



## MEMORANDUM

TO: Honorable Mayor and City Council  
Cecilia Gallardo-Daly, City Manager

FROM: Anna McGill, Advanced Planning Manager

DATE: April 3, 2026

SUBJECT: April 7, 2026, City Council Old Business Item #1

Following publication of the April 7, 2026 City Council Agenda and attachments, staff re-reviewed the recording of the March 17, 2026 City Council meeting and determined that modifications would be necessary to accurately reflect the motion for Public Hearing Item #4. Subsequently, staff revised the proposed Mixed-Use Overlay District amendments to remove residential guest parking minimums and allow any portion (100 percent) of all usable common residential open space to be substituted by publicly accessible open space and allow any portion (100 percent) of all usable private open space to be substituted by usable common residential and/or publicly accessible open space. The impacted tables are shown below in with the changes to the changes in underline and strikethrough format.

**Table 13-83.58-A. Off-Street Parking Standards for Residential Uses**

TABLE 13-83.58-A. OFF-STREET PARKING STANDARDS		
Dwelling Unit Type	Minimum Off-Street Parking Requirement	Minimum Off-Street Guest Parking Requirement
Studio or 1-bedroom unit	<u>No minimum</u>	<u>No minimum</u> <del>0.25 space per unit</del>
2 or more bedrooms per unit	<u>No minimum</u>	<u>No minimum</u> <del>0.25 space per unit</del>

**Table 13-83.58-B. Development Standards.**

<b>TABLE 13-83.58-B. DEVELOPMENT STANDARDS</b>		
<b>RESIDENTIAL DENSITY AND BUILDING HEIGHT STANDARDS</b>		<b>ADDITIONAL PROVISIONS</b>
<b>OPEN SPACE STANDARDS</b>		<b>ADDITIONAL PROVISIONS</b>
Usable common residential open space <sup>4</sup>	Total area equivalent to min. 30% of lot	Or as provided in an applicable Specific Plan
Usable private open space <sup>5</sup>	Min. 100 sq. ft./unit provided on the ground floor for dwelling units located on the ground floor, and min. 50 sq. ft./unit provided for dwelling units located above the ground floor	Or as provided in an applicable Specific Plan
Publicly accessible open space	Total area equivalent to min. 5% of commercial gross floor area for developments with a commercial gross floor area greater than 100,000 sq. ft.	

- 1 Based on the currently adopted Housing Element Sites Inventory.
- 2 Only applicable to Lower-Income Housing Element Sites and inclusive of Accessory Dwelling Units.
- 3 Minimum setbacks shall apply to all portions of a building or structure. Maximum setbacks along public streets shall only apply to a building or structure's ground floor, with exceptions for driveways, walkways, and open space.
- 4 All or a portion ~~Up to 50 percent~~ of the required usable common residential open space may be substituted by publicly accessible open space.
- 5 All or a portion ~~Up to 50 percent~~ of the required usable private open space may be substituted by usable common residential and/or publicly accessible open space.

Attachment: Revised MUOD for Attachment 2 - Exhibit A and B to Attachment 1

# Article 11. Mixed-Use Overlay District (MUOD)

## 13-83.50. Purpose

## 13-83.51. Definitions

## 13-83.52. Mixed-use development types

## 13-83.53. Application review procedures in mixed-use overlay district

## 13-83.54. Mixed-use development standards

## 13-83.55. Mixed-use compatibility standards

## 13-83.56. Phase mixed-use developments

## 13-83.57. Harbor Mixed-Use Overlay

## 13-83.58. Properties identified in Housing Element

### (a) Purpose.

- (1) The purpose of this Section is to implement the City's currently adopted Housing Element by establishing zoning provisions for sites identified in the Housing Element Sites Inventory to accommodate the City's lower-, moderate-, and above-moderate-income Regional Housing Needs Allocation (RHNA) consistent with Government Code sections 65583 and 65583.2, Subsections (c), (h) and (i).

### (b) Applicability.

- (1) The provisions of this Section shall apply to all sites identified in the City's currently adopted Housing Element Sites Inventory to accommodate the City's RHNA, shown in the Housing Element as Table B-6: Sites to Accommodate Costa Mesa 2021-2029 RHNA or any future adopted Housing Element Sites Inventory to accommodate the City's RHNA.
- (2) **Previously Identified Sites.** The provisions of this Section shall also apply to any non-vacant Housing Element Site that was identified in a prior Housing Element and any vacant Housing Element Site that was identified in two or more consecutive prior Housing Elements, consistent with Government Code Section 65583.2 Subsection (c). Such sites shall be subject to the minimum density and by-right approval standards established in this Section. Such sites are identified in the City's currently adopted Housing Element Sites Inventory, shown as Table

B-6: Sites to Accommodate Costa Mesa 2021-2029 RHNA or any future adopted Housing Element Sites Inventory to accommodate the City's RHNA.

(3) **Exception.** The provisions of this Section shall not apply to residential projects, mixed-use projects, or other projects located within the boundaries of the Fairview Developmental Center Specific Plan or any of the following properties identified in Table B-6 of the Housing Element by address or APN:

- 610 W. 18<sup>th</sup> St. (HE Site 96)
- 3390 Harbor Blvd. (HE Site 134)
- 3390 Harbor Blvd. (HE Site 136)
- 3315 Fairview Rd. (HE Site 137)
- 1201 S. Coast Dr. (HE Site 138)
- 3400 Bristol St. (HE Site 139)
- 685 Sunflower Ave. (HE Site 140)
- 3410 Bristol St. (HE Site 141)
- 3333 Bristol St. (HE Site 145)
- APN: 412-491-11 (HE Site 146)
- 3333 Bristol St. (HE Site 147)
- 2180 Harbor Blvd. (HE Site 194)
- 2180 Harbor Blvd. (HE Site 195)
- APN: 140-041-83 (HE Site 198)
- 3333 Susan St. (HE Site 196)
- 1590 Adams Ave. (HE Site 203)
- 1590 Adams Ave. (HE Site 204)
- 3420 Bristol St. (HE Site 205)

(c) **Severability and State Law Consistency.**

- (1) This Section is intended to be consistent with, and shall be interpreted and applied to comply with, all applicable requirements of State housing law, including Government Code Sections 65915(c)(3), 65583 and 65583.2 as those provisions may be amended from time to time, and any successor statutes. If any provision of this Section conflicts with State law, the applicable State law shall control.
- (2) If any provision of this Section, or its application to any person or circumstance, is held invalid or unenforceable by a court of competent jurisdiction, such invalidity or unenforceability shall not affect other provisions or applications of this Section that can be given effect without the invalid provision or application. The City Council declares that it would have adopted this Section and each provision, section, sentence, clause, and phrase thereof, irrespective of the fact that any one or more provisions may be declared invalid or unenforceable.

(d) **Definitions**

- (1) **“Housing Element Site”** means any site identified in the currently adopted Housing Element Sites Inventory to accommodate the City's (RHNA), shown in the Housing Element as Table B-6: Sites to Accommodate Costa Mesa 2021-2029 RHNA.

- (2) **“Lower-Income Household”** has the same meaning as defined in Health and Safety Code Section 50079.5.
  - (3) **“Lower-Income Housing Element Site”** means any Housing Element Site identified in the currently adopted Housing Element that accommodates any portion of the City’s lower-income RHNA and subject to the requirements of Government Code Section 65583.2 (h) and (i), shown in the Housing Element as Table B-6: Sites to Accommodate Costa Mesa 2021-2029 RHNA.
  - (4) **“Use by Right”** has the same meaning as in Government Code Section 65583.2 Subsection (i) and requires ministerial approval for multifamily housing developments in which at least 20 percent of the total number of units are affordable to lower-income households. “Use by Right” means that the review of an owner-occupied or renter-occupied multifamily residential use may not require a conditional use permit, planned unit development permit, or other discretionary review or approval that would constitute a “project” for purposes of Division 13 (commencing with Section 21000) of the Public Resources Code.
  - (5) **“Prior Housing Element Site”** means any non-vacant Housing Element Site that was identified in the prior Housing Element and any vacant Housing Element Site that was identified in two or more consecutive prior Housing Elements. Such sites are identified in the City’s currently adopted Housing Element Sites Inventory, shown as Table B-6: Sites to Accommodate Costa Mesa 2021-2029 RHNA.
  - (6) **“Protected Unit”** means any unit that, within the past five years, was occupied by a lower-income household regardless of whether the unit was deed-restricted or that was subject to an affordability covenant or rent control.
- (e) **Supersession of Overlay**
- (1) **For Lower-Income Housing Element Sites:**
    - **Supersession of Other Zoning Provisions.** Projects on Lower-Income Housing Element Sites shall be governed by this Section, and the provisions in this Section shall supersede and prevail over any conflicting provisions of the underlying base zone, including, but not limited to, minimum residential floor area, minimum residential capacities and densities, unit caps, trip budgets (if applicable), ministerial review and approval requirements, and permitted uses, and all other applicable zoning provisions, such as other urban plans, overlays, and specific plans, and the provisions of this Article that apply to non-Lower-Income Housing Element sites. Notwithstanding the foregoing, to the extent an applicable Specific Plan allows for more permissive standards or greater heights, projects on Lower-Income Housing Element Sites may utilize such standards or heights.

- **Ministerial Review and Approval.** Projects on Lower-Income Housing Element Sites shall be a Use by Right pursuant to Subsection (f)(1).
- **Minimum Residential Floor Area.** Projects on Lower-Income Housing Element Sites shall satisfy the minimum residential floor area requirements established in Subsection (g)(3).
- **Minimum Residential Site Capacity and Density.** Projects on Lower-Income Housing Element Sites shall satisfy the minimum residential capacity and density requirements established in Subsection (h)(1)(ii) and (h)(1)(iii).

(f) **Review and Approvals Procedures**

- (1) **Use by Right.** A project on a Lower-Income Housing Element Site that provides at least 20 percent of the total dwelling units affordable to Lower-Income Households shall be processed as a Use by Right, consistent with Government Code Section 65583.2(h) and (i). Such projects shall be subject only to ministerial review to verify compliance with all applicable objective design and development standards in accordance with a Streamlined Development Review process per CMMC Title 13, Chapter III (Planning Applications). A project that does not qualify as a Use by Right shall be processed in accordance with a Development Review process per CMMC Title 13, Chapter III (Planning Applications).
- (2) **Subdivision.** Any subdivision of a Lower Income Housing Element Site shall comply with all applicable provisions of CMMC Title 13, Chapter XI (Subdivisions) and the Subdivision Map Act.

(g) **Permitted Uses**

- (1) **Multi-Family Dwellings.** Multi-family dwellings shall be permitted on all Housing Element Sites subject to the requirements of this Section.
- (2) **Non-Residential Uses.** Those non-residential uses permitted in Commercial Zones in accordance with CMMC Title 13, Chapter IV (Citywide Land Use Matrix) shall be permitted as part of mixed-use projects on all Housing Element Sites.
- (3) **Mixed-Use on Lower-Income Housing Element Sites.** Mixed-use projects shall be permitted on Lower-Income Housing Element Sites so long as at least 50 percent of total floor area is provided as residential uses, consistent with Government Code Section 65583.2, Subsection (h)(1)(B).
- (4) **Multi-Family Dwellings on Lower-Income Housing Element Sites.** Multi-family dwellings consisting of 100 percent residential uses shall be permitted on Lower-Income Housing Element Sites, consistent with Government Code Section 65583.2, Subsection (h)(1)(B).

(h) **Development Standards**

(1) **Density Standards**

- **Maximum Densities.** Maximum residential densities shall be permitted as specified in the Housing Element Sites Inventory.
- **Minimum Site Capacity for Lower-Income Housing Element Sites.** If the identified maximum density of a Lower-Income Housing Element Site does not allow at least 16 dwelling units on site, then the maximum density identified shall be waived, and the maximum number of dwelling units permitted shall be 16 dwelling units on site consistent with Government Code Section 65583.2 Subsection (h).
- **Minimum Densities for Lower-Income Housing Element Sites.** A project proposed on a Lower Income Housing Element Site shall meet a minimum density requirement of 20 units per acre, inclusive of Accessory Dwelling Units, consistent with Government Code Section 65583.2, Subsection (h).

(2) **Off-Street Parking Standards**

- **Residential Uses.** Minimum off-street parking requirements for multi-family dwellings on Housing Element sites are provided in Table 13-83.58-A. Minimum Off-Street Parking Requirements.
- **Non-Residential Uses.** Minimum off-street parking requirements for those permitted non-residential uses on Housing Element sites shall be subject to CMMC Title 13, Chapter VI (Off-Street Parking Standards).

**Table 13-83.58-A. Off-Street Parking Standards for Residential Uses**

<b>TABLE 13-83.58-A. OFF-STREET PARKING STANDARDS</b>		
<b>Dwelling Unit Type</b>	<b>Minimum Off-Street Parking Requirement</b>	<b>Minimum Off-Street Guest Parking Requirement</b>
Studio or 1-bedroom unit	No minimum	No minimum
2 or more bedrooms per unit	No minimum	No Minimum

(3) **Development Standards**

- Minimum and maximum requirements for building height, non-residential intensity, setbacks, lot coverage, and open space are provided in Table 13-83.58-B. Development Standards.

**Table 13-83.58-B. Development Standards.**

<b>TABLE 13-83.58-B. DEVELOPMENT STANDARDS</b>			
<b>RESIDENTIAL DENSITY AND BUILDING HEIGHT STANDARDS</b>			<b>ADDITIONAL PROVISIONS</b>
Min. Residential Density <sup>1</sup>	Max. Residential Density <sup>2</sup>	Max. Building Height	
20 du/ac	40 du/ac	60 ft.	
	50 du/ac		
	60 du/ac	72 ft.	
	90 du/ac	108 ft.	Or an applicable Specific Plan, whichever is higher
<b>NON-RESIDENTIAL INTENSITY STANDARDS</b>			<b>ADDITIONAL PROVISIONS</b>
Min. FAR	None		
Max. FAR	1.0		
<b>SETBACK STANDARDS<sup>3</sup></b>			<b>ADDITIONAL PROVISIONS</b>
Front or side abutting a public street	Min. 10 ft. and max. 20 ft.		
Side or rear abutting alley	0 ft.		
Side or rear abutting:			
• Residential zone	20 ft.		
• Industrial use			
Side or rear abutting bluff crest	10 ft.		Section 13-34 (Bluff-Top Development) of Chapter V of Title 13 of the Costa Mesa Municipal Code
<b>LOT STANDARDS</b>			<b>ADDITIONAL PROVISIONS</b>
Min. lot size	None		
Max. lot coverage	90%		
<b>OPEN SPACE STANDARDS</b>			<b>ADDITIONAL PROVISIONS</b>
Usable common residential open space <sup>4</sup>	Total area equivalent to min. 30% of lot		Or as provided in an applicable Specific Plan
Usable private open space <sup>5</sup>	Min. 100 sq. ft./unit provided on the ground floor for dwelling units located on the ground floor, and min. 50 sq. ft./unit provided for dwelling units located above the ground floor		Or as provided in an applicable Specific Plan

**Table 13-83.58-B. Development Standards.**

TABLE 13-83.58-B. DEVELOPMENT STANDARDS	
RESIDENTIAL DENSITY AND BUILDING HEIGHT STANDARDS	ADDITIONAL PROVISIONS
Publicly accessible open space	Total area equivalent to min. 5% of commercial gross floor area for developments with a commercial gross floor area greater than 100,000 sq. ft.

- 1 Based on the currently adopted Housing Element Sites Inventory.
- 2 Only applicable to Lower-Income Housing Element Sites and inclusive of Accessory Dwelling Units.
- 3 Minimum setbacks shall apply to all portions of a building or structure. Maximum setbacks along public streets shall only apply to a building or structure’s ground floor, with exceptions for driveways, walkways, and open space.
- 4 All or a portion of the required usable common residential open space may be substituted by publicly accessible open space.
- 5 All or a portion of the required usable private open space may be substituted by usable common residential and/or publicly accessible open space.

**(4) Objective Design Standards forthcoming.**


- The City intends to prepare and adopt design standards to further guide the physical form and character of development on the rezoned sites. Until such standards are adopted, projects shall be subject only to the objective development standards contained in this Section. Upon adoption, the objective design standards shall apply to all projects subject to this Section and shall serve as the sole design criteria for ministerial review, consistent with Government Code Sections 65583.2 and 65589.5.

**(i) Replacement of Protected Units**

- (1) **Demolition or Conversion of Protected Units.** Any project that involves the demolition or conversion of Protected Units, or that is located on a site where Protected Units were demolished or converted within the previous five years, shall comply with all applicable replacement housing, tenant protection, and right-of-return requirements under State Density Bonus Law, including Government Code Section 65915, Subsection (c)(3), and any successor statutes.

**CITY OF COSTA MESA**  
**DEPARTMENT OF PUBLIC WORKS**  
**SUPPLEMENTAL MEMORANDUM**

**TO: THE HONORABLE CITY COUNCIL**

**FROM: RAJA SETHURAMAN, PUBLIC WORKS DIRECTOR** 

**DATE: APRIL 6, 2026**

**SUBJECT: AGENDA ITEM NO. NB-3: AWARD OF THE COSTA MESA SKATE PARK EXPANSION AND IMPROVEMENT PROJECT, CITY PROJECT NO. 25-01, AND FINDING OF CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) CATEGORICAL EXEMPTION**

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Following publication of the April 7, 2026 City Council Agenda and attachments, staff determined that the incorrect Attachment 2 of Agenda Item No. NB-3, Bid Rejection Notice, was inadvertently attached. Enclosed for your review and reference is the correct attachment.

If you have any further questions, please contact me or Seung Yang, City Engineer.

C Cecilia Gallardo-Daly, City Manager  
Alma Reyes, Assistant City Manager  
Kimberly Hall Barlow, City Attorney  
Seung Yang, City Engineer  
Brenda Green, City Clerk



## CITY OF COSTA MESA

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

FROM THE DEPARTMENT OF PUBLIC WORKS/ENGINEERING DIVISION

Sent by Certified Mail and by E-Mail

March 9, 2026

Nick Ramirez  
RCCI dba Ramirez Company  
778 N. Georgia Ave.,  
Azusa, CA, 91702

**SUBJECT: COSTA MESA SKATE PARK EXPANSION PROJECT (900 ARLINGTON DRIVE, COSTA MESA) - CITY PROJECT NO. 25-01**

Dear Mr. Ramirez,

The City of Costa Mesa ("City") has completed its review of the bids submitted on January 21, 2026, in response to the Notice Inviting Bids for the Costa Mesa Skate Park Expansion Project ("Project"). Your firm, RCCI Company dba Ramirez Construction ("RCCI"), submitted a bid that City staff has determined to be non-responsive to the City's requirements for the following reasons:

1. **Bid Bond Submission:** The bid documents required submission of an original bid bond to the City Clerk prior to the bid opening. Although a copy of the bid bond was uploaded through PlanetBids, the original bid bond was not received by the City Clerk before the deadline. In addition, the uploaded copy was not signed by an authorized representative of the company.

Submission of the original bid bond is a material requirement of the bidding process and is intended to protect the City in the event the bidder fails to enter the contract or furnish the required Labor and Material Bond and Performance Bond.

2. **Addendum Acknowledgment:** Section 16, "Addenda," of the Information for Bidders requires that all addendums be acknowledged in the bid package and signed in the Bid proposal. While Addendum Nos. 1 through 3 were acknowledged in PlanetBids, Addendum No. 3 was not acknowledged on the Bid Proposal form as specifically required.

Addendum No. 3 included revisions and clarifications to the Contract Documents. Acknowledgment of addendum is a material requirement because it confirms that the bidder has reviewed and incorporated all revisions and modifications into its Total Bid Amount.

3. **Specialty Skate Park Subcontractor Work:** The Bid Proposal listed a specialty skate park subcontractor; however, only a portion of the required specialty skate park work was

assigned to that subcontractor in the bid proposal. The Contract Documents require that all designated specialty skate park work be performed by a qualified specialty contractor.

Under California subcontractor listing requirements, when required work is not properly listed, the bidder is deemed to perform that work with its own forces. RCCI is not qualified to perform the specialty skate park work, and the incomplete subcontractor listing constitutes a material non-compliance with the bidding requirements.

4. Insufficient References: RCCI provided a reference list identifying prior projects and associated contact information; however, the listed references were either unreachable or indicated that they had no knowledge of RCCI or its work. As a result, the City was unable to independently verify the firm's experience and past performance on similar projects.

During the City's review of the bid, RCCI was notified of the above deficiencies and was provided an opportunity to cure certain irregularities by submitting: (1) the original bid bond, properly executed and notarized by an authorized representative; (2) acknowledgment of Addendum No. 3, along with written confirmation that all revisions were incorporated into the Total Bid Amount; (3) a written explanation regarding the specialty skate park construction work identified in the bid proposal; and (4) additional verifiable references confirming completion of similar work. RCCI failed to provide the requested documentation and confirmations. Accordingly, the bid is deemed non-responsive.

The Project is scheduled for presentation to the City Council at 6:00 p.m. on April 7, 2026, for award to the lowest responsive and responsible bidder. City staff will recommend the rejection of RCCI's bid for the reasons identified above.

If RCCI wishes to protest or otherwise object to the City's determination of non-responsiveness, it must be presented at the Council Meeting and submit any written objection and/or supporting evidence to the City Clerk's office, City Hall, 77 Fair Drive, Costa Mesa, CA 92626, on or before March 31, 2026.

Sincerely,



Seung Yang  
City Engineer

c: Raja Sethuraman, Public Works Director  
Irina Gurovich, Associate Engineer  
Tarquin Preziosi, Assistant City Attorney  
File

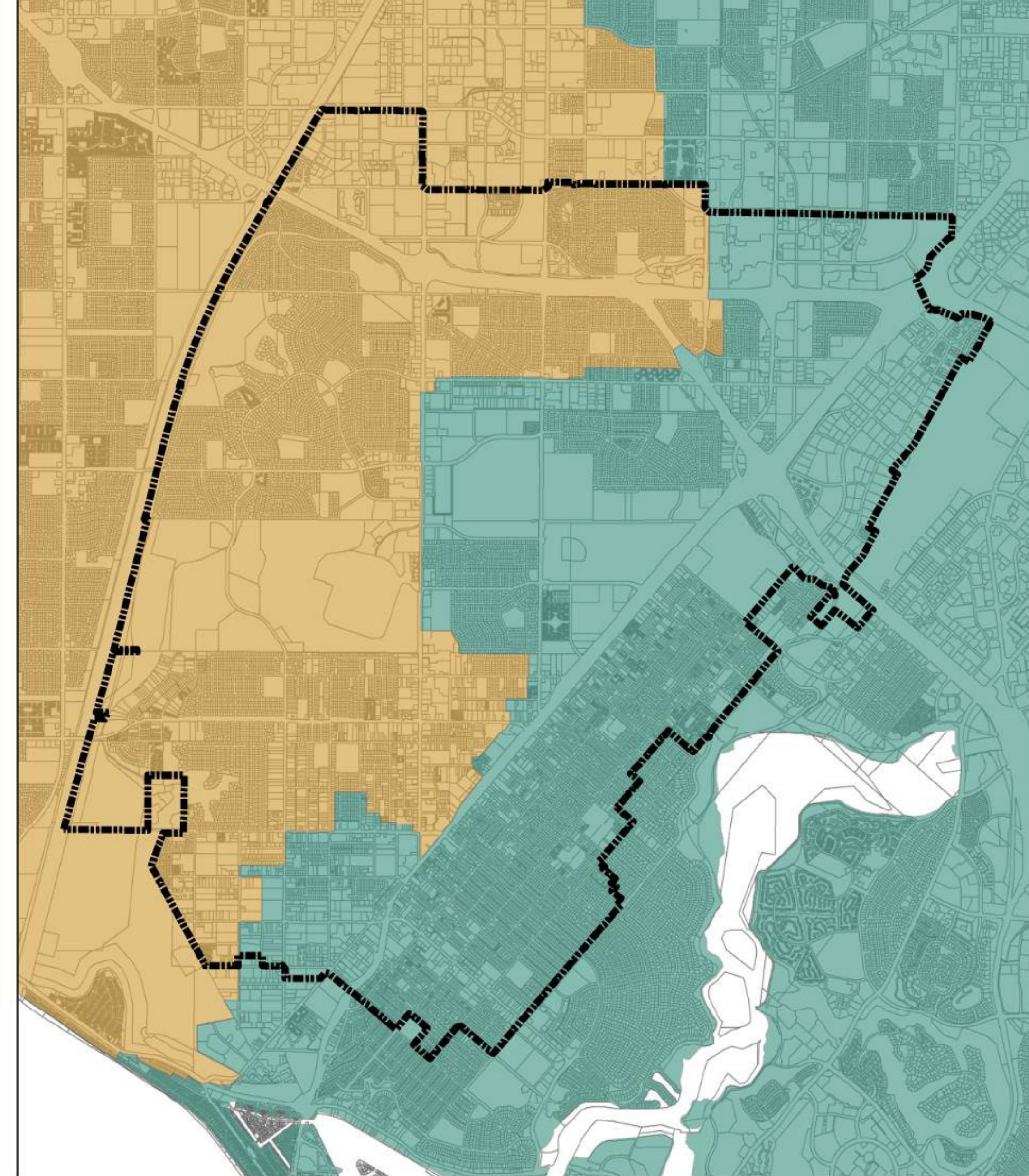
# DEVELOPMENT IMPACT FEE NEXUS STUDY UPDATE

## STORM DRAINAGE IMPACT FEE

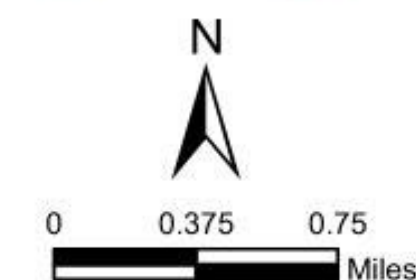
April 7, 2026



Harris & Associates



- Legend**
-  City Limits
  -  Santa Ana Watershed
  -  Newport Bay Watershed
  -  Parcels



City of Costa Mesa  
Storm Drainage Impact Fee  
Regional Watershed Exhibit



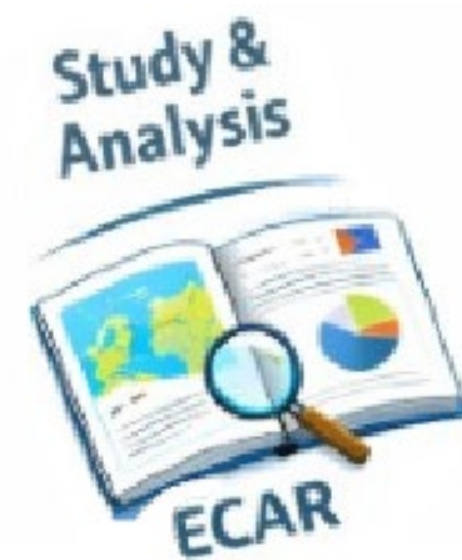
Harris & Associates

# BACKGROUND/HISTORY

- Last version of Storm Drain Master Plan (and associated drainage fees) were approved by City Council in 2006.

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- Phase 1 of Current Storm Drain Master Plan Update - Approved and accepted by City Council on October 15, 2024. Comprised of two reports:
  - Existing Conditions Assessment Report (ECAR) – identification and study of existing drainage conditions.
  - Proposed Drainage & Water Quality Improvements Report - recommended storm drain and water quality improvements throughout the City.



# COMPLETE STORM DRAIN SYSTEM MASTER PLAN

- Phase 1 - ECAR with Proposed Drainage & Water Quality Improvement Reports: ranking and identification of \$100 Million in Storm Drain Improvements.
- Phase 2 - Storm Drainage Impact Fee Nexus Study: facilitates drainage fee update and establishment of Storm Drain Capital Improvement Program.



# DEVELOPMENT IMPACT FEES (DIFS)

## OVERVIEW

Development Impact Fees (DIFs) are fees imposed by a local government on New Development or Significant Re-development projects to ensure public services and infrastructure will be sufficient to serve New Development or Significant Re-development.

- Governing law for DIFs is Assembly Bill 1600 (Mitigation Fee Act) (GC 66000)
- Fees are established on New Development or Significant Re-development's **fair share** based on a rational nexus test
  - DIFs are a one-time fee on **New Development or Significant Re-development** to mitigate their impacts
  - Only includes cost attributable to **New Development or Significant Re-development**
  - Fees can only fund **capital costs**
  - Fees **cannot** fund **existing deficiencies, ongoing maintenance, or salaries** (except fee administration)
  - Funds must be used for the projects for which they were intended
- AB602 (July 2022) made several amendments to state law to fees and fee studies
  - Encourages Jurisdictions to charge fees on residential land uses per square foot but fees can remain per acre or per unit if the Jurisdiction makes three additional findings detailing why a fee per square foot is not appropriate
  - Nexus Study must identify the existing level of service for each public facility, identify the proposed new level of service, and include an explanation of why the new level of service is necessary
  - Requires that the Jurisdiction includes a Capital Improvement Program (CIP) as part of the Nexus Study
  - Nexus Study updated every 8 years

# NEXUS STUDY PURPOSE

- This report updates the Storm Drainage Impact Fee to provide partial funding for the facilities identified in the newly adopted master plan.
- Satisfy AB 1600 Nexus requirements, AB 602 guidance, and provide the necessary technical analysis to support the adoption of the updated fees.
- Makes additional required findings to collect fees on a per acre basis.
- The fees will be effective 60 days after the City's final action establishing and authorizing the collection of the fees.

# EXISTING STORM DRAINAGE FEE

*(EFFECTIVE JANUARY 1, 2009)*

THE FEE PAID BY DEVELOPMENT IS THE TOTAL AMOUNT OF THE CITYWIDE STORM DRAINAGE FEE AND ANY APPLICABLE SUB-WATERSHED FEE

<b>Land Use</b>	<b>Fee per Acre</b>
Low Density Residential	\$ 6,283
Medium Density Residential	\$ 7,539
High Density Residential	\$ 10,052
Commercial	\$ 11,309
Industrial	\$ 11,309

# EXISTING SUB-WATERSHED DRAINAGE FEE

*(EFFECTIVE JANUARY 1, 2009)*

THE FEE PAID BY DEVELOPMENT IS THE TOTAL AMOUNT OF THE CITYWIDE STORM DRAINAGE FEE AND ANY APPLICABLE SUB-WATERSHED FEE

Sub-Watershed	Fee per Acre
Area 1	\$ 1,639
Area 3	\$ 17,567
Area 4	\$ 9,529
Area 5	\$ 17,099
Area 6	\$ 5,052
Area 7	\$ 17,572
Area 8	\$ 27,044
Area 9	\$ 5,356
Area 10	\$ 12,873
Area 11	\$ 20,162
Area 12	\$ 11,936
Area 13	\$ 10,220
Area 14	\$ 20,393
Area 15	\$ 17,473
Area 16	\$ 3,303
Area 17	\$ 7,783
Area 27	\$ 2,548





# CHANGES TO THE FEE PROGRAM

1

Breaks storm drainage fee into two distinct drainage basins based on the ultimate outfall of the runoff. Eliminates the collection of the sub-watershed fees.

2

Evaluates existing land uses and future land uses to determine the net increase in impervious area.

3

Updates planned projects and cost estimates based on the 2024 Storm Drainage Master Plan prepared by Q3.

4

Complies with current legislative requirements including AB 602.

# SANTA ANA WATERSHED COST PER IMPERVIOUS ACRE

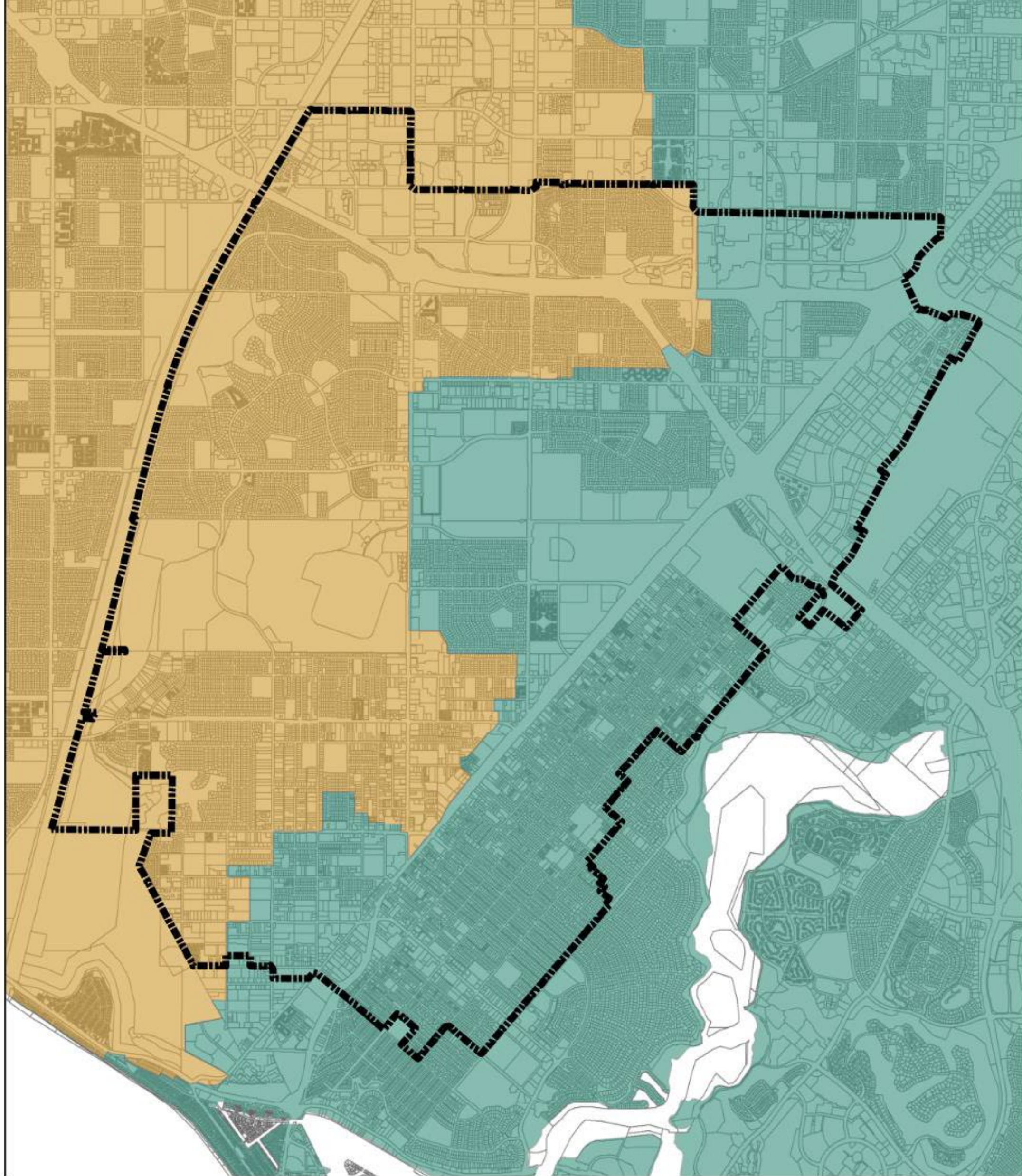
Description	Value
<b>Estimated Future Santa Ana Watershed Project Costs <sup>(1)</sup></b>	
North Zone	\$ 10,885,314
West Zone	\$ 24,860,448
Regional Water Quality Projects	\$ 9,165,900
Corrugated Metal Pipe Replacement	\$ 2,644,040
<b>Total Santa Ana Watershed Storm Drainage Improvements</b>	<b>\$ 47,555,701</b>
Existing Pipes <sup>(2)(3)</sup>	\$ 155,510,829
<b>Total Santa Ana Watershed System Value</b>	<b>\$ 203,066,531</b>
<b>Total Impervious Acres at Buildout</b>	<b>1,941.74</b>
<b>Maximum Justifiable fee per Impervious Acre</b>	<b>\$ 104,580</b>

Notes:

- 1 Future facilities and associated costs derived from the City of Costa Mesa 2024 Storm Drainage Master Plan prepared by Q3.
- 2 Existing storm drainage pipe diameters and lengths derived from the City of Costa Mesa's GIS Database maintained by the Public Works Department.
- 3 Existing facilities costs per unit derived from the City of Costa Mesa 2024 Storm Drainage Master Plan prepared by Q3.

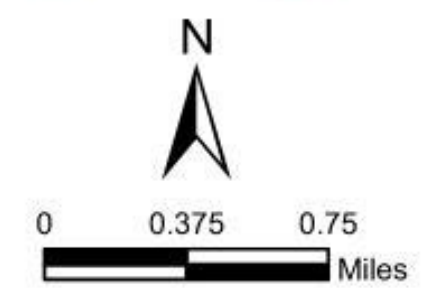
Source:

City of Costa Mesa Public Works Department.  
 City of Costa Mesa 2024 Storm Drainage Master Plan prepared by Q3.

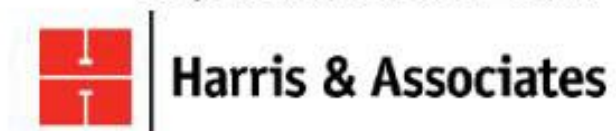


**Legend**

- City Limits
- Santa Ana Watershed
- Newport Bay Watershed
- Parcels



**City of Costa Mesa**  
 Storm Drainage Impact Fee  
 Regional Watershed Exhibit



# SANTA ANA WATERSHED MAXIMUM JUSTIFIABLE FEE

FEE PER ACRE BASED ON THE DEVELOPMENT OF VACANT LAND.

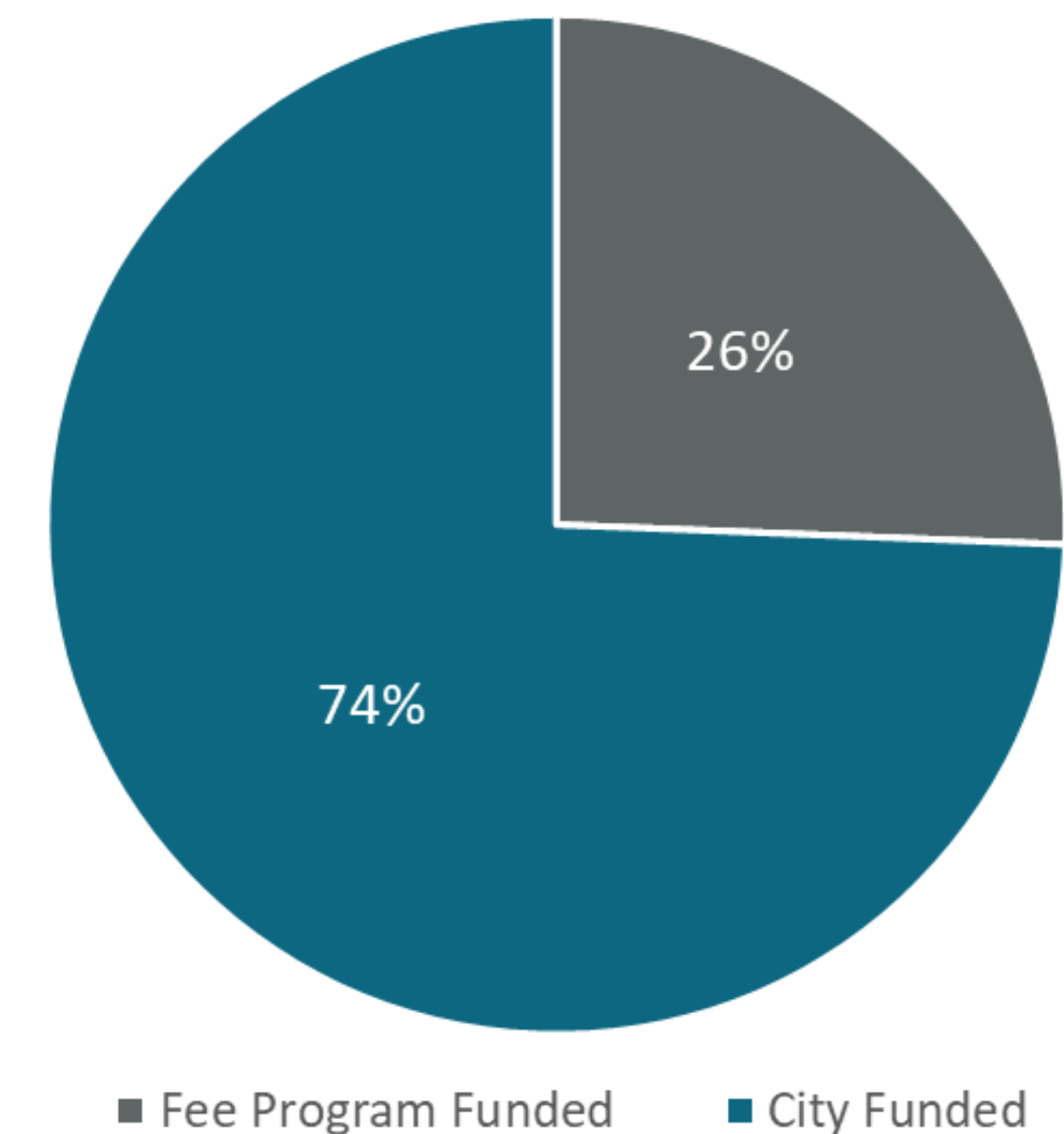
Land Use	Fee Per Impervious Acre	Impervious Factor	Fee per Acre	Administration Fee (5%)	Total Fee per Acre
<b>Fee Per Impervious Acre</b>	\$ 104,580	1.00	\$ 104,580	\$ 5,229	\$ 109,809
<b>Residential</b>					
Low Density Residential	\$ 104,580	0.50	\$ 52,290	\$ 2,615	\$ 54,905
Medium Density Residential	\$ 104,580	0.70	\$ 73,206	\$ 3,660	\$ 76,866
High Density Residential	\$ 104,580	0.80	\$ 83,664	\$ 4,183	\$ 87,847
<b>Non-Residential</b>					
Commercial	\$ 104,580	0.90	\$ 94,122	\$ 4,706	\$ 98,828
Industrial	\$ 104,580	0.90	\$ 94,122	\$ 4,706	\$ 98,828

# SANTA ANA WATERSHED ANTICIPATED REVENUE COLLECTION AT CITY BUILDOUT:

TOTAL ANTICIPATED FEE REVENUE MAY DIFFER SLIGHTLY FROM COST ATTRIBUTABLE TO FEE PROGRAM DUE TO ROUNDING.

Description	Value
<b>Total Improvements to be Funded</b>	
North Zone	\$ 10,885,314
West Zone	\$ 24,860,448
Regional Water Quality Projects	\$ 9,165,900
Corrugated Metal Pipe Replacement	\$ 2,644,040
Less: Fund Balance	\$ (197,347)
<i>Total Santa Ana Watershed Storm Drainage Improvements</i>	<i>\$ 47,358,354</i>
<b>Total Revenue Anticipated to be Collected</b>	<b>12,134,417</b>
<b>Costs to be Funded From Other Funding Sources</b>	<b>\$ 35,223,936.86</b>

Santa Ana Watershed Funding Allocation



# NEWPORT BAY WATERSHED COST PER IMPERVIOUS ACRE

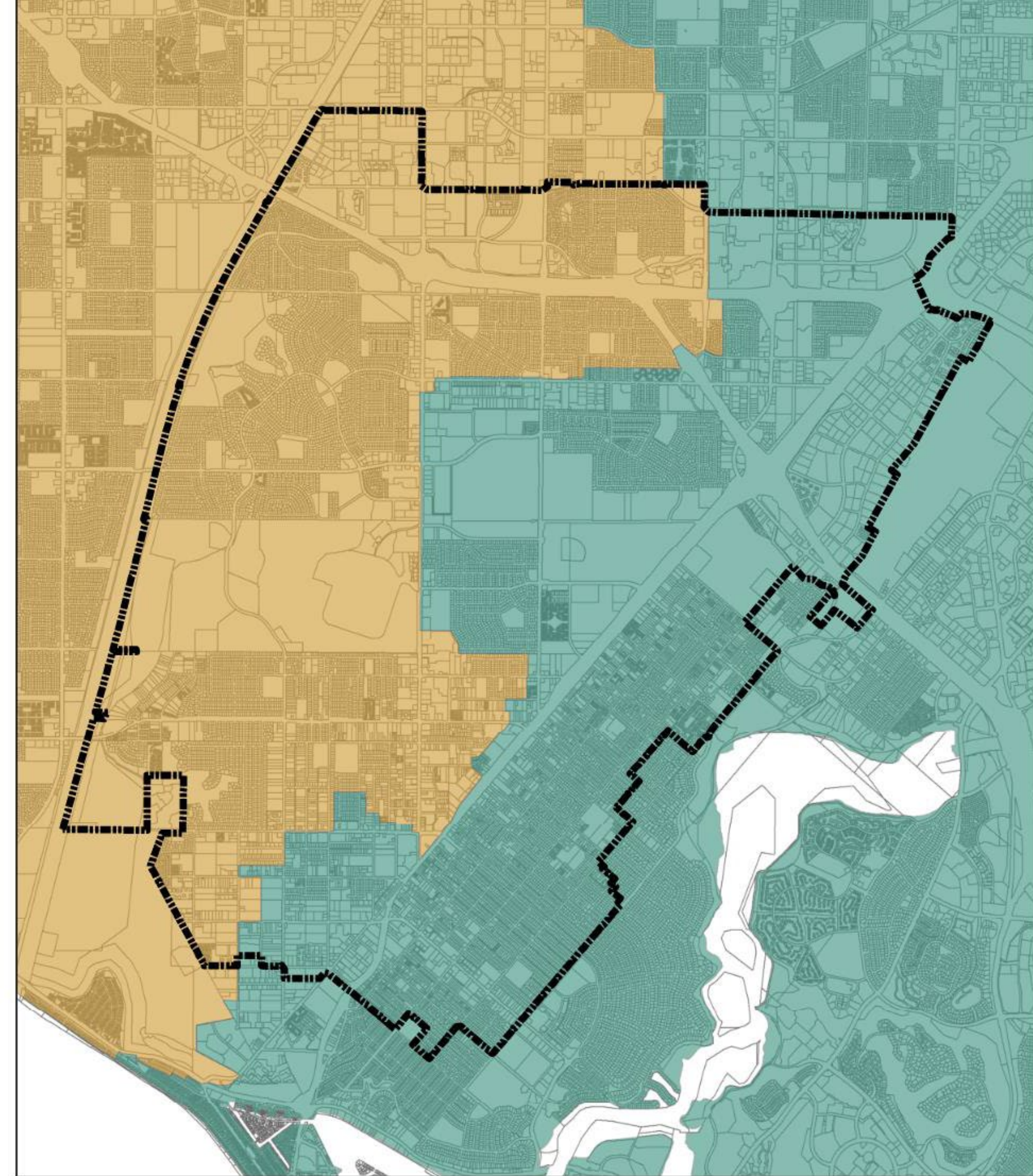
Description	Value
<b>Estimated Future Newport Bay Watershed Project Costs <sup>(1)</sup></b>	
North East Zone	\$ 7,748,496
South East Zone	\$ 41,184,022
West Zone	\$ 7,898,997
Regional Water Quality Projects	\$ 3,374,000
Corrugated Metal Pipe Replacement	\$ 4,793,180
<b>Total Newport Bay Watershed Storm Drainage Improvements</b>	<b>\$ 64,998,695</b>
Existing Pipes <sup>(2)(3)</sup>	\$ 157,034,961
<b>Total Newport Bay Watershed System Value</b>	<b>\$ 222,033,656</b>
<b>Total Impervious Acres at Buildout</b>	<b>2,453.67</b>
<b>Maximum Justifiable fee per Impervious Acre</b>	<b>\$ 90,490</b>

Notes:

- 1 Future facilities and associated costs derived from the City of Costa Mesa 2024 Storm Drainage Master Plan prepared by Q3.
- 2 Existing storm drainage pipe diameters and lengths derived from the City of Costa Mesa's GIS Database maintained by the Public Works Department.
- 3 Existing facilities costs per unit derived from the City of Costa Mesa 2024 Storm Drainage Master Plan prepared by Q3.

Source:


City of Costa Mesa Public Works Department.  
City of Costa Mesa 2024 Storm Drainage Master Plan prepared by Q3.




**Legend**

-  City Limits
-  Santa Ana Watershed
-  Newport Bay Watershed
-  Parcels

0 0.375 0.75  
Miles



**City of Costa Mesa**  
Storm Drainage Impact Fee  
Regional Watershed Exhibit


Harris & Associates

# NEWPORT BAY WATERSHED MAXIMUM JUSTIFIABLE FEE

FEE PER ACRE BASED ON THE DEVELOPMENT OF VACANT LAND.

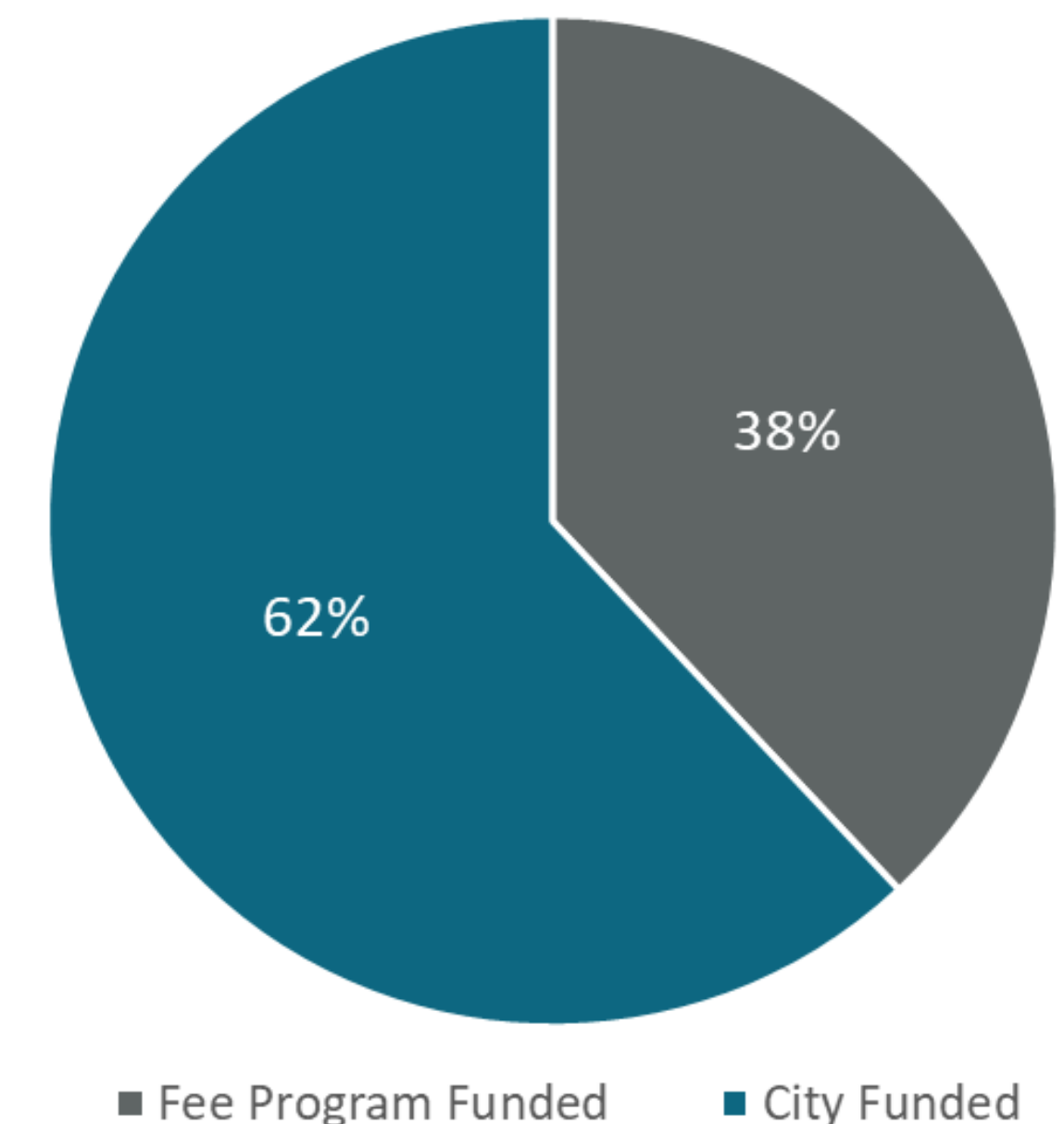
Land Use	Fee Per Impervious Acre	Impervious Factor	Fee per Acre	Administration Fee (5%)	Total Fee per Acre
<b>Fee Per Impervious Acre</b>	\$ 90,490	1.00	\$ 90,490	\$ 4,525	\$ 95,015
<b>Residential</b>					
Low Density Residential	\$ 90,490	0.50	\$ 45,245	\$ 2,262	\$ 47,507
Medium Density Residential	\$ 90,490	0.70	\$ 63,343	\$ 3,167	\$ 66,510
High Density Residential	\$ 90,490	0.80	\$ 72,392	\$ 3,620	\$ 76,012
<b>Non-Residential</b>					
Commercial	\$ 90,490	0.90	\$ 81,441	\$ 4,072	\$ 85,513
Industrial	\$ 90,490	0.90	\$ 81,441	\$ 4,072	\$ 85,513

# NEWPORT BAY WATERSHED ANTICIPATED REVENUE COLLECTION AT CITY BUILDOUT:

TOTAL ANTICIPATED FEE REVENUE MAY DIFFER SLIGHTLY FROM COST ATTRIBUTABLE TO FEE PROGRAM DUE TO ROUNDING.

Description	Value
<b>Total Improvements to be Funded</b>	
North East Zone	\$ 7,748,496
South East Zone	\$ 41,184,022
West Zone	\$ 7,898,997
Regional Water Quality Projects	\$ 3,374,000
Corrugated Metal Pipe Replacement	\$ 4,793,180
Less: Fund Balance	\$ (249,377)
<i>Total Newport Bay Watershed Storm Drainage Improvements</i>	<i>\$ 64,749,318</i>
<b>Total Revenue Anticipated to be Collected</b>	<b>24,600,611</b>
<b>Costs to be Funded From Other Funding Sources</b>	<b>\$ 40,148,707.00</b>

Newport Bay Watershed Funding Allocation





# FUNDING ALTERNATIVES FOR CITY SHARE

1

Storm Drainage Benefit Assessment

2

Grant Funding

3

County Tax Measure

# WHO PAYS THE FEES?

REDEVELOPMENT HAS HISTORICALLY BEEN THE CONVERSION FROM INDUSTRIAL TO RESIDENTIAL

## Future Land Use

Current Land Use	Land Use	Low Density Residential	Medium Density Residential	High Density Residential	Commercial	Industrial
	Vacant	Fee paid.	Fee paid.	Fee paid.	Fee paid.	Fee paid.
	Low Density Residential	No fee paid. Unless above impervious threshold.	Difference in fee paid.	Difference in fee paid.	Difference in fee paid.	Difference in fee paid.
	Medium Density Residential	No fee paid.	No fee paid. Unless above impervious threshold.	Difference in fee paid.	Difference in fee paid.	Difference in fee paid.
	High Density Residential	No fee paid.	No fee paid.	No fee paid. Unless above impervious threshold.	Difference in fee paid.	Difference in fee paid.
	Commercial	No fee paid.	No fee paid.	No fee paid.	No fee paid. Unless above impervious threshold.	No fee paid. Unless above impervious threshold.
	Industrial	No fee paid.	No fee paid.	No fee paid.	No fee paid. Unless above impervious threshold.	No fee paid. Unless above impervious threshold.

# FEE APPLICATION SCENARIO NO. 1

## LOW DENSITY RESIDENTIAL EXPANSION



4,350 SQFT  
HOUSE

8,700 PARCEL

PLANNED  
+800 SQFT  
EXPANSION

- A homeowner of a 4,350 square foot single-family residential home in the Newport Bay Watershed is proposing to expand their current home to add another bedroom and restroom. The proposed expansion is 800 square feet.
- The parcel is 8,700 square feet or 0.2 acres and is zoned low density residential.
- The existing home and proposed additional impervious surface totals 5,150 square feet.

Lot Square Footage	8,700
Existing Impervious Square Footage	4,350
Existing Impervious Percentage	50%
Proposed Expansion Square Footage	800
Proposed Total Impervious Square Footage	5,150
Proposed Impervious Percentage	59%
Proposed New Impervious Acres Above 50% Threshold (Rounded)	0.018
Newport Bay Watershed Fee per Impervious Acre	\$ 95,015
<b>Storm Drainage Fee Due at Building Permit Issuance</b>	<b>\$ 1,710.27</b>



# FEE APPLICATION SCENARIO NO. 2

## LOW DENSITY RESIDENTIAL EXPANSION

**3,500 SQFT HOUSE**

**8,700 PARCEL**

**PLANNED +800 SQFT EXPANSION**

- A homeowner of a 3,500 square foot single-family residential home in the Santa Ana Watershed is proposing to expand their current home to add another bedroom and restroom. The proposed expansion is 800 square feet.
- The parcel is 8,700 square feet or 0.2 acres and is zoned low density residential.
- The existing home and proposed additional impervious surface totals 4,300 square feet.

Lot Square Footage	8,700
Existing Impervious Square Footage	3,500
Existing Impervious Percentage	40%
Proposed Expansion Square Footage	800
Proposed Total Impervious Square Footage	4,300
Proposed Impervious Percentage	49%
Proposed New Impervious Acres Above 50% Threshold (Rounded)	0.000
Santa Ana Watershed Fee per Impervious Acre	\$ 109,809
<b>Storm Drainage Fee Due at Building Permit Issuance</b>	<b>\$ -</b>



# FEE APPLICATION SCENARIO NO. 3

## INDUSTRIAL CONVERSION TO MEDIUM DENSITY RESIDENTIAL

- An 10,000 square foot industrial complex in the Santa Ana Watershed is proposing to significant redevelop into a medium density residential complex.
- The parcel is 11,000 square feet and the existing land use has an impervious factor of 90% and the proposed land use has an impervious factor of 70%.
- The property is redeveloping from a higher density land use to a lower density land use.

Lot Square Footage	11,000
Lot Acreage (Rounded)	0.25
Existing Impervious Square Footage	10,000
Existing Impervious Percentage	91%
Proposed New Land use Impervious	70%
Santa Ana Watershed Fee per Acre for Industrial	\$ 98,828
Santa Ana Watershed Fee per Acre for MDR	\$ 76,866
Net Storm Drainage Fee per Acre	\$ -
<b>Total Net Storm Drainage Fee Due at Building Permit Issuance</b>	<b>\$ -</b>



# FEE APPLICATION SCENARIO NO. 4

## LOW DENSITY RESIDENTIAL CONVERSION TO HIGH DENSITY RESIDENTIAL

- A homeowner of a 3,500 square foot single-family residential home in the Santa Ana Watershed is proposing to demolish the existing single family residential unit and construct a high-density apartment complex.
- The parcel is 21,780 square feet or 0.5 acres and has been zoned high-density residential.
- The existing and proposed land uses are not above the 50% and 70% impervious thresholds.

Lot Square Footage	21,780
Lot Acreage (Rounded)	0.50
Existing Impervious Square Footage	3,500
Existing Impervious Percentage	16%
Proposed New Land use Impervious	80%
Santa Ana Watershed Fee per Acre for SFR	\$ 54,905
Santa Ana Watershed Fee per Acre for HDR	\$ 87,847
Net Storm Drainage Fee per Acre	\$ 32,942
<b>Total Net Storm Drainage Fee Due at Building Permit Issuance</b>	<b>\$ 16,471.00</b>



21,780 sqft / 0.5 acres

# FEE APPLICATION SCENARIO NO. 5

## RAW LAND DEVELOPING TO MEDIUM DENSITY RESIDENTIAL

21,780 SQFT  
RAW LAND  
(0.5 ACRES)

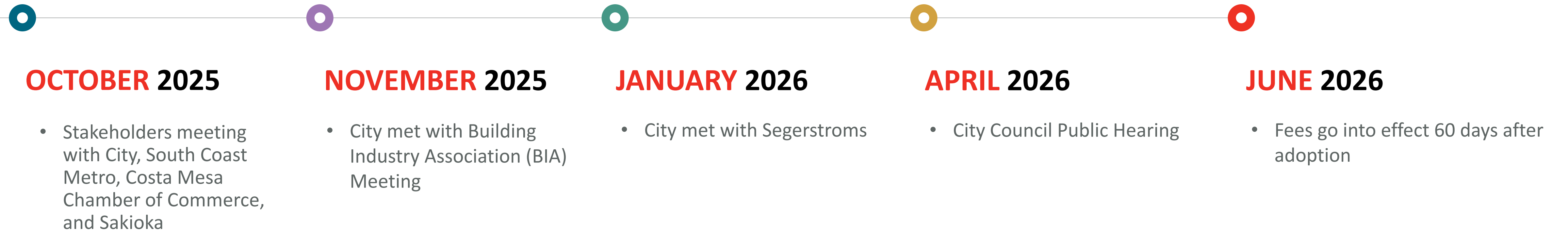
HIGH DENSITY  
RESIDENTIAL

- A raw land owner of a 21,780 square foot lot or .5 acres is proposing to construct a high-density apartment complex in the Santa Ana Watershed.
- The proposed development and land use is not above the 80% impervious threshold.

Lot Square Footage	21,780
Lot Acreage (Rounded)	0.5
Existing Impervious Square Footage	0
Existing Impervious Percentage	0%
Proposed New Land Use Impervious	70%
Santa Ana Watershed Fee per Acre for HDR	\$87,847
<b>Total Net Storm Drainage Fee Due at Building Permit Issuance</b>	<b>\$43,924</b>

# DEVELOPMENT IMPACT FEE PROGRAM

## TENTATIVE FEE ADOPTION SCHEDULE

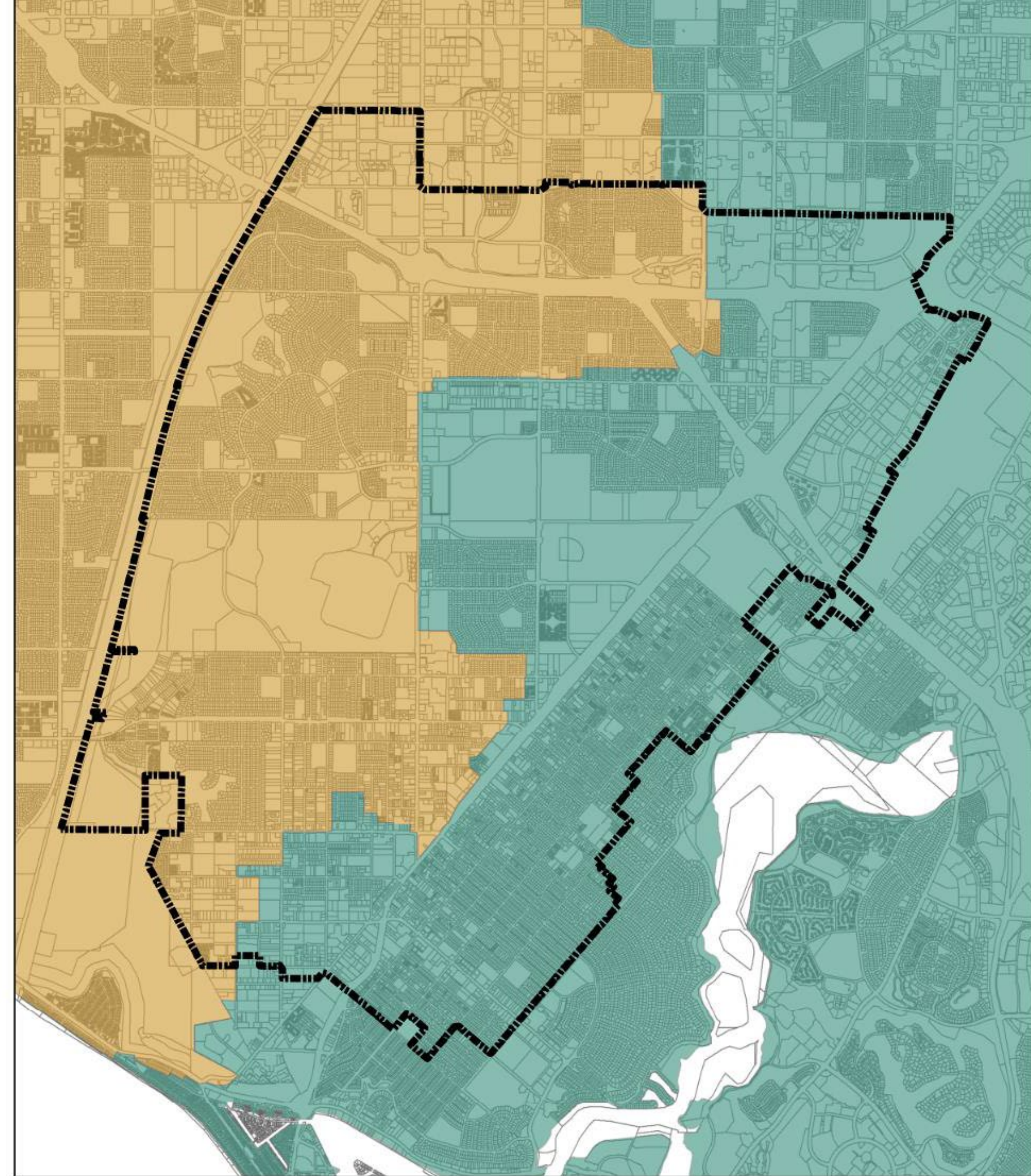


## RECOMMENDATIONS:

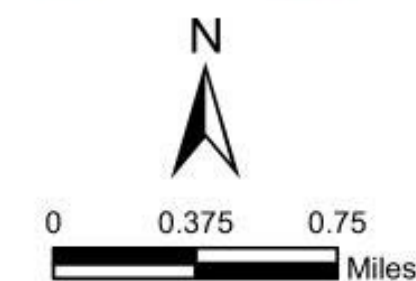
- Adopt the 2026 Storm Drainage Impact Fee Nexus Study (“Nexus Study”) as the final component of the 2024 Storm Drain System Master Plan Update.
- Adopt the storm drain Capital Improvement Plan (CIP) as provided in the Nexus Study.
- Adopt Resolution 2026-XX for the updated development impact fees for storm drainage, in compliance with governing California laws AB1600 (Mitigation Fee Act) and AB 1600 (Development Impact Fees).
- Introduce for first reading, by title only, Ordinance No. 26-XX amending Chapter III of Title 15 of the Costa Mesa Municipal Code relating to drainage and waive further readings.
- Authorize staff to implement the updated fees sixty (60) days after adoption, in compliance with AB 1600 (Mitigation Fee Act).



# THANK YOU



- Legend**
- City Limits
  - Santa Ana Watershed
  - Newport Bay Watershed
  - Parcels



**City of Costa Mesa**  
Storm Drainage Impact Fee  
Regional Watershed Exhibit



# BACKUP SLIDES

# SANTA ANA WATERSHED LAND USE

## EXISTING LAND USES

Land Use	Acres <sup>(1)</sup>
<b>Residential</b>	
Low Density Residential	1,430.74
Medium Density Residential	522.99
High Density Residential	3.26
<b>Non-Residential</b>	
Commercial	574.12
Industrial	249.92

Notes:

1 Existing Land Uses is the Santa Ana Watershed were provided by the City's Community Development Department.

## BUILDOUT LAND USES

Land Use	Acres <sup>(1)</sup>
<b>Residential</b>	
Low Density Residential	1,374.18
Medium Density Residential	272.82
High Density Residential	357.17
<b>Non-Residential</b>	
Commercial	375.63
Industrial	488.74

Notes:

1 Future Land Uses is the Santa Ana Watershed were derived from the City of Costa Mesa 2035 General Plan, the City of Costa Mesa Housing Element and the Storm Drainage Master Plan prepared by Q3.

# SANTA ANA WATERSHED FUTURE IMPROVEMENTS

Facility	Location	Total Cost <sup>(1)</sup>
<b>North Zone</b>		
Harbor Blvd. Line N1	Install 24 & 36 Inch RCP (w/ Surface Restoration)	\$ 1,511,757.88
Watson Avenue Line N2	Install 18-inch RCP (w/ Surface Restoration)	\$ 1,760,864.86
McKinley Way Line N3	Install 18, 30, & 36 Inch RCP (w/ Surface Restoration)	\$ 3,708,777.44
Wimbledon Way Line N4	Install 18 & 36 Inch RCP (w/ Surface Restoration)	\$ 1,656,265.63
Iowa Street (Inlets Only) - East Side Line N4	Install 18-inch RCP (w/ Surface Restoration)	\$ 450,234.92
Gisler Ave Line N6	Install 18-inch RCP	\$ 613,751.14
Iowa Street - West Side Line N7	Catch Basin Inlets (28' L)	\$ 75,387.50
Mesa Verde Dr. Line N8	Install 18-inch RCP (w/ Surface Restoration)	\$ 1,038,999.40
Kornat Drive Line N9	Catch Basin Inlets (21'L)	\$ 69,275.00
<i>Subtotal North Zone Storm Drainage Improvements</i>		\$ 10,885,313.76
<b>West Zone</b>		
Fairview Park, Upper Canyon SD. Line W1	Install 18-inch RCP	\$ 1,238,096.25
Canyon Storm Drain Line W2	Install 24, 36 & 48 Inch RCP (w/ Surface Restoration)	\$ 3,253,575.16
East Canyon Park Line W3	Install 18, 24 & 36 Inch RCP (w/ Surface Restoration)	\$ 1,274,215.81
16th St./Newport Blvd. Line W6	Install 30-inch RCP (w/ Surface Restoration)	\$ 1,098,031.03
19th & 18th Street SD Line W7 & W8	Install 18-inch RCP (w/ Surface Restoration)	\$ 2,381,577.96
Fairview Channel South Model Line W9	Install 18, 24, 42, & 48 Inch RCP (w/ Surface Restoration)	\$ 12,820,545.93
West of Harbor Blvd. Line W10	Install 18 & 24 Inch RCP (w/ Surface Restoration)	\$ 1,099,321.26
North of Fairview Channel Line W11	Install 18, 24, & 48 Inch RCP (w/ Surface Restoration)	\$ 1,695,084.29
<i>Subtotal West Zone Storm Drainage Improvements</i>		\$ 24,860,447.68
<b>Regional Stormwater Quality Improvements</b>		
Wilson Park	Water Quality Improvements to Meet MS4 Regulations	\$ 2,538,000.00
Canyon Park	Water Quality Improvements to Meet MS4 Regulations	\$ 6,067,000.00
Hydrodynamic Separator - Placentia Avenue	Hydrodynamic Separator	\$ 560,900.00
<i>Subtotal Regional Stormwater Quality Improvements</i>		\$ 9,165,900.00
<b>Corrugated Metal Pipe Replacement</b>		
Various Locations <sup>(2)</sup>	Replace Corrugated Metal Pipe Like in Kind to Retain Water Quality	\$ 2,644,040.00
<i>Subtotal Corrugated Metal Pipe Replacement Improvements</i>		\$ 2,644,040.00
<b>Total Santa Ana Watershed Storm Drainage Improvements</b>		<b>\$ 47,555,701.44</b>

Notes:  
 1 Future facilities and associated costs are inclusive of a soft cost markup of 10% and are derived from the City of Costa Mesa 2024 Storm Drainage Master Plan prepared by Q3.  
 2 Corrugated Metal Pipe Replacement costs reduced by two percent to account for the overlapping linear footage with upsizing projects.

# SANTA ANA WATERSHED EXISTING IMPROVEMENTS

Pipe Size <sup>(1)</sup>	Linear Footage	Cost per LF <sup>(2)</sup>	Total Cost
<b>Existing Pipes</b>			
18-Inch	13,919.55	\$ 452.52	\$ 6,298,840.48
21-Inch	2,525.83	\$ 468.17	\$ 1,182,523.18
24-Inch	13,239.98	\$ 514.22	\$ 6,808,320.04
27-Inch	3,781.03	\$ 601.94	\$ 2,275,937.58
30-Inch	6,961.12	\$ 586.22	\$ 4,080,717.93
33-Inch	4,113.73	\$ 735.70	\$ 3,026,470.72
36-Inch	11,878.54	\$ 658.21	\$ 7,818,543.01
39-Inch	766.72	\$ 869.46	\$ 666,634.89
42-Inch	15,840.09	\$ 925.60	\$ 14,661,646.63
45-Inch	1,372.10	\$ 1,003.23	\$ 1,376,528.33
48-Inch	11,721.44	\$ 1,069.59	\$ 12,537,100.73
51-Inch	4,288.11	\$ 1,136.99	\$ 4,875,544.47
54-Inch	8,291.26	\$ 1,234.14	\$ 10,232,569.22
57-Inch	1,646.98	\$ 1,270.75	\$ 2,092,902.12
60-Inch	8,228.47	\$ 1,522.10	\$ 12,524,591.00
63-Inch	3,155.51	\$ 1,404.52	\$ 4,431,974.15
66-Inch	4,029.57	\$ 1,471.40	\$ 5,929,112.82
69-Inch	1,211.02	\$ 1,538.28	\$ 1,862,890.30
72-Inch	8,141.07	\$ 1,707.23	\$ 13,898,643.64
78-Inch	2,063.60	\$ 1,738.93	\$ 3,588,450.80
90-Inch	1,622.64	\$ 2,006.45	\$ 3,255,749.52
96-Inch	3,699.29	\$ 2,140.22	\$ 7,917,288.78
114-Inch	1,912.19	\$ 2,541.51	\$ 4,859,848.92
<i>Subtotal Santa Ana Watershed Existing Pipes</i>			\$ 136,202,829.26
<b>Existing Structures</b>			
Curb Inlets	509.00	\$ 22,000.00	\$ 11,198,000.00
Drop Inlets	15.00	\$ 22,000.00	\$ 330,000.00
Grate Inlet	26.00	\$ 22,000.00	\$ 572,000.00
Inlet	11.00	\$ 22,000.00	\$ 242,000.00
Headwall	6.00	\$ 8,000.00	\$ 48,000.00
Junction	171.00	\$ 15,000.00	\$ 2,565,000.00
Manhole	263.00	\$ 15,000.00	\$ 3,945,000.00
Outlet	51.00	\$ 8,000.00	\$ 408,000.00
<i>Subtotal Santa Ana Watershed Existing Structures</i>			\$ 19,308,000.00
<b>Total Santa Ana Watershed Existing Storm Drainage Improvements</b>			<b>\$ 155,510,829.26</b>

Notes:  
 1 Existing storm drainage pipe diameters and lengths derived from the City of Costa Mesa's GIS Database maintained by the Public Works Department.  
 2 Existing facilities costs per unit derived from the City of Costa Mesa 2024 Storm Drainage Master Plan prepared by Q3.

# NEWPORT BAY WATERSHED LAND USE

## EXISTING LAND USES

Land Use	Acres <sup>(1)</sup>
Residential	
Low Density Residential	1,090.43
Medium Density Residential	716.04
High Density Residential	73.94
Non-Residential	
Commercial	859.45
Industrial	336.34

Notes:

1 Existing Land Uses in the Newport Bay Watershed were provided by the City's Community Development Department.

## BUILDOUT LAND USES

Land Use	Acres <sup>(1)</sup>
Residential	
Low Density Residential	989.83
Medium Density Residential	448.11
High Density Residential	464.55
Non-Residential	
Commercial	669.47
Industrial	745.45

Notes:

1 Future Land Uses in the Newport Bay Watershed were derived from the City of Costa Mesa 2035 General Plan, the City of Costa Mesa Housing Element and the Storm Drainage Master Plan prepared by Q3.

# NEWPORT BAY WATERSHED FUTURE IMPROVEMENTS

Facility	Description	Total Cost
<b>North East Zone</b>		
West Side Line E1N	Install 51 Inch RCP (w/ Surface Restoration) and Appurtenant Facilities	\$ 3,500,456.16
La Salle Avenue Line E2N	Install 18, 24, 30, & 60 Inch RCP (w/ Surface Restoration)	\$ 3,298,726.39
Drake Avenue Line E3N	Install 18 & 24 Inch RCP (w/ Surface Restoration)	\$ 949,313.22
<i>Subtotal North East Zone Storm Drainage Improvements</i>		<i>\$ 7,748,495.77</i>
<b>South East Zone</b>		
Santa Ana Ave. Central Line E1s	Install 18, 24, 36, 48, & 72 Inch RCP (w/ Surface Restoration)	\$ 18,519,864.76
Northwest of E1s Line E2s	Install 18, 24, 36, & 42 Inch RCP (w/ Surface Restoration)	\$ 3,620,480.35
Orange Ave/ Central Line E3s	Install 18, 42, 60, & 84 Inch RCP (w/ Surface Restoration)	\$ 10,143,889.95
East side of Newport Coast Line E4s	Install 18, 24, 36, & 42 Inch RCP (w/ Surface Restoration)	\$ 5,127,020.81
Del Mar Avenue Line E5s	Install 42-inch RCP (w/ Surface Restoration)	\$ 886,897.51
Irvine Avenue Line E6s	Install 12, 18, & 24 Inch RCP (w/ Surface Restoration)	\$ 2,560,908.81
E 18th Street Line E7s	Install 12 & 18 Inch RCP (w/ Surface Restoration)	\$ 324,960.21
<i>Subtotal Storm Drainage Improvements</i>		<i>\$ 41,184,022.40</i>
<b>West Zone</b>		
Pomona/17th Storm Drain - Local Alternatives Line W4	Install 18 & 36 Inch RCP (w/ Surface Restoration)	\$ 6,356,678.06
East of Harbor Blvd. Line W5	Install 18 & 36 Inch RCP (w/ Surface Restoration)	\$ 1,542,318.94
<i>Subtotal Storm Drainage Improvements</i>		<i>\$ 7,898,997.00</i>
<b>Regional Stormwater Quality Improvements</b>		
Lions Park	Water Quality Improvements to Meet MS4 Regulations	\$ 2,924,000.00
Hydrodynamic Separator - Harper Park/18th Street	Hydrodynamic Separator	\$ 450,000.00
<i>Subtotal Regional Stormwater Quality Improvements</i>		<i>\$ 3,374,000.00</i>
<b>Corrugated Metal Pipe Replacement</b>		
Various Locations <sup>2</sup>	Replace Corrugated Metal Pipe Like in Kind to Retain Water Quality	\$ 4,793,180.00
<i>Subtotal Corrugated Metal Pipe Replacement Improvements</i>		<i>\$ 4,793,180.00</i>
<b>Total Newport Bay Watershed Storm Drainage Improvements</b>		<b>\$ 64,998,695.17</b>

Notes:

1 Future facilities and associated costs derived from the City of Costa Mesa 2024 Storm Drainage Master Plan prepared by Q3.

Source:

City of Costa Mesa 2024 Storm Drainage Master Plan prepared by Q3.

# NEWPORT BAY WATERSHED EXISTING IMPROVEMENTS

Pipe Size <sup>(1)</sup>	Linear Footage / Quantity	Unit Cost <sup>(2)</sup>	Total Cost
<b>Existing Pipes</b>			
18-Inch	25,275.27	\$ 452.52	\$ 11,437,500.49
20-Inch	253.55	\$ 451.36	\$ 114,439.24
21-Inch	2,583.61	\$ 473.92	\$ 1,224,437.49
24-Inch	23,700.74	\$ 514.22	\$ 12,187,502.24
26-Inch	172.40	\$ 586.76	\$ 101,158.05
27-Inch	1,376.81	\$ 609.33	\$ 838,931.77
30-Inch	8,399.91	\$ 586.22	\$ 4,924,162.53
33-Inch	6,122.81	\$ 744.74	\$ 4,559,892.20
36-Inch	14,418.01	\$ 658.21	\$ 9,490,038.50
39-Inch	1,215.43	\$ 880.15	\$ 1,069,755.21
42-Inch	6,640.36	\$ 925.60	\$ 6,146,346.66
45-Inch	3,044.39	\$ 1,015.55	\$ 3,091,737.78
48-Inch	13,127.00	\$ 1,069.59	\$ 14,040,468.34
51-Inch	2,808.22	\$ 1,150.96	\$ 3,232,147.39
54-Inch	17,665.16	\$ 1,234.14	\$ 21,801,258.17
57-Inch	3,339.12	\$ 1,286.37	\$ 4,295,331.98
60-Inch	6,451.98	\$ 1,522.10	\$ 9,820,586.89
63-Inch	1,138.82	\$ 1,421.77	\$ 1,619,140.02
66-Inch	6,128.83	\$ 1,489.48	\$ 9,128,743.75
69-Inch	1,750.00	\$ 1,557.18	\$ 2,725,065.79
72-Inch	2,411.34	\$ 1,707.23	\$ 4,116,692.72
78-Inch	1,867.00	\$ 1,760.29	\$ 3,286,463.20
84-Inch	1,503.72	\$ 2,126.83	\$ 3,198,160.28
<i>Subtotal Newport Bay Watershed Existing Pipes</i>			\$ 132,449,960.69
<b>Existing Structures</b>			
Curb Inlets	607.00	\$ 22,000.00	\$ 13,354,000.00
Drop Inlets	36.00	\$ 22,000.00	\$ 792,000.00
Grate Inlet	32.00	\$ 22,000.00	\$ 704,000.00
Inlet	26.00	\$ 22,000.00	\$ 572,000.00
Headwall	4.00	\$ 8,000.00	\$ 32,000.00
Junction	279.00	\$ 15,000.00	\$ 4,185,000.00
Manhole	302.00	\$ 15,000.00	\$ 4,530,000.00
Outlet	52.00	\$ 8,000.00	\$ 416,000.00
<i>Subtotal Newport Bay Watershed Existing Structures</i>			\$ 24,585,000.00
<b>Total Newport Bay Watershed Existing Storm Drainage Improvements</b>			<b>\$ 157,034,960.69</b>

Notes:

- 1 Existing storm drainage pipe diameters and lengths derived from the City of Costa Mesa's GIS Database maintained by the Public Works Department.
- 2 Existing facilities costs per unit derived from the City of Costa Mesa 2024 Storm Drainage Master Plan prepared by Q3.

Source:

City of Costa Mesa Public Works Department  
 City of Costa Mesa 2024 Storm Drainage Master Plan prepared by Q3.

# FUNDING ALTERNATIVES

## OVERVIEW

- **Storm Drainage Benefit Assessment**

- Municipal Improvement Act of 1913/ Improvement Bond Act of 1915 or Benefit Assessment Act of 1982.
  - Restricts use of benefit assessments to projects which provide a “specific benefit” to the assessed parcels.
  - The assessment must be proportional to the “special benefit” received by the parcel.
  - Since general benefits to the public at large cannot be assessed, may not be able to fund 100% of proposed program. (Article XIII D of the California Constitution) General benefits must be quantified. (Steven Beutz vs County of Riverside, 2010, Golden Hills Neighborhood Association vs City of San Diego, 2011) General benefits must be funded from a source outside the assessment.
  - Must assign assessments to all benefitting properties, including any benefitting government owned parcels or benefitting parcels outside the assessment area. (Manteca Unified School District vs. Reclamation District No, 17, 2017, Tiburon vs Bonander, 2009). Assessments that cannot be levied will have to be funded from a source outside the assessment.

- **Grant Funding**

- Specific grant programs would need to be identified and evaluated to ensure eligibility.

# PLANNED FACILITIES MAXIMUM JUSTIFIABLE FEE

The Planned Facilities Method was deemed to be not preferable to the System Plan Method for the following reasons:

1. The Planned Facilities Method is a very conservative approach that results in less than 10% of the necessary capital improvements being funded.
2. Requires additional information to ensure that existing deficiencies are not being funded by future development.
3. The system plan method is deemed to be the most justifiable and legally defensible fee calculation methodology based on the Impact Fee Nexus Study Template published by the California Department of Housing and Community Development.

## SANTA ANA WATERSHED

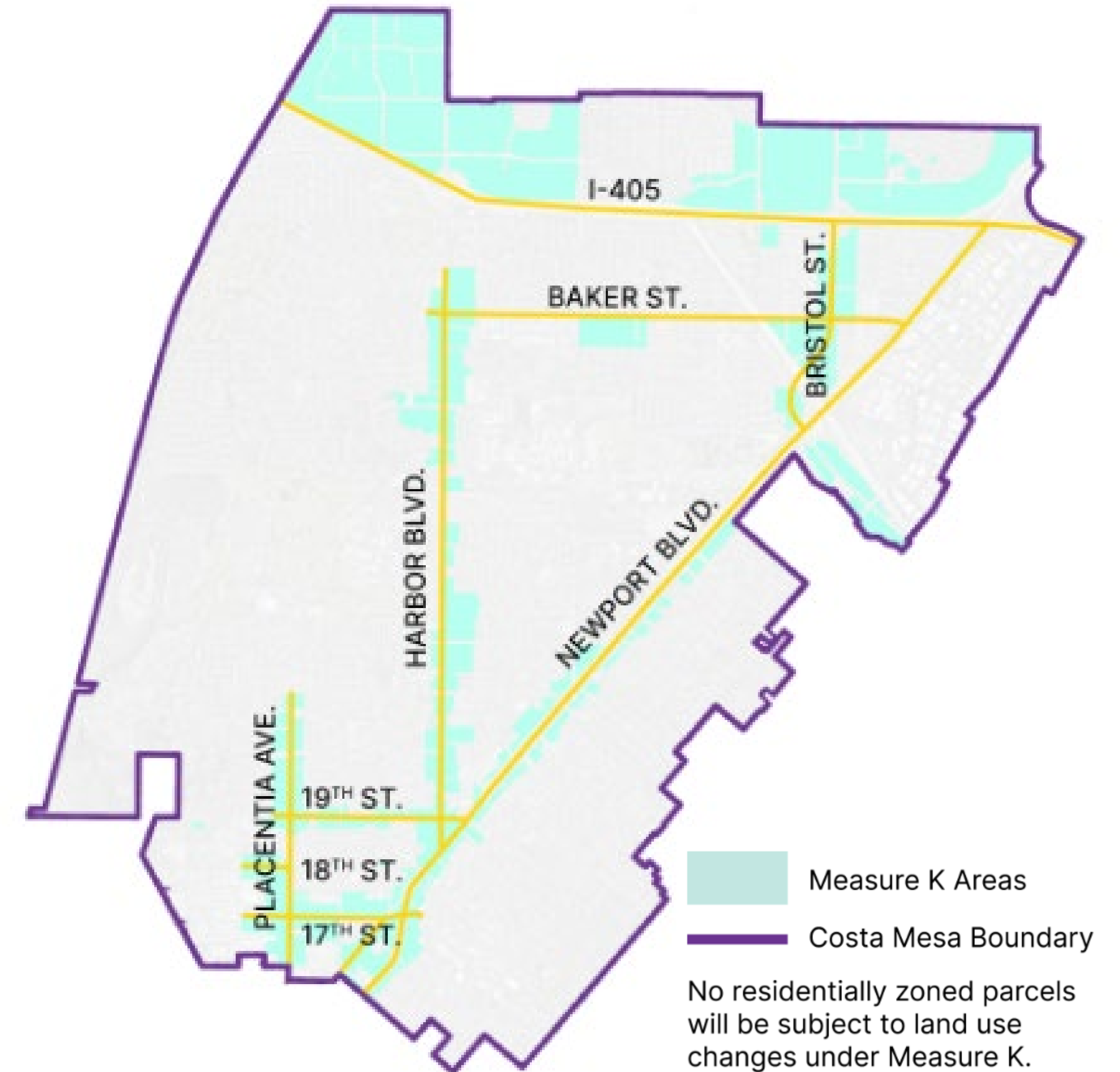
Land Use	Cost Per Impervious Acre	Impervious Factor	Fee per Acre	Units per Acre	Total Fee
<b>Residential</b>					(per Unit)
Low Density Residential	\$ 24,591.42	0.50	\$12,295.71	8.00	\$ 1,536.96
Medium Density Residential	\$ 24,591.42	0.70	\$17,213.99	12.00	\$ 1,434.50
High Density Residential	\$ 24,591.42	0.80	\$19,673.14	20.00	\$ 983.66
<b>Non-Residential</b>					
Commercial	\$ 24,591.42	0.90	\$22,132.28		
Industrial	\$ 24,591.42	0.90	\$22,132.28		

## NEWPORT BAY WATERSHED

Land Use	Cost Per Impervious Acre	Impervious Factor	Fee per Acre	Units per Acre	Total Fee
<b>Residential</b>					(per Unit)
Low Density Residential	\$ 26,299.77	0.50	\$ 13,149.89	8.00	\$ 1,643.74
Medium Density Residential	\$ 26,299.77	0.70	\$ 18,409.84	12.00	\$ 1,534.15
High Density Residential	\$ 26,299.77	0.80	\$ 21,039.82	20.00	\$ 1,051.99
<b>Non-Residential</b>					
Commercial	\$ 26,299.77	0.90	\$ 23,669.79		
Industrial	\$ 26,299.77	0.90	\$ 23,669.79		

# Measure K

- Approved by Costa Mesa's voters on November 8, 2022.
- Measure K modified existing City regulations to allow for development of housing in commercial and industrial areas, while keeping residential neighborhoods intact and revitalizing commercial corridors.

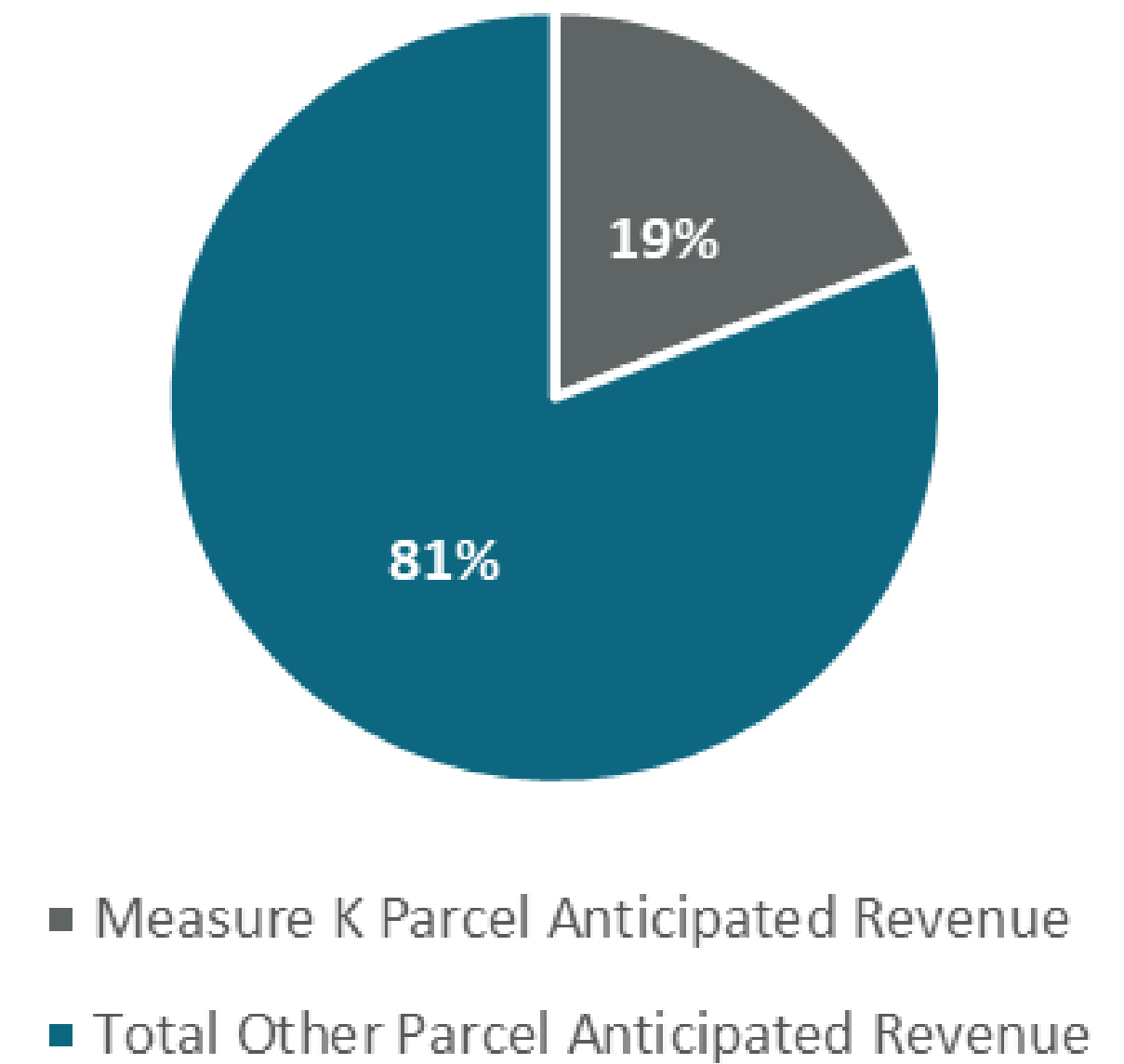


# SANTA ANA WATERSHED MEASURE K PARCEL REVENUE DISTRIBUTION

TOTAL ANTICIPATED FEE REVENUE MAY DIFFER SLIGHTLY FROM COST ATTRIBUTABLE TO FEE PROGRAM DUE TO ROUNDING.

Santa Ana Watershed  
Anticipated Revenue Allocation

Description	Value
Total Santa Ana Watershed Measure K Anticipated Revenue	\$ 2,323,186.25
Total Santa Ana Watershed Storm Drainage Anticipated Revenue	\$ 12,134,417.40
Percentage of Revenue from Measure K Parcels	<b>19.15%</b>
Anticipated Revenue from Vacant Measure K Parcels	\$ 2,295,345.25
Anticipated Revenue from Residential Measure K Parcels	\$ 27,841.00
Anticipated Revenue from Commercial and Industrial Measure K Parcels	\$ -

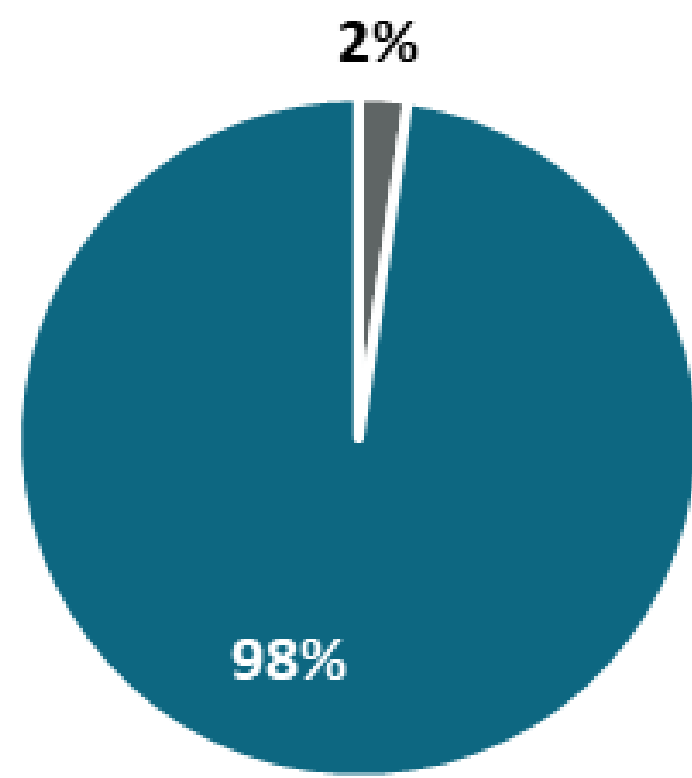


# NEWPORT BAY WATERSHED MEASURE K PARCEL REVENUE DISTRIBUTION

TOTAL ANTICIPATED FEE REVENUE MAY DIFFER SLIGHTLY FROM COST ATTRIBUTABLE TO FEE PROGRAM DUE TO ROUNDING.

Newport Bay Watershed Anticipated Revenue Allocation

Description	Value
Total Newport Bay Watershed Measure K Anticipated Revenue	\$ 569,992.91
Total Newport Bay Watershed Storm Drainage Anticipated Revenue	\$ 24,600,611.40
Percentage of Revenue from Measure K Parcels	<b>2.32%</b>
Anticipated Revenue from Vacant Measure K Parcels (Commercial / Industrial)	\$ 242,856.92
Anticipated Revenue from Residential Measure K Parcels	\$ 327,135.99



- Measure K Parcel Anticipated Revenue
- Total Other Parcel Anticipated Revenue



# FEE CALCULATION METHODOLOGY

- **System Plan Method**
  - Fees calculated utilizing an integrated approach to allocate the cost of existing facilities and the costs of planned facilities to the total impervious acres in the study area. Ensures that future development pays their proportional share of the total system costs and is not responsible for rectifying any existing deficiencies.
  - Harris completed the analysis using the System Plan Method and Planned Facilities Method. The System Plan Method was identified as the preferred calculation method as it funds New Development or Significant Re-developments proportional share of the facilities identified in the Drainage Master Plan while also buying-in to the existing storm drainage infrastructure.



**Amendments to Rezone Housing Element Sites,  
Implement Housing Element Programs, and Establish  
Associated Fees**

**City Council Meeting  
April 7, 2026**

# OVERVIEW

- March 17, 2026, City Council moved to adopt an:
- Ordinance to rezone the Housing Element sites to a new section of the Mixed-Use Overlay District (MUOD);
  - Minimum 50% residential and minimum 20 du/ac
  - Modified to exclude 17 sites removed from Housing Element (and 3333 Susan Street) from MUOD
  - Modified to remove minimum residential parking requirements
  - Modified to allow some usable common residential open space to be substituted by publicly accessible open space and for some private open space to be substituted by usable common residential and/or publicly accessible open space
- Ordinance to amend Title 13 (Zoning Code);
- Ordinance to amend Title 9; and
- City Council also discussed a draft fee for review of Housing Development applications

# Zoning Code Amendments

# ZONING CODE AMENDMENTS

Location in Title 13	Draft Amendment Summary
Ch. I, Art. 2: Definitions	<ul style="list-style-type: none"><li>• Update specific definitions to meet State law</li></ul>
Ch. I, Art. 3: Review Authorities	<ul style="list-style-type: none"><li>• Replace Major Amendment with Major Modification</li></ul>
Ch. II Zoning Districts Established	<ul style="list-style-type: none"><li>• Zoning Districts Map will be amended by reference</li></ul>
Ch. III Planning Applications	<ul style="list-style-type: none"><li>• New streamline development review, including removing master plans/master plan screening/master plan findings for the MUOD</li></ul>
Ch. IV, Land Use Matrix	<ul style="list-style-type: none"><li>• Add employee housing, supportive housing, transitional housing, and low barrier navigation center uses</li></ul>
Ch. V Development Standards, Article 11 Mixed-Use Overlay	<ul style="list-style-type: none"><li>• Add new section to the MUOD for Housing Element sites; minimum 50% residential at a minimum density of 20 units per acre</li></ul>

# ZONING CODE AMENDMENTS

Location in Title 13	Draft Amendment Summary
Ch. VI Off-Street Parking Standards, Article 1 Residential Districts	<ul style="list-style-type: none"><li>• Remove additional parking for bedroom additions</li><li>• Multifamily units with 3 or more bedrooms subject to the same parking requirements as those with 2 bedrooms</li><li>• Reduce multifamily open and guest parking minimums</li></ul>
Ch. IX Special Land Use Regulations, Article 8 Motels	<ul style="list-style-type: none"><li>• Amend a provision on termination of tenancy to comply with State and Federal laws</li></ul>
Ch. IX Special Land Use Regulations, Article 15 Reasonable Accommodation	<ul style="list-style-type: none"><li>• Removing Finding 7 and revising Findings 3, 4, and 5 to provide more certainty</li></ul>
Ch. IX Special Land Use Regulations, Article 18 Emergency Shelters	<ul style="list-style-type: none"><li>• Clarify parking requirements and remove regulations pertaining to towing vehicles and alcohol/narcotics per State</li></ul>

# ZONING CODE AMENDMENTS

Location in Title 13	Draft Amendment Summary
Ch. XII Transportation System Management	<ul style="list-style-type: none"><li>• Replace Major Amendment with Major Modification</li></ul>
Ch. XV Group Homes and Ch. XVI Group Homes in the R2-MD, R2-HD and R3 Residential Zones and the PDR-LD, PDR-MD, PDR-HD, PDR-NCM, PDC, and PDI	<ul style="list-style-type: none"><li>• Only require Special Use Permit for group homes with an operator, remove parking requirements not required for similar uses, and reduce noticing from 500 to 100 feet</li></ul>
<b>Title 9</b> , Article 23 Group Homes	<ul style="list-style-type: none"><li>• Update Title 9 for consistency with amendments to Title 13 Ch. XV Group Homes</li></ul>

# **Zoning Code Amendments- March 17<sup>th</sup> Modifications**

# MARCH 17, 2026, ZONING CODE MODIFICATIONS

## Section 13-83.58(b)(3)

**(3) Exception.** The provisions of this Section shall not apply to residential projects, mixed-use projects, or other projects located within the boundaries of the Fairview Developmental Center Specific Plan **or any of the following properties identified in Table B-6 of the Housing Element by address or APN:**

- 610 W. 18<sup>th</sup> St. (HE Site 96)
- 3390 Harbor Blvd. (HE Site 134)
- 3390 Harbor Blvd. (HE Site 136)
- 3315 Fairview Rd. (HE Site 137)
- 1201 S. Coast Dr. (HE Site 138)
- 3400 Bristol St. (HE Site 139)
- 685 Sunflower Ave. (HE Site 140)
- 3410 Bristol St. (HE Site 141)
- 3333 Bristol St. (HE Site 145)
- APN: 412-491-11 (HE Site 146)
- 3333 Bristol St. (HE Site 147)
- 2180 Harbor Blvd. (HE Site 194)
- 2180 Harbor Blvd. (HE Site 195)
- 3333 Susan St. (HE Site 196)
- APN: 140-041-83 (HE Site 198)
- 1590 Adams Ave. (HE Site 203)
- 1590 Adams Ave. (HE Site 204)
- 3420 Bristol St. (HE Site 205)

# MARCH 17, 2026, ZONING CODE MODIFICATIONS

## Section 13-83.58(h)(2), Table 13-83.58-A. Off-Street Parking Standards for Residential Uses

TABLE 13-83.58-A. OFF-STREET PARKING STANDARDS		
Dwelling Unit Type	Minimum Off-Street Parking Requirement	Minimum Off-Street Guest Parking Requirement
Studio or 1-bedroom unit	<u>No minimum</u>	<u>No minimum</u>
2 or more bedrooms per unit	<u>No minimum</u>	<u>No minimum</u>

# MARCH 17, 2026, ZONING CODE MODIFICATIONS

## Section 13-83.58(h)(3), Table 13-83.58-B. Development Standards

OPEN SPACE STANDARDS	ADDITIONAL PROVISIONS
Usable common residential open space <sup>4</sup>	Total area equivalent to min. 30% of lot  Or as provided in an applicable Specific Plan
Usable private open space <sup>5</sup>	Min. 100 sq. ft./unit provided on the ground floor for dwelling units located on the ground floor, and min. 50 sq. ft./unit provided for dwelling units located above the ground floor  Or as provided in an applicable Specific Plan
Publicly accessible open space	Total area equivalent to min. 5% of commercial gross floor area for developments with a commercial gross floor area greater than 100,000 sq. ft.

1. Based on the currently adopted Housing Element Sites Inventory
2. Only applicable to Lower-Income Housing Element Sites and inclusive of Accessory Dwelling Units.
3. Minimum setbacks shall apply to all portions of a building or structure. Maximum setbacks along public streets shall only apply to a building or structure's ground floor, with exceptions for driveways, walkways, and open space.
4. Any portion of the required usable common residential open space may be substituted by publicly accessible open space.
5. Any portion of the required usable private open space may be substituted by usable common residential and/or publicly accessible open space.

# **HOUSING DEVELOPMENT REVIEW FEES**

# HOUSING DEVELOPMENT REVIEW FEES

- Establish Housing Development Review Fees
- Cost recovery for development review of certain housing projects
- Draft fees provided for public awareness/notification and presented to City Council for input on March 17, 2026

Activity Description	Fee	Charge Basis
1. Fee to be paid for the development review of housing projects proposing 5-29 units	\$8,400	
2. Fee to be paid for the development review of housing projects proposing 30-49 units	\$21,000	
3. Fee to be paid for the development review of housing projects proposing 50 or more units	\$30,000	Time and materials with minimum deposit

**RECOMMENDATION**

# RECOMMENDATION

- Staff recommends the City Council find that the following actions statutorily exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Public Resources Code section 21080.085(a) (Senate Bill 131); and
- Staff recommends that the City Council adopt Ordinance No. 2026-XX to amend Title 13 of the Costa Mesa Municipal Code (Planning, Zoning, and Development) to rezone Sixth Cycle (2021-2029) Housing Element sites and implement specific Housing Element programs (Attachment 1); and
- Staff recommends the City Council adopt Ordinance No. 2026-XX to amend Title 9 of the Costa Mesa Municipal Code (Licenses and Business Regulations) Article 23 for consistency with amendments to Chapter XVI of Title 13 (Planning, Zoning, and Development) (Attachment 3); and
- Staff recommends the City Council adopt Resolution No. 2026-XX establishing fees for new development review processes for housing projects (Attachment 4).

An aerial photograph of a city, likely Costa Mesa, showing residential buildings, palm trees, and a clear blue sky. The image is overlaid with a semi-transparent blue gradient that covers the top two-thirds of the frame. Centered in the white space of the gradient is the text "Thank you!".

# Thank you!

For more information, visit:  
[www.CostaMesaNeighborhoods.com](http://www.CostaMesaNeighborhoods.com)



# APPROVAL OF A CODE OF ETHICS AND CONDUCT

City Council Meeting  
April 7, 2026



# BACKGROUND

- Currently, the City has no established Code of Ethics and Conduct. Various federal, state and local laws govern most financial conflicts.
- On July 8, 2025, the Council discussed potential adoption of a Code of Ethics and Conduct, giving direction to staff regarding potential provisions of such a code to be considered at a future City Council meeting for approval.
- On February 3, 2026, the Council discussed a draft code of conduct (See Attachment 1) and gave staff direction to return with revised draft on April 21, 2026.
- The goal of the Code of Ethics and Conduct is to ensure public confidence in the integrity of local government elected and appointed officials.



# BACKGROUND

- Establishing an ethics code promotes an honest, effective, and accountable city government, encouraging high standards of behavior by public officials, and assists with decision-making.
- The intent of the Code of Ethics is to achieve fair, ethical, and accountable local government for the City of Costa Mesa.
- Staff has drafted a revised draft Code of Ethics and Conduct, clarifying and streamlining some of the prior provisions. Attachment 2.
- Attachment 3 compares the prior version to the new version, showing changes in blackline. Attachment 4 provides a highlighted version showing some of the provisions which are partly covered by federal, state or local law.

# PROPOSED CODE OF ETHICS AND CONDUCT

The following key components are in the draft Code of Ethics and Conduct:

- Act in the Public's Interest
- Comply with the Law
- Conduct of Members
- Respect for Process
- Conduct of Public Meetings
- Decisions Based on Merit
- Conflict of Interest
- City Allegiance and Proper Conduct
- Gifts and Favors

# PROPOSED CODE OF ETHICS AND CONDUCT

- Confidential Information
- Use of Public Resources
- Representation of Private Interests
- Advocacy
- Policy role of Members
- Independence of Commissions and Committees
- Positive Workplace Environment
- Implementation
- Compliance and Enforcement
- Statement of Commitment

# PROPOSED CODE OF ETHICS AND CONDUCT

- Would prohibit Council Members from appearing on behalf of third parties before the City Council or any subordinate body.
- Prohibits any financial interest in any contract with City.
- Requires disclosure of employment or spouse's employment with government agency or non-profit involved in decisions.
- In some cases, goes beyond existing state laws on financial and other conflicts.

# PROPOSED CODE OF ETHICS AND CONDUCT

- Emphasizes policy role of Council and Commissions versus administrative functions of City Manager and subordinate employees.
- Addresses relations between Council and Commission Members with staff, the public and other Members, requiring civility and professionalism.
- Includes reporting, investigation and enforcement mechanisms.



## RECOMMENDATION

Staff recommends the City Council consider adoption of a Code of Ethics and Conduct, or provide alternative direction to staff.



# COSTA MESA ACTIVE TRANSPORTATION COMMITTEE ANNUAL REPORT

City Council Meeting

APRIL 7, 2026



# 2025 Committee Composition and Meeting Attendees

2

## Members

Andrew Barnes (Chair)  
Michael Moses Nolf  
(Vice Chair)  
Tiia Alcazar  
Alex Campoli  
Farhad Khosravi  
Florence Martin  
Robert Morse  
Joselyn Perez  
Trace Yulie

## Liaisons

Arlis Reynolds  
Andrea Marr  
Sarah Coley

## City Staff

Raja Sethuraman  
Paul Martin  
Brett Atencio Thomas  
Ramin Nikoui  
Elizabeth Palacio

# ACTIVE TRANSPORTATION VISION

## City Council Goals/Objectives

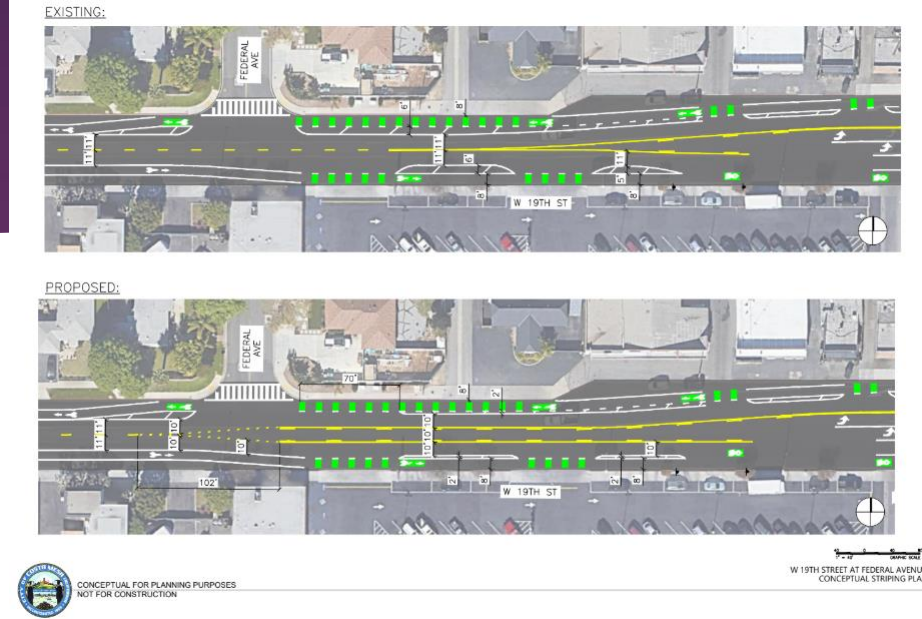
- Advance environmental sustainability and climate resiliency
- Strengthen the public's safety and improve the quality of life
  - Implement a Safe Routes to School Program
  - Approve a plan to mitigate collisions and injuries on roadways

## Goals of the Active Transportation Plan (ATP)

- Promote a user-friendly and welcoming Active Transportation System in Costa Mesa
- Create a safer place to walk and ride a bicycle
- Integrate Active Transportation Elements into the circulation systems and land use planning
- Promote an Active Transportation culture
- Promote the positive air quality, health, and economic benefits of Active Transportation
- Monitor, evaluate, and pursue funding for implementation of the Active Transportation Plan

# Committee Meetings

- ▶ Met ten times in 2025
- ▶ Forum for public comments
- ▶ Presented community voices/issues to staff
- ▶ Advocated for City to apply pressure to Caltrans for safety improvements
- ▶ Provided letters of support for grant applications
- ▶ Active Transportation design review
- ▶ Advocated for road safety improvements

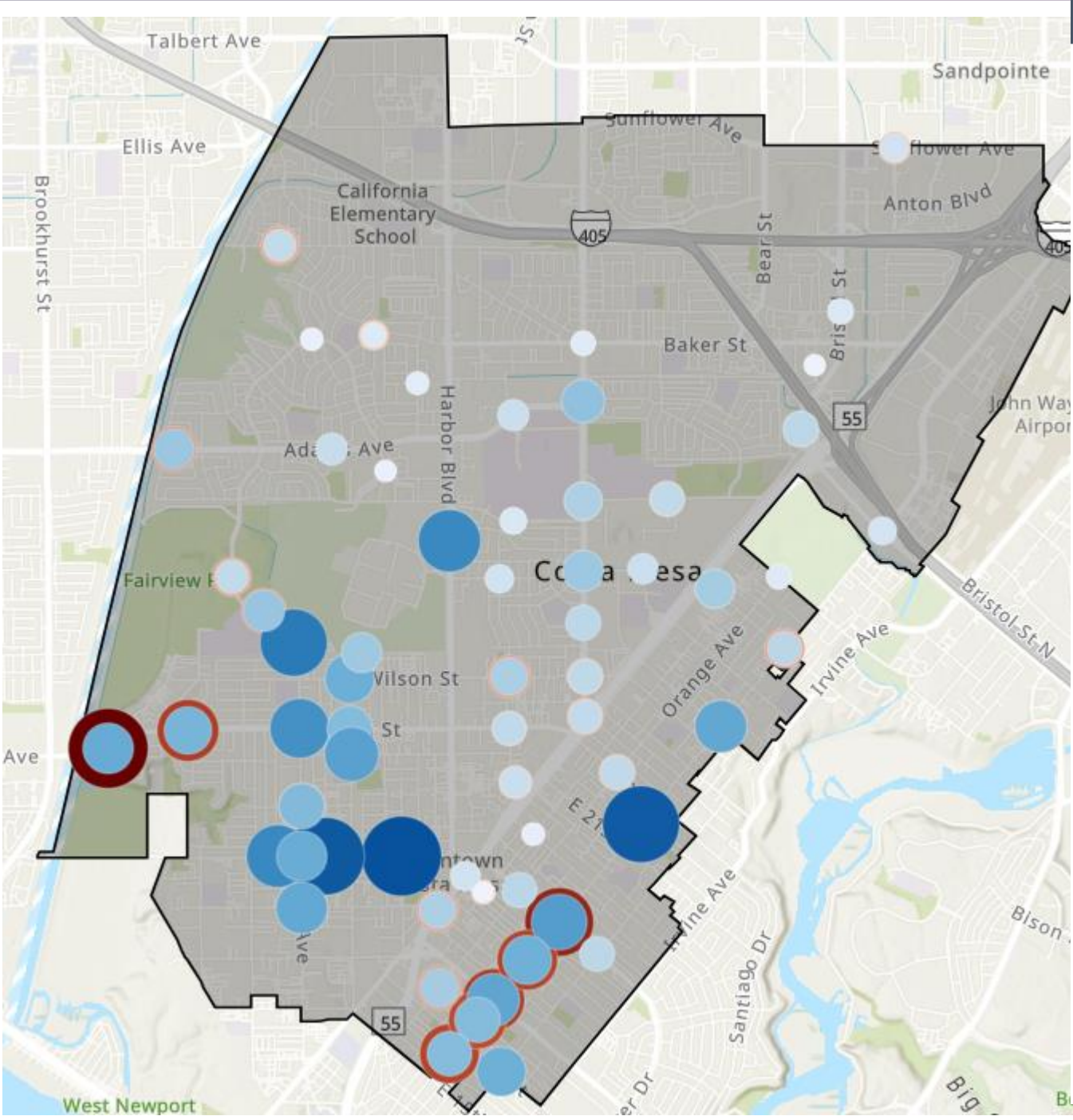


# ATC Identified 2025/26 Near-Term Goals

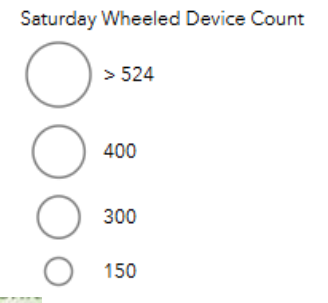
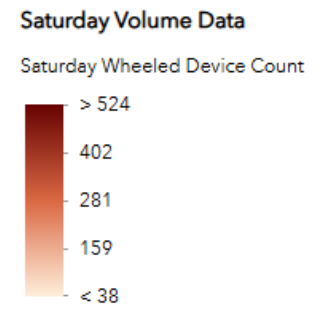
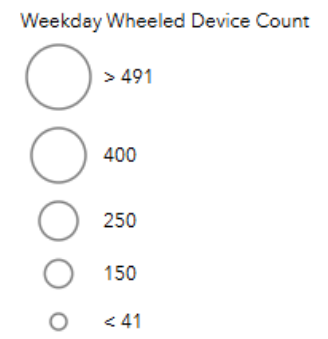
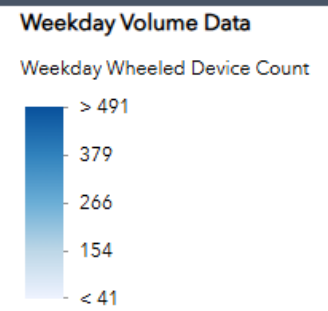
1. **Provide active transportation education and advocacy to stakeholders** (e.g., Caltrans, OCTA, NMUSD, City, County). This requires identification of specific targets and a list or matrix of activities to be conducted.
2. Develop a process for tracking progress of and **updating the Active Transportation Plan** within the Circulation Element. The outcome would be a list of activities, list of deliverables (e.g., recommendations to City Council) and an associated schedule.
3. Work with staff to develop a frequency and content of **reporting on pedestrian, cyclist and vehicle involved collisions** that will be included in the Annual Report to Council.

# Bicycle Count Data

## OCTA 2025



### Legend



# Bicycle and Pedestrian Fatality/Injury Maps

2025\*

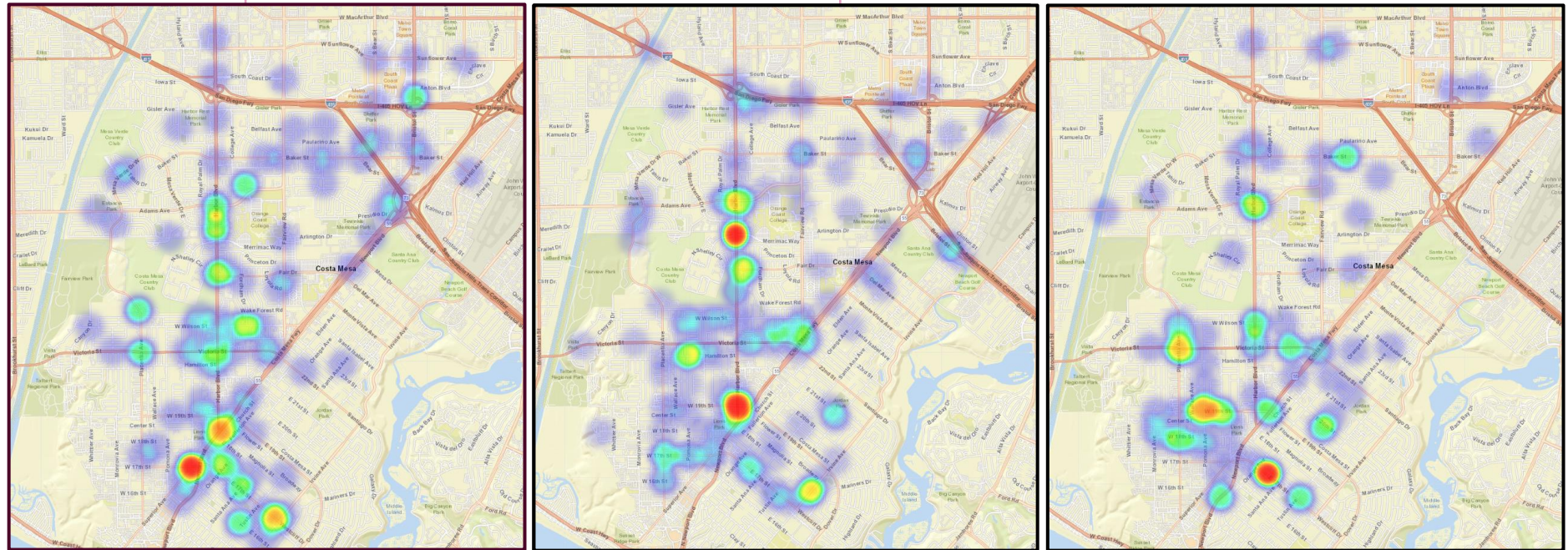
\*Through 9/30/25

## Pedestrian and Bicyclist Crash Results 2023-2025

Total Crashes: 456  
Total Deaths: 8

### Collisions Involving Bicycle(s)

2023 – 133  
2024 – 151  
2025 – 112\*



# People, Not Statistics – Newport Blvd. Fatalities

**Michael McLaughlin** (Newport & E. 19th) 2009  
Pedestrian

**David Michael Hird** (Newport & Rochester) 2013  
Pedestrian

**Michelle Lee Lounsbury** (Newport & Bay) 2013  
Bicyclist

**Sudi Nsengiyumva** (Newport & E. 18th) 2015  
Pedestrian

**Misael Espinoza** (Newport & W. 19th) 2015  
Pedestrian

**Alexandria Faith Hill** (Newport & Rochester) 2016  
Pedestrian

**Jorge Luis Alcazar-Arellano** (Newport & Ford) 2016  
Pedestrian

**Patrick Charles Ogara** (Newport & E. 17th) 2016  
Pedestrian

**David Stryder Franklin** (Newport & E. 17th) 2018  
Pedestrian

**Jose Armando Racancoj** (Newport & E. 17th) 2021  
Pedestrian

**Richard Harold Smith** (Newport & Industrial) 2022  
Pedestrian

**David Jason Franz** (Newport & E. 17th) 2022  
Pedestrian

**Hani Banil Atalla** (Newport & Broadway) 2023  
Pedestrian

**Sharen Fay Scott** (Newport & Harbor) 2024  
Pedestrian

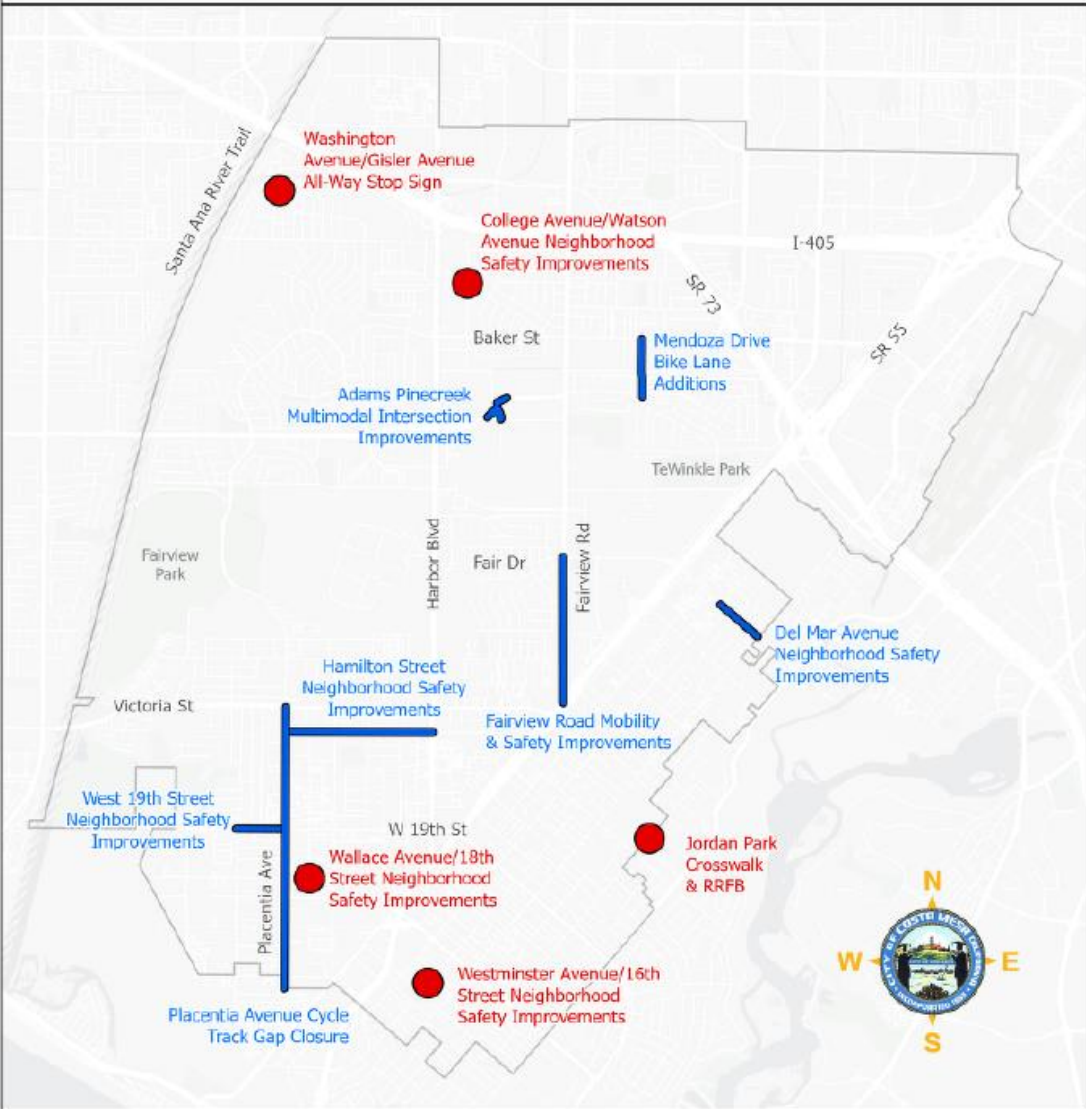
**Victor Anthony Coronado** (Newport & E. 19th) 2024  
Pedestrian

**Jose Rosario Rojasmoreno** (Newport & Broadway)  
2024 Pedestrian

# Caltrans – Reconnecting Our Communities Study

The Caltrans District 12 Reconnecting Our Communities (ROC) Study is focused on improving how people move through neighborhoods impacted or divided by highways and major roadways. The study looks at ways to make walking, biking, and using public transit safer, easier, and more accessible for everyone.

Virtual community meeting was conducted March 16 to hear from the community the challenges faced getting around, and ideas for making travel safer and easier in our community.



— Streets Improvements   ● Intersection Improvements   □ City Boundary



Pedestrian Safety Daylighting (Various Locations)

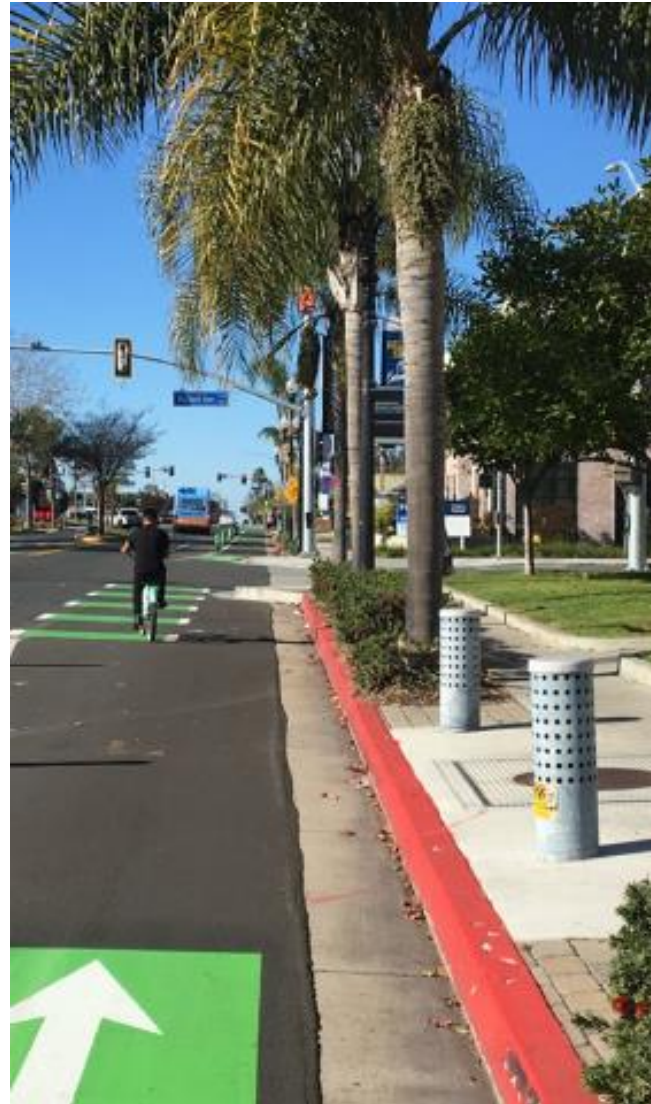
Note: Due to the large number of locations, individual sites are not shown on this map.

Map Created on 3/9/2026 By Costa Mesa Information Technology & Transportation Services | Data Source: Esri, OCTA, City of Costa Mesa | Scale 1 : 44,000  
 Disclaimer: This map is for informational purposes only and reflects the 2025 Active Transportation Improvement Project as of the latest update. For official information, please contact the City of Costa Mesa.

# ACCOMPLISHMENTS

## Neighborhood Safety Improvements

- ▶ Del Mar Avenue
- ▶ Washington Avenue/Gisler Avenue All-Way Stop Sign
- ▶ Wallace Avenue/18th Street
- ▶ Westminster Avenue/16th Street
- ▶ West 19th Street
- ▶ Hamilton Street
- ▶ College Avenue/Watson Avenue



## Road/Intersection Mobility and Safety Improvements

- ▶ Adams/Pinecreek
- ▶ Fairview Road S. of Fair Dr
- ▶ Pedestrian Safety Daylighting (Various Locations)
- ▶ Jordan Park Crosswalk & Rectangular Rapid Flashing Beacon (RRFB)
- ▶ Placentia Avenue Cycle Track Gap Closure
- ▶ Mendoza Drive Bike Lane



# Budgetary Accomplishment

- ▶ **58% of the 2025 CIP transportation project budgets were grant funded. The city's return on investment is substantial**

# Project Recognition

## Adams Avenue/Pinecreek Drive Intersection Improvement Project

14

- ▶ American Society of Civil Engineers (ASCE) OC Chapter 2025 Award for **Outstanding Bikeway and Trails Project**
- ▶ American Society of Civil Engineers (ASCE) Los Angeles Section 2 Award for **Outstanding Bikeway and Trails Project**
- ▶ Association of California Cities Orange County 2025 Award for **Transportation Innovation and Mobility Solutions**



# COMMUNITY ACTIVITIES

**Walk to School Day and Bike to School Day:** Both events continue to grow *year after year!*

- **14 Schools** participated in Walk to School Day
- **11 schools** participated in Bike to School Day
- **~3,200** students participated along with Committee Members, CMPD, Staff, NMUSD and local advocates



# COMMUNITY ACTIVITIES

Earth Day

TEAM SoCalCross  
Cyclocross Race

Bike and E-Bike  
Safety Training

World Day of  
Remembrance

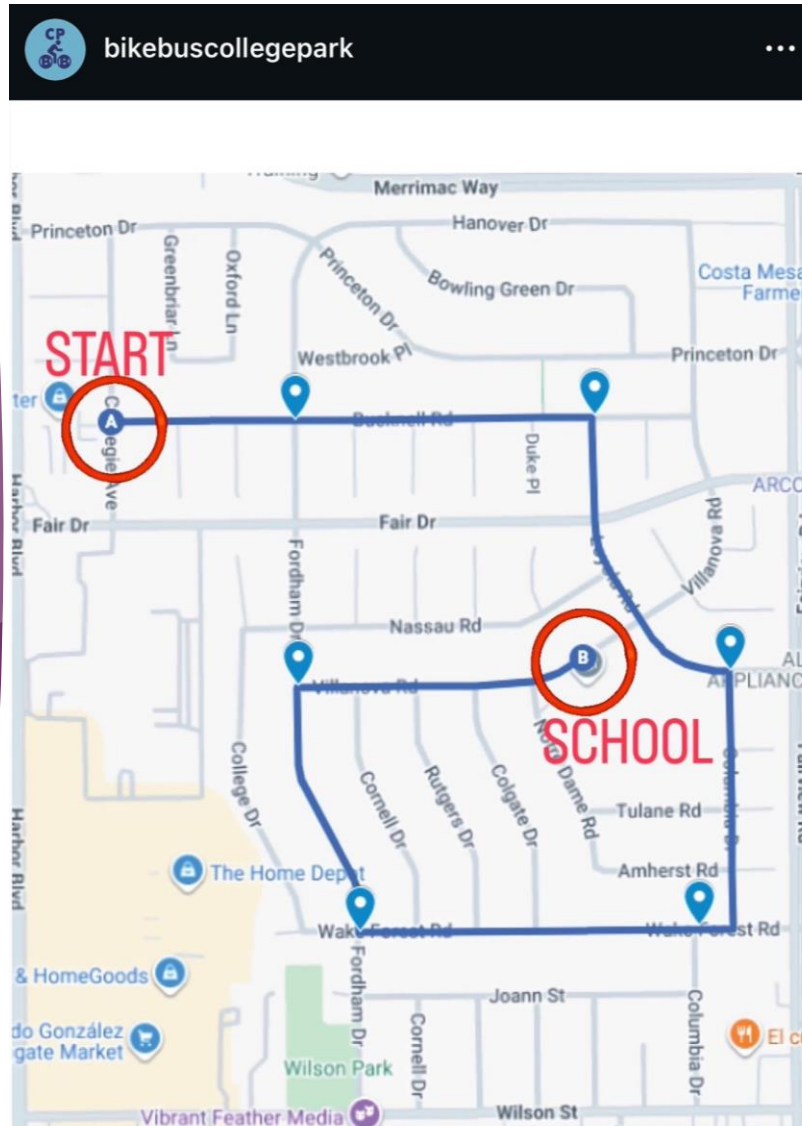


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# COMMUNITY INITIATIVE

- ▶ College Park Bike Bus
- ▶ Lillordag community weekly bike ride
- ▶ Inconvenience Store community bike rides
- ▶ Bike store rides



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Name a better way to get to school.



# Bicycle Friendly Community Bronze Award



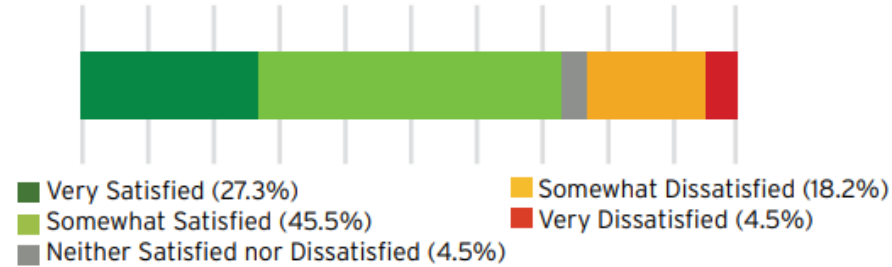
## Costa Mesa, CA

AWARD HISTORY:  
First-Time Applicant

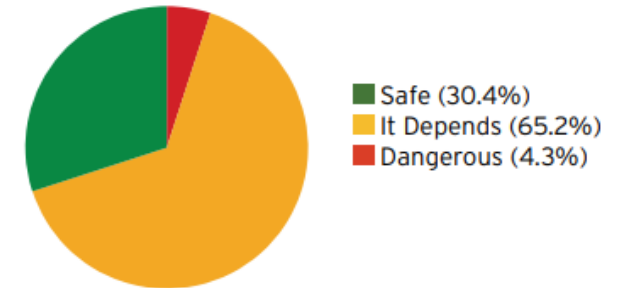
THE 5 ES CATEGORY SCORES	COSTA MESA	MAX SCORE THIS ROUND
ENGINEERING	46.15%	78.63%
EDUCATION	57.79%	92.06%
ENCOURAGEMENT	45.71%	89.83%
EVALUATION & PLANNING	65.78%	84.16%
EQUITY & ACCESSIBILITY	29.20%	75.32%

### 2025 BFC PUBLIC SURVEY RESPONSE SUMMARY FOR COSTA MESA, CA

How satisfied are you with how this community is designed for making bike riding safe? (n = 22)



Is it safe or dangerous to ride a bicycle in your neighborhood, or does it depend? (n = 23)



What are the top 1-3 changes you would most like to see the local government make in this community for bicyclists? (n = 23)

1. More bike paths (47.8%)
2. Improve existing bike lanes to protected bike lanes (43.5%)
3. Reduce speeds through traffic calming and/or road diets (39.1%)
4. More bike lanes (34.8%)

# Understanding the E-Issue

## ▶ E-Bikes

- ▶ max assist speed 28 mph
- ▶ Under 16, max speed 20 mph
- ▶ Under 18, helmet mandatory

## ▶ E-Motorcycles and the rest

- ▶ Max speed >28 mph
- ▶ Must meet CVC for street-legal vehicles
  - ▶ License plate, VIN, headlights, turn indicators, etc.
- ▶ Requires Class M1 license to operate

▶ CVC regulates safe operation of bicycles, e-bikes, and e-motorcycles

## COMMITTEE RECOMMENDATIONS

### CIP

Receive ATC's list of recommended projects for next year's budget

Align grant applications process with CIP priorities

Collect safety data before and after CIP implementation

### Safety

Safe Routes to School: Work with Staff, Consultant, NMUSD and community

Increase implementation of red curb painting consistent with CA Daylighting law AB413

Support CMPD enforcement of the CVC as related to illegal e-motorcycles, and the safe operation of e-bikes

### Education

Promote Active Transportation related actions and projects on City website and social media channels frequently during May - National Bike Month

Present to the Chamber of Commerce the well-documented economic benefits of bicycle ridership to local business

### Other

Adopt a bike parking ordinance that meets APBP standards

Implement no turn on red light rule at recommended intersections

Council work through legislative channels to help Caltrans improve safety along 55/ Newport Blvd corridor

Update the Active Transportation Plan

# CIP Recommendations

- ▶ Receive the ATC's list of recommended projects for next year's budget
- ▶ Align grant application process with CIP priorities
- ▶ Collect safety data before and after safety improvement implementation so that the measures can be evaluated

# Safety Recommendations

- ▶ Safe Routes to School: continue supporting Staff, Consultants, NMUSD and community
- ▶ Increase implementation of red curb painting consistent with CA Daylighting Law AB413
- ▶ Support CMPD enforcement of the CVC as related to illegal e-motorcycles, and the safe operation of e-bikes

# Education Recommendations

- ▶ Promote Active Transportation related actions and projects on City website and social media channels frequently during May - National Bike Month
- ▶ Facilitate presentation to the Chamber of Commerce on the well-documented economic benefits to local business of bicycle ridership

## Other Recommendations

- ▶ Adopt a bike parking ordinance that meets APBP standards
- ▶ Implement no turn on red light rule at *additional recommended intersections*
- ▶ Continue working through legislative channels to help Caltrans improve safety along 55/ Newport Blvd corridor
- ▶ Update the Active Transportation Plan

## CHALLENGES

### INCREASED USE OF MULTI-MODAL TRANSPORTATION

Places a higher demand for more Active Transportation infrastructure (including permanent separation), police, staff and public awareness of new municipal code.

### PACE OF PROGRESS

Mode shift to biking and walking is good but need to make more progress to meet ATP goals of 10% bicycle and 20% walking.  
Budget constraints.

### PROJECT MANAGEMENT

Existing staff split their time with other job responsibilities.  
Backlog of Capital Improvements would benefit from additional PM resources.

### VEHICLES & ROAD HAZARDS

Excessive speed, DUI and distracted driving.

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**Professional Services Agreement  
with PSOMAS for the Fairview Park  
West Bluff Restoration Project**

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**April 7, 2026  
City Council Meeting**



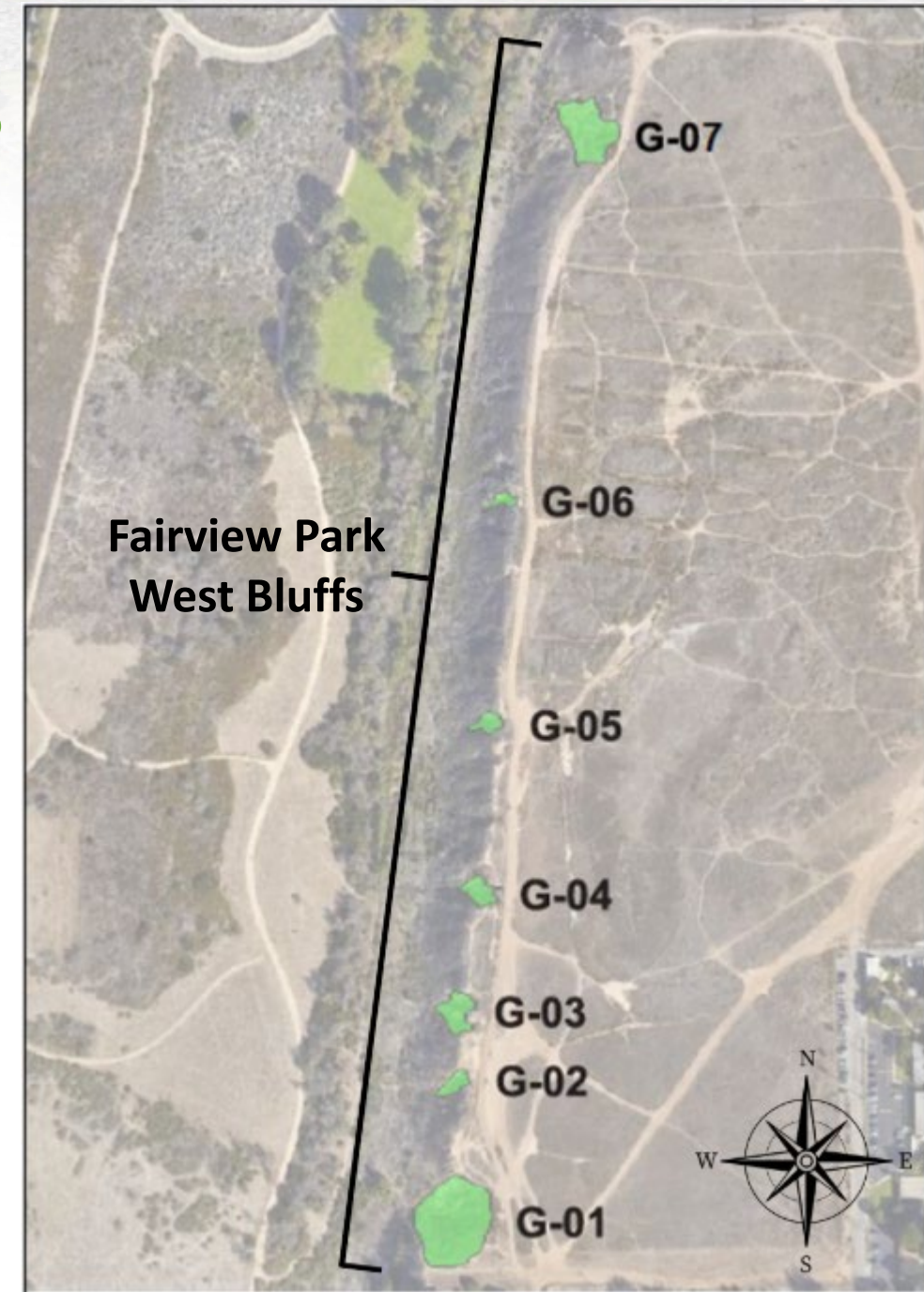
# Project Background

- **1998** - Bluff erosion issues identified in Master Plan technical studies.
- **2003** - Engineering evaluation report of west bluffs completed.
- **2019** - Completed emergency project to construct a berm along west bluff, slowing surface erosion and reducing sheet flows.
- **2022** - City was awarded \$2.0M in State funding from Senator Min's office for the Fairview Park West Bluff Restoration.
- **2024** - City completed geotechnical and soil investigations to characterize current soil conditions and erosion rates.



# Project Focus and Objectives

- Repair and enhance west bluffs of Fairview Park
- Stabilize bluff slopes and address erosion risks
- Revegetate damaged and eroded slope faces
- Enhance recreational trail safety and preserve viewsheds
- Restore coastal bluff scrub native plant community
- Protect existing biological resources
- Preserve significant cultural and tribal cultural resources
- Design and plan improvements with minimal impact to existing resources



# Existing Site Photos



Aerial West Bluff View



West Bluff Erosion

# RFP Process

- City released the RFP for engineering design and environmental planning services for the Fairview Park West Bluff Restoration, RFP 25-23, on June 5, 2025.
- Interviews were held with the three proposers who responded to the RFP.

Proposers	Total Score	Rank
PSOMAS	2687.5	1 <sup>st</sup>
Dudek	2238.55	2 <sup>nd</sup>
S2SERM	2152.1	3 <sup>rd</sup>

# Consultant Selection

- PSOMAS was determined to be the most qualified consultant to perform the work.
- Factors differentiating PSOMAS from other firms:
  - Strength and experience in leading complex multidisciplinary projects (geotechnical and civil engineering, biological resources management, cultural resources planning, recreational trails, habitat restoration)
  - Strength of community engagement effort and intentional stakeholder consideration during public outreach
  - Adaptive design approach, tailoring solutions to specific conditions of each erosion feature
- Cost is elevated due to its complexity and unique nature of the project



# Contract Scope of Work

- Project Coordination
- Site Design Investigations
- Design Development: Plans, Specifications, and Estimates
- Cultural Resource Management Plan and Environmental Permitting
- Construction Documents and Bid Package Preparation
- Environmental Documentation/CEQA
- Public Outreach and Engagement
- Bid and Construction Support



# Recommendation

1. Award a Professional Services Agreement (PSA) to PSOMAS, Inc. to provide engineering design, environmental planning, cultural resource management, and related professional services for the Fairview Park West Bluff Restoration Project in an amount not to exceed \$533,189 from April 7, 2026 to April 6, 2028 with three (3) additional one-year renewal options.
2. Authorize a ten percent (10%) contingency in the amount of \$53,319 for any unforeseen costs that may arise.
3. Authorize the City Manager and the City Clerk to execute the PSA and future amendments to the agreement within City Council-authorized limits.



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# Award of the Costa Mesa Skate Park Expansion Project

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City Project No. 25-01

City Council Meeting

April 7, 2026



# Today's Costa Mesa Skate Park



# Today's Costa Mesa Skate Park



# Project Background

- Costa Mesa Skate Park is located at 900 Arlington Drive and is one of the most popular skate parks in Orange County.
- The facility currently offers a skateboarding area of 15,000 square feet and features a combination of street elements, bowls and transition areas.
- The project goal is to expand the current skate park facility by approximately 19,000 square feet to ensure that it remains a top-notch and state-of-the-art skate park facility.





# Proposed Project

- Orange County Supervisor Katrina Foley earmarked \$2 million of the American Rescue Plan Act (ARPA) funds for the skate park expansion.
- At the November 7, 2023 City Council meeting, David Volz Design (DVD), with Spohn Ranch Skate Parks as subconsultant, was selected to design the Costa Mesa Skate Park expansion.
- DVD has previously designed projects in the City before, such as Lions Park playground.
- Spohn Ranch is a highly reputable firm and has experience in designing prior high-profile skate parks throughout the United States.



# Skate Park Outreach

- Design of the Skate Park Expansion project was initiated in early 2024.
- Community outreach events were organized by staff, along with consultants DVD and Spohn Ranch.
- First Community Outreach event was held at the Skate Park on May 11, 2024 with approximately 110 attendees present:
  - Popular feedback received included:
    - Adding a euro gap
    - Clover bowl request
    - More handrails – Flat Bars
    - Pump track
    - Manual pads
    - Protect existing trees
    - Eliminate fencing



# Skate Park Outreach

- Second community outreach event was held on March 12, 2025 at Davis Magnet School.
- Outreach methods included social media, facility postings, and contacts to various skate / surf shops.
- About 95 attendees were present.
- The concept plan was largely accepted by the community, and the improvements were in line with input received at the first community meeting.
- In addition, staff participated in extensive collaboration with Orange County Supervisor Foley's office and stakeholders throughout the design process. Actions included concept refinement, sizing and features of various elements that were reviewed and addressed in the final plans.



# CONCEPT VIDEO PRESENTATION

*New Skate Park Flyover Video Presentation*

# Skate Park Concept Plan

- Proposed concept plan includes four major elements:
  - Clover Pool
  - Pump Track
  - Snake Run
  - Street Area
- The proposed expansion area is approximately 19,000 square feet, more than doubling the size of current skatepark.



# Design Renderings

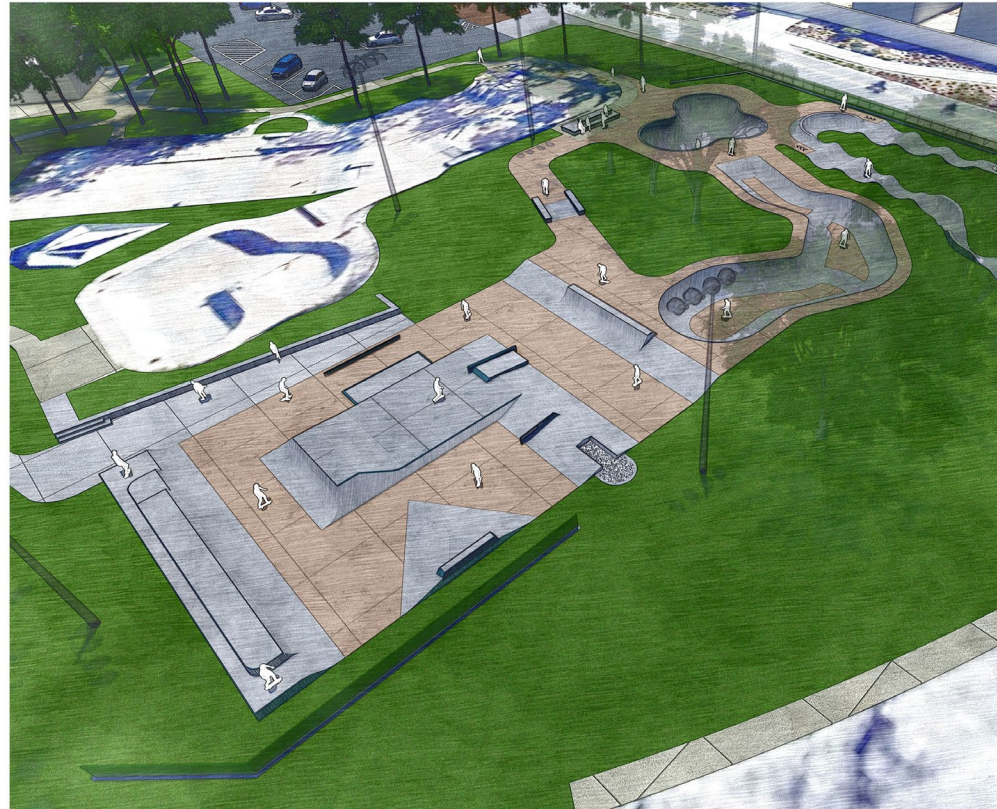


## COSTA MESA SKATEPARK EXPANSION

CONCEPT DESIGN // MARCH 12, 2025



# Design Renderings



## COSTA MESA SKATEPARK EXPANSION

CONCEPT DESIGN // MARCH 12, 2025



# Project Construction Procurement

- Bid Opening on January 22, 2026
- \*Contractor: *Elegant Construction, Inc.*
- Contract Amount: \$2,898,375
- Financed through:
  - American Rescue Plan Act (ARPA) funds from the Office of the 5th District Orange County Supervisor Katrina Foley
  - Park Development Fees Fund
  - Capital Improvement Fund
  - Additional allocation will be requested during the FY 2026-27 CIP Budget to fund contingency and construction management

*\*Apparent Low Bidder: RCCI dba Ramirez Company was deemed to be non-responsive.*

# Project Construction Timeline

- Skate Park approximate construction timeline:
  - Public Bid Opening – January 22, 2026    **[COMPLETED]**
  - City Council Award – April 7, 2026
  - Tentative Construction Timeline – May 2026 to April 2027
  - City Council Acceptance – June 2027



# Staff Recommendations

- Make a finding of California Environmental Quality Act (CEQA) categorical exemption pursuant to CEQA Guidelines sections 15301 and 15304.
- Adopt plans, specifications, and working details for the Costa Mesa Skate Park Expansion and Improvement Project, City Project No. 25-01.
- Reject the apparent low base bid submitted by RCCI dba Ramirez Company as non-responsive.
- Award a Public Works Agreement (PWA) for construction to the second lowest base bidder, Elegant Construction, Inc. in the amount of \$2,898,375, authorize a ten percent (10%) contingency for unforeseen costs related to this project, and an additional ten percent (10%) for construction management and material testing services.
- Authorize the City Manager and the City Clerk to execute the PWA with Elegant Construction, Inc., and related agreements for the project within Council authorized limits.



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# Waste Infrastructure System Enterprise (WISE) Agreement

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City Council Meeting  
April 7, 2026



# Waste Infrastructure System Enterprise (WISE)

- City is operating under current Waste Disposal Agreement (WDA) which concludes on June 30, 2026.
- Negotiations through OC City Manager's Association (OCCMA) began in late 2024 to address the need for a new countywide waste disposal agreement.
- The new agreement developed by County is the Waste Infrastructure System Enterprise (WISE).
- Proposed rate structure agreed by OC Waste & Recycling and OCCMA in February 2026.



# Benefits of WISE

- WISE will guarantee landfill capacity for jurisdictions that enter into the agreement.
- Pre-negotiated rates
  - Year 1 WISE rate is 38% lower than non-contract rate.
- Optional organics agreement
- Intended to be long-term solution addressing future needs to comply with state policies
- 10-year initial term with an optional 10-year extension





# Proposed WISE Rates

WISE Agreement (solid waste)

Year 1: \$67/ton  
Year 2: \$74/ton  
Year 3: \$81/ton  
Year 4: \$81/ton + CPI

Non-Contract Gate Rate (solid waste)

Year 1: \$92.70/ton  
Year 2: \$100.40/ton  
Year 3: \$108.10/ton  
Year 4: \$110.77/ton



Note - current solid waste disposal rate is \$43.73



# WISE Agreement

- County is requesting all jurisdictions to approve agreement before April 30, 2026.
- Costa Mesa Sanitary District approved the WISE Agreement at their March 23, 2026 meeting.
- Potential for rate increases of between 8 to 12 percent per year for residential customers and higher for commercial customers are expected with the new WISE Agreement.
- City will collaborate with CMSD and haulers to communicate with residents and businesses on the potential rate increases.



# Recommendations

1. Approve the WISE Agreement with the County of Orange for municipal solid waste disposal rates and services.
2. Authorize the City Manager, or designee, to execute the agreement, and all related documents, on behalf of the City and make minor modifications as necessary.





# APPOINTMENTS TO VARIOUS CITY COMMITTEES

City Council Meeting  
April 7, 2026





# BACKGROUND

- The Committee recruitment period opened from March 3, 2026 to March 26, 2026. The recruitment also included the vacancies on the Animal Services Committee, Finance and Pension Advisory Committee and Mobile Home Park Advisory Committee.
- Recruitment press releases were sent on March 3, March 10, 18, 23, and March 26, 2026. The recruitment was also featured across the City's social media platforms in form of Instagram reels, Let's Talk Costa Mesa Q & A, and the City Snapshot. A total of 25 applications were received.



# ACTIVE TRANSPORTATION COMMITTEE

- Make six (6) member appointments with a term expiration of April 2028
  - Appointments by Mayor Stephens, Council Member Gamos, Council Member Buley, and Council Member Pettis, and two (2) appointments by the Council Liaison; Council Member Reynolds.
    1. Erik Rundlett – District 2
    2. Syed Zia Hussain – District 2
    3. Flo Martin – District 3 (Incumbent)
    4. Michael Moses Nolf – District 4 (Incumbent)
    5. Mo (Kevin) El-Ajouz – District 4
    6. Andrew Barnes – District 5 (Incumbent)
    7. Alyson Rutledge – District 5
    8. Greg Pinney – District 5
    9. Farhad Edward Khrosravi – District 6 (Incumbent)

# ANIMAL SERVICES COMMITTEE

- Make four (4) member appointments with a term expiration of April 2028
  - Appointments by Mayor Stephens, Council Member Gameros, Council Member Buley, and Council Member Pettis.
- Make one (1) member appointment with a term expiration of April 2027
  - Appointment by Council Member Marr
    1. Jody Pedri – District 1
    2. Syed Zia Hussain – District 2
    3. Beatriz Leon – District 3
    4. Anna Marie Rodriguez – District 3
    5. Barbara Bellina – District 3
    6. Cara Stewart – District 3 (Incumbent)
    7. Alyson Rutledge – District 5
    8. Greg Pinney – District 5
    9. Nicole Wiltshire – District 6
    10. Randi Miller – Non-Resident; Small Business based in Costa Mesa

# FINANCE AND PENSION ADVISORY COMMITTEE

- Make one (1) member appointment with a term expiration of April 2028
  - Appointment by Council Member Pettis
    1. Jesse Todd Hiser– District 2
    2. Syed Zia Hussain – District 2
    3. Jordan Johnson – District 3
    4. Mo (Kevin) El-Ajouz – District 4
    5. Luke Ziegenmeyer – District 5
    6. Eric Vu – District 6

# HOUSING AND PUBLIC SERVICE GRANTS COMMITTEE

- Make four (4) member appointments with a term expiration of April 2028
  - Appointments by Mayor Stephens, Council Member Gamos, Council Member Buley, and Council Member Pettis.
    1. Maria Castellon – District 1
    2. Syed Zia Hussain – District 2
    3. Andrew Kenny – District 2
    4. Michael Tou – District 4 (Incumbent)
    5. Katherine Stewart - District 5
    6. Greg Pinney – District 5

# MOBILE HOME PARK ADVISORY COMMITTEE

- Reduce the number of Mobile Home Park Advisory Committee members to seven (7) to align with the other City Committees.
  - The City received one (1) application for the two (2) vacancies to be filled.
    1. Jim Fitzpatrick – District 6 (Independent Citizen At-large)