the CMP highway system, and adoption and implementation of deficiency plans when intersections do not meet adopted performance standards. [New Policy for 2015-2035 GP]

- C-3.2: Support the goals and objectives of the Orange County Long Range Transportation Plan, including expansion of transportation system choices, improvement of transportation system performance, and sustainability of transportation infrastructure. [New Policy for 2015-2035 GP]
- C-3.3: Support the goals and objectives of the SCAG Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS), including expansion of transportation system choices, improvement of transportation system performance, and sustainability of transportation infrastructure. [New Policy for 2015-2035 GP]
- C-3.4: Coordinate signal timing on all major arterials with a local signal synchronization program consistent with the Orange County Traffic Signal Synchronization Master Plan (TSSMP). [2000 GP Policy CIR-2A.2 – Modified for 2015-2035 GP]
- C-3.5: Ensure Costa Mesa’s input, participation, and discretionary review of applicable region-wide transportation system policies, programs, and construction. [New Policy for 2015-2035 GP]
- C-3.6: Develop short-term and long-term improvements to the SR-55 corridor in coordination with Caltrans and OCTA to address regional mobility needs. [New Policy for 2015-2035 GP]
- C-3.7: Promote the City’s preferred alternative of undergrounding the SR-55 freeway south of 19th Street within the City limits. [New Policy for 2015-2035 GP]
- Objective C-3B:** Coordinate and partner with local and regional agencies to promote projects and policies that improve regional mobility. [2000 GP Objective CIR-1A – Modified for 2015-2035 GP]
- C-3.8: Coordinate with adjacent jurisdictions to maintain or improve mobility within the City to achieve a standard Level of Service no worse than “D” at all intersections under State or joint control. Intersection Level of Service analyses for General Plan conditions for locations under State or joint control will be updated periodically and presented to the City Council. [2000 GP Policy CIR-1A.12]
- C-3.9: Consult with Caltrans and OCTA regarding the I-405 widening project to minimize adverse impacts to Costa Mesa’s neighborhoods, businesses, and streets. [New Policy for 2015-2035 GP]
- C-3.10: Coordinate with OCTA and other jurisdictions to remove Gisler Avenue Bridge over the Santa Ana River from the City’s Master Plan of Streets and Highways and County’s Master Plan of Arterial Highways. [2000 GP Policy CIR-1A.18]
- C-3.11: Collaborate with Caltrans and neighboring jurisdiction to improve signal timing and coordination along major arterials across jurisdictional boundaries. [2000 GP Policy CIR-2A.3 – Modified for 2015-2035 GP]
- C-3.12: Work closely with the State of California and other government agencies to control traffic-related impacts of uses on State- or other agency-owned land (i.e., Orange County Fairgrounds, Orange Coast College, etc.). [2000 GP Policy CIR-1A.17]
- C-3.13: Coordinate with other responsible agencies the planning, funding, prioritization, and implementation of bicycle, pedestrian, and transit programs and supporting infrastructure. [New Policy for 2015-2035 GP]

**Goal C-4:**

Promote Transportation Demand Management, Transit, and Efficiency

Utilize Transportation Demand Management strategies to manage demand and maximize available capacity. [2000 GP Goal CIR-2 – Modified for 2015-2035 GP]

**Objective C-4A:** Encourage greater utilization of Transportation Demand Management (TDM) strategies to reduce dependence on single-occupancy vehicles. [2000 GP Objective CIR-2A – Modified for 2015-2035 GP]

- C-4.1: Support South Coast Air Quality Management District (SCAQMD) trip reduction programs, including park and ride lots, transit subsidies, carpool and vanpool programs, flexible working hours, bicycle facilities, and other traffic reduction strategies. [New Policy for 2015-2035 GP]
- C-4.2: Support local and multi-jurisdictional car-sharing and bike-sharing programs. [New Policy for 2015-2035 GP]
- C-4.3: Consider implementing park-once approaches for multiuse districts and regional destinations areas. [New Policy for 2015-2035 GP]
- C-4.4: Embrace innovative parking solutions that reduce the required spaced needed for parking, such as automated parking lifts and elevators. [New Policy for 2015-2035 GP]
- C-4.5: Encourage and provide incentives for commercial, office, and industrial development to provide preferred parking for carpools, vanpools, electric vehicles, and flex cars. [New Policy for 2015-2035 GP]
- C-4.6: Encourage and support programs that increase vehicle occupancy, including the provision of traveler information, shuttles, preferential parking for carpools/vanpools, transit pass subsidies, and other methods. [New Policy for 2015-2035 GP]
- C-4.7: Promote the combination of TDM measures as much more effective than any single measure. [New Policy for 2015-2035 GP]
- C-4.8: Require discussion of transportation system management (TSM) and TDM measures in all EIRs prepared for major projects. [2000 GP Policy Policy CIR-2D.5]
- C-4.9: Encourage the integration of compatible land uses and housing into major development projects to reduce vehicle use. [2000 GP Policy CIR-1A.8]
- C-4.10: Allow the application of transportation management rideshare programs, integration of complementary land uses, and other methods to reduce project related average daily and peak hour vehicle trips to achieve consistency with allocated trip budgets. [2000 GP Policy CIR-1A.10]

**Objective C-4B:** Promote regional and local transit services as an alternative to automobile travel. [2000 GP Objective CIR-1A – Modified for 2015-2035 GP]

- C-4.11: Ensure that roadways designated as transit routes can accommodate transit vehicle circulation and convenient pedestrian access to and from transit stops. [2000 GP Policy CIR-1A.11 – Modified for 2015-2035 GP]
- C-4.12: Review all capital improvement projects to ensure improvements located on existing and planned transit routes include modification of street, curb, and sidewalk configurations to allow for easier and more efficient transit operations and improved passenger access. [New Policy for 2015-2035 GP]

- C-4.13: Provide transit stop amenities that facilitate access to and from transit stops and transfer locations. These may include pedestrian pathways approaching stops, high-quality benches and shelters, traveler information systems (real-time transit arrival information), and bike storage and bicycle connections. Bus stops should accommodate timed transfers between buses and other transit services where necessary. [New Policy for 2015-2035 GP]
- C-4.14: Encourage new development along major transit corridors to provide efficient and safe access to transit stops and public sidewalks. [New Policy for 2015-2035 GP]
- C-4.15: Support and participate with OCTA ACCESS Service in providing transportation assistance to senior citizens and the disabled. [New Policy for 2015-2035 GP]
- C-4.16: Consult with OCTA for transit services, such as changes to bus routes, bus stops, and hours of operation. Additionally, coordinate with OCTA for changes to transit services provided for seniors, the disabled, and transit dependent populations. [New Policy for 2015-2035 GP]
- C-4.17: Consult with the Newport-Mesa Unified School District to maintain school bus services provided for local schoolchildren. [New Policy for 2015-2035 GP]
- C-4.18: Coordinate with OCTA to improve transit services in the City, including strategies such as bus rapid transit, express services, community circulators, and other strategies. [New Policy for 2015-2035 GP]
- C-4.19: Encourage new local transit programs in coordination with OCTA, consisting of shuttle services to local and regional destinations. [New Policy for 2015-2035 GP]
- C-4.20: Coordinate with OCTA to construct bus turnouts at appropriate locations, with attractive shelters designed for safe and comfortable use. [2000 GP Policy CIR-2B.1]
- C-4.21: Require discussion of transit service needs and site design amenities for transit ridership in EIR for major projects. [2000 GP Policy CIR-2D.4]

**Goal C-5:**

Ensure Coordination between the Land Use and Circulation Systems

Facilitate close coordination between development of land use and circulation system. [2000 GP Goal CIR-2 – Modified for 2015-2035 GP]

**Objective C-5A:** Coordinate land use policies and development activities that support a sustainable transportation system. [2000 GP Objective CIR-1A – Modified for 2015-2035 GP]

- C-5.1: Ensure that new development projects are consistent with the vehicular trip budgets, where adopted. [New Policy for 2015-2035 GP]
- C-5.2: Require that large developments and redevelopments provide short-term and long-term vehicular traffic impact studies. [New Policy for 2015-2035 GP]
- C-5.3: Encourage permitted General Plan land uses which generate high traffic volumes to be located near major transit and transportation corridors to minimize vehicle use, congestion, and delay. [2000 GP Policy CIR-1A.9]
- C-5.4: Maintain balance between land use and circulation systems by phasing new developments to levels that can be accommodated by roadways existing or planned to exist at the time of completion of each phase of the project. [2000 GP Policy GM-1A.2 and Policy CIR-1A.16]

- C-5.5: Promote development of mixed-use projects to reduce number of vehicle trips. [New Policy for 2015-2035 GP]
- C-5.6: Coordinate the design and improvement of pedestrian and bicycle ways in major residential, shopping and employment centers, parks, schools, other public facilities, public transportation facilities, and bicycle networks with adjacent cities. [2000 GP Policy CIR-1A.3]
- C-5.7: Require dedication of right-of-way, in an equitable manner, for development that increases the intensity of land use. [2000 GP Policy CIR-1A.6]
- C-5.8: Minimize circulation improvements that will necessitate the taking of private property on existing developed properties. [2000 GP Policy CIR-1A.19]
- C-5.9: Require that circulation necessary to provide or attain the minimum traffic level of service standard at an intersection to which a development project contributes measurable traffic be completed within three years of issuance of the first building permit for such development project, unless additional right-of-way or coordination with other government agencies is required to complete the improvement. Improvements may be required sooner if, because of extraordinary traffic generation characteristics of the project or extraordinary impacts to the surrounding circulation system, such improvements are necessary to prevent significant adverse impacts. [2000 GP Policy CIR-2D.1]
- C-5.10: Allow for construction of circulation improvements for a phased development project to be constructed commensurate with the project construction, based upon the findings of a traffic study approved by the City of Costa Mesa. [2000 GP Policy CIR-2D.2]
- C-5.11: Maintain balance between land use and circulation systems by phasing new development to levels that can be accommodated by roadways existing or planned to exist at the time of completion of each phase of the project. [2000 GP Policy GM-1A.2 and Policy CIR-1A.16]
- C-5.12: Support consistency with the Orange County Sustainable Communities Strategy (OC SCS) and SCAG RTP/SCS by providing an integrated land use and transportation plan to meet mandated emissions reduction targets consistent with SB 375. [New Policy for 2015-2035 GP]
- Objective C-5B:** Establish strategies and processes that allow large developments to analyze and mitigate traffic impacts and infrastructure needs. [2000 GP Objective CIR-2D – Modified for 2015-2035 GP]
- C-5.13: Require that new development projects improve access to and accommodations for multimodal transportation. [New Policy for 2015-2035 GP]
- C-5.14: Require developers of new building and redevelopment/reuse projects as part of the project development review process that are located along bus routes to pay a designated fair share of the cost of providing improved bus stop facilities and related street furniture or, where appropriate, dedicate land for improved bus stop facilities. [New Policy for 2015-2035 GP]
- C-5.15: Consider the needs of the transportation and infrastructure system early for large developments and coordinate with developers to design projects that minimize traffic impacts and infrastructure demands, and implement complete streets wherever feasible. Alternatively, address transportation and infrastructure system impacts through the implementation of development agreements. [New Policy for 2015-2035 GP]

**Goal C-6:**

Fund and Evaluate the City's Transportation Network

Explore opportunities to secure funding for enhancing the circulation system. [New Goal for 2015-2035 GP]

**Objective C-6A:** Pursue funding sources to maintain and enhance the transportation and infrastructure system. [2000 GP Objective CIR-2C – Modified for 2015-2035 GP]

- C-6.1: Evaluate traffic collision data regularly, and identify top collision locations for automobiles, bicycles, pedestrians, transit in Costa Mesa. Develop appropriate countermeasures and pursue funding from all available sources to implement them. [New Policy for 2015-2035 GP]
- C-6.2: Continue to develop and maintain long-range capital improvement programs consistent with the General Plan and M2 eligibility requirements. [New Policy for 2015-2035 GP]
- C-6.3: Coordinate with OCTA to fund, develop, and maintain a Master Plan of Streets and Highways consistent with the Master Plan of Arterial Highways (MPAH). [New Policy for 2015-2035 GP]
- C-6.4: Require a locally collected and administered traffic mitigation fee program to guarantee that new development pays for its fair share toward improvements resulting in reductions in air pollutant and GHG emissions and traffic impacts generated by the development. [New Policy for 2015-2035 GP]
- C-6.5: Actively pursue local, State, and federal funding to implement, maintain, and evaluate the transportation and infrastructure system. [New Policy for 2015-2035 GP]
- C-6.6: Supplement funding from annual fees or assessments on existing and new development with grants and other nonlocal sources. [New Policy for 2015-2035 GP]
- C-6.7: Develop strategies to implement an infrastructure and transportation system to be consistent with State policies on resiliency and sustainability. [New Policy for 2015-2035 GP]
- C-6.8: Amend the General Plan, if necessary, to be responsive to evolving funding requirements and to comply with State and federal regulations affecting the goals and policies of the Circulation Element. [New Policy for 2015-2035 GP]
- C-6.9: Coordinate with OCTA and Caltrans to seek funding and implementation solutions to improve Newport Boulevard at the terminus of the State Route 55 freeway to relieve congestion from regional traffic. [2000 GP Policy CIR-2A.1 Modified for 2015-2035 GP]
- C-6.10: Review the City's transportation impact fee program on a regular basis, and adjust fees as needed to ensure that funding is available for planned transportation improvements that will benefit all travel modes. [New Policy for 2015-2035 GP]
- C-6.11: Prioritize funding and timing for implementing transportation improvements. Consider prioritizing multimodal projects that provide the most benefit to all users. [New Policy for 2015-2035 GP]
- C-6.12: Require that every new development project pay its share of costs associated with the mitigation of project generated impacts. [New Policy for 2015-2035 GP]

- C-6.13: Measure M2 sales tax revenues shall not be used to replace private funding which has been committed for any project. [2000 GP Policy GM-1A.5 – Modified for 2015-2035 GP]
- C-6.14: The City’s seven-year capital improvement program shall be adopted and maintained in conformance with the provisions of Measure M2 for the purpose of maintaining the established level of service standard. [2000 GP Policy GM-1A.6 – Modified for 2015-2035 GP]
- C-6.15: Maintain a traffic impact fee for circulation system improvements to the Master Plan of Streets and Highways; review and update fees on a regular basis. [2000 GP Policy GM-1A.4 AND Policy CIR-2D.3 – Modified for 2015-2035 GP]
- Objective C-6B:** Evaluate the transportation system to ensure that it meets the City’s circulation goals. [2000 GP Objective CIR-2A – Modified for 2015-2035 GP]
- C-6.16: Provide an annual Capital Improvement Program General Plan consistency report. [New Policy for 2015-2035 GP]
- C-6.17: Provide annual public review of implementation status reports of goals, policies, and objectives stated in the Circulation Element. [New Policy for 2015-2035 GP]
- C-6.18: Adopt and seek out methods and processes that provide appropriate and accurate data for evaluating the performance of the transportation and infrastructure system. [New Policy for 2015-2035 GP]

**Goal C-7:**

Promote a Friendly Active Transportation System in Costa Mesa

Create a bicycle and pedestrian friendly environment throughout Costa Mesa for all types of users and all trip purposes in accordance with the five “Es:” Education, Encouragement, Enforcement, Engineering, and Evaluation. [New Goal for 2015-2035 GP]

*The following recommendations are aimed at providing the maximum flexibility in meeting the goals and policies in this Circulation Element.*

**Bikeways and Pedestrian Paths**

**Objective C-7A:** Expand, enhance, and protect the existing bicycle and pedestrian network to provide a comprehensive, system of Class I, Class II, Class III, and Class IV facilities to increase connectivity between homes, jobs, schools transit, and recreational resources in Costa Mesa. [New Objective for 2015-2035 GP]

- Recommendation C-7.1: Develop an extensive bicycle and pedestrian backbone network through the use of standard and appropriate innovative treatments. [New Policy for 2015-2035 GP]
- Recommendation C-7.2: Plan and install new bicycle lanes on Major Arterials, where feasible and appropriate. [New Policy for 2015-2035 GP]
- Recommendation C-7.3: Plan and install shared lane markings (“sharrows”) and signage on appropriate existing and planned bicycle routes where bicycle lane implementation is demonstrated to be infeasible. [New Policy for 2015-2035 GP]
- Recommendation C-7.4: Where feasible, Class I shared-use paths should be a priority for future developments. [New Policy for 2015-2035 GP]

- Recommendation C-7.5: Plan and install new shared-use paths in utility corridors and/or along flood control channels, and extend existing bicycle and shared-use paths. [New Policy for 2015-2035 GP]
- Recommendation C-7.6: Plan and complete north/south multi-purpose and bicycle routes through the City to augment the east/west route. [New Policy for 2015-2035 GP]
- Recommendation C-7.7: Consider the identification and feasibility of potential Class IV cycle tracks. [New Policy for 2015-2035 GP]
- Recommendation C-7.8: When feasible, implement the completion through regional coordination of the Costa Mesa roadway and trail segments of regional bikeway plans. [New Policy for 2015-2035 GP]
- Recommendation C-7.9: Encourage reallocation of roadway rights-of-way where appropriate to accommodate shared-use path and bicycle facilities, while preserving and respecting the character of each adjacent neighborhood. [New Policy for 2015-2035 GP]
- Recommendation C-7.10: Support bicycle improvement projects that close gaps in the regional bicycle network either by implementing specific projects recommended in the Plan or through other treatments. [New Policy for 2015-2035 GP]
- Recommendation C-7.11: Encourage bicycle projects that connect local facilities and neighborhoods to major bicycle corridors. [New Policy for 2015-2035 GP]
- Recommendation C-7.12: Work cooperatively with adjoining jurisdictions and local/regional agencies to coordinate bicycle planning, and implementation activities. Where required, develop consistent active transportation plans and policies with regional and adjacent agencies. [New Policy for 2015-2035 GP]
- Recommendation C-7.13: Prioritize safe access to major regional trails such as the OC Loop/Santa Ana River Trail and the Newport Back Bay Trail System. Where feasible, plan and provide a continuous low-stress Class I and/or Class IV facility from east to west across the city between these facilities. [New Policy for 2015-2035 GP]
- Recommendation C-7.14: Explore favorable opportunities to remove parking to accommodate bicycle lanes. [New Policy for 2015-2035 GP]
- Recommendation C-7.15: Identify favorable opportunities to retain parallel parking adjacent to sidewalks to maintain pedestrian safety. [New Policy for 2015-2035 GP]
- Recommendation C-7.16: Consider every street in Costa Mesa as a street that cyclists could use. [New Policy for 2015-2035 GP]
- Recommendation C-7.17: Link on-road and off-road bicycle and pedestrian facilities within Costa Mesa to existing and planned facilities in adjacent and regional jurisdictions. [New Policy for 2015-2035 GP]



- Recommendation C-7.18: Low-stress design techniques should be considered where necessary to attract a wide variety of users. [New Policy for 2015-2035 GP]
- Recommendation C-7.19: Establish designated safe routes to schools for biking and walking. [New Policy for 2015-2035 GP]
- Recommendation C-7.20: Designate walkable districts in the City. [New Policy for 2015-2035 GP]

#### **Bike and Pedestrian Facilities**

**Objective C-7B:** Provide end-of-trip facilities that support the bicycle network. [New Objective for 2015-2035 GP]

- Recommendation C-7.21: Provide bike parking and bike-related amenities at public facilities and along public rights-of-way. [New Policy for 2015-2035 GP]
- Recommendation C-7.22: Pursue public-private partnerships to furnish local businesses with secure bike parking and other related amenities. [New Policy for 2015-2035 GP]
- Recommendation C-7.23: Develop and adopt bicycle parking equipment standards for bicycle parking to be installed within the public right-of-way and post on the City website. [New Policy for 2015-2035 GP]
- Recommendation C-7.24: Work with local schools and colleges to provide ample and secure bike parking and other related amenities for students and employees. [New Policy for 2015-2035 GP]
- Recommendation C-7.25: Work with OCTA to maximize bicycle amenities, such as bus stop solar lighting and bicycle lockers, at high-volume transit stops. [New Policy for 2015-2035 GP]
- Recommendation C-7.26: Prioritize the installation of bicycle-scale and/or pedestrian-scale lighting. [New Policy for 2015-2035 GP]
- Recommendation C-7.27: Encourage and incentivize providing attended bicycle parking services, such as a bicycle valet, at major City events, OC Fair, Farmers' Markets, holiday festivals, and other community events. [New Policy for 2015-2035 GP]
- Recommendation C-7.28: Prioritize schools with the highest auto traffic volume during peak hours and insufficient parking for staff and parents. Plan and install bicycle facilities adjacent those schools. [New Policy for 2015-2035 GP]
- Recommendation C-7.29: Provide bike parking and bike-related amenities at public facilities and along public right-of-way. [New Policy for 2015-2035 GP]

**“First and Last Mile” Programs**

- Objective C-7C:** Encourage sustainable modes of transportation to fill gaps between the first and last miles of trips (walking, biking, ride sharing, transit, taxi and car-sharing). [New Objective for 2015-2035 GP]
- Recommendation C-7.30: Identify citywide infrastructure needed to create the interconnected multi-trail system. [New Policy for 2015-2035 GP]
- Recommendation C-7.31: Improve the quality, aesthetics, and safety of high-use pedestrian corridors. [New Policy for 2015-2035 GP]
- Recommendation C-7.32: Development and implement a bicycle sharing system. [New Policy for 2015-2035 GP]
- Recommendation C-7.33: Proposed new mode split goals:
- 50 percent motor vehicles
  - 10 percent transit
  - 10 percent bicycles
  - 20 percent walking
  - 10 percent carpools, taxi, transportation network company services, and car sharing [New Policy for 2015-2035 GP]
- Recommendation C-7.34: Establish a goal for all trips of less than three miles to be 30 percent by bicycle, and establish a goal of less than 1 mile to be 30 percent by walking. [New Policy for 2015-2035 GP]
- Recommendation C-7.35: Consider implementing a small-scale transportation system to encourage mode shift to popular destinations as defined by users. [New Policy for 2015-2035 GP]

**Goal C-8:**

Create a Safer Place to Walk and Ride a Bicycle

Provide a safe, convenient, and attractive bicycling and pedestrian environment. Apply design standards, enforcement of traffic laws, maintenance practices, and safety awareness campaigns to encourage and increase the use of bicycle and pedestrian facilities. [New Goal for 2015-2035 GP]

**Design and Way-finding**

- Objective C-8A:** Develop bicycle and pedestrian facilities with approved uniform design standards, and implementation of way-finding signage providing information on various destinations. [New Objective for 2015-2035 GP]
- Recommendation C-8.1: Require that all facilities be designed in accordance with the latest federal, state, and local standards. [New Policy for 2015-2035 GP]
- Recommendation C-8.2: Provide and maintain bicycle and pedestrian signal detectors, informational signage, and lighting, along City bikeways. [New Policy for 2015-2035 GP]

- Recommendation C-8.3: Develop, install and maintain a bicycle and pedestrian way-finding signage program to indicate route turns, the presence of intersecting bikeways, streets and distances to nearby local and major destinations. [New Policy for 2015-2035 GP]
- Recommendation C-8.4: Develop a list of acceptable plant materials for shared use paths that will not damage, create security problems or hazards for bicyclists. Incorporate canopy trees and native, drought-tolerant landscaping as a standard Class I facility (shared use path) feature. Encourage the use of sustainable drainage designs, such as bio-swailes. [New Policy for 2015-2035 GP]
- Recommendation C-8.5: Utilize Complete Streets elements as demonstrated in most recent versions of National Association of City Transportation Officials (NACTO) Urban Street Design Guide and Bikeway Design Guide. [New Policy for 2015-2035 GP]
- Recommendation C-8.6: Crosswalks will include high visibility crossing treatments. [New Policy for 2015-2035 GP]
- Recommendation C-8.7: Paint direction arrows on all bike lanes and bike paths to reduce the risk of collisions. [New Policy for 2015-2035 GP]

#### **Safety Enforcement and Reporting**

**Objective C-8B:** Continue and expand enforcement activities that enhance safety of bicyclists on bike paths and roadways. [New Objective for 2015-2035 GP]

- Recommendation C-8.8: Enforce laws that reduce bicycle/pedestrian/motor vehicle incidents and conflicts. [New Policy for 2015-2035 GP]
- Recommendation C-8.9: Train police officers on bicyclists' rights and responsibilities and bicycle/pedestrian/vehicle collision evaluation. [New Policy for 2015-2035 GP]
- Recommendation C-8.10: Utilize the City's bicycle-mounted patrol officer program to educate and enforce pedestrian and bicycle user violations not necessarily to punish, but to correct. [New Policy for 2015-2035 GP]
- Recommendation C-8.11: Promote efficient reporting mechanisms for behaviors that endanger cyclists and pedestrians. [New Policy for 2015-2035 GP]
- Recommendation C-8.12: Develop a partnership with the school community to establish and update suggested routes to schools for biking and walking. [New Policy for 2015-2035 GP]

#### **Safe Roadway Conditions**

**Objective C-8C:** Maintain bicycle and pedestrian facilities that are clear of debris and provide safe conditions for all users. [New Objective for 2015-2035 GP]

- Recommendation C-8.13: Establish routine maintenance schedule/standards for bicycle and pedestrian facilities such as sweeping, litter removal, landscaping, repainting of striping, signage, and signal actuation devices. [New Policy for 2015-2035 GP]

- Recommendation C-8.14: Encourage and empower citizens to report maintenance issues that impact bicyclist and pedestrian safety including, but not limited to, potholes, sidewalk lifting, and overgrown vegetation. [New Policy for 2015-2035 GP]
- Recommendation C-8.15: Establish procedures for responding to citizen reports in a timely manner. [New Policy for 2015-2035 GP]
- Recommendation C-8.16: Where feasible, reduce or eliminate conflict points such as driveways that cross the sidewalk. [New Policy for 2015-2035 GP]

### **Safety Education**

**Objective C-8D:** Increase education of bicycle and pedestrian safety through programs and training of school children and the public. [New Objective for 2015-2035 GP]

- Recommendation C-8.17: Create, fund, and implement bicycle-safety curricula and provide to the public, tourists, various ethnic groups, diverse ages and disadvantaged communities. [New Policy for 2015-2035 GP]
- Recommendation C-8.18: Provide multilingual bicycle-safety maps and brochures (print and electronic versions) in languages that are widely used in Costa Mesa. [New Policy for 2015-2035 GP]
- Recommendation C-8.19: Encourage schools to develop and provide bicycle-safety curricula for use in elementary, middle, and high schools, such as the Bicycle Rodeo events. [New Policy for 2015-2035 GP]
- Recommendation C-8.20: Support marketing and public awareness campaigns aimed at improving bicycle and pedestrian safety. [New Policy for 2015-2035 GP]
- Recommendation C-8.21: Provide a user education program developed and promoted to encourage proper trail use and etiquette. [New Policy for 2015-2035 GP]
- Recommendation C-8.22: Work with local bicycle advocacy organizations to develop, promote and support a series of bicycle education classes. Include information on bicycle safety, maintenance, and security. [New Policy for 2015-2035 GP]
- Recommendation C-8.23: Develop and distribute education material regarding bicycle and pedestrian responsibilities and laws. [New Policy for 2015-2035 GP]

### **Safety Data**

**Objective C-8E:** Monitor and analyze bicycle and pedestrian safety. [New Objective for 2015-2035 GP]

- Recommendation C-8.24: Request bicycle and pedestrian collision reports from local law enforcement periodically and consider improvements to address problem areas. [New Policy for 2015-2035 GP]

- Recommendation C-8.25: Establish an expedited process to report maintenance and safety concerns, e.g. pavement markings (sharrows, missing bike lane lines), ramps, curb cut-outs, broken walk/bike signal buttons, signage, minor maintenance of bike lanes/paths (street/path sweeping, minor surface patching, inoperable traffic signal bicycle detection). [New Policy for 2015-2035 GP]
- Recommendation C-8.26: Conduct Roadside Safety Audits (RSAs) on a regular basis to provide periodic snapshots of roadway safety, including bicycle, pedestrian, equestrian, skateboard, and other non-motorized modes of travel. [New Policy for 2015-2035 GP]

**Goal C-9:**

Integrate Active Transportation Elements into Circulation System and Land Use Planning

Provide bikeway and walkway facilities that are integrated with other transportation systems and land use planning decisions. [New Goal for 2015-2035 GP]

**Land Use Planning Decisions and Active Transportation**

**Objective C-9A:** Consider bicycle and pedestrian facilities during land use planning process. [New Objective for 2015-2035 GP]

- Recommendation C-9.1: Incorporate the Costa Mesa Bicycle and Pedestrian Master Plan into the City's General Plan. [New Policy for 2015-2035 GP]
- Recommendation C-9.2: Ensure that all current and proposed land use planning is consistent with the Costa Mesa Bicycle and Pedestrian Master Plan. [New Policy for 2015-2035 GP]
- Recommendation C-9.3: Require new developments provide adequate bicycle parking and pedestrian access. [New Policy for 2015-2035 GP]
- Recommendation C-9.4: Collaborate with property owners to increase bicycle parking over time. [New Policy for 2015-2035 GP]
- Recommendation C-9.5: Encourage the integration of compatible land uses and housing into major development projects to reduce vehicle use. [New Policy for 2015-2035 GP]
- Recommendation C-9.6: Provide a fully integrated network of modern active transportation facilities to and from major activity centers and residential centers. [New Policy for 2015-2035 GP]
- Recommendation C-9.7: Identify areas where an increase in the need for active transportation can reasonably be anticipated due to housing/business growth. [New Policy for 2015-2035 GP]
- Recommendation C-9.8: Make commercial and recreational areas more enjoyable for pedestrians by implementing measures such as providing shade, planting trees, eliminating visible parking lots and vacant land, and minimizing long stretches of building façade. [New Policy for 2015-2035 GP]
- Recommendation C-9.9: Develop creative, artistic, and functional bicycle parking solutions, and install them throughout the City as a standard. [New Policy for 2015-2035 GP]

### Active Transportation in Developments

- Objective C-9B:** Integrate bicycle and pedestrian facility improvements during planning, design and implementation of transportation projects. [New Objective for 2015-2035 GP]
- Recommendation C-9.10: Promote the preservation of bicycle access within all roadway rights-of-way, as well as the development of innovative, safety-enhanced on-street facilities, such as bicycle boulevards and cycle tracks. [New Policy for 2015-2035 GP]
- Recommendation C-9.11: Establish bike boulevards on streets with low traffic volumes and slow speeds to encourage bicycling. [New Policy for 2015-2035 GP]
- Recommendation C-9.12: Proactively seek new opportunities for acquisition of abandoned rights-of-way and other lands for the development of new multi-use pathways that integrate with the planned network. [New Policy for 2015-2035 GP]
- Recommendation C-9.13: Improve the safety of all road users through the implementation of neighborhood traffic-calming treatments. [New Policy for 2015-2035 GP]
- Recommendation C-9.14: Detours through or around construction zones should be designed for safety and convenience, and with adequate signage for cyclists and pedestrians. [New Policy for 2015-2035 GP]
- Recommendation C-9.15: Provide opportunity for public input prior to the removal of an existing bicycle or pedestrian facility or the approval of any development or street improvement that would preclude these planned facilities. [New Policy for 2015-2035 GP]

### **Goal C-10:**

Promote an Active Transportation Culture

Develop educational and promotional programs to increase bicycle and pedestrian usage that respects and accommodates all users to foster a more balanced transportation system. [New Goal for 2015-2035 GP]

### **An Active Transportation Culture**

- Objective C-10A:** Encourage more people to walk and bicycle by supporting programs that foster community support for bicycling and walking, and raise public awareness about active transportation. [New Objective for 2015-2035 GP]
- Recommendation C-10.1: Support marketing and public awareness campaigns through a variety of media aimed at promoting bicycling and walking as a safe, healthy, cost-effective, environmentally friendly transportation choice. [New Policy for 2015-2035 GP]
- Recommendation C-10.2: Support programs aimed at increasing bicycle and walk trips by providing incentives, recognition, or services that make bicycling and walking a more convenient transportation mode. [New Policy for 2015-2035 GP]

- Recommendation C-10.3: Promote bicycling and walking at City-sponsored and public events, such as Earth Day, Bike to Work Day/Month, farmers' markets, public health fairs, art walks, craft fairs, and civic events. [New Policy for 2015-2035 GP]
- Recommendation C-10.4: Encourage and promote bicycle related businesses within Costa Mesa including, but not limited to, involvement of civic clubs and organizations. [New Policy for 2015-2035 GP]
- Recommendation C-10.5: Promote active transportation events in Costa Mesa to raise awareness and encourage bicycling, including, but not limited to, those that may involve temporary road closures, bike to work/school, senior walks, historic walks, and ciclovías. [New Policy for 2015-2035 GP]
- Recommendation C-10.6: Encourage major employment centers and employers to promote commuting by bicycle including the use of flex-time work schedules to support non-rush bicycle commuting. Build a coalition with City, businesses, schools, and residents to promote active transportation. [New Policy for 2015-2035 GP]
- Recommendation C-10.7: Encourage participation in bicycle and pedestrian promotion activities by education facilities, arts programs, active transportation clubs, and entertainment providers. [New Policy for 2015-2035 GP]
- Recommendation C-10.8: Achieve "Silver Level Bicycle Friendly Community" by League of American Bicyclists by 2025. [New Policy for 2015-2035 GP]
- Recommendation C-10.9: Achieve "Walk Friendly Community" status from WalkFriendly.org by 2025. [New Policy for 2015-2035 GP]
- Recommendation C-10.10: Achieve "HEAL City" designation by 2017. [New Policy for 2015-2035 GP]

**Goal C-11:**

Promote the Positive Air Quality, Health, and Economic Benefits of Active Transportation

Encourage active transportation by promoting air quality, health, and economic benefits, and by pursuing multiple sources of funding for active transportation programs and facilities. [New Goal for 2015-2035 GP]

**Improving the Environment with Active Transportation**

**Objective C-11A:** Improve air quality and public health and reduce ambient noise by promoting Active Transportation programs. [New Objective for 2015-2035 GP]

- Recommendation C-11.1: Determine baseline emissions levels, then track and communicate changes in emissions as modes of transportation trips shift to encourage more walking and biking. [New Policy for 2015-2035 GP]
- Recommendation C-11.2: Improve the quality of life in Costa Mesa by reducing neighborhood traffic and noise. [New Policy for 2015-2035 GP]

- Recommendation C-11.3: Increase pedestrian and bicycle trips, thereby reducing vehicle trips and vehicle miles Traveled. [New Policy for 2015-2035 GP]
- Recommendation C-11.4: Coordinate with appropriate federal, state, and county health agencies on active transportation programs to achieve health benefits. [New Policy for 2015-2035 GP]

**Economic and Other Incentives**

**Objective C-11B:** Provide economic incentives for expanding and enhancing bicycle and pedestrian facilities. [New Objective for 2015-2035 GP]

- Recommendation C-11.5: Incentivize the business community to support pedestrians and bicycle users in tangible ways. [New Policy for 2015-2035 GP]
- Recommendation C-11.6: Partner with the business and school communities to create a marketing strategy to encourage individual businesses to market Costa Mesa as a bicycle-friendly City. [New Policy for 2015-2035 GP]
- Recommendation C-11.7: Encourage developers to include features, amenities and programs that are proven to increase walking and/or bicycling. [New Policy for 2015-2035 GP]
- Recommendation C-11.8: Offer incentives for businesses whose employees walk or bike to work. [New Policy for 2015-2035 GP]
- Recommendation C-11.9: Encourage the Chamber of Commerce and the business community to promote active transportation in commercial areas to stimulate economic vitality. [New Policy for 2015-2035 GP]

**Goal C-12:**

Monitor, Evaluate, and Pursue Funding for Implementation of the Bicycle and Pedestrian Master Plan. [New Goal for 2015-2035 GP]

**Objective C-12A:** Continuously monitor and evaluate Costa Mesa's implementation progress on the Bicycle and Pedestrian Master Plan policies, programs, and projects. [New Objective for 2015-2035 GP]

- Recommendation C-12.1: Establish a monitoring program to measure the effectiveness and benefits of the Costa Mesa Bicycle and Pedestrian Master Plan. [New Policy for 2015-2035 GP]
- Recommendation C-12.2: Track citywide trends in active transportation through the use of Census data, bicycle and pedestrian counts, travel surveys, and online surveys as part of annual reviews of the General Plan. [New Policy for 2015-2035 GP]
- Recommendation C-12.3: Ensure that Bicycle and Pedestrian Master Plan programs and projects are implemented in an equitable manner geographically, socioeconomically, and serving disadvantaged communities. [New Policy for 2015-2035 GP]



**Fund the Plans**

**Objective C-12B:** Pursue grants and other sources of funding for bicycle and pedestrian projects. [New Objective for 2015-2035 GP]

Recommendation C-12.4: Strategize use of resources on developing effective and efficient grant application and program administration. [New Policy for 2015-2035 GP]

Recommendation C-12.5: Pursue multiple sources of funding and support efforts to maintain or increase federal, state and local funding for the implementation of the Bicycle and Pedestrian Master Plan. [New Policy for 2015-2035 GP]

Recommendation C-12.6: Consider designating a portion of development traffic impact fees to fund bicycle and pedestrian facilities. [New Policy for 2015-2035 GP]

## Growth Management Elements

The goals, objectives, and policies that address growth management are as follows:

### **Goal GM-1:**

Inter-jurisdictional Coordination [New Goal for 2015-2035 GP]

**Objective GM-1A:** Coordinate land use and transportation planning policies with State, regional, and local growth management efforts. [New Objective for 2015-2035 GP]

- GM-1.1: Cooperate with the Orange County Transportation Authority (OCTA) and other jurisdictions on development, all future regional transportation plans, and land use planning on a countywide basis. [New Policy for 2015-2035 GP]
- GM-1.2: Coordinate population, housing, and employment projections with the State Department of Finance, Southern California Association of Governments, Center for Demographic Research, Newport-Mesa Unified School District, and County of Orange agencies in terms of infrastructure planning. [New Policy for 2015-2035 GP]
- GM-1.3: Work with inter-jurisdictional forums such as the City-County Coordinating Committee to make sure that the City's fees are consistent with minimally acceptable impact fees in the region. [New Policy for 2015-2035 GP]
- GM-1.4: Participate in inter-jurisdictional planning forums to discuss implementation of traffic improvements, cooperative land use planning, and appropriate mitigation measures for developments with multijurisdictional impacts. [New Policy for 2015-2035 GP]
- GM-1.5: Continue to require that any new large developments prepare a master plan and environmental impact analysis. This allows the City to anticipate the impacts of large projects prior to development of any portion and permits more time to plan for public services and facilities needed to support the project. [New Policy for 2015-2035 GP]

### **Goal GM-2:**

Integration of Land Use and Transportation Planning [2000 GP Goal GM-1 – Modified for 2015-2035 GP]

**Objective GM-2A:** Maintain the Level of Service standards by integration of land use and transportation planning. [2000 GP Objective GM-1A – Modified for 2015-2035 GP]

- GM-2.1: Ensure that land use designations are reflected in the sub-regional county model and SCAG's model through consistent assumptions and methodologies. [New Policy for 2015-2035 GP]
- GM-2.2: Coordinate with State, county, and local agencies for planning and construction of public utilities to minimize negative impacts on the circulation system. [New Policy for 2015-2035 GP]
- GM-2.3: Use the Development Phasing and Performance Monitoring Program to assess the impact of existing and new development on the circulation system. [New Policy for 2015-2035 GP]
- GM-2.4: Support uses and development which create synergistic relationships with neighboring uses and development, especially those whose addition does not create mutually exclusive additional vehicular trips but adds to the value of the destination by any potential visitor. [New Policy for 2015-2035 GP]
- GM-2.5: Support creative and flexible solutions that provide for additional economic or physical growth within the City but does not place greater impact on the circulation system. These would include shared parking agreements, offset hours of operation, and clustering of harmonious and supportive uses. [New Policy for 2015-2035 GP]

## Housing Element

The goals and policies, from the adopted 2013-2021 Housing Element, that address housing are as follows:

### **Goal HOU-1:**

#### Preservation and Enhancement

Preserve the availability of existing housing opportunities and conserve as well as enhance the quality of existing dwelling units and residential neighborhoods. [No Change]

- HOU-1.1: Develop standard and/or guidelines for new development with emphasis on site (including minimum site security lighting) and building design to minimize vulnerability to criminal activity. [No Change]
- HOU-1.2: Encourage existing stabilized residential neighborhoods, including but not limited to mobile home parks and manufactured home parks, from the encroachment of incompatible or potentially disruptive land uses and/or activities. [No Change]
- HOU-1.3: Actively enforce existing regulations regarding derelict or abandoned vehicles, outdoor storage, and substandard or illegal building and establish regulations to abate weed-filled yards when any of the above is deemed to constitute a health, safety or fire hazard. [No Change]
- HOU-1.4: Establish code enforcement as a high priority and provide adequate funding and staffing to support code enforcement programs. [No Change]
- HOU-1.5: Install and upgrade public service facilities (streets, alleys, and utilities) to encourage increased private market investments in declining or deteriorating neighborhoods. [No Change]
- HOU-1.6: Continue existing rehabilitation loan and grant programs for low and moderate-income homeowners as long as funds are available. [No Change]
- HOU-1.7: Minimize the displacement of existing residences due to public projects. [No Change]
- HOU-1.8: Encourage the development of housing that fulfills specialized needs. [No Change]

### **Goal HOU-2:**

#### Preserving and Expanding Affordable Housing Opportunities

Provide a range of housing choices for all social and economic segments of the community, including housing for persons with special needs.

- HOU-2.1: Encourage concurrent applications (i.e., rezones, tentative tract maps, conditional use permits, variance request, etc.) if multiple approvals are required, and if consistent with applicable processing requirements. [No Change]
- HOU-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. [No Change]

- HOU-2.3: Provide incentive bonus units to encourage the redevelopment of residential units that are nonconforming in terms of density. The incentive shall be limited to the multi-family residential land use designations. The density incentive shall be limited to an increase of 25 percent above the Medium-Density or an increase of 50 percent above High-Density. In no case shall the resulting number of units exceed the existing number of units on each site. [No Change]
- HOU-2.4: Encourage developers to employ innovative or alternative construction methods to reduce housing costs and increase housing supply. [No Change]
- HOU-2.5: Continue membership in the Orange County Housing Authority to provide rental assistance to very low income households. [No Change]
- HOU-2.6: Provide clear rules, policies, and procedures, for reasonable accommodation in order to promote equal access to housing. Policies and procedures should be ministerial and include but not be limited to identifying who may request a reasonable accommodation (i.e., persons with disabilities, family-members, landlords, etc.), timeframes for decision-making, and provisions for relief from the various land-use, zoning, or building regulations that may constrain the housing for persons of disabilities. [No Change]
- HOU-2.7: Monitor the implementation of the City's ordinances, codes, policies, and procedures to ensure they comply with the "reasonable accommodation" for disable provisions and all fair housing laws. [No Change]

**Goal HOU-3:**

**Provisions of Adequate Sites**

Provide adequate, suitable sites for residential use and development or maintenance of a range of housing that varies sufficiently in terms of cost, design, size, location, and tenure to meet the housing needs of all segment of the community at a level that can be supported by infrastructure. [No Change]

- HOU-3.1: Encourage the conversion of existing marginal or vacant motels, commercial, and/or industrial land to residential, where feasible and consistent with environmental conditions that are suitable for new residential development. [No Change]
- HOU-3.2: Provide opportunities for the development of well planned and designed project which, through vertical or horizontal integration, provide for the development of compatible residential, commercial, industrial, institutional, or public uses within a single project or neighborhood. [No Change]
- HOU-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. [No Change]
- HOU-3.4: Consider the potential impact on housing opportunities and existing residential neighborhoods when reviewing rezone petitions affecting residential properties. [No Change]
- HOU-3.5: Encourage transit-oriented development along transportation corridors. [No Change]

**Goal HOU-4:**

Equal Housing Opportunity

Ensure that all existing and future housing opportunities are 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. [No Change]

- HOU-4.1: Support the intent and spirit of equal housing opportunities as express in Federal and State fair housing laws. [No Change]
- HOU-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. [No Change]
- HOU-4.3: Encourage programs that address the housing needs of senior citizens. [No Change]
- HOU-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. [No Change]
- HOU-4.5: Encourage and support the construction, maintenance and preservation of residential developments to meet the needs of the developmentally disabled. [No Change]

**Goal HOU-5:**

Coordination and Cooperation

Coordinate local housing efforts with appropriate federal, state, regional, and local governments and/or agencies and to cooperate in the implementation of intergovernmental housing programs to ensure maximum effectiveness in solving local and regional housing problems. [No Change]

- HOU-5.1: Investigate alternative intergovernmental arrangements and program options to deal with area-wide housing issues and problems. [No Change]

## Conservation Element

The goals, objectives, and policies that address conservation are as follows:

### **Goal CON-1:**

Preserved and Restored Natural Coastal Habitat and Landforms

It is the goal of the City of Costa Mesa to provide residents with a high-quality environment through the conservation of resources, including land, water, wildlife, and vegetation; and the protection of areas of unique natural beauty. [2000 GP Goal CON-1]

**Objective CON-1.A:** Evaluate existing biotic resources and preserve them in ecologically viable and natural conditions, where possible; and/or restore and integrate these resources into the urban environment, where feasible. [2000 GP Objective CON-1A]

### **Habitat and Biological Resources Protection and Restoration**

- CON-1.A.1: Natural habitat is essential to ensuring biodiversity and protecting sensitive biological resources. Protect these areas and consult with the California Department of Fish and Wildlife, Orange County Water District, Orange County Parks, and other regional agencies to identify areas for special protection, and establish appropriate protection measures for these areas. [2000 GP Policy CON-1A.1 – Modified for 2015-2035 GP]
- CON-1.A.2: Contribute to regional biodiversity and the preservation of rare, unique, and sensitive biological resources by maintaining functional wildlife corridors and habitat linkages. [New Policy for 2015-2035 GP]
- CON-1.A.3: Coordinate with the United States Fish and Wildlife service, the California Department of Fish and Wildlife, and other regulatory agencies to mitigate project impacts affecting open and natural spaces. [New Policy for 2015-2035 GP]
- CON-1.A.4: Promote and protect native plant species within Fairview Park, and remove and control the spread of invasive species, including plants, animals, and fungi. [New Policy for 2015-2035 GP]
- CON-1.A.5: Ensure that all future development is reviewed with regard to protecting natural topography and bluffs to preserve and enhance Costa Mesa's natural beauty. [New Policy for 2015-2035 GP]
- CON-1.A.6: Minimize soil depletion and erosion in development projects. Prevent erosion caused by construction activities, and encourage preservation of natural vegetation and topography. [New Policy for 2015-2035 GP]

### **Access to Large-Scale Natural Areas**

- CON-1.A.7: Improve access to large-scale natural areas in the City. These areas should be open for controlled access to improve public enjoyment. Access should be limited where natural habitat is extremely sensitive. Work with transit agencies to improve connections and access to open space and recreation facilities from all Costa Mesa neighborhoods. [New Policy for 2015-2035 GP]
- CON-1.A.8: Require the provision of adequate visitor-serving on-site parking facilities that do not impact sensitive resources within the Coastal Zone. [2000 GP Policy CON-1D.4]
- CON-1.A.9: Coordinate the development of plans, policies, and design standards for projects within the Coastal Zone with appropriate local, regional, and federal agencies. [2000 GP Policy CON-1D.5]

**Goal CON-2:**

Conserved Natural Resources through Environmental Sustainability

Reduce the City's carbon footprints and manage resources wisely to meet the needs of a growing population and economy. Base community planning decisions on sustainable practices that reduce environmental pollutants, conserve resources, and minimize waste. Encourage the design of energy-efficient buildings, use renewable energy, and promote alternative methods of transportation. [2000 GP Goal CON-1]

**Objective CON-2.A:** Work to conserve energy resources in existing and new buildings, utilities, and infrastructure. [2000 GP Objective CON-1C]

**Energy Efficiency and Conservation**

- CON-2.A.1: Promote efficient use of energy and conservation of available resources in the design, construction, maintenance, and operation of public and private facilities, infrastructure, and equipment. [New Policy for 2015-2035 GP]
- CON-2.A.2: Consult with regional agencies and utility companies to pursue energy efficiency goals. Expand renewable energy strategies to reach zero net energy for both residential and commercial new construction. [New Policy for 2015-2035 GP]
- CON-2.A.3: Continue to develop partnerships with participating jurisdictions to promote energy efficiency, energy conservation, and renewable energy resource development by leveraging the abilities of local governments to strengthen and reinforce the capacity of energy efficiency efforts. [New Policy for 2015-2035 GP]
- CON-2.A.4: Encourage new development to take advantage of Costa Mesa's optimal climate in the warming and cooling of buildings, including use of heating, ventilation and air conditioning (HVAC) systems. [New Policy for 2015-2035 GP]

**Green Building Sustainable Development Practices**

- CON-2.A.5: Promote environmentally sustainable development principles for buildings, master planned communities, neighborhoods, and infrastructure. [New Policy for 2015-2035 GP]
- CON-2.A.6: Encourage construction and building development practices that reduce resource expenditures throughout the lifecycle of a structure. [New Policy for 2015-2035 GP]
- CON-2.A.7: Continue to require all City facilities and services to incorporate energy and resource conservation standards and practices and require that new municipal facilities be built within the LEED Gold standards or equivalent. [New Policy for 2015-2035 GP]
- CON-2.A.8: Continue City green initiatives in purchases of equipment, and agreements that favor sustainable products and practices. [New Policy for 2015-2035 GP]

**Solid Waste Reduction and Recycling**

- CON-2.A.9: Encourage waste management programs that promote waste reduction and recycling to minimize materials sent to landfills. Maintain robust programs encourage residents and businesses to reduce, reuse, recycle, and compost. [New Policy for 2015-2035 GP]

- CON-2.A.10 Support waste management practices that provide recycling programs. Promote organic recycling, landfill diversion, zero waste goals, proper hazardous waste collections, composting, and the continuance of recycling centers. [2000 GP Policy CON-1B.4 – Modified for 2015-2035 GP]
- CON-2.A.11 Continue construction and demolition programs that require recycling and minimize waste in haul trips. [New Policy for 2015-2035 GP]

**Goal CON-3:**

Improved Water Supply and Quality

Pursue a multijurisdictional approach to protecting, maintaining, and improving water quality and the overall health of the watershed. A comprehensive, integrated approach will ensure compliance with federal and State standards, and will address a range of interconnected priorities, including water quality and runoff; stormwater capture, storage, and flood management techniques that focus on natural drainage; natural filtration and groundwater recharge through green infrastructure and habitat restoration; and water recycling and conservation. [New Goal for 2015-2035 GP]

**Objective CON-3.A:** Work towards the protection and conservation of existing and future water resources by recognizing water as a limited resource that requires conservation. [2000 GP Objective CON-1B]

**Water Supply**

- CON-3.A.1: Continue to consult with local water districts and the Orange County Water District to ensure reliable, adequate, and high-quality sources of water supply at a reasonable cost. [2000 GP Policy CON-1B.3 – Modified for 2015-2035 GP]

**Water Conservation**

- CON-3.A.2: Encourage residents, public facilities, businesses, and industry to minimize water consumption, especially during drought years. [2000 GP Policy CON-1B.3 – Modified for 2015-2035 GP]
- CON-3.A.3: Restrict use of turf in new construction and landscape reinstallation that requires high irrigation demands, except for area parks and schools, and encourage the use of drought-tolerant landscaping. [2000 GP Policy 1A.2 – Modified for 2015-2035 GP]

**Water Recycling**

- CON-3.A.4: Consult with local water districts and the Orange County Water District to advance water recycling program for new and existing developments, including the use of treated wastewater to irrigate parks, golf courses, roadway landscaping, and other intensive irrigation consumers. [2000 GP Policy CON-1B.2 – Modified for 2015-2035 GP]

**Water Quality and Urban Runoff**

- CON-3.A.5: Work with public and private property owners to reduce stormwater runoff in urban areas to protect water quality in storm drainage channels, the Santa Ana River, and other local water courses that lead to the Pacific Ocean. [New Policy for 2015-2035 GP]
- CON-3.A.6: Continue to develop strategies to promote stormwater management techniques and storm drain diversion programs that collectively and naturally filter urban runoff. [2000 GP Policy CON-1E.5 – Modified for 2015-2035 GP]
- CON-3.A.7: Continue to comply with the National Pollutant Discharge Elimination System Program (NPDES) by participating in the Countywide Drainage Area Management Plan (DAMP), which stipulates water quality requirements for minimizing urban runoff and discharge from new development and requires



the provisions of applicable Best Management Practices (BMP). [2000 GP Policy CON-1A.3]

- CON-3.A.8: Require that all applicable development projects be reviewed with regards to requirements of both the on-site Water Quality Management Plan and State requirements for runoff and obtaining a Storm Water Pollution Prevention Plan (SWPPP) permit. [2000 GP Policy CON-1E.6 – Modified for 2015-2035 GP]

#### **Municipal Sewer System**

- CON-3.A.9: Continue to consult with the Costa Mesa Sanitation District and the Orange County Sanitation District to modernize wastewater treatment facilities to avoid overflows of untreated sewage. [New Policy for 2015-2035 GP]

#### **Goal CON-4:**

##### Improved Air Quality

Take steps 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 Air Quality Management District, pursue regional collaboration to reduce emissions from all sources. [New Goal for 2015-2035 GP]

- Objective CON-4.A:** Pursue the prevention of the significant deterioration of local and regional air quality. [2000 GP Objective CON-1E]

##### **Air Quality**

- 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. [New Policy for 2015-2035 GP]
- 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. [New Policy for 2015-2035 GP]
- 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. [New Policy for 2015-2035 GP]
- 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. [2000 GP Policy CON-1E.1]

##### **Climate Change**

- CON-4.A.5: Encourage compact development, infill development, and a mix of uses that are in proximity to transit, pedestrian, and bicycling infrastructures. [New Policy for 2015-2035 GP]
- CON-4.A.6: Enhance bicycling and walking infrastructure, and support public bus service, pursuant to the Circulation Element's goals, objectives, and policies. [New Policy for 2015-2035 GP]
- CON-4.A.7: Encourage installation of renewable energy devices for businesses and facilities and strive to reduce community-wide energy consumption. [New Policy for 2015-2035 GP]
- CON-4.A.8: Develop long-term, community-wide strategies and programs that work at the local level to reduce greenhouse gases and Costa Mesa's "carbon footprint". [New Policy for 2015-2035 GP]

## Noise Element

The goals, objectives, and policies that address noise are as follows:

### **Goal N-1:**

#### Noise Hazards and Conditions

The City of Costa Mesa aims to protect residents, local workers, and property from injury, damage, or destruction from noise hazards and to work toward improved noise abatement. [2000 GP Goal N-1]

- Objective N-1A:** Control noise levels within the City for the protection of residential areas, park areas, and other sensitive land uses from excessive and unhealthful noise. [2000 GP Objective N-1A]
- N-1.1: Enforce the maximum acceptable exterior noise levels for residential areas at 65 CNEL. [2000 GP Policy N-1A.2]
- N-1.2: Give full consideration to the existing and projected noise environment when considering alterations to the City's circulation system and Master Plan of Highways. [2000 GP Policy N-1A.3]
- N-1.3: Encourage Caltrans to construct noise attenuation barriers along I-405, SR-55, and SR-73 where these freeways adjoin residential and other noise-sensitive areas. [2000 GP Policy N-1A.4]
- N-1.4: Ensure that appropriate site design measures are incorporated into residential developments, when required by an acoustical study, to obtain appropriate exterior and interior noise levels.
- When necessary, require field testing at the time of project completion to demonstrate compliance. [2000 GP Policy N-1A.5]
- N-1.5: Apply the standards contained in Title 24 of the California Code of Regulations as applicable to the construction of all new dwelling units. [2000 GP Policy CON-1C.2 and Policy N-1A.6]
- N-1.6: Discourage sensitive land uses from locating within the 65 CNEL noise contour of John Wayne Airport. Should it be deemed by the City as appropriate and/or necessary for a sensitive land use to locate in the 65 CNEL noise contour, ensure that appropriate interior noise levels are met and that minimal outdoor activities are allowed. [2000 GP Policy N-1A.7]
- N-1.7: Support alternative methods for the reduction of noise impacts at John Wayne Airport while continuing to maintain safety and existing limitations on aircraft daily departures. [2000 GP Policy N-1A.8]
- N-1.8: Monitor the noise levels at OC Fair and Event Center and the Pacific Amphitheater, and continue to monitor the status of legally binding noise levels on the OC Fair and the Event Center and the Pacific Amphitheater. [New Policy for 2015-2035 GP]

**Goal N-2:**

Noise and Land Use Compatibility

Integrate the known impacts of excessive noise on aspects of land use planning and siting of residential and non-residential projects. [New Goal for 2015-2035 GP]

**Objective N-2A:** Plan for the reduction in noise impacts on sensitive receptors and land uses. [New Objective for 2015-2035 GP]

- N-2.1: Require the use of sound walls, berms, interior noise insulation, double-paned windows, and other noise mitigation measures, as appropriate, in the design of new residential or other new noise sensitive land uses that are adjacent to arterials, freeways, or adjacent to industrial or commercial uses. [New Policy for 2015-2035 GP]
- N-2.2: Require, as a part of the environmental review process, that full consideration be given to the existing and projected noise environment. [2000 GP Policy N-1A.1]
- N-2.3: Consider alternative noise level standards for mixed-use projects that take into consideration the interaction of industrial operation noise impacts and the mixed-use developments planned for the Westside and SoBeca. [New Policy for 2015-2035 GP]
- N-2.4: Require that all proposed projects are compatible with adopted noise/land use compatibility criteria. [New Policy for 2015-2035 GP]
- N-2.5: Enforce applicable interior and exterior noise standards. [New Policy for 2015-2035 GP]
- N-2.6: Allow a higher exterior noise level standard for infill projects in existing residential areas adjacent to major arterials if it can be shown that there are no feasible mechanisms to meet the exterior noise levels. The interior standard of 45 dBA CNEL shall be enforced for any new residential project. [New Policy for 2015-2035 GP]
- N-2.7: Encourage effective site planning in mixed-use areas that provides the optimal distance between source of excessive sound and residents. [New Policy for 2015-2035 GP]
- N-2.8: Require new mixed-use developments to site loading areas, parking lots, driveways, trash enclosures, mechanical equipment, and other noise sources away from the residential portion of the development and adjacent established residential development. [New Policy for 2015-2035 GP]
- N-2.9: Limit hours and/or require attenuation of commercial/entertainment operations adjacent to residential and other noise sensitive uses in order to minimize excessive noise to these receptors. [New Policy for 2015-2035 GP]

## Safety Element

The goals, objectives, and policies that address safety are as follows:

### **Goal S-1:**

#### Risk Management of Natural and Human-Caused Disasters

Minimize the risk of injury, loss of life, property damage, and environmental degradation from seismic activity, geologic hazards, flooding, fire, and hazardous materials. Promote a sustainable approach to reduce impacts of natural disasters, such as flooding and fire. [2000 GP Goal SAF-1]

**Objective S-1A:** Work to mitigate and prevent potential adverse consequences of natural and human-caused disasters. [2000 GP Objective SAF-1A]

#### **Geologic and Seismic Safety**

- S-1.1: Continue to incorporate geotechnical hazard data into future land use decision-making, site design, and construction standards. [2000 GP Policy SAF-1A.1]
- S-1.2: Enforce standards, review criteria, and ensure that structures on or adjacent to bluffs are set back sufficiently to preserve the natural contours and aesthetic value of the bluff line and to provide sufficient access for fire protection. [2000 GP Policy SAF-1A.2]
- S-1.3: Require geologic surveys of all new development located on or adjacent to bluffs. [2000 GP Policy SAF-1A.3]
- S-1.4: Encourage retrofitting of structures—particularly older buildings—to withstand earthquake shaking and landslides consistent with State and historical building codes. [2000 GP Policy SAF-1A.6 – Modified for 2015-2035 GP]
- S-1.5: Enforce applicable building codes relating to the seismic design of structures to reduce the potential for loss of life and property damage. [New Policy for 2015-2035 GP]
- S-1.6: Identify through a study the issue of unreinforced masonry buildings and soft stories and other structures not meeting earthquake standards in Costa Mesa. Provide assistance if necessary to unreinforced masonry building owners once those buildings have been identified. [New Policy for 2015-2035 GP]

#### **Liquefaction and Landslides**

- S-1.7: Continue to implement 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. [2000 GP Policy SAF-1A.5 – Modified for 2015-2035 GP]
- S-1.8: Consider site soils conditions when reviewing projects in areas subject to liquefaction or slope instability. [2000 GP Policy SAF-1A.4 – Modified for 2015-2035 GP]

#### **Localized Flooding**

- S-1.9: Continue to consult with appropriate local, State, and federal agencies to maintain the most current flood hazard and floodplain information; use the information as a basis for project review and to guide development in accordance with federal, State, and local standards. [2000 GP Policy SAF-1A.8 – Modified for 2015-2035 GP]

- S-1.10: Regularly review and update Article 10 - Floodway and Floodplain Districts of the City's Municipal Code consistent with federal and State requirements. [New Policy for 2015-2035 GP]
- S-1.11: Improve and maintain local storm drainage infrastructure in a manner that reduces flood hazards. [New Policy for 2015-2035 GP]
- S-1.12: Continue to develop hazard preparedness plans to prepare for large storms that could bring flooding hazards and other related issues. [2000 GP Policy SAF-1A.8 – Modified for 2015-2035 GP]
- S-1.13: Actively promote public education, research, and information dissemination on flooding hazards. [2000 GP Policy SAF-1A.8 – Modified for 2015-2035 GP]

#### **Tsunami and Sea Level Rise**

- S-1.14: Minimize flood hazard risks to people, property, and the environment by addressing potential damage tsunamis and sea level rise. [New Policy for 2015-2035 GP]
- S-1.15: Consult with regional agencies and study strategies that employ engineering defensive methods along the Santa Ana River that limit potential flooding hazards from sea level rise. [New Policy for 2015-2035 GP]

#### **Dam Inundation**

- S-1.16: Develop emergency response, early warning notification, and evacuation plans for areas that are within dam inundation areas, where feasible. [New Policy for 2015-2035 GP]

#### **Aviation Safety and Protection**

- S-1.17: Utilize the John Wayne Airport Environs Land Use Plan (AELUP) as a planning resource for evaluation of land use compatibility and land use intensity in areas affected by airport operations. In particular, future land use decisions within the Safety/Runway Protection Zone will be evaluated in light of the risk to life and property associated with aircraft operations. [New Policy for 2015-2035 GP]
- S-1.18: Comply with Federal Aviation Regulations (FAR) and the John Wayne AELUP requirements relative to Objects Affecting Navigable Airspace. [New Policy for 2015-2035 GP]
- S-1.19: Use the Federal Aviation Regulations as a guideline to establish the ultimate height of structures as defined in FAR Part 77. [New Policy for 2015-2035 GP]
- S-1.20: Minimize hazards to aeronautical operations by ensuring land uses do not emit excessive glare, light, steam, smoke, dust, or electronic interference in compliance with FAR regulations and the John Wayne AELUP. [New Policy for 2015-2035 GP]

**Goal S-2:**

High Level of Police and Fire Services and Emergency Preparedness

Provide a high level of security in the community to prevent and reduce crime, and to minimize risks of fire to people, property, and the environment. [New Goal for 2015-2035 GP]

**Objective S-2A:** Plan, promote, and demonstrate a readiness to respond and reduce threats to life and property through traditional and innovative emergency services and programs. [New Objective for 2015-2035 GP]

**Crime Prevention and Response**

- S-2.1: Promote crime prevention strategies and provide a high level of response to incidents. [New Policy for 2015-2035 GP]
- S-2.2: Emphasize and prioritize crime prevention strategies, such as pedestrian-scale lighting in targeted areas. [New Policy for 2015-2035 GP]
- S-2.3: Timely response to incidents and monitoring areas with high crime rates should be part of a comprehensive strategy to reduce crime in the community. [New Policy for 2015-2035 GP]

**Police and Fire Level of Service**

- S-2.4: Provide a high level of police and fire service in the community. Secure adequate facilities, equipment, and personnel for police and fire. [New Policy for 2015-2035 GP]
- S-2.5: Consult with neighboring jurisdictions and partner agencies to respond appropriately to emergencies and incidents in all parts of the City. [New Policy for 2015-2035 GP]
- S-2.6: Require that water supply systems for development are adequate to combat structural fires in terms of location and minimum required fire-flow pressures. [New Policy for 2015-2035 GP]
- S-2.7: Require development to contribute its fair share toward funding the provision of appropriate fire and emergency medical services as determined necessary to adequately serve the project. [New Policy for 2015-2035 GP]

**Fire and Medical Servicers**

- S-2.8: Regularly update regulations that will protect the community from fire hazards. [New Policy for 2015-2035 GP]
- S-2.9: Emphasize prevention and awareness of fire safety guidelines to minimize risk and potential damage to life, property, and the environment. In areas designated by the Costa Mesa Fire Department as having a high fire hazard, ensure adequate fire equipment, personnel, firebreaks, facilities, water, and access for a quick and efficient response in any area. [New Policy for 2015-2035 GP]

**Emergency and Disaster Preparedness**

- S-2.10: Maintain staff and facilities that will continue to support a coordinated and effective response to emergencies and natural disasters throughout the City. [New Policy for 2015-2035 GP]
- S-2.11: Consult with neighboring jurisdictions, local employers, and industries to ensure that emergency preparedness and disaster response programs equitably serve all parts of the City. [New Policy for 2015-2035 GP]

- S-2.12: Continue to maintain adequate police and fire staffing, facilities, equipment, and maintenance sufficient to protect the community. [New Policy for 2015-2035 GP]

**Hazardous Materials Operations**

- S-2.13: Continue to consult with the County of Orange in the implementation of the Orange County Hazardous Waste Management Plan. [2000 GP Policy SAF-1B.1]
- S-2.14: Ensure that appropriate in-depth environmental analysis is conducted for any proposed hazardous waste materials treatment, transfer, and/or disposal facility. [2000 GP Policy SAF-1B.2]
- S-2.15: Continue to consult with the County of Orange to identify and inventory all users of hazardous materials and all hazardous waste generators, and prepare clean-up action plans for identified disposal sites. [2000 GP Policy SAF-1B.3]
- S-2.16: Require the safe production, transportation, handling, use, and disposal of hazardous materials that may cause air, water, or soil contamination. [New Policy for 2015-2035 GP]
- S-2.17: Encourage best practices in hazardous waste management, and ensure consistency with City, County, and federal guidelines, standards, and requirements. [2000 GP Policy SAF-1B.1 – Modified for 2015-2035 GP]
- S-2.18: Consult with federal, State, and local agencies and law enforcement to prevent the illegal transportation and disposal of hazardous waste. [New Policy for 2015-2035 GP]

## Community Design Element

The goals, objectives, and policies that address community design are as follows:

### **PUBLIC REALM FOCUS**

#### **Goal CD-1:**

Vehicular and Pedestrian Corridors

Strengthen the image of the City as experienced from sidewalks and roadways. [2000 GP Goal CD-1]

**Objective CD-1A:** Contribute to City beautification by enhancing the visual environment of Costa Mesa's vehicular and pedestrian paths and corridors. [2000 GP Objective CD-1A]

CD-1.1 Implement the City of Costa Mesa Streetscape and Median Development Guidelines in all new streetscape corridor and parkway projects. Coordinate with new development adjacent to public rights-of-ways to integrate landscape features and design elements consistent with the streetscape standards and recommendations. [2000 GP Policy CD-1A.1]

CD-1.2 Coordinate street furniture elements (benches, bus shelters, newspaper racks, trash receptacles, kiosks, etc.) whenever possible. Develop design standards and guidelines for the street furniture within and adjacent to public rights-of-way to complement the specific recommendations provided for streets in the City of Costa Mesa Streetscape and Median Development Guidelines. [New Policy for 2015-2035 GP]

CD-1.3 Promote treatments for walls and fences and utility cabinets along public rights-of-way that contribute to an attractive street and sidewalk environment. Require that new walls and fences complement the style and character of the local district and adjacent buildings. Newly constructed or reconstructed walls and fences adjacent to sidewalks and roadways should incorporate architectural treatments such as pilasters, masonry, or wrought iron, and should integrate tiered plantings to soften their appearance. [2000 GP Policy CD-1A.3 – Modified for 2015-2035 GP]

CD-1.4 Promote a consistent landscape character along City streets to reinforce the unique qualities of each corridor and district, including the development of landscaped medians. Support implementation of the recommended street tree palette for each City street, as identified in the City of Costa Mesa Streetscape and Median Development Guidelines. [2000 GP Policy CD-1A.4]

CD-1.5 Encourage electric and communication lines to be placed underground and electrical substations and telephone facilities to be screened to minimize visual impacts from sidewalks, streets, and adjacent properties. Support utility undergrounding through conditions of project approval, preparation of undergrounding plans, and the formation of assessment districts. [2000 GP Policy CD-1A.5]

**Objective CD-1B:** Encourage clear connections between districts within the City. [2000 GP Objective CD-1B]

CD-1.6 Promote linkages between separate districts using bike trails, pedestrian paths, common medians or parkway landscaping, and other location-appropriate physical improvements. Through conditions of approval, public improvement projects, and other measures, support development of new connections and the enhancement of existing connections between districts. [New Policy for 2015-2035 GP]



**Goal CD-2:**

Cohesive and Identifiable Districts

Enhance the existing character and strengthen the identity of Costa Mesa's districts. [2000 GP Goal CD-2]

**Objective CD-2A:** Encourage future development and redevelopment to reinforce district scale, identity, and urban form. [2000 GP Objective CD-2]

- CD-2.1 Consider urban design guidelines for each identified district in Costa Mesa that recognizes, maintains, and enhances the character and identity of each district; integrate existing specific plans' policies and design guidelines as applicable. [2000 GP Policy CD-2.1 – Modified for 2015-2035 GP]
- CD-2.2 Support and seek land uses and development that correspond or enrich our existing districts. [New Policy for 2015-2035 GP]

**Goal CD-3:**

High Quality and Visually Interesting Nodes

Heighten the design quality and visual interest of nodes within Costa Mesa. [2000 GP Goal CD-3]

**Objective CD-3A:** Create a sense of arrival to Costa Mesa, and develop prominent community focal points at key nodes within the City. [2000 GP Objective CD-3]

- CD-3.1 Introduce entry monument signs at key gateway locations, as identified in Figure CD-4. Utilize the standard design specifications for entry signs included in the City of Costa Mesa Streetscape and Median Development Guidelines. [2000 GP Policy CD-3.1]
- CD-3.2 Reinforce a sense of arrival into the City by promoting architecturally significant development and significant landscape plantings at key nodes. Undertake a visioning process to develop specific design guidelines that articulate the desired character for each node within Costa Mesa. [2000 GP Policy CD-3.2]
- CD-3.3 Design and development of entry and internal wayfinding signage to be located throughout the City in areas that correspond to the existing nodes and districts. [New Policy for 2015-2035 GP]

**Goal CD-4:**

Identifiable and Protected City Landmarks. [2000 GP Goal CD-4]

**Objective CD-4A:** Promote the maintenance, use, and improvement of landmarks to enhance the visual image and identity of Costa Mesa. [2000 GP Objective CD-4]

- CD-4.1 Support efforts to introduce new monuments and landmarks, and preserve, maintain, and improve the condition of Costa Mesa landmarks. [2000 GP Policy CD-4.1]

**Goal CD-5:**

Edges

Utilize Costa Mesa's edges as opportunities to enhance the City's image along its boundaries. [2000 GP Goal CD-5]

**Objective CD-5A:** Develop and implement programs that preserve and enhance City edges. [2000 GP Objective CD-5]

- CD-5.1 Preserve and optimize natural views and open spaces in Costa Mesa. [2000 GP Policy CD-5.1]
- CD-5.2 Control the visual impacts of new development on natural views of the coast and the wetlands. [2000 GP Policy CD-5.2]
- CD-5.3 Develop open space corridors and trails along the edges of Costa Mesa where feasible and connect these trails to existing and potential future trails throughout the City. [2000 GP Policy CD-5.3]
- CD-5.4 Continue to preserve natural open space, including restoration of the natural areas of Talbert Regional Park. [2000 GP Policy CD-5.4]
- CD-5.5 Continue protection of Fairview Park as an open space and recreation area. [2000 GP Policy CD-5.5]
- CD-5.6 Continue to work with Caltrans to improve the design quality of freeway edges. [2000 GP Policy CD-5.6]

**PRIVATE PROPERTY FOCUS**

**Goal CD-6:**

Image

Enhance opportunities for new development and redevelopment to contribute to a positive visual image for the City of Costa Mesa that is consistent with the district image. [2000 GP Goal CD-6]

**Objective CD-6A:** Establish development policies and design guidelines that create an aesthetically pleasing and functional environment. [2000 GP Objective CD-6]

- CD-6.1 Encourage the inclusion of public art and attractive, functional architecture into new development that will have the effect of promoting Costa Mesa as the "City of the Arts". [2000 GP Policy CD-6.1 – Modified for 2015-2035 GP]
- CD-6.2 Encourage the use of creative and well-designed signs that establish a distinctive image for the City. [2000 GP Policy CD-6.2 – Modified for 2015-2035 GP]
- CD-6.3 Continue to work with Code Enforcement to ensure continued maintenance of properties and compliance with adopted development standards. [2000 GP Policy CD-6.3]

**Goal CD-7:**

Quality Residential

Promote and protect the unique identity of Costa Mesa's residential neighborhoods. [2000 GP Goal CD-7]

**Objective CD-7A:** Encourage excellence in architectural design. [2000 GP Objective CD-7A]

- CD-7.1 Ensure that new and remodeled structures are designed in architectural styles that reflect the City's eclectic quality, yet are compatible in scale and character with existing buildings and the natural surroundings within residential neighborhoods. Continue to update and maintain the Costa Mesa Residential Guidelines. [2000 GP Policy CD-7.1]

CD-7.2 Preserve the character and scale of Costa Mesa’s established residential neighborhoods where possible; when new residential development is proposed, encourage that the new structures are consistent with the prevailing character of existing development in the immediate vicinity, and that new development does not have a substantial adverse impact on adjacent areas. [2000 GP Policy CD-7.2]

**Objective CD-7B:** Encourage the use of native plant palettes in the creation of landscaping plans used to establish a sense of place in neighborhood identification efforts. [New Objective for 2015-2035 GP]

CD-7.3 Ensure that California native plants are used to support the local ecology and save water. Develop landscaping guidelines that reflect the local community. [New Policy for 2015-2035 GP]

**Goal CD-8:**

Quality Commercial Development

Achieve a high level of design quality for commercial development. [2000 GP Goal CD-8]

**Objective CD-8A:** Encourage a high level of architectural and site design quality. [2000 GP Objective CD-8A]

CD-8.1 Require that new and remodeled commercial development be designed to reflect architectural diversity, yet be compatible with the scale and character of the district. [2000 GP Policy CD-8A.1 – Modified for 2015-2035 GP]

CD-8.2 Use distinctive commercial architectural styles to reinforce a positive sense of place. Commercial architectural design elements and materials must be of high quality and style as well as suitable for long-term maintenance. Consistent architectural design should be considered in choosing materials, finishes, decorative details, color, accent features and include the following elements and materials appropriate for their context (see Table CD-3: Elements and Materials): [2000 GP Policy CD-8A.2 – Modified for 2015-2035 GP]

Table CD-3: Elements and Materials

Design Elements	Design Materials
<ul style="list-style-type: none"> <li>• Simple, multi-planed pitched roofs</li> <li>• Open rafters/tails with large overhangs</li> <li>• Appearance of “thick” walls</li> <li>• Courtyards, arcades, and intimate spaces</li> <li>• Tile details</li> <li>• Deep-set window and door openings</li> <li>• Offset wall planes</li> <li>• Fountains and other unique details</li> <li>• Building masses with the incorporation of one and two story architecture</li> <li>• Sequencing of enclosed space/arches</li> </ul>	<ul style="list-style-type: none"> <li>• Stucco, smooth, sand or light lace finish</li> <li>• Wood, as an exposed structural material</li> <li>• Clay or concrete roof tiles</li> <li>• Native fieldstone</li> <li>• Wood window casements</li> <li>• Wood, as an accent material</li> <li>• Brick, as an accent material</li> <li>• Wrought iron (rust proof; anodized aluminum)</li> <li>• Tile, as an accent material</li> <li>• Slumpstone garden walls</li> </ul>

CD-8.3 Encourage the use of entrance patios, courtyards, plazas, arcades, fountains, porches, tower elements, covered walks, and other features in commercial areas. Promote pedestrian amenities. [2000 GP Policy CD-8A.3]

- CD-8.4 Ensure that common areas, walkways, driveways, and parking spaces be landscaped consistent with landscaping standards contained in the Planning, Zoning, and Development Code. Utilize landscaping to provide project amenities for new and remodeled commercial uses, and to screen parking and equipment areas. Landscaped areas generally should incorporate planting utilizing a three-tiered system: 1) grasses and ground covers, 2) shrubs and vines, and 3) trees. [2000 GP Policy CD-8A.4 – Modified for 2015-2035 GP]
- CD-8.5 Ensure that site access, parking, and circulation for commercial uses are designed in a logical, safe manner. Parking should not dominate the site in areas adjacent to street, and should be well landscaped with a clear hierarchy of circulation. Wherever possible, parking lots should be divided into a series of connected smaller lots utilizing walkways and raised landscape strips. Parking lots should also include landscaping that accents the importance of driveways from the street, frames the major circulation aisles, and highlights pedestrian pathways. [2000 GP Policy CD-8A.5 – Modified for 2015-2035 GP]
- CD-8.6 Require that areas for outside equipment, trash receptacles, storage, and loading areas be located in the least conspicuous part of the site. Utility and mechanical equipment (e.g. electric and gas meters, electrical panels, and junction boxes) should be concealed from view from public streets, neighboring properties, and nearby higher buildings. Trash enclosures should be architecturally compatible with the project. Landscaping should be incorporated into the design of trash enclosures to deter graffiti. [2000 GP Policy CD-8A.6 – Modified for 2015-2035 GP]
- CD-8.7 Encourage decorative paving treatments to be incorporated throughout commercial developments, including driveway entries, pedestrian walkways, plazas, and other areas. The design, materials, and colors of decorative paving treatments (e.g., stamped concrete, stone, brick or granite pavers, exposed aggregate, or colored concrete) should complement the architectural style of the primary buildings and make a positive contribution to the aesthetic and function of the site. [2000 GP Policy CD-8A.7 – Modified for 2015-2035 GP]
- CD-8.8 Require that exterior lighting on commercial properties be consistent with the architectural style of the commercial building. On each commercial site, all lighting fixtures should be from the same family of fixtures with respect to design, materials, color, fixture, and color of light. Lighting sources should be shielded, diffused or indirect to avoid spillover on adjacent properties, nighttime sky light pollution, and glare to pedestrians and motorists. To minimize the total number of freestanding light standards, wall-mounted and pathway lights should be utilized to the greatest extent possible. [2000 GP Policy CD-8A.8]
- Objective CD-8B:** Preserve the scale and character of established neighborhoods near commercial uses. [2000 GP Objective CD-8B]
- CD-8.9 Ensure that new commercial development utilize site planning and design features that optimize compatibility with adjacent residential neighborhoods. The following guidance should be considered:
- When adjacent residential and nonresidential uses can mutually benefit from connection, appropriate linkages (e.g., walkways, common landscape areas, and building orientation) are encouraged. Successful interaction between commercial and residential uses may be achieved through adequate setbacks, landscape buffers, screening, decorative masonry walls, berms, building orientation, and limitations of commercial activities.
  - Loading areas, access and circulation driveways, trash and storage areas, and rooftop equipment should be located as far as possible from adjacent residences.
  - Building orientation and landscaping of commercial buildings should minimize direct lines of sight into adjacent residential private open space. [2000 GP Policy CD-8B.1]

**Goal CD-9:**

Mixed Use

Promote development of mixed-use projects that seamlessly integrate multiple uses both functionally and aesthetically. [2000 GP Goal CD-9]

**Objective CD-9A:** Design mixed use development projects to achieve a high quality character. [2000 GP Objective CD-9A]

CD-9.1 Require that mixed-use development projects be designed to mitigate potential conflicts between uses. Consider noise, lighting, and security. [2000 GP Policy CD-9A.1]

CD-9.2 Provide adequate parking, open space and recreational facilities to serve residents in mixed-use development projects. Design parking and other areas to acknowledge different users (residents versus shoppers) and to be compatible with the architectural character of the building(s). [2000 GP Policy CD-9A.2]

**Objective CD-9B:** Provide for the development of projects that integrate housing with commercial uses and other compatible uses. [2000 GP Objective CD-9B]

CD-9.3 Encourage mixed-use development along the east side of Newport Boulevard between Mesa Drive and Walnut Street. Establish incentives for the development of projects in planned development zones that integrate housing with retail and office uses. [2000 GP Policy CD-9B.1]

CD-9.4 Encourage the development of mixed-use urban villages along specified areas of West 17th Street, West 19th Street, and Superior Avenue that integrates residential with office, retail, business services, personal services, public spaces and uses, and other community amenities in a single building (vertical mixed-use development) or in proximity on the same site (horizontal mixed-use development). [New Policy for 2015-2035 GP]

CD-9.5 Promote new types of urban housing that could be target-marketed to people seeking alternative housing choices in proximity to a major commercial area. [New Policy for 2015-2035 GP]

CD-9.6 Support efforts to mix compatible uses and activities. Encourage the siting of community-oriented services, businesses, and amenities in and near mixed-use neighborhoods, including schools, libraries, open space, and parks. [2000 GP Policy CD-9B.2]

**Goal CD-10:**

Industrial and Business Parks

Promote quality design approaches for the redevelopment of existing industrial buildings, encourage the design to incorporate or provide flexibility for the needs of emerging types of industrial uses, and strive to match design with overall character of nodes, corridors, or districts if applicable. [2000 GP Goal CD-10 – Modified for 2015-2035 GP]

**Objective CD-10A:** Require that industrial and business park projects meet high-quality design standards. [2000 GP Policy CD-10A]

- CD-10.1 Require that industrial projects be designed to convey visual interest and a positive image. Architectural qualities and design elements encouraged for industrial uses are:
- Building modulation indentations and architectural details
  - Building entry accentuation
  - Screening of equipment and storage areas
  - Landscaping to soften building exteriors and to serve as a buffer between uses [2000 GP Policy CD-10A.1]
- CD-10.2 Encourage that the design of industrial buildings considers the visual and physical relationship to adjacent uses. An industrial structure which dominates its surrounding environment by its relative size shall generally be discouraged. [2000 GP Policy CD-10A.2]
- CD-10.3 Encourage adaptive reuse of existing industrial structures which results in rehabilitated buildings with distinctive and attractive architecture. [New Policy for 2015-2035 GP]
- CD-10.4 Promote the use of materials and colors that produce diversity and visual interest in industrial buildings. The use of various siding materials (i.e., masonry, concrete texturing, cement, or plaster) can produce effects of texture and relief that provide architectural interest. [2000 GP Policy CD-10A.3]
- CD-10.5 Require that landscaping be used to define areas such as entrances to industrial buildings and parking lots; define the edges of developments; provide transition between neighboring properties; and provide screening for outdoor storage, loading, and equipment areas. Landscaping should be in scale with adjacent buildings and be of an appropriate size at maturity to accomplish its intended purpose. [2000 GP Policy CD-10A.4]
- CD-10.6 Require that the design of lighting fixtures and their structural support be of a scale and architectural design compatible with on-site industrial buildings. Large areas should be illuminated to minimize the visual impact and amount of spillover light onto surrounding projects. [2000 GP Policy CD-10A.5]

**Objective CD-10B:** Ensure that the development of industrial projects are positive additions to the City's community setting and do not result in adverse impacts with adjacent uses. [2000 GP Objective CD-10B]

- CD-10.7 Require industrial projects to incorporate landscape setbacks, screening walls, and/or other elements that mitigate negative impacts with adjacent uses. [2000 GP Policy CD-10B.1]
- CD-10.8 Protect transitional areas between industrial and other uses. [New Policy for 2015-2035 GP]
- CD-10.9 Storage yards, parking areas, and service areas should be screened from public view. [2000 GP Policy CD-10B.2]

**Goal CD-11:**

Attractive Signs that Reflect Costa Mesa

Ensure that signs contribute positively to Costa Mesa's image and overall economic development. [2000 GP Goal CD-13]

**Objective CD-11A:** Facilitate the installation of signs that contribute to a positive image of the public realm. [2000 GP Objective CD-13]

- CD-11.1 Encourage homeowners' associations and neighborhoods to maintain housing tract entrance signs in an attractive condition, and encourage the placement of such signs at the entrance of major developments which do not have such identification. [2000 GP Policy CD-13.1]
- CD-11.2 Encourage the use of common design elements in signs for commercial and industrial centers through the development of planned sign programs to improve center identity by publicizing the benefits of such programs to developers and local business operators. [2000 GP Policy CD-13.2]
- CD-11.3 Encourage citywide sign design guidelines that promote creativity and flexibility while upholding design quality. Design guidelines could include the design and placement of business signs, public street graphics, street signs, locational and directional signs, traffic signs, etc. [New Policy for 2015-2035 GP]
- CD-11.4 Introduce distinctive entry signage within the Costa Mesa Streetscape and Median Development Guidelines which effectively announces arrival to unique districts and neighborhoods. [2000 GP Policy CD-13.3 – Modified for 2015-2035 GP]
- CD-11.5 Develop and design signage that helps with way-finding throughout the City so visitors and residents can easily access destination locations and identify landmarks. [New Policy for 2015-2035 GP]

**Goal CD-12:**

Public Safety through Design

Use design approaches to enhance public safety. [2000 GP Goal CD-14 – Modified for 2015-2035 GP]

**Objective CD-12A:** Incorporate public safety considerations into community design. [2000 GP Objective CD-14]

- CD-12.1 Decrease the opportunity for criminal activity by addressing high-risk circumstances (e.g., dark alleys, enclosed stairwells, and dark entrances). Involve the Police and Fire Departments in reviewing and making design recommendations during the project review process. [2000 GP Policy CD-14.1]
- CD-12.2 Continue to implement and refine development standards and/or guidelines based on Crime Prevention Through Environmental Design (CPTED) for new development and redevelopment with emphasis on site and building design to minimize vulnerability to criminal activity. [2000 GP Policy CD-14.2]
- CD-12.3 Continue to provide CPTED training to City staff and local planning and design professionals to optimize public safety through community design. [2000 GP Policy CD-14.3]

## Open Space and Recreation Element

The goals, objectives, and policies that address open space and recreation are as follows:

### **Goal OSR-1:**

#### Balanced and Accessible System of Parks and Open Spaces

Provide a high-quality environment through the development of recreation resources and preservation of open space that meets community needs in Costa Mesa. [2000 GP Goal OSR-1]

**Objective OSR-1A:** Maintain and preserve existing parks, and strive to provide additional parks, public spaces, and recreation facilities that meet the community's evolving needs. [2000 GP Objective OSR-1A]

#### **Adequate Neighborhood and Community Park Recreational Facilities**

OSR-1.1: Maintain a system of Neighborhood and Community Parks that provide a variety of active and passive recreational opportunities throughout the City. [New Policy for 2015-2035 GP]

OSR-1.2: Provide parks and recreation facilities appropriate for the individual neighborhoods in which they are located and reflective of the needs and interests of the population they serve. [New Policy for 2015-2035 GP]

#### **Acquisition of New Parkland**

OSR-1.3: Pursue the acquisition and development of pocket and neighborhood parks within park-deficient areas, as identified in Figure OSR-3: Planning Areas and Underserved Park Areas. [2000 GP Policy OSR-1A.3 – Modified for 2105-2035 GP]

OSR-1.4: Prioritize the acquisition of land for parks in underserved neighborhoods. [2000 GP Policy OSR-1A.14 – Modified for 2015-2035 GP]

OSR-1.5: Maximize public space by requiring plazas and public gathering spaces in private developments that can serve multiple uses, including recreation and social needs. [New Policy for 2015-2035 GP]

OSR-1.6: Provide maximum visibility and accessibility for future public parks by locating facilities in close proximity to public streets. [2000 GP Policy OSR-1A.2]

OSR-1.7: Adjust and update development fee programs to accumulate funds for the acquisition and improvement of parks and recreation facilities commensurate with identified need and population growth. [New Policy for 2015-2035 GP]

#### **Balance of Passive and Active Recreation**

OSR-1.8: Require that parks and recreation facilities reflect new trends and population changes, and are developed with facilities appropriate to all ages, including athletic fields, active play areas, passive open space, tot lots, and picnic areas. [2000 GP Policy OSR-1A.15]

OSR-1.9: Conduct a sports facility study to review current outdoor facility locations and resources and a demographic study for future facility requirements as they relate to planned growth within the City. [New Policy for 2015-2035 GP]

OSR-1.10: Pursue additional community garden lots and spaces to meet demand and need by the community. [New Policy for 2015-2035 GP]



**Park Maintenance and Retrofit**

- OSR-1.11: Perform regular maintenance of facilities to ensure proper working order of all recreation facilities and equipment. [New Policy for 2015-2035 GP]
- OSR-1.12: Retrofit parks and recreation facilities to provide disability access as required by law. [New Policy for 2015-2035 GP]
- OSR-1.13: Design and reform parks to reflect the latest recreational features that respond to demographic changes and community needs. [New Policy for 2015-2035 GP]
- OSR-1.14: Consult with law enforcement agencies, surrounding cities, community policing groups, and OC Parks to create a safe and healthy environment at Talbert Regional Park, Fairview Park, and along the Santa Ana River. [New Policy for 2015-2035 GP]

**Long-Term Planning of Institutional Uses**

- OSR-1.15: Continue to pursue opportunities to create joint-use community space at facilities owned by private organizations such as private schools, faith-based groups, service clubs, and hospitals. [2000 GP Policy OSR-1A.10]
- OSR-1.16: Continue to coordinate with the Newport-Mesa Unified School District to supplement City park facilities through joint-use agreements. [2000 GP Policy OSR-1A.10]
- OSR-1.17: Consult with Orange County Fairgrounds in implementing OC Fair & Event Center Master Plan. [New Policy for 2015-2035 GP]

**Level of Service and Access**

- OSR-1.18: Provide a minimum of 4.26 acres of parkland per 1,000 residents. [2000 GP Policy OSR-1A.1]
- OSR-1.19: Update the Parks, Recreation and Open Space Master Plan every 10 years, as feasible. [2000 GP Policy OSR-1A.15]
- OSR-1.20: Enhance pedestrian, bicycle, and transit linkages to meet the needs of residents and to provide better access to parks, recreation, and public spaces. [New Policy for 2015-2035 GP]
- OSR-1.21: Provide opportunities for public access to all open space areas, except where sensitive resources may be threatened or damaged, public health and safety may be compromised, or access would interfere with the managed production of resources. [New Policy for 2015-2035 GP]

**GOAL OSR-2:**

Community Services Programs Meeting Community Needs

Enhancing the community through the delivery of innovative recreational programs, quality parks and facilities and services that promote social, physical, and emotional well-being. High-quality community services programs demonstrate the City's commitment to providing opportunities for recreational, physical, and educational activities for residents of all ages. [New Goal for 2015-2035 GP]

- Objective OSR-2A:** Provide activities, classes, and a variety of programs to meet the year-round recreational needs of all residents: children, adult, seniors, and persons with special needs. [New Objective for 2015-2035 GP]

### **High-quality Community Services**

- OSR-2.1: Provide high-quality community services programs that are flexible and responsive to the community's changing needs. [New Policy for 2015-2035 GP]
- OSR-2.2: Plan and conduct citywide special events that bring residents together to create an enhanced quality of life and promote economic development. [New Policy for 2015-2035 GP]
- OSR-2.3: Continue to consult with nonprofit sports organizations and recreational groups to support their offering of diverse recreational programs that complement and supplement those offered by the City. [New Policy for 2015-2035 GP]
- OSR-2.4: Update existing facilities for senior citizens, youth, adults, and overall community use. [New Policy for 2015-2035 GP]

### **Community Services to Support Community Needs**

- OSR-2.5: Monitor and research the ever-changing community services needs of the community, and develop action plans to address those needs through partnerships with service agencies. [New Policy for 2015-2035 GP]
- OSR-2.6: Continue to provide rental opportunities at community facilities and parks for residents, nonprofit groups, and businesses to meet their recreational and professional needs. [New Policy for 2015-2035 GP]
- OSR-2.7: Continue broad-based public outreach activities that inform residents of all available community services programs, and obtain input from the community regarding program and service needs. [New Policy for 2015-2035 GP]
- OSR-2.8: Encourage resident input and utilize demographic data, partnerships, volunteers, and existing resources to identify the needs of community. [New Policy for 2015-2035 GP]
- OSR-2.9: Identify innovative funding and development opportunities to support and sustain a responsive community services network. [New Policy for 2015-2035 GP]
- OSR-2.10: Continue and expand the development of community partnerships to offer both standard and innovative services to meet residents' needs. [New Policy for 2015-2035 GP]
- OSR-2.11: Develop and implement community services programs and activities that meet the needs of specialized populations through the development of community partnerships. [New Policy for 2015-2035 GP]
- OSR-2.12: Provide support for volunteer groups that conduct special activities open to the entire community. [New Policy for 2015-2035 GP]

### **GOAL OSR-3:**

#### **Conserved Open Space**

Costa Mesa is committed to open space conservation to ensure that the network of parklands, trails, hillsides, and undeveloped natural areas remain viable for supporting biological communities and providing sanctuary for future generations. This commitment includes expanding public access to open space, where appropriate, and acquiring additional lands where feasible. [New Goal for 2015-2035 GP]

- Objective OSR-3A:** Preserve the City's open space lands and provide additional community and neighborhood parkland in underserved areas. [New Objective for 2015-2035 GP]

### **Open Space Preservation and Stewardship**

- OSR-3.1: Preserve open space areas along The Santa Ana River, large open space parks, and along the mesa formations to protect natural habitat and to maintain the integrity of the natural environment. [New Policy for 2015-2035 GP]
- OSR-3.2: Encourage the preservation of coastal views from City and County parkland and public streets within Costa Mesa. [2000 GP Policy OSR-1A.13]
- OSR-3.3: Identify current open space areas for protection, management, and potential enhancement to maintain and, if possible, increase its value as wildlife habitat. [New Policy for 2015-2035 GP]

### **Management and Maintenance of Open Space**

- OSR-3.4: Encourage the long-term maintenance and management of open space lands through open space easements, development rights transfers or acquisition, zoning regulations, and other incentives. [2000 GP Policy OSR-1A.6]
- OSR-3.5: Encourage the greening and beautifying of the Santa Ana River. [New Policy for 2015-2035 GP]
- OSR-3.6: Encourage opportunities for recreation, history, education, interpretive materials, and art associated with the Santa Ana River open spaces. [New Policy for 2015-2035 GP]
- OSR-3.7: Promote water quality strategies to improve water quality along the Santa Ana River. [New Policy for 2015-2035 GP]

### **Coordination and Organization Development**

- OSR-3.8: Consult with State and regional agencies and the California Native American Heritage Commission (NAHC), regarding open space planning efforts. [New Policy for 2015-2035 GP]
- OSR-3.9: Consult with the Orange Coast River Park, Inc. and surrounding cities and other government agencies in maintaining and rehabilitating open space lands along the Santa Ana River. [New Policy for 2015-2035 GP]
- OSR-3.10: Consult with OC Parks over the enhancements and management of Talbert Regional Park without adversely impacting surrounding residential neighborhoods. [New Policy for 2015-2035 GP]

### **GOAL OSR-4:**

#### **Extensive Arts and Culture Programs and Services**

Provide comprehensive and multifaceted arts and culture programs and services that provide education and entertainment to the community and a broader audience. [New Goal for 2015-2035 GP]

- Objective OSR-4A:** Support performing and visual arts programs, facilities, and activities that stimulate the minds and intellectual thinking of community members to increase awareness of the City's motto, "The City of the Arts." [New Objective for 2015-2035 GP]

#### **Cultural Arts Venues**

- OSR-4.1: Continue to support the mission of the Segerstrom Center for the Arts and associate venues and facilities. [New Policy for 2015-2035 GP]
- OSR-4.2: Support the development and operations of an arts museum at the Segerstrom Center for the Arts. [New Policy for 2015-2035 GP]

- OSR-4.3: Encourage additional indoor and outdoor facility spaces citywide to display public art and host arts and culture special events. [New Policy for 2015-2035 GP]

**Leader in the Arts**

- OSR-4.4: Expand the City's role as a supporter of the arts. [New Policy for 2015-2035 GP]
- OSR-4.5: Encourage financial support of the arts by supporting non-profit groups and foundations. [New Policy for 2015-2035 GP]
- OSR-4.6: Consider preparation of an arts and culture master plan for the City. [New Policy for 2015-2035 GP]
- OSR-4.7: Consult with local agencies and surrounding cities to address the creation and implementation of arts-friendly policies. [New Policy for 2015-2035 GP]
- OSR-4.8: Enhance Costa Mesa's position as a leader in the arts in Southern California and its recognition nationally as a city devoted to arts institutions of superior quality. [New Policy for 2015-2035 GP]
- OSR-4.9: Engage community members in arts activities, and utilize the arts to provide educational and cultural awareness opportunities. [New Policy for 2015-2035 GP]
- OSR-4.10: Continue the City's commitment to its arts in cooperation with the private sector. [New Policy for 2015-2035 GP]
- OSR-4.11: Provide opportunities for local artists to create and display their work. [New Policy for 2015-2035 GP]

**Arts Programs and Events**

- OSR-4.12: Support arts activities, programs, events, and facilities for patrons to enjoy and share experiences, and that enhance the City's economic vitality. [New Policy for 2015-2035 GP]
- OSR-4.13: Designate Community Services Department staff with the responsibility for expanding and implementing activities related to recreational arts programming. [New Policy for 2015-2035 GP]
- OSR-4.14: Pursue cooperative educational cultural programs enlisting the aid of public and private institutions. [New Policy for 2015-2035 GP]

**Arts in Public Places and in Private Development**

- OSR-4.15: Continue to review adopting an Arts in Public Places Program. [New Policy for 2015-2035 GP]
- OSR-4.16: Pursue the placement of public art in prominent locations, particularly along major travel corridors to enliven and beautify the public realm. [New Policy for 2015-2035 GP]
- OSR-4.17: Develop incentives or programs that encourage art in new developments. [New Policy for 2015-2035 GP]

## Historical and Cultural Resources Element

The goals, objectives, and policies that address historical and cultural resources are as follows:

### **Goal HCR-1:**

Historical, Archeological, and Paleontological Resource Preservation

The City of Costa Mesa supports focused efforts to provide residents with a sense of community and history through the protection and preservation of historical and cultural resources. [2000 GP Goal HCR-1]

**Objective HCR-1A:** Encourage preservation and protection of the City's archaeological, paleontological, and historical resources. [2000 GP Objective HCR-1A]

### **Preserving Historical Resources**

- HCR-1.1: Encourage protection and enhancement of the diverse range of historical sites and resources in the City for the benefit of current and future residents and visitors. [New Policy for 2015-2035 GP]
- HCR-1.2: Encourage the preservation of significant historical resources (as identified in Table HCR-1) by developing and implementing incentives such as building and planning application permit fee waivers, Mills Act contracts, grants and loans, and implementing other incentives identified in the Historical Preservation Ordinance. [2000 GP Policy HCR-1A.4]
- HCR-1.3: Promote context-sensitive design that respects and celebrates the history and historical character of sites and resources while meeting contemporary needs of the community. [New Policy for 2015-2035 GP]
- HCR-1.4: Require, as part of the environmental review procedure, an evaluation of the significance of paleontological, archaeological, and historical resources, and the impact of proposed development on those resources. [2000 GP Policy HCR-1A.1]
- HCR-1.5: Continue to identify local landmarks with markers and way-finding signage. Include informational signage about local history, utilizing maps to highlight locations of other historical resources at popular historical sites. [New Policy for 2015-2035 GP]
- HCR-1.6: Encourage development of an interpretive center for paleontological, archaeological, and historical resources at Fairview Park. The center may contain resources found in the park area as well as resources found throughout the City. [2000 GP Policy HCR-1A.6]

### **Preserving Archaeological Resources**

- HCR-1.7: Require cultural resources studies (i.e., archaeological and historical investigations) for all applicable discretionary projects, in accordance with CEQA regulations. The studies should identify cultural resources (i.e., prehistorical sites, historical sites, and isolated artifacts and features) in the project area, determine their eligibility for inclusion in the California Register of Historical Resources, and provide mitigation measures for any resources in the project area that cannot be avoided. Cultural resources studies shall be completed by a professional archaeologist that meets the Secretary of the Interior's Professional Qualifications Standards in prehistorical or historical archaeology. [2000 GP Policy HCR-1A.2 and HCR-1A.3 – Modified for 2015-2035 GP]

- HCR-1.8: Comply with requirements of the California Environmental Quality Act regarding protection and recovery of archaeological resources discovered during development activities. [New Policy for 2015-2035 GP]

**Preserving Paleontological Resources**

- HCR-1.9: Require paleontological studies for all applicable discretionary projects. The studies should identify paleontological resources in the project area, and provide mitigation measures for any resources in the project area that cannot be avoided. [2000 GP Policy HCR-1A.2 and HCR-1A.3 – Modified for 2015-2035 GP]
- HCR-1.10: Comply with the California Environmental Quality Act regarding the protection and recovery of paleontological resources during development activities. [New Policy for 2015-2035 GP]



## **Appendix A.2**

# **2015-2035 General Plan Goals, Objectives, Policies (2022)**

*(Housing Element updated per  
adopted 2021-2029 Housing Element)*

## 2015-2035 GENERAL PLAN GOALS AND POLICIES

Each element of the General Plan contains goals and policies based upon the needs and desires of the community, as derived from the previously adopted 2015-2035 General Plan, background research, planning staff, and members of the City Council.

A goal is defined as a broad vision of what the community wants to achieve or provide to residents, landowners, business owners and tourists. It is a statement of a desired condition based on community values. Goals are general in nature and usually timeless. A policy is a specific statement that guides decision-making. It indicates a commitment of the City to a particular course of action. A policy is based on and helps implement a goal.

One of the objectives for the 2015-2035 General Plan and General Plan EIR was to review the 2000 General Plan goals, objectives, and policies for relevancy, completion and applicability for the long-term development in the City. City staff reviewed the goals, objectives, and policies in the 2000 General Plan and determined if the goals, objectives, and policies had been completed, and if not, determined their relevancy and applicability for the 2015-2035 General Plan. The following are the goals and associated objectives and policies that have been set for the Costa Mesa 2015-2035 General Plan.

At the conclusion of each goal, objective or policy is a statement within [brackets] that indicates one of four possible scenarios: 1) the goal, objective, or policy remains the same as the 2000 General Plan, 2) the goal, objective or policy has been modified from the 2000 General Plan statement for the 2015-2035 General Plan, 3) the goal, objective or policy is a new statement for the 2000 General Plan, or 4) in the case of the Housing Element, the 2021-2029 adopted Housing Element goals, objectives or policies are listed. Examples of the wording for the aforementioned scenarios are as follows:

- 1) [2000 GP Goal LU-1],
- 2) [2000 GP Policy LU-1A.4 – Modified for 2015-2035 GP],
- 3) [New Objective for 2015-2035 GP], and
- 4) [2021-2029 Housing Element].



## Land Use Element

The goals, objectives, and policies that address land use are as follows:

### **Goal LU-1:**

A Balanced Community with a Mix of Land Uses to Meet Resident and Business Needs [2000 GP Goal LU-1]

**Objective LU-1A:** Establish and maintain a balance of land uses throughout the community to preserve the residential character of the City at a level no greater than can be supported by the infrastructure. [2000 GP Objective LU-1A]

- LU-1.1 Provide for the development of a mix and balance of housing opportunities, commercial goods and services, and employment opportunities in consideration of the needs of the business and residential segments of the community. [2000 GP Policy LU-1A.1]
- LU-1.2 Balance economic gains from new development while preserving the character and densities of residential neighborhoods. [New Policy for 2015-2035 GP]
- LU-1.3 Strongly encourage the development of residential uses and owner-occupied housing (single-family detached residences, condominiums, townhouses) where feasible to improve the balance between rental and ownership housing opportunities. [2000 GP Policy LU-1A.4]
- LU-1.4 Promote housing and employment opportunities within planned development areas to the extent feasible. [2000 GP Policy LU-1A.5]
- LU-1.5 Maintain a land use structure that strives to balance jobs and housing with available infrastructure and public and human services. [New Policy for 2015-2035 GP]

### **Goal LU-2:**

Preserve and Protect Residential Neighborhoods [2000 GP Goal LU-1]

**Objective LU-2A:** Promote land use patterns and development that contribute to community and neighborhood identity. [2000 GP Objective LU-1C]

- LU-2.1 In the event of damage or destruction, allow any legal conforming use in existence at the time of adoption of the General Plan that is located in a nonconforming development to be rebuilt to its original building intensity, as long as any such rebuilding would not increase the development's nonconformity, and the damage or destruction was in no way brought about by intentional acts of any owner of such use or property. [2000 GP Policy LU-2A.4]
- LU-2.2 Pursue maximum use of utility company funds and resources in undergrounding existing overhead lines, and encourage undergrounding of utilities in the public right-of-way for residential development consisting of five units or more, to the extent feasible and practical. [2000 GP Policy LU-2A.9 – Modified for 2015-2035 GP]
- LU-2.3 Develop standards, policies, and other methods to encourage the grouping of individual parcels to eliminate obsolete subdivision patterns and to provide improved living environments while being consistent with the neighborhood character of the surrounding community. [2000 GP Policy LU-2A.5 – Modified for 2015-2035 GP]
- LU-2.4 Do not allow "rounding up" when calculating the number of permitted residential units, except for lots existing as of March 16, 1992, zoned R2-MD that have less

- than 7,260 square feet in area, and no less than 6,000 square feet, where density calculation fractions of 1.65 or greater may be rounded up to two units. [2000 GP Policy LU-2A.6]
- LU-2.5 Allow creation of parcels without street frontage if sufficient easements are provided for planned developments or common-interest developments consistent with the neighborhood character. This policy does not apply to small lot subdivisions. [2000 GP Policy LU-2A.7]
  - LU-2.6 Encourage increased private market investment in declining or deteriorating neighborhoods. [2000 GP Policy LU-2A.8]
  - LU-2.7 Permit the construction of buildings over two stories or 30 feet only when it can be shown that the construction of such structures will not adversely impact surrounding developments and deprive existing land uses of adequate light, air, privacy, and solar access. [2000 GP Policy LU-1C.1]
  - LU-2.8 Limit building height to four stories above grade south of the I-405 Freeway, except for special purpose housing such as elderly, affordable, or student housing, unless otherwise approved by a General Plan amendment. (A four-story/five-level parking structure with roof deck parking on the fifth level is considered a four-story structure.) [2000 GP Policy LU-1C.2]
  - LU-2.9 Require appropriate building setbacks, structure orientation, and placement windows to consider the privacy of adjacent residential structures within the same project and on adjacent properties. [2000 GP Policy LU-1C.4]
  - LU-2.10 Promote lot consolidation of residential properties to the extent feasible and practical, including the creation of larger single-family residential lots that exceed the minimum 6,000-square-foot requirement in neighborhoods where the prevailing residential subdivision pattern features larger-sized residential lots. [2000 GP Policy LU-1C.5 – Modified for 2015-2035 GP]
  - LU-2.11 Ensure adequate noise attenuation in urban design, such as walls for sound attenuation, development of landscaped greenbelts, provision of landscape berms, etc. [2000 GP Policy LU-1C.6 – Modified for 2015-2035 GP]

**Goal LU-3:**

Development that Maintains Neighborhood Integrity and Character [2000 GP Goal LU-1]

**Objective LU-3A:** Establish policies, standards, and procedures to minimize blighting influences, and maintain the integrity of stable neighborhoods. [2000 GP Objective LU-1F]

- LU-3.1 Protect existing stabilized residential neighborhoods, including mobile home parks (and manufactured housing parks), from the encroachment of incompatible or potentially disruptive land uses and/or activities. [2000 GP Policy LU-1F.1]
- LU-3.2 Actively enforce existing regulations regarding derelict or abandoned vehicles, outdoor storage, and substandard or illegal buildings, and establish regulations to abate weed-filled yards when any of the above are deemed to constitute a health, safety, or fire hazard. [2000 GP Policy LU-1F.2]
- LU-3.3 Continue code enforcement as a high priority with regard to the regulation of property maintenance standards citywide. [2000 GP Policy LU-1F.3 – Modified for 2015-2035 GP]
- LU-3.4 Ensure that residential densities can be supported by the infrastructure and are compatible with existing residential neighborhoods in the surrounding area. [2000 GP Policy LU-1F.4 – Modified for 2015-2035 GP]

- LU-3.5 Provide opportunities for the development of well-planned and designed projects which, through vertical or horizontal integration, provide for the development of compatible residential, commercial, industrial, institutional, or public uses within a single project or neighborhood. [2000 GP Policy LU-1F.5]
- LU-3.6 Facilitate revitalization of aging commercial centers by working with property owners, developers, local businesses, and other community organizations to coordinate efforts. [New Policy for 2015-2035 GP]
- LU-3.7 Promote development/design flexibility that encourages older or poorly maintained high-density residential uses to be rehabilitated. [New Policy for 2015-2035 GP]
- LU-3.8 Ensure that new development reflects existing design standards, qualities, and features that are in context with nearby development and surrounding residential neighborhoods. [New Policy for 2015-2035 GP]
- LU-3.9 Locate high-intensity developments or high-traffic-generating uses away from low-density residential in order to buffer the more sensitive land uses from the potentially adverse impacts of the more intense development or uses. [2000 GP Policy LU-1A.3]
- LU-3.10 Minimize effects of new development on the privacy and character of surrounding neighborhoods. [New Policy for 2015-2035 GP]
- LU-3.11 Promote small-lot residential development on long, narrow, single parcels or combined residential lots. [New Policy for 2015-2035 GP]
- LU-3.12 Ensure that new development reflects existing design standards, qualities, and features that are in context with nearby development. [New Policy for 2015-2035 GP]
- LU-3.13 Prohibit construction of buildings which would present a hazard to air navigation, as determined by the Federal Aviation Administration (FAA). [2000 GP Policy LU-1C.3 – Modified for 2015-2035 GP]
- LU-3.14 Certain development proposals which may include the construction or alteration of structures more than 200 feet above ground level may require filing with the Federal Aviation Administration (FAA) and Airport Land Use Commission (ALUC) pursuant to federal and State law. If a filing requirement is determined to be necessary in accordance with the procedures provided by State/federal agencies, the filing of a Notice of Proposed Construction or Alteration (FAA Form 7460-1) shall be required prior to review and consideration of the proposed development.” Land Use Element (page LU-18) refers to the threshold stated above. It shall be amended to refer to Filing FAA Form 7460-1 Notice of Construction and Alteration, and not to Form 7480-1. [New Policy for 2015-2035 GP]
- LU-3.15 The City will ensure that development proposals, including the construction or operation of a heliport or helistop comply fully with permit procedures under State law, including referral of the project to the ALUC by the applicant, and with all conditions of approval imposed or recommended by the Federal Aviation Administration, ALUC, and Caltrans, including the filing of Form 7480-1 (Notice of Landing Area Proposed) with the FAA. This requirement shall be in addition to all other City development requirements. [New Policy for 2015-2035 GP]
- LU-3.16 The City shall refer certain projects to the Airport Land Use Commission for Orange County, as required by Section 21676 of the California Public Utilities Code to determine consistency of the project(s) with the Airport Environs Land Use Plan for John Wayne Airport. [New Policy for 2015-2035 GP]

- LU 3.17 New residential developments within the 60 dB CNEL noise contour of the airport shall provide designated outdoor signage informing the public of the presence of operating aircraft. [New Policy for 2015-2035 GP]

**Goal LU-4:**

New Development that Is Sensitive to Costa Mesa's Environmental Resources [2000 GP Goal LU-2]

**Objective LU-4A:** Encourage new development and redevelopment that protects and improves the quality of Costa Mesa's natural environment and resources. [2000 GP Objective LU-2A]

- LU-4.1 Ensure that appropriate watershed protection activities are applied to all new development and significant redevelopment projects that are subject to the National Pollutant Discharge Elimination System Stormwater Permit during the planning, project review, and permitting processes. [2000 GP Policy LU-2A.10]
- LU-4.2 Avoid conversion of areas particularly susceptible to erosion and sediment loss (e.g., steep slopes) and/or establish development guidelines that identifies these areas and protects them from erosion and sediment loss. [2000 GP Policy LU-2A.11]
- LU-4.3 Preserve or restore areas that provide water quality benefits and/or are necessary to maintain riparian and aquatic biota. [2000 GP Policy LU-2A.12]
- LU-4.4 Promote site development that limits impact on and protects the natural integrity of topography, drainage systems, and water bodies, and protect the integrity of the bluff crest. [2000 GP Policy LU-2A.13]
- LU-4.5 Promote integration of stormwater quality protection into construction and post-construction activities, as required by the NPDES Stormwater Permit and the City's Local Implementation Plan. [2000 GP Policy LU-2A.14]
- LU-4.6 Incorporate the principles of sustainability into land use planning, infrastructure, and development processes to reduce greenhouse gas emissions consistent with State goals. [New Policy for 2015-2035 GP]

**Goal LU-5:**

Adequate Community Services, Transportation System, and Infrastructure to Meet Growth [2000 GP Goal LU-1 and Goal LU-3]

**Objective LU-5A:** Ensure availability of adequate community facilities and provision of the highest level of public services possible, taking into consideration budgetary constraints and effects on the surrounding area. [2000 GP Objective LU-3A]

- LU-5.1 Pursue annexation of certain areas within the City's Sphere of Influence to provide land use regulation and city services within its jurisdiction. [2000 GP Policy LU-3A.1]
- LU-5.2 Strongly encourage protection and preservation of existing but underutilized school sites for future recreational, social, or educational uses. [2000 GP Policy LU-3A.2]
- LU-5.3 As appropriate and timely, consider the establishment of development impact fee program(s) to fund additional fire and police personnel, library facilities, and related equipment to meet the demands of additional growth in the City. [2000 GP Policy LU-3A.3 – Modified for 2015-2035 GP]

- LU-5.4 Require appropriate site and environmental analysis for future fire and police station site locations or for the relocation or closure of existing fire and police facilities. [2000 GP Policy LU-3A.4]
- LU-5.5 Ensure that new development pays its fair share of impact fees such as park fees and traffic impact fees. This can also include impact fees related to community services (police protection services and fire emergency response services) or library facilities, once adopted and applicable. [New Policy for 2015-2035 GP]
- LU-5.6 Promote development of revenue-generating land uses to help defray the costs of high quality public services. [New Policy for 2015-2035 GP]
- LU-5.7 Encourage new development that is organized around compact, walkable, mixed-use neighborhoods and districts to conserve open space resources, minimize infrastructure costs, and reduce reliance on the automobile. [New Policy for 2015-2035 GP]
- LU-5.8 Include an evaluation of impacts on utility systems and infrastructure in EIRs for all major general plan amendment, rezone, and development applications. [2000 GP Policy LU-1D.1]
- LU-5.9 Phase or restrict future development in the City to that which can be accommodated by infrastructure at the time of completion of each phase of a multi-phased project. [2000 GP Policy LU-1D.2]
- LU-5.10 Building densities/intensities for proposed new development projects shall not exceed the trip budget for applicable land use classifications, as identified in the Land Use Element. Building intensities for proposed new development projects shall not exceed the applicable floor area standards, except for the following conditions:
- (a) Limited deviations from the graduated floor-area ratio standards for the commercial and industrial land use designations may be approved through a discretionary review process. No deviation shall exceed a 0.05 increase in the FAR in the moderate traffic category, and no deviation shall be allowed in the very low, low, and high traffic categories. Deviations from the FAR standards shall not cause the daily trip generation for the property to be exceeded when compared to the existing daily trip generation for the site without the proposed project or maximum allowable traffic generation for the Moderate Traffic FAR category, whichever is greater.
  - (b) Additions to existing nonconforming nonresidential developments may be allowed if the additions do not affect the overall traffic generation characteristics of the development and if the additions do not substantially affect the existing height and bulk of the development. Additions to nonresidential developments shall be limited to those land uses with traffic generation rates based on variables other than building area square footage. Examples of such additions include, but are not limited to: 1) Hotels/motels: Increases in the size of hotel rooms or lobbies where no increase in the total number of rooms is proposed, and 2) theaters: Increases to “back-stage” support areas or lobbies where no increase in the total number of seats is proposed.
  - (c) In the above conditions, the new development shall be compatible with surrounding land uses.
  - (d) Additional criteria for approving deviations from the FAR standards may be established by policy of the City Council. [2000 GP Policy LU-1E.1 – Modified for 2015-2035 GP]

- LU-5.11 Development plans shall be required for all phased development and approvals and shall be approved by the Planning and Transportation Services Divisions prior to the issuance of building permits. [2000 GP Policy LU-1E.2]
- LU-5.12 Development plans shall include an overall buildout plan, which can demonstrate the ability of the circulation system to support the proposed level of development. [2000 GP Policy LU-1E.3]
- LU-5.13 The City shall continue its annual preparation of the Development Phasing and Performance Monitoring Program. The annual review will specifically address major intersection operations in any mixed-use overlay area. [2000 GP Policy LU-1E.4]

**Goal LU-6:**

Economically Viable and Productive Land Uses that Increase the City's Tax Base [2000 GP Goal LU-1]

**Objective LU-6A:** Ensure the long-term productivity and viability of the community's economic base. [2000 GP Objective LU-1B]

- LU-6.1 Encourage a mixed of land uses that maintain and improve the City's long-term fiscal health. [New Policy for 2015-2035 GP]
- LU-6.2 Continue to promote and support the vitality of commercial uses to meet the needs of local residents and that support regional-serving commercial centers. [New Policy for 2015-2035 GP]
- LU-6.3 Continue to prioritize commercial and industrial park use of properties north of I-405 and within the Airport Industrial District. [New Policy for 2015-2035 GP]
- LU-6.4 Support the continued presence of incubator businesses in the action sports industry and jobs-producing businesses in the Westside. [New Policy for 2015-2035 GP]
- LU-6.5 Encourage revitalization of existing, older commercial and industrial areas in the Westside with new mixed-use development consisting of ownership housing stock and live/work units. [New Policy for 2015-2035 GP]
- LU-6.6 Continue to encourage and retain land uses that generate sustainable sales and property tax revenues, including regional commercial destinations and automobile dealerships. [New Policy for 2015-2035 GP]
- LU-6.7 Encourage new and retain existing businesses that provide local shopping and services. [New Policy for 2015-2035 GP]
- LU-6.8 Provide efficient and timely review of development proposals while maintaining quality customer service standards for the business, development, and residential community. [New Policy for 2015-2035 GP]
- LU-6.9 Support the retention and growth of Class A office tenants, including corporate headquarters for the action sports industry, biotech, and high technology companies within the City. [New Policy for 2015-2035 GP]

**Objective LU-6B:** Encourage and facilitate activities that expand the City's revenue base. [New Objective for 2015-2035 GP]

- LU-6.10 Encourage a broad range of business uses that provide employment at all income levels and that make a positive contribution to the City's tax base. [New Policy for 2015-2035 GP]
- LU-6.11 Provide opportunities for mixed-use, office, manufacturing, and retail development that respond to market and community needs in terms of size, location, and cost. [New Policy for 2015-2035 GP]
- LU-6.12 Track retail trends and tailor regulations to respond to market changes, maximize revenue, and maintain the appropriate the business mix. [New Policy for 2015-2035 GP]
- LU-6.13 Encourage new development along major corridors that are pedestrian oriented and includes a mixture of retail/service, residential, and office uses. [New Policy for 2015-2035 GP]
- LU-6.14 Improve ease and accessibility to information to capture opportunities for businesses to establish in Costa Mesa and bring high-skill and professional jobs and new revenue sources into the community. [New Policy for 2015-2035 GP]
- LU-6.15 Promote unique and specialized commercial and industrial districts within the City which allow for incubation of new or growing businesses and industries. [New Policy for 2015-2035 GP]
- LU-6.16 Examine options for the development of new infrastructure for new technologies and businesses that use those technologies. [New Policy for 2015-2035 GP]

**Objective LU-6C:** Retain and expand the City's diverse employment base, including office, retail/service, restaurants, high-tech, action sports, boutique and prototype manufacturing, and industrial businesses. [New Objective for 2015-2035 GP]

- LU-6.17 Engage in activities that promote Costa Mesa as a great place to live, work, and develop a business. [New Policy for 2015-2035 GP]
- LU-6.18 Continue to work with surrounding cities to strengthen regional economic development. [New Policy for 2015-2035 GP]
- LU-6.19 Provide flexibility and support for development of residential, office, small retail centers, and similar uses that would serve local residents and would also benefit from the high visibility along major corridors outside of significant commercial or industrial nodes. [New Policy for 2015-2035 GP]

**Goal LU-7:**

A Sound Local Sustainable Economy that Attracts Investment, Creates Educational Opportunities, and Generates Employment Opportunities [New Goal for 2015-2035 GP]

- LU-7.1 Endeavor to create mixture of employment opportunities for all economic levels of residents and businesses. [New Policy for 2015-2035 GP]
- LU-7.2 Support linkages between local educational institutions and local industries and businesses. Foster training, collaboration with employers, and new innovative programs that increase job opportunities for residents and students attending school locally. [New Policy for 2015-2035 GP]
- LU-7.3 Foster and provide useful and efficient partnerships to implement economic opportunities with private, non-profit, or other public agencies. [New Policy for 2015-2035 GP]

- LU-7.4 Cultivate an entrepreneurial and academic environment that fosters innovation through non-traditional housing developments, flexible office spaces, experiential development, and ensuring the diversity of retail/service throughout the urban districts. [New Policy for 2015-2035 GP]
- LU-7.5 Support and provide flexibility for development projects and businesses which produce, care, and maintain material goods or fixed assets meant to support the production of market goods, especially for niche industries within the City of Costa Mesa. [New Policy for 2015-2035 GP]
- LU-7.6 Seek out opportunities to attract primary businesses within stable industries and support industries that already exist within the City. [New Policy for 2015-2035 GP]
- LU-7.7 Explore economic and employment opportunities to retain and strengthen the unique industry niches along Bristol and Paularino, in the Westside, on East 17th Street, and throughout North Costa Mesa. [New Policy for 2015-2035 GP]
- LU-7.8 Support the development of pedestrian plazas and gathering places, and institutional spaces, as well as the more efficient use of existing spaces, to support economic growth and branding of existing industries within the City. [New Policy for 2015-2035 GP]

**Goal LU-8:**

Promote a range of multiple uses at the Fairview Developmental Center site [New Goal for 2015-2035 GP]

- LU-8.1 In anticipation of the potential closure or repurposing of the Fairview Development Center site, the City will work with appropriate State agencies or private entity (if the property is sold) to plan for a complementary mix of low-scale residential, institutional, public facilities, open spaces, and recreational uses within a campus setting. [New Policy for 2015-2035 GP]

**Goal LU-9:**

Ensure that Fairgrounds uses are consistent with the General Plan designation [New Goal for 2015-2035 GP]

- LU-9.1 Discourage changes in the allowable uses specified in the Fairgrounds General Plan land use designation for the Orange County Fair & Event Center property. Ensure that amendments to this General Plan designation are approved by the electorate. [New Policy for 2015-2035 GP]

**Goal LU-10:**

Promote the growth of tourism [New Goal for 2015-2035 GP]

**Objective LU-10A:** Promote structural improvements of visitor-oriented land uses. [New Objective for 2015-2035 GP]

- LU-10.1 Engage with property owners, developers, and business owners to encourage the revitalization of the hotel/motels. [New Policy for 2015-2035 GP]



- LU-10.2 Provide incentives to motel development projects seeking to improve existing motel facilities by increasing the hotel rating. These projects may include:
- a. Updating building mechanical, electrical, or plumbing to comply with current building standards
  - b. Updating physical improvements to the site
  - c. Adding hotel amenities to the site
  - d. Updating or improving the landscaping on the site
  - e. Updating or improving the façade of the building(s) [New Policy for 2015-2035 GP]

**Objective LU-10B:** Promote growth of visitor-oriented land uses. [New Objective for 2015-2035 GP]

- LU-10.3 Motel and hotel land uses should be encouraged to be located near major transportation corridors and close to key tourist/visitor draws, other recreation venues, the airport, regional, and general local shopping centers. [New Policy for 2015-2035 GP]

- LU-10.4 Consider the interest of quality of stay for visitors when evaluating projects near visitor-oriented land uses by requiring on-site amenities and upscale guest services. [New Policy for 2015-2035 GP]

**Objective LU-10C:** Promote uses and events that make visitor-oriented business more economically viable. [New Objective for 2015-2035 GP]

- LU-10.5 Celebrate and promote the arts, culture, and industries of Costa Mesa through special events, civic gatherings, and City marketing and tourism promotion efforts. [New Policy for 2015-2035 GP]

- LU-10.6 Promote the development of small-scale manufacturing uses or other uses that generate multiple secondary and tertiary markets that support business travel tourism-related uses. [New Policy for 2015-2035 GP]

- LU-10.7 Maintain and enhance the City's status and image as a centrally located destination and cultural center in Orange County. [New Policy for 2015-2035 GP]

## Circulation Element

The goals, objectives, and policies that address circulation are as follows:

### **Goal C-1:**

Implement “Complete Streets” Policies on Roadways in Costa Mesa

Plan, develop, and implement a comprehensive transportation system that serves all users and modes of travel. [2000 GP Goal CIR-1 – Modified for 2015-2035 GP]

**Objective C-1A:** Create a transportation network that meets the mobility needs of all Costa Mesa residents, businesses, and visitors. [2000 GP Objective CIR-1A – Modified for 2015-2035 GP]

C-1.1: Update the City’s engineering standards for public and private streets to provide for safe, comfortable, and attractive access and travel for pedestrians, bicyclists, motorists, and transit users of all ages, abilities, and modes of travel. [New Policy for 2015-2035 GP]

C-1.2: Allow for flexible use of public rights-of-way to accommodate all users of the street system while maintaining safety standards. [New Policy for 2015-2035 GP]

C-1.3: Complete and annually maintain a needs assessment for traffic service levels and traffic safety. Develop and annually update a priority list of improvement projects, with priorities based on: 1) correcting identified hazards; 2) accommodating multimodal trips; 3) improving and/or maintaining peak-hour traffic volumes at critical intersections; 4) improving efficiency of existing infrastructure utilization; and 5) intergovernmental coordination. [2000 GP Policy CIR-2C.2]

C-1.4: Pursue downgrade of arterials that no longer have the demand requiring their buildout to planned capacity. [New Policy for 2015-2035 GP]

C-1.5: Implement road diets on street segments with excess capacity to enhance bicycle and pedestrian facilities. [New Policy for 2015-2035 GP]

C-1.6: Encourage the conversion of excess on-street parking spaces for expanded sidewalk gathering places or landscaping. [New Policy for 2015-2035 GP]

C-1.7: Encourage community participation in City processes and programs focused on improving mobility and transportation facilities. [New Policy for 2015-2035 GP]

C-1.8: Pursue downgrade of 17th Street from 6-lane Major Arterial to 4-lane Primary Arterial between Orange Ave and Tustin Avenue, through Master Plan of Arterial Highways (MPAH) Amendment process with the Orange County Transportation Authority. [New Policy for 2015-2035 GP]

**Objective C-1B:** Preserve the character of our residential neighborhoods. [2000 GP Objective CIR-1A – Modified for 2015-2035 GP]

C-1.9: Implement traffic calming measures that discourage speeding and cut-through traffic on residential streets. [2000 GP Policy CIR-1A.14]

C-1.10: Encourage non-motorized transportation in residential areas by providing sidewalks and implementing bicycle friendly design of local streets. [New Policy for 2015-2035 GP]

C-1.11: Reduce or eliminate intrusion of traffic related to non-residential development on local streets in residential neighborhoods. [New Policy for 2015-2035 GP]

- C-1.12: Prioritize intersection improvements which improve through traffic flow on Major, Primary, and Secondary Arterials, and reduce impacts on local neighborhood streets with emphasis on pedestrian safety. [2000 GP Policy CIR-1A.14]
- C-1.13: Promote engineering improvements such as physical measures constructed to lower speeds, improve safety, and otherwise reduce the impacts of motor vehicles. [New Policy for 2015-2035 GP]
- C-1.14: Design and Implement transportation projects to meet local and regional system capacity needs in accordance with the Master Plan of Streets and Highways. [New Policy for 2015-2035 GP]
- C-1.15: Implement neighborhood approved traffic-calming measures in residential neighborhoods and appropriate commercial areas, such as street narrowing, curb extensions, roundabouts, landscaped medians, and radar speed feedback signs. [New Policy for 2015-2035 GP]
- C-1.16: Establish priority-ranking system to evaluate traffic-calming requests for implementation throughout the City. [New Policy for 2015-2035 GP]
- C-1.17: Pursue programs that reduce vehicle speeds and cut-through traffic on local streets. [New Policy for 2015-2035 GP]

**Goal C-2:**

Effectively Manage and Improve the Roadway System

Develop and maintain a robust and efficient vehicular circulation network. [2000 GP Goal CIR-1 – Modified for 2015-2035 GP]

**Objective C-2A:** Implement policies that encourage and accommodate all users while maintaining the efficiency of the circulation system. [2000 GP Objective CIR-1A – Modified for 2015-2035 GP]

- C-2.1: Establish a citywide crosswalk policy to address installation, maintenance, removal, and enhancements of crosswalks at intersections and mid-block locations. Crosswalk locations and treatment will be based on criteria including, but not limited to safety, traffic volume, and concentration of pedestrian activity. Potential enhancements may include leading pedestrian intervals at signalized intersections, bulb-outs, and median refuges to reduce crossing distances. [New Policy for 2015-2035 GP]
- C-2.2: Avoid creation of frequent driveways for new development access in active pedestrian areas that create conflict points between pedestrians and vehicles. [New Policy for 2015-2035 GP]
- C-2.3: Encourage commercial property owners to use shared driveway access and interconnected roads within blocks, where feasible. Require driveway access closures or consolidations, or both when a site is remodeled or redeveloped. [New Policy for 2015-2035 GP]
- C-2.4: Collaborate with law enforcement and public safety organizations to coordinate policies and programs that would reduce injuries and deaths on the roadways. [New Policy for 2015-2035 GP]
- C-2.5: Designate routes for truck traffic to minimize potential conflicts between trucks and cars, pedestrians, bicycles, transit, and vehicle access and circulation. Establish by ordinance a truck map that depicts allowable truck routes within the City. [New Policy for 2015-2035 GP]

- C-2.6: Periodically review and update traffic signal timing at all signalized intersections to maintain traffic signal coordination and to accommodate bicycle and pedestrian needs. [New Policy for 2015-2035 GP]
- C-2.7: Develop new traffic level of services criteria in accordance with SB 743 to meet the California Environmental Quality Act (CEQA). [New Policy for 2015-2035 GP]
- C-2.8: Continue the use of the Intersection Capacity Utilization (ICU) methodology to address local traffic level of service and impacts, with Level of Service “D” as the threshold for meeting the City’s significance criteria. [New Policy for 2015-2035 GP]

**Objective C-2B:** Construct street improvements and apply congestion management tools to obtain efficient performance of the transportation system. [2000 GP Objective CIR-1A – Modified for 2015-2035 GP]

- C-2.9: Incorporate the street system improvements identified in the General Plan Environmental Impact Report (EIR) into the Capital Improvement Program. [New Policy for 2015-2035 GP]
- C-2.10: Continue to deploy intelligent transportation systems (ITS) strategies—such as adaptive signal controls, fiber optic communication equipment, closed circuit television cameras, real-time transit information, and real-time parking availability information—to reduce traffic delays, lower greenhouse gas emissions, improve travel times, and enhance safety for drivers, pedestrians, and cyclists. [New Policy for 2015-2035 GP]
- C-2.11: Investigate all operational measures, including the use of one-way streets, to improve traffic circulation and to minimize congestion for all travel modes. [New Policy for 2015-2035 GP]
- C-2.12: Investigate and utilize state-of-the-art transportation system management technology and industry practices to address recurring and non-recurring traffic events (i.e., special events, incident/emergency management). [New Policy for 2015-2035 GP]
- C-2.13: Continue to evaluate and pursue design and operational improvements (medians, driveway closures, signal synchronization or phasing, parking or turn restrictions, etc.) to improve the efficiency of intersections. [2000 GP Policy CIR-2A.4]

**Goal C-3:**

Enhance Regional Mobility and Coordination

Encourage development of a regional transportation network that addresses regional mobility needs for all modes of travel. [2000 GP Goal CIR-1 – Modified for 2015-2035 GP]

**Objective C-3A:** Promote development of transportation projects along regional corridors. [2000 GP Objective CIR-1A – Modified for 2015-2035 GP]

- C-3.1: Maintain compliance with Orange County Congestion Management Plan (CMP) requirements, including consistency with CMP level of service standards, adoption of a seven-year capital improvement program, analysis of impacts of land use decisions on the CMP highway system, and adoption and implementation of deficiency plans when intersections do not meet adopted performance standards. [New Policy for 2015-2035 GP]

- C-3.2: Support the goals and objectives of the Orange County Long Range Transportation Plan, including expansion of transportation system choices, improvement of transportation system performance, and sustainability of transportation infrastructure. [New Policy for 2015-2035 GP]
- C-3.3: Support the goals and objectives of the SCAG Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS), including expansion of transportation system choices, improvement of transportation system performance, and sustainability of transportation infrastructure. [New Policy for 2015-2035 GP]
- C-3.4: Coordinate signal timing on all major arterials with a local signal synchronization program consistent with the Orange County Traffic Signal Synchronization Master Plan (TSSMP). [2000 GP Policy CIR-2A.2 – Modified for 2015-2035 GP]
- C-3.5: Ensure Costa Mesa’s input, participation, and discretionary review of applicable region-wide transportation system policies, programs, and construction. [New Policy for 2015-2035 GP]
- C-3.6: Develop short-term and long-term improvements to the SR-55 corridor in coordination with Caltrans and OCTA to address regional mobility needs. [New Policy for 2015-2035 GP]
- C-3.7: Promote the City’s preferred alternative of undergrounding the SR-55 freeway south of 19th Street within the City limits. [New Policy for 2015-2035 GP]
- Objective C-3B:** Coordinate and partner with local and regional agencies to promote projects and policies that improve regional mobility. [2000 GP Objective CIR-1A – Modified for 2015-2035 GP]
- C-3.8: Coordinate with adjacent jurisdictions to maintain or improve mobility within the City to achieve a standard Level of Service no worse than “D” at all intersections under State or joint control. Intersection Level of Service analyses for General Plan conditions for locations under State or joint control will be updated periodically and presented to the City Council. [2000 GP Policy CIR-1A.12]
- C-3.9: Consult with Caltrans and OCTA regarding the I-405 widening project to minimize adverse impacts to Costa Mesa’s neighborhoods, businesses, and streets. [New Policy for 2015-2035 GP]
- C-3.10: Coordinate with OCTA and other jurisdictions to remove Gisler Avenue Bridge over the Santa Ana River from the City’s Master Plan of Streets and Highways and County’s Master Plan of Arterial Highways. [2000 GP Policy CIR-1A.18]
- C-3.11: Collaborate with Caltrans and neighboring jurisdiction to improve signal timing and coordination along major arterials across jurisdictional boundaries. [2000 GP Policy CIR-2A.3 – Modified for 2015-2035 GP]
- C-3.12: Work closely with the State of California and other government agencies to control traffic-related impacts of uses on State- or other agency-owned land (i.e., Orange County Fairgrounds, Orange Coast College, etc.). [2000 GP Policy CIR-1A.17]
- C-3.13: Coordinate with other responsible agencies the planning, funding, prioritization, and implementation of bicycle, pedestrian, and transit programs and supporting infrastructure. [New Policy for 2015-2035 GP]

**Goal C-4:**

Promote Transportation Demand Management, Transit, and Efficiency

Utilize Transportation Demand Management strategies to manage demand and maximize available capacity. [2000 GP Goal CIR-2 – Modified for 2015-2035 GP]

**Objective C-4A:** Encourage greater utilization of Transportation Demand Management (TDM) strategies to reduce dependence on single-occupancy vehicles. [2000 GP Objective CIR-2A – Modified for 2015-2035 GP]

- C-4.1: Support South Coast Air Quality Management District (SCAQMD) trip reduction programs, including park and ride lots, transit subsidies, carpool and vanpool programs, flexible working hours, bicycle facilities, and other traffic reduction strategies. [New Policy for 2015-2035 GP]
- C-4.2: Support local and multi-jurisdictional car-sharing and bike-sharing programs. [New Policy for 2015-2035 GP]
- C-4.3: Consider implementing park-once approaches for multiuse districts and regional destinations areas. [New Policy for 2015-2035 GP]
- C-4.4: Embrace innovative parking solutions that reduce the required spaced needed for parking, such as automated parking lifts and elevators. [New Policy for 2015-2035 GP]
- C-4.5: Encourage and provide incentives for commercial, office, and industrial development to provide preferred parking for carpools, vanpools, electric vehicles, and flex cars. [New Policy for 2015-2035 GP]
- C-4.6: Encourage and support programs that increase vehicle occupancy, including the provision of traveler information, shuttles, preferential parking for carpools/vanpools, transit pass subsidies, and other methods. [New Policy for 2015-2035 GP]
- C-4.7: Promote the combination of TDM measures as much more effective than any single measure. [New Policy for 2015-2035 GP]
- C-4.8: Require discussion of transportation system management (TSM) and TDM measures in all EIRs prepared for major projects. [2000 GP Policy Policy CIR-2D.5]
- C-4.9: Encourage the integration of compatible land uses and housing into major development projects to reduce vehicle use. [2000 GP Policy CIR-1A.8]
- C-4.10: Allow the application of transportation management rideshare programs, integration of complementary land uses, and other methods to reduce project related average daily and peak hour vehicle trips to achieve consistency with allocated trip budgets. [2000 GP Policy CIR-1A.10]

**Objective C-4B:** Promote regional and local transit services as an alternative to automobile travel. [2000 GP Objective CIR-1A – Modified for 2015-2035 GP]

- C-4.11: Ensure that roadways designated as transit routes can accommodate transit vehicle circulation and convenient pedestrian access to and from transit stops. [2000 GP Policy CIR-1A.11 – Modified for 2015-2035 GP]
- C-4.12: Review all capital improvement projects to ensure improvements located on existing and planned transit routes include modification of street, curb, and sidewalk configurations to allow for easier and more efficient transit operations and improved passenger access. [New Policy for 2015-2035 GP]

- C-4.13: Provide transit stop amenities that facilitate access to and from transit stops and transfer locations. These may include pedestrian pathways approaching stops, high-quality benches and shelters, traveler information systems (real-time transit arrival information), and bike storage and bicycle connections. Bus stops should accommodate timed transfers between buses and other transit services where necessary. [New Policy for 2015-2035 GP]
- C-4.14: Encourage new development along major transit corridors to provide efficient and safe access to transit stops and public sidewalks. [New Policy for 2015-2035 GP]
- C-4.15: Support and participate with OCTA ACCESS Service in providing transportation assistance to senior citizens and the disabled. [New Policy for 2015-2035 GP]
- C-4.16: Consult with OCTA for transit services, such as changes to bus routes, bus stops, and hours of operation. Additionally, coordinate with OCTA for changes to transit services provided for seniors, the disabled, and transit dependent populations. [New Policy for 2015-2035 GP]
- C-4.17: Consult with the Newport-Mesa Unified School District to maintain school bus services provided for local schoolchildren. [New Policy for 2015-2035 GP]
- C-4.18: Coordinate with OCTA to improve transit services in the City, including strategies such as bus rapid transit, express services, community circulators, and other strategies. [New Policy for 2015-2035 GP]
- C-4.19: Encourage new local transit programs in coordination with OCTA, consisting of shuttle services to local and regional destinations. [New Policy for 2015-2035 GP]
- C-4.20: Coordinate with OCTA to construct bus turnouts at appropriate locations, with attractive shelters designed for safe and comfortable use. [2000 GP Policy CIR-2B.1]
- C-4.21: Require discussion of transit service needs and site design amenities for transit ridership in EIR for major projects. [2000 GP Policy CIR-2D.4]

**Goal C-5:**

Ensure Coordination between the Land Use and Circulation Systems

Facilitate close coordination between development of land use and circulation system. [2000 GP Goal CIR-2 – Modified for 2015-2035 GP]

**Objective C-5A:** Coordinate land use policies and development activities that support a sustainable transportation system. [2000 GP Objective CIR-1A – Modified for 2015-2035 GP]

- C-5.1: Ensure that new development projects are consistent with the vehicular trip budgets, where adopted. [New Policy for 2015-2035 GP]
- C-5.2: Require that large developments and redevelopments provide short-term and long-term vehicular traffic impact studies. [New Policy for 2015-2035 GP]
- C-5.3: Encourage permitted General Plan land uses which generate high traffic volumes to be located near major transit and transportation corridors to minimize vehicle use, congestion, and delay. [2000 GP Policy CIR-1A.9]
- C-5.4: Maintain balance between land use and circulation systems by phasing new developments to levels that can be accommodated by roadways existing or planned to exist at the time of completion of each phase of the project. [2000 GP Policy GM-1A.2 and Policy CIR-1A.16]

- C-5.5: Promote development of mixed-use projects to reduce number of vehicle trips. [New Policy for 2015-2035 GP]
- C-5.6: Coordinate the design and improvement of pedestrian and bicycle ways in major residential, shopping and employment centers, parks, schools, other public facilities, public transportation facilities, and bicycle networks with adjacent cities. [2000 GP Policy CIR-1A.3]
- C-5.7: Require dedication of right-of-way, in an equitable manner, for development that increases the intensity of land use. [2000 GP Policy CIR-1A.6]
- C-5.8: Minimize circulation improvements that will necessitate the taking of private property on existing developed properties. [2000 GP Policy CIR-1A.19]
- C-5.9: Require that circulation necessary to provide or attain the minimum traffic level of service standard at an intersection to which a development project contributes measureable traffic be completed within three years of issuance of the first building permit for such development project, unless additional right-of-way or coordination with other government agencies is required to complete the improvement. Improvements may be required sooner if, because of extraordinary traffic generation characteristics of the project or extraordinary impacts to the surrounding circulation system, such improvements are necessary to prevent significant adverse impacts. [2000 GP Policy CIR-2D.1]
- C-5.10: Allow for construction of circulation improvements for a phased development project to be constructed commensurate with the project construction, based upon the findings of a traffic study approved by the City of Costa Mesa. [2000 GP Policy CIR-2D.2]
- C-5.11: Maintain balance between land use and circulation systems by phasing new development to levels that can be accommodated by roadways existing or planned to exist at the time of completion of each phase of the project. [2000 GP Policy GM-1A.2 and Policy CIR-1A.16]
- C-5.12: Support consistency with the Orange County Sustainable Communities Strategy (OC SCS) and SCAG RTP/SCS by providing an integrated land use and transportation plan to meet mandated emissions reduction targets consistent with SB 375. [New Policy for 2015-2035 GP]
- Objective C-5B:** Establish strategies and processes that allow large developments to analyze and mitigate traffic impacts and infrastructure needs. [2000 GP Objective CIR-2D – Modified for 2015-2035 GP]
- C-5.13: Require that new development projects improve access to and accommodations for multimodal transportation. [New Policy for 2015-2035 GP]
- C-5.14: Require developers of new building and redevelopment/reuse projects as part of the project development review process that are located along bus routes to pay a designated fair share of the cost of providing improved bus stop facilities and related street furniture or, where appropriate, dedicate land for improved bus stop facilities. [New Policy for 2015-2035 GP]
- C-5.15: Consider the needs of the transportation and infrastructure system early for large developments and coordinate with developers to design projects that minimize traffic impacts and infrastructure demands, and implement complete streets wherever feasible. Alternatively, address transportation and infrastructure system impacts through the implementation of development agreements. [New Policy for 2015-2035 GP]



**Goal C-6:**

Fund and Evaluate the City's Transportation Network

Explore opportunities to secure funding for enhancing the circulation system. [New Goal for 2015-2035 GP]

**Objective C-6A:** Pursue funding sources to maintain and enhance the transportation and infrastructure system. [2000 GP Objective CIR-2C – Modified for 2015-2035 GP]

- C-6.1: Evaluate traffic collision data regularly, and identify top collision locations for automobiles, bicycles, pedestrians, transit in Costa Mesa. Develop appropriate countermeasures and pursue funding from all available sources to implement them. [New Policy for 2015-2035 GP]
- C-6.2: Continue to develop and maintain long-range capital improvement programs consistent with the General Plan and M2 eligibility requirements. [New Policy for 2015-2035 GP]
- C-6.3: Coordinate with OCTA to fund, develop, and maintain a Master Plan of Streets and Highways consistent with the Master Plan of Arterial Highways (MPAH). [New Policy for 2015-2035 GP]
- C-6.4: Require a locally collected and administered traffic mitigation fee program to guarantee that new development pays for its fair share toward improvements resulting in reductions in air pollutant and GHG emissions and traffic impacts generated by the development. [New Policy for 2015-2035 GP]
- C-6.5: Actively pursue local, State, and federal funding to implement, maintain, and evaluate the transportation and infrastructure system. [New Policy for 2015-2035 GP]
- C-6.6: Supplement funding from annual fees or assessments on existing and new development with grants and other nonlocal sources. [New Policy for 2015-2035 GP]
- C-6.7: Develop strategies to implement an infrastructure and transportation system to be consistent with State policies on resiliency and sustainability. [New Policy for 2015-2035 GP]
- C-6.8: Amend the General Plan, if necessary, to be responsive to evolving funding requirements and to comply with State and federal regulations affecting the goals and policies of the Circulation Element. [New Policy for 2015-2035 GP]
- C-6.9: Coordinate with OCTA and Caltrans to seek funding and implementation solutions to improve Newport Boulevard at the terminus of the State Route 55 freeway to relieve congestion from regional traffic. [2000 GP Policy CIR-2A.1 Modified for 2015-2035 GP]
- C-6.10: Review the City's transportation impact fee program on a regular basis, and adjust fees as needed to ensure that funding is available for planned transportation improvements that will benefit all travel modes. [New Policy for 2015-2035 GP]
- C-6.11: Prioritize funding and timing for implementing transportation improvements. Consider prioritizing multimodal projects that provide the most benefit to all users. [New Policy for 2015-2035 GP]
- C-6.12: Require that every new development project pay its share of costs associated with the mitigation of project generated impacts. [New Policy for 2015-2035 GP]

- C-6.13: Measure M2 sales tax revenues shall not be used to replace private funding which has been committed for any project. [2000 GP Policy GM-1A.5 – Modified for 2015-2035 GP]
- C-6.14: The City’s seven-year capital improvement program shall be adopted and maintained in conformance with the provisions of Measure M2 for the purpose of maintaining the established level of service standard. [2000 GP Policy GM-1A.6 – Modified for 2015-2035 GP]
- C-6.15: Maintain a traffic impact fee for circulation system improvements to the Master Plan of Streets and Highways; review and update fees on a regular basis. [2000 GP Policy GM-1A.4 AND Policy CIR-2D.3 – Modified for 2015-2035 GP]
- Objective C-6B:** Evaluate the transportation system to ensure that it meets the City’s circulation goals. [2000 GP Objective CIR-2A – Modified for 2015-2035 GP]
- C-6.16: Provide an annual Capital Improvement Program General Plan consistency report. [New Policy for 2015-2035 GP]
- C-6.17: Provide annual public review of implementation status reports of goals, policies, and objectives stated in the Circulation Element. [New Policy for 2015-2035 GP]
- C-6.18: Adopt and seek out methods and processes that provide appropriate and accurate data for evaluating the performance of the transportation and infrastructure system. [New Policy for 2015-2035 GP]

**Goal C-7:**

Promote a Friendly Active Transportation System in Costa Mesa

Create a bicycle and pedestrian friendly environment throughout Costa Mesa for all types of users and all trip purposes in accordance with the five “Es:” Education, Encouragement, Enforcement, Engineering, and Evaluation. [New Goal for 2015-2035 GP]

*The following recommendations are aimed at providing the maximum flexibility in meeting the goals and policies in this Circulation Element.*

**Bikeways and Pedestrian Paths**

**Objective C-7A:** Expand, enhance, and protect the existing bicycle and pedestrian network to provide a comprehensive, system of Class I, Class II, Class III, and Class IV facilities to increase connectivity between homes, jobs, schools transit, and recreational resources in Costa Mesa. [New Objective for 2015-2035 GP]

- Recommendation C-7.1: Develop an extensive bicycle and pedestrian backbone network through the use of standard and appropriate innovative treatments. [New Policy for 2015-2035 GP]
- Recommendation C-7.2: Plan and install new bicycle lanes on Major Arterials, where feasible and appropriate. [New Policy for 2015-2035 GP]
- Recommendation C-7.3: Plan and install shared lane markings (“sharrows”) and signage on appropriate existing and planned bicycle routes where bicycle lane implementation is demonstrated to be infeasible. [New Policy for 2015-2035 GP]
- Recommendation C-7.4: Where feasible, Class I shared-use paths should be a priority for future developments. [New Policy for 2015-2035 GP]

- Recommendation C-7.5: Plan and install new shared-use paths in utility corridors and/or along flood control channels, and extend existing bicycle and shared-use paths. [New Policy for 2015-2035 GP]
- Recommendation C-7.6: Plan and complete north/south multi-purpose and bicycle routes through the City to augment the east/west route. [New Policy for 2015-2035 GP]
- Recommendation C-7.7: Consider the identification and feasibility of potential Class IV cycle tracks. [New Policy for 2015-2035 GP]
- Recommendation C-7.8: When feasible, implement the completion through regional coordination of the Costa Mesa roadway and trail segments of regional bikeway plans. [New Policy for 2015-2035 GP]
- Recommendation C-7.9: Encourage reallocation of roadway rights-of-way where appropriate to accommodate shared-use path and bicycle facilities, while preserving and respecting the character of each adjacent neighborhood. [New Policy for 2015-2035 GP]
- Recommendation C-7.10: Support bicycle improvement projects that close gaps in the regional bicycle network either by implementing specific projects recommended in the Plan or through other treatments. [New Policy for 2015-2035 GP]
- Recommendation C-7.11: Encourage bicycle projects that connect local facilities and neighborhoods to major bicycle corridors. [New Policy for 2015-2035 GP]
- Recommendation C-7.12: Work cooperatively with adjoining jurisdictions and local/regional agencies to coordinate bicycle planning, and implementation activities. Where required, develop consistent active transportation plans and policies with regional and adjacent agencies. [New Policy for 2015-2035 GP]
- Recommendation C-7.13: Prioritize safe access to major regional trails such as the OC Loop/Santa Ana River Trail and the Newport Back Bay Trail System. Where feasible, plan and provide a continuous low-stress Class I and/or Class IV facility from east to west across the city between these facilities. [New Policy for 2015-2035 GP]
- Recommendation C-7.14: Explore favorable opportunities to remove parking to accommodate bicycle lanes. [New Policy for 2015-2035 GP]
- Recommendation C-7.15: Identify favorable opportunities to retain parallel parking adjacent to sidewalks to maintain pedestrian safety. [New Policy for 2015-2035 GP]
- Recommendation C-7.16: Consider every street in Costa Mesa as a street that cyclists could use. [New Policy for 2015-2035 GP]
- Recommendation C-7.17: Link on-road and off-road bicycle and pedestrian facilities within Costa Mesa to existing and planned facilities in adjacent and regional jurisdictions. [New Policy for 2015-2035 GP]

- Recommendation C-7.18: Low-stress design techniques should be considered where necessary to attract a wide variety of users. [New Policy for 2015-2035 GP]
- Recommendation C-7.19: Establish designated safe routes to schools for biking and walking. [New Policy for 2015-2035 GP]
- Recommendation C-7.20: Designate walkable districts in the City. [New Policy for 2015-2035 GP]

**Bike and Pedestrian Facilities**

**Objective C-7B:** Provide end-of-trip facilities that support the bicycle network. [New Objective for 2015-2035 GP]

- Recommendation C-7.21: Provide bike parking and bike-related amenities at public facilities and along public rights-of-way. [New Policy for 2015-2035 GP]
- Recommendation C-7.22: Pursue public-private partnerships to furnish local businesses with secure bike parking and other related amenities. [New Policy for 2015-2035 GP]
- Recommendation C-7.23: Develop and adopt bicycle parking equipment standards for bicycle parking to be installed within the public right-of-way and post on the City website. [New Policy for 2015-2035 GP]
- Recommendation C-7.24: Work with local schools and colleges to provide ample and secure bike parking and other related amenities for students and employees. [New Policy for 2015-2035 GP]
- Recommendation C-7.25: Work with OCTA to maximize bicycle amenities, such as bus stop solar lighting and bicycle lockers, at high-volume transit stops. [New Policy for 2015-2035 GP]
- Recommendation C-7.26: Prioritize the installation of bicycle-scale and/or pedestrian-scale lighting. [New Policy for 2015-2035 GP]
- Recommendation C-7.27: Encourage and incentivize providing attended bicycle parking services, such as a bicycle valet, at major City events, OC Fair, Farmers' Markets, holiday festivals, and other community events. [New Policy for 2015-2035 GP]
- Recommendation C-7.28: Prioritize schools with the highest auto traffic volume during peak hours and insufficient parking for staff and parents. Plan and install bicycle facilities adjacent those schools. [New Policy for 2015-2035 GP]
- Recommendation C-7.29: Provide bike parking and bike-related amenities at public facilities and along public right-of-way. [New Policy for 2015-2035 GP]

**“First and Last Mile” Programs**

- Objective C-7C:** Encourage sustainable modes of transportation to fill gaps between the first and last miles of trips (walking, biking, ride sharing, transit, taxi and car-sharing). [New Objective for 2015-2035 GP]
- Recommendation C-7.30: Identify citywide infrastructure needed to create the interconnected multi-trail system. [New Policy for 2015-2035 GP]
- Recommendation C-7.31: Improve the quality, aesthetics, and safety of high-use pedestrian corridors. [New Policy for 2015-2035 GP]
- Recommendation C-7.32: Development and implement a bicycle sharing system. [New Policy for 2015-2035 GP]
- Recommendation C-7.33: Proposed new mode split goals:
- 50 percent motor vehicles
  - 10 percent transit
  - 10 percent bicycles
  - 20 percent walking
  - 10 percent carpools, taxi, transportation network company services, and car sharing [New Policy for 2015-2035 GP]
- Recommendation C-7.34: Establish a goal for all trips of less than three miles to be 30 percent by bicycle, and establish a goal of less than 1 mile to be 30 percent by walking. [New Policy for 2015-2035 GP]
- Recommendation C-7.35: Consider implementing a small-scale transportation system to encourage mode shift to popular destinations as defined by users. [New Policy for 2015-2035 GP]

**Goal C-8:**

Create a Safer Place to Walk and Ride a Bicycle

Provide a safe, convenient, and attractive bicycling and pedestrian environment. Apply design standards, enforcement of traffic laws, maintenance practices, and safety awareness campaigns to encourage and increase the use of bicycle and pedestrian facilities. [New Goal for 2015-2035 GP]

**Design and Way-finding**

- Objective C-8A:** Develop bicycle and pedestrian facilities with approved uniform design standards, and implementation of way-finding signage providing information on various destinations. [New Objective for 2015-2035 GP]
- Recommendation C-8.1: Require that all facilities be designed in accordance with the latest federal, state, and local standards. [New Policy for 2015-2035 GP]
- Recommendation C-8.2: Provide and maintain bicycle and pedestrian signal detectors, informational signage, and lighting, along City bikeways. [New Policy for 2015-2035 GP]

- Recommendation C-8.3: Develop, install and maintain a bicycle and pedestrian way-finding signage program to indicate route turns, the presence of intersecting bikeways, streets and distances to nearby local and major destinations. [New Policy for 2015-2035 GP]
- Recommendation C-8.4: Develop a list of acceptable plant materials for shared use paths that will not damage, create security problems or hazards for bicyclists. Incorporate canopy trees and native, drought-tolerant landscaping as a standard Class I facility (shared use path) feature. Encourage the use of sustainable drainage designs, such as bio-swales. [New Policy for 2015-2035 GP]
- Recommendation C-8.5: Utilize Complete Streets elements as demonstrated in most recent versions of National Association of City Transportation Officials (NACTO) Urban Street Design Guide and Bikeway Design Guide. [New Policy for 2015-2035 GP]
- Recommendation C-8.6: Crosswalks will include high visibility crossing treatments. [New Policy for 2015-2035 GP]
- Recommendation C-8.7: Paint direction arrows on all bike lanes and bike paths to reduce the risk of collisions. [New Policy for 2015-2035 GP]

#### **Safety Enforcement and Reporting**

**Objective C-8B:** Continue and expand enforcement activities that enhance safety of bicyclists on bike paths and roadways. [New Objective for 2015-2035 GP]

- Recommendation C-8.8: Enforce laws that reduce bicycle/pedestrian/motor vehicle incidents and conflicts. [New Policy for 2015-2035 GP]
- Recommendation C-8.9: Train police officers on bicyclists' rights and responsibilities and bicycle/pedestrian/vehicle collision evaluation. [New Policy for 2015-2035 GP]
- Recommendation C-8.10: Utilize the City's bicycle-mounted patrol officer program to educate and enforce pedestrian and bicycle user violations not necessarily to punish, but to correct. [New Policy for 2015-2035 GP]
- Recommendation C-8.11: Promote efficient reporting mechanisms for behaviors that endanger cyclists and pedestrians. [New Policy for 2015-2035 GP]
- Recommendation C-8.12: Develop a partnership with the school community to establish and update suggested routes to schools for biking and walking. [New Policy for 2015-2035 GP]

#### **Safe Roadway Conditions**

**Objective C-8C:** Maintain bicycle and pedestrian facilities that are clear of debris and provide safe conditions for all users. [New Objective for 2015-2035 GP]

- Recommendation C-8.13: Establish routine maintenance schedule/standards for bicycle and pedestrian facilities such as sweeping, litter removal, landscaping, repainting of striping, signage, and signal actuation devices. [New Policy for 2015-2035 GP]

- Recommendation C-8.14: Encourage and empower citizens to report maintenance issues that impact bicyclist and pedestrian safety including, but not limited to, potholes, sidewalk lifting, and overgrown vegetation. [New Policy for 2015-2035 GP]
- Recommendation C-8.15: Establish procedures for responding to citizen reports in a timely manner. [New Policy for 2015-2035 GP]
- Recommendation C-8.16: Where feasible, reduce or eliminate conflict points such as driveways that cross the sidewalk. [New Policy for 2015-2035 GP]

### Safety Education

**Objective C-8D:** Increase education of bicycle and pedestrian safety through programs and training of school children and the public. [New Objective for 2015-2035 GP]

- Recommendation C-8.17: Create, fund, and implement bicycle-safety curricula and provide to the public, tourists, various ethnic groups, diverse ages and disadvantaged communities. [New Policy for 2015-2035 GP]
- Recommendation C-8.18: Provide multilingual bicycle-safety maps and brochures (print and electronic versions) in languages that are widely used in Costa Mesa. [New Policy for 2015-2035 GP]
- Recommendation C-8.19: Encourage schools to develop and provide bicycle-safety curricula for use in elementary, middle, and high schools, such as the Bicycle Rodeo events. [New Policy for 2015-2035 GP]
- Recommendation C-8.20: Support marketing and public awareness campaigns aimed at improving bicycle and pedestrian safety. [New Policy for 2015-2035 GP]
- Recommendation C-8.21: Provide a user education program developed and promoted to encourage proper trail use and etiquette. [New Policy for 2015-2035 GP]
- Recommendation C-8.22: Work with local bicycle advocacy organizations to develop, promote and support a series of bicycle education classes. Include information on bicycle safety, maintenance, and security. [New Policy for 2015-2035 GP]
- Recommendation C-8.23: Develop and distribute education material regarding bicycle and pedestrian responsibilities and laws. [New Policy for 2015-2035 GP]

### Safety Data

**Objective C-8E:** Monitor and analyze bicycle and pedestrian safety. [New Objective for 2015-2035 GP]

- Recommendation C-8.24: Request bicycle and pedestrian collision reports from local law enforcement periodically and consider improvements to address problem areas. [New Policy for 2015-2035 GP]

- Recommendation C-8.25: Establish an expedited process to report maintenance and safety concerns, e.g. pavement markings (sharrows, missing bike lane lines), ramps, curb cut-outs, broken walk/bike signal buttons, signage, minor maintenance of bike lanes/paths (street/path sweeping, minor surface patching, inoperable traffic signal bicycle detection). [New Policy for 2015-2035 GP]
- Recommendation C-8.26: Conduct Roadside Safety Audits (RSAs) on a regular basis to provide periodic snapshots of roadway safety, including bicycle, pedestrian, equestrian, skateboard, and other non-motorized modes of travel. [New Policy for 2015-2035 GP]

**Goal C-9:**

Integrate Active Transportation Elements into Circulation System and Land Use Planning

Provide bikeway and walkway facilities that are integrated with other transportation systems and land use planning decisions. [New Goal for 2015-2035 GP]

**Land Use Planning Decisions and Active Transportation**

**Objective C-9A:** Consider bicycle and pedestrian facilities during land use planning process. [New Objective for 2015-2035 GP]

- Recommendation C-9.1: Incorporate the Costa Mesa Bicycle and Pedestrian Master Plan into the City's General Plan. [New Policy for 2015-2035 GP]
- Recommendation C-9.2: Ensure that all current and proposed land use planning is consistent with the Costa Mesa Bicycle and Pedestrian Master Plan. [New Policy for 2015-2035 GP]
- Recommendation C-9.3: Require new developments provide adequate bicycle parking and pedestrian access. [New Policy for 2015-2035 GP]
- Recommendation C-9.4: Collaborate with property owners to increase bicycle parking over time. [New Policy for 2015-2035 GP]
- Recommendation C-9.5: Encourage the integration of compatible land uses and housing into major development projects to reduce vehicle use. [New Policy for 2015-2035 GP]
- Recommendation C-9.6: Provide a fully integrated network of modern active transportation facilities to and from major activity centers and residential centers. [New Policy for 2015-2035 GP]
- Recommendation C-9.7: Identify areas where an increase in the need for active transportation can reasonably be anticipated due to housing/business growth. [New Policy for 2015-2035 GP]
- Recommendation C-9.8: Make commercial and recreational areas more enjoyable for pedestrians by implementing measures such as providing shade, planting trees, eliminating visible parking lots and vacant land, and minimizing long stretches of building façade. [New Policy for 2015-2035 GP]
- Recommendation C-9.9: Develop creative, artistic, and functional bicycle parking solutions, and install them throughout the City as a standard. [New Policy for 2015-2035 GP]



### Active Transportation in Developments

**Objective C-9B:** Integrate bicycle and pedestrian facility improvements during planning, design and implementation of transportation projects. [New Objective for 2015-2035 GP]

- Recommendation C-9.10: Promote the preservation of bicycle access within all roadway rights-of-way, as well as the development of innovative, safety-enhanced on-street facilities, such as bicycle boulevards and cycle tracks. [New Policy for 2015-2035 GP]
- Recommendation C-9.11: Establish bike boulevards on streets with low traffic volumes and slow speeds to encourage bicycling. [New Policy for 2015-2035 GP]
- Recommendation C-9.12: Proactively seek new opportunities for acquisition of abandoned rights-of-way and other lands for the development of new multi-use pathways that integrate with the planned network. [New Policy for 2015-2035 GP]
- Recommendation C-9.13: Improve the safety of all road users through the implementation of neighborhood traffic-calming treatments. [New Policy for 2015-2035 GP]
- Recommendation C-9.14: Detours through or around construction zones should be designed for safety and convenience, and with adequate signage for cyclists and pedestrians. [New Policy for 2015-2035 GP]
- Recommendation C-9.15: Provide opportunity for public input prior to the removal of an existing bicycle or pedestrian facility or the approval of any development or street improvement that would preclude these planned facilities. [New Policy for 2015-2035 GP]

### **Goal C-10:**

Promote an Active Transportation Culture

Develop educational and promotional programs to increase bicycle and pedestrian usage that respects and accommodates all users to foster a more balanced transportation system. [New Goal for 2015-2035 GP]

#### **An Active Transportation Culture**

**Objective C-10A:** Encourage more people to walk and bicycle by supporting programs that foster community support for bicycling and walking, and raise public awareness about active transportation. [New Objective for 2015-2035 GP]

- Recommendation C-10.1: Support marketing and public awareness campaigns through a variety of media aimed at promoting bicycling and walking as a safe, healthy, cost-effective, environmentally friendly transportation choice. [New Policy for 2015-2035 GP]
- Recommendation C-10.2: Support programs aimed at increasing bicycle and walk trips by providing incentives, recognition, or services that make bicycling and walking a more convenient transportation mode. [New Policy for 2015-2035 GP]

- Recommendation C-10.3: Promote bicycling and walking at City-sponsored and public events, such as Earth Day, Bike to Work Day/Month, farmers' markets, public health fairs, art walks, craft fairs, and civic events. [New Policy for 2015-2035 GP]
- Recommendation C-10.4: Encourage and promote bicycle related businesses within Costa Mesa including, but not limited to, involvement of civic clubs and organizations. [New Policy for 2015-2035 GP]
- Recommendation C-10.5: Promote active transportation events in Costa Mesa to raise awareness and encourage bicycling, including, but not limited to, those that may involve temporary road closures, bike to work/school, senior walks, historic walks, and ciclovías. [New Policy for 2015-2035 GP]
- Recommendation C-10.6: Encourage major employment centers and employers to promote commuting by bicycle including the use of flex-time work schedules to support non-rush bicycle commuting. Build a coalition with City, businesses, schools, and residents to promote active transportation. [New Policy for 2015-2035 GP]
- Recommendation C-10.7: Encourage participation in bicycle and pedestrian promotion activities by education facilities, arts programs, active transportation clubs, and entertainment providers. [New Policy for 2015-2035 GP]
- Recommendation C-10.8: Achieve "Silver Level Bicycle Friendly Community" by League of American Bicyclists by 2025. [New Policy for 2015-2035 GP]
- Recommendation C-10.9: Achieve "Walk Friendly Community" status from WalkFriendly.org by 2025. [New Policy for 2015-2035 GP]
- Recommendation C-10.10: Achieve "HEAL City" designation by 2017. [New Policy for 2015-2035 GP]

**Goal C-11:**

Promote the Positive Air Quality, Health, and Economic Benefits of Active Transportation

Encourage active transportation by promoting air quality, health, and economic benefits, and by pursuing multiple sources of funding for active transportation programs and facilities. [New Goal for 2015-2035 GP]

**Improving the Environment with Active Transportation**

**Objective C-11A:** Improve air quality and public health and reduce ambient noise by promoting Active Transportation programs. [New Objective for 2015-2035 GP]

- Recommendation C-11.1: Determine baseline emissions levels, then track and communicate changes in emissions as modes of transportation trips shift to encourage more walking and biking. [New Policy for 2015-2035 GP]
- Recommendation C-11.2: Improve the quality of life in Costa Mesa by reducing neighborhood traffic and noise. [New Policy for 2015-2035 GP]

- Recommendation C-11.3: Increase pedestrian and bicycle trips, thereby reducing vehicle trips and vehicle miles Traveled. [New Policy for 2015-2035 GP]
- Recommendation C-11.4: Coordinate with appropriate federal, state, and county health agencies on active transportation programs to achieve health benefits. [New Policy for 2015-2035 GP]

**Economic and Other Incentives**

**Objective C-11B:** Provide economic incentives for expanding and enhancing bicycle and pedestrian facilities. [New Objective for 2015-2035 GP]

- Recommendation C-11.5: Incentivize the business community to support pedestrians and bicycle users in tangible ways. [New Policy for 2015-2035 GP]
- Recommendation C-11.6: Partner with the business and school communities to create a marketing strategy to encourage individual businesses to market Costa Mesa as a bicycle-friendly City. [New Policy for 2015-2035 GP]
- Recommendation C-11.7: Encourage developers to include features, amenities and programs that are proven to increase walking and/or bicycling. [New Policy for 2015-2035 GP]
- Recommendation C-11.8: Offer incentives for businesses whose employees walk or bike to work. [New Policy for 2015-2035 GP]
- Recommendation C-11.9: Encourage the Chamber of Commerce and the business community to promote active transportation in commercial areas to stimulate economic vitality. [New Policy for 2015-2035 GP]

**Goal C-12:**

Monitor, Evaluate, and Pursue Funding for Implementation of the Bicycle and Pedestrian Master Plan. [New Goal for 2015-2035 GP]

**Objective C-12A:** Continuously monitor and evaluate Costa Mesa's implementation progress on the Bicycle and Pedestrian Master Plan policies, programs, and projects. [New Objective for 2015-2035 GP]

- Recommendation C-12.1: Establish a monitoring program to measure the effectiveness and benefits of the Costa Mesa Bicycle and Pedestrian Master Plan. [New Policy for 2015-2035 GP]
- Recommendation C-12.2: Track citywide trends in active transportation through the use of Census data, bicycle and pedestrian counts, travel surveys, and online surveys as part of annual reviews of the General Plan. [New Policy for 2015-2035 GP]
- Recommendation C-12.3: Ensure that Bicycle and Pedestrian Master Plan programs and projects are implemented in an equitable manner geographically, socioeconomically, and serving disadvantaged communities. [New Policy for 2015-2035 GP]

**Fund the Plans**

**Objective C-12B:** Pursue grants and other sources of funding for bicycle and pedestrian projects. [New Objective for 2015-2035 GP]

Recommendation C-12.4: Strategize use of resources on developing effective and efficient grant application and program administration. [New Policy for 2015-2035 GP]

Recommendation C-12.5: Pursue multiple sources of funding and support efforts to maintain or increase federal, state and local funding for the implementation of the Bicycle and Pedestrian Master Plan. [New Policy for 2015-2035 GP]

Recommendation C-12.6: Consider designating a portion of development traffic impact fees to fund bicycle and pedestrian facilities. [New Policy for 2015-2035 GP]

## **Growth Management Elements**

The goals, objectives, and policies that address growth management are as follows:

### **Goal GM-1:**

Inter-jurisdictional Coordination [New Goal for 2015-2035 GP]

**Objective GM-1A:** Coordinate land use and transportation planning policies with State, regional, and local growth management efforts. [New Objective for 2015-2035 GP]

- GM-1.1: Cooperate with the Orange County Transportation Authority (OCTA) and other jurisdictions on development, all future regional transportation plans, and land use planning on a countywide basis. [New Policy for 2015-2035 GP]
- GM-1.2: Coordinate population, housing, and employment projections with the State Department of Finance, Southern California Association of Governments, Center for Demographic Research, Newport-Mesa Unified School District, and County of Orange agencies in terms of infrastructure planning. [New Policy for 2015-2035 GP]
- GM-1.3: Work with inter-jurisdictional forums such as the City-County Coordinating Committee to make sure that the City's fees are consistent with minimally acceptable impact fees in the region. [New Policy for 2015-2035 GP]
- GM-1.4: Participate in inter-jurisdictional planning forums to discuss implementation of traffic improvements, cooperative land use planning, and appropriate mitigation measures for developments with multijurisdictional impacts. [New Policy for 2015-2035 GP]
- GM-1.5: Continue to require that any new large developments prepare a master plan and environmental impact analysis. This allows the City to anticipate the impacts of large projects prior to development of any portion and permits more time to plan for public services and facilities needed to support the project. [New Policy for 2015-2035 GP]

### **Goal GM-2:**

Integration of Land Use and Transportation Planning [2000 GP Goal GM-1 – Modified for 2015-2035 GP]

**Objective GM-2A:** Maintain the Level of Service standards by integration of land use and transportation planning. [2000 GP Objective GM-1A – Modified for 2015-2035 GP]

- GM-2.1: Ensure that land use designations are reflected in the sub-regional county model and SCAG's model through consistent assumptions and methodologies. [New Policy for 2015-2035 GP]
- GM-2.2: Coordinate with State, county, and local agencies for planning and construction of public utilities to minimize negative impacts on the circulation system. [New Policy for 2015-2035 GP]
- GM-2.3: Use the Development Phasing and Performance Monitoring Program to assess the impact of existing and new development on the circulation system. [New Policy for 2015-2035 GP]
- GM-2.4: Support uses and development which create synergistic relationships with neighboring uses and development, especially those whose addition does not create mutually exclusive additional vehicular trips but adds to the value of the destination by any potential visitor. [New Policy for 2015-2035 GP]
- GM-2.5: Support creative and flexible solutions that provide for additional economic or physical growth within the City but does not place greater impact on the circulation system. These would include shared parking agreements, offset hours of operation, and clustering of harmonious and supportive uses. [New Policy for 2015-2035 GP]

## **Housing Element**

The goals and policies, from the adopted 2021-2029 Housing Element, that address housing are as follows:

### **Goal HOU-1:**

Preserve and enhance the City's existing housing supply. [2021-2029 Housing Element]

- HOU-1.1: Assist low and moderate-income homeowners and renters through housing assistance programs as long as funds are available. [2021-2029 Housing Element]
- HOU-1.2: Minimize the displacement risk for existing residents when considering approval of future redevelopment and public projects. [2021-2029 Housing Element]
- HOU-1.3: Prioritize enforcement of City regulations regarding derelict or abandoned vehicles, outdoor storage, substandard or illegal construction and establish regulations to abate blighted or substantially unmaintained properties, particularly when any of the above is deemed to constitute a health, safety, or fire hazard. [2021-2029 Housing Element]
- HOU-1.4: Establish housing programs and code enforcement as a high priority and provide adequate funding and staffing to support those programs. [2021-2029 Housing Element]

### **Goal HOU-2:**

Facilitate the creation and availability of housing for residents at all income levels and for those with special housing needs.

- HOU-2.1: Facilitate the development of housing that meets the needs of all segments of the population including affordable housing and households with specialized needs. [2021-2029 Housing Element]
- HOU-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 through the dissemination of informational materials and discussions with project applicants. [2021-2029 Housing Element]
- HOU-2.3: Monitor the implementation of the City's ordinances, codes, policies, and procedures to ensure they comply with State requirements for "reasonable accommodation" for disabled persons and all fair housing laws. [2021-2029 Housing Element]
- HOU-2.4: Encourage housing programs and future actions that address the need for affordable housing options as well as the housing needs of Costa Mesa's senior resident population and the large households population. [2021-2029 Housing Element]

### **Goal HOU-3:**

Identify adequate, suitable sites for residential use and development to meet the City's Regional Housing Needs Assessment (RHNA) at all income levels and promote a range of housing types to meet the needs of all segments of the Costa Mesa community. [2021-2029 Housing Element]

- HOU-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. [2021-2029 Housing Element]

- HOU-3.2: Encourage the development of well-planned and designed residential or 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. [2021-2029 Housing Element]
- HOU-3.3: Actively engage and partner 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. [2021-2029 Housing Element]
- HOU-3.4: Consider the potential impact of new housing opportunities and their impacts on existing residential neighborhoods when reviewing development applications affecting residential properties. [2021-2029 Housing Element]
- HOU-3.5: Encourage residential and mixed-use development along transportation routes and major commercial/mixed use corridors. [2021-2029 Housing Element]

**Goal HOU-4:**

Provide housing opportunities to residents of 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. [2021-2029 Housing Element]

- HOU-4.1: Support equal housing opportunities as expressed in Federal and State fair housing laws. [2021-2029 Housing Element]
- HOU-4.2: Promote actions and programs that provide fair housing and counseling services and other housing assistance programs for all Costa Mesa residents in an effort to remove barriers and promote access to affordable housing in the City as funding is available. [2021-2029 Housing Element]
- HOU-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, including those with developmental disabilities. [2021-2029 Housing Element]

## Conservation Element

The goals, objectives, and policies that address conservation are as follows:

### Goal CON-1:

Preserved and Restored Natural Coastal Habitat and Landforms

It is the goal of the City of Costa Mesa to provide residents with a high-quality environment through the conservation of resources, including land, water, wildlife, and vegetation; and the protection of areas of unique natural beauty. [2000 GP Goal CON-1]

**Objective CON-1.A:** Evaluate existing biotic resources and preserve them in ecologically viable and natural conditions, where possible; and/or restore and integrate these resources into the urban environment, where feasible. [2000 GP Objective CON-1A]

### **Habitat and Biological Resources Protection and Restoration**

- CON-1.A.1: Natural habitat is essential to ensuring biodiversity and protecting sensitive biological resources. Protect these areas and consult with the California Department of Fish and Wildlife, Orange County Water District, Orange County Parks, and other regional agencies to identify areas for special protection, and establish appropriate protection measures for these areas. [2000 GP Policy CON-1A.1 – Modified for 2015-2035 GP]
- CON-1.A.2: Contribute to regional biodiversity and the preservation of rare, unique, and sensitive biological resources by maintaining functional wildlife corridors and habitat linkages. [New Policy for 2015-2035 GP]
- CON-1.A.3: Coordinate with the United States Fish and Wildlife service, the California Department of Fish and Wildlife, and other regulatory agencies to mitigate project impacts affecting open and natural spaces. [New Policy for 2015-2035 GP]
- CON-1.A.4: Promote and protect native plant species within Fairview Park, and remove and control the spread of invasive species, including plants, animals, and fungi. [New Policy for 2015-2035 GP]
- CON-1.A.5: Ensure that all future development is reviewed with regard to protecting natural topography and bluffs to preserve and enhance Costa Mesa's natural beauty. [New Policy for 2015-2035 GP]
- CON-1.A.6: Minimize soil depletion and erosion in development projects. Prevent erosion caused by construction activities, and encourage preservation of natural vegetation and topography. [New Policy for 2015-2035 GP]

### **Access to Large-Scale Natural Areas**

- CON-1.A.7: Improve access to large-scale natural areas in the City. These areas should be open for controlled access to improve public enjoyment. Access should be limited where natural habitat is extremely sensitive. Work with transit agencies to improve connections and access to open space and recreation facilities from all Costa Mesa neighborhoods. [New Policy for 2015-2035 GP]
- CON-1.A.8: Require the provision of adequate visitor-serving on-site parking facilities that do no impact sensitive resources within the Coastal Zone. [2000 GP Policy CON-1D.4]
- CON-1.A.9: Coordinate the development of plans, policies, and design standards for projects within the Coastal Zone with appropriate local, regional, and federal agencies. [2000 GP Policy CON-1D.5]



**Goal CON-2:**

Conserved Natural Resources through Environmental Sustainability

Reduce the City's carbon footprints and manage resources wisely to meet the needs of a growing population and economy. Base community planning decisions on sustainable practices that reduce environmental pollutants, conserve resources, and minimize waste. Encourage the design of energy-efficient buildings, use renewable energy, and promote alternative methods of transportation. [2000 GP Goal CON-1]

**Objective CON-2.A:** Work to conserve energy resources in existing and new buildings, utilities, and infrastructure. [2000 GP Objective CON-1C]

**Energy Efficiency and Conservation**

- CON-2.A.1: Promote efficient use of energy and conservation of available resources in the design, construction, maintenance, and operation of public and private facilities, infrastructure, and equipment. [New Policy for 2015-2035 GP]
- CON-2.A.2: Consult with regional agencies and utility companies to pursue energy efficiency goals. Expand renewable energy strategies to reach zero net energy for both residential and commercial new construction. [New Policy for 2015-2035 GP]
- CON-2.A.3: Continue to develop partnerships with participating jurisdictions to promote energy efficiency, energy conservation, and renewable energy resource development by leveraging the abilities of local governments to strengthen and reinforce the capacity of energy efficiency efforts. [New Policy for 2015-2035 GP]
- CON-2.A.4: Encourage new development to take advantage of Costa Mesa's optimal climate in the warming and cooling of buildings, including use of heating, ventilation and air conditioning (HVAC) systems. [New Policy for 2015-2035 GP]

**Green Building Sustainable Development Practices**

- CON-2.A.5: Promote environmentally sustainable development principles for buildings, master planned communities, neighborhoods, and infrastructure. [New Policy for 2015-2035 GP]
- CON-2.A.6: Encourage construction and building development practices that reduce resource expenditures throughout the lifecycle of a structure. [New Policy for 2015-2035 GP]
- CON-2.A.7: Continue to require all City facilities and services to incorporate energy and resource conservation standards and practices and require that new municipal facilities be built within the LEED Gold standards or equivalent. [New Policy for 2015-2035 GP]
- CON-2.A.8: Continue City green initiatives in purchases of equipment, and agreements that favor sustainable products and practices. [New Policy for 2015-2035 GP]

**Solid Waste Reduction and Recycling**

- CON-2.A.9: Encourage waste management programs that promote waste reduction and recycling to minimize materials sent to landfills. Maintain robust programs encourage residents and businesses to reduce, reuse, recycle, and compost. [New Policy for 2015-2035 GP]
- CON-2.A.10: Support waste management practices that provide recycling programs. Promote organic recycling, landfill diversion, zero waste goals, proper

hazardous waste collections, composting, and the continuance of recycling centers. [2000 GP Policy CON-1B.4 – Modified for 2015-2035 GP]

- CON-2.A.11 Continue construction and demolition programs that require recycling and minimize waste in haul trips. [New Policy for 2015-2035 GP]

**Goal CON-3:**

Improved Water Supply and Quality

Pursue a multijurisdictional approach to protecting, maintaining, and improving water quality and the overall health of the watershed. A comprehensive, integrated approach will ensure compliance with federal and State standards, and will address a range of interconnected priorities, including water quality and runoff; stormwater capture, storage, and flood management techniques that focus on natural drainage; natural filtration and groundwater recharge through green infrastructure and habitat restoration; and water recycling and conservation. [New Goal for 2015-2035 GP]

- Objective CON-3.A:** Work towards the protection and conservation of existing and future water resources by recognizing water as a limited resource that requires conservation. [2000 GP Objective CON-1B]

**Water Supply**

- CON-3.A.1: Continue to consult with local water districts and the Orange County Water District to ensure reliable, adequate, and high-quality sources of water supply at a reasonable cost. [2000 GP Policy CON-1B.3 – Modified for 2015-2035 GP]

**Water Conservation**

- CON-3.A.2: Encourage residents, public facilities, businesses, and industry to minimize water consumption, especially during drought years. [2000 GP Policy CON-1B.3 – Modified for 2015-2035 GP]
- CON-3.A.3: Restrict use of turf in new construction and landscape reinstallation that requires high irrigation demands, except for area parks and schools, and encourage the use of drought-tolerant landscaping. [2000 GP Policy 1A.2 – Modified for 2015-2035 GP]

**Water Recycling**

- CON-3.A.4: Consult with local water districts and the Orange County Water District to advance water recycling program for new and existing developments, including the use of treated wastewater to irrigate parks, golf courses, roadway landscaping, and other intensive irrigation consumers. [2000 GP Policy CON-1B.2 – Modified for 2015-2035 GP]

**Water Quality and Urban Runoff**

- CON-3.A.5: Work with public and private property owners to reduce stormwater runoff in urban areas to protect water quality in storm drainage channels, the Santa Ana River, and other local water courses that lead to the Pacific Ocean. [New Policy for 2015-2035 GP]
- CON-3.A.6: Continue to develop strategies to promote stormwater management techniques and storm drain diversion programs that collectively and naturally filter urban runoff. [2000 GP Policy CON-1E.5 – Modified for 2015-2035 GP]
- CON-3.A.7: Continue to comply with the National Pollutant Discharge Elimination System Program (NPDES) by participating in the Countywide Drainage Area Management Plan (DAMP), which stipulates water quality requirements for minimizing urban runoff and discharge from new development and requires the provisions of applicable Best Management Practices (BMP). [2000 GP Policy CON-1A.3]

- CON-3.A.8: Require that all applicable development projects be reviewed with regards to requirements of both the on-site Water Quality Management Plan and State requirements for runoff and obtaining a Storm Water Pollution Prevention Plan (SWPPP) permit. [2000 GP Policy CON-1E.6 – Modified for 2015-2035 GP]

#### **Municipal Sewer System**

- CON-3.A.9: Continue to consult with the Costa Mesa Sanitation District and the Orange County Sanitation District to modernize wastewater treatment facilities to avoid overflows of untreated sewage. [New Policy for 2015-2035 GP]

#### **Goal CON-4:**

##### **Improved Air Quality**

Take steps 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 Air Quality Management District, pursue regional collaboration to reduce emissions from all sources. [New Goal for 2015-2035 GP]

- Objective CON-4.A:** Pursue the prevention of the significant deterioration of local and regional air quality. [2000 GP Objective CON-1E]

##### **Air Quality**

- 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. [New Policy for 2015-2035 GP]
- 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. [New Policy for 2015-2035 GP]
- 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. [New Policy for 2015-2035 GP]
- 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. [2000 GP Policy CON-1E.1]

##### **Climate Change**

- CON-4.A.5: Encourage compact development, infill development, and a mix of uses that are in proximity to transit, pedestrian, and bicycling infrastructures. [New Policy for 2015-2035 GP]
- CON-4.A.6: Enhance bicycling and walking infrastructure, and support public bus service, pursuant to the Circulation Element's goals, objectives, and policies. [New Policy for 2015-2035 GP]
- CON-4.A.7: Encourage installation of renewable energy devices for businesses and facilities and strive to reduce community-wide energy consumption. [New Policy for 2015-2035 GP]
- CON-4.A.8: Develop long-term, community-wide strategies and programs that work at the local level to reduce greenhouse gases and Costa Mesa's "carbon footprint". [New Policy for 2015-2035 GP]

## Noise Element

The goals, objectives, and policies that address noise are as follows:

### **Goal N-1:**

Noise Hazards and Conditions

The City of Costa Mesa aims to protect residents, local workers, and property from injury, damage, or destruction from noise hazards and to work toward improved noise abatement. [2000 GP Goal N-1]

**Objective N-1A:** Control noise levels within the City for the protection of residential areas, park areas, and other sensitive land uses from excessive and unhealthy noise. [2000 GP Objective N-1A]

- N-1.1: Enforce the maximum acceptable exterior noise levels for residential areas at 65 CNEL. [2000 GP Policy N-1A.2]
- N-1.2: Give full consideration to the existing and projected noise environment when considering alterations to the City's circulation system and Master Plan of Highways. [2000 GP Policy N-1A.3]
- N-1.3: Encourage Caltrans to construct noise attenuation barriers along I-405, SR-55, and SR-73 where these freeways adjoin residential and other noise-sensitive areas. [2000 GP Policy N-1A.4]
- N-1.4: Ensure that appropriate site design measures are incorporated into residential developments, when required by an acoustical study, to obtain appropriate exterior and interior noise levels.  
  
When necessary, require field testing at the time of project completion to demonstrate compliance. [2000 GP Policy N-1A.5]
- N-1.5: Apply the standards contained in Title 24 of the California Code of Regulations as applicable to the construction of all new dwelling units. [2000 GP Policy CON-1C.2 and Policy N-1A.6]
- N-1.6: Discourage sensitive land uses from locating within the 65 CNEL noise contour of John Wayne Airport. Should it be deemed by the City as appropriate and/or necessary for a sensitive land use to locate in the 65 CNEL noise contour, ensure that appropriate interior noise levels are met and that minimal outdoor activities are allowed. [2000 GP Policy N-1A.7]
- N-1.7: Support alternative methods for the reduction of noise impacts at John Wayne Airport while continuing to maintain safety and existing limitations on aircraft daily departures. [2000 GP Policy N-1A.8]
- N-1.8: Monitor the noise levels at OC Fair and Event Center and the Pacific Amphitheater, and continue to monitor the status of legally binding noise levels on the OC Fair and the Event Center and the Pacific Amphitheater. [New Policy for 2015-2035 GP]

**Goal N-2:**

Noise and Land Use Compatibility

Integrate the known impacts of excessive noise on aspects of land use planning and siting of residential and non-residential projects. [New Goal for 2015-2035 GP]

**Objective N-2A:** Plan for the reduction in noise impacts on sensitive receptors and land uses. [New Objective for 2015-2035 GP]

- N-2.1: Require the use of sound walls, berms, interior noise insulation, double-paned windows, and other noise mitigation measures, as appropriate, in the design of new residential or other new noise sensitive land uses that are adjacent to arterials, freeways, or adjacent to industrial or commercial uses. [New Policy for 2015-2035 GP]
- N-2.2: Require, as a part of the environmental review process, that full consideration be given to the existing and projected noise environment. [2000 GP Policy N-1A.1]
- N-2.3: Consider alternative noise level standards for mixed-use projects that take into consideration the interaction of industrial operation noise impacts and the mixed-use developments planned for the Westside and SoBeca. [New Policy for 2015-2035 GP]
- N-2.4: Require that all proposed projects are compatible with adopted noise/land use compatibility criteria. [New Policy for 2015-2035 GP]
- N-2.5: Enforce applicable interior and exterior noise standards. [New Policy for 2015-2035 GP]
- N-2.6: Allow a higher exterior noise level standard for infill projects in existing residential areas adjacent to major arterials if it can be shown that there are no feasible mechanisms to meet the exterior noise levels. The interior standard of 45 dBA CNEL shall be enforced for any new residential project. [New Policy for 2015-2035 GP]
- N-2.7: Encourage effective site planning in mixed-use areas that provides the optimal distance between source of excessive sound and residents. [New Policy for 2015-2035 GP]
- N-2.8: Require new mixed-use developments to site loading areas, parking lots, driveways, trash enclosures, mechanical equipment, and other noise sources away from the residential portion of the development and adjacent established residential development. [New Policy for 2015-2035 GP]
- N-2.9: Limit hours and/or require attenuation of commercial/entertainment operations adjacent to residential and other noise sensitive uses in order to minimize excessive noise to these receptors. [New Policy for 2015-2035 GP]

## Safety Element

The goals, objectives, and policies that address safety are as follows:

### **Goal S-1:**

#### Risk Management of Natural and Human-Caused Disasters

Minimize the risk of injury, loss of life, property damage, and environmental degradation from seismic activity, geologic hazards, flooding, fire, and hazardous materials. Promote a sustainable approach to reduce impacts of natural disasters, such as flooding and fire. [2000 GP Goal SAF-1]

**Objective S-1A:** Work to mitigate and prevent potential adverse consequences of natural and human-caused disasters. [2000 GP Objective SAF-1A]

#### **Geologic and Seismic Safety**

- S-1.1: Continue to incorporate geotechnical hazard data into future land use decision-making, site design, and construction standards. [2000 GP Policy SAF-1A.1]
- S-1.2: Enforce standards, review criteria, and ensure that structures on or adjacent to bluffs are set back sufficiently to preserve the natural contours and aesthetic value of the bluff line and to provide sufficient access for fire protection. [2000 GP Policy SAF-1A.2]
- S-1.3: Require geologic surveys of all new development located on or adjacent to bluffs. [2000 GP Policy SAF-1A.3]
- S-1.4: Encourage retrofitting of structures—particularly older buildings—to withstand earthquake shaking and landslides consistent with State and historical building codes. [2000 GP Policy SAF-1A.6 – Modified for 2015-2035 GP]
- S-1.5: Enforce applicable building codes relating to the seismic design of structures to reduce the potential for loss of life and property damage. [New Policy for 2015-2035 GP]
- S-1.6: Identify through a study the issue of unreinforced masonry buildings and soft stories and other structures not meeting earthquake standards in Costa Mesa. Provide assistance if necessary to unreinforced masonry building owners once those buildings have been identified. [New Policy for 2015-2035 GP]

#### **Liquefaction and Landslides**

- S-1.7: Continue to implement 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. [2000 GP Policy SAF-1A.5 – Modified for 2015-2035 GP]
- S-1.8: Consider site soils conditions when reviewing projects in areas subject to liquefaction or slope instability. [2000 GP Policy SAF-1A.4 – Modified for 2015-2035 GP]

#### **Localized Flooding**

- S-1.9: Continue to consult with appropriate local, State, and federal agencies to maintain the most current flood hazard and floodplain information; use the information as a basis for project review and to guide development in accordance with federal, State, and local standards. [2000 GP Policy SAF-1A.8 – Modified for 2015-2035 GP]

- S-1.10: Regularly review and update Article 10 - Floodway and Floodplain Districts of the City's Municipal Code consistent with federal and State requirements. [New Policy for 2015-2035 GP]
- S-1.11: Improve and maintain local storm drainage infrastructure in a manner that reduces flood hazards. [New Policy for 2015-2035 GP]
- S-1.12: Continue to develop hazard preparedness plans to prepare for large storms that could bring flooding hazards and other related issues. [2000 GP Policy SAF-1A.8 – Modified for 2015-2035 GP]
- S-1.13: Actively promote public education, research, and information dissemination on flooding hazards. [2000 GP Policy SAF-1A.8 – Modified for 2015-2035 GP]

#### **Tsunami and Sea Level Rise**

- S-1.14: Minimize flood hazard risks to people, property, and the environment by addressing potential damage tsunamis and sea level rise. [New Policy for 2015-2035 GP]
- S-1.15: Consult with regional agencies and study strategies that employ engineering defensive methods along the Santa Ana River that limit potential flooding hazards from sea level rise. [New Policy for 2015-2035 GP]

#### **Dam Inundation**

- S-1.16: Develop emergency response, early warning notification, and evacuation plans for areas that are within dam inundation areas, where feasible. [New Policy for 2015-2035 GP]

#### **Aviation Safety and Protection**

- S-1.17: Utilize the John Wayne Airport Environs Land Use Plan (AELUP) as a planning resource for evaluation of land use compatibility and land use intensity in areas affected by airport operations. In particular, future land use decisions within the Safety/Runway Protection Zone will be evaluated in light of the risk to life and property associated with aircraft operations. [New Policy for 2015-2035 GP]
- S-1.18: Comply with Federal Aviation Regulations (FAR) and the John Wayne AELUP requirements relative to Objects Affecting Navigable Airspace. [New Policy for 2015-2035 GP]
- S-1.19: Use the Federal Aviation Regulations as a guideline to establish the ultimate height of structures as defined in FAR Part 77. [New Policy for 2015-2035 GP]
- S-1.20: Minimize hazards to aeronautical operations by ensuring land uses do not emit excessive glare, light, steam, smoke, dust, or electronic interference in compliance with FAR regulations and the John Wayne AELUP. [New Policy for 2015-2035 GP]

**Goal S-2:**

High Level of Police and Fire Services and Emergency Preparedness

Provide a high level of security in the community to prevent and reduce crime, and to minimize risks of fire to people, property, and the environment. [New Goal for 2015-2035 GP]

**Objective S-2A:** Plan, promote, and demonstrate a readiness to respond and reduce threats to life and property through traditional and innovative emergency services and programs. [New Objective for 2015-2035 GP]

**Crime Prevention and Response**

- S-2.1: Promote crime prevention strategies and provide a high level of response to incidents. [New Policy for 2015-2035 GP]
- S-2.2: Emphasize and prioritize crime prevention strategies, such as pedestrian-scale lighting in targeted areas. [New Policy for 2015-2035 GP]
- S-2.3: Timely response to incidents and monitoring areas with high crime rates should be part of a comprehensive strategy to reduce crime in the community. [New Policy for 2015-2035 GP]

**Police and Fire Level of Service**

- S-2.4: Provide a high level of police and fire service in the community. Secure adequate facilities, equipment, and personnel for police and fire. [New Policy for 2015-2035 GP]
- S-2.5: Consult with neighboring jurisdictions and partner agencies to respond appropriately to emergencies and incidents in all parts of the City. [New Policy for 2015-2035 GP]
- S-2.6: Require that water supply systems for development are adequate to combat structural fires in terms of location and minimum required fire-flow pressures. [New Policy for 2015-2035 GP]
- S-2.7: Require development to contribute its fair share toward funding the provision of appropriate fire and emergency medical services as determined necessary to adequately serve the project. [New Policy for 2015-2035 GP]

**Fire and Medical Servicers**

- S-2.8: Regularly update regulations that will protect the community from fire hazards. [New Policy for 2015-2035 GP]
- S-2.9: Emphasize prevention and awareness of fire safety guidelines to minimize risk and potential damage to life, property, and the environment. In areas designated by the Costa Mesa Fire Department as having a high fire hazard, ensure adequate fire equipment, personnel, firebreaks, facilities, water, and access for a quick and efficient response in any area. [New Policy for 2015-2035 GP]

**Emergency and Disaster Preparedness**

- S-2.10: Maintain staff and facilities that will continue to support a coordinated and effective response to emergencies and natural disasters throughout the City. [New Policy for 2015-2035 GP]
- S-2.11: Consult with neighboring jurisdictions, local employers, and industries to ensure that emergency preparedness and disaster response programs equitably serve all parts of the City. [New Policy for 2015-2035 GP]



- S-2.12: Continue to maintain adequate police and fire staffing, facilities, equipment, and maintenance sufficient to protect the community. [New Policy for 2015-2035 GP]

**Hazardous Materials Operations**

- S-2.13: Continue to consult with the County of Orange in the implementation of the Orange County Hazardous Waste Management Plan. [2000 GP Policy SAF-1B.1]
- S-2.14: Ensure that appropriate in-depth environmental analysis is conducted for any proposed hazardous waste materials treatment, transfer, and/or disposal facility. [2000 GP Policy SAF-1B.2]
- S-2.15: Continue to consult with the County of Orange to identify and inventory all users of hazardous materials and all hazardous waste generators, and prepare clean-up action plans for identified disposal sites. [2000 GP Policy SAF-1B.3]
- S-2.16: Require the safe production, transportation, handling, use, and disposal of hazardous materials that may cause air, water, or soil contamination. [New Policy for 2015-2035 GP]
- S-2.17: Encourage best practices in hazardous waste management, and ensure consistency with City, County, and federal guidelines, standards, and requirements. [2000 GP Policy SAF-1B.1 – Modified for 2015-2035 GP]
- S-2.18: Consult with federal, State, and local agencies and law enforcement to prevent the illegal transportation and disposal of hazardous waste. [New Policy for 2015-2035 GP]

## Community Design Element

The goals, objectives, and policies that address community design are as follows:

### PUBLIC REALM FOCUS

#### Goal CD-1:

Vehicular and Pedestrian Corridors

Strengthen the image of the City as experienced from sidewalks and roadways. [2000 GP Goal CD-1]

**Objective CD-1A:** Contribute to City beautification by enhancing the visual environment of Costa Mesa's vehicular and pedestrian paths and corridors. [2000 GP Objective CD-1A]

CD-1.1 Implement the City of Costa Mesa Streetscape and Median Development Guidelines in all new streetscape corridor and parkway projects. Coordinate with new development adjacent to public rights-of-ways to integrate landscape features and design elements consistent with the streetscape standards and recommendations. [2000 GP Policy CD-1A.1]

CD-1.2 Coordinate street furniture elements (benches, bus shelters, newspaper racks, trash receptacles, kiosks, etc.) whenever possible. Develop design standards and guidelines for the street furniture within and adjacent to public rights-of-way to complement the specific recommendations provided for streets in the City of Costa Mesa Streetscape and Median Development Guidelines. [New Policy for 2015-2035 GP]

CD-1.3 Promote treatments for walls and fences and utility cabinets along public rights-of-way that contribute to an attractive street and sidewalk environment. Require that new walls and fences complement the style and character of the local district and adjacent buildings. Newly constructed or reconstructed walls and fences adjacent to sidewalks and roadways should incorporate architectural treatments such as pilasters, masonry, or wrought iron, and should integrate tiered plantings to soften their appearance. [2000 GP Policy CD-1A.3 – Modified for 2015-2035 GP]

CD-1.4 Promote a consistent landscape character along City streets to reinforce the unique qualities of each corridor and district, including the development of landscaped medians. Support implementation of the recommended street tree palette for each City street, as identified in the City of Costa Mesa Streetscape and Median Development Guidelines. [2000 GP Policy CD-1A.4]

CD-1.5 Encourage electric and communication lines to be placed underground and electrical substations and telephone facilities to be screened to minimize visual impacts from sidewalks, streets, and adjacent properties. Support utility undergrounding through conditions of project approval, preparation of undergrounding plans, and the formation of assessment districts. [2000 GP Policy CD-1A.5]

**Objective CD-1B:** Encourage clear connections between districts within the City. [2000 GP Objective CD-1B]

CD-1.6 Promote linkages between separate districts using bike trails, pedestrian paths, common medians or parkway landscaping, and other location-appropriate physical improvements. Through conditions of approval, public improvement projects, and other measures, support development of new connections and the enhancement of existing connections between districts. [New Policy for 2015-2035 GP]

#### Goal CD-2:

Cohesive and Identifiable Districts

Enhance the existing character and strengthen the identity of Costa Mesa's districts. [2000 GP Goal CD-2]

**Objective CD-2A:** Encourage future development and redevelopment to reinforce district scale, identity, and urban form. [2000 GP Objective CD-2]

CD-2.1 Consider urban design guidelines for each identified district in Costa Mesa that recognizes, maintains, and enhances the character and identity of each district; integrate existing specific plans' policies and design guidelines as applicable. [2000 GP Policy CD-2.1 – Modified for 2015-2035 GP]

CD-2.2 Support and seek land uses and development that correspond or enrich our existing districts. [New Policy for 2015-2035 GP]

**Goal CD-3:**

High Quality and Visually Interesting Nodes

Heighten the design quality and visual interest of nodes within Costa Mesa. [2000 GP Goal CD-3]

**Objective CD-3A:** Create a sense of arrival to Costa Mesa, and develop prominent community focal points at key nodes within the City. [2000 GP Objective CD-3]

CD-3.1 Introduce entry monument signs at key gateway locations, as identified in Figure CD-4. Utilize the standard design specifications for entry signs included in the City of Costa Mesa Streetscape and Median Development Guidelines. [2000 GP Policy CD-3.1]

CD-3.2 Reinforce a sense of arrival into the City by promoting architecturally significant development and significant landscape plantings at key nodes. Undertake a visioning process to develop specific design guidelines that articulate the desired character for each node within Costa Mesa. [2000 GP Policy CD-3.2]

CD-3.3 Design and development of entry and internal wayfinding signage to be located throughout the City in areas that correspond to the existing nodes and districts. [New Policy for 2015-2035 GP]

**Goal CD-4:**

Identifiable and Protected City Landmarks. [2000 GP Goal CD-4]

**Objective CD-4A:** Promote the maintenance, use, and improvement of landmarks to enhance the visual image and identity of Costa Mesa. [2000 GP Objective CD-4]

CD-4.1 Support efforts to introduce new monuments and landmarks, and preserve, maintain, and improve the condition of Costa Mesa landmarks. [2000 GP Policy CD-4.1]

**Goal CD-5:**

Edges

Utilize Costa Mesa's edges as opportunities to enhance the City's image along its boundaries. [2000 GP Goal CD-5]

**Objective CD-5A:** Develop and implement programs that preserve and enhance City edges. [2000 GP Objective CD-5]

- CD-5.1 Preserve and optimize natural views and open spaces in Costa Mesa. [2000 GP Policy CD-5.1]
- CD-5.2 Control the visual impacts of new development on natural views of the coast and the wetlands. [2000 GP Policy CD-5.2]
- CD-5.3 Develop open space corridors and trails along the edges of Costa Mesa where feasible and connect these trails to existing and potential future trails throughout the City. [2000 GP Policy CD-5.3]
- CD-5.4 Continue to preserve natural open space, including restoration of the natural areas of Talbert Regional Park. [2000 GP Policy CD-5.4]
- CD-5.5 Continue protection of Fairview Park as an open space and recreation area. [2000 GP Policy CD-5.5]
- CD-5.6 Continue to work with Caltrans to improve the design quality of freeway edges. [2000 GP Policy CD-5.6]

**PRIVATE PROPERTY FOCUS**

**Goal CD-6:**

Image

Enhance opportunities for new development and redevelopment to contribute to a positive visual image for the City of Costa Mesa that is consistent with the district image. [2000 GP Goal CD-6]

**Objective CD-6A:** Establish development policies and design guidelines that create an aesthetically pleasing and functional environment. [2000 GP Objective CD-6]

- CD-6.1 Encourage the inclusion of public art and attractive, functional architecture into new development that will have the effect of promoting Costa Mesa as the "City of the Arts". [2000 GP Policy CD-6.1 – Modified for 2015-2035 GP]
- CD-6.2 Encourage the use of creative and well-designed signs that establish a distinctive image for the City. [2000 GP Policy CD-6.2 – Modified for 2015-2035 GP]
- CD-6.3 Continue to work with Code Enforcement to ensure continued maintenance of properties and compliance with adopted development standards. [2000 GP Policy CD-6.3]

**Goal CD-7:**

Quality Residential

Promote and protect the unique identity of Costa Mesa's residential neighborhoods. [2000 GP Goal CD-7]

**Objective CD-7A:** Encourage excellence in architectural design. [2000 GP Objective CD-7A]

- CD-7.1 Ensure that new and remodeled structures are designed in architectural styles that reflect the City's eclectic quality, yet are compatible in scale and character with existing buildings and the natural surroundings within residential neighborhoods. Continue to update and maintain the Costa Mesa Residential Guidelines. [2000 GP Policy CD-7.1]

CD-7.2 Preserve the character and scale of Costa Mesa’s established residential neighborhoods where possible; when new residential development is proposed, encourage that the new structures are consistent with the prevailing character of existing development in the immediate vicinity, and that new development does not have a substantial adverse impact on adjacent areas. [2000 GP Policy CD-7.2]

**Objective CD-7B:** Encourage the use of native plant palettes in the creation of landscaping plans used to establish a sense of place in neighborhood identification efforts. [New Objective for 2015-2035 GP]

CD-7.3 Ensure that California native plants are used to support the local ecology and save water. Develop landscaping guidelines that reflect the local community. [New Policy for 2015-2035 GP]

**Goal CD-8:**

Quality Commercial Development

Achieve a high level of design quality for commercial development. [2000 GP Goal CD-8]

**Objective CD-8A:** Encourage a high level of architectural and site design quality. [2000 GP Objective CD-8A]

CD-8.1 Require that new and remodeled commercial development be designed to reflect architectural diversity, yet be compatible with the scale and character of the district. [2000 GP Policy CD-8A.1 – Modified for 2015-2035 GP]

CD-8.2 Use distinctive commercial architectural styles to reinforce a positive sense of place. Commercial architectural design elements and materials must be of high quality and style as well as suitable for long-term maintenance. Consistent architectural design should be considered in choosing materials, finishes, decorative details, color, accent features and include the following elements and materials appropriate for their context (see Table CD-3: Elements and Materials): [2000 GP Policy CD-8A.2 – Modified for 2015-2035 GP]

Table CD-3: Elements and Materials

Design Elements	Design Materials
<ul style="list-style-type: none"> <li>• Simple, multi-planed pitched roofs</li> <li>• Open rafters/tails with large overhangs</li> <li>• Appearance of “thick” walls</li> <li>• Courtyards, arcades, and intimate spaces</li> <li>• Tile details</li> <li>• Deep-set window and door openings</li> <li>• Offset wall planes</li> <li>• Fountains and other unique details</li> <li>• Building masses with the incorporation of one and two story architecture</li> <li>• Sequencing of enclosed space/arches</li> </ul>	<ul style="list-style-type: none"> <li>• Stucco, smooth, sand or light lace finish</li> <li>• Wood, as an exposed structural material</li> <li>• Clay or concrete roof tiles</li> <li>• Native fieldstone</li> <li>• Wood window casements</li> <li>• Wood, as an accent material</li> <li>• Brick, as an accent material</li> <li>• Wrought iron (rust proof; anodized aluminum)</li> <li>• Tile, as an accent material</li> <li>• Slumpstone garden walls</li> </ul>

CD-8.3 Encourage the use of entrance patios, courtyards, plazas, arcades, fountains, porches, tower elements, covered walks, and other features in commercial areas. Promote pedestrian amenities. [2000 GP Policy CD-8A.3]

- CD-8.4 Ensure that common areas, walkways, driveways, and parking spaces be landscaped consistent with landscaping standards contained in the Planning, Zoning, and Development Code. Utilize landscaping to provide project amenities for new and remodeled commercial uses, and to screen parking and equipment areas. Landscaped areas generally should incorporate planting utilizing a three-tiered system: 1) grasses and ground covers, 2) shrubs and vines, and 3) trees. [2000 GP Policy CD-8A.4 – Modified for 2015-2035 GP]
- CD-8.5 Ensure that site access, parking, and circulation for commercial uses are designed in a logical, safe manner. Parking should not dominate the site in areas adjacent to street, and should be well landscaped with a clear hierarchy of circulation. Wherever possible, parking lots should be divided into a series of connected smaller lots utilizing walkways and raised landscape strips. Parking lots should also include landscaping that accents the importance of driveways from the street, frames the major circulation aisles, and highlights pedestrian pathways. [2000 GP Policy CD-8A.5 – Modified for 2015-2035 GP]
- CD-8.6 Require that areas for outside equipment, trash receptacles, storage, and loading areas be located in the least conspicuous part of the site. Utility and mechanical equipment (e.g. electric and gas meters, electrical panels, and junction boxes) should be concealed from view from public streets, neighboring properties, and nearby higher buildings. Trash enclosures should be architecturally compatible with the project. Landscaping should be incorporated into the design of trash enclosures to deter graffiti. [2000 GP Policy CD-8A.6 – Modified for 2015-2035 GP]
- CD-8.7 Encourage decorative paving treatments to be incorporated throughout commercial developments, including driveway entries, pedestrian walkways, plazas, and other areas. The design, materials, and colors of decorative paving treatments (e.g., stamped concrete, stone, brick or granite pavers, exposed aggregate, or colored concrete) should complement the architectural style of the primary buildings and make a positive contribution to the aesthetic and function of the site. [2000 GP Policy CD-8A.7 – Modified for 2015-2035 GP]
- CD-8.8 Require that exterior lighting on commercial properties be consistent with the architectural style of the commercial building. On each commercial site, all lighting fixtures should be from the same family of fixtures with respect to design, materials, color, fixture, and color of light. Lighting sources should be shielded, diffused or indirect to avoid spillover on adjacent properties, nighttime sky light pollution, and glare to pedestrians and motorists. To minimize the total number of freestanding light standards, wall-mounted and pathway lights should be utilized to the greatest extent possible. [2000 GP Policy CD-8A.8]
- Objective CD-8B:** Preserve the scale and character of established neighborhoods near commercial uses. [2000 GP Objective CD-8B]
- CD-8.9 Ensure that new commercial development utilize site planning and design features that optimize compatibility with adjacent residential neighborhoods. The following guidance should be considered:
- When adjacent residential and nonresidential uses can mutually benefit from connection, appropriate linkages (e.g., walkways, common landscape areas, and building orientation) are encouraged. Successful interaction between commercial and residential uses may be achieved through adequate setbacks, landscape buffers, screening, decorative masonry walls, berms, building orientation, and limitations of commercial activities.
  - Loading areas, access and circulation driveways, trash and storage areas, and rooftop equipment should be located as far as possible from adjacent residences.
  - Building orientation and landscaping of commercial buildings should minimize direct lines of sight into adjacent residential private open space. [2000 GP Policy CD-8B.1]

**Goal CD-9:**

Mixed Use

Promote development of mixed-use projects that seamlessly integrate multiple uses both functionally and aesthetically. [2000 GP Goal CD-9]

**Objective CD-9A:** Design mixed use development projects to achieve a high quality character. [2000 GP Objective CD-9A]

CD-9.1 Require that mixed-use development projects be designed to mitigate potential conflicts between uses. Consider noise, lighting, and security. [2000 GP Policy CD-9A.1]

CD-9.2 Provide adequate parking, open space and recreational facilities to serve residents in mixed-use development projects. Design parking and other areas to acknowledge different users (residents versus shoppers) and to be compatible with the architectural character of the building(s). [2000 GP Policy CD-9A.2]

**Objective CD-9B:** Provide for the development of projects that integrate housing with commercial uses and other compatible uses. [2000 GP Objective CD-9B]

CD-9.3 Encourage mixed-use development along the east side of Newport Boulevard between Mesa Drive and Walnut Street. Establish incentives for the development of projects in planned development zones that integrate housing with retail and office uses. [2000 GP Policy CD-9B.1]

CD-9.4 Encourage the development of mixed-use urban villages along specified areas of West 17th Street, West 19th Street, and Superior Avenue that integrates residential with office, retail, business services, personal services, public spaces and uses, and other community amenities in a single building (vertical mixed-use development) or in proximity on the same site (horizontal mixed-use development). [New Policy for 2015-2035 GP]

CD-9.5 Promote new types of urban housing that could be target-marketed to people seeking alternative housing choices in proximity to a major commercial area. [New Policy for 2015-2035 GP]

CD-9.6 Support efforts to mix compatible uses and activities. Encourage the siting of community-oriented services, businesses, and amenities in and near mixed-use neighborhoods, including schools, libraries, open space, and parks. [2000 GP Policy CD-9B.2]

**Goal CD-10:**

Industrial and Business Parks

Promote quality design approaches for the redevelopment of existing industrial buildings, encourage the design to incorporate or provide flexibility for the needs of emerging types of industrial uses, and strive to match design with overall character of nodes, corridors, or districts if applicable. [2000 GP Goal CD-10 – Modified for 2015-2035 GP]

**Objective CD-10A:** Require that industrial and business park projects meet high-quality design standards. [2000 GP Policy CD-10A]

- CD-10.1 Require that industrial projects be designed to convey visual interest and a positive image. Architectural qualities and design elements encouraged for industrial uses are:
- Building modulation indentations and architectural details
  - Building entry accentuation
  - Screening of equipment and storage areas
  - Landscaping to soften building exteriors and to serve as a buffer between uses [2000 GP Policy CD-10A.1]
- CD-10.2 Encourage that the design of industrial buildings considers the visual and physical relationship to adjacent uses. An industrial structure which dominates its surrounding environment by its relative size shall generally be discouraged. [2000 GP Policy CD-10A.2]
- CD-10.3 Encourage adaptive reuse of existing industrial structures which results in rehabilitated buildings with distinctive and attractive architecture. [New Policy for 2015-2035 GP]
- CD-10.4 Promote the use of materials and colors that produce diversity and visual interest in industrial buildings. The use of various siding materials (i.e., masonry, concrete texturing, cement, or plaster) can produce effects of texture and relief that provide architectural interest. [2000 GP Policy CD-10A.3]
- CD-10.5 Require that landscaping be used to define areas such as entrances to industrial buildings and parking lots; define the edges of developments; provide transition between neighboring properties; and provide screening for outdoor storage, loading, and equipment areas. Landscaping should be in scale with adjacent buildings and be of an appropriate size at maturity to accomplish its intended purpose. [2000 GP Policy CD-10A.4]
- CD-10.6 Require that the design of lighting fixtures and their structural support be of a scale and architectural design compatible with on-site industrial buildings. Large areas should be illuminated to minimize the visual impact and amount of spillover light onto surrounding projects. [2000 GP Policy CD-10A.5]

**Objective CD-10B:** Ensure that the development of industrial projects are positive additions to the City's community setting and do not result in adverse impacts with adjacent uses. [2000 GP Objective CD-10B]

- CD-10.7 Require industrial projects to incorporate landscape setbacks, screening walls, and/or other elements that mitigate negative impacts with adjacent uses. [2000 GP Policy CD-10B.1]
- CD-10.8 Protect transitional areas between industrial and other uses. [New Policy for 2015-2035 GP]
- CD-10.9 Storage yards, parking areas, and service areas should be screened from public view. [2000 GP Policy CD-10B.2]

**Goal CD-11:**

Attractive Signs that Reflect Costa Mesa

Ensure that signs contribute positively to Costa Mesa's image and overall economic development. [2000 GP Goal CD-13]



**Objective CD-11A:** Facilitate the installation of signs that contribute to a positive image of the public realm. [2000 GP Objective CD-13]

- CD-11.1 Encourage homeowners' associations and neighborhoods to maintain housing tract entrance signs in an attractive condition, and encourage the placement of such signs at the entrance of major developments which do not have such identification. [2000 GP Policy CD-13.1]
- CD-11.2 Encourage the use of common design elements in signs for commercial and industrial centers through the development of planned sign programs to improve center identity by publicizing the benefits of such programs to developers and local business operators. [2000 GP Policy CD-13.2]
- CD-11.3 Encourage citywide sign design guidelines that promote creativity and flexibility while upholding design quality. Design guidelines could include the design and placement of business signs, public street graphics, street signs, locational and directional signs, traffic signs, etc. [New Policy for 2015-2035 GP]
- CD-11.4 Introduce distinctive entry signage within the Costa Mesa Streetscape and Median Development Guidelines which effectively announces arrival to unique districts and neighborhoods. [2000 GP Policy CD-13.3 – Modified for 2015-2035 GP]
- CD-11.5 Develop and design signage that helps with way-finding throughout the City so visitors and residents can easily access destination locations and identify landmarks. [New Policy for 2015-2035 GP]

**Goal CD-12:**

Public Safety through Design

Use design approaches to enhance public safety. [2000 GP Goal CD-14 – Modified for 2015-2035 GP]

**Objective CD-12A:** Incorporate public safety considerations into community design. [2000 GP Objective CD-14]

- CD-12.1 Decrease the opportunity for criminal activity by addressing high-risk circumstances (e.g., dark alleys, enclosed stairwells, and dark entrances). Involve the Police and Fire Departments in reviewing and making design recommendations during the project review process. [2000 GP Policy CD-14.1]
- CD-12.2 Continue to implement and refine development standards and/or guidelines based on Crime Prevention Through Environmental Design (CPTED) for new development and redevelopment with emphasis on site and building design to minimize vulnerability to criminal activity. [2000 GP Policy CD-14.2]
- CD-12.3 Continue to provide CPTED training to City staff and local planning and design professionals to optimize public safety through community design. [2000 GP Policy CD-14.3]

## Open Space and Recreation Element

The goals, objectives, and policies that address open space and recreation are as follows:

### **Goal OSR-1:**

Balanced and Accessible System of Parks and Open Spaces

Provide a high-quality environment through the development of recreation resources and preservation of open space that meets community needs in Costa Mesa. [2000 GP Goal OSR-1]

**Objective OSR-1A:** Maintain and preserve existing parks, and strive to provide additional parks, public spaces, and recreation facilities that meet the community's evolving needs. [2000 GP Objective OSR-1A]

### **Adequate Neighborhood and Community Park Recreational Facilities**

OSR-1.1: Maintain a system of Neighborhood and Community Parks that provide a variety of active and passive recreational opportunities throughout the City. [New Policy for 2015-2035 GP]

OSR-1.2: Provide parks and recreation facilities appropriate for the individual neighborhoods in which they are located and reflective of the needs and interests of the population they serve. [New Policy for 2015-2035 GP]

### **Acquisition of New Parkland**

OSR-1.3: Pursue the acquisition and development of pocket and neighborhood parks within park-deficient areas, as identified in Figure OSR-3: Planning Areas and Underserved Park Areas. [2000 GP Policy OSR-1A.3 – Modified for 2105-2035 GP]

OSR-1.4: Prioritize the acquisition of land for parks in underserved neighborhoods. [2000 GP Policy OSR-1A.14 – Modified for 2015-2035 GP]

OSR-1.5: Maximize public space by requiring plazas and public gathering spaces in private developments that can serve multiple uses, including recreation and social needs. [New Policy for 2015-2035 GP]

OSR-1.6: Provide maximum visibility and accessibility for future public parks by locating facilities in close proximity to public streets. [2000 GP Policy OSR-1A.2]

OSR-1.7: Adjust and update development fee programs to accumulate funds for the acquisition and improvement of parks and recreation facilities commensurate with identified need and population growth. [New Policy for 2015-2035 GP]

### **Balance of Passive and Active Recreation**

OSR-1.8: Require that parks and recreation facilities reflect new trends and population changes, and are developed with facilities appropriate to all ages, including athletic fields, active play areas, passive open space, tot lots, and picnic areas. [2000 GP Policy OSR-1A.15]

OSR-1.9: Conduct a sports facility study to review current outdoor facility locations and resources and a demographic study for future facility requirements as they relate to planned growth within the City. [New Policy for 2015-2035 GP]

OSR-1.10: Pursue additional community garden lots and spaces to meet demand and need by the community. [New Policy for 2015-2035 GP]

### **Park Maintenance and Retrofit**

- OSR-1.11: Perform regular maintenance of facilities to ensure proper working order of all recreation facilities and equipment. [New Policy for 2015-2035 GP]
- OSR-1.12: Retrofit parks and recreation facilities to provide disability access as required by law. [New Policy for 2015-2035 GP]
- OSR-1.13: Design and reform parks to reflect the latest recreational features that respond to demographic changes and community needs. [New Policy for 2015-2035 GP]
- OSR-1.14: Consult with law enforcement agencies, surrounding cities, community policing groups, and OC Parks to create a safe and healthy environment at Talbert Regional Park, Fairview Park, and along the Santa Ana River. [New Policy for 2015-2035 GP]

### **Long-Term Planning of Institutional Uses**

- OSR-1.15: Continue to pursue opportunities to create joint-use community space at facilities owned by private organizations such as private schools, faith-based groups, service clubs, and hospitals. [2000 GP Policy OSR-1A.10]
- OSR-1.16: Continue to coordinate with the Newport-Mesa Unified School District to supplement City park facilities through joint-use agreements. [2000 GP Policy OSR-1A.10]
- OSR-1.17: Consult with Orange County Fairgrounds in implementing OC Fair & Event Center Master Plan. [New Policy for 2015-2035 GP]

### **Level of Service and Access**

- OSR-1.18: Provide a minimum of 4.26 acres of parkland per 1,000 residents. [2000 GP Policy OSR-1A.1]
- OSR-1.19: Update the Parks, Recreation and Open Space Master Plan every 10 years, as feasible. [2000 GP Policy OSR-1A.15]
- OSR-1.20: Enhance pedestrian, bicycle, and transit linkages to meet the needs of residents and to provide better access to parks, recreation, and public spaces. [New Policy for 2015-2035 GP]
- OSR-1.21: Provide opportunities for public access to all open space areas, except where sensitive resources may be threatened or damaged, public health and safety may be compromised, or access would interfere with the managed production of resources. [New Policy for 2015-2035 GP]

### **GOAL OSR-2:**

#### **Community Services Programs Meeting Community Needs**

Enhancing the community through the delivery of innovative recreational programs, quality parks and facilities and services that promote social, physical, and emotional well-being. High-quality community services programs demonstrate the City's commitment to providing opportunities for recreational, physical, and educational activities for residents of all ages. [New Goal for 2015-2035 GP]

- Objective OSR-2A:** Provide activities, classes, and a variety of programs to meet the year-round recreational needs of all residents: children, adult, seniors, and persons with special needs. [New Objective for 2015-2035 GP]

### **High-quality Community Services**

- OSR-2.1: Provide high-quality community services programs that are flexible and responsive to the community's changing needs. [New Policy for 2015-2035 GP]
- OSR-2.2: Plan and conduct citywide special events that bring residents together to create an enhanced quality of life and promote economic development. [New Policy for 2015-2035 GP]
- OSR-2.3: Continue to consult with nonprofit sports organizations and recreational groups to support their offering of diverse recreational programs that complement and supplement those offered by the City. [New Policy for 2015-2035 GP]
- OSR-2.4: Update existing facilities for senior citizens, youth, adults, and overall community use. [New Policy for 2015-2035 GP]

### **Community Services to Support Community Needs**

- OSR-2.5: Monitor and research the ever-changing community services needs of the community, and develop action plans to address those needs through partnerships with service agencies. [New Policy for 2015-2035 GP]
- OSR-2.6: Continue to provide rental opportunities at community facilities and parks for residents, nonprofit groups, and businesses to meet their recreational and professional needs. [New Policy for 2015-2035 GP]
- OSR-2.7: Continue broad-based public outreach activities that inform residents of all available community services programs, and obtain input from the community regarding program and service needs. [New Policy for 2015-2035 GP]
- OSR-2.8: Encourage resident input and utilize demographic data, partnerships, volunteers, and existing resources to identify the needs of community. [New Policy for 2015-2035 GP]
- OSR-2.9: Identify innovative funding and development opportunities to support and sustain a responsive community services network. [New Policy for 2015-2035 GP]
- OSR-2.10: Continue and expand the development of community partnerships to offer both standard and innovative services to meet residents' needs. [New Policy for 2015-2035 GP]
- OSR-2.11: Develop and implement community services programs and activities that meet the needs of specialized populations through the development of community partnerships. [New Policy for 2015-2035 GP]
- OSR-2.12: Provide support for volunteer groups that conduct special activities open to the entire community. [New Policy for 2015-2035 GP]

### **GOAL OSR-3:**

#### **Conserved Open Space**

Costa Mesa is committed to open space conservation to ensure that the network of parklands, trails, hillsides, and undeveloped natural areas remain viable for supporting biological communities and providing sanctuary for future generations. This commitment includes expanding public access to open space, where appropriate, and acquiring additional lands where feasible. [New Goal for 2015-2035 GP]

- Objective OSR-3A:** Preserve the City's open space lands and provide additional community and neighborhood parkland in underserved areas. [New Objective for 2015-2035 GP]

### **Open Space Preservation and Stewardship**

- OSR-3.1: Preserve open space areas along The Santa Ana River, large open space parks, and along the mesa formations to protect natural habitat and to maintain the integrity of the natural environment. [New Policy for 2015-2035 GP]
- OSR-3.2: Encourage the preservation of coastal views from City and County parkland and public streets within Costa Mesa. [2000 GP Policy OSR-1A.13]
- OSR-3.3: Identify current open space areas for protection, management, and potential enhancement to maintain and, if possible, increase its value as wildlife habitat. [New Policy for 2015-2035 GP]

### **Management and Maintenance of Open Space**

- OSR-3.4: Encourage the long-term maintenance and management of open space lands through open space easements, development rights transfers or acquisition, zoning regulations, and other incentives. [2000 GP Policy OSR-1A.6]
- OSR-3.5: Encourage the greening and beautifying of the Santa Ana River. [New Policy for 2015-2035 GP]
- OSR-3.6: Encourage opportunities for recreation, history, education, interpretive materials, and art associated with the Santa Ana River open spaces. [New Policy for 2015-2035 GP]
- OSR-3.7: Promote water quality strategies to improve water quality along the Santa Ana River. [New Policy for 2015-2035 GP]

### **Coordination and Organization Development**

- OSR-3.8: Consult with State and regional agencies and the California Native American Heritage Commission (NAHC), regarding open space planning efforts. [New Policy for 2015-2035 GP]
- OSR-3.9: Consult with the Orange Coast River Park, Inc. and surrounding cities and other government agencies in maintaining and rehabilitating open space lands along the Santa Ana River. [New Policy for 2015-2035 GP]
- OSR-3.10: Consult with OC Parks over the enhancements and management of Talbert Regional Park without adversely impacting surrounding residential neighborhoods. [New Policy for 2015-2035 GP]

### **GOAL OSR-4:**

#### **Extensive Arts and Culture Programs and Services**

Provide comprehensive and multifaceted arts and culture programs and services that provide education and entertainment to the community and a broader audience. [New Goal for 2015-2035 GP]

- Objective OSR-4A:** Support performing and visual arts programs, facilities, and activities that stimulate the minds and intellectual thinking of community members to increase awareness of the City's motto, "The City of the Arts." [New Objective for 2015-2035 GP]

#### **Cultural Arts Venues**

- OSR-4.1: Continue to support the mission of the Segerstrom Center for the Arts and associate venues and facilities. [New Policy for 2015-2035 GP]
- OSR-4.2: Support the development and operations of an arts museum at the Segerstrom Center for the Arts. [New Policy for 2015-2035 GP]

- OSR-4.3: Encourage additional indoor and outdoor facility spaces citywide to display public art and host arts and culture special events. [New Policy for 2015-2035 GP]

**Leader in the Arts**

- OSR-4.4: Expand the City's role as a supporter of the arts. [New Policy for 2015-2035 GP]
- OSR-4.5: Encourage financial support of the arts by supporting non-profit groups and foundations. [New Policy for 2015-2035 GP]
- OSR-4.6: Consider preparation of an arts and culture master plan for the City. [New Policy for 2015-2035 GP]
- OSR-4.7: Consult with local agencies and surrounding cities to address the creation and implementation of arts-friendly policies. [New Policy for 2015-2035 GP]
- OSR-4.8: Enhance Costa Mesa's position as a leader in the arts in Southern California and its recognition nationally as a city devoted to arts institutions of superior quality. [New Policy for 2015-2035 GP]
- OSR-4.9: Engage community members in arts activities, and utilize the arts to provide educational and cultural awareness opportunities. [New Policy for 2015-2035 GP]
- OSR-4.10: Continue the City's commitment to its arts in cooperation with the private sector. [New Policy for 2015-2035 GP]
- OSR-4.11: Provide opportunities for local artists to create and display their work. [New Policy for 2015-2035 GP]

**Arts Programs and Events**

- OSR-4.12: Support arts activities, programs, events, and facilities for patrons to enjoy and share experiences, and that enhance the City's economic vitality. [New Policy for 2015-2035 GP]
- OSR-4.13: Designate Community Services Department staff with the responsibility for expanding and implementing activities related to recreational arts programming. [New Policy for 2015-2035 GP]
- OSR-4.14: Pursue cooperative educational cultural programs enlisting the aid of public and private institutions. [New Policy for 2015-2035 GP]

**Arts in Public Places and in Private Development**

- OSR-4.15: Continue to review adopting an Arts in Public Places Program. [New Policy for 2015-2035 GP]
- OSR-4.16: Pursue the placement of public art in prominent locations, particularly along major travel corridors to enliven and beautify the public realm. [New Policy for 2015-2035 GP]
- OSR-4.17: Develop incentives or programs that encourage art in new developments. [New Policy for 2015-2035 GP]

## Historical and Cultural Resources Element

The goals, objectives, and policies that address historical and cultural resources are as follows:

### Goal HCR-1:

Historical, Archeological, and Paleontological Resource Preservation

The City of Costa Mesa supports focused efforts to provide residents with a sense of community and history through the protection and preservation of historical and cultural resources. [2000 GP Goal HCR-1]

**Objective HCR-1A:** Encourage preservation and protection of the City's archaeological, paleontological, and historical resources. [2000 GP Objective HCR-1A]

### **Preserving Historical Resources**

- HCR-1.1: Encourage protection and enhancement of the diverse range of historical sites and resources in the City for the benefit of current and future residents and visitors. [New Policy for 2015-2035 GP]
- HCR-1.2: Encourage the preservation of significant historical resources (as identified in Table HCR-1) by developing and implementing incentives such as building and planning application permit fee waivers, Mills Act contracts, grants and loans, and implementing other incentives identified in the Historical Preservation Ordinance. [2000 GP Policy HCR-1A.4]
- HCR-1.3: Promote context-sensitive design that respects and celebrates the history and historical character of sites and resources while meeting contemporary needs of the community. [New Policy for 2015-2035 GP]
- HCR-1.4: Require, as part of the environmental review procedure, an evaluation of the significance of paleontological, archaeological, and historical resources, and the impact of proposed development on those resources. [2000 GP Policy HCR-1A.1]
- HCR-1.5: Continue to identify local landmarks with markers and way-finding signage. Include informational signage about local history, utilizing maps to highlight locations of other historical resources at popular historical sites. [New Policy for 2015-2035 GP]
- HCR-1.6: Encourage development of an interpretive center for paleontological, archaeological, and historical resources at Fairview Park. The center may contain resources found in the park area as well as resources found throughout the City. [2000 GP Policy HCR-1A.6]

### **Preserving Archaeological Resources**

- HCR-1.7: Require cultural resources studies (i.e., archaeological and historical investigations) for all applicable discretionary projects, in accordance with CEQA regulations. The studies should identify cultural resources (i.e., prehistorical sites, historical sites, and isolated artifacts and features) in the project area, determine their eligibility for inclusion in the California Register of Historical Resources, and provide mitigation measures for any resources in the project area that cannot be avoided. Cultural resources studies shall be completed by a professional archaeologist that meets the Secretary of the Interior's Professional Qualifications Standards in prehistorical or historical archaeology. [2000 GP Policy HCR-1A.2 and HCR-1A.3 – Modified for 2015-2035 GP]

- HCR-1.8: Comply with requirements of the California Environmental Quality Act regarding protection and recovery of archaeological resources discovered during development activities. [New Policy for 2015-2035 GP]

**Preserving Paleontological Resources**

- HCR-1.9: Require paleontological studies for all applicable discretionary projects. The studies should identify paleontological resources in the project area, and provide mitigation measures for any resources in the project area that cannot be avoided. [2000 GP Policy HCR-1A.2 and HCR-1A.3 – Modified for 2015-2035 GP]
- HCR-1.10: Comply with the California Environmental Quality Act regarding the protection and recovery of paleontological resources during development activities. [New Policy for 2015-2035 GP]





## **Appendix B.1**

# **Housing Successor Annual Report Fiscal Year 2020-2021**

**COSTA MESA HOUSING AUTHORITY ANNUAL REPORT  
AS HOUSING AUTHORITY AND AS HOUSING SUCCESSOR  
FOR FISCAL YEAR 2020-2021 UNDER CALIFORNIA  
HEALTH & SAFETY CODE SECTIONS 34176.1 AND 34328**

This annual report (Report) of the Costa Mesa Housing Authority (Housing Authority) is prepared under the California Health and Safety Code (HSC), Division 24, Parts 1.8 and 1.85 (Dissolution Law), in particular Section 34176.1 as the housing successor, and under the California Housing Authorities Law, HSC Section 34200, *et seq.* (HAL), in particular Section 34328 as a housing authority. The Dissolution Law and HAL respectively require preparation of an annual report on the housing successor and the housing authority's activities for the prior fiscal year. This Report details the Housing Authority's activities during Fiscal Year (FY) 2020-21 and is intended to satisfy the requirements under both HSC Sections 34176.1 and 34328. More specifically, this Report includes information required about the Low and Moderate Income Housing Asset Fund (LMIHAF) and other information under Section 34176.1(f).

This Report is based on information prepared by City staff on behalf of the Housing Authority and data contained within the independent financial audit of the LMIHAF (Audit), which is prepared by Davis Farr LLP and accompanies this Report. The Audit is incorporated in the City of Costa Mesa's Annual Comprehensive Financial Report (ACFR) for FY 2020-21. A copy of the Report in this draft form, has been provided to the City Council, as governing body, and to the Housing Authority under 34176.1(f). Upon their joint review and action to file the Report in an open meeting in January 2022, this Report will be posted on the City's website [www.costamesaca.gov](http://www.costamesaca.gov) and thereafter appended to the City's annual update report prepared under Section 65400 of the Government Code.

This Report conforms with and is organized into sections I through XIV, inclusive, under HSC Section 34176.1(f) of the Dissolution Law and Section 34328 of the HAL:

- I. **Amounts Received and Deposited Under 34191.4(b)(3)(A).** *This section provides the total amount of funds paid to the City and the amount deposited into the LMIHAF representing 20% of repayments on the reinstated City/Agency loan per Section 34191.4.*

The Department of Finance (DOF) approved a total of \$1,905,703 attributable to the reinstated City/Agency loan under Section 34191.4. The Successor Agency received \$1,902,703 in FY 2020-21, and had excess cash on hand of \$3,000 from previously approved obligations. Of the \$1,905,703, \$1,524,562 (representing 80% of \$1,905,703) was due to the City. The remaining balance was deposited into the LMIHAF upon receipt in May 2021, totaling \$381,141 (representing 20% of \$1,905,703).

- II. **Amount Deposited into LMIHAF.** *This section provides the total amount of funds deposited into the LMIHAF in FY 2020-21 and itemized by amounts listed on Recognized Obligation Payment Schedule (ROPS), amounts representing Section 34191.4 deposits, and other amounts deposited into the LMIHAF.*
  - In FY 2020-21, the amount of \$381,141 (representing 20% of \$1,905,703) was deposited into the LMIHAF;

- \$0 was held for items listed on the ROPS; and
- other deposits into the LMIHAF in FY 2020-21 were: (1) \$396,753 rental income, and (2) \$29,349 loan repayments,
- The LMIHAF suffered a \$2,497 investment loss.

The net cumulative total of all deposits into the LMIHAF was \$804,748 during FY 2020-21.

**III. Ending Balance of LMIHAF.** *This section provides a statement of the balance in the LMIHAF as of the close of FY 2020-21. Any amounts deposited for items listed on the ROPS and amounts representing Section 34191.4 deposits, must be distinguished from the other amounts deposited.*

At the close of FY 2020-21 on June 30, 2021, the ending balance in the LMIHAF was \$3,715,185, of which \$0 was held for items listed on the ROPS.

**IV. Description of Expenditures from LMIHAF.** *This section provides a description of expenditures made from the LMIHAF during FY 2020-21. The expenditures are to be categorized among (A) administration for monitoring, preserving covenanted housing units; (B) homeless prevention and rapid rehousing services; and (C) development of housing.*

The table below lists and describes FY 2020-21 LMIHAF expenditures by category:

Monitoring and Administration Expenditures	<p>Costs for monitoring, enforcement, and preserving long-term affordable housing covenants imposed by the former Costa Mesa Redevelopment Agency (Former Agency) or the Housing Authority, as housing successor.</p> <p>The maximum expenditure for this category in FY 2020-21 is the <i>greater</i> of (a) 5% of the statutory value of (i) real property owned by the housing successor <i>and</i> (ii) loans and grants receivable, or (b) \$200,000 (plus allowed CPI adjustments).</p> <p>Based on the valuation listed in Section V, [lines 5+6 in that table=\$5,186,389] for FY 2020-21, the Housing Authority as housing successor was authorized to spend up to \$259,319 (i.e., 5% of \$5,186,389), but only expended \$134,880.</p>	\$134,880
Homeless Prevention and Rapid Rehousing Services	Costs for homeless prevention and rapid rehousing supportive services for individuals and families who are homeless or would be homeless without this assistance.	250,000

Expenditures	The housing successor was authorized to spend up to \$250,000 for this category in FY 2020-21 and had spent \$250,000.	
Housing Development Expenditures	<p>Costs for housing “development”, which term is defined to include: (a) new construction, (b) acquisition and rehabilitation, (c) substantial rehabilitation, (d) long-term affordability covenants on multifamily units, and (e) preservation of assisted affordable housing that is eligible for (i) prepayment, (ii) termination, or (iii) for which the expiration of rental restrictions is scheduled to occur within five years.</p> <p>The costs in this category represent the operating costs for a 30-apartment low and very low income housing property, which the housing successor intends to solicit proposals from housing providers to purchase and extend affordability.</p> <p>The 30 apartments within eight properties commonly referred to as James/W. 18<sup>th</sup> Properties, were acquired by the City and Housing Authority through non-judicial foreclosure proceedings in FY 2015-2016. This acquisition was made in order to preserve the long-term affordable housing covenants which were at risk of termination and potential conversion to market housing.</p> <p>The eight properties are still owned by the Housing Authority and continue to be operated as affordable housing units for low and very low income households/tenants by a professional property management company. The operating costs for the property include staff salaries and benefits, utilities, supplies, repairs and maintenance, taxes, property management fees, legal and consulting costs. The total amount spent in FY 2020-21 was \$172,558.</p>	172,558
Total FY 2020-21 LMIHAF Expenditures		\$557,438

**V. Statutory Value of Assets Owned by Housing Successor.** *This section provides the statutory value of real property owned by the Housing Authority, as housing successor, the value of loans and grants receivables, and the sum of these two amounts.*

Under Dissolution Law and for purposes of this Report, the “statutory value of real property” means the value of properties formerly held by the Former Agency as listed on the housing asset transfer schedule approved by the DOF under Section 34176(a)(2), the value of the properties transferred to the housing successor under Section 34181(f), and the purchase price of properties purchased by the Housing

Authority. Further, the value of loans and grants receivable is included in these reported assets held in the LMIHAF.

The following table provides the statutory value of assets owned by the Housing Authority as of the end of FY 2020-21:

As of June 30, 2021 End of FY 2020-21	
1. Cash and Investments	\$3,389,539
2. Cash and Investments with Fiscal Agent	23,652
3. Interest Receivable	4,940
4. Rent Receivable	17,297
5. Statutory Value of Real Property Owned by the Housing Authority	4,535,715
6. Value of Loans and Grants Receivable	650,674
Total Statutory Asset Value	<u>\$8,621,817</u>

**VI. Description of Transfers.** *This section describes transfers, if any, to another housing successor made in previous fiscal year(s), including whether the funds are unencumbered and the status of projects, if any, for which the transferred LMIHAF will be used. The sole purpose of the transfers must be for development of transit priority projects, permanent supportive housing, regional homeless shelters, housing for agricultural employees, or special needs housing.*

The Housing Authority, as housing successor, did not make any LMIHAF transfers to other housing successor(s) under Section 34176.1(c)(2) during FY 2020-21.

**VII. Project Descriptions.** *This section describes any project for which the Housing Authority, as housing successor, receives or holds property tax revenue under the ROPS and the status of that project.*

The Housing Authority, as housing successor, does not receive or hold property tax revenue under a ROPS.

**VIII. Status of Compliance with Section 33334.16.** *As and if applicable, this section provides a status update on compliance with Section 33334.16 for interests in real property acquired by the former redevelopment agency prior to February 1, 2012. For interests in real property, if any, acquired on or after February 1, 2012, provide a status update on the project.*

Section 34176.1 provides that Section 33334.16 does not apply to interests in real property acquired by the Housing Authority, as housing successor, on or after February 1, 2012.

With respect to interests in real property acquired by the Former Agency prior to February 1, 2012, the time periods described in Section 33334.16 shall be deemed to have commenced on the date that the DOF approved the property as a housing

asset in the LMIHAF; thus, as to real property acquired by the Former Agency, now held by the Housing Authority as housing successor, in the LMIHAF, the Housing Authority as housing successor, must initiate activities consistent with development (as the term is explained in Section IV and Section 34176.1(a)(3)(D)) of the real property for the purpose for which it was acquired within five years of the date the DOF approved such property as a housing asset.

In this regard, the Housing Authority as housing successor, did not own any real property acquired for development (to be developed) as of dissolution on February 1, 2012 subject to this limitation so the five-year limitation of Section 33334.16 does not apply.

It is noted that the Former Agency held at dissolution, now the Housing Authority holds as landlord/ground lessor, the underlying fee interests in three Ground Leases with Costa Mesa Family Village, a California limited partnership, as tenant/ground lessee (affiliate of Shapell Properties) relating to the existing 72-unit multifamily affordable housing apartment development called Costa Mesa Family Village, located at 1924 and 1981 Wallace Avenue and 2015 Pomona Avenue. The three ground leases end/expire in 2039. Section 33334.16 does not apply to such ground leases and this existing affordable housing development as the subject property was not held for development; it is developed property.

**IX. Description of Outstanding Obligations under Section 33413.** *This section describes outstanding inclusionary and replacement housing obligations, if any, under Section 33413 that remained outstanding prior to dissolution of the former redevelopment agency as of February 1, 2012, along with the Housing Authority's progress, as housing successor, in meeting those prior obligations, if any, of the former redevelopment agency and how the Housing Authority, as housing successor, plans to meet unmet obligations, if any.*

**Replacement Housing:** Under the Former Agency's last Implementation Plan in effect prior to dissolution (the 2010-2014 plan), the Former Agency's replacement housing obligations, if any, under Section 33413(a) were transferred to the Housing Authority as housing successor; however, the Former Agency had no outstanding replacement housing obligations as of dissolution on February 1, 2012.

**Inclusionary/Production Housing.** Under the Former Agency's last Implementation Plan in effect prior to dissolution (the 2010-2014 plan), its inclusionary/production housing obligations, if any, under Section 33413(b) were transferred to the Housing Authority as housing successor; however, the Former Agency had no outstanding inclusionary/production housing obligations as of dissolution on February 1, 2012.

Therefore, the Housing Authority, as housing successor, has no outstanding replacement or inclusionary/production housing obligations and thus no implementation obligation under Section 33413.

For information, the Former Agency's Implementation Plan is posted on the City's website at [www.costamesaca.gov](http://www.costamesaca.gov).

- X. Income Test.** *This section provides information required by Section 34176.1(a)(3)(B), or a description of expenditures by income category and restriction for the applicable five-year period, with the time period beginning January 1, 2014 and whether the statutory thresholds have been met. However, the income test is not required until year 2019.*

The applicable provisions of Sections 34176.1(a)(3)(A)(B)(C) require that the Housing Authority, as housing successor, must require at least 30% of the LMIHAF to be expended for development of rental housing affordable to and occupied by households earning 30% or less of the Area Median Income (AMI). If the Housing Authority as housing successor, fails to comply with the extremely-low income requirement in a five-year reporting period, then the provisions of Section 34176.1(B) will apply in each fiscal year following the latest fiscal year following the Report are expended for the development of housing occupied by extremely low income households until the housing successor demonstrates compliance with such requirement in a subsequent annual report.

FY 2018-19 was the end of the initial five-year period under Section 34176.1(a)(3)(B). The Housing Authority's next five-year report on compliance with Section 34176.1(a)(3)(A) is due in FY 2023-24.

- XI. Senior Housing Test.** *This section provides the percentage of deed-restricted rental housing units restricted to seniors and assisted individually or jointly by the housing successor, its former redevelopment agency, and its host jurisdiction within the previous 10 years in relation to the aggregate number of units of deed-restricted rental housing assisted individually or jointly by the housing successor, its former redevelopment agency and its host jurisdiction within the same 10-year time period.*

The housing successor is to calculate the percentage of units of deed-restricted rental housing restricted to seniors and assisted by the housing successor, the Former Agency and/or the City within the previous 10 years in relation to the aggregate number of units of deed-restricted rental housing assisted by the housing successor, the Former Agency, and/or City within the same time period. If this percentage exceeds 50%, then the housing successor cannot expend future LMIHAF funds to assist additional senior housing units until the Housing Authority as housing successor, or City assists and construction has commenced on a number of restricted rental units that is equal to 50% of the total amount of deed-restricted rental units.

As reported in the prior FY 2018-19 annual report, for the 10-year period of January 1, 2004 to January 1, 2014, 9.8% of the funds were expended on assistance to provide senior affordable housing units and 90.2% of the funds were expended on assistance to provide non-senior/family affordable housing units. In particular, 36 senior units with long-term 55-year affordability covenants were established during the previous 10-year period (specifically, the St. John's Manor Project in 2006).

For the current 10-year period of January 1, 2014 to January 1, 2024 that includes the subject FY 2020-21, the Housing Authority expended no funds (\$0) for senior housing thus far; therefore 0% of funds were expended on development or

assistance to develop senior housing units.

**XII. Excess Surplus Test.** *This section provides the amount of excess surplus in the LMIHAF, if any, and the length of time that the housing successor has had excess surplus, and the housing successor’s plan for eliminating the excess surplus.*

The term excess surplus is defined in Section 34176.1(d) as: “an unencumbered amount in the LMIHAF account that exceeds the greater of one million dollars (\$1,000,000) or the aggregate amount deposited into the account during the housing successor’s preceding four fiscal years, whichever is greater.” The table below provides the Excess Surplus test for the preceding four years. The LMIHAF does not have an excess surplus.

	<b>LMIHAF July 1, 2020</b>	<b>LMIHAF July 1, 2021</b>
<b>Opening Fund Balance</b>	\$ 3,640,616	\$ 3,715,185
Less Unavailable Amounts:		
Loans Receivable Net	(862,534)	(650,674)
Encumbrances	-	-
<b>Available Housing Successor Funds (A)</b>	<b>2,778,082</b>	<b>3,064,511</b>
<b>Limitation (Greater of \$1,000,000 or four years deposits):</b>		
Aggregate Amount Deposited for last four years:		
2020-21	N/A	\$ 804,746
2019-20	770,962	770,962
2018-19	827,902	827,902
2017-18	687,292	687,292
2016-17	922,994	N/A
<b>Total</b>	<b>\$ 3,209,150</b>	<b>\$ 3,090,902</b>
<b>Base Limitation</b>	<b>\$ 1,000,000</b>	<b>\$ 1,000,000</b>
<b>Greater Amount (B)</b>	<b>\$ 3,209,150</b>	<b>\$ 3,090,902</b>
<b>Excess/Surplus [(A)-(B)]</b>	<b>\$0</b>	<b>\$0</b>

**XIII. Inventory of Homeownership Units.** *This section provides a summary of covenanted homeownership units assisted by the former redevelopment agency or the housing successor that include equity sharing and repayment provisions, including: (A) number of units; (B) number of units lost to the portfolio in the last fiscal year and the reason for those losses; and (C) any funds returned to the housing successor due to losses or repayments.*

This section provides an inventory of homeownership units assisted by the Former Agency and assumed by the Housing Authority as housing successor, that are



subject to covenants or restrictions or to an adopted program that protects the Former Agency's investment of moneys from the Low and Moderate Income Housing Fund per Section 33334.3(f).

Total homeownership inventory as of dissolution on February 1, 2012 (subparagraph (A) below) and inventory, losses, and repayments for the period from February 1, 2012 through June 30, 2021 (subparagraph (B) below) include:

(A) As of dissolution on February 1, 2012, the total number of homeownership units assisted by the Former Agency and had covenants and restrictions of record was 41 units, which included loans and restricted single-family homes assisted by the Former Agency through its (1) First Time Homebuyer (FTHB) Program, (2) Single-Family Rehabilitation (SF Rehab) Program, (3) affordable housing projects with Habitat for Humanity of Orange County, and (4) Neighborhood Stabilization Program.

(B) The total number of homeownership units lost to the Housing Authority's portfolio as housing successor between February 1, 2012 through June 30, 2021, along with the reasons for those losses.

Total losses between February 1, 2012 and June 30, 2021: 30 units

Reasons for the units' losses from the homeownership portfolio:

Principal Repayments:	\$744,920
Loan Impairment:	\$1,095,000
Foreclosure:	\$436,000

Funds returned to the Housing Authority as housing successor, as part of an adopted program that protects the Former Agency's investment of moneys from the Low and Moderate Income Housing Fund, including loan principal, interest, and equity sharing payments between February 1, 2012 and June 30, 2021: \$1,173,174.

(C) The number of homeownership units lost to the Housing Authority's portfolio as housing successor in FY 2020-21 and the reason for those losses.

Total losses to portfolio in FY 2020-21: 3 units

One homeownership loan was fully paid off. The total amount received from the full homeownership loan repayment was \$18,313 and these funds were deposited into LMIHAF.

Two homeownership loans reached maturity date for FY 2020-21 and therefore forgiven as per the terms of the promissory note. The total of those loans is \$172,741.

Two owners made partial payments on homeownership loans. Principal and interest payments received totaled \$11,036 and were deposited into the LMIHAF.

The funds returned to the Housing Authority as housing successor, as part of an adopted program that protects the Former Agency's investment of moneys from Low and Moderate Income Housing Fund, included repayments of FT HB program loans. Total principal, interest, and equity sharing payments during FY 2020-21 was \$29,349.

- (D) The Housing Authority as housing successor, has existing consulting agreements with: AmeriNational Community Services, Inc., a Minnesota Corporation (dba AmeriNat) and Farmers State Bank of Hartland, a Minnesota corporation. The agreements are related to certain, but not all, aspects of administration of the Former Agency's SF Rehab and FT HB programs that provided second lien mortgages for homeownership units. The consulting services include assistance with oversight and administration of amortized loan payments, if any, due; with tracking and calculation of loan balances in the event of payoff; and, other administrative activities for these outstanding SF Rehab and FT HB loans.

In addition, the Housing Authority retains the services of Keyser Marston Associates, a professional housing economic consultant, and the Housing Authority legal advisors, City Attorney and Authority General Counsel Kimberly Hall Barlow of Jones & Mayer, and Celeste Stahl Brady of Stradling Yocca Carlson & Rauth (SYCR). Counsel assist staff in reviewing legal issues related to outstanding SF Rehab and FT HB program loans, such as the refinancing of first lien mortgages consistent with SF Rehab and FT HB program refinancing criteria, repayments, impairment analyses, defaults, foreclosures, bankruptcies, renting out part of the home, short sale requests, and other issues that arise in the administration of the former Agency's loan programs for ownership housing.

**XIV. Additional Information:** *Housing Authority's Activities for the preceding year (FY 2020-21) under HSC Section 34328.*

Without repeating the information presented above in this Report, the Housing Authority:

- (A) continued to monitor and enforce housing assets transferred from the Former Agency to the Housing Authority as housing successor, as well as other Housing Authority (non-housing successor) assets;
- (B) continued property management and operation of the James/W.18<sup>th</sup> Properties. See Sections IV. And X. above for more detailed discussion about these properties.
- (C) As housing successor under Section 34176.1(a)(2), the Housing Authority may expend up to \$250,000 per fiscal year "for homeless prevention and rapid rehousing services for individuals and families who are homeless or would be homeless but for this assistance, including the provision of short-term or medium-term rental assistance, housing relocation, and stabilization services including housing search, mediation, or outreach to property owners, credit repair, security or utility deposits, utility payments, rental assistance for a final

month at a location, moving cost assistance, and case management, or other appropriate activities for homelessness prevention and rapid rehousing of persons who have become homeless.” In this regard in FY 2020-21 and as detailed in this Report, the Housing Authority’s LMIHAF provided partial funding for Community Outreach Workers who assertively work toward placing homeless individuals and families into temporary or permanent housing as it becomes available. Staff addresses the various needs represented by the local homeless population on a daily basis. Further, a part-time Management Analyst maintains the database that Community Outreach Workers and volunteers from varied community groups utilize to streamline their reporting and recordkeeping processes relative to placement of homeless individuals and families into housing.



## **Appendix B.2**

### **Housing Successor Annual Report Fiscal Year 2021-2022**

**COSTA MESA HOUSING AUTHORITY ANNUAL REPORT  
AS HOUSING AUTHORITY AND AS HOUSING SUCCESSOR  
FOR FISCAL YEAR 2021-2022 UNDER CALIFORNIA  
HEALTH & SAFETY CODE SECTIONS 34176.1 AND 34328**

This annual report (Report) of the Costa Mesa Housing Authority (Housing Authority) is prepared under the California Health and Safety Code (HSC), Division 24, Parts 1.8 and 1.85 (Dissolution Law), in particular Section 34176.1 as the housing successor, and under the California Housing Authorities Law, HSC Section 34200, *et seq.* (HAL), in particular Section 34328 as a housing authority. The Dissolution Law and HAL respectively require preparation of an annual report on the housing successor and the housing authority's activities for the prior fiscal year. This Report details the Housing Authority's activities during Fiscal Year (FY) 2021-22 and is intended to satisfy the requirements under both HSC Sections 34176.1 and 34328. More specifically, this Report includes information required about the Low and Moderate Income Housing Asset Fund (LMIHAF) and other information under Section 34176.1(f).

This Report is based on information prepared by City staff on behalf of the Housing Authority and data contained within the independent financial audit of the LMIHAF (Audit), which is prepared by Davis Farr LLP and accompanies this Report. The Audit is incorporated in the City of Costa Mesa's Annual Comprehensive Financial Report (ACFR) for FY 2021-22. The City Council and the Housing Authority will review and file the Report in an open meeting in January 2023; upon their review and approval, this Report will be posted on the City's website [www.costamesaca.gov](http://www.costamesaca.gov) and thereafter appended to the City's annual update report prepared under Section 65400 of the Government Code.

This Report conforms with and is organized into sections I through XIV, inclusive, under HSC Section 34176.1(f) of the Dissolution Law and Section 34328 of the HAL:

- I. Amounts Received and Deposited Under 34191.4(b)(3)(A).** *This section provides the total amount of funds paid to the City and the amount deposited into the LMIHAF representing 20% of repayments on the reinstated City/Agency loan per Section 34191.4.*

The Department of Finance (DOF) approved a total of \$1,749,586 attributable to the reinstated City/Agency loan under Section 34191.4. The Successor Agency received \$1,749,586 in FY 2021-22. Of the \$1,749,586, \$1,399,669 (representing 80% of \$1,749,586) was due to the City. The remaining balance was deposited into the LMIHAF upon receipt in May 2022, totaling \$349,917 (representing 20% of \$1,749,586).

- II. Amount Deposited into LMIHAF.** *This section provides the total amount of funds deposited into the LMIHAF in FY 2021-22 and itemized by amounts listed on Recognized Obligation Payment Schedule (ROPS), amounts representing Section 34191.4 deposits, and other amounts deposited into the LMIHAF.*
- In FY 2021-22, the amount of \$349,917 (representing 20% of \$1,749,586) was deposited into the LMIHAF;
  - \$0 was held for items listed on the ROPS; and
  - other deposits into the LMIHAF in FY 2021-22 were: (1) \$362,445 rental income, (2) \$11,259 loan repayments, (3) \$ 91,836 investment loss, and (4)

\$6,945 in other reimbursements.

The cumulative total of all deposits into the LMIHAF was \$638,730 during FY 2021-22.

**III. Ending Balance of LMIHAF.** *This section provides a statement of the balance in the LMIHAF as of the close of FY 2021-22. Any amounts deposited for items listed on the ROPS and amounts representing Section 34191.4 deposits, must be distinguished from the other amounts deposited.*

At the close of FY 2021-22 on June 30, 2022, the ending balance in the LMIHAF was \$3,780,628, of which \$0 was held for items listed on the ROPS.

**IV. Description of Expenditures from LMIHAF.** *This section provides a description of expenditures made from the LMIHAF during FY 2021-22. The expenditures are to be categorized among (A) administration for monitoring, preserving covenanted housing units; (B) homeless prevention and rapid rehousing services; and (C) development of housing.*

The table below lists and describes FY 2021-22 LMIHAF expenditures by category:

Monitoring and Administration Expenditures	<p>Costs for monitoring, enforcement, and preserving long-term affordable housing covenants imposed by the former Costa Mesa Redevelopment Agency (Former Agency) or the Housing Authority, as housing successor.</p> <p>The maximum expenditure for this category in FY 2021-22 is the <i>greater</i> of (a) 5% of the statutory value of (i) real property owned by the housing successor <i>and</i> (ii) loans and grants receivable, or (b) \$200,000 (plus allowed CPI adjustments).</p> <p>Based on the valuation listed in Section V, [lines 6+7 in that table=\$4,979,221] for FY 2021-22, the Housing Authority as housing successor was authorized to spend up to \$248,961 (i.e., 5% of \$4,979,221), but only expended \$138,279.</p>	\$138,279
Homeless Prevention and Rapid Rehousing Services Expenditures	<p>Costs for homeless prevention and rapid rehousing supportive services for individuals and families who are homeless or would be homeless without this assistance.</p> <p>The housing successor was authorized to spend up to \$250,000 for this category in FY 2021-22 and spent \$250,000.</p>	250,000

<p>Housing Development Expenditures</p>	<p>Costs for housing “development”, which term is defined to include: (a) new construction, (b) acquisition and rehabilitation, (c) substantial rehabilitation, (d) long-term affordability covenants on multifamily units, and (e) preservation of assisted affordable housing that is eligible for (i) prepayment, (ii) termination, or (iii) for which the expiration of rental restrictions is scheduled to occur within five years.</p> <p>The costs in this category represent the operating costs for a 30-apartment low and very low income housing property, which the housing successor intends to solicit proposals from housing providers to purchase and extend affordability.</p> <p>The 30 apartments within eight properties commonly referred to as James/W. 18<sup>th</sup> Properties, were acquired by the City and Housing Authority through non-judicial foreclosure proceedings in FY 2015-2016. This acquisition was made in order to preserve the long-term affordable housing covenants which were at risk of termination and potential conversion to market housing.</p> <p>The eight properties are owned by the Housing Authority and continue to be operated as affordable housing units for low and very low income households/tenants by a professional property management company. The operating costs for the property include staff salaries and benefits, utilities, supplies, repairs and maintenance, taxes, property management fees, legal, and consulting costs. The total amount spent in FY 2021-22 was \$185,007.</p>	<p>185,007</p>
<p>Total FY 2021-22 LMIHAF Expenditures</p>		<p>\$573,286</p>

**V. Statutory Value of Assets Owned by Housing Successor.** *This section provides the statutory value of real property owned by the Housing Authority, as housing successor, the value of loans and grants receivables, and the sum of these two amounts.*

Under Dissolution Law and for purposes of this Report, the “statutory value of real property” means the value of properties formerly held by the Former Agency as listed on the housing asset transfer schedule approved by the DOF under Section 34176(a)(2), the value of the properties transferred to the housing successor under Section 34181(f), and the purchase price of properties purchased by the Housing Authority. Further, the value of loans and grants receivable is included in these reported assets held in the LMIHAF.

The following table provides the statutory value of assets owned by the Housing

Authority as of the end of FY 2021-22:

As of June 30, 2022 End of FY 2021-22	
1. Cash and Investments	\$3,448,364
2. Cash and Investments with Fiscal Agent	22,800
3. Interest Receivable	6,095
4. Rent Receivable	16,509
5. Accounts Receivable	291,913
6. Statutory Value of Real Property Owned by the Housing Authority	4,370,925
7. Value of Loans and Grants Receivable	608,296
Total Statutory Asset Value	<u>\$8,764,902</u>

**VI. Description of Transfers.** *This section describes transfers, if any, to another housing successor made in previous fiscal year(s), including whether the funds are unencumbered and the status of projects, if any, for which the transferred LMIHAF will be used. The sole purpose of the transfers must be for development of transit priority projects, permanent supportive housing, regional homeless shelters, housing for agricultural employees, or special needs housing.*

The Housing Authority, as housing successor, did not make any LMIHAF transfers to other housing successor(s) under Section 34176.1(c)(2) during FY 2021-22.

**VII. Project Descriptions.** *This section describes any project for which the Housing Authority, as housing successor, receives or holds property tax revenue under the ROPS and the status of that project.*

The Housing Authority, as housing successor, does not receive or hold property tax revenue under a ROPS.

**VIII. Status of Compliance with Section 33334.16.** *As and if applicable, this section provides a status update on compliance with Section 33334.16 for interests in real property acquired by the former redevelopment agency prior to February 1, 2012. For interests in real property, if any, acquired on or after February 1, 2012, provide a status update on the project.*

Section 34176.1 provides that Section 33334.16 does not apply to interests in real property acquired by the Housing Authority, as housing successor, on or after February 1, 2012.

With respect to interests in real property acquired by the Former Agency prior to February 1, 2012, the time periods described in Section 33334.16 shall be deemed to have commenced on the date that the DOF approved the property as a housing asset in the LMIHAF; thus, as to real property acquired by the Former Agency, now held by the Housing Authority as housing successor, in the LMIHAF, the Housing Authority as housing successor, must initiate activities consistent with development (as the term is explained in Section IV and Section 34176.1(a)(3)(D)) of the real property for the purpose for which it was acquired within five years of the date the



DOF approved such property as a housing asset.

In this regard, the Housing Authority as housing successor, did not own any real property acquired for development (to be developed) as of dissolution on February 1, 2012 subject to this limitation so the five-year limitation of Section 33334.16 does not apply.

It is noted that the Former Agency held at dissolution, now the Housing Authority holds as landlord/ground lessor, the underlying fee interests in three Ground Leases with Costa Mesa Family Village, a California limited partnership, as tenant/ground lessee (affiliate of Shapell Properties) relating to the existing 72-unit multifamily affordable housing apartment development called Costa Mesa Family Village, located at 1924 and 1981 Wallace Avenue and 2015 Pomona Avenue. The three ground leases end/expire in 2039. Section 33334.16 does not apply to such ground leases and this existing affordable housing development as the subject property was not held for development; it is developed property.

- IX. Description of Outstanding Obligations under Section 33413.** *This section describes outstanding inclusionary and replacement housing obligations, if any, under Section 33413 that remained outstanding prior to dissolution of the former redevelopment agency as of February 1, 2012, along with the Housing Authority's progress, as housing successor, in meeting those prior obligations, if any, of the former redevelopment agency and how the Housing Authority, as housing successor, plans to meet unmet obligations, if any.*

**Replacement Housing:** Under the Former Agency's last Implementation Plan in effect prior to dissolution (the 2010-2014 plan), the Former Agency's replacement housing obligations, if any, under Section 33413(a) were transferred to the Housing Authority as housing successor; however, the Former Agency had no outstanding replacement housing obligations as of dissolution on February 1, 2012.

**Inclusionary/Production Housing.** Under the Former Agency's last Implementation Plan in effect prior to dissolution (the 2010-2014 plan), its inclusionary/production housing obligations, if any, under Section 33413(b) were transferred to the Housing Authority as housing successor; however, the Former Agency had no outstanding inclusionary/production housing obligations as of dissolution on February 1, 2012.

Therefore, the Housing Authority, as housing successor, has no outstanding replacement or inclusionary/production housing obligations and thus no implementation obligation under Section 33413.

For information, the Former Agency's Implementation Plan is posted on the City's website at [www.costamesaca.gov](http://www.costamesaca.gov).

- X. Income Test.** *This section provides information required by Section 34176.1(a)(3)(B), or a description of expenditures by income category and restriction for the applicable five-year period, with the time period beginning January 1, 2014 and whether the statutory thresholds have been met. However, the income test is not required until year 2019.*

The applicable provisions of Sections 34176.1(a)(3)(A)(B)(C) require that the Housing Authority, as housing successor, must require at least 30% of the LMIHAF to be expended for development of rental housing affordable to and occupied by households earning 30% or less of the Area Median Income (AMI). If the Housing Authority as housing successor, fails to comply with the extremely-low income requirement in a five-year reporting period, then the provisions of Section 34176.1(B) will apply in each fiscal year following the latest fiscal year following the Report are expended for the development of housing occupied by extremely low income households until the housing successor demonstrates compliance with such requirement in a subsequent annual report.

FY 2018-19 was the end of the initial five-year period under Section 34176.1(a)(3)(B). The Housing Authority's next five-year report on compliance with Section 34176.1(a)(3)(A) is due in FY 2023-24.

**XI. Senior Housing Test.** *This section provides the percentage of deed-restricted rental housing units restricted to seniors and assisted individually or jointly by the housing successor, its former redevelopment agency, and its host jurisdiction within the previous 10 years in relation to the aggregate number of units of deed-restricted rental housing assisted individually or jointly by the housing successor, its former redevelopment agency and its host jurisdiction within the same 10-year time period.*

The housing successor is to calculate the percentage of units of deed-restricted rental housing restricted to seniors and assisted by the housing successor, the Former Agency and/or the City within the previous 10 years in relation to the aggregate number of units of deed-restricted rental housing assisted by the housing successor, the Former Agency, and/or City within the same time period. If this percentage exceeds 50%, then the housing successor cannot expend future LMIHAF funds to assist additional senior housing units until the Housing Authority as housing successor, or City assists and construction has commenced on a number of restricted rental units that is equal to 50% of the total amount of deed-restricted rental units.

As reported in the prior FY 2018-19 annual report, for the 10-year period of January 1, 2004 to January 1, 2014, 9.8% of the funds were expended on assistance to provide senior affordable housing units and 90.2% of the funds were expended on assistance to provide non-senior/family affordable housing units. In particular, 36 senior units with long-term 55-year affordability covenants were established during the previous 10-year period (specifically, the St. John's Manor Project in 2006).

For the current 10-year period of January 1, 2014 to January 1, 2024 that includes the subject FY 2021-22, the Housing Authority expended no funds (\$0) for senior housing thus far; therefore 0% of funds were expended on development or assistance to develop senior housing units.

**XII. Excess Surplus Test.** *This section provides the amount of excess surplus in the LMIHAF, if any, and the length of time that the housing successor has had excess surplus, and the housing successor's plan for eliminating the excess surplus.*

The term excess surplus is defined in Section 34176.1(d) as: "an unencumbered

amount in the LMIHAF account that exceeds the greater of one million dollars (\$1,000,000) or the aggregate amount deposited into the account during the housing successor's preceding four fiscal years, whichever is greater." The table below provides the Excess Surplus test for the preceding four years. The LMIHAF does not have an excess surplus.

	<b>LMIHAF July 1, 2021</b>	<b>LMIHAF July 1, 2022</b>
<b>Opening Fund Balance</b>	\$ 3,715,185	\$ 3,780,628
Less Unavailable Amounts:		
Loans Receivable Net	(650,674)	(608,296)
Accounts Receivable	-	(291,913)
Encumbrances	-	-
<b>Available Housing Successor Funds (A)</b>	<b>3,064,511</b>	<b>2,880,419</b>
<b>Limitation (Greater of \$1,000,000 or four years deposits):</b>		
Aggregate Amount Deposited for last four years:		
2021-22	N/A	\$ 638,730
2020-21	804,746	804,746
2019-20	770,962	770,962
2018-19	827,902	827,902
2017-18	687,292	N/A
<b>Total</b>	<b>\$ 3,090,902</b>	<b>\$ 3,042,340</b>
<b>Base Limitation</b>	<b>\$ 1,000,000</b>	<b>\$ 1,000,000</b>
<b>Greater Amount (B)</b>	<b>\$ 3,090,902</b>	<b>\$ 3,042,340</b>
<b>Excess/Surplus [(A)-(B)]</b>	<b>\$ -</b>	<b>\$ -</b>

**XIII. Inventory of Homeownership Units.** *This section provides a summary of covenanted homeownership units assisted by the former redevelopment agency or the housing successor that include equity sharing and repayment provisions, including: (A) number of units; (B) number of units lost to the portfolio in the last fiscal year and the reason for those losses; and (C) any funds returned to the housing successor due to losses or repayments.*

This section provides an inventory of homeownership units assisted by the Former Agency and assumed by the Housing Authority as housing successor, that are subject to covenants or restrictions or to an adopted program that protects the Former Agency's investment of moneys from the Low and Moderate Income Housing Fund per Section 33334.3(f).

Total homeownership inventory as of dissolution on February 1, 2012 (subparagraph (A) below) and inventory, losses, and repayments for the period from February 1, 2012 through June 30, 2022 (subparagraph (B) below) include:

(A) As of dissolution on February 1, 2012, the total number of homeownership units

assisted by the Former Agency and had covenants and restrictions of record was 41 units, which included loans and restricted single-family homes assisted by the Former Agency through its (1) First Time Homebuyer (FTHB) Program, (2) Single-Family Rehabilitation (SF Rehab) Program, (3) affordable housing projects with Habitat for Humanity of Orange County, and (4) Neighborhood Stabilization Program.

- (B) The total number of homeownership units lost to the Housing Authority's portfolio as housing successor between February 1, 2012 through June 30, 2022, along with the reasons for those losses.

Total losses between February 1, 2012 and June 30, 2022: 30 units

Reasons for the units' losses from the homeownership portfolio:

Principal Repayments:	\$756,408
Loan Impairment:	\$1,095,000
Foreclosure:	\$436,000

Funds returned to the Housing Authority as housing successor, as part of an adopted program that protects the Former Agency's investment of moneys from the Low and Moderate Income Housing Fund, including loan principal, interest, and equity sharing payments between February 1, 2012 and June 30, 2022: \$1,184,433

- (C) The number of homeownership units lost to the Housing Authority's portfolio as housing successor in FY 2021-22 and the reason for those losses.

There were no homeownership units lost to the Housing Authority's portfolio as housing successor in FY 2021-22.

One owner made partial payments on homeownership loans. Principal and interest payments received totaled \$11,259 and were deposited into the LMIHAF.

The funds returned to the Housing Authority as housing successor, as part of an adopted program that protects the Former Agency's investment of moneys from Low and Moderate Income Housing Fund, included repayments of FTHB program loans. Total principal, interest, and equity sharing payments during FY 2021-22 was \$11,259

- (D) The Housing Authority as housing successor, has existing consulting agreements with: AmeriNational Community Services, Inc., a Minnesota Corporation (dba AmeriNat) and Farmers State Bank of Hartland, a Minnesota corporation. The agreements are related to certain, but not all, aspects of administration of the Former Agency's SF Rehab and FTHB programs that provided second lien mortgages for homeownership units. The consulting services include assistance with oversight and administration of amortized loan payments, if any, due; with tracking and calculation of loan balances in the event of payoff; and, other administrative activities for these outstanding SF

Rehab and FTHB loans.

In addition, the Housing Authority retains the services of Keyser Marston Associates, a professional housing economic consultant, and the Housing Authority legal counsels, City Attorney and Authority General Counsel Kimberly Hall Barlow of Jones & Mayer, and Celeste Brady of Stradling Yocca Carlson & Rauth (SYCR). Counsels assist staff in reviewing legal issues related to outstanding SF Rehab and FTHB program loans, such as the refinancing of first lien mortgages consistent with SF Rehab and FTHB program refinancing criteria, repayments, impairment analyses, defaults, foreclosures, bankruptcies, renting out part of the home, short sale requests, and other issues that arise in the administration of the former Agency's loan programs for ownership housing.

**XIV. Additional Information:** *Housing Authority's Activities for the preceding year (FY 2021-22) under HSC Section 34328.*

Without repeating the information presented above in this Report, the Housing Authority:

- (A) continued to monitor and enforce housing assets transferred from the Former Agency to the Housing Authority as housing successor, as well as other Housing Authority (non-housing successor) assets;
- (B) continued property management and operation of the James/W.18<sup>th</sup> Properties. See Sections IV. And X. above for more detailed discussion about these properties.
- (C) As housing successor under Section 34176.1(a)(2), the Housing Authority may expend up to \$250,000 per fiscal year "for homeless prevention and rapid rehousing services for individuals and families who are homeless or would be homeless but for this assistance, including the provision of short-term or medium-term rental assistance, housing relocation, and stabilization services including housing search, mediation, or outreach to property owners, credit repair, security or utility deposits, utility payments, rental assistance for a final month at a location, moving cost assistance, and case management, or other appropriate activities for homelessness prevention and rapid rehousing of persons who have become homeless." In this regard in FY 2021-22 and as detailed in this Report, the Housing Authority's LMIHAF provided partial funding for Community Outreach Workers who assertively work toward placing homeless individuals and families into temporary or permanent housing as it becomes available. Staff addresses the various needs represented by the local homeless population on a daily basis. Further, a part-time Management Analyst maintains the database that Community Outreach Workers and volunteers from varied community groups utilize to streamline their reporting and recordkeeping processes relative to placement of homeless individuals and families into housing.



# CITY OF COSTA MESA

77 Fair Drive  
Costa Mesa, CA 92626

## Agenda Report

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**File #:** 23-1232

**Meeting Date:** 7/18/2023

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**TITLE:**

**REVIEW OF PLANNING COMMISSION APPROVAL CONDITIONS FOR THE NORTHGATE MARKET AT 2300 HARBOR BOULEVARD (UNIT C)**

**DEPARTMENT: ECONOMIC AND DEVELOPMENT SERVICES  
DEPARTMENT/PLANNING DIVISION**

**PRESENTED BY: JENNIFER LE, DIRECTOR OF ECONOMIC AND DEVELOPMENT SERVICES**

**CONTACT INFORMATION: JENNIFER LE, DIRECTOR OF ECONOMIC AND DEVELOPMENT SERVICES, (714) 754-5270**

**RECOMMENDATION:**

Staff recommends the City Council:

1. Find that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301 (Class 1) for Existing Facilities; and Section 15303 (Class 3), New Construction or Conversion of Small Structures.
2. Review and consider the May 15, 2023 Application for Review and the May 8, 2023 Planning Commission staff report, final resolution, and meeting minutes.
3. Uphold the Planning Commission's approval as written or modify conditions of approval to allow for televisions on the outdoor patio located near Wilson Street, and modified hours of operation to allow the proposed outdoor dining areas to be open for breakfast.

**APPLICANT OR AUTHORIZED AGENT:**

The authorized agent is Le Architecture (representing Northgate Market), and the applicant is Harbor Center Partners.

**BACKGROUND:**

- On May 10, 1999, the Planning Commission approved the redevelopment of the Harbor Center (Master Plan PA-98-50), which included the demolition of a 250,000-square-foot multi-tenant retail center and construction of a new shopping center with approximately 320,000 square feet of commercial floor area. Included with the approval was the requirement for noise conditions to minimize commercial noise affecting the adjacent residential properties.

- The subject Harbor Center tenant space (Unit C) was previously occupied by the Albertsons grocery store which ceased operation in February 2020. Unit C is located near the intersection of Wilson Street and Harbor Boulevard and is situated between Wells Fargo Bank and the TJ Maxx/Homegoods retail stores.
- In January 2023, Northgate submitted an application to occupy the vacant grocery store space (Unit C). The application included:
  - A Major Amendment to previously-approved Master Plan PA-23-03 (PA-98-50 A3) for a reduction of required off-street parking and to modify operational characteristics;
  - Conditional Use Permit PA-23-02 to allow live entertainment within 200 feet of residentially zoned property;
  - Minor Conditional Use Permit ZA-23-01 to allow outdoor dining patios; and
  - A Public Convenience or Necessity determination for alcohol beverage control license Types 21 and 47.
- On May 8, 2023, the Planning Commission approved the project, subject to conditions of approval, on a 5-0 vote (Commissioner Taber was absent and Commissioner Andrade was required to recuse herself due to owning property within close proximity).

The following public comments were considered by the Planning Commission:

- The property owner of Gray Plaza commented on the proposed outdoor dining area and entertainment impacting the Gray Plaza (a shopping center located across Wilson Street at 2200 Harbor Boulevard). Specific concerns included litter, noise, supervision of customers drinking alcohol, off-site parking, removal of parking spaces, and persons loitering;
- A resident of College Park commented on potential noise from the outdoor patio, impacts to Wilson Park from the service of alcohol for on-site consumption, and noise from commercial deliveries;
- A resident of Costa Mesa commented indicating support for the proposed Market and the ancillary service of food. He also supported televisions on the patio;
- A resident of Costa Mesa commented that there should be no parking requirements for the Market, and that the potential noise is not problematic;
- A resident of Costa Mesa commented about the potential impacts to adjacent neighbors from outdoor patio noise;
- A resident of Costa Mesa emailed comments regarding potential outdoor patio noise; and
- A resident of Costa Mesa emailed comments regarding potential outdoor patio noise, alcohol service and live entertainment.

### **ANALYSIS:**

The applicant is proposing to introduce a flagship Northgate Market at the tenant space previously occupied by “Albertsons Grocery” at 2300 Harbor Boulevard (Unit C). The proposed renovation and

occupancy of the space is intended to provide an experiential retail food market that includes the sale of fresh produce, meats, and groceries. The Market also proposes customer dining that includes a restaurant space, and the purchase of food and beverages “a la carte” style from various Market kiosks, to be consumed onsite at open tables provided in both indoor and new outdoor dining patios. Alcoholic beverages are proposed to be sold at the Market for both on-site and off-site consumption. Lastly, the Market is also proposing a 149-square-foot stage located within the market to offer occasional live entertainment.

A detailed description of the proposed use and the required permits are provided in the May 8, 2023 Planning Commission staff report and attachments, linked below:

<https://costamesa.legistar.com/LegislationDetail.aspx?ID=6198547&GUID=F784A360-6693-40DC-9BA1-5B0046308694>

During the May 8, 2023 public hearing, the Planning Commissioners generally supported the application; however, they expressed concerns regarding potential noise resulting from the outdoor patio proposed near Wilson Street, considering its proximity to the adjacent residences. As a result, the Commission directed staff to modify and/or add project conditions of approval in regard to noise monitoring, hours of live entertainment and restricting televisions on the Wilson Street outdoor patio. These changes were reflected in Conditions 43 through 46, shown below.

The final Resolution reflecting the May 8, 2023 Planning Commission action, including the modified and added conditions of approval, is provided as Attachment 4 to the report. The meeting minutes from the May 8, 2023 Planning Commission meeting are provided as Attachment 5. The May 8, 2023 Planning Commission meeting video is linked below:

[https://costamesa.granicus.com/player/clip/3987?view\\_id=14&redirect=true&h=e37121f156f36a68633126cb7823bcf8](https://costamesa.granicus.com/player/clip/3987?view_id=14&redirect=true&h=e37121f156f36a68633126cb7823bcf8)

### Call for Review

On May 15, 2023, Mayor Stephens submitted an application to call up for review the Planning Commission action, which is provided as Attachment 2 to the report. The purpose of the call for review was for the City Council to:

- 1) Reconsider the proposed outdoor dining area hours of operation, and specifically, whether to allow for the outdoor patio (located near Wilson Street) to be open for breakfast (outdoor dining patio hours are currently restricted by Condition of Approval No. 5 to 11 AM to 11 PM); and
- 2) Reconsider the condition restricting the use of televisions in the outdoor patio area proposed near Wilson Street (currently restricted by Condition of Approval No. 44).

For reference, the aforementioned conditions and the Planning Commission’s modified or added conditions are provided below:

- Condition of Approval No. 5

The hours of operation of the outdoor patio areas shall be limited to Monday - Sunday 11 AM to



11 PM with a last call for food and beverages at 10:30 PM.

- Condition of Approval No. 43 (modified)

Public Address (PA) systems are prohibited in any outdoor patio area. Operations must comply with the security plan provided to the police department for review. All doors, except for the main entrance to the grocery store, must remain closed while live entertainment is conducted within the market. All emergency doors are to remain closed at all times and only used during emergencies.

- Condition of Approval No. 44 (added)

There shall be no TVs on the outside patio along Wilson Street.

- Condition of Approval No. 45 (added)

Noise monitoring data shall be kept digitally, and stored for six months and available to the City upon request.

- Condition of Approval No. 46 (added)

All music and entertainment (amplified and non-amplified) shall cease Friday and Saturday at or before 10 PM and Sunday through Thursday at or before 9 PM.

### **ENVIRONMENTAL DETERMINATION:**

The project is exempt from the provisions of the California Environmental Quality Act (CEQA) per Section 15301 (Class 1), for Existing Facilities and Section 15303 (Class 3), New Construction or Conversion of Small Structures.

### **ALTERNATIVES:**

The City Council may take any of the following actions:

- Uphold the decision of the Planning Commission approving Planning Application 23-02 & 23-03, ZA-23-01, and Public Convenience or Necessity Determination for Alcohol Beverage Control License Type 21 and 47, subject to conditions of approval as written;
- Approve Planning Application 23-02 & 23-03, ZA-23-01, and Public Convenience or Necessity Determination for Alcohol Beverage Control License Type 21 and 47, subject to modified conditions of approval; or
- Overturn the Planning Commission's decision and deny Planning Application 23-02 & 23-03, ZA-23-01, and Public Convenience or Necessity Determination for Alcohol Beverage Control License Type 21 and 47.

**FISCAL REVIEW:**

There are no fiscal impacts with this agenda item.

**LEGAL REVIEW:**

The City Attorney has reviewed and approved this report as to form.

**PUBLIC NOTICE:**

Pursuant to Title 13, Section 13-29(d), of the Costa Mesa Municipal Code, three types of public notification have been completed no less than 10 days prior to the date of the public hearing:

- 1) Mailed notice. A public notice was mailed to all property owners and occupants within a 500-foot radius of the project site. The required notice radius is measured from the external boundaries of the property. (See attached Notification Radius Map.)
- 2) On-site posting. A public notice was posted on each street frontage of the project site.
- 3) Newspaper publication. A public notice was published once in the Daily Pilot newspaper.

This item was originally noticed for the June 6, 2023 City Council meeting but was not heard. The item was re-noticed for the July 18, 2023 City Council meeting. Comments received are provided as Attachment 6 to this report. Any additional public comments received prior to the July 18, 2023 City Council meeting will be provided separately.

Written public comments considered by the Planning Commission are provided as Attachment 3.

**CITY COUNCIL GOALS AND PRIORITIES:**

This item is administrative in nature.

**CONCLUSION:**

The subject application review is intended to provide the City Council with the opportunity to review the Planning Commission's approval of the Northgate Market application (subject to conditions of approval), and specifically to consider conditions of approval relating to televisions on the outdoor dining patio located near Wilson Street, and whether to allow outdoor dining patio areas to be open for breakfast.

**RESOLUTION NO. 2023-xx**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COSTA MESA, CALIFORNIA, APPROVING PLANNING APPLICATION 23-02 FOR A CONDITIONAL USE PERMIT TO ALLOW LIVE ENTERTAINMENT WITHIN 200 FEET OF RESIDENTIALLY ZONED PROPERTY; MAJOR AMENDMENT TO A MASTER PLAN PA-23-03 (PA-98-50 A3) FOR A REDUCTION OF REQUIRED PARKING AND TO MODIFY OPERATIONAL CHARACTERISTICS; ZONING APPLICATION ZA-23-01 MINOR CONDITIONAL USE PERMIT TO ALLOW OUTDOOR PATIO DINING; AND A PUBLIC CONVENIENCE OR NECESSITY DETERMINATION FOR ALCOHOL BEVERAGE CONTROL LICENSE TYPE 21 AND 47 FOR THE NORTHGATE MARKET LOCATED AT 2300 HARBOR BOULEVARD (UNIT C)**

THE CITY COUNCIL OF THE CITY OF COSTA MESA HEREBY FINDS AND DECLARES AS FOLLOWS:

WHEREAS, Planning Application 23-02; PA-23-03, ZA-23-01 and a request for a finding or public convenience or necessity (PCN) was filed by Le Architecture (representing Northgate Market), authorized agent for the property owner, ICI Development Company requesting approval of the following:

A Conditional Use Permit to allow live entertainment in establishments where food or beverages are served within 200 feet of residentially zoned property, a Major Amendment to a Master Plan for a reduction of required off-street parking and to modify operational characteristics, a Zoning Application for a Minor Conditional Use Permit to allow outdoor patio dining, and a Public Convenience or Necessity determination for alcohol beverage control license Type 21 and Type 47.

WHEREAS, a duly noticed public hearing was held by the Planning Commission on May 8, 2023 with all persons having the opportunity to speak for and against the proposal, and the project was approved by the Planning Commission on a 5-0 vote;

WHEREAS, on May 15, 2023 Mayor Stephens filed a request for the City Council review of the Planning Commission's decision;

WHEREAS, a duly noticed public hearing was held by the City Council on July 18, 2023 with all persons having the opportunity to speak for and against the call for review;

WHEREAS, pursuant to the California Environmental Quality Act (CEQA), the project is exempt from the provisions of CEQA per CEQA Guidelines Section 15301 (Class 1), for Existing Facilities and Section 15303 (Class 3), New Construction or Conversion of Small Structures.

WHEREAS, the CEQA categorical exemption for this project reflects the independent judgment of the City of Costa Mesa.

WHEREAS, the City Council has considered all public comments which have been received either in writing or at the public hearing.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COSTA MESA HEREBY RESOLVES as follows:

BE IT RESOLVED that based on the evidence in the record and the findings contained in Exhibit A, and subject to the conditions of approval contained within Exhibit B, the City Council hereby approves Planning Application 23-02; PA-23-03, ZA-23-01 and a request for a finding of public convenience or necessity (PCN) with respect to the property described above.

BE IT FURTHER RESOLVED that the Costa Mesa City Council does hereby find and determine that adoption of this Resolution is expressly predicated upon the activity as described in the staff report for Planning Application 23-02; PA-23-03, ZA-23-01 and a request for a finding of public convenience or necessity (PCN) and upon applicant's compliance with each and all of the conditions in Exhibit B, and compliance with all applicable federal, state, and local laws. Any approval granted by this resolution shall be subject to review, modification or revocation if there is a material change that occurs in the operation, or if the applicant fails to comply with any of the conditions of approval.

BE IT FURTHER RESOLVED that if any section, division, sentence, clause, phrase or portion of this resolution, or the document in the record in support of this resolution, are for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions.

**PASSED AND ADOPTED this 18th day of July 2023.**

---

John Stephens, Mayor

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
Brenda Green, City Clerk

\_\_\_\_\_  
Kimberly Hall Barlow, City Attorney

STATE OF CALIFORNIA )  
COUNTY OF ORANGE ) ss  
CITY OF COSTA MESA )

I, BRENDA GREEN, City Clerk of the City of Costa Mesa, DO HEREBY CERTIFY that the above and foregoing is the original of Resolution No. 2023-XX and was duly passed and adopted by the City Council of the City of Costa Mesa at a regular meeting held on the 18<sup>th</sup> day of July 2023, by the following roll call vote, to wit:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

IN WITNESS WHEREOF, I have hereby set my hand and affixed the seal of the City of Costa Mesa this 19<sup>th</sup> day of July 2023.

\_\_\_\_\_  
BRENDA GREEN, CITY CLERK

## EXHIBIT A

### **FINDINGS**

#### **A. *Proposed Master Plan Amendments Findings***

The proposed project complies with the applicable Costa Mesa Municipal Code Section 13-29 (g) (5) Master Plan in that:

**Finding:** *The master plan meets the broader goals of the general plan, any applicable specific plan, and the Zoning Code by exhibiting excellence in design, site planning, integration of uses and structures and protection of the integrity of neighboring development.*

**Facts in Support of Finding:** The proposed Master Plan amendment is compliant with the City's applicable General Plan and the Zoning Code provisions. In addition, the new supermarket is similar to the previous use that occupied the space, and will enhance the integrity of the neighboring development based on façade upgrades and the added unique experiential amenities. Additionally and based on an engineered shared parking analysis for the shopping center, a surplus of on-site parking is available.

#### **B. *Conditional Use Permit Findings***

The proposed project complies with the applicable Costa Mesa Municipal Code Section 13-29(g)(2) Conditional Use Permit in that:

**Finding:** *The proposed development or use is substantially compatible with developments in the same general area and would not be materially detrimental to other properties within the area.*

**Facts in Support of Finding:** The proposed project includes a request for a conditional use permit to establish live entertainment as part of an eating establishment within a supermarket, as required pursuant to CMMC 13-47. As conditioned, the live entertainment would be compatible with developments in the same general area and would not be materially detrimental to other properties. The proposed 149-square-foot stage would be located within the approximate 69,000-square-foot building. The proposed stage would be activated occasionally and is subordinate to the primary market, and as conditioned, would not be incompatible with adjacent residential uses. The provision of live entertainment would be subject to the issuance and renewal of an annual live entertainment permit.

**Finding:** *Granting the conditional use permit or minor conditional use permit will not be materially detrimental to the health, safety and general welfare of the public or otherwise injurious to property or improvements within the immediate neighborhood.*

**Facts in Support of Finding:** Although the project site is located within 200 feet of residentially zoned property, the proposed live entertainment stage would be located indoors and as conditioned shall comply with the City's noise ordinance. Furthermore, the existing block wall located between the shopping center and the residential-zoned uses to the east would remain and would continue to serve as a noise buffer. A condition has also been included to limit the live entertainment to indoors only within the designated stage area. All activities, with the exception of the outdoor patio dining would be conducted underroof and inside the tenant suite. Lastly, conditions of approval have been included to ensure the use (including the live entertainment) operates in a manner that would allow the quiet enjoyment of the surrounding neighborhood.

**Finding:** Granting the conditional use permit will not allow a use, density or intensity which is not in accordance with the general plan designation and any applicable specific plan for the property.

**Facts in Support of Finding:** A grocery market with outdoor dining is a commercial use consistent with the General Commercial land use designation of the General Plan and the proposed live entertainment would not increase density or intensity. General Commercial uses are intended to provide a wide range of goods and services to meet the needs of residents as well as the regional neighborhoods.

C. **Minor Conditional Use Permit Findings**

The proposed project complies with the applicable Costa Mesa Municipal Code Section 13-29(g)(2) Minor Conditional Use Permit in that:

**Finding:** The proposed development or use is substantially compatible with developments in the same general area and would not be materially detrimental to other properties within the area.

**Facts in Support of Finding:** The proposed project includes a minor conditional use permit request for outdoor dining. The outdoor patio dining area is located within an existing multi-tenant commercial center and is compatible with the general area. As conditioned, the outdoor dining will operate with minimal impact on surrounding properties and uses in that an adequate amount off-street parking will be provided on the project site and would be shared amongst all tenants of the "Harbor Center". Conditions of approval, based on expert recommendations are also included to monitor/attenuate potential noise and parking impacts. Therefore, the proposed use will not be materially detrimental to the surrounding area.

**Finding:** Granting the minor conditional use permit will not be materially detrimental to the health, safety and general welfare of the public or otherwise injurious to property or improvements within the immediate neighborhood.

**Facts in Support of Finding:** The proposed outdoor patio dining area improvements will not be materially detrimental to the health, safety and general welfare of the public or otherwise injurious to property or improvements within the immediate neighborhood. The proposed use, as conditioned, would not generate adverse noise, traffic, or parking impacts that are unusual for commercially zoned properties. Only low-level noise is permitted in the patio areas and will be consistent with the local ambient traffic noise.

**Finding:** Granting the minor conditional use permit will not allow a use, density or intensity which is not in accordance with the general plan designation and any applicable specific plan for the property.

**Facts in Support of Finding:** The proposed outdoor patio dining, as conditioned, is consistent with the intent of the City's Zoning Code and General Plan "General Commercial" land use designation for the property. Additionally and based on an engineered shared parking analysis for the shopping center, a surplus of on-site parking is available.

D. **Finding of Public Convenience or Necessity (PCN)**

Pursuant to Section 23958.4 of the Business and Professions Code (BPC), the governing body of a local jurisdiction has the authority to determine PCN findings.

The Public Convenience or Necessity can be determined because the operation of the supermarket would be consistent with the requirements of the Zoning Code and the General Plan. Further, the Police Department has reviewed the request and has no objections. Additionally, the licenses provide a convenience to customers without impacting the surrounding uses. Lastly, similar alcohol licenses were previously approved under the prior tenant with no neighborhood or surrounding commercial use impacts.

- E. The project is categorically exempt from the provisions of CEQA pursuant to CEQA Guidelines Section 15301 (Class 1) for the permitting and/or minor alteration of Existing Facilities and Section 15303 (Class 3), New Construction and Conversions of Small Structures. This project will occupy an existing building and proposes minor exterior modifications including adding outdoor dining areas. No increase in building square footage is proposed, and the site is considered previously disturbed and without environmental resources. The project is consistent with the applicable General Plan designation and all applicable General Plan policies as well as with applicable zoning designation and regulations. Furthermore, none of the exceptions that bar the application of a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies. Specifically, the project would not result in a cumulative impact; would not have a significant effect on the environment due to unusual circumstances; would not result in damage to scenic resources; is not located on a hazardous site or location; and would not impact historic resources.



- F. The project is subject to a traffic impact fee, pursuant to Chapter XII, Article 3 Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

## EXHIBIT B

### CONDITIONS OF APPROVAL

- PIng.
1. The use shall be limited to the type of operation described in the staff report, subject to conditions. Any change in the operational characteristics including, but not limited to, hours of operation, shall be subject to Planning Division review and may require an amendment to the use permits, subject to either Zoning Administrator or Planning Commission approval, depending on the nature of the proposed change. The applicant is reminded that Code allows the Planning Commission to modify or revoke any planning application based on findings related to public nuisance and/or noncompliance with conditions of approval [Title 13, Section 13-29(o)].
  2. Approval of the planning/zoning applications are valid for two (2) years from the effective date of this approval and will expire at the end of that period unless applicant establishes the use by one of the following actions: 1) a building permit has been issued and construction has commenced, and a valid building permit has been maintained by making satisfactory progress as determined by the Building Official; 2) a certificate of occupancy has been issued; or 3) the use has been established and a business license has been issued. A time extension can be requested no less than thirty (30) days or more than sixty (60) days before the expiration date of the permit and submitted with the appropriate fee for review to the Planning Division. The Director of Development Services may extend the time for an approved permit or approval to be exercised up to 180 days subject to specific findings listed in Title 13, Section 13-29(k)(6). Only one request for an extension of 180 days may be approved by the Director. Any subsequent extension requests shall be considered by the original approval authority.
  3. The applicant, the property owner and the operator (collectively referred to as "indemnitors") shall each jointly and severally defend, indemnify, and hold harmless the City, its elected and appointed officials, agents, officers and employees from any claim, legal action, or proceeding (collectively referred to as "proceeding") brought against the City, its elected and appointed officials, agents, officers or employees arising out of City's approval of the project, including but not limited to any proceeding under the California Environmental Quality Act. The indemnification shall include, but not be limited to, damages, fees and/or costs awarded against the City, if any, and cost of suit, attorney's fees, and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by the applicant, the City and/or the parties initiating or bringing such proceeding. This indemnity provision shall include the indemnitors' joint and several obligation to indemnify the City for all the City's costs, fees, and damages that the City incurs in enforcing the indemnification provisions set forth in this section.

4. The hours of operation of the market and in-store dining shall be limited to Monday – Sunday 6 AM to 11 PM. Any minor adjustments in these hours of operation that meet the intent of this condition may be granted with written approval of the Director of Development Services.
5. The hours of operation of the outdoor patio areas shall be limited to Monday – Sunday 11AM to 11PM with last call for food and beverages at 10:30PM.
6. The south patio shall be designed with an eight-foot tall acoustic block wall/glass enclosure to attenuate noise. The east portion of the enclosure is to be constructed of solid acoustic block wall and an emergency exit. The south portion of the enclosure, facing Wilson Street will have a hybrid design which would consist of four-foot tall block wall with an additional four-foot double pane glass barrier. The west portion of the enclosure is to be constructed of acoustic block wall with mass loading vinyl attached to the interior.
7. At least 35% of the interior of the southern patio enclosure must have acoustic absorption or padding such as mass loading vinyl, placed at random areas of the interior wall in order to absorb interior reflections and yield a better listening/talking environment.
8. In the event that the southern outdoor patio, along Wilson Street is removed, the area must be retrofitted and restriped to allow for the 16 parking spaces.
9. Hours of operation for all outdoor activity to the east and north of the buildings (including use of loading docks, deliveries, loading and unloading of trucks, movement of all product from outside to inside the building, trucks driving to the back of the site, and forklift operations) shall be limited to 7 a.m. to 8 p.m., Monday through Friday and 8 a.m. to 5 p.m., Saturday, Sunday, and holidays, as conditioned within the original Master Plan.
10. All outdoor patios must be maintained as open-air patios and may not be fully enclosed and incorporated into the building as an addition and thereby increase the buildings existing floor area ratio.
11. Any patio doors or emergency exits must be acoustically well sealed.
12. Patio areas must have their own sound monitoring equipment with at least two devices calibrated to the maximum allowed level. Sound measurement conducted by a professional sound monitor must be made upon completion of the southern outdoor patio construction. One device must be installed near the patio sound source and one must be installed near the existing eastern wall nearest to the residential homes.
13. Live entertainment, dancing, sale of alcoholic beverage, and food and beverage sales after 11PM are prohibited.
14. Live entertainment and dancing is limited to professional performances and demonstrations within the designated 149-square-foot stage. Live entertainment must be conducted underroof. No dancing or live music/entertainment is permitted in outdoor patio areas.
15. Wine, beer and other distilled spirits sold under the Type 21 ABC license shall be sold in factory manufactured packages for retail sales. Factory multiple-packed bottles or cans shall not be unpackaged to be sold

individually. This restriction is not intended to prohibit the sale of beverages in a single container packaged by the manufacturer for individual sale.

16. The Alcohol Beverage Control Type 47 license (restaurants) authorizes the sale of beer, wine and distilled spirits for consumption on the licensed premise and must operate and maintain the licensed premises as a bona fide eating place. Food and beverage may only be consumed in designated areas shown on floor plan as inside and outside dining. The kiosks that sale ready-to-eat foods and the bar work in concert with one another and patrons are permitted to purchase food from a kiosk and alcohol from the bar and enjoy them together either in one of the desingated dining areas in-doors or outdoors.
17. The business shall be conducted, at all times, in a manner that will allow the quiet enjoyment of the surrounding neighborhood. Subject to the approval of the Development Services Departmnet, the business shall institue whatever security and noise measures that are necessary to comply with this requirement.
18. Music in all outdoor patio areas is limited to low-volume, pre-recorded ambient music played from a speaker and monitored with a noise meter by trained staff. The music shall not be audible off-site.
19. Murals must be reviewed by the City of Costa Mesa Arts Commission prior to installation.
20. A written shopping cart containment system and plan in compliance with CMMC 15-16, shall be sumbitted to the chief of code enforcement for review and approval setting forth the physical measures it plans to implement ot comply with the requirements of this article. No business license shall be issued or renewed for any retail establishment, until it has a containment plan which has been approved by the city.
21. The maximum occupancy, as determined by provisions of the Uniform Building Code or other applicable codes, shall be posted in public view within the premises, and it shall be the responsibility of management to ensure that this limit is not exceeded at any time. Occupant loads for the open patio area and the enclosed building area shall be calculated and posted separately.
22. There shall be no room or designated area reserved for the exclusive use of designated persons or "private club members."
23. The applicant shall maintain areas that are under the applicant's control and ensure areas are well maintained and free of litter and any graffiti on site.
24. No alcoholic beverage shall be displayed or offered for sale outside the building.
25. Exterior signage/advertisements promoting or indicating the availability of alcoholic beverages shall be prohibited. Interior signage/advertisements promoting or indicating the availability of alcoholic beverages which are visible from the exterior of the building shall be prohibited.
26. The quarterly gross sales of alcoholic beverages shall not exceed the gross sales of food and meals during the same time period. The applicant

shall at all times maintain records which reflect separately the gross sales of food and gross sales of alcoholic beverages of the business. The records shall be kept no less frequently than on a quarterly basis and shall be made available to the Director of Economic & Development Services or designee on demand.

27. The business operator shall post signs inside and outside the premises in compliance with the City of Costa Mesa Municipal Code notifying the public with regard to the prohibition of open containers of alcoholic beverages without food and outside of designated dining areas.
28. The business operator shall post signs inside and outside the premises prohibiting loitering.
29. As applicable, special events shall be reviewed/approved pursuant to CMMC 9-205 et seq.
30. The live entertainment shall at all times be conducted within the building and shall not be audible off-site.
31. Music or other entertainment shall not be audible beyond the area under the control of the licensee and/or permittee.
32. The outdoor storage of boxes, equipment materials, merchandise, and other similar items shall be prohibited.
33. A copy of the conditions of approval for all Northgate planning applications shall be kept on premises and presented to any authorized City official upon request. New business/property owners shall be notified of conditions of approval upon transfer of business or ownership of land.
34. If any section, division, sentence, clause, phrase or portion of this approval is for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions.
35. Any change in the operational characteristics of the use shall be subject to Planning Division review and may require an amendment to the conditional use permit, subject to either Zoning Administrator or Planning Commission approval, depending on the nature of the proposed change.
36. All exterior lighting shall be shielded and/or directed away from residential areas.
37. Trash facilities shall be screened from view and designed and located appropriately to minimize potential noise and odor impacts to adjacent residential areas (behind fences).
38. Any wall, gate, or barrier proposed for the outdoor patio dining shall comply with CMMC and Building Code, and the project acoustical report.
39. Applicant shall install appropriate security lighting, and monitor areas under which applicant has control, to prevent trash, graffiti and littering. Any lighting under the control of applicant shall be directed in such a manner so as not to unreasonably interfere with the quiet enjoyment of nearby residences. The applicant shall further provide adequate lighting above the entrance to the premises sufficient in intensity to make visible the identity and actions of all persons entering and leaving the premises.

- 40. The conditional use permit herein approved shall be valid until revoked. The conditional use permit may be referred to the Planning Commission for modification or revocation at any time if the conditions of approval have not been complied with, if the use is being operated in violation of applicable laws or ordinances, or it, in the opinion of the development services director or his/her designee, any of the findings upon which the approval was based are no longer applicable.
- 41. The project shall be limited to the type of building as described in this staff report and in the attached plans. Any change in the use, size, or design shall require review by the Planning Division and may require an amendment to the applicable entitlement.
- 42. Once the use is legally established, the planning/zoning application herein approved shall be valid until revoked. The Director of Economic & Development Services or designee may refer the planning/zoning application to the Planning Commission for modification or revocation at any time if any of the following circumstances exist: 1) the use is being operated in violation of the conditions of approval; 2) the use is being operated in violation of applicable laws or ordinances or 3) one or more of the findings upon which the approval was based are no longer applicable.
- P.C. Mod. 43. Public Address (PA) systems are prohibited in any outdoor patio area. Operations must comply with the security plan provided to the police department for review. All doors, except for the main entrance to the grocery store must remain closed while live entertainment is conducted within the market. All emergency doors are to remain closed at all times and only used during emergencies.
- P.C. New 44. There shall be no TVs on the outside patio along Wilson Street.
- P.C. New 45. Noise monitoring data shall be kept digitally, and stored for six months and available to the City upon request.
- P.C. New 46. All music and entertainment (amplified and non-amplified) shall cease Friday and Saturday at or before 10PM and Sunday through Thursday at or before 9PM.
- 47. The above conditions of approval are specific to Northgate Market and do not supersede or replace the conditions of approval for the existing Harbor Center Master Plan. The above conditions are in addition to all other previous entitlement conditions associated with this property.

**CODE REQUIREMENTS**

The following list of federal, state and local laws applicable to the project has been compiled by staff for the applicant’s reference. Any reference to “City” pertains to the City of Costa Mesa.

- Plng. 1. Permits shall be obtained for all signs according to the provisions of the Costa Mesa Sign Ordinance and the existing Harbor Center Sign Program.

2. The conditions of approval and ordinance or code provisions of Planning Application PA-23-02, PA-23-03 (PA-98-50 A3), ZA-23-0, and PCN shall be blueprinted on the face of the site plan as part of the plan check submittal package when building permits are necessary.
3. The maximum occupancy, as determined by provisions of the Uniform Building Code or other applicable codes, shall be posted in public view within the premises, and it shall be the responsibility of management to ensure that this limit is not exceeded at any time.
4. The project is subject to compliance with all applicable Federal, State, and local laws. A copy of the applicable Costa Mesa Municipal Code requirements has been forwarded to the Applicant and, where applicable, the Authorized Agent, for reference.
5. All noise-generating construction activities shall be limited to 7 a.m. to 7 p.m. Monday through Friday and 9 a.m. to 6 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.
6. Street addresses shall be visible from the public street and may be displayed either on the front door, on the fascia adjacent to the main entrance, or on another prominent location. When the property has alley access, address numerals shall be displayed in a prominent location visible from the alley. Numerals shall be a minimum six (6) inches in height with not less than one-half-inch stroke and shall contrast sharply with the background.
7. All requirements of the California Alcoholic Beverage Control Board (ABC) shall be complied with.
8. Any mechanical equipment such as air-conditioning equipment and duct work shall be screened from view in a manner approved by the Planning Division.
- Water Bldg. 9. Mesa Water District Plan Check Required.
10. Prior to issuing the Building permit the conditions of approval shall be on the approved Architectural plans.
11. Comply with the requirements of the adopted, 2019 California Building Code, 2019 California Electrical Code, 2019 California Mechanical Code, 2019 California Plumbing Code, 2019 California Green Building Standards Code and 2019 California Energy Code (or the applicable adopted, California Building code California Electrical code, California Mechanical code California Plumbing Code, California Green Building Standards and California Energy Code at the time of plan submittal or permit issuance) and California code of Regulations also known as the California Building Standards Code, as amended by the City of Costa Mesa. Requirements for accessibility to sites, facilities, building and elements by individuals with disability shall comply with Chapter 11B of the 2019 California Building Code.
12. Prior to the Building Division issuing a demolition permit. contact South Coast Air Quality Management District (AQMD) located at:

21865 Copley Dr.  
Diamond Bar, CA 91765-4178  
Tel: 909- 396-2000

or

Visit their web site:

<http://www.costamesaca.gov/modules/showdocument.aspx?documentid=23381>. The Building Division will not issue a demolition permit until an Identification Number is provided by AQMD.

13. A change of occupancy shall meet all the requirements of the adopted California Building codes that are relevant to the new occupancy. All added square foot area/s shall be justified with Allowable Area Analysis based on the occupancies and the Type of Construction of the existing building structure.
14. Provide a plan to the County of Orange Health Dept. for review and approval.
15. Where two exits are required to exit from the building, they shall be placed a distance apart equal to not less than one-third of the length of the maximum overall diagonal dimension of the building or area to be served measured in a straight line between them, for building equipped throughout the building with fire sprinkler system. [CBC 1007.1.1]
16. The minimum number of plumbing fixtures shall comply with CPC Table 422.1.
17. All public facilities and employee circulation path shall be accessible. [CBC Ch. 11]
18. All Tenant Improvements within the Market shall be checked and/or prepared under the supervision of the Architect of record prior to submittal to the City of Costa Mesa
19. Plans shall be prepared under the supervision of a registered California Architect or Engineer. Plan shall be stamped and signed by the registered California Architect or Engineer.
- Fire 20. Comply with the requirements of the California Fire Code and referenced standards as amended by the City of Costa mesa.
- Bus. 21. All contractors and subcontractors must have valid business licenses to do  
Lic. business in the City of Costa Mesa. Final Inspections, final occupancy and utility releases will not be granted until all such licenses have been obtained.
- Ent. 22. Pursuant to CMMC Section 9-199 (1), the applicant shall obtain a live  
Lic. entertainment permit annually.



RECEIVED  
CITY CLERK



23 MAY 15 PM 1:26

City of Costa Mesa

CITY OF COSTA MESA  
BY BG

Appeal of Planning Commission Decision:  
\$1,220.00 (Tier 1)<sup>1</sup>  
\$3,825.00 (Tier 2)<sup>2</sup>

Appeal of Non-Planning Commission Decision:  
\$690.00 (Tier 1)<sup>1</sup>  
\$3,825.00 (Tier 2)<sup>2</sup>

*Review*

APPLICATION FOR APPEAL OR REVIEW

Applicant Name\* Mayor John Stephens  
Address 77 Fair Drive, Costa Mesa, CA  
Phone (714) 337-1872

REQUEST FOR:  APPEAL  REVIEW\*\*

Decision of which appeal or review is requested: (give application number, if applicable, and the date of the decision, if known.)

Northgate Market, 5/8/23, PA-23-03, PA-23-02, ZA-23-01

Decision by: \_\_\_\_\_

Reasons for requesting appeal or review:

*Review of conditions of use imposed by the Planning Commission, including, without limitation, hours of operation and use of televisions in the outdoor patio.*

Date: 5/15/23

Signature:

<sup>1</sup>If you are serving as the agent for another person, please identify the person you represent and provide proof of authorization.  
<sup>2</sup>Review may be requested only by the City Council or City Council Member.

For office use only – do not write below this line

SCHEDULED FOR THE CITY COUNCIL/PLANNING COMMISSION MEETING OF:  
If appeal or review is for a person or body other than City Council/Planning Commission, date of hearing of appeal or review

Updated April 2020

<sup>1</sup> Includes owners and/or occupants of a property located within 500 feet of project site (excluding owners and/or occupants of the project site).

<sup>2</sup> Includes the project applicant, owners and/or occupants of the project site, and owners and/or occupants of a property located greater than 500 feet from the project site.

**GRAY ENTERPRISES, LP**

2200 Harbor Blvd., Suite B-170 • Costa Mesa, CA 92627

Tel (949) 722-0143 • Fax (949) 722-7394

May 5, 2023

TO: The Costa Mesa Planning Commission

**RE: Northgate Market Public Hearing**

I represent the Owners of Gray Plaza, located at 2200 Harbor Blvd., Costa Mesa and we just received the Official Public Notice regarding the above.

We have great concerns about the outside dining area, the outside live entertainment and the serving of alcoholic beverages in such close proximity to our center. We are concerned about the possibility of increased litter, noise and the lack of supervision of customers who may eat and drink both inside and outside of the established seating area.

We are also concerned about their customers using our parking lot to park and then cross the street to patronize that center. When Albertson's was operating, the parking lot in front of their store was busy and pretty full. With Northgate combining a grocery store with a restaurant and the City allows a reduction in the number of parking spaces they should have for these two uses, our parking lot will most certainly be impacted by their overflow of customers. This situation already exists with the Newport Rib Company Restaurant whose customers frequently use our parking lot, reducing available parking for our Tenant's employees and customers.

Our Security Guards and Janitorial Staff already have their hands full dealing with vagrants, drunks, drug addicts, noise complaints, litter and people who leave their car here all day to work somewhere else. Allowing an outside area to serve alcohol could encourage more of the same. Over the years, we have had to increase the amount of security, janitor services and recently added several security gates on this property in the amount of \$50,000.00+ to deal with these problems, all paid for by Ownership and the Tenants. We do not want increased problems and more expenses. We get very little support from the police department when we have had to call for their assistance in dealing with these issues. Many times, the police do not respond at all, or show up so late that our guards have already had to handle a potentially dangerous situation by themselves. And, when the police do arrive during a situation, the security guard reports that sometimes the police do not support their position in protecting our private property.

When Northgate was considering moving into our shopping center years ago, we visited several of their stores and not one of the stores we visited had an outside eating area that served alcohol with entertainment. Instead, they had a few tables inside their markets located near their deli and salsa bar and they did not serve alcohol. Managing a large supermarket and a restaurant serving alcohol are two very different types of businesses requiring experience and enough personnel to help ensure their businesses do not affect the public or neighboring private properties. Monitoring, reporting and dealing with the potential negatives these use requests might bring have become the responsibility of surrounding private property owners using their own resources with not much help or response from City officials regarding our complaints.

We strongly disagree with the City allowing Northgate Market to have a reduction in parking requirements and an outdoor restaurant with live entertainment where they are allowed to serve alcohol.

Thank you for the opportunity to make our objections known.

Sincerely,

**GRAY ENTERPRISES LP**

John R. Munday, Sr., General Partner

## PARTIDA, ANNA

---

**From:** Patty Broesamle <pmbroesamle@yahoo.com>  
**Sent:** Monday, May 8, 2023 8:55 AM  
**To:** PC Public Comments  
**Subject:** 2300 Harbor

PA-23-03 (PA-98-50 A3). PA-23-02. ZA-23-01 & PCN

To whom it may concern, I am writing to give our opinion on the proposed changes to the Northgate Market. While we are good with the store coming to the shopping center, we are NOT in agreement with the outside dining, with alcohol service and live music. This would cause more traffic, but most of all the noise traveling to our homes is not acceptable. We already hear noise from Home Depot and this addition would be too much.

Thomas and Patricia Broesamle  
2326 Fordham Dr  
Costa Mesa, CA 92626

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**PARTIDA, ANNA**

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**From:** Marilyn Lindenau <marilyn4juiceplus@gmail.com>  
**Sent:** Monday, May 8, 2023 9:47 AM  
**To:** PC Public Comments  
**Subject:** Northgate Market modifications

To Whom it May Concern::

I am opposed to having outdoor dining at Northgate Market, especially with live music! I live directly behind the market and we do hear loud talking even from time to time. Loud music, with the prevailing winds which do blow towards our homes, would definitely be heard!  
Please do not allow this intrusion into our family neighborhood!  
Thank you!

Marilyn Lindenau  
Certified Health Coach  
714-501-5303 Cell  
[marilyn4juiceplus@gmail.com](mailto:marilyn4juiceplus@gmail.com)  
[www.marilyn8.juiceplus.com](http://www.marilyn8.juiceplus.com)

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## PARTIDA, ANNA

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**From:** Indi Visible <indivisible.one@gmail.com>  
**Sent:** Monday, May 8, 2023 5:14 PM  
**To:** PC Public Comments  
**Subject:** PA-23-03 (PA-98-50 A3) and PA-23-02, ZA-23-01 & PCN

The proposed Conditional Use Permit PA-23-02 to allow live entertainment within our residentially zoned property + the request for an alcohol license = major impact with increased traffic, off-site parking, and dangerous behavior.

The City already cannot control the dangerous behavior of street racing and street takeovers in our neighborhoods. What makes us think the City will be able to handle the increased exposure from the types of conditions that live entertainment and alcohol will bring to the neighborhood.

So far, only safety has been addressed. Noise pollution will be a factor as well. Quiet enjoyment of our neighborhood will not exist.

Please reconsider.

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**RESOLUTION NO. PC-2023-14**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA APPROVING PLANNING APPLICATION 23-02 FOR A CONDITIONAL USE PERMIT TO ALLOW LIVE ENTERTAINMENT WITHIN 200 FEET OF RESIDENTIALLY ZONED PROPERTY; MAJOR AMENDMENT TO A MASTER PLAN PA-23-03 (PA-98-50 A3) FOR A REDUCTION OF REQUIRED PARKING AND TO MODIFY OPERATIONAL CHARACTERISTICS; ZONING APPLICATION ZA-23-01 MINOR CONDITIONAL USE PERMIT TO ALLOW OUTDOOR DINING PATIO FOR NORTHGATE MARKET; AND PUBLIC CONVENIENCE OR NECESSITY DETERMINATION FOR ALCOHOL BEVERAGE CONTROL LICENSE TYPE 21 AND 47 IN THE C1-S ZONE FOR PROPERTY AT 2300 HARBOR BOULEVARD**

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA FINDS AND DECLARES AS FOLLOWS:

WHEREAS, Planning Application 23-02; PA-23-03, ZA-23-01 and a request for a finding or public convenience or necessity (PCN) was filed by Le Architecture, authorized agent for the property owner, ICI Development Company requesting approval of the following:

A Conditional Use Permit to allow live entertainment in establishments where food or beverages are served within 200 feet of residentially zoned property, a Major Amendment to a Master Plan for a reduction of required off-street parking and to modify operational characteristics, a Zoning Application for a Minor Conditional Use Permit to allow outdoor dining patio, and a Public Convenience or Necessity determination for alcohol beverage control license Type 21 and Type 47.

WHEREAS, a duly noticed public hearing was held by the Planning Commission on May 8, 2023 with all persons having the opportunity to speak for and against the proposal;

WHEREAS, pursuant to the California Environmental Quality Act (CEQA), the project is exempt from the provisions of the California Environmental Quality Act (CEQA) per Section 15301 (Class 1), for Existing Facilities and Section 15303 (Class 3), New Construction of Conversion of Small Structures.

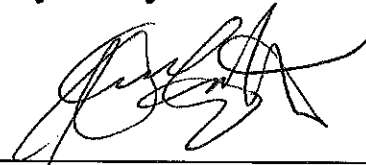
WHEREAS, the CEQA categorical exemption for this project reflects the independent judgement of the City of Costa Mesa.

NOW, THEREFORE, based on the evidence in the record and the findings contained in Exhibit A, and subject to the conditions of approval contained within Exhibit B, the Planning Commission hereby approves Planning Application 23-02; PA-23-03, ZA-23-01 and a request for a finding or public convenience or necessity (PCN) with respect to the property described above.

BE IT FURTHER RESOLVED that the Costa Mesa Planning Commission does hereby find and determine that adoption of this Resolution is expressly predicated upon the activity as described in the staff report for Planning Application 23-02; PA-23-03, ZA-23-01 and a request for a finding or public convenience or necessity (PCN) and upon applicant's compliance with each and all of the conditions in Exhibit B, and compliance of all applicable federal, state, and local laws. Any approval granted by this resolution shall be subject to review, modification or revocation if there is a material change that occurs in the operation, or if the applicant fails to comply with any of the conditions of approval.

BE IT FURTHER RESOLVED that if any section, division, sentence, clause, phrase or portion of this resolution, or the document in the record in support of this resolution, are for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions.

**PASSED AND ADOPTED this 8th day of May 2023.**



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Adam Ereth, Chair  
Costa Mesa Planning Commission

STATE OF CALIFORNIA )  
COUNTY OF ORANGE )ss  
CITY OF COSTA MESA )

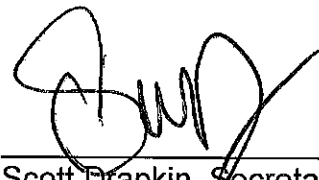
I, Scott Drapkin, Secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution No. PC-2023-14 was passed and adopted at a regular meeting of the City of Costa Mesa Planning Commission held on May 8, 2023 by the following votes:

AYES: Ereth, Toler, Rojas, Vivar, Zich

NOES: None

ABSENT: Taber

ABSTAIN: Andrade



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Scott Drapkin, Secretary  
Costa Mesa Planning Commission



## EXHIBIT A

### FINDINGS

#### A. ***Proposed Master Plan Amendments Findings***

The proposed project complies with the applicable Costa Mesa Municipal Code Section 13-29 (g) (5) Master Plan in that:

**Finding:** *The master plan meets the broader goals of the general plan, any applicable specific plan, and the Zoning Code by exhibiting excellence in design, site planning, integration of uses and structures and protection of the integrity of neighboring development.*

**Facts in Support of Finding:** The proposed Master Plan amendment is compliant with the City's applicable General Plan and the Zoning Code provisions. In addition, the new supermarket is similar to the previous use that occupied the space, and will enhance the integrity of the neighboring development based on façade upgrades and the added unique experiential amenities. Additionally and based on an engineered shared parking analysis for the shopping center, a surplus of on-site parking is available.

#### B. ***Conditional Use Permit Findings***

The proposed project complies with the applicable Costa Mesa Municipal Code Section 13-29(g)(2) Conditional Use Permit in that:

**Finding:** *The proposed development or use is substantially compatible with developments in the same general area and would not be materially detrimental to other properties within the area.*

**Facts in Support of Finding:** The proposed project includes a request for a conditional use permit to establish live entertainment as part of an eating establishment within a supermarket, as required pursuant to CMMC 13-47. As conditioned, the live entertainment would be compatible with developments in the same general area and would not be materially detrimental to other properties. The proposed 149- square-foot stage would be located within the approximate 69,000-square-foot building. The proposed stage would be activated occasionally and is subordinate to the primary market, and as conditioned, would not be incompatible with adjacent residential uses. The provision of live entertainment would be subject to the issuance and renewal of an annual live entertainment permit.

**Finding:** *Granting the conditional use permit or minor conditional use permit will not be materially detrimental to the health, safety and general welfare of the public or otherwise injurious to property or improvements within the immediate neighborhood.*

**Facts in Support of Finding:** Although the project site is located within 200 feet of residentially zoned property, the proposed live entertainment stage would be located indoors and as conditioned shall comply with the City's noise ordinance. Furthermore, the existing block wall located between the shopping center and the residential-zoned uses to the east would remain and would continue to serve as a noise buffer. A condition has also been included to limit the live entertainment to indoors only within the designated stage area. All activities, with the exception of the outdoor dining patio would be conducted underroof and inside the tenant suite. Lastly, conditions of approval have been included to ensure the use (including the live entertainment) operates in a manner that would allow the quiet enjoyment of the surrounding neighborhood.

**Finding:** Granting the conditional use permit will not allow a use, density or intensity which is not in accordance with the general plan designation and any applicable specific plan for the property.

**Facts in Support of Finding:** A grocery market with outdoor dining is a commercial use consistent with the General Commercial land use designation of the General Plan and the proposed live entertainment would not increase density or intensity. General Commercial uses are intended to provide a wide range of goods and services to meet the needs of residents as well as the regional neighborhoods.

C. **Minor Conditional Use Permit Findings**

The proposed project complies with the applicable Costa Mesa Municipal Code Section 13-29(g)(2) Minor Conditional Use Permit in that:

**Finding:** The proposed development or use is substantially compatible with developments in the same general area and would not be materially detrimental to other properties within the area.

**Facts in Support of Finding:** The proposed project includes a minor conditional use permit request for outdoor dining. The outdoor dining patio area is located within an existing multi-tenant commercial center and is compatible with the general area. As conditioned, the outdoor dining will operate with minimal impact on surrounding properties and uses in that adequate amount off-street parking will be provided on the project site and would be shared amongst all tenants of the "Harbor Center". Conditions of approval, based on expert recommendations are also included to monitor/attenuate potential noise and parking impacts. Therefore, the proposed use will not be detrimental to the surrounding area.

**Finding:** Granting the minor conditional use permit will not be materially detrimental to the health, safety and general welfare of the public or otherwise injurious to property or improvements within the immediate neighborhood.

**Facts in Support of Finding:** The proposed outdoor dining patio area improvements will not be materially detrimental to the health, safety and general welfare of the public or otherwise injurious to property or improvements within the immediate neighborhood. The proposed use, as conditioned, would not generate adverse noise, traffic, or parking impacts that are unusual for commercially zoned properties. Only low-level ambient noise is permitted in the patio areas and will be consistent with the local ambient noise of traffic.

**Finding:** Granting the minor conditional use permit will not allow a use, density or intensity which is not in accordance with the general plan designation and any applicable specific plan for the property.

**Facts in Support of Finding:** The proposed outdoor dining patio, as conditioned, is consistent with the intent of the City's Zoning Code and General Plan "General Commercial" land use designation for the property. Additionally and based on an engineered shared parking analysis for the shopping center, a surplus of on-site parking is available.

**D. Finding of Public Convenience or Necessity (PCN)**

Pursuant to Section 23958.4 of the Business and Professions Code (BPC), the governing body of a local jurisdiction has the authority to determine PCN findings. In accordance with City Council Policy number 500-8, the Planning Commission may make a finding of public convenience or necessity as required before the State can issue an on-sale or off-sale license for the establishment.

As indicated above in this report, the Public Convenience or Necessity can be determined because the operation of the supermarket would be consistent with the requirements of the Zoning Code and the General Plan. Further, the Police Department has reviewed the request and has no objections. Additionally, the licenses provide a convenience to customers without impacting the surrounding uses. Lastly, similar alcohol licenses were previously approved under the prior tenant with no neighborhood or surrounding commercial use impacts.

- E.** The project is categorically exempt from the provisions of CEQA pursuant to CEQA Guidelines Section 15301 (Class 1) for the permitting and/or minor alteration of Existing Facilities and Section 15303 (Class 3), New Construction and Conversions of Small Structures. This project will occupy an existing building and proposes minor exterior modifications including adding outdoor dining areas. No increase in building square footage is proposed, and the site is considered previously disturbed and without environmental resources. The project is consistent with the applicable General Plan designation and all applicable General Plan policies as well as with applicable zoning designation and regulations. Furthermore, none of the exceptions that bar the application of a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies. Specifically, the project would not result in a cumulative impact; would not have a significant effect on the environment due to unusual

circumstances; would not result in damage to scenic resources; is not located on a hazardous site or location; and would not impact historic resources.

- F. The project is subject to a traffic impact fee, pursuant to Chapter XII, Article 3 Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

## EXHIBIT B

### CONDITIONS OF APPROVAL

- P1ng.
1. The use shall be limited to the type of operation described in the staff report, subject to conditions. Any change in the operational characteristics including, but not limited to, hours of operation, shall be subject to Planning Division review and may require an amendment to the use permits, subject to either Zoning Administrator or Planning Commission approval, depending on the nature of the proposed change. The applicant is reminded that Code allows the Planning Commission to modify or revoke any planning application based on findings related to public nuisance and/or noncompliance with conditions of approval [Title 13, Section 13-29(o)].
  2. Approval of the planning/zoning applications are valid for two (2) years from the effective date of this approval and will expire at the end of that period unless applicant establishes the use by one of the following actions: 1) a building permit has been issued and construction has commenced, and a valid building permit has been maintained by making satisfactory progress as determined by the Building Official; 2) a certificate of occupancy has been issued; or 3) the use has been established and a business license has been issued. A time extension can be requested no less than thirty (30) days or more than sixty (60) days before the expiration date of the permit and submitted with the appropriate fee for review to the Planning Division. The Director of Development Services may extend the time for an approved permit or approval to be exercised up to 180 days subject to specific findings listed in Title 13, Section 13-29(k)(6). Only one request for an extension of 180 days may be approved by the Director. Any subsequent extension requests shall be considered by the original approval authority.
  3. The applicant, the property owner and the operator (collectively referred to as "indemnitors") shall each jointly and severally defend, indemnify, and hold harmless the City, its elected and appointed officials, agents, officers and employees from any claim, legal action, or proceeding (collectively referred to as "proceeding") brought against the City, its elected and appointed officials, agents, officers or employees arising out of City's approval of the project, including but not limited to any proceeding under the California Environmental Quality Act. The indemnification shall include, but not be limited to, damages, fees and/or costs awarded against the City, if any, and cost of suit, attorney's fees, and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by the applicant, the City and/or the parties initiating or bringing such proceeding. This indemnity provision shall include the indemnitors' joint and several obligation to indemnify the City for all the City's costs, fees, and damages that the City incurs in enforcing the indemnification provisions set forth in this section.

4. The hours of operation of the market and in-store dining shall be limited to Monday – Sunday 6 AM to 11 PM. Any minor adjustments in these hours of operation that meet the intent of this condition may be granted with written approval of the Director of Development Services.
5. The hours of operation of the outdoor patio areas shall be limited to Monday – Sunday 11AM to 11PM with last call for food and beverages at 10:30PM.
6. The south patio shall be designed with an eight-foot tall acoustic block wall/glass enclosure to attenuate noise. The east portion of the enclosure is to be constructed of solid acoustic block wall and an emergency exit. The south portion of the enclosure, facing Wilson Street will have a hybrid design which would consist of four-foot tall block wall with an additional four-foot double pane glass barrier. The west portion of the enclosure is to be constructed of acoustic block wall with mass loading vinyl attached to the interior.
7. At least 35% of the interior of the southern patio enclosure must have acoustic absorption or padding such as mass loading vinyl, placed at random areas of the interior wall in order to absorb interior reflections and yeild a better listening/talking environment.
8. In the event that the southern outdoor patio, along Wilson Street is removed, the area must be retrofitted and restripped to allow for the 16 parkings paces.
9. Hours of operation for all outdoor activity to the east and north of the buildings (including use of loading docks, deliveries, loading and unloading of trucks, movement of all product from outside to inside the building, trucks driving to the back of the site, and forklift operations) shall be limited to 7 a.m. to 8 p.m., Monday through Friday and 8 a.m. to 5 p.m., Saturday, Sunday, and holidays, as conditioned within the original Master Plan.
10. All outdoor patios must be maintained as open-air patios and may not be fully enclosed and incorporated into the building as an addition and thereby increase the buildings existing floor area ratio.
11. Any patio doors or emergency exits must be acoustically well sealed.
12. Patio areas must have their own sound monitoring equipment with at least two devices calibrated to the maximum allowed level. Sound measurement conducted by a professional sound monitor must be made upon completion of the southern outdoor patio construction. One device must be installed near the patio sound source and one must be installed near the existing eastern wall nearest to the residential homes.
13. Live entertainment, dancing, sale of alcoholic beverage, and food and beverage sales after 11PM are prohibited.
14. Live entertainment and dancing is limited to professional performances and demonstrations within the designated 149-square-foot stage. Live entertainment must be conducted underroof. No dancing or live music/entertainment is permitted in outdoor patio areas.
15. Wine, beer and other distilled spirits sold under the Type 21 ABC license shall be sold in factory manufactured packages for retail sales. Factory multiple-packed bottles or cans shall not be unpackaged to be sold

- individually. This restriction is not intended to prohibit the sale of beverages in a single container packaged by the manufacturer for individual sale.
16. The Alcohol Beverage Control Type 47 license (restaurants) authorizes the sale of beer, wine and distilled spirits for consumption on the licensed premise and must operate and maintain the licensed premises as a bona fide eating place. Food and beverage may only be consumed in designated areas shown on floor plan as inside and outside dining. The kiosks that sale ready-to-eat foods and the bar work in concert with one another and patrons are permitted to purchase food from a kiosk and alcohol from the bar and enjoy them together either in one of the desingated dining areas in-doors or outdoors.
  17. The business shall be conducted, at all times, in a manner that will allow the quiet enjoyment of the surrounding neighborhood. Subject to the approval of the Development Services Departmnet, the business shall institue whatever security and noise measures that are necessary to comply with this requirement.
  18. Music in all outdoor patio areas is limited to low-volume, pre-recorded ambient music played from a speaker and monitored with a noise meter by trained staff. The music shall not be audible off-site.
  19. Murals must be reviewed by the City of Costa Mesa Arts Commission prior to installation.
  20. A written shopping cart containment system and plan in compliance with CMMC 15-16, shall be sumbitted to the chief of code enforcement for review and approval setting forth the physical measures it plans to implement ot comply with the requirements of this article. No business license shall be issued or renewed for any retail establishment, until it has a containment plan which has been approved by the city.
  21. The maximum occupancy, as determined by provisions of the Uniform Building Code or other applicable codes, shall be posted in public view within the premises, and it shall be the responsibility of management to ensure that this limit is not exceeded at any time. Occupant loads for the open patio area and the enclosed building area shall be calculated and posted separately.
  22. There shall be no room or designated area reserved for the exclusive use of designated persons or "private club members."
  23. The applicant shall maintain areas that are under the applicant's control and ensure areas are well maintained and free of litter and any graffiti on site.
  24. No alcoholic beverage shall be displayed or offered for sale outside the building.
  25. Exterior signage/advertisements promoting or indicating the availability of alcoholic beverages shall be prohibited. Interior signage/advertisements promoting or indicating the availability of alcoholic beverages which are visible from the exterior of the building shall be prohibited.
  26. The quarterly gross sales of alcoholic beverages shall not exceed the gross sales of food and meals during the same time period. The applicant

shall at all times maintain records which reflect separately the gross sales of food and gross sales of alcoholic beverages of the business. The records shall be kept no less frequently than on a quarterly basis and shall be made available to the Director of Economic & Development Services or designee on demand.

27. The business operator shall post signs inside and outside the premises in compliance with the City of Costa Mesa Municipal Code notifying the public with regard to the prohibition of open containers of alcoholic beverages without food and outside of designated dining areas.
28. The business operator shall post signs inside and outside the premises prohibiting loitering.
29. As applicable, special events shall be reviewed/approved pursuant to CMMC 9-205 et seq.
30. The live entertainment shall at all times be conducted within the building and shall not be audible off-site.
31. Music or other entertainment shall not be audible beyond the area under the control of the licensee and/or permittee.
32. The outdoor storage of boxes, equipment materials, merchandise, and other similar items shall be prohibited.
33. A copy of the conditions of approval for all Northgate planning applications shall be kept on premises and presented to any authorized City official upon request. New business/property owners shall be notified of conditions of approval upon transfer of business or ownership of land.
34. If any section, division, sentence, clause, phrase or portion of this approval is for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions.
35. Any change in the operational characteristics of the use shall be subject to Planning Division review and may require an amendment to the conditional use permit, subject to either Zoning Administrator or Planning Commission approval, depending on the nature of the proposed change.
36. All exterior lighting shall be shielded and/or directed away from residential areas.
37. Trash facilities shall be screened from view and designed and located appropriately to minimize potential noise and odor impacts to adjacent residential areas (behind fences).
38. Any wall, gate, or barrier proposed for the outdoor dining patio shall comply with CMMC and Building Code, and the project acoustical report.
39. Applicant shall install appropriate security lighting, and monitor areas under which applicant has control, to prevent trash, graffiti and littering. Any lighting under the control of applicant shall be directed in such a manner so as not to unreasonably interfere with the quiet enjoyment of nearby residences. The applicant shall further provide adequate lighting above the entrance to the premises sufficient in intensity to make visible the identity and actions of all persons entering and leaving the premises.



- 40. The conditional use permit herein approved shall be valid until revoked. The conditional use permit may be referred to the Planning Commission for modification or revocation at any time if the conditions of approval have not been complied with, if the use is being operated in violation of applicable laws or ordinances, or it, in the opinion of the development services director or his/her designee, any of the findings upon which the approval was based are no longer applicable.
- 41. The project shall be limited to the type of building as described in this staff report and in the attached plans. Any change in the use, size, or design shall require review by the Planning Division and may require an amendment to the applicable entitlement.
- 42. Once the use is legally established, the planning/zoning application herein approved shall be valid until revoked. The Director of Economic & Development Services or designee may refer the planning/zoning application to the Planning Commission for modification or revocation at any time if any of the following circumstances exist: 1) the use is being operated in violation of the conditions of approval; 2) the use is being operated in violation of applicable laws or ordinances or 3) one or more of the findings upon which the approval was based are no longer applicable.
- P.C. Mod. 43. Public Address (PA) systems are prohibited in any outdoor patio area. Operations must comply with the security plan provided to the police department for review. All doors, except for the main entrance to the grocery store must remain closed while live entertainment is conducted within the market. All emergency doors are to remain closed at all time and only used during emergencies.
- P.C. New 44. There shall be no TVs on the outside patio along Wilson Street.
- P.C. New 45. Noise monitoring data shall be kept digitally, and stored for six months and available to the City upon request.
- P.C. New 46. All music and entertainment (amplified and non-amplified) shall cease Friday and Saturday at or before 10PM and Sunday through Thursday at or before 9PM.
- 47. The above conditions of approval are specific to Northgate Market and do not supersede or replace the conditions of approval for the existing Harbor Center Master Plan. The above conditions are in addition to all other previous entitlement conditions associated with this property.

**CODE REQUIREMENTS**

The following list of federal, state and local laws applicable to the project has been compiled by staff for the applicant’s reference. Any reference to “City” pertains to the City of Costa Mesa.

- Plng. 1. Permits shall be obtained for all signs according to the provisions of the Costa Mesa Sign Ordinance and the existing Harbor Center Sign Program.

2. The conditions of approval and ordinance or code provisions of Planning Application PA-23-02, PA-23-03 (PA-98-50 A3), ZA-23-0, and PCN shall be blueprinted on the face of the site plan as part of the plan check submittal package when building permits are necessary.
3. The maximum occupancy, as determined by provisions of the Uniform Building Code or other applicable codes, shall be posted in public view within the premises, and it shall be the responsibility of management to ensure that this limit is not exceeded at any time.
4. The project is subject to compliance with all applicable Federal, State, and local laws. A copy of the applicable Costa Mesa Municipal Code requirements has been forwarded to the Applicant and, where applicable, the Authorized Agent, for reference.
5. All noise-generating construction activities shall be limited to 7 a.m. to 7 p.m. Monday through Friday and 9 a.m. to 6 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.
6. Street addresses shall be visible from the public street and may be displayed either on the front door, on the fascia adjacent to the main entrance, or on another prominent location. When the property has alley access, address numerals shall be displayed in a prominent location visible from the alley. Numerals shall be a minimum six (6) inches in height with not less than one-half-inch stroke and shall contrast sharply with the background.
7. All requirements of the California Alcoholic Beverage Control Board (ABC) shall be complied with.
8. Any mechanical equipment such as air-conditioning equipment and duct work shall be screened from view in a manner approved by the Planning Division.
- Water Bldg. 9. Mesa Water District Plan Check Required.
10. Prior to issuing the Building permit the conditions of approval shall be on the approved Architectural plans.
11. Comply with the requirements of the adopted, 2019 California Building Code, 2019 California Electrical Code, 2019 California Mechanical Code, 2019 California Plumbing Code, 2019 California Green Building Standards Code and 2019 California Energy Code (or the applicable adopted, California Building code California Electrical code, California Mechanical code California Plumbing Code, California Green Building Standards and California Energy Code at the time of plan submittal or permit issuance) and California code of Regulations also known as the California Building Standards Code, as amended by the City of Costa Mesa. Requirements for accessibility to sites, facilities, building and elements by individuals with disability shall comply with Chapter 11B of the 2019 California Building Code.
12. Prior to the Building Division issuing a demolition permit. contact South Coast Air Quality Management District (AQMD) located at:

21865 Copley Dr.  
Diamond Bar, CA 91765-4178  
Tel: 909- 396-2000

or

Visit their web site:

<http://www.costamesaca.gov/modules/showdocument.aspx?documentid=23381>.

The Building Division will not issue a demolition permit until an Identification Number is provided by AQMD.

13. A change of occupancy shall meet all the requirements of the adopted California Building codes that are relevant to the new occupancy. All added square foot area/s shall be justified with Allowable Area Analysis based on the occupancies and the Type of Construction of the existing building structure.
14. Provide a plan to the County of Orange Health Dept. for review and approval.
15. Where two exits are required to exit from the building, they shall be placed a distance apart equal to not less than one-third of the length of the maximum overall diagonal dimension of the building or area to be served measured in a straight line between them, for building equipped throughout the building with fire sprinkler system. [CBC 1007.1.1]
16. The minimum number of plumbing fixtures shall comply with CPC Table 422.1.
17. All public facilities and employee circulation path shall be accessible. [CBC Ch. 11]
18. All Tenant Improvements within the Market shall be checked and/or prepared under the supervision of the Architect of record prior to submittal to the City of Costa Mesa
19. Plans shall be prepared under the supervision of a registered California Architect or Engineer. Plan shall be stamped and signed by the registered California Architect or Engineer.
- Fire 20. Comply with the requirements of the California Fire Code and referenced standards as amended by the City of Costa mesa.
- Bus. 21. All contractors and subcontractors must have valid business licenses to do Lic. business in the City of Costa Mesa. Final Inspections, final occupancy and utility releases will not be granted until all such licenses have been obtained.
- Ent. 22. Pursuant to CMMC Section 9-199 (1), the applicant shall obtain a live Lic. entertainment permit annually.

**MEETING MINUTES OF THE CITY OF  
COSTA MESA PLANNING COMMISSION**

**May 08, 2023**

**CALL TO ORDER**

The Chair called the meeting to order at 6:00 p.m.

**PLEDGE OF ALLEGIANCE TO THE FLAG**

Commissioner Rojas led the Pledge of Allegiance.

**ROLL CALL**

Present: Chair Adam Ereth, Vice Chair Russell Toller, Commissioner Angely Andrade, Commissioner Jonny Rojas, Commissioner Vivar, Commissioner Jon Zich

Absent: Commissioner Tim Taber

Staff Present: Assistant Director of Development Services Scott Drapkin, Assistant City Attorney Tarquin Preziosi, Associate Planner Chris Yeager, Assistant Planner Chris Aldana, Contract Planner Michelle Halligan, City Engineer Seung Yang and Recording Secretary Anna Partida

**ANNOUNCEMENTS AND PRESENTATIONS:**

None.

**PUBLIC COMMENTS:**

An unnamed speaker commented regarding an initiative coming on the November 24 ballot, she urged the public to go to the website [ourneighborhoodvoices.com](http://ourneighborhoodvoices.com) to get more information on the initiative. She asked the public to get involved and join the zoom meeting every Wednesday as link on website.

**COMMISSIONER COMMENTS AND SUGGESTIONS:**

Commissioner Vivar thanked those in attendance, encouraged the public to check the City's website for upcoming meetings and informed the public of the upcoming joint City Council and Planning Commission Study Session regarding inclusionary housing.

Chair Ereth stated he participated in the Arbor Day event where they planted thirty new trees at Tewinkle Park. He encouraged the public to get out and get involved in the community this summer.

## CONSENT CALENDAR:

### 1. APPROVAL OF MINUTES

Vice Chair Toler made motion to approve minutes as written. Seconded by Commissioner Rojas.

**MOVED/SECOND:** Toler/ Rojas

**MOTION:** Moves staff recommendations.

The motion carried by the following roll call vote:

Ayes: Ereth, Toler, Andrade Rojas Vivar, Zich

Nays: None

Absent: Taber

Abstained: None

Motion carried: 5-0-1

## PUBLIC HEARINGS

1. **MAJOR AMENDMENT TO MASTER PLAN PA-23-03 (PA-98-50 A3) FOR A REDUCTION OF REQUIRED OFF-STREET PARKING AND TO MODIFY OPERATIONAL CHARACTERISTICS; A CONDITIONAL USE PERMIT TO ALLOW LIVE ENTERTAINMENT WITHIN 200 FEET OF RESIDENTIALLY ZONED PROPERTY; MINOR CONDITIONAL USE PERMIT ZA-23-01 TO ALLOW AN OUTDOOR DINING PATIO; AND A PUBLIC CONVENIENCE OR NECESSITY DETERMINATION FOR ALCOHOL BEVERAGE CONTROL LICENSE TYPE 21 AND 47 FOR THE NORTHGATE MARKET LOCATED AT 2300 HARBOR BOULEVARD**

**Project Description:** The proposed project is a request to re-establish the vacant supermarket (previously ‘Albertsons’) located at 2300 Harbor Boulevard in Building C, with the “Northgate Market”. The project includes: (1) Major Amendment to Master Plan PA-23-03 (PA-98-50 A3) for a reduction of required off-street parking and to modify site characteristics; (2) Minor Conditional Use permit ZA-23-01 to allow outdoor dining area; (3) Conditional Use Permit PA-23-02 to allow live entertainment within 200 feet of residentially zoned property; and (4) a Public Convenience or Necessity Determination for Alcohol Beverage Control License Type 21 and 47. The Northgate Market proposes to expand the supermarket use by adding on-site food and beverage services (including alcoholic beverages).

**Environmental Determination:** The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301 (Class 1), for the permitting and/or minor alterations of Existing Facilities and Section 15303 (Class 3), New Construction or Conversion of Small Structures. This project will occupy an existing building and proposes



minor exterior modifications including increase in floor area for an outdoor dining seating area. No increase in building square footage is proposed. The project is consistent with the applicable General Plan designation and all applicable General Plan policies as well as with applicable zoning designation and regulations.

**Ex-parte communications:**

Commissioner Vivar attended the community event hosted by the Northgate market. He also spoke with the ownership team.

Commissioner Andrade recused herself for living within 500ft of subject property and exited the Chambers.

Commissioner Zich spoke with a former Santa Ana official about Northgate Markets. He also visited the Northgate market in Santa Ana.

Chair Ereth Spoke with the applicants representative and spoke with a future neighbor of the market.

Christopher Aldana, Assistant Planner, presented the staff report.

**Commission and Staff:**

Commissioner Zich inquired on the different CUP's up for review and if they were dependent on each other for approval, onsite security and if security was conditioned, additional seating in dining area, door placements in the outdoor dining area, emergency exits and their requirements, what would happen if the market decides to close down the outdoor patio, sound monitors and measurements, sound stage placement, volume requirement, adding a condition prohibiting outdoor televisions and access into the building.

Commissioner Vivar inquired about the rentable kitchen areas in the market and if the renters would be allowed to sell alcohol, corn silo rodent protection, where alcohol consumption was allowed on site, noise on site, live music, site monitors, music types proposed and the outdoor patio protection from vehicles.

Chair Ereth inquired if alcohol will be confined to the dining areas, security monitoring alcohol use, security, noise level monitoring, if the amendment to Master Plan is only specific to Northgate Market, noise levels and noise enforcement, and parking requirements.

Commissioner Zich asked about quarterly gross sale of alcohol vs food report, sidewalk width, and if special events are allowed at the market.

**The Chair opened the Public Hearing.**

Joshua Gonzalez, applicant, stated he read and agreed to the conditions of approval.

**Commission, Applicant and Staff:**

Discussion ensued on security numbers, double doors leading out to the patio, food service on patio, hours of operation, sliding door next to the sound stage, number of employees on staff during store hours, parking, maintaining sound levels, Northgate Markets waste diversion program, height of the sound wall, width of sidewalk next to silo, amplified music, types of alcohol being sold with the food, live music hours, recording of sound levels, prohibiting televisions on patios, acoustical conditions, alternative transportation options, bike racks and community relations.

The Chair opened Public Comments.

**PUBLIC COMMENT:**

Jeff Hallmark, spoke in opposition of the item, concerns of noise and crime.

Speaker two, spoke in support of the item and also stated concerns with parking minimums.

Speaker three, spoke in opposition of the item and parking concerns at adjacent lot.

David Martinez, spoke in support of the item and concerns with parking minimums.

Call in speaker supported the item; however, had concerns for potential neighborhood noise.

The Chair closed the Public Comments.

The Chair closed the Public Hearing.

**Commission and Staff:**

Discussion ensued on AB20-97 and parking issues.

**Commission:**

Discussion ensued on taking out the televisions on the outside patio near Wilson Street, security monitors, rodent mitigation, amplified music, stage area noise,

reduction of performance hours, outdoor patio noise control, technical noise information that will be sent to the City, bike racks and sidewalk width.

Chair Ereth made a motion to approve application PA-23-02, PA-23-03(PA-98-50 A3) and ZA-23-01 subject to conditions of approval with the additional conditions of no TVs on the outside patio, new condition that the doors at outside patio remain closed, that the City be provided a recording of the noise archive upon request, that music will stop Friday-Saturday at 10:00 pm and will stop at 9:00 PM Monday-Thursday. Seconded by Vice Chair Toler.

Commissioner Ereth spoke on his motion.

Vice Chair Toler spoke in support of the motion.

Commissioner Vivar spoke in support of the motion.

Commissioner Rojas spoke in support of the motion.

Commissioner Zich spoke in support of the motion.

**MOVED/SECOND:** Ereth/ Toler

**MOTION:** Move staff's recommendation with the additional conditions modified and added.

The motion carried by the following roll call vote:

Ayes: Ereth, Toler, Rojas, Vivar, Zich

Nays: None

Absent: Taber

Recused: Andrade

Motion carried: 5-0-1-1

**ACTION:** The Planning Commission adopted a Resolution to:

1. Find that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301 (Class 1), for the permitting and/or minor alterations of Existing Facilities and Section 15303 (Class 3), New Construction or Conversion of Small Structures; and
2. Approve Planning Application 23-02, PA-23-03 (PA-98-50) an ZA-23-01, subject to conditions of approval with the following conditions modified/added new:

**MODIFIED CONDITION:**

**Condition of Approval No. 43:** Public Address (PA) systems are prohibited in any outdoor patio area. Operations must comply with the security plan provided to the police department for review. All doors, except for the main



entrance to the grocery store must remain closed while live entertainment is conducted provided within the market. ~~Access to the market would be permitted only through the westerly primary entrance. All emergency doors are to remain closed at all time and only used during emergencies. and access from the interior of the market to the outdoor patio areas during live entertainment would be limited to the entry doors along the west and south side of the building.~~

**NEW CONDITIONS ADDED BY COMMISSION:**

**Condition of Approval No. 44:** There shall be no TVs on the outside patio along Wilson Street.

**Condition of Approval No. 45:** Noise monitoring data shall be kept digitally, and stored for six months and available to the City upon request.

**Condition of Approval No. 45:** All music and entertainment (amplified and non-amplified) shall cease Friday and Saturday at or before 10PM and Sunday through Thursday at or before 9PM.

**RESOLUTION PC-2023-14 - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA APPROVING PLANNING APPLICATION 23-02 FOR A CONDITIONAL USE PERMIT TO ALLOW LIVE ENTERTAINMENT WITHIN 200 FEET OF RESIDENTIALLY ZONED PROPERTY; MAJOR AMENDMENT TO A MASTER PLAN PA-23-03 (PA-98-50 A3) FOR A REDUCTION OF REQUIRED PARKING AND TO MODIFY OPERATIONAL CHARACTERISTICS; ZONING APPLICATION ZA-23-01 MINOR CONDITIONAL USE PERMIT TO ALLOW OUTDOOR DINING PATIO FOR NORTHGATE MARKET; AND PUBLIC CONVENIENCE OR NECESSITY DETERMINATION FOR ALCOHOL BEVERAGE CONTROL LICENSE TYPE 21 AND 47 IN THE C1-S ZONE FOR PROPERTY AT 2300 HARBOR BOULEVARD**

The Chair explained the appeal process.

**DEPARTMENTAL REPORT(S)**


1. Public Services Report – None.
2. Development Services Report – Mr. Drapkin spoke on the Inclusionary Housing review on May 16<sup>th</sup> with City Council.

**CITY ATTORNEY'S OFFICE REPORT(S)**

1. City Attorney – None.

**ADJOURNMENT AT 9:35 P.M.**

Submitted by:



---

SCOTT DRAPKIN, SECRETARY  
COSTA MESA PLANNING COMMISSION

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**From:** Gray Enterprises, LP <mbaldwin2200@sbcglobal.net>  
**Sent:** Wednesday, May 31, 2023 4:07 PM  
**To:** CITY CLERK  
**Subject:** Northgate Market Public Hearing on 6/6/23  
**Attachments:** Scan.pdf

Please see attached letter regarding the above referenced submitted by John R. Hundley Sr. of Gray Enterprises LP.

Thank you,

Michelle Baldwin  
c/o Gray Enterprises, L.P.  
2200 Harbor Blvd., Suite B-170  
Costa Mesa, CA 92627  
Phone: 949/722-0143  
Fax: 949/722-7394  
Cell: 714/719-2415

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**GRAY ENTERPRISES, LP**

2200 Harbor Blvd., Suite B-170 • Costa Mesa, CA 92627

Tel (949) 722-0143 • Fax (949) 722-7394

May 5, 2023

TO: The Costa Mesa Planning Commission

RE: **Northgate Market Public Hearing**

I represent the Owners of Gray Plaza, located at 2200 Harbor Blvd., Costa Mesa and we just received the Official Public Notice regarding the above.

We have great concerns about the outside dining area, the outside live entertainment and the serving of alcoholic beverages in such close proximity to our center. We are concerned about the possibility of increased litter, noise and the lack of supervision of customers who may eat and drink both inside and outside of the established seating area.

We are also concerned about their customers using our parking lot to park and then cross the street to patronize that center. When Albertson's was operating, the parking lot in front of their store was busy and pretty full. With Northgate combining a grocery store with a restaurant and the City allows a reduction in the number of parking spaces they should have for these two uses, our parking lot will most certainly be impacted by their overflow of customers. This situation already exists with the Newport Rib Company Restaurant whose customers frequently use our parking lot, reducing available parking for our Tenant's employees and customers.

Our Security Guards and Janitorial Staff already have their hands full dealing with vagrants, drunks, drug addicts, noise complaints, litter and people who leave their car here all day to work somewhere else. Allowing an outside area to serve alcohol could encourage more of the same. Over the years, we have had to increase the amount of security, janitor services and recently added several security gates on this property in the amount of \$50,000.00+ to deal with these problems, all paid for by Ownership and the Tenants. We do not want increased problems and more expenses. We get very little support from the police department when we have had to call for their assistance in dealing with these issues. Many times, the police do not respond at all, or show up so late that our guards have already had to handle a potentially dangerous situation by themselves. And, when the police do arrive during a situation, the security guard reports that sometimes the police do not support their position in protecting our private property.

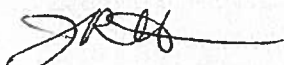
When Northgate was considering moving into our shopping center years ago, we visited several of their stores and not one of the stores we visited had an outside eating area that served alcohol with entertainment. Instead, they had a few tables inside their markets located near their deli and salsa bar and they did not serve alcohol. Managing a large supermarket and a restaurant serving alcohol are two very different types of businesses requiring experience and enough personnel to help ensure their businesses do not affect the public or neighboring private properties. Monitoring, reporting and dealing with the potential negatives these use requests might bring have become the responsibility of surrounding private property owners using their own resources with not much help or response from City officials regarding our complaints.

We strongly disagree with the City allowing Northgate Market to have a reduction in parking requirements and an outdoor restaurant with live entertainment where they are allowed to serve alcohol.

Thank you for the opportunity to make our objections known.

Sincerely,

**GRAY ENTERPRISES LP**



John R. Hundley, Sr., General Partner

**From:** Mick Meldrum <[mmeldrum@icidevco.com](mailto:mmeldrum@icidevco.com)>  
**Sent:** Thursday, June 1, 2023 10:06 AM  
**To:** John Stephens <[john@sf-lawyers.com](mailto:john@sf-lawyers.com)>  
**Cc:** Scott Bell <[rsbell@icidevco.com](mailto:rsbell@icidevco.com)>  
**Subject:** Harbor Center Good Neighbor Measures

Hello Mr. Mayor,

ICI and Harbor Center Partners, L.P. would like you to know that we support Northgate's request for an outdoor patio and are hopeful some of the conditions that were imposed on them in their Planning Commission hearing can be modified to work better for Northgate.

In an effort to help with this, we thought it might be good to remind everyone of the measures we took when we redeveloped Harbor Center in 1999. Here are some of the things we did that was beyond what is normal:

- Limited truck access to the back of the center during night time hours
- Posted signage across the back of the center stating "Turn Engines off while Parked" and Quiet Please"
- Added multiple sound walls as high as 14 feet to mitigate noise.
- Added sound deadening materials to the walls to further mitigate noise.
- Created a separation zone (berm area) between the shopping center and the homes that varies from 20 feet in depth to 40 feet, installed a berm with landscaping so they did not have to look at a tall wall.
- Added dual pane windows to 10 homes behind the center.
- Added HVAC to 10 homes behind the center. Many had to have their electrical panels replaced due to capacity loads.
- Added HVAC and dual pane windows to the Seawind Apartments.

I've attached a site plan that shows where many of these measures are located. Please let me know if you have any questions. I will see you at the hearing next Tuesday.

Kind regards,  
N. Mick Meldrum  
V. P. Development  
ICI Development Company  
2222 E. Seventeenth Street  
Santa Ana, CA 92705

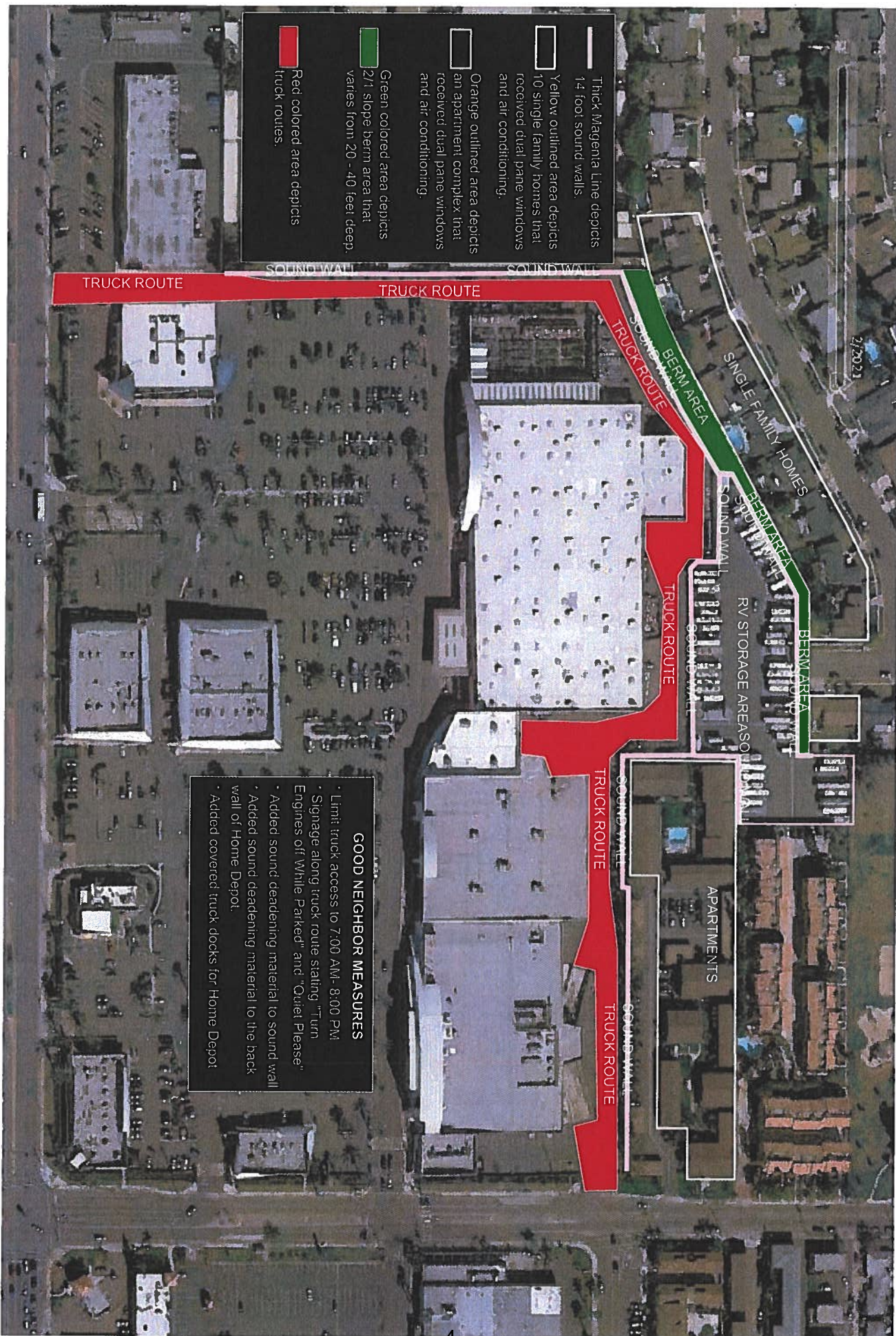
Email: [mmeldrum@icidevco.com](mailto:mmeldrum@icidevco.com)






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-  Thick Magenta Line depicts 1/4 foot sound walls.
-  Yellow outlined area depicts 10 single family homes that received dual pane windows and air conditioning.
-  Orange outlined area depicts an apartment complex that received dual pane windows and air conditioning.
-  Green colored area depicts 2:1 slope berm area that varies from 20 - 40 feet deep.
-  Red colored area depicts truck routes.

**GOOD NEIGHBOR MEASURES**

- Limit truck access to 7:00 AM- 8:00 PM
- Signage along truck route stating "Turn Engines off While Parked" and "Quiet Please"
- Added sound deadening material to sound wall
- Added sound deadening material to the back wall of Home Depot.
- Added covered truck docks for Home Depot

**From:** Scott Bell <[rsbell@icidevco.com](mailto:rsbell@icidevco.com)>  
**Sent:** Thursday, June 1, 2023 10:21 AM  
**To:** Mick Meldrum <[mmeldrum@icidevco.com](mailto:mmeldrum@icidevco.com)>  
**Cc:** John Stephens <[john@sf-lawyers.com](mailto:john@sf-lawyers.com)>  
**Subject:** Re: Harbor Center Good Neighbor Measures

Mick, we also put air conditioners in the Seawind apartments and I also want to point out that we are on very good terms with Seawind apartments and Mediterranean apartments. They completely support our project, they're excited about northgate and they have never complained about any noise because of our extra ordinary and unprecedented mitigation measures and good neighbor majors that we implemented

I am also not aware of any complaints from the 10 homes in the rear also . They have double sound walls in most of the area because the RV storage has sound walls and so does the back of the shopping center.

We did a good effort with community outreach when we built the shopping center, and the parting comment to them was, if you cannot see it, here it or smell it, it does not exist essentially what we did as we put in sound mitigation walls, and planet, Sherwood Forest on top of the berm. In other words, we environmentally separated the shopping center from the residences.

The fact the matter is the sound mitigation in the outside patio is redundant because the noise mitigation that we have for the trucks is adequate

I need a parting statement I would say why don't we let these people run their business because they're the ones that know how to do it

There are noise meters, and if there's problems they'll be addressed we're dealing with people with integrity that want to do a good job and we've demonstrated integrity over the last 20 years that we have been good neighbors

OK that's my spiel

Thanks

R Scott Bell  
President  
ICI Development Company, Inc.  
2222 E. Seventeenth Street  
Santa Ana, Ca. 92705

Phone: 714 541 1200 x 207  
Fax: 714 543 1900



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**From:** Gray Enterprises, LP <mbaldwin2200@sbcglobal.net>  
**Sent:** Monday, June 5, 2023 2:12 PM  
**To:** CITY CLERK  
**Subject:** Northgate Market Public Hearing

Dear Sirs: I attended the Public Hearing for the Northgate Market held by the City of Costa Mesa Planning Commission on May 8th. At that meeting one of the Planners asked the representative from Northgate Market how many employees were going to be working there. Please check your recording for that night, but I heard the representative say 150 to 175 at peak times! That is a lot of employees and I don't see where Harbor Center has the parking stalls for those employees. I reviewed the parking study and no where did it bring up where the parking will be for that many employees. I can assure you that the parking stalls along the wall behind all the buildings, from Wells Fargo down to Home Depot will NOT be used by employees or customers. I am the Property Manager for the Gray Plaza across the street and have tried for 20 years to get Kmart's employees and the tenants and their employees in buildings D, C & B to park behind the Kmart building and generally park anywhere in the rear of the center and have had little success. Most of the cars that park behind the Kmart building are the residents who live in all the apartments on College Street and down Avocado Street.

So, I'm pretty sure the employees for Northgate Market will be parking at Gray Plaza, or the surrounding neighborhoods and run across the street to their job at Northgate Market.

Another point made at this Planning Commission meeting acknowledged there will be no one from Code Enforcement or from other departments at the City who will be proactive in checking to make sure that Northgate employees are parking at Harbor Center instead of Gray Plaza or surrounding neighborhoods, nor will they be proactive in checking on noise violations or drinking alcohol out in public--**until someone complains about it.** It was explained to the City Planners that once a complaint is made about parking, noise or other matters, then the City Code Enforcement (I guess) will check it out and do something about it. I'd like to know exactly what will be done to Northgate from the City's investigation, if it finds a violation of the conditions after receiving a complaint? If the Police are constantly responding to calls about noise, or drinking in public nuisance calls, or parking issues, will the City rescind their conditional use permit? I myself have complained to Code Enforcement about problems and have received little help. The Owner, John Hundley Sr. and myself have visited the Mayor and Chief of Police regarding dangerous and serious situations we are dealing with and again, have received very little help.

It was mentioned at the meeting that Northgate Market is going to be required to put some kind of sound measurement device out on the 3 exterior patios and Northgate has stated they will be installing lots of security cameras and it will be these types of devices the City can request to have access to if they investigate a complaint. However, we all know these devices don't always work, or are frozen and need to be re-booted, etc, etc. There seem to be multiple problems with keeping these cameras and sound devices



working properly, to the point where many tenant's stop using them altogether. How often will the City be checking the camera and sound equipment at Northgate to make sure the equipment is working and an employee of Northgate is doing the monitoring this requires?

We are okay with the supermarket part of Northgate Market. We see many potential issues that will most likely arise with the outside patios and selling alcohol at two bars within the premise and allowing entertainment and we don't see how Northgate Market or the City of Costa Mesa will be solving the complaints from these issues.

Thank you for your time and consideration,

Michelle Baldwin, Property Manager  
c/o Gray Enterprises, L.P.  
2200 Harbor Blvd., Suite B-170  
Costa Mesa, CA 92627  
Phone: 949/722-0143  
Fax: 949/722-7394  
Cell: 714/719-2415

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# CITY OF COSTA MESA

## Agenda Report

77 Fair Drive  
Costa Mesa, CA 92626

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**File #:** 23-1295

**Meeting Date:** 7/18/2023

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**TITLE:**

**COSTA MESA TENNIS CENTER OPERATIONS**

**DEPARTMENT:** FINANCE DEPARTMENT

**PRESENTED BY:** CAROL MOLINA, FINANCE DIRECTOR

**CONTACT INFORMATION:** CAROL MOLINA, FINANCE DIRECTOR, (714) 754-5243

**RECOMMENDATION:**

Staff recommends the City Council:

1. Award an operation agreement to Agape Tennis Academy for the Management and Operation of the Costa Mesa Tennis Center.
2. Authorize the City Manager or her designee to negotiate the terms and conditions for the financial share between the City and Agape Tennis Academy.
3. Authorize the City Manager and the City Clerk to execute the operating agreement and future amendments to the agreement within City Council authorized limits.

**BACKGROUND:**

The Costa Mesa Tennis Center (CMTC) is a city-owned public facility located at TeWinkle Park, 880 Junipero Drive. The two-acre tennis center includes twelve (12) lighted courts, a pro shop, a courtyard, and landscaped walkways. The Tennis Center is open to the public from 8:00 a.m. to 9:00 p.m., Monday through Friday, 8:00 a.m. to 5:00 p.m. on Saturdays, and 8:00 a.m. to 3:00 p.m. Sundays. This city-owned facility is operated by a private entity through an operating agreement.

For over two decades, the tennis center was operated by Hank Lloyd (Hank Lloyd Tennis), who retired on February 28, 2022, after 24 years of service to the Costa Mesa tennis community. On March 1, 2022, City Council voted to approve an interim Tennis Center operator while staff conducted outreach specific to the scope of services for developing a Request for Proposals (RFP) for the operation of the center.

In an effort to ensure that the CMTC is successful in meeting the needs of the community, staff conducted community outreach requesting feedback on facility improvements and program enhancements.

This outreach included the following:

- Community meetings
  - Saturday, March 12, 2022
  - Wednesday, March 16, 2022
- Online surveys - 205 received
- Community discussion
  - Parks Arts and Community Services Commission - March 24, 2022

As this is a valued community asset, an open, competitive and transparent RFP process to ensure the selection of a professional and experienced tennis center operator was paramount. In addition to public outreach, staff contacted both staff and vendors from neighboring cities that operate Tennis Centers similar to the Costa Mesa Tennis Center, including Fountain Valley, Fullerton, Huntington Beach, and Newport Beach, as well as other southern California cities, including Burbank, Fremont, Los Angeles, and Torrance.

On September 20, 2022, the proposed scope of services was reviewed and approved by City Council with modifications and direction regarding the differentiation of responsibilities and revenue structure. These changes were included in the RFP, which was posted on December 8, 2022, with RFP proposals due on January 25, 2023.

**ANALYSIS:**

The Costa Mesa Tennis Center is a vital amenity for the Costa Mesa Community. The twelve courts at the CMTC are the only city owned tennis courts in Costa Mesa. For that reason, the CMTC is the primary location for all public court time, as well as lessons, tournaments, and programs. Therefore, it is critical that the CMTC meet the needs of the tennis community by providing a quality facility, a variety of program opportunities, and experienced staff that can also successfully manage the facility. The operator will be responsible for the coordination and management of the public use of the tennis courts. It will be the responsibility of the Operator to provide a variety of classes, programs, tournaments, community events, and competitions for patrons, including year-round competitive and social programs that are available to all Costa Mesa residents.

The Finance Department's Purchasing staff issued an RFP in accordance with the City of Costa Mesa Municipal Code Chapter V. Finance, Article 2. Section 2-167 Formal Bidding Process. Purchasing staff has been the main contact for communication with all bidders throughout the RFP process, hosting a pre-bid meeting, answering questions via Planetbids, and requesting clarifying questions from the bidders to ensure the evaluation team could evaluate proposals in a fair, equitable, and unbiased format. A total of nine (9) proposals were submitted in accordance with the RFP guidelines. Staff from the Finance Department reviewed all proposals to ensure each one met the criteria identified in the scope of the RFP. After this initial review, a rating panel consisting of management staff from the City Manager's Office, Finance, Public Works, and Parks and Community Services Departments reviewed and evaluated all proposals. Each panelist submitted individual scores for the following qualitative factors:

- Qualifications of the Proposer/Organization and Key Personnel
- Approach to providing the requested scope of services
- Innovative and/or creative approaches to providing services to the community that include additional efficiencies and/or increased performance capabilities
- Cost Sharing

All ratings were submitted to the Finance Department for tallying. Upon completion of this process, it was determined that three (3) of the proposals received higher scores and therefore were more qualified than the remaining six (6). These three (3) proposals were submitted by the following bidders:

- Agape Tennis Academy
- Hard Court Tennis
- Top Seed Tennis Academy

Staff began the next procurement phase, which includes the preparation of the interview phase of the RFP review process. In doing so, additional clarifying financial information was requested from the three (3) proposing organizations, to ensure a more direct comparison of the proposals and their financial capabilities, backing, and history. Interviews were then scheduled and held on May 22, 2023.

The three bidders were also informed that they should be prepared to present to the evaluation committee their best and final proposal. Bidders were also asked to bring the team who will be managing the Tennis Center, if awarded. Each bidder was allotted one (1) hour to present their business model, and showcase why they are the best operator for the City of Costa Mesa.

Upon completion of the interviews, all panelists were asked to score the presentations, separate from the proposal scoring. Ratings were given for the following categories:

- Grasp of the project
- Approach
- Qualifications and Experience
- Communication
- Quality of Presentation

After a tally of the scores and a brief deliberation, staff prepared a recommendation to bring forward to City Council for the award of an operator agreement to Agape Tennis Academy.

Agape Tennis Academy was founded in 2012 with a mission to enrich lives and communities through a tennis mission that drives their team to improve the quality of life in the communities they serve

whether through coaching young leaders on the courts or collaborating with the community with service events. Agape has five core values which they incorporate in all they do: Honesty, Excellence, Attitude, Responsibility, and Teamwork (HEART). Agape's innovative programming sets them apart.

Their team enjoys developing new programs and creating fun opportunities to connect people through activities at the Tennis Center.

Agape leads a successful social media outlet that is utilized to market and communicate with players, increase brand awareness, and connect with the local community. Due to different age groups being active on different social media platforms, Agape maintains a social media presence on multiple platforms to ensure the broadest reach; such as Facebook, Instagram and YouTube.

Agape understands the City's objectives for operations of the Costa Mesa Tennis Center (CMTTC) and has demonstrated the ability to:

**Track Financial and Key Statistics:**

- Use point of sale (POS) registers and provide verifiable, full disclosure of financial and program data using Club Automation's POS functionality and reporting capabilities. Club Automation is used to manage all sales, reservations, registrations, and payments. Club Automation allows guests to register and make payments online.
- Prepare and submit an annual report to the City's Director of Parks and Community Services. This report will include notable highlights and data and statistics of operations such as attendance, activities, improvements, programs, and trends.
- Provide designated City personnel monthly reports for gross receipts (this report will indicate the amount payable to the City and will accompany each required monthly payment) and revenue and expenses (this report will accompany the monthly rental payment); these reports and payments will be due on or before the 15th of the month following the closing month (e.g., by February 15th for the month of January). Agape acknowledges that the City will assess a 1% penalty for any late payments.
- Provide designated City personnel with Club Automation user privileges so the City has access to on-demand reports and information (note that City access will be provided in a manner that protects guests' personal information).

**Tennis Center Operations:**

- Agape partners with USTA to provide league tennis for players and is frequently invited to attend various continuing education workshops. Agape is a member of multiple professional tennis associations, resulting in keen awareness of industry best practices and marketing trends in tennis and pickleball play, that will benefit CMTTC operations.
- Conduct routine surveys and convene an advisory board at CMTTC as a method of gathering and incorporating patron feedback and ensuring client satisfaction.
- Accommodate walk-in players and accept court reservations by phone, in-person, and online via Agape's Customer Relationship Management (CRM) system, Club Automation.
- Operate a pro shop at CMTTC that provides sales of tennis and pickleball equipment, sports apparel, and accessories.

**Concessions:**

- Provide concessions for CMTC patrons as well as skatepark and Bark Park patrons that range from vending machine offerings to coffee, smoothies, yogurt, protein bars, popcorn, chips, and other snacks.
- Provide concessions for special events by bringing in food trucks, ice cream trucks, and similar vendors to expand concessions options.

**Programs:**

- Provide quality programs and services that accommodate all ages, player abilities, and user groups and that optimize court use/balance of recreational and competitive play. Tennis programs will include private and group lessons, opportunities for recreational and league play, tournaments, court rentals, clinics and drills, and camps and special events for various age and user groups.
- Provide tennis programming that maximizes court use, promotes community engagement, and grows revenue.
- Agape proposes to use all 12 courts for open tournaments no more than four times per calendar year, and Agape will obtain City approval for days/times of tournament play.

**Community Outreach & Events:**

- Provide scholarships, fee assistance programs, and Costa Mesa resident programs (with City approval) that will include a minimum of four free one-hour tennis lesson clinics per year for both youth and adult participants, a discount program for youth group lessons, and a minimum of 48 hours of free drop-in open court time per quarter for Costa Mesa residents.
- Will offer discounted rates for special populations such as older adults and disadvantaged youth and will ensure access for special populations such as youth with disabilities who otherwise would not be exposed to tennis or pickleball play.
- Work collaboratively with local nonprofits to create instructional and recreational tennis and pickleball opportunities for youth.
- Provide outreach services to local non-profit organizations to create opportunities for both instruction and play.
- Agape Tennis foundation develops, enriches and empowers individuals through free tennis opportunities through partnerships with Big Brother Big Sisters and Boys and Girls Club of America.
- Conduct ongoing community outreach and promotion of CMTC and its programs.

**Marketing and Hours of Operation:**

- Coordinate an innovative team that will market, advertise and expand services at the Costa Mesa Tennis Center, making it a premiere tennis recreation destination in Orange County. This includes creating an effective team comprised of current, incumbent, and new staff, as they have successfully done with multiple new contracts and offering new, unique, and extensive program offerings to include new leagues, camps, and events for both tennis and pickleball.
- Establish operating hours that maximize the public's ability to access the center's facility and programs, including creating priority access for Costa Mesa residents and organizations.

The Agape Tennis Academy stood out for these factors, as well as for their highly qualified team of staff that have extensive experience in specific programs areas, including instruction, tournaments, and pickleball. This complement of staff, along with a dedicated experienced facility manager, will provide users of the facility quality programs that can engage Costa Mesa players of all ages and abilities.

Finally, Agape Tennis Academy is open to hiring tennis professionals or administrators formerly associated with CMTC to ensure a smooth and efficient transfer.

**ALTERNATIVES:**

The City Council may choose to:

Reject the staff recommendation to award and agreement to Agape Tennis Academy and direct staff to work with a different operator; or reject all proposals and start the procurement process again. Both options will require the City to continue the month to month contract with the current interim operator.

**FISCAL REVIEW:**

Upon Council approval to move forward with Agape Tennis Academy, City staff will begin to negotiate the terms and conditions and the City's financial share and cost to the tennis center patrons.

**LEGAL REVIEW:**

The City Attorney's Office has reviewed this staff report.

**CITY COUNCIL GOALS AND PRIORITIES:**

This item supports the following City Council Goal:

- Strengthen the Public's Safety and Improve the Quality of Life

**CONCLUSION:**

Staff has concluded the Request for Proposals process. The recommended operating agreement for the management and operation of the Costa Mesa Tennis Center has been provided, including the following key elements:

1. Award an operating agreement to Agape Tennis Academy for the Management and Operation of the Costa Mesa Tennis Center.
2. Authorize City Manager or her designee to negotiate the terms and conditions for the financial share between the City and Agape Tennis Academy.
3. Authorize the City Manager and the City Clerk to execute the operating agreement and future amendment to the agreement within City Council authorized limits.



# CITY OF COSTA MESA

77 Fair Drive  
Costa Mesa, CA 92626

## Agenda Report

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**File #:** 23-1285

**Meeting Date:** 7/18/2023

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**TITLE:**

**AUTHORIZE THE USE OF SOURCEWELL'S NATIONAL COOPERATIVE AGREEMENT WITH WHP TRAININGTOWERS FOR THE PURCHASE OF A PRE-FABRICATED TRAINING TOWER AT FIRE STATION NO. 4**

**DEPARTMENT:** PUBLIC WORKS DEPARTMENT/ENGINEERING DIVISION

**PRESENTED BY:** RAJA SETHURAMAN, PUBLIC WORKS DIRECTOR

**CONTACT INFORMATION:** SEUNG YANG, P.E., CITY ENGINEER, (714) 754-5633

**RECOMMENDATION:**

Staff recommends the City Council:

1. Authorize the use of Sourcewell's National Cooperative Agreement No. 011822-JHK with WHP Trainingtowers for the purchase and installation of a pre-fabricated training tower at Fire Station No. 4 in the amount of \$2,178,190.05.
2. Authorize an additional ten percent (10%) contingency of \$217,819.05 for unforeseen costs.

**ENVIRONMENTAL DETERMINATION:**

The proposed action is exempt from the California Environmental Quality Act (CEQA) because it is not a "project" under Section 15378(b)(5) of CEQA Guidelines. The action involves an organizational or administrative activity of government that will not result in the direct or indirect physical change in the environment. In addition, the proposed action is exempt under Section 15301 relating to the operation, repair, maintenance, permitting, and/or minor alteration of existing public facilities.

**BACKGROUND:**

In 2022, the Governor's Office of Emergency Services (Cal OES) earmarked funding for Costa Mesa Fire and Rescue in the amount of \$2,500,000. The purpose of this funding is to upgrade the existing training tower facility at Fire Station No. 4, located at 2300 Placentia Avenue, which has exceeded its useful life and is no longer compliant with current standards.

The funding has been allocated in the adopted FY 2022-23 City Capital Improvement Program (CIP) budget, including \$1,100,000 from the Capital Improvements fund. The site plan and schematic of the proposed training tower are shown in Attachment 2.

The project will replace the existing training tower facility built in 1966 with a new tower structure and slab on grade pavement.



The project is divided into two phases. The first phase, which is before the City Council, include the purchase of a prefabricated tower, together with its installation inside the Fire Station No. 4 grounds. The second phase will include a separate structure with restrooms and showers, asphalt and miscellaneous pavement to be newly constructed with a concrete slab on grade improvements.

**ANALYSIS:**

The scope of work for this project includes the fabrication, delivery, and installation of a custom training tower at Fire Station No. 4.

The purchase and procurement of the training tower and its installation must be expedited in order to meet the spending requirements imposed by this earmark.

Based on purchasing guidelines, Section 2-167 of the Costa Mesa Municipal Code, formal bidding procedures are enacted for purchases and services amounting to \$50,001 or more.

However, the purchase and installation of the training tower for Fire Station No. 4 can be expedited per Costa Mesa Municipal Code Section 2-165(6). Sourcewell meets all the requirements outlined in the City of Costa Mesa's Purchasing Policy and all requirements set forth by the State of California regarding regional cooperative purchasing agreements. Sourcewell established an approved vendor list following a nationwide competitive bid process. This process confirms that the City still receives the lowest available pricing, and meets the competitive bid process requirements. The City has utilized Sourcewell successfully for several previous related purchases, and WHP Trainingtowers is an authorized Sourcewell contractor. The quote for the training tower and installation is included in Attachment 1.

Therefore, Public Works staff requests authorization to execute Sourcewell's Cooperative Agreement with WHP Trainingtowers, for the purchase of one (1) prefabricated training tower, delivery, and installation.

**ALTERNATIVES:**

The City Council could choose not to authorize the use of Sourcewell's National Cooperative Agreement with WHP Trainingtowers. This action is not recommended as there could be significant delays in the procurement of this training tower. In addition, funding deadlines might not be met if this Sourcewell cooperative agreement is not authorized, which may result in jeopardizing future state funding opportunities

**FISCAL REVIEW:**

Funding for this project is available from State Grant Fund (231) and Capital Improvements Fund (401) in Fiscal Year 2022-23 Adopted Budget.

**LEGAL REVIEW:**

The City Attorney's Office has reviewed this report and approves it as to form.

**CITY COUNCIL GOALS AND PRIORITIES:**

This item supports the following City Council Goals:

- Strengthen the Public's Safety and Improve the Quality of Life
- Maintain and Enhance the City's Infrastructure, Facilities, Equipment and Technology

**CONCLUSION:**

Staff recommends the City Council:

1. Authorize the use of Sourcewell's National Cooperative Agreement No. 011822-JHK with WHP Trainingtowers (Attachment 1) for the purchase and installation of a pre-fabricated training tower at Fire Station No. 4 in the amount of \$2,178,190.05.
2. Authorize an additional ten percent (10%) contingency of \$217,819.05 for unforeseen costs.



June 29<sup>th</sup>, 2023

Ref. Number: Q-2317988 (via email)

Kelley Needham, Managing Partner  
PBK-WLC  
8163 Rochester Avenue, Suite 100  
Rancho Cucamonga, CA 91730

909-238-7030  
kelley@pbk-wlc.com

**Re: WHP Trainingtowers™ Sourcewell Contract Number 011822-JHK  
City of Costa Mesa Sourcewell Agency Number 2173  
Fire Training Tower**

Dear Mr. Needham:

We are pleased to provide you with the following Sourcewell proposal for a **CUSTOM HIGH RISE FIVE-STORY** WHP training simulator utilizing WHP contract number 011822-JHK and the City of Costa Mesa member number 2173. The simulator would consist of a structure that would approximate the following:

1. Section A will be a **Four-Story Tower** with a **Five-Story Enclosed Stair Tower** approximately 35'-10" W x 11'-8" L with varying roof heights. The tower will be 20'-9" W x 11'-8" L x 44'-0" H with a 15'-1" W x 11'-8" L x 54'-0" H stair tower.
  - a. Three (3) interior floors (2<sup>nd</sup>, 3<sup>rd</sup>, 4<sup>th</sup>) tower
  - b. Two (2) flat roofs with concrete working surface and 48" H parapet walls.
  - c. Four (4) 3'-0" single swing gates with wear plates attached to create a door look, one (1) on the tower roof at the stair landing and three (3) on the stair tower roof
  - d. Ten (10) rappelling anchors on the stair tower roof
  - e. One (1) vertical ladder from the tower roof up to the stair tower roof
  - f. One (1) five-story interior stair with welded stair railing
  - g. One (1) five-story exterior stair with welded stair railing
  - h. One (1) forcible entry door
  - i. Three (3) removable in-line confined space props. One (1) on each elevated floor of the tower. Each floor opening will have an attic hatch cover as well as a floor door to cover the openings when not in use.
  - j. Seven (7) 3' x 7' plate steel doors with continuous hinges and hardware
  - k. Five (5) 3' x 7' burn room plate steel doors with continuous hinges and hardware

- l. One (1) 3' x 4' burn window opening with latching shutter
  - m. Three (3) 3' x 4' window openings with latching shutter
  - n. One (1) five-story galvanized standpipe with FDC and 2-head sprinkler run
  - o. One (1) 11' x 12' Class A burn room protected with a Padgenite Interlock™ liner system on 3<sup>rd</sup> floor
  - p. One (1) 49"x49" pallet style burn crib
  - q. One (1) 11' x 12' Class B burn room protected with a Padgenite Interlock™ liner system on 4<sup>th</sup> floor (Class B prop below in subcontract)
  - r. One (1) viewing window
2. Section B will be a **Two-Story Residential/Industrial** section approximately 21'-11" W x 35'-0" L x 24'-0" H.
- a. One (1) split parapet/gable roof, 5/12 and 9/12 un-equal pitch with perimeter welded guardrail
  - b. Two (2) 8'-0" chain gates, one (1) on each face of the residential/industrial gabled roof
  - c. One (1) 8'x8' chopout
  - d. One (1) 4'x8' chopout
  - e. One (1) attic space provided between the gabled roof and the second floor
  - f. One (1) breachable floor/ceiling into attic
  - g. One (1) 3' x 3' framed window opening with latching shutter at exterior gabled end of the attic
  - h. One (1) 4'x7' cantilevered balcony
  - i. One (1) inset corner balcony with railing and door
  - j. Three (3) over-window rappelling anchors with bail out props
  - k. Nine (9) 3' x 4' framed window openings with latching shutters
  - l. One (1) 6' x 4' double window with latching shutters
  - m. One (1) 6' x 7' exterior plate steel door and hardware
  - n. Three (3) 3' x 7' exterior plate steel door and hardware
  - o. One (1) forcible entry door
  - p. Two (2) 3' x 7' burn room plate steel doors and hardware
  - q. One (1) two-story interior stair with welded stair railing
  - r. One (1) 4'x38' exterior balcony with stair and welded stair railing
  - s. One (1) 8'x7' sectional garage door
  - t. One (1) garage door prop
  - u. One (1) Denver drill window prop
  - v. One (1) breachable window prop
  - w. One (1) breachable wall prop
  - x. One (1) window security (rebar) prop
  - y. One (1) maze starter kit
  - z. One (1) 30,000 CFM wireless smoke machine with ten (10) 3" manifold smoke runs
  - aa. One (1) 12' x 12' Class A burn room protected with a Padgenite Interlock™ liner system
  - bb. One (1) 49"x49" pallet style burn crib

3. Section C will be a **One-Story Annex** approximately 21'-11" W x 14'-6" L x 10'-0" H.
  - a. Sloped roof with 8'x8' chopout
  - b. Two (2) 3' x 4' framed burn window openings with latching shutters
  - c. One (1) 3' x 7' exterior burn room plate steel door and hardware
  - d. Entire room shall be protected with a Padgenite Interlock™ liner system
  - e. One (1) Class A Two-Shelf burn crib with hood
  - f. One (1) 49"x49" pallet style burn crib
  - g. One (1) Class A Kitchen Stove Prop
  - h. One (1) Data Logger GL240 wireless temperature monitoring system. The pyrometer includes six (6) thermocouples and one (1) NEMA box
4. Additional Items Included in Subcontract:
  - a. Foundation Design, Slab on Grade, Slab on Deck
  - b. One (1) KFT Kidde Class B Prop

	MSRP	Sourcewell Applied Discount
<b>Materials are:</b>	\$926,179.00	\$833,561.10
<b>Freight is:</b>	\$109,542.00	\$104,064.90
<b>Set Up Fee is:</b>	\$801,199.00	\$761,139.05
<b>Subcontract Concrete SOG and SOD are:</b>	\$298,300.00	\$298,300.00
<b>Subcontract (Kidde Class B Prop and Controls) are:</b>	\$181,125.00	\$181,125.00
<b>Total:</b>	<b>\$2,329,724.00</b>	<b>\$2,178,190.05</b>

**10% Off Materials, 5% off Freight and Set Up Fee**

All pricing is in US Dollars and is valid for 30 days. It is the policy of WHP Trainingtowers™ to provide a reasonable cost estimate for your budgeting purposes. It is not uncommon in the construction industry to offer cost estimates that are for low end or stripped-down structures. WHP believes the cost estimate should reflect a training simulator that meets OSHA safety requirements, is of the highest quality, and will meet the expectations of the customer.

**Schedule:** We would require 2-4 weeks to prepare conceptual drawings after award of the contract or purchase order and 18-20 weeks for delivery after receipt of approved drawings. If the foundation is in place the erection would be complete approximately 15-17 weeks after delivery of building. Some optional items such as brick exteriors will require more time to complete erection as well as weather conditions.

**Design Criteria:** Pricing is based on the following structural design criteria per IBC 2012:

1. *Live Loads-* (a) Roof: 100 psf (b) Floor: 100 psf (c) Attic: 100 psf
2. *Wind Loads-* (a) Speed: 115 mph (b) Exposure: C
3. *Seismic Loads-* (a) Coefficient S<sub>s</sub> [max]: 131 (b) Coefficient S<sub>1</sub> [max]: 47 (c) Site Class D
4. *Soil Capacity-* Minimum 1500 lbs/sq.ft.

\*Requirements exceeding these loads may result in additional costs.

**Exclusions:** We exclude from our proposal: bonds, taxes, permits, special insurance requirements if any, field painting of exterior handrails and stairs, mechanical, electrical, fire protection systems, elevator cab, winter conditions, site work, excavation, engineering layout and general condition items and any other miscellaneous fees.

**Terms:** For materials a deposit of 25% on the building package is due on receipt of order (signing of contract). Balance of payment on materials due on delivery to site. No retention on materials. Labor will be billed monthly. Invoices not in dispute over 30 days will be assessed 1 ½ % per month on balances in excess of 30 days. Financing is available through lease purchase programs.

We hope you find the proposal acceptable. If we can provide you with further information please feel free to call.

Sincerely,

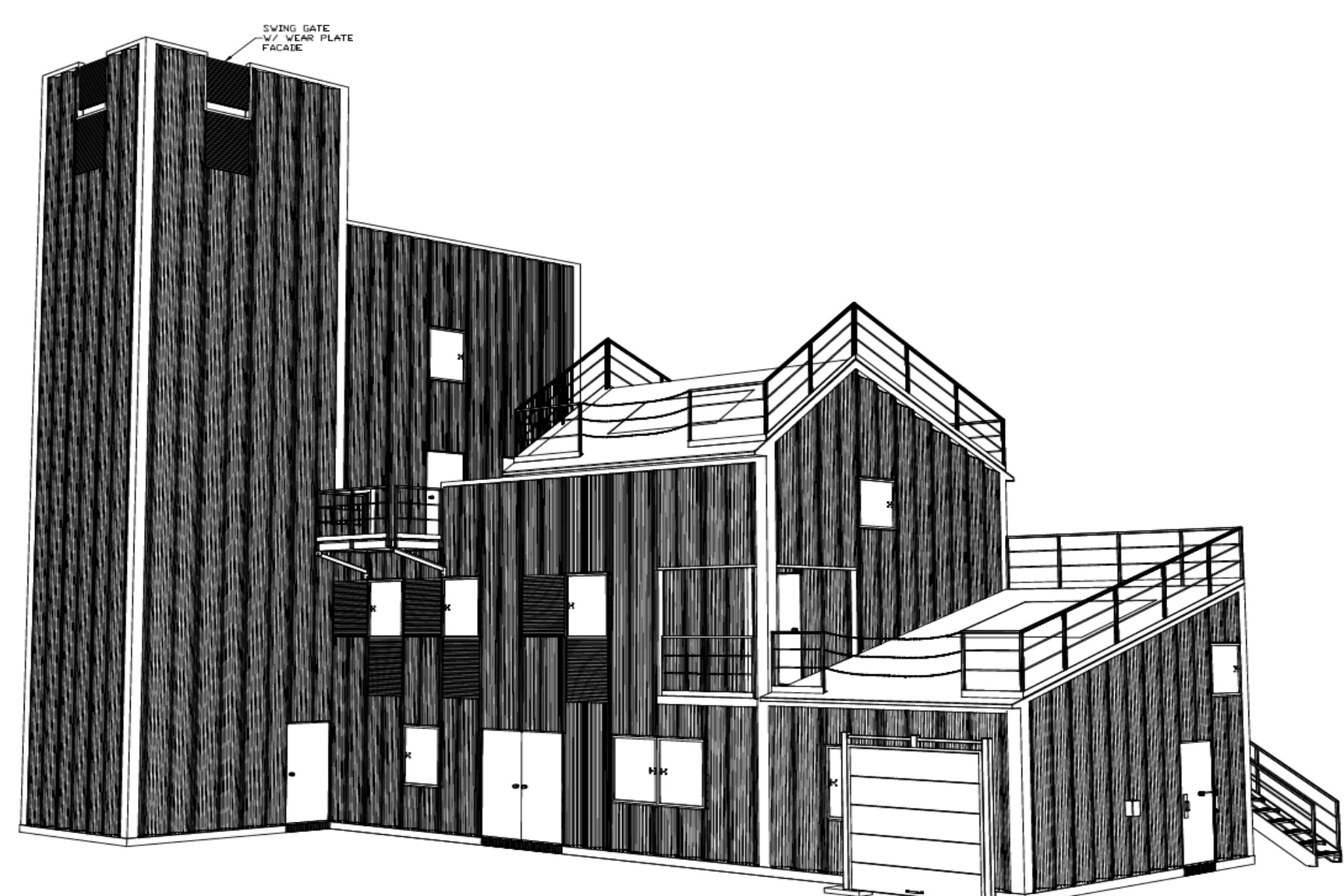
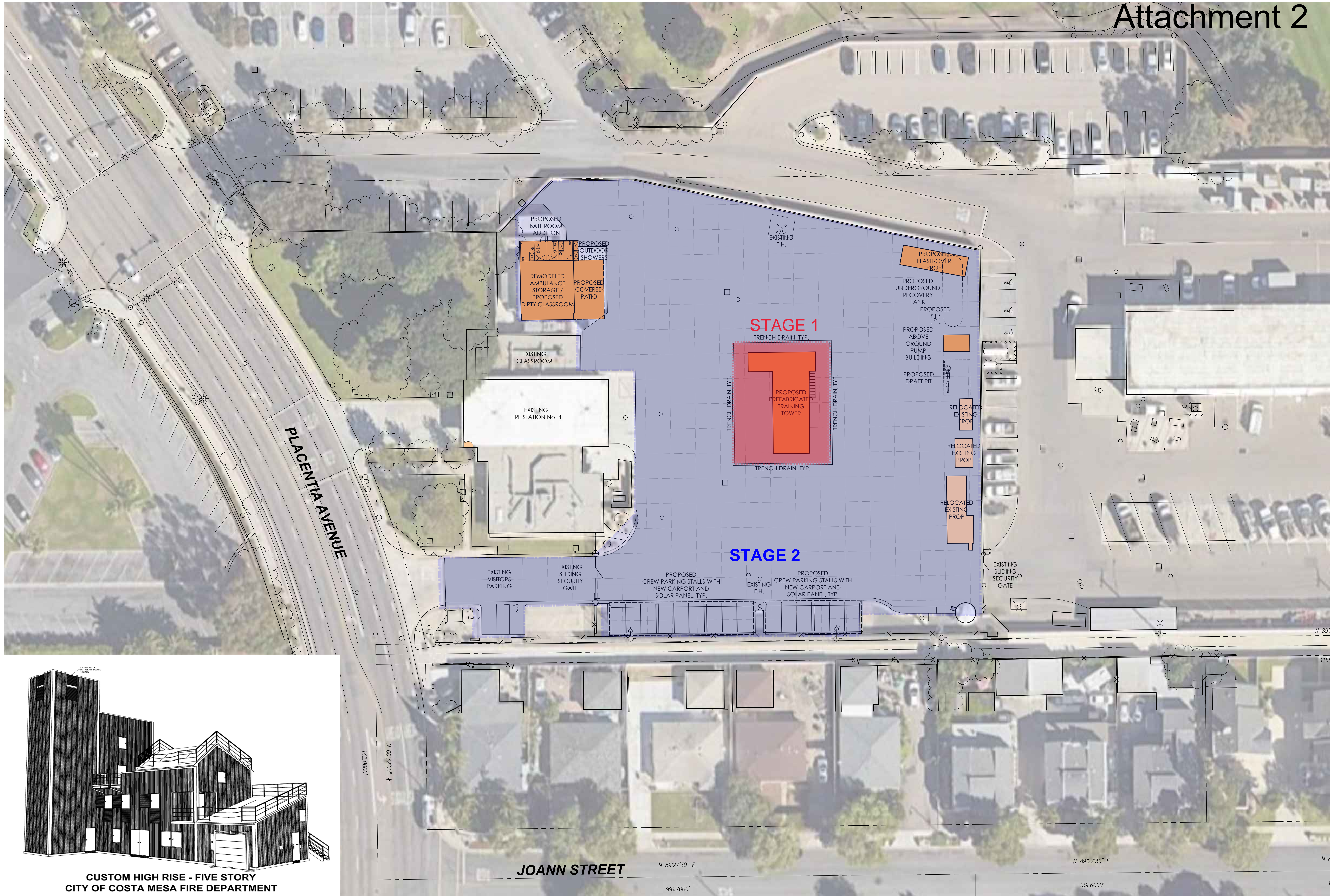


Capt. Rob Van Bibber (Ret.)  
WHP Trainingtowers™

California State License Number: 865784

<b>Approval</b>	
<b>Print Name</b>	_____
<b>Signature</b>	_____
<b>Date</b>	_____
<b>Tax Exempt Number</b>	_____

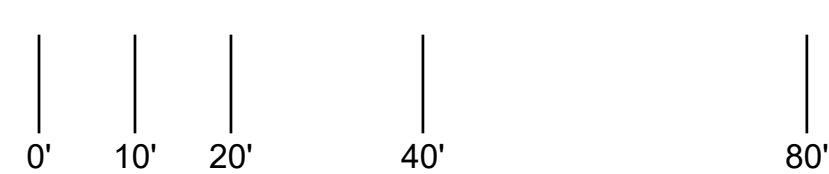




CUSTOM HIGH RISE - FIVE STORY  
CITY OF COSTA MESA FIRE DEPARTMENT

PROPOSED SITE PLAN

06/07/2023



JOANN STREET

N 89°27'30" E

360.7000'

N 89°27'30" E

139.6000'

COSTA MESA FIRE TRAINING TOWER

COSTA MESA FIRE STATION No. 4  
COSTA MESA FIRE & RESCUE DEPARTMENT





# CITY OF COSTA MESA

77 Fair Drive  
Costa Mesa, CA 92626

## Agenda Report

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**File #:** 23-1297

**Meeting Date:** 7/18/2023

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**TITLE:**

**RESOLUTION FOR EXCEPTION TO THE 180-DAY WAIT PERIOD PURSUANT TO GOVERNMENT CODE SECTIONS 7522.56 AND 21221, FOR THE REHIRE OF EMERGENCY SERVICES MANAGER BRENDA EMRICK**

**DEPARTMENT:** CITY MANAGER'S OFFICE / HUMAN RESOURCES DIVISION

**PRESENTED BY:** CITY MANAGER'S OFFICE / HUMAN RESOURCES DIVISION

**CONTACT INFORMATION:** KASAMA LEE, HUMAN RESOURCES MANAGER,  
(714)754-5169

**RECOMMENDATION:**

Staff recommends the City Council:

Adopt by resolution the exception to the 180-Day Wait Period pursuant to Government Code Sections 7522.56 and 21221(h) (Attachment I) to retain the services of retired Emergency Services Manager Brenda Emrick

**BACKGROUND:**

Emergency Services Manager Brenda Emrick retired from the City of Costa Mesa effective July 14, 2023. Her continued services are necessary because of critical needs related to the City's emergency services and disaster preparedness programs.

**ANALYSIS:**

Section 7522.56 of the Government Code requires that post-retirement employment commence no earlier than 180 days after the retirement date, but a public agency may hire a retired annuitant prior to the expiration of the 180 days following his/her retirement, if the nature of the employment and the appointment is necessary to fill a critically needed position before 180 days have passed and while the City is recruiting for a permanent appointee.

This interim appointment is limited to 960 hours per fiscal year and the compensation paid to retirees cannot be less than the minimum nor exceed the maximum monthly base salary paid to other employees performing comparable duties. This appointment does not include any other benefit, incentive, or compensation in lieu of benefit or other form of compensation in addition to an hourly rate.



A recruitment to fill the Emergency Services Manager position was opened in March 2023; however, the selected candidate from this recruitment declined the position. The Human Resources Division is continuing to recruit for this position. While the position is vacant, Ms. Emrick's services are required to assist in performing the functions of this important position. Ms. Emrick provides vital services for the City's emergency services and disaster preparedness programs including maintaining the City's Emergency Operations Plan and the City's Emergency Operations Center (EOC). Her services are imperative while the City conducts a search for her replacement. Further, she will assist with the transition and training when her replacement comes on board. Ms. Emrick will also be able to assist with other special projects such as coordination of emergency preparedness training and tabletop exercises, assisting with the coordination and management of various community risk reduction community outreach and programs and training of new employees.

This interim appointment complies with the CalPERS guidelines regarding retired annuitants.

**ALTERNATIVES:**

Do not approve the recommendation action(s) and direct staff accordingly.

**FISCAL REVIEW:**

The hourly rate paid will be \$66.12. No other benefits will be provided. The salary falls within the base salary range for the position of Emergency Services Manager and complies with the CalPERS guidelines regarding retired annuitants. Ms. Emrick will work no more than 960 hours per fiscal year. Should she work up to the 960-hour limitation during the fiscal year, her maximum earnings would be \$63,475. Funding will come from salary savings from her vacant position.

**LEGAL REVIEW:**

The attached resolution has been reviewed by the City Attorney's Office and approved as to form

**CITY COUNCIL GOALS AND PRIORITIES:**

This item supports the City's Strategic Plan Goals to Strengthen the Public's Safety and Improvement the Quality of Life.

**CONCLUSION:**

Staff recommends that the City Council adopt Resolution No. 2023-XX, granting an exception to the 180-day wait period pursuant to Government Code Sections 7522.56 and 21221(h).

**RESOLUTION NO. 2023-xx**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COSTA MESA, CALIFORNIA, FOR AN EXCEPTION TO THE 180-DAY WAIT PERIOD PURSUANT TO GOVERNMENT CODE SECTIONS 7522.56 AND 21221(h)**

THE CITY COUNCIL OF THE CITY OF COSTA MESA HEREBY FINDS AND DECLARES AS FOLLOWS:

WHEREAS, in compliance with Government (Gov.) Code section 7522.56 of the Public Employees' Retirement Law, the City Council of the City of Costa Mesa must provide CalPERS this certification resolution when hiring a retiree before 180 days has passed since his or her retirement date; and

WHEREAS, Brenda S. Emrick (SSN XXX-XX-XXXX) retired from the City of Costa Mesa in the position of Emergency Services Manager effective July 14, 2023; and

WHEREAS, Gov. Code Section 7522.56 requires that post-retirement employment commence no earlier than 180 days after the retirement date, which is January 11, 2024, without this certification resolution; and

WHEREAS, Gov. Code Section 7522.56 provides that this exception to the 180 day wait period shall not apply if the retiree accepts any retirement-related incentive; and

WHEREAS, the City Council, the City of Costa Mesa and Brenda S. Emrick certify that Brenda S. Emrick has not and will not receive a Golden Handshake or any other retirement-related incentive; and

WHEREAS, an appointment under Gov. Code section 21221(h) requires the retiree to be appointed on an interim basis to a vacant position requiring specialized skills during recruitment for a permanent appointment; and

WHEREAS, the governing body has authorized the search for a permanent appointment on March 14, 2023; and

WHEREAS, the City Council hereby appoints Brenda S. Emrick as an interim appointment retired annuitant to the vacant position of Emergency Services Manager for the City of Costa Mesa under Gov. Code section 21221(h), effective July 30, 2023; and

WHEREAS, this Gov. Code section 21221 (h) appointment shall only be made once and therefore will end on December 31, 2023; and

WHEREAS, the entire employment agreement, contract or appointment document between Brenda S. Emrick and the City of Costa Mesa has been reviewed by this body and is attached herein; and

WHEREAS, no matters, issues, terms or conditions related to this employment and appointment have been or will be placed on a consent calendar; and

WHEREAS, the employment shall be limited to 960 hours per fiscal year for all CalPERS employers; and

WHEREAS, the compensation paid to retirees cannot be less than the minimum nor exceed the maximum monthly base salary paid to other employees performing comparable duties, divided by 173.333 to equal the hourly rate; and

WHEREAS, the maximum base salary for this position is \$12,636 per month and the hourly equivalent is \$72.90, and the minimum base salary for this position is \$9,429 per month and the hourly equivalent is \$54.40; and

WHEREAS, the hourly rate paid to Brenda S. Emrick will be \$66.12; and

WHEREAS, Brenda S. Emrick has not and will not receive any other benefit, incentive, compensation in lieu of benefit or other form of compensation in addition to this hourly pay rate.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COSTA MESA HEREBY RESOLVES as follows:

SECTION 1. The City Council of the City of Costa Mesa hereby certifies the nature of the appointment of Brenda S. Emrick as described herein and detailed in the attached employment agreement and that this appointment is necessary to fill the vacant and critically needed position of Emergency Services Manager for the City of Costa Mesa by July 30, 2023 because of critical needs related to the City's emergency services and disaster preparedness programs, during recruitment of a permanent appointee.

**PASSED AND ADOPTED this 18<sup>th</sup> day of July, 2023.**

\_\_\_\_\_  
John Stephens, Mayor

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
Brenda Green, City Clerk

\_\_\_\_\_  
Kimberly Hall Barlow, City Attorney

**THIS PAGE IS RESERVED FOR THE CITY CLERK’S OFFICE.**

STATE OF CALIFORNIA )  
COUNTY OF ORANGE ) ss  
CITY OF COSTA MESA )

I, BRENDA GREEN, City Clerk of the City of Costa Mesa, DO HEREBY CERTIFY that the above and foregoing is the original of Resolution No. 2023-xx and was duly passed and adopted by the City Council of the City of Costa Mesa at a regular meeting held on the 18<sup>th</sup> day of July, 2023, by the following roll call vote, to wit:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

IN WITNESS WHEREOF, I have hereby set my hand and affixed the seal of the City of Costa Mesa this 19<sup>th</sup> day of July, 2023.

\_\_\_\_\_  
Brenda Green, City Clerk



# CITY OF COSTA MESA

P.O. BOX 1200, COSTA MESA, CALIFORNIA 92628-1200

FROM THE OFFICE OF THE CITY MANAGER  
HUMAN RESOURCES DIVISION

July 13, 2023

Dear Brenda Emrick:

I am happy to confirm the City of Costa Mesa's conditional job offer to you as Interim Emergency Services Manager. This offer is conditional upon City Council approval.

Your agreed upon salary is \$66.12 per hour. This is a non-benefitted part-time position. As a CalPERS retired annuitant, you are limited to working 960 hours in a fiscal year. Your temporary employment will commence on July 30, 2023 and end on December 31, 2023.

- You will be working on special projects related to maintaining the City's Emergency Operations Plan, operation of the City's Emergency Operations Center (EOC) and managing the various community risk reduction community outreach and programs including:
  1. Training of new incumbent and supporting personnel
  2. Coordination of emergency preparedness/EOC training and table top exercises
  3. Assist in the administration of and training in the Emergency Notification System (Alert OC), Government Emergency Telecommunications Service (GETS) and Web EOC Emergency Management System
  4. Coordination of Community Emergency Response Team, Business Preparedness Academy, Citizen Fire Academy programs
  5. Coordination of disaster service workers and volunteers
  6. Representation on internal and external committees as needed
  7. Participation at City Events as needed
  8. Other related special projects as needed


If you have any questions about the above, please feel free to contact me at (714) 754-5169.

Sincerely,



Kasama Lee  
Human Resources Manager

I acknowledge receipt of the above and agree to its terms.

  
Brenda Emrick

Date

07/13/2023

- c. Daniel Stefano, Fire Chief  
Ronald Lawrence, Police Chief



# CITY OF COSTA MESA

77 Fair Drive  
Costa Mesa, CA 92626

## Agenda Report

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**File #:** 23-1203

**Meeting Date:** 7/18/2023

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**TITLE:**

**CITY COUNCIL DIRECTION REGARDING POTENTIAL BEHAVIORAL HEALTH UNIT AT COSTA MESA BRIDGE SHELTER THROUGH GRANT FUNDED PARTNERSHIP WITH COUNTY**

**DEPARTMENTS:** CITY MANAGER'S OFFICE, PUBLIC WORKS DEPARTMENT, FINANCE DEPARTMENT

**PRESENTED BY:** LORI ANN FARRELL HARRISON, CITY MANAGER, NATE ROBBINS, NEIGHBORHOOD IMPROVEMENT MANAGER, RAJA SETHURAMAN, PUBLIC WORKS DIRECTOR, CAROL MOLINA, FINANCE DIRECTOR

**CONTACT INFORMATION:** NATE ROBBINS, NEIGHBORHOOD IMPROVEMENT MANAGER, (714)754-5274

**RECOMMENDATION:**

City Council direction and authorization is requested regarding the following:

1. Potential joint application with the Orange County Health Care Agency to the California Department of Health Care Services for Behavioral Health Bridge Housing Program funds to create a new 50 bed Behavioral Health Unit at the Costa Mesa Bridge Shelter for individuals with Serious Mental Illness (SMI) or Substance Use Disorder (SUD), and appropriate all awarded funds to the Housing Authority's Shelter Budget.
2. Allocation of up to \$1.27 million in American Rescue Plan Act funds as the City's portion of gap financing to undertake and complete the \$5.0 million in capital improvements needed to convert 15,000 square ft. of existing warehouse space in Unit B of the Bridge Shelter for a new Behavioral Health Unit, including \$3.75 million in capital grant funding from the County for this purpose.
3. Authorize the City Manager or her designee to execute agreements and amendments to agreements to bring the Bridge Shelter Expansion Project to fruition.

**BACKGROUND:**

Costa Mesa Bridge Shelter

In March 2019, the City Council approved the purchase and renovation of the building located at 3175 Airway Avenue as the future location of the Costa Mesa Bridge Shelter. While the entire building consists of over 27,000 square-feet of floor space, the Bridge Shelter currently occupies one-half of the building (Unit B), with the other half of the building (Unit A) being leased to a local business by the City. The Bridge Shelter is currently funded for a total of 88 beds. The total cost of operating the existing bed capacity at the Shelter is approximately \$2.6 million per year.

In November 2020, the cities of Costa Mesa and Newport Beach (“Cities”) entered into a Memorandum of Understanding (MOU) to share the costs of developing and operating the 72 beds originally funded for the Bridge Shelter at that time. Later, in June 2023, the MOU was amended to increase Shelter capacity to 88 total beds. As a result, 25 of the Shelter’s beds are set aside for exclusive use by Newport Beach clients, 60 beds are allocated for exclusive use by Costa Mesa clients, as well as three (3) beds for emergency use by both Cities.

### Recent State Legislation

On August 31, 2022, Senate Bill 1338 (SB 1338) was passed into law enacting the Community Assistance, Recovery, and Empowerment (CARE) Act, which authorizes the creation of a voluntary CARE agreement, or a court-ordered CARE plan, and implements services to provide behavioral health care to adults diagnosed with Serious Mental Illness (SMI) and/or Substance Use Disorder (SUD).

### Behavioral Health Bridge Housing Program

On September 6, 2022, Assembly Bill 179 (AB 179) was signed into law authorizing amendments to the Budget Act of 2022. Included in the amendments was the creation of the Behavioral Health Bridge Housing (BHBH) Program via reallocation of \$1.5 billion to the Department of Health Care Services (DHCS) for allocation to counties to support planning, implementation and infrastructure costs for the CARE Act. The primary focus of the BHBH Program is to assist individuals experiencing homelessness who have serious behavioral health conditions that prevent them from accessing resources and securing permanent housing.

On February 24, 2023, the DHCS released a Request For Applications (RFA), which made available \$907 million to the 58 county Behavioral Health Agencies in California, including up to \$31.6 million available to the Orange County Health Care Agency (OCHCA).

The OCHCA has expressed interest in collaborating with the City of Costa Mesa (City) to augment behavioral health beds and services for individuals diagnosed with SMI and/or SUD through the expansion of the Bridge Shelter through the creation of a new 50 bed unit in the currently leased warehouse portion (Unit A) of the facility.

### ANALYSIS:

Behavioral Health generally refers to the effect of one’s behaviors and emotions on their overall well-being, with a specific focus on mental health and substance use disorders. According to the Substance Abuse and Mental Health Services Administration (SAMHSA) 20% of adults in the U.S. have a clinically significant mental health or substance use disorder. Further, as identified in the 2022 Point In Time (PIT) Count, of the 4,996 adults experiencing homelessness in Orange County, 33% (1,633 people) report struggling with substance use and 29% (1,445 people) are diagnosed with a mental health disorder. As seen in the statistics above, mental health and substance use disorders affect all people regardless of housing status, yet many people fail to receive treatment due to the cost and scarcity of behavioral health services.



While the City has a comprehensive system of care for those experiencing homelessness, one of the last remaining gaps is the provision of behavioral health services. The absence of high-quality behavioral health care means barriers to employment and housing remain unaddressed, which significantly reduces a client's chances of securing and retaining permanent housing.

The BHBH Program provides funding to expand infrastructure and services to augment the behavioral health system for those diagnosed with SMI and/or SUD. Specifically, the BHBH Program provides formula grant funding for the creation and ongoing operation of permanent or interim housing units, coupled with wrap-around behavioral health services. Approved capital improvement projects are eligible to receive up to \$75,000 per behavioral health bed created, as well as operating subsidies for the provision of supportive services once the beds are made available to those in need, through June 30, 2027.

### Project Overview

The Behavioral Health Unit Project contemplates the creation of 50 new behavioral health beds and associated service offices through construction of the current warehouse space in the second half of the building (i.e., Unit A), as well as the installation of an elevator and tenant improvements to office space currently located on the second floor of the Shelter (i.e., Unit B).

Project Budget - Capital Improvements

The BHBH Program provides capital grants of up to \$75,000 per bed to expand behavioral health infrastructure. The creation of 50 behavioral health beds could make available as much as \$3,750,000 to undertake the necessary improvements. The estimated cost to complete the Project is \$5,020,000 and consists of the following scope:

<b>Scope</b>	<b>Estimated Cost</b>
Design	\$400,000
Utility Agency Fees	\$70,000
Construction Support Services	\$600,000
Demolition	\$100,000
Structural / Framing	\$850,000
HVAC / Roofing / Insulation	\$400,000
Plumbing	\$250,000
Electrical	\$300,000
Fire Protection	\$100,000
IT	\$100,000
Security	\$100,000
Flooring and Finishes	\$200,000
Elevator System	\$400,000
2nd Floor Offices Remodel	\$400,000
Furniture	\$250,000
Contingency	\$500,000
<b>TOTAL PROJECT COST:</b>	<b>\$5,020,000</b>
<b>TOTAL BHBH AWARD:</b>	<b>\$3,750,000</b>
<b>FINANCIAL GAP:</b>	<b>\$1,270,000</b>

As seen in the table above, an appropriation of up to \$1,270,000 in City funds is required to complete the proposed capital improvements.

Capital Improvement Timeline

The BHBH program contains the following infrastructure requirements:

*“Complete all bridge housing start-up infrastructure activities and make beds available within 1 year of contract execution. Grantees that make beds available within 90 and 180 days will receive a competitive advantage in future rounds of BHBH Program funding, based on the number of beds made available within these time frames.”*

Clearly, the State’s objective is to help facilitate the quick expansion of bridge housing opportunities for SMI and SUD populations by restricting funding opportunities to projects that can be completed in one year. However, the realistic estimated time to complete construction for such a project is 32 months, with a projected completion date of March 14, 2026, and consists of the following action items:

Action Item	Duration (Days)	Estimated Completion
City Council Approval	1	July 18, 2023
Prepare and Publish A&E* Services RFP	21	August 8, 2023
A&E Services RFP Posting Duration	30	September 7, 2023
A&E Services Proposal Evaluation Committee Review	21	September 28, 2023
A&E Services Fee Negotiations and Staff Report Prep	21	October 19, 2023
A&E Services City Council Award	45	December 3, 2023
A&E Services PSA Execution	30	January 2, 2024
Floor Plan and Utility Scoping Phase	45	February 16, 2024
Environmental and Planning Division Zoning Phase	60	April 16, 2024
A&E Design Phase	180	October 13, 2024
Construction Management RFP Phase (Concurrent)	0	October 13, 2024
A&E Design Permitting	45	November 27, 2024
Construction Bidding and City Council Award Phase	120	March 27, 2025
Construction PWA Execution	30	April 26, 2025
Construction Phase	270	January 21, 2026
Close Out Phase	21	February 11, 2026
Building, Fire, and State Department Occupancy Approval	10	February 21, 2026
Furnishings Phase	21	March 14, 2026
<b>TOTAL</b>	<b>971</b>	<b>March 14, 2026</b>

\*Architectural & Engineering

A compressed timeline is not feasible as the above estimated timeline is already aggressive and considers all requirements of project implementation in accordance with the State's Public Works Contract Code requirements. The project implementation already assumes the use of consultants and contractors, as needed. However, there is still a need for staff oversight and management to ensure that the project is implemented in accordance with City, County and State standards. This oversight has to be provided by the City's Public Works Department and the City Engineer, as the individuals licensed and qualified to conduct such oversight.

#### Potential Impact to the Current Approved and Budgeted CIP

The City Council approved the 2023-24 Capital Improvement Program (CIP) with a total of 46 projects with approximately \$31.1 million in funding (see Attachment). The CIP adopted by the City Council does not include this Behavioral Health Shelter project. In addition, there are 90 projects that are ongoing from prior fiscal years with total funding of approximately \$55.6 million that are in different stages of development and still underway. As the current CIP includes numerous projects with state and county grant funding, staff proposed a priority ranking of projects during the budget making process to ensure that grant projects can be implemented within stated timelines, referred to as "Phase 1" CIP projects.

It is important to note, that a decision to pursue the grant funding for a new 50 bed Behavioral Health Project at the Bridge Shelter, even if required timelines were amended by the County or State (which is not likely given State legislation and intent), there will need to be a re-assignment of staff from other approved CIP projects, including grant-funded projects, to this project, as there is significant overlap in the timelines for completion of all of these projects. Again, this would need to be done even with the hiring of an expert construction management contractor to oversee the project, in tandem with the City's engineers.

This would potentially significantly impact the delivery of the following projects based on current State grant expiration deadlines:

- Fire Station 4 Training Tower (grant project with 2024 deadline)
- Fairview Park Mesa Restoration (grant project with 2025 deadline)
- Fairview Park Bluff Stabilization (grant project with 2025 deadline)
- Newport Boulevard Frontage Road Rehabilitation (ongoing project)
- Storm Drain Master Plan (ongoing project)

Given current resources, it is anticipated the above projects could be significantly delayed and/or a potential loss of grant funding. Other ongoing projects and newly approved CIP projects may experience delays with the addition of this major project. While this is a unique grant opportunity, the required capital infrastructure timelines are problematic.

### Project Budget - Shelter Operations

The BHBH Program provides ongoing operating subsidies for the provision of shelter services to individuals occupying a BHBH bed. Unlike the formula grant utilized to determine one's award of capital funds, operating funds are negotiated based on the actual costs associated with operating the BHBH beds. The current annual cost to operate the 88 beds at the existing Bridge Shelter is approximately \$2.6 million which includes Shelter operations, kitchen operations, and facility maintenance/utilities. At a later date and contingent upon an award of capital funds, if approved, an MOU with the OCHCA would be executed for an annual award of approximately \$1.9 million to a shelter operator to offset the cost of operating the 50 Behavioral Health beds. Per State Guidelines, the funding would begin upon the completion of the project, which is projected at March of 2026 and would expire on June 30, 2027. The City would need to identify a structural ongoing source of funding after this date in order to continue the program. The County has expressed a verbal commitment to work with the City to help secure grants and other funding sources to help offset future costs once this funding expires.

### Project Budget - Additional Services

The BHBH Program provides ongoing funding for the provision of specific services to guests occupying BHBH beds, including: rental assistance for both supportive housing and specialized care facilities (i.e., detox and sober living), financial assistance to purchase essential household items upon securing a housing unit, as well as the potential to hire an additional Outreach Worker to engage unsheltered individuals diagnosed with SMI and/or SUD. The City anticipates requesting an additional estimated \$280,000 per year to offset the cost of providing these additional services.

### Shelter Operations

It is anticipated the Project would have little effect on the day-to-day operations of the existing 88 beds in Unit B of the Shelter. However, while the Cities will maintain control over nearly all aspects of the guest selection process, CARE Court participants referred to the Bridge Shelter will receive first priority for entry into the Program. Further, beds that are unable to be filled by local clients must be made available to non-Costa Mesa/Newport Beach residents experiencing homelessness within the Central Service Planning Area (SPA). Both CARE Court and Non-Costa Mesa/Newport Beach clients exiting the Shelter will be transported back to their city of origin and the newly-vacant bed will, once again, be made available for occupancy by a Costa Mesa/Newport Beach client, assuming no CARE Court participant is on a waiting list for placement.

Mental illness and substance use pose significant barriers to accessing services, including emergency shelter. As a result, many individuals suffering from SMI and/or SUD are unable to thrive in a shelter setting absent behavioral health care. The incorporation of additional office space at the Shelter avails the opportunity for local providers to coordinate on-site delivery of behavioral health services, thus rendering the Shelter a more viable option for many who may have never accessed the resource. Further, current guests of the Shelter diagnosed with SMI and/or SUD will be transitioned to a BHBH bed, which will decrease the rate of recidivism and greatly improve the likelihood of guests achieving a positive outcome.

The Behavioral Health Bridge Shelter Project provides an opportunity to use grant funds to significantly reduce the City's cost of expanding the Shelter, increases overall Shelter capacity by 50 beds, expands the Shelter's service model to make the resource available for a broader range of unsheltered clientele, and augments services available to current guests who may otherwise have left their behavioral health conditions untreated.

**ALTERNATIVES:**

The City Council can direct staff to pursue alternative funding options to increase capacity from 88 to 100 beds and/or provide Behavioral Health Services at the existing Bridge Shelter (Unit B).

**FISCAL REVIEW:**

The Fiscal Year 2023-24 Amended Budget for the Homeless Services and Shelter Program totals \$3.9 million. Of this amount, the City of Newport Beach contributes \$1.3 million, State grant funding of \$821,579, and the balance amount of \$1.8 million is covered by the General Fund and fund balances. The County of Orange has designated up to \$8.6 million in Round One Behavioral Health Bridge Housing funds to cover program service expenses for individuals occupying a BHBH bed; however, funding ends on June 30, 2027. Based on the construction schedule, the shelter expansion portion would not be open for new clients until March 2026. As a result, program funding would not be made available to the City until the program expenditures start which is currently estimated in March 2026 at the earliest. Based on the estimated \$1.9 million in annual costs to manage the Behavioral Health Program, the City may receive \$2.1 million of funding for the first twelve months of operation (including a 3% CPI). In that case, the funding may only cover the first fourteen months of operations since funding lapses on June 30, 2027.

Thereafter, the City can apply to continue funding in Round Two, however, at this time there are no funds set aside for Round Two. If no other funding source were available, the City's General Fund contribution would grow by at least \$2.2 million, assuming contracts increase 3% per year, for an estimated total of \$4.0 million for the City's Bridge Shelter Program.

Based on the City of Costa Mesa's financial outlook of the General Fund, it is unknown at this time if there would be sufficient available funds to cover this cost, among other fixed cost increases.

Finally, the legislation language specifically states that the construction must be finalized within one year of the contract approval date. Since this stringent construction schedule is not feasible, the City could risk the \$3.8 million in grant funds for any construction costs expended. While we have received assurances that this is not likely the case, we have not been able to secure such a commitment in writing; hence the precaution.

**LEGAL REVIEW:**

The City Attorney's office has reviewed this report and approved it as to form.

**CITY COUNCIL GOALS AND PRIORITIES:**

This item supports the following City Council Goals:

- Diversify, Stabilize and Increase Housing to Reflect Community Needs
- Strengthen the Public's Safety and Improve the Quality of Life

**CONCLUSION:**

City Council direction and authorization is requested regarding the following:

1. Potential joint application with the Orange County Health Care Agency to the California Department of Health Care Services for Behavioral Health Bridge Housing Program funds to create a new 50 bed Behavioral Health Unit at the Costa Mesa Bridge Shelter for individuals with Serious Mental Illness (SMI) or Substance Use Disorder (SUD), and appropriate all awarded funds to the Housing Authority's Shelter Budget.
2. Allocation of up to \$1.27 million in American Rescue Plan Act funds as the City's portion of gap financing to undertake and complete the \$5.0 million in capital improvements needed to convert 15,000 square ft of existing warehouse space in Unit B of the Bridge Shelter for a new Behavioral Health Unit, including \$3.75 million in capital grant funding from the County for this purpose.
3. Authorize the City Manager or her designee to execute agreements and amendments to agreements to bring the Bridge Shelter Expansion Project to fruition.

No.	Category/Project Title	Gas Tax	Park Dev.	Drainage
		(HUTA) Fund 201	Fees Fund 208	Fund 209
<b>FACILITIES</b>				
1	Building Modification Projects			
2	City Hall - 1st Floor Finance Security & Efficiency Reconfiguration			
3	Civic Center - Painting, Carpet Replacement, and Miscellaneous Improvements			
4	Corp Yard- Installation of HVAC Rooftop Unit			
5	Costa Mesa Country Club Grounds Improvements			
6	Costa Mesa Country Club Modernization			
7	Fire Station 2 Reconstruction			
8	Fire Station 3 Replacement Fuel Tank			
9	Fire Stations - Minor Projects at Various Fire Stations			
10	Police Department - Carpet Replacement & Interior and Exterior Repaint			
11	Westside Police Sub-Station Improvement Design			
	<i>TOTAL FACILITIES</i>	\$ -	\$ -	\$ -
<b>PARKS</b>				
12	Balearic Community Center Asphalt Surfacing			
13	Brentwood Park Improvements		\$ 400,000	
14	Fairview Park - Educational Hubs and Signage		\$ 90,000	
15	Fairview Park - Fencing, Signage, and Trail Restoration		\$ 150,000	
16	Fairview Park - Mesa Restoration & Cultural Resource Preservation CA-ORA-58			
17	Fairview Park - Pump Station and Wetlands Recirculation System			
18	Fairview Park - West Bluff Stabilization and Restoration			
19	Jack Hammett Sports Complex LED Retrofit			
20	Shalimar Park Improvements			
21	Tennis Center Improvements			
22	TeWinkle Athletic Complex Improvements			
23	TeWinkle Bark Park LED Retrofit			
24	TeWinkle Park Lake Repairs			
25	Ketchum-Libolt Park Expansion			
26	Lions Park Café			
27	TeWinkle Skate Park Expansion			
28	Park Sidewalk / Accessibility Program			
29	Various Parks - Playground Repairs and Replacement			
	<i>TOTAL PARKS</i>	\$ -	\$ 640,000	\$ -
<b>PARKWAY &amp; MEDIANS</b>				
30	Parkway & Medians Improvement Program			
31	Westside Restoration Project			
	<i>TOTAL PARKWAY &amp; MEDIANS</i>	\$ -	\$ -	\$ -
<b>STREETS</b>				
32	Citywide Alley Improvements			
33	Citywide Catch Basin and Water Quality Improvement Project			\$ 40,000
34	Citywide Street Improvements			
35	Fairview Road Rehabilitation Project (RMRA)			
	<i>TOTAL STREETS</i>	\$ -	\$ -	\$ 40,000



# CAPITAL IMPROVEMENT PROGRAM

## Capital Improvement Projects by Funding Source

Proposed Fiscal Year 2023-24

Traffic Impact Fee Fund 214	Gas Tax (RMRA) Fund 251	Capital Improve. Fund 401	Measure M2 Regional Fund 415	Measure M2 Fairshare Fund 416	Golf Course Improv. Fund 413	Grant Fund 230/231/232	Total
		\$ 282,800					\$ 282,800
		\$ 250,000					\$ 250,000
		\$ 150,000					\$ 150,000
		\$ 125,000					\$ 125,000
					\$ 300,000		\$ 300,000
		\$ 400,000					\$ 400,000
		\$ 1,000,000					\$ 1,000,000
		\$ 275,000					\$ 275,000
		\$ 150,000					\$ 150,000
		\$ 500,000					\$ 500,000
		\$ 400,000					\$ 400,000
\$ -	\$ -	\$ 3,532,800	\$ -	\$ -	\$ 300,000	\$ -	\$ 3,832,800
		\$ 150,000					\$ 150,000
							\$ 400,000
							\$ 90,000
							\$ 150,000
						\$ 2,000,000	\$ 2,000,000
						\$ 500,000	\$ 500,000
						\$ 2,000,000	\$ 2,000,000
						\$ 900,000	\$ 900,000
						\$ 1,000,000	\$ 1,000,000
						\$ 320,000	\$ 320,000
						\$ 1,150,000	\$ 1,150,000
						\$ 130,000	\$ 130,000
						\$ 2,000,000	\$ 2,000,000
						\$ 1,200,000	\$ 1,200,000
						\$ 1,200,000	\$ 1,200,000
						\$ 2,000,000	\$ 2,000,000
		\$ 50,000					\$ 50,000
		\$ 50,000					\$ 50,000
\$ -	\$ -	\$ 250,000	\$ -	\$ -	\$ -	\$ 14,400,000	\$ 15,290,000
				\$ 175,000			\$ 175,000
		\$ 200,000					\$ 200,000
\$ -	\$ -	\$ 200,000	\$ -	\$ 175,000	\$ -	\$ -	\$ 375,000
				\$ 100,000			\$ 100,000
			\$ 160,000				\$ 200,000
		\$ 900,000		\$ 2,000,000			\$ 2,900,000
	\$ 2,780,829						\$ 2,780,829
\$ -	\$ 2,780,829	\$ 900,000	\$ 160,000	\$ 2,100,000	\$ -	\$ -	\$ 5,980,829

No. Category/Project Title	Gas Tax (HUTA) Fund	Park Dev. Fees Fund	Drainage Fund
	201	208	209
<b>TRANSPORTATION</b>			
36 Adams Avenue at Pinecreek Drive Improvements			
37 Adams Avenue Bicycle Facility Project from Fairview to Harbor			
38 Adams Avenue Undergrounding Project			
39 Baker Street at Babb Street Signal Modifications			
40 Bicycle and Pedestrian Infrastructure Improvements			
41 Citywide Bicycle Trail Wayfinding Signage			
42 Citywide Class II, III and IV Bicycle Projects			
43 Citywide Neighborhood Traffic Improvements			
44 Fairview Road at Belfast Avenue New Traffic Signal	\$ 400,000		
45 Fairview Road Improvement Project from Fair to Newport			
46 Safe Routes to School Action Plan			
<i>TOTAL TRANSPORTATION</i>	<u>\$ 400,000</u>	<u>\$ -</u>	<u>\$ -</u>
<b>Total One-Year Capital Improvement Projects</b>	<b>\$ 400,000</b>	<b>\$ 640,000</b>	<b>\$ 40,000</b>

# CAPITAL IMPROVEMENT PROGRAM

## Capital Improvement Projects by Funding Source

Proposed Fiscal Year 2023-24

Traffic Impact Fee Fund 214	Gas Tax (RMRA) Fund 251	Capital Improve. Fund 401	Measure M2 Regional Fund 415	Measure M2 Fairshare Fund 416	Golf Course Improv. Fund 413	Grant Fund 230/231/232	Total
\$ 600,000				\$ 600,000			\$ 1,200,000
\$ 500,000							\$ 500,000
		\$ 1,250,000					\$ 1,250,000
				\$ 240,000			\$ 240,000
\$ 50,000							\$ 50,000
		\$ 50,000					\$ 50,000
\$ 200,000							\$ 200,000
		\$ 75,000					\$ 75,000
				\$ 200,000			\$ 600,000
\$ 650,000							\$ 650,000
		\$ 157,618				\$ 630,472	\$ 788,090
\$ 2,000,000	\$ -	\$ 1,532,618	\$ -	\$ 1,040,000	\$ -	\$ 630,472	\$ 5,603,090
<b>\$ 2,000,000</b>	<b>\$ 2,780,829</b>	<b>\$ 6,415,418</b>	<b>\$ 160,000</b>	<b>\$ 3,315,000</b>	<b>\$ 300,000</b>	<b>\$ 15,030,472</b>	<b>\$ 31,081,719</b>

## CAPITAL IMPROVEMENT PROGRAM (CONTINUED)

### Ongoing Capital Improvement Projects Remaining Balances as of 3/13/23

No.	Proj #	Project Name	TOTAL ALL FUNDS		
			Budget	Actuals	Remaining Balance
1	200009	Corp Yard Fleet Shop Epoxy Floor	\$ 75,000	\$ -	\$ 75,000
2	200013	Fire Station #2 Reconstruction	2,150,000	57,571	2,092,429
3	200040	HVAC Replacement at Various Facilities	530,000	315,797	214,203
4	200062	Building Maintenance Projects	3,328,336	3,128,238	200,098
5	200066	PD-Removal Underground Fuel Tank	125,000	1,268	123,732
6	200072	Fire Station #1 Dehumidifier Install	250,000	-	250,000
7	200077	City Hall Cast Iron Drain Repipe	328,000	56,348	271,652
8	200080	City Hall Training Room	480,000	8,420	471,580
9	200085	IT Department Relocation	235,000	831	234,169
10	200091	City Hall- Elevators Modernization	707,712	586,327	121,385
11	200094	Range Remodel/Update	2,448,550	336,582	2,111,968
12	200097	Electric Vehicle Fleet and Infrastructure	676,908	470,383	206,525
13	200099	Finance Security & Efficiency Reconfiguration	305,000	53,641	251,359
14	210004	Fire Stations - Minor Projects at Various Stations	300,000	251,635	48,365
15	210005	Citywide Parking Study	135,000	121,461	13,539
16	210010	Citywide Community Choice Energy Study	150,000	-	150,000
17	210012	City Hall-Paint, Carpet & Misc. Improvements	200,000	146,915	53,085
18	210013	Fire Station 4 Training Tower & Grounds Reconstruction	3,600,000	-	3,600,000
19	210014	Fire Station 6 Roof Replacement	192,500	-	192,500
20	210015	Police Dept - Emergency Comm Facilities Remodel	330,000	-	330,000
21	210016	Police Dept - Parking Lot Reconfiguration	203,500	-	203,500
22	210017	Police Dept - Structural Foundation Repair	330,000	-	330,000
23	300005	Adams Ave Imp RMRA	2,278,862	-	2,278,862
24	300008	Wilson Street Improvements	1,835,000	606,965	1,228,035

## CAPITAL IMPROVEMENT PROGRAM (CONTINUED)

### Ongoing Capital Improvement Projects Remaining Balances as of 3/13/23

No.	Proj #	Project Name	TOTAL ALL FUNDS		
			Budget	Actuals	Remaining Balance
25	300148	Citywide Bicycle Rack Improvements	250,000	71,518	178,482
26	300162	I-405 Improvements	644,400	576,511	67,889
27	300163	Citywide Neighborhood Traffic Improvements	487,800	374,689	113,111
28	300169	Newport Blvd Improvement - Victoria /22nd to 19th	1,178,820	89,926	1,088,894
29	300171	SB Newport Blvd Improvement (Mesa to Victoria)	1,965,652	92,331	1,873,321
30	300172	Pavement Mitigation I -405 Project	661,980	-	661,980
31	300173	Newport Blvd Improvement NB (22nd to Bristol) &SB (Bristol to Mesa)	2,134,145	89,616	2,044,529
32	300174	Adams at Pinecreek Improvements	937,453	99,738	837,715
33	300177	CDBG Westside Street Improvements- Wilson Street	857,000	-	857,000
34	300178	Sunflower Ave Rehabilitation Project	2,570,782	-	2,570,782
35	300179	Adams Ave Active Transportation Project	1,250,000	-	1,250,000
36	300180	Bicycle Safety Education- 16 Schools	150,000	-	150,000
37	300181	Fairview Road Improvement Project	581,116	-	581,116
38	350030	Westside Restoration Project	725,000	110,651	614,349
39	360003	Citywide Bicycle Trail Wayfinding Signage	75,000	21,748	53,252
40	370010	Mesa Del Mar Multimodal Access	300,000	4,071	295,929
41	370039	Baker/Placentia /19th/ Victoria Traffic Signal Synchronization	2,216,000	904,477	1,311,523
42	370056	Bear Street Traffic Signal Synchronization	636,253	596,706	39,547
43	370057	Red Hill Ave Traffic Signal Synchronization	66,080	-	66,080
44	370059	W.19th Wallace Ave Traffic Signal	330,000	30,922	299,078
45	400012	Citywide Alley Improvements	3,573,019	2,533,908	1,039,111
46	400015	Citywide Street Improvements	38,051,440	27,534,888	10,516,552
47	450009	West 19th Bicycle Lanes and Route	397,710	339,498	58,212
48	450010	Citywide Class II, III and IV Bicycle Projects	1,020,461	23,134	997,327

## CAPITAL IMPROVEMENT PROGRAM (CONTINUED)

### Ongoing Capital Improvement Projects Remaining Balances as of 3/13/23

No.	Proj #	Project Name	TOTAL ALL FUNDS		
			Budget	Actuals	Remaining Balance
49	450013	Adams Ave Multi-Purpose Trail	325,000	150,781	174,219
50	450014	Adams Ave Bicycle Facility Project	132,547	114,712	17,835
51	450015	Bicycle/Pedestrian Infrastructure Improvements	400,000	26,873	373,127
52	450016	Mesa/Santa Ana Bicycle Facility Improvements	100,000	-	100,000
53	450017	MV/Peterson PI Class II Bicycle Facility	100,000	-	100,000
54	470002	West 18th & Wilson Crosswalks	400,000	24,684	375,316
55	500009	New Sidewalk / Missing Link Program	891,525	691,525	200,000
56	500010	Parkway Maintenance Program Citywide	1,675,000	465,091	1,209,909
57	500017	Priority Sidewalk Repair	400,000	246,268	153,732
58	550008	Citywide Catch Basin Insert and Water Quality Improvement	273,213	217,330	55,883
59	550011	Citywide Storm Drain Improvements - Fairview Park Storm	353,055	-	353,055
60	550011	Citywide Storm Drain Improvements	2,395,842	1,150,149	1,245,693
61	550021	Bristol Street Storm Drain Diversion Project	1,848,500	1,782,976	65,524
62	550022	Westside Storm Drain Improvements	1,600,000	74,351	1,525,649
63	550023	Placentia Ave. Stormwater Quality Trash Full-Capture System	385,000	-	385,000
64	700021	Wilson TeWinkle Park Bridge Repairs	200,000	22,902	177,098
65	700027	TeWinkle Park - Skate Park Expansion	170,000	37,841	132,159
66	700054	Westside Park Development	250,000	-	250,000
67	700080	Park Security Lighting Replacement	299,880	237,629	62,251
68	700106	Various Parks - Sidewalk Replacement	64,686	-	64,686
69	700110	Open Space Master Plan Update	275,000	183,408	91,592
70	700111	Various Parks Rehab Parking Lots	70,000	-	70,000
71	700115	Jack Hammett Sports Complex ADA Improvements	2,776,652	2,361,037	415,615
72	700128	Park Sidewalk Accessibility Program	190,000	46,000	144,000

## CAPITAL IMPROVEMENT PROGRAM (CONTINUED)

### Ongoing Capital Improvement Projects Remaining Balances as of 3/13/23

No.	Proj #	Project Name	TOTAL ALL FUNDS		
			Budget	Actuals	Remaining Balance
73	700129	Shalimar Park Improvements	250,000	-	250,000
74	700132	Fairview Park - Vernal Pool Restoration	317,378	140,047	177,331
75	700133	Canyon Park Inventory Management & Restoration	60,000	-	60,000
76	700134	Fairview Park Fence Sign Trail	150,000	5,898	144,102
77	700135	Fairview Park Master Plan Update	250,000	-	250,000
78	700137	TeWinkle Park Lakes Repairs	132,475	90,300	42,175
79	700139	Ketchum-Libolt Park Expansion	1,297,520	-	1,297,520
80	700140	Costa Mesa Tennis Center Improvements	300,000	-	300,000
81	700141	Costa Mesa Country Club Modernization	350,000	-	350,000
82	700142	Brentwood Park Improvements	250,000	-	250,000
83	700143	Butterfly Gardens	100,000	-	100,000
84	700144	Fairview Park-Pump Station & Westlands Recirculation System	155,000	56,190	98,810
85	700145	Shalimar Park Expansion	1,000,000	-	1,000,000
86	700146	Various Parks - Playground Repair and Replacement	50,000	5,911	44,089
87	800015	Lions Park Projects & NCC- Library Development	38,835,504	38,384,155	451,349
88	800029	EOC Equipment Update	150,000	9,644	140,356
89	800030	Senior Center Fire Alarm Panel	71,500	-	71,500
90	800031	Westside Police Sub-Station Improvements	211,125	-	211,125
<b>Total Ongoing Capital Improvement Projects</b>			<b>\$ 141,760,881</b>	<b>\$ 86,162,416</b>	<b>\$ 55,598,465</b>