

**MEMORANDUM**

TO: Planning Commission

FROM: Melinda Dacey, Principal Planner *MD*

DATE: August 10, 2026

SUBJECT: August 10, 2026, Planning Commission Public Hearing Item #1

The August 10, 2026, Planning Commission agenda includes the Draft Environmental Impact Report (DEIR). Appendix J.2 of the DEIR includes the Transportation Study. Staff wishes to clarify information pertaining to Intersection #26 at Harbor Boulevard and Harbor Center (proposed access point).

The Transportation Study typically includes illustrations related to lane geometry and traffic volumes for northbound, southbound, and westbound legs of intersections. The published illustration at Intersection #26 did not render the lane geometry in Figure 3 and Figure 6. However, the Transportation Study does include the applicable analysis at this intersection with existing conditions resulting in Level of Service (LOS) A in Table 4, and an increase to LOS B (AM Peak) and LOS C (PM Peak) shown in Table 5. Both Figures have been updated and clouded in red and are provided for the Planning Commission review and incorporation into their motion for City Council recommendation. These edits to Figures 3 and 6 do not change the intersection traffic Level of Service (LOS) analysis nor the CEQA analysis for the Transportation Section evaluated in the DEIR.

Attachment: Figures 3 and 6



1. Brookhurst St/Adams Ave 	2. Placentia Ave/Mesa Verde Dr /Adams Ave 	3. Placentia Ave/Victoria St 	4. Mesa Verde Dr E/Adams Ave 	5. Royal Palm Dr/Adams Ave
6. Harbor Blvd/South Coast Dr 	7. Harbor Blvd/I-405 NB Off Ramp 	8. Harbor Blvd/I-405 SB Off Ramp 	9. Harbor Blvd/Gilder Ave 	10. Harbor Blvd/Nutmeg Place
11. Harbor Blvd/Baker St 	12. Harbor Blvd/Adams Ave 	13. Harbor Blvd/Merrimac Way 	14. Harbor Blvd/Fair Dr 	15. Harbor Blvd/Wilson St
16. Harbor Blvd/Victoria St 	17. Harbor Blvd/Hamilton St 	18. Harbor Blvd/W 19th St 	19. Harbor Blvd/Newport Blvd 	20. Fairview Rd/Fair Dr

LEGEND

Study Intersection

AM (PM) Peak Hour Traffic Volume

Lane Configuration

Signalized

FIGURE 3
Peak Hour Volumes and Permitted Turning Movements
Project Assignment

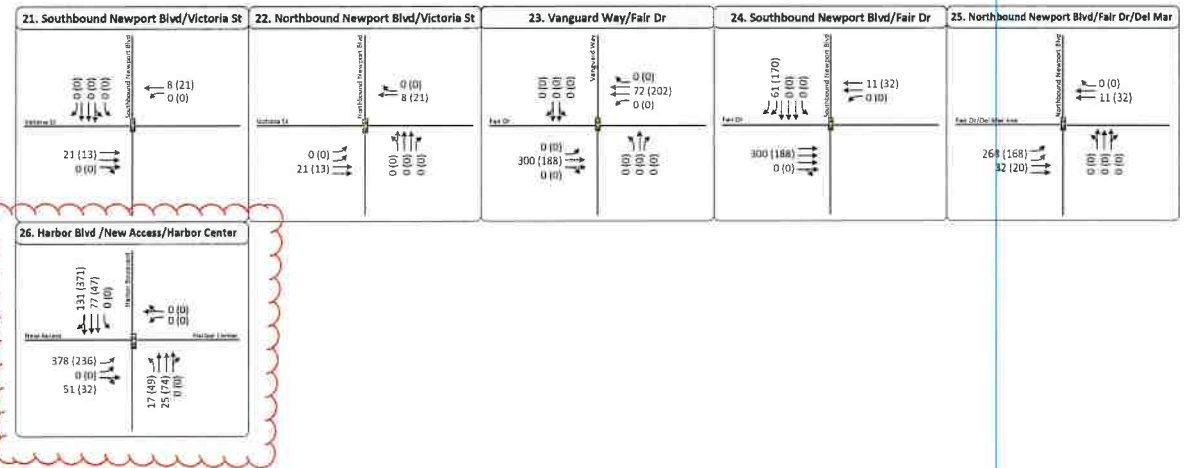


FIGURE 3
Peak Hour Volumes and Permitted Turning Movements
Project Assignment

LEGEND	
	Study Intersection
AM (PM)	Peak Hour Traffic Volume
	Lane Configuration
	Signalized



FIGURE 6

Peak Hour Volumes and Permitted Turning Movements Cumulative Year (2045) With Project

1. Brookhurst St/Adams Ave Adams Ave: 380 (140), 200 (250), 1,935 (892), 110 (110) Brookhurst St: 240 (540), 683 (1,707), 320 (320)	2. Placentia Ave/Mesa Verde Dr /Adams Ave Adams Ave: 140 (280), 2,285 (1,112), 240 (260) Placentia Ave: 114 (110), 843 (2,497), 160 (200)	3. Placentia Ave/Victoria St Victoria St: 164 (143), 711 (1,543), 220 (140) Placentia Ave: 70 (280), 580 (530), 125 (149)	4. Mesa Verde Dr E/Adams Ave Adams Ave: 80 (140), 2,273 (1,131), 280 (180) Mesa Verde Dr: 110 (160), 227 (2,417), 60 (80)	5. Royal Palm Dr/Adams Ave Adams Ave: 40 (70), 10 (40), 40 (80) Royal Palm Dr: 30 (90), 1,007 (2,067), 10 (50)
6. Harbor Blvd/South Coast Dr South Coast Dr: 80 (80), 20 (40), 90 (50), 200 (410) Harbor Blvd: 40 (200), 160 (860), 110 (310)	7. Harbor Blvd/I-405 NB Off Ramp Harbor Blvd: 790 (1,140), 600 (844), 1,597 (1,637) I-405 NB Off Ramp: 2,398 (2,516)	8. Harbor Blvd/I-405 SB Off Ramp Harbor Blvd: 350 (280), 574 (975), 1,697 (1,097) I-405 SB Off Ramp: 1,938 (2,540)	9. Harbor Blvd/Gistler Ave Gistler Ave: 680 (440), 50 (50), 160 (180) Harbor Blvd: 250 (230), 30 (100), 60 (50)	10. Harbor Blvd/Nutmeg Place Nutmeg Place: 40 (40), 120 (150), 10 (40), 40 (180) Harbor Blvd: 1,982 (2,685), 140 (200)
11. Harbor Blvd/Baker St Baker St: 40 (40), 300 (240), 40 (50), 70 (110) Harbor Blvd: 170 (360), 260 (770), 220 (500)	12. Harbor Blvd/Adams Ave Adams Ave: 850 (360), 1,380 (620), 229 (291) Harbor Blvd: 120 (230), 480 (1,130), 150 (240)	13. Harbor Blvd/Merrimac Way Merrimac Way: 80 (60), 20 (80), 70 (60) Harbor Blvd: 370 (240), 1,622 (2,246), 280 (150)	14. Harbor Blvd/Fair Dr Fair Dr: 427 (279), 230 (138), 117 (84) Harbor Blvd: 250 (790), 107 (166), 270 (485)	15. Harbor Blvd/Wilson St Wilson St: 398 (250), 510 (260), 179 (100) Harbor Blvd: 220 (470), 298 (1,729), 107 (120)
16. Harbor Blvd/Victoria St Victoria St: 265 (266), 1,122 (1,190), 181 (203) Harbor Blvd: 108 (151), 860 (1,080), 170 (160)	17. Harbor Blvd/Hamilton St Hamilton St: 280 (200), 120 (110), 50 (80) Harbor Blvd: 260 (280), 1,892 (1,140), 20 (40)	18. Harbor Blvd/W 19th St W 19th St: 220 (470), 1,010 (1,130), 50 (60) Harbor Blvd: 370 (390), 632 (640), 190 (170)	19. Harbor Blvd/Newport Blvd Newport Blvd: 241 (572), 0 (0), 0 (0) Harbor Blvd: 180 (280), 710 (1,230), 80 (140)	20. Fairview Rd/Fair Dr Fair Dr: 161 (130), 930 (478), 60 (60) Fairview Rd: 170 (120), 520 (450), 270 (210)

LEGEND	
	Study Intersection
	AM (PM) Peak Hour Traffic Volume
	Lane Configuration
	Signalized



21. Southbound Newport Blvd/Victoria St	22. Northbound Newport Blvd/Victoria St	23. Vanguard Way/Fair Dr	24. Southbound Newport Blvd/Fair Dr	25. Northbound Newport Blvd/Fair Dr/Del Mar Ave
Southbound Newport Blvd Victoria St 1,801 (943) 20 (40) 208 (241) 50 (70)	Northbound Newport Blvd Victoria St 1,710 (870) 631 (623) 230 (220) 168 (201)	Vanguard Way Fair Dr 0 (0) 0 (0) 0 (0) 10 (10) 1,240 (658) 50 (100) 0 (0) 702 (1,912) 30 (80)	Fair Dr Southbound Newport Blvd 1,370 (928) 50 (70) 741 (1,740) 610 (1,390) 770 (300) 281 (502) 80 (360)	Fair Dr/Del Mar Ave Northbound Newport Blvd 1,158 (758) 482 (470) 420 (240) 251 (702) 110 (160) 1,330 (880) 430 (180)
26. Harbor Boulevard/Fair Access/Harbor Center Harbor Boulevard Fair Access Harbor Center 131 (371) 1,455 (1,796) 42 (95) 42 (85) 378 (236) 0 (0) 51 (32) 64 (74) 1,265 (1,696) 17 (49)				

LEGEND	
	Study Intersection
AM (PM)	Peak Hour Traffic Volume
	Lane Configuration
	Signalized

FIGURE 6
Peak Hour Volumes and Permitted Turning Movements
Cumulative Year (2045) With Project

Public Hearing #2 - GPA - Safety Element / EJ / CAAP

From TAI, CARRIE <Carrie.Tai@costamesaca.gov>

Date Mon 8/10/2026 2:02 PM

Cc MCGILL, ANNA <Anna.Mcgill@costamesaca.gov>; GREGG, AMBER <AMBER.GREGG@costamesaca.gov>; COLGAN, JULIE <JULIE.COLGAN@costamesaca.gov>; GREEN, BRENDA <brenda.green@costamesaca.gov>

Bcc: Planning Commission

Chair and Planning Commissioners,

This email is intended to correct a sentence in the staff report on Page 9 stating that Table 2 from Appendix D has been moved to Chapter 5. This should have stated that the Table will be re-located prior to City Council review. Contract Project Manager Gregg will clarify this in the staff presentation tonight.

Attachment 4 of the staff report identifies the proposed modifications to the CAAP following the Planning Commission Study Session. In response to comments from Chair Harlan and Commissioner Martinez requesting that the CAAP more clearly show the cumulative GHG reductions associated with the proposed actions, staff is proposing to add the GHG Reduction Table currently included in Appendix D to Chapter 5 of the CAAP. A copy of that table is provided below for reference.

The current table shows the quantified GHG reductions associated with the CAAP actions; however, Dudek is currently modifying the table to specifically identify which actions are included in the "20 Actions in 2 Years" initiative referenced on page 9 of the staff report so the relationship between the near-term implementation priorities and their associated GHG reductions is easier to identify.

For ease of reference, we have pulled the tables forward here:

Table 2. Community Greenhouse Gas Reduction Summary

Objective	Performance Indicators			GHG Reductions (MT CO ₂ e)	
	Metric	2030	2045	2030	2045
On-Road Transportation Sector					
T1: Transition to Electric Vehicles	Targeted BEV/PHEV population %	25%	30%	84,970	115,216
T2: Promote Walking and Biking	Provide secure bike parking and repair stations	At all new workplaces	At all new workplaces	70	64
	Fill sidewalk gap identified in Pedestrian Master Plan Opportunity Zones	25% of sidewalk gaps	50% of sidewalk gaps		
	Fill proposed bicycle facility length identified in Active Transportation Plan	15% of bicycle facility length	50% of bicycle facility length		
T3: Reduce Single-Occupancy Vehicle Trips	Provide voluntary commute trip reduction programs for employees in City	2% of employees in City	2% employees in City	258	114
	Implement commute trip reduction marketing	Targeting 2% of employees in City	Targeting 2% of employees in City		
	Provide rideshare program for employees in City	2% of employees in City	2% of employees in City		

Objective	Performance Indicators			GHG Reductions (MT CO ₂ e)	
	Metric	2030	2045	2030	2045
T4: Increase Public Transportation Use	Implement subsidized transit voucher	For 2.5% of residents in City	For 2.5% of residents in City	398	158
	Increase school bus neighborhood coverage	By 10%	By 10%		
	Increase transit route coverage in Costa Mesa	By 10% (6.2 miles)	By 10% (6.2 miles)		
	Increase transit frequency	By 20% across 50% of routes/ service hours	By 20% across 50% of routes/ service hours		
	Implement transit-supportive roadway improvements	On 15% of transit routes in Costa Mesa	On 15% of transit routes in Costa Mesa		
T5: Support Smart Growth	Reductions accounted for in ABAU forecasted emissions				

Energy and the Built Environment Sector

E1: Reduce Energy Demand in Buildings	% households replace appliances with ENERGY STAR	50%	—	1,633	—
	% of households that install cool roofs	50% single family 25% multifamily	—		
E2: Decarbonize Building Energy Use	% of new development all-electric	20%	30%	25,331	52,655

Objective	Performance Indicators			GHG Reductions (MT CO ₂ e)	
	Metric	2030	2045	2030	2045
	% of existing development all-electric	20%	30%		
E3: Increase Carbon-Free Energy Supply	% of available existing roof space installed with PV	10%	30%	33	—
	% of accounts enrolled in 100% renewable choice plan	75% single-family 50% multifamily 30% commercial 30% industrial	—	38,893	—
Off-Road Equipment Sector					
ORT: Accelerate Zero-Emission Off-Road Equipment Adoption	% of equipment electrified	50%	60%	3,692	24,742
Water and Wastewater Sector					
W1: Reduce Water Use	% of development install low-flow appliances	50%	—	1,253	—
W2: Increase Water Reuse	Supporting measure				
Solid Waste Sector					
SW1: Reduce Waste Generation	% reduction in waste to landfill	25%	50%	2,697	5,448
Natural and Urban Lands Sector					
NU1: Increase Carbon Sequestration	Trees planted	1,940	7,760	63	317

Objective	Performance Indicators			GHG Reductions (MT CO ₂ e)	
	Metric	2030	2045	2030	2045
through Urban Greening					
Total Reductions				159,144	198,646
Target Reductions				154,711	198,642
Remaining Gap				-4,433	-5

Note: GHG = greenhouse gas; MT CO₂e = metric tons carbon dioxide equivalent; BEV = battery electric vehicles; PHEV = plug-in hybrid electric vehicles; ABAU = adjusted business-as-usual.



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"The City of Costa Mesa serves our residents, businesses and visitors while promoting a safe, inclusive, and vibrant community."



PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING THIS EMAIL. THANK YOU.