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**FIRE STATION NO. 2**  
**CAPITAL IMPROVEMENT PROJECT**

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**CITY COUNCIL**  
**OCTOBER 15, 2024**





# SCOPE

- Original Station built in 1966
- New station 40% increase in size – 6,600 SF to 9,400 SF
- Improve operational function for firefighters, apparatus, and equipment
- Gender neutral accommodations
- Improve living quarters for firefighters
- Reduce impacts to Randolph Ave Residents



# SCOPE CONTINUED

- 8 dorm rooms with shared restrooms
- Crew workstations; Captain's office
- Enlarged apparatus bay
- Conference room; utility rooms
- Day room; kitchen; dining rooms
- Medical supply storage; exercise room
- Emergency generator
- On-site temp living and operating quarters



# OUTREACH EVENT AUGUST 27, 2024

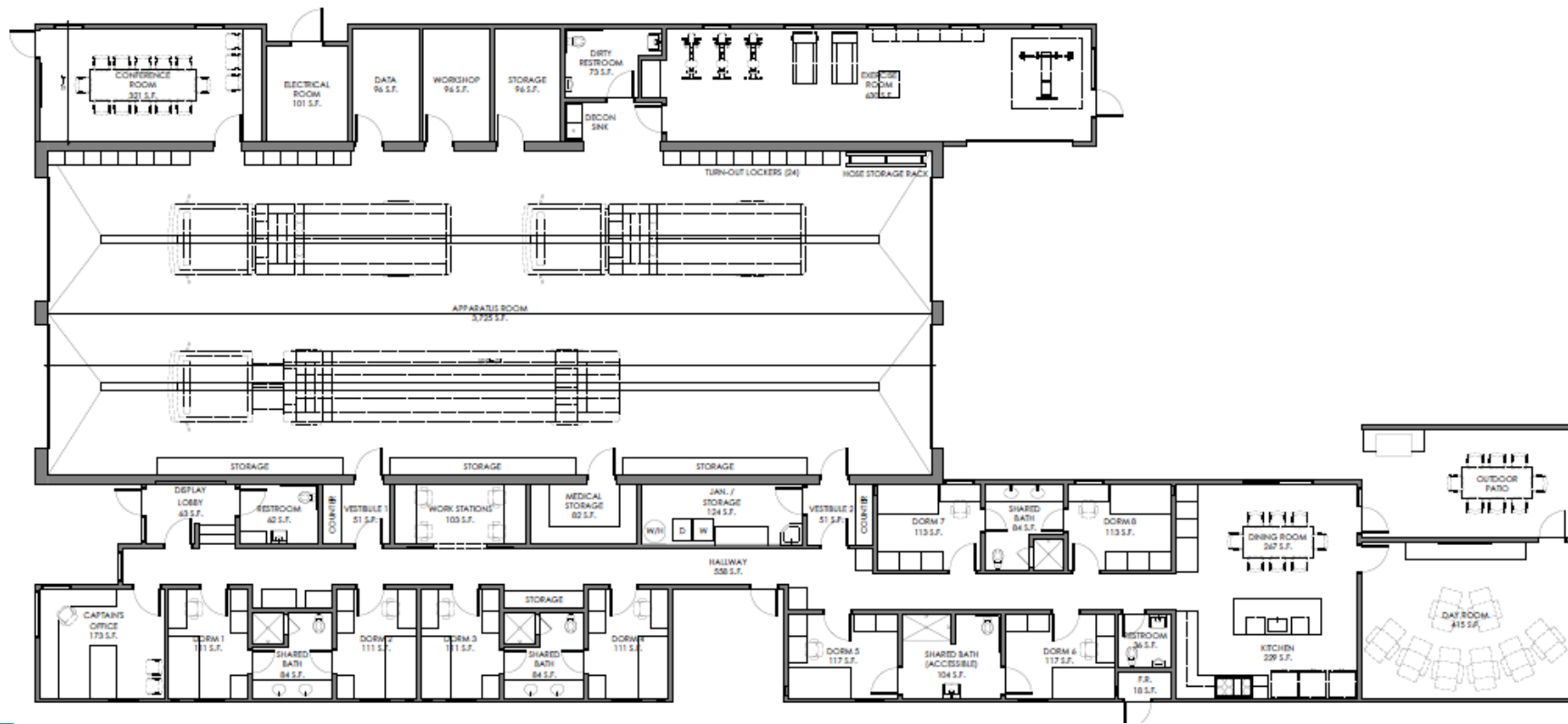
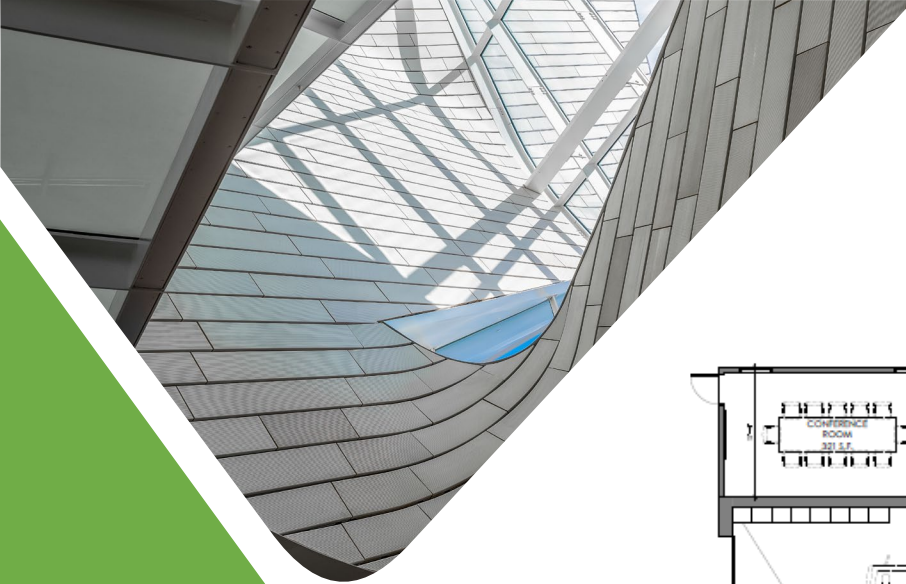
- Neighborhood Direct Mailers
- Social Media
- Neighborhood Participants
- Feedback facilitated in English and Spanish





# CONCEPTUAL DESIGN







# NEXT STEPS

- Final Design
- Bonding Process for Financing
- Approvals from various agencies



# PROJECT SCHEDULE

- Complete Design by Early Summer 2025
- Advertise Project for Construction
- Initiate Project in Fall 2025 with Installation of Temporary Fire Station
- Estimated Project Completion – Fall 2027





An aerial photograph of a city skyline at sunset, with a colorful mural in the foreground. The mural features abstract shapes in yellow, blue, green, and red. A large blue triangle is in the bottom right corner. The word "QUESTIONS?" is centered in white text.

# QUESTIONS?



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# Climate Action & Adaptation Plan Environmental Consultant PSA - Dudek

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October 15, 2024  
City Council





# Climate Action and Adaptation Plan

- Climate Action and Adaptation Plan helps communities reduce greenhouse gas emissions and prepare for the effects of climate change.
- Difference between a Climate Action Plan (CAP) and a Climate Action and Adaptation Plan (CAAP) is:
  - CAP focuses on Mitigation of greenhouse gas (GHG).
  - CAAP focuses on Mitigation and Adaptation.
- CAAP includes not only efforts to reduce GHG emissions (mitigation) but also strategies to adapt to the effects of climate change that are already happening or expected to occur in the future (adaptation). Adaptation involves preparing for impacts such as rising sea levels, increased heat, droughts, and wildfires.

# CAAP Benefit

- The development of a CAAP was approved as part of City Council's Strategic Plan Goals and Objectives.
- CAAP will assess the impact of climate change in Costa Mesa and identify the highest priority and most feasible solutions to put the City on track to meet the State's goal of carbon neutrality by 2045.
- Helps address state legislative requirements pertaining to current and future legislation addressing climate change and adaptation.
  - SB 32 Requires 40% reduction to 1990 levels by 2030 and carbon neutral by 2045
  - Housing & Climate Change Requirements
- Will account for the additional 11,760 units allocated by RHNA.





# CAAP Benefit

- Helps build a stronger, more sustainable, and equitable City, ensuring sustainability measures and adaptation is accounted for across the entire community, and will serve as a foundational plan to achieve these objectives.
- CEQA requires analysis of a project's GHG emissions. On a project-by-project basis, such analysis can be complicated and costly, the CAAP provides a streamlined cumulative impacts analysis for CEQA purposes.



# Request For Proposals

- August 23, 2023, request for proposal (RFP) was issued for Climate Action and Adaptation Plan (CAAP) environmental services.
- Three proposals were submitted.
- Consultants were evaluated based on method of approach, qualifications and experience, staffing, and proposal cost.
- Staff determined Dudek was the most qualified to complete the City's CAAP.
- Two-year contract accounting for approximately \$200,000 a year, including CEQA analysis.



# Scope

- Develop a pathway to reduce emissions by 2045 to meet State’s goal;
- Effectively engage Costa Mesa residents in the CAAP development;
- Demonstrate how Costa Mesa will adapt and improve its resilience to climate change that impacts the City now and respond to future climate change scenarios;
- Establish a set of cohesive climate action and adaptation strategies, implementation measures, and metrics for measuring progress and success across the City;
- Identify synergies between mitigation and adaptation strategies to leverage City resources and budgets; and
- Detail the City’s governance, powers, and capacity, as well as identifying the partners who need to be engaged to accelerate the delivery of the City’s mitigation targets and resilience goals.



## Next Steps

- November Kick Off Meeting with Consultant Team
- Data Collection & Coordination (November 2024-March 2025)
- Community Outreach (January-October 2025)
- Data Analysis, Assumptions, Assessment & Adaptation Measures (mid 2025- early 2026)
- Estimated Completion - July 2026

# CLIMATE ACTION & ADAPTATION PLAN





# Recommendation

Staff recommends the City Council:

1. Approve a Professional Services Agreement (PSA) for two years with two one-year renewals in the amount of \$418,625 to Dudek (Environmental, Planning and Engineering Firm), for consulting services.
2. Authorize a ten percent (10%) contingency in the amount of \$41,862 for unforeseen costs related to the project.
3. Authorize a budget adjustment of \$300,000 from the Capital Improvement Fund (401) fund balance and \$50,000 from the SoCal Gas Climate Adaptation and Resiliency Grant.
4. Authorize the City Manager, or designee, and City Clerk to execute the PSA and any future amendments to the agreement.





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# Climate Action & Adaptation Plan Environmental Consultant PSA - Dudek

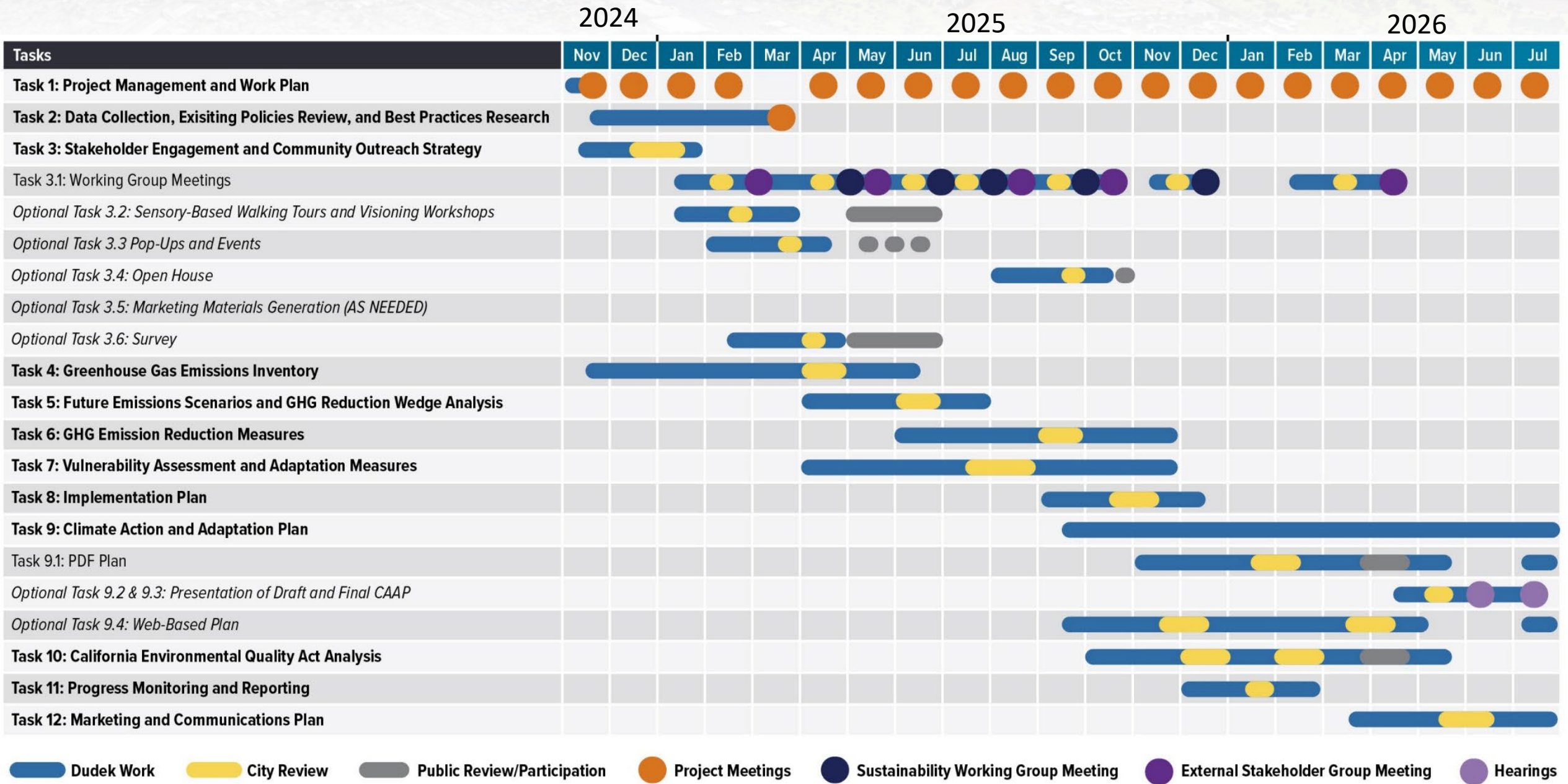
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October 15, 2024  
City Council





# Project Timeline





# Housing Element Implementation Update & Development Services Process Improvements to Facilitate Housing Development

October 15, 2024  
City Council







## Discussion:

1. Regional Housing Needs Assessment (RHNA) progress and pipeline projects
2. Status of Housing Element Programs
  - Housing Programs Completed/Underway
  - Rezone Program & RFP Release
  - Milestone Schedule
5. Development Services Process Improvements
  - Advance Planning Team
  - Advance Planning Manager





## Background

- The City adopted its Housing Element in November 2022 which included Chapter 4, **Housing Plan**.
- The **Housing Plan** identifies specific actions or “programs” which work to:
  - Provide additional housing opportunities;
  - Remove governmental constraints to affordable housing;
  - Improve the condition of existing housing; and,
  - Provide equal housing opportunities for all residents.
- The Housing Element lists 47 programs to be completed by the City within the 2021-2029 planning period; the majority have deadlines in the next two to three years.





# City of Costa Mesa Pipeline Projects Small-Scale



Annual Element Progress Reporting Year	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
October 2021-December 2022	14	78	16	24	132
2023	13	87	18	164	282
<b>Total Projects: 261</b>				<b>Total:</b>	<b>414</b>

City of Costa Mesa Pipeline Housing Projects								
Project Address	Project Status	Very Low Income	Low Income	Moderate Income	Above Income	Moderate	Total Units	
1683 Sunflower Avenue (One Metro West)	Entitled	67	39	-	951		1,057	
1711-1719 Pomona Avenue	Entitled	-	-	-	8		8	
1540 Superior Avenue	Entitled	-	-	-	9		9	
3333 Susan Street (Hive Live)	Entitlement review	45	-	-	1,005		1,050	
3150 Bear Street	Entitlement review	8	-	-	138		146	
960 West 16 <sup>th</sup> Street	Entitlement review	-	-	-	38 (live work)		38	
2020 Victoria Place	Entitlement review	-	-	-	40		40	
215-223 Mesa Drive	Entitlement review	-	-	1	5		6	
2205 Harbor Boulevard	Entitlement review	46	-	-	-		46	
695 19 <sup>th</sup> Street (Jamboree Senior Housing)	Entitlement review	35	34	-	1		70	
2193 Pacific Avenue	Entitlement review	-	-	-	10		10	
2274 Newport (Homekey Phase 1)	Construction to start end of 2024	80	-	-	-		80	
1400 Bristol Street (Homekey Phase 2)	Construction to start 2025	76	-	-	2		78	
2039 Pomona Avenue 10(Bungalows Project)	Constructed	8	-	-	-		8	
<b>Total Projects: 14</b>							<b>Total:</b>	<b>2,646</b>



# City of Costa Mesa Pipeline Projects FDC



Land Use Concept	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
<b>Concept 1 (Fairview Promenade)</b>	575	345	690	690	2300
<b>Concept 2 (Fairview Fields)</b>	575	325	325	2,225	3,450
<b>Concept 3 (Fairview Commons)</b>	575	345	690	2,390	4,000
<b>Total:</b>	575	325-345	325-690	690-2,390	<b>2300- 4000</b>

# 2021-2029 City of Costa Mesa RHNA Allocation Progress Update

Income Category	% of Median Family Income	Income Range		RHNA Allocation (Housing Units)	Pipeline (Housing Units)
		Min.	Max.		
Very Low Income	0 – 50%	--	\$51,500	2,919 units	<b>392 units</b>
Low Income	51 – 80%	\$51,501	\$82,400	1,794 units	<b>238 units</b>
Moderate Income	81 – 120%	\$82,401	\$123,600	2,088 units	<b>35 units</b>
Above Moderate Income	> 120%	\$123,601	> \$123,601	4,959 units	<b>2,395 units</b>
<b>Total:</b>				11,760 units	<b>3,060 units (26%)</b>
<b>Total (including FDC):</b>				2300 Units	<b>5,360-7,060 units (46-60%)</b>



# Housing Programs Completed/Underway



**Monitoring/Preservation of At-Risk Housing Units**

**Fairview Development Center**

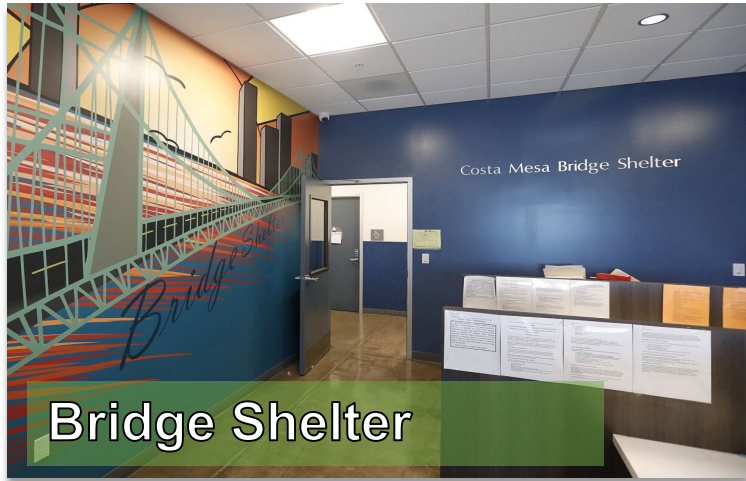
**Affordable Housing Ordinance**



**Accessory Dwelling Units (ADUs)**

**Consolidated Plan**

# Housing Programs Completed/Underway



Bridge Shelter



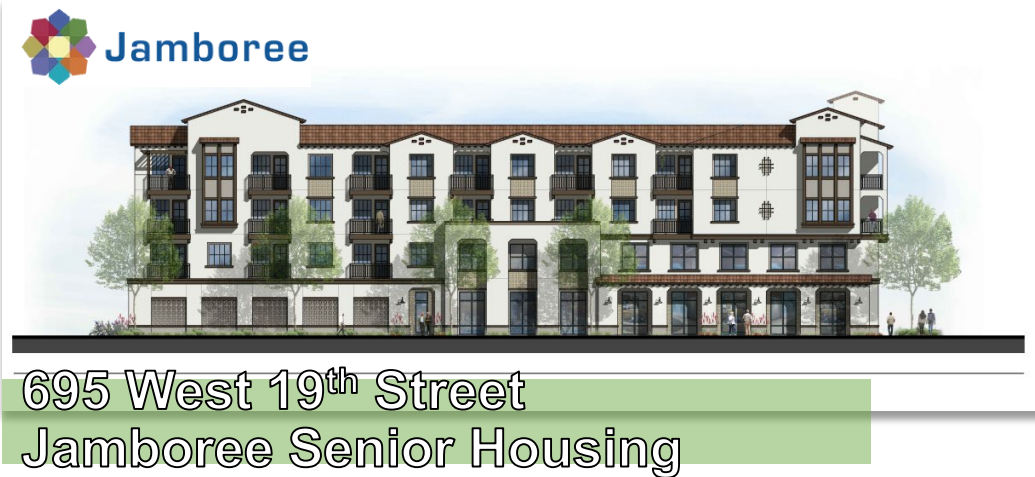
The Bungalows



1400 Bristol (Travelodge)  
Homekey Project



2274 Newport (Motel 6)  
Homekey Project



695 West 19<sup>th</sup> Street  
Jamboree Senior Housing



# Housing Programs - Phased Rollout

- To complete the Housing Programs in a timely and efficient manner, the Housing Programs have been arranged into two categories:

## EXISTING

### *Building Upon Existing Programs*

- Residential Assistance
- Housing Outreach
- Zoning Code Updates
- Review of Housing Fees

**Resources:** Existing Staff  
**Timeline:** 2 years (2025)

## NEW

### *Creating the Framework for New Housing Revitalization*

- Visioning and Community Engagement
- Develop Objective Design Standards
  - City-wide
  - Neighborhood-based
- General Plan Update, Rezoning, & Program EIR\*

**Resources:** Advance Planning Team  
**Timeline:** 3 years (2024 - 2027)



# General Plan Update, Rezone & Program EIR to include the following components:



## NEW

### ***Creating the Framework for New Housing Revitalization***

- Visioning and Community Engagement
- Develop Objective Design Standards
  - City-wide
  - Neighborhood-based
- General Plan Update, Rezoning, & Program EIR\*

**Resources:** Advance Planning Team

**Timeline:** 3 years (2024 - 2027)

- Incorporate Objective Design Standards
- Simplify, integrate, and rezone

#### **Specific Plans**

- Fairview Developmental Center
- North Costa Mesa Update
- New Boulevard Specific Plan Update

#### **Urban Plan/Overlay Update/Replace**

- 19 West
- SoBECA
- Mesa West Bluffs
- Mesa West Ownership
- Harbor Mixed Use Overlay

#### **Corridor Plans or Mixed-Use Zoning Districts**

- Harbor Boulevard
- 17<sup>th</sup> Street Corridor Area
- Bristol Street
- Evaluate potential opportunities for residential in airport industrial areas

- Safety Element and Environmental Justice Policies





# Housing Element Implementation Milestone Schedule



	Earlier Start Date	2024				2025				2026				2027				2028				Progress	Housing Element Program
		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4		
<b>Residential Assistance Programs</b>																							
Residential Units Rehabilitation Programs	2021																				100%	1A, 1B, 3F	
Supportive Services for: - Persons with Special Needs - Homeless Shelter	2021																				100%	2C, 4D, 4F	
Monitoring and Preservation of At-Risk Units																					100%	1C	
<b>Information Distribution</b>																							
Update Housing Element webpage to highlight Housing Programs	2023																				20%	3A, 3L, 3M, 3O, 3Q, 4A, 4B, 4C, 4H	
Identify Partnerships for Housing	2023																				70%	2B, 2D, 3K, 4I	
Develop user-friendly guidelines to implement existing housing provisions	2023																				50%	2I, 2L, 3E, 3P	
<b>Zoning Ordinance Updates (Clean Up)</b>																							
Residential Parking																					50%	2M, 2E, 4G	
Update Zoning Standards for compliance with State requirements																					30%	2F, 2H, 2J, 2N, 2O, 2P, 3F, 3S, 4E	
<b>Review of Housing Fees</b>																							
Review Planning Application Fees																					25%	2K	

Legend:

Indicates programs that are in progress or identified for future progress

Indicates programs that require ongoing monitoring and action throughout planning period

Environmental Review under California Environmental Quality Act (CEQA)





	Earlier Start Date	2024				2025				2026				2027				2028				Progress	Housing Element Program
		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4		
<b>Advance Planning</b>																							
Affordable Housing Ordinance & In-Lieu Fees	2023																					100%	2A
Housing Trust Fund																						100%	n/a
Community Visioning and Objective Design Guidelines																						10%	3C, 3D, 3H, 3I, 3J, 3N, 3R
<b>General Plan Update, Specific Plan, Rezoning and Program EIR</b>																							
Fairview Developmental Center (FDC) - Specific Plan	2023																					40%	3B
General Plan Amendments: Specific Plan Amendments - Land Use/Circulation/Community Design																						10%	3C, 3D, 3H, 3I, 3J, 3R
Rezoning of Corridors and Urban Plans																						10%	3C, 3D, 3H, 3I, 3J, 3R, 3N
General Plan Amendments: Safety Element, Environmental Justice and Climate Action Adaptation Plan																						30%	2G

**Legend:**

Indicates programs that are in progress or identified for future progress
Indicates programs that require ongoing monitoring and action throughout planning period
Environmental Review under California Environmental Quality Act (CEQA)



## Resource Process Improvements

- City Council has also set aside \$2.5 Million (Housing Trust Fund) to fund additional housing programs (e.g. first-time homebuyers)
- \$3.5 Million – Fairview Development Center
- Implementation of new land management system (TESSA)







# Organizational Enhancements

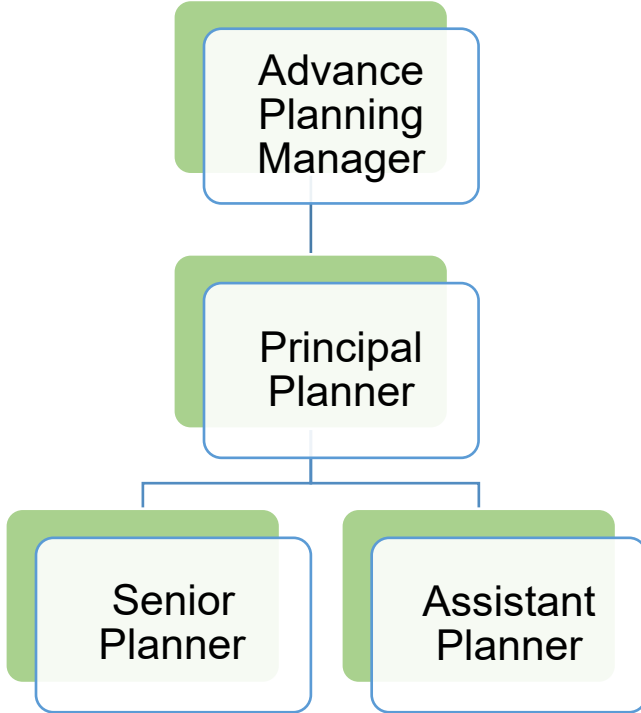
- New Assistant City Manager with extensive land use planning background
- Creation of new Planning and Sustainability Development Manager (Current Planning)
- Creation of second Planning and Sustainability Development Manager (Advance Planning)
- Creation of additional Permit Technician position to assist in permit processing
- Updated Planning and Building job classifications to market compensation to improve staff recruitment and retention





# Advance Planning Team

- 1 Housing Element Implementation
- 2 Inclusionary/Affordable Housing Ordinance
- 3 Climate Action and Adaption Plan
- 4 Monitor/Implement State Legislation
- 5 Grants







## Next Steps:

1. FDC Specific Plan
  - Planning Commission Study Session (late 2024/early 2025)
  - Planning Commission Preferred Plan Recommendation (winter 2025)
  - City Council Preferred Plan Direction (winter 2025)
2. Rezone Program
  - RFP Release (October)
  - Rezone Program Contract Approval (early 2025)
  - Rezone Program kick off (winter 2025)
3. Housing Element Implementation
  - Continue to update the City Council and public on implementation progress





# Housing Element Implementation Update & Development Services Process Improvements to Facilitate Housing Development

October 15, 2024  
City Council





Phase 1

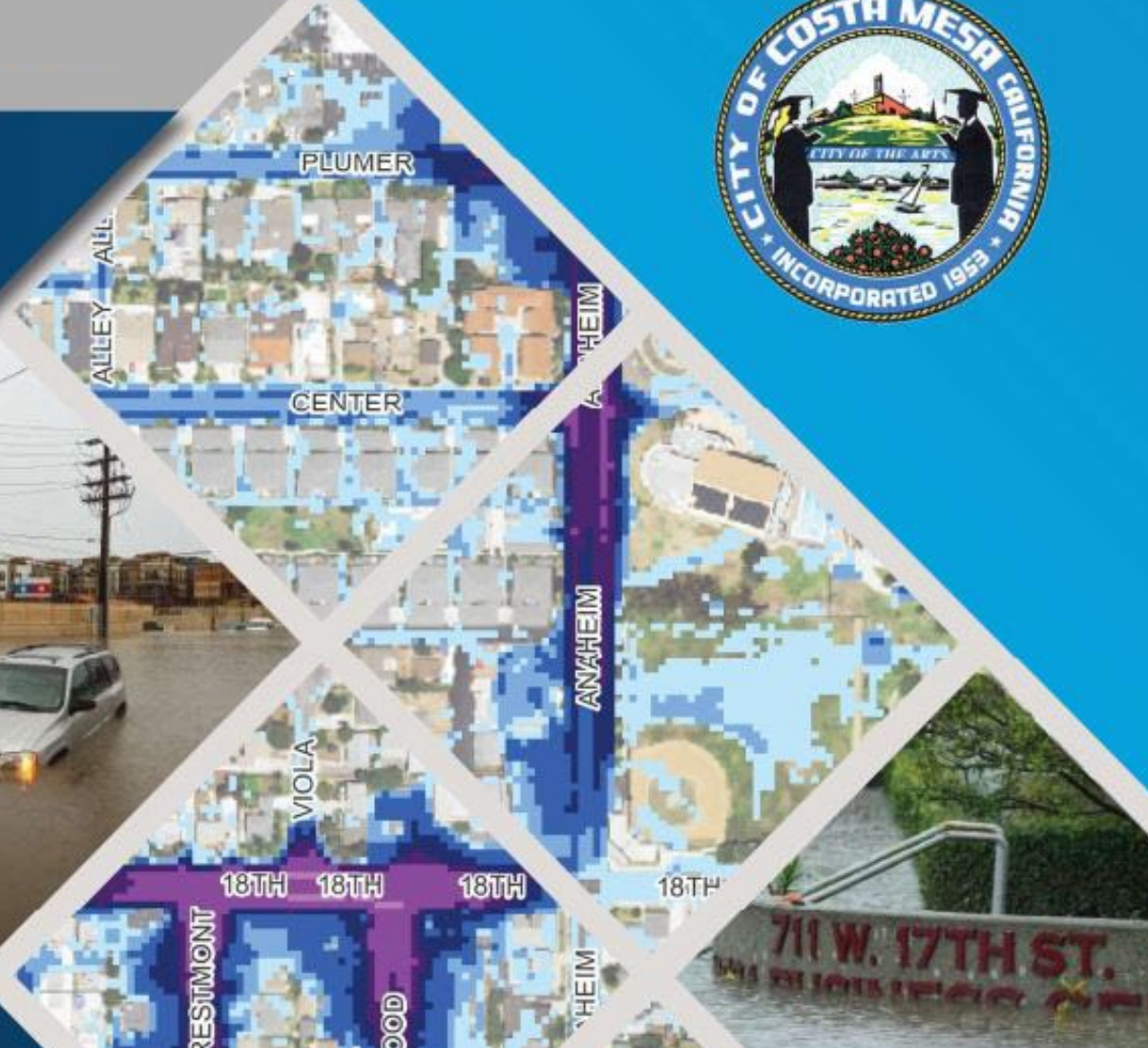
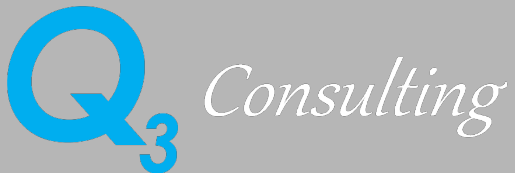
# Storm Drain System Master Plan Update



CITY COUNCIL MEETING

Tuesday, October 15, 2024

*Prepared by*



## Presenters

Consulting Project Manager – Tom Ryan, P.E. (Q3 Consulting)

Consulting Project Engineer – Candace Tong, P.E. (Q3 Consulting)

# Project Introduction

## Three Phases of Storm Drain System Master Plan (SDSMP)

- Phase 1: Drainage Evaluation
  - A. Existing Conditions Assessment Report (ECAR)
  - B. Proposed Drainage & Water Quality Improvements Report
- Phase 2: Drainage Fee and Finance Study
- Phase 3: Westside Improvements Concept Plans





# Community Outreach

## **Meeting #1** - Thursday, June 16, 2022 via Zoom

- Review of draft Existing Conditions Assessment Report
- Comment and Q&A session with participation from members of the public, City staff, and Q3 Consulting.

## **Meeting #2** - Wednesday, April 26, 2023 via Zoom

- Review of Storm Water Alternative Improvement Maps
- Comment and Q&A session with participation from members of the public, City staff, and Q3 Consulting.



# SDSMP Project Description

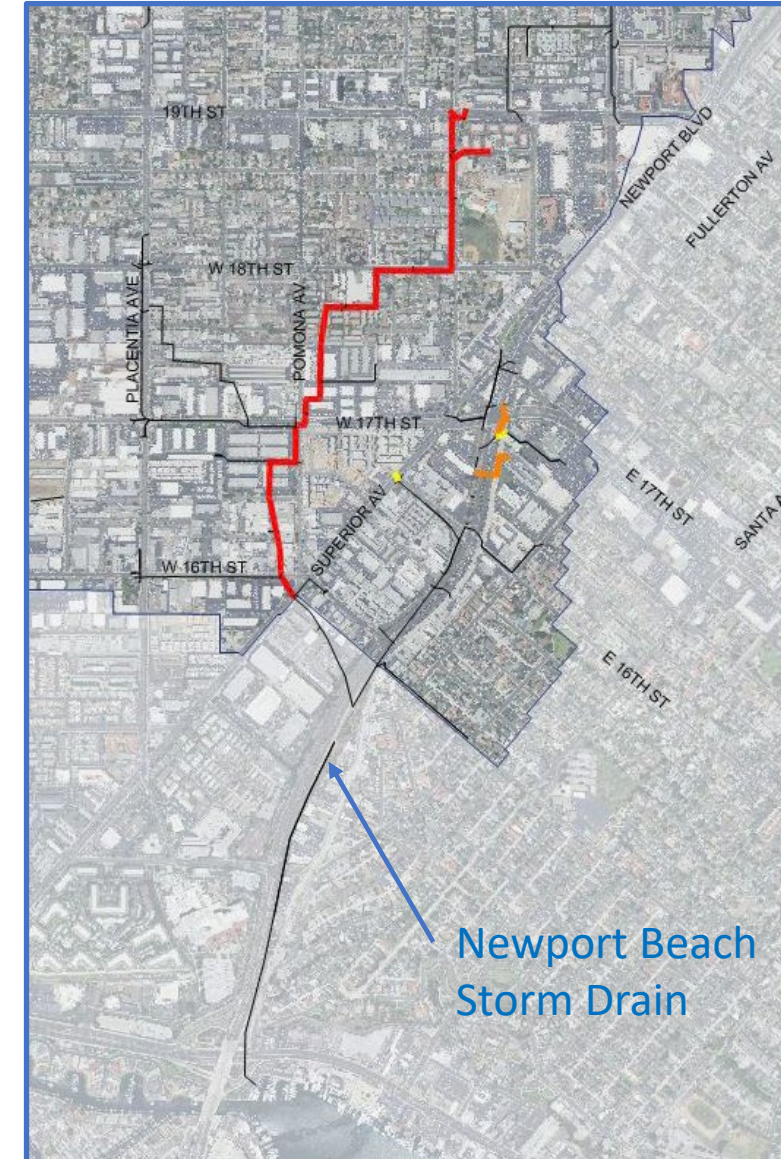
- Advanced Storm Water Master Plan
- GIS database update
- Comprehensive analysis of existing facilities (ECAR-Phase 1)
- Identify and prioritize future drainage improvements
- Identify potential limitations/hurdles
- Develop more economically feasible solutions (SWAIM – Phase 1)
- Water Quality (Regional Facilities Evaluation)
- Develop Drainage Fee study





# Drainage Improvement Hurdles

- Downstream restrictions (OC, Newport Beach)
- Environmental restrictions
- Urbanization (No room for storage)
- Flat topographic relief = Flat storm drain slopes
- Water quality requirements
- Constructability/feasibility
- Property/Right-of-Way ownership



# Recommended Design Criteria

## Future Proposed Flood Control Systems

- General Design Storm
  - 25-year design storm main lines
    - Water surface for local streets = top of curb
    - Water surface arterial highways = top of curb (w/ 2 dry lanes)
    - Recommended criteria = protecting buildings
- Areas w/ Major Hurdles (Case-by-Case)
  - Proposed solution may have limited flooding within the street section
  - Hurdles are typically more abundant in flooded areas





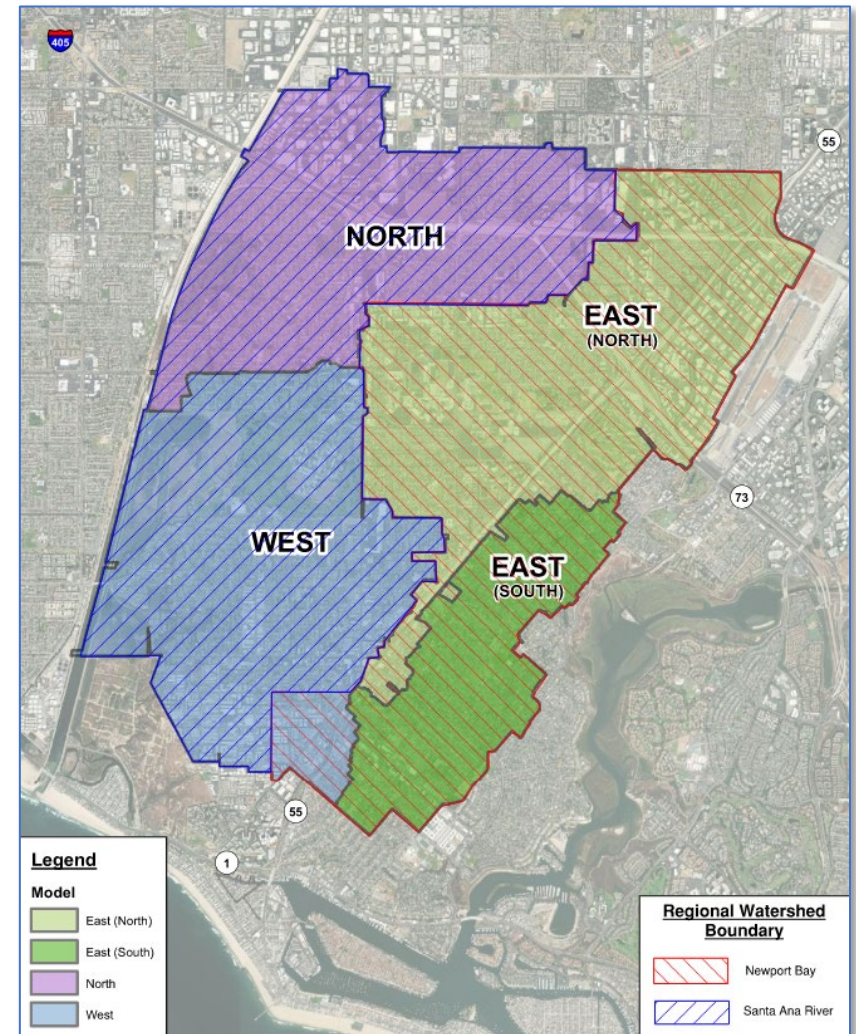
# Flood Control Mitigation Measures

- **Surface Attenuation**
  - Detention basins
  - Shallow surface storage (allowable flooding)
- **Subsurface Attenuation**
  - In-line storage
  - Subsurface detention/retention
- **Improved Conveyance**
  - Larger drainage facilities
  - Parallel systems
- **Alternative Measures**
  - Velocity reduction
  - Green infrastructure

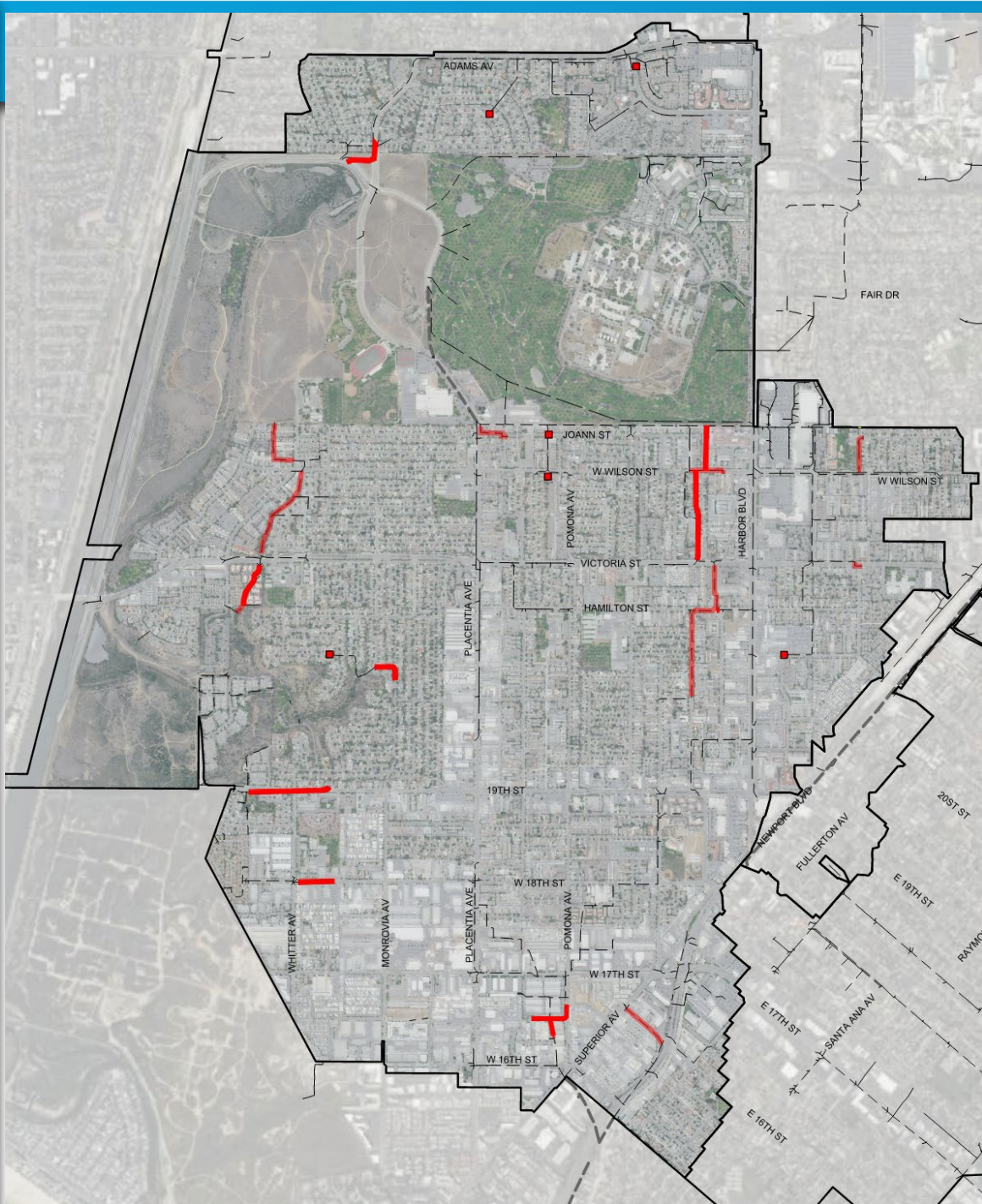


# Stormwater Model Development

- City (Models) divided into four subareas
  - West
  - North
  - East (North)
  - East (South)
- Two watersheds (Santa Ana/Newport Bay)
- models run for 10-, 25-, and 100-year existing condition
- Future Design based on 25-year condition







# West Subarea Overview Flood Control Improvements

Proposed Flood Control Project Summary of Costs:

West Subarea: \$32,760,000

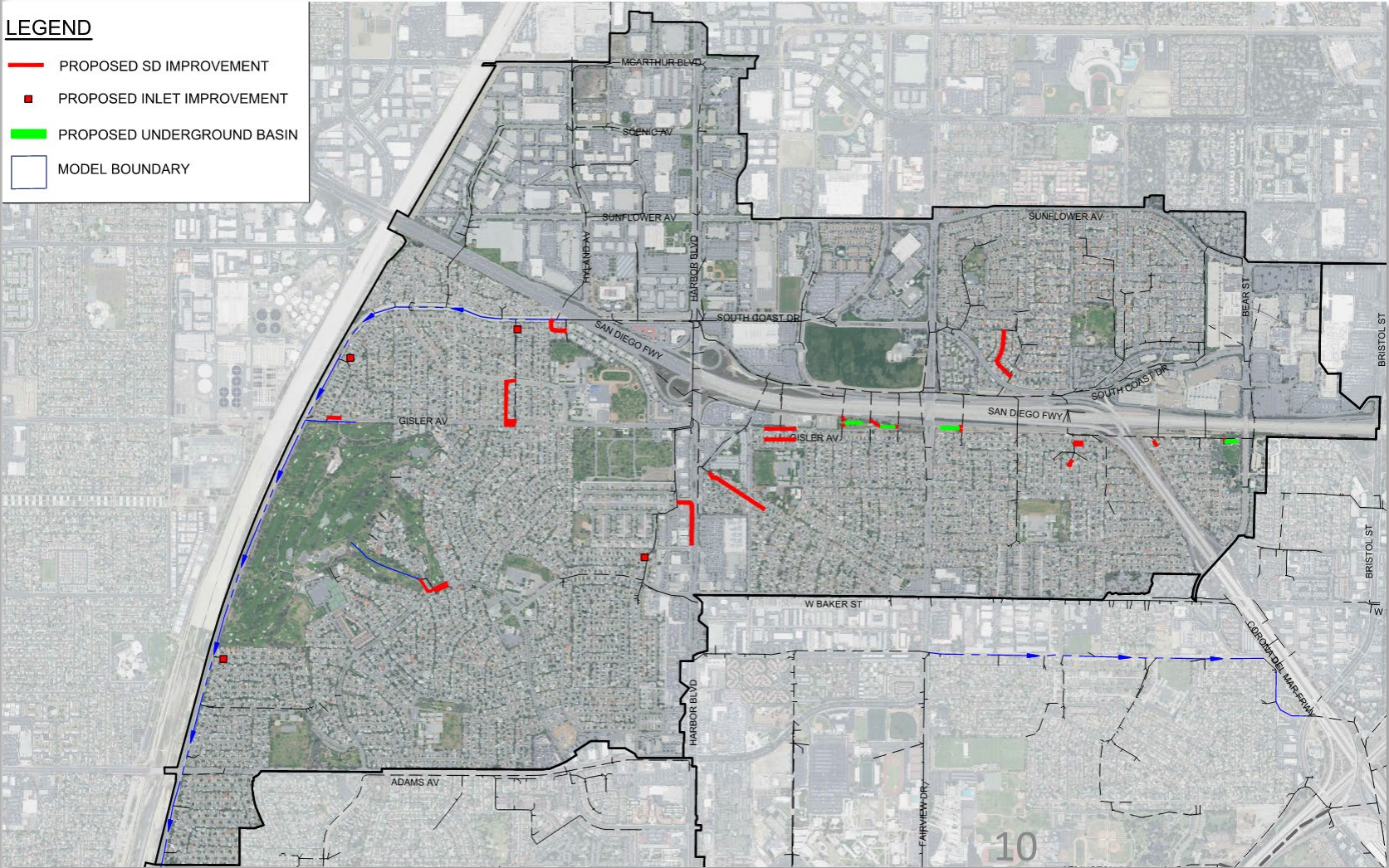


# North Subarea Overview

## Flood Control Improvements

**LEGEND**

- PROPOSED SD IMPROVEMENT
- PROPOSED INLET IMPROVEMENT
- PROPOSED UNDERGROUND BASIN
- MODEL BOUNDARY



Proposed Flood Control Project  
Summary of Costs:

North Subarea: \$10,885,000



# East (N) Subarea Overview

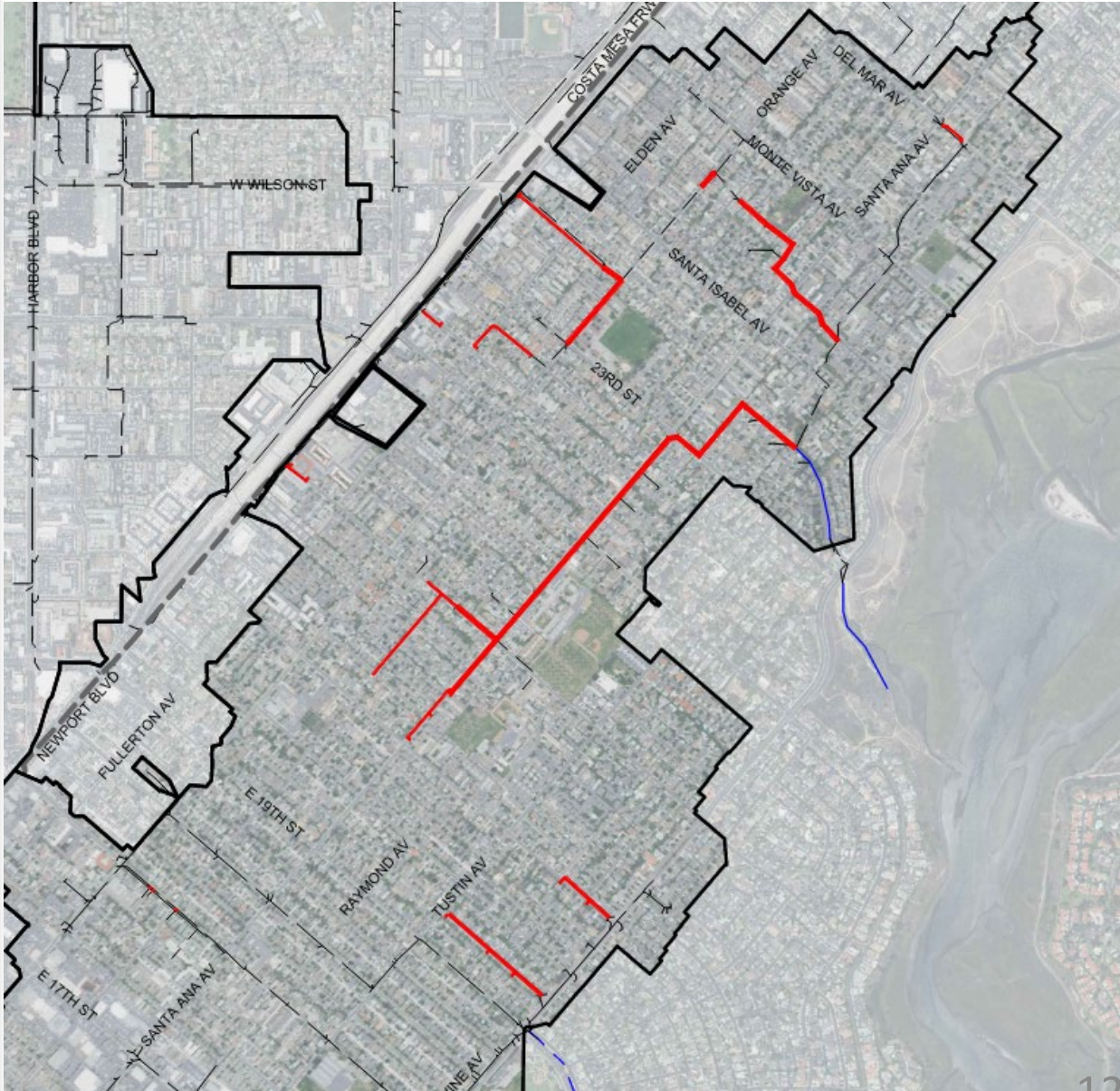
## Flood Control Improvements



Proposed Flood Control Project  
Summary of Costs:

East (N) Subarea: \$7,750,000





# East (S) Subarea Overview Flood Control Improvements

Proposed Flood Control Project Summary of Costs:

East (S) Subarea: \$41,180,000



# Proposed Flood Control Project Costs

Subarea	Flood Control Project Costs
West	\$32,760,000
North	\$10,885,000
East (North)	\$7,750,000
East (South)	\$41,180,000
<b>Total Estimated:</b>	<b>\$92,575,000</b>



# Regional Water Quality Facilities

## Site Selection Factors

- Type of Land  
(identify City owned open space)
- Site Characteristics  
(tributary drainage area, slope, soil, land use)
- Receiving water Total Maximum Daily Loads (TMDLs)
- Statewide Trash TMDL Amendment

## Water Quality Facility Hurdles

- Schools sites (safety)
- Potential vector issues (standing water)
- Flat topography = No gravity flow
- Pumped systems require long term operating & maintenance funding
- “Smart System” and gravity drained system is recommended.
- Head losses in flood control systems
- Surface facilities require space
- Subsurface facilities typically cost more



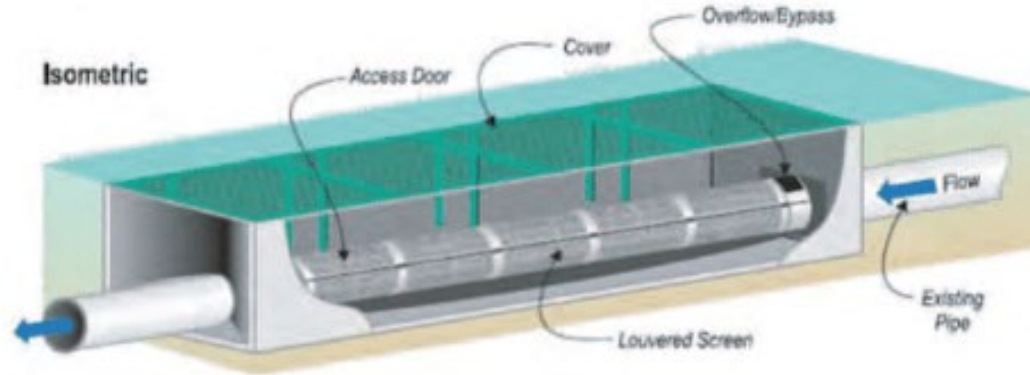
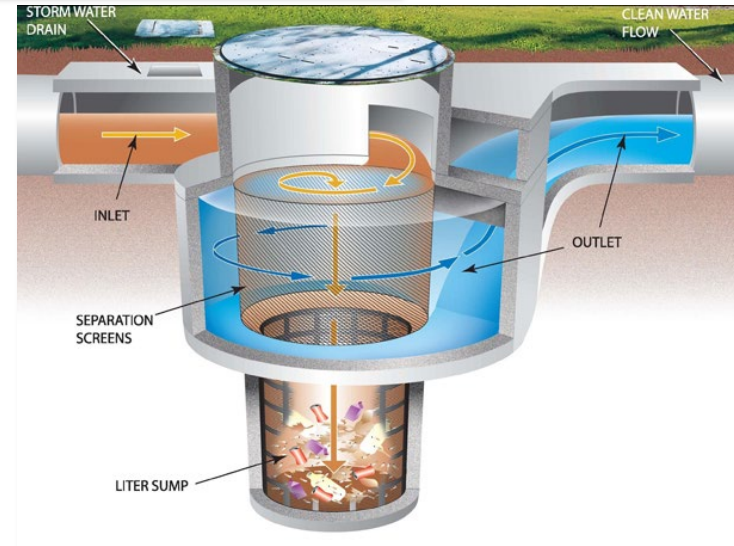


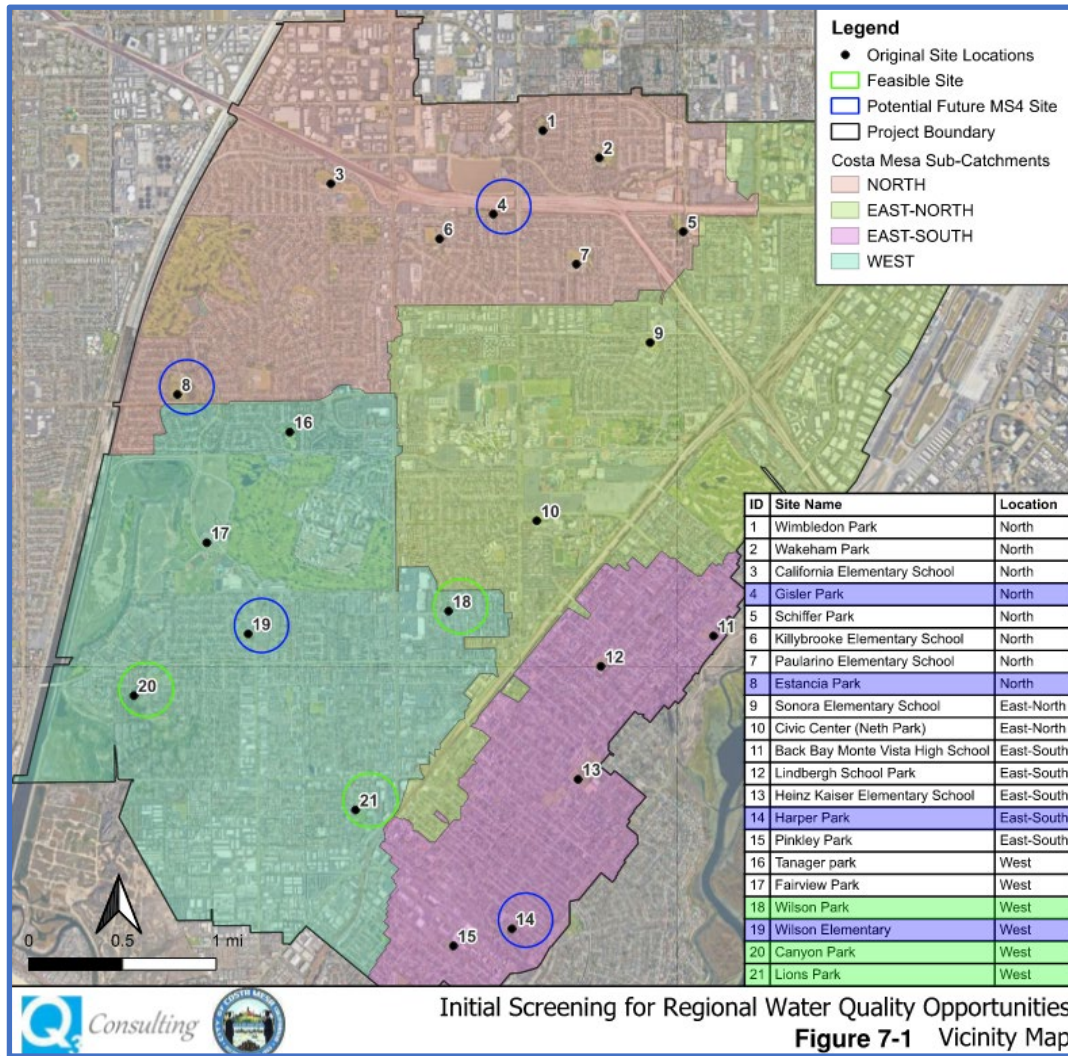
Photo source: Caltrans (2003b).

# Trash BMPs

- 5mm screening
- Water quality peak flow (sizing)
- Full capture/in-line/offline



# Potential Regional Sites for Best Management Practices



## Proposed Regional Water Quality Project Costs

Regional WQ Facility	Project Costs
Wilson Park	\$2,538,000
Canyon Park	\$6,067,000
Lions Park	\$2,924,000
Current HDS Projects	\$1,011,000
<b>Total Estimated:</b>	<b>\$12,540,000</b>





# Life Cycle Cost for Corrugate Pipe Storm Drain

- Typical service life of Corrugated Steel Pipe (CSP)/Corrugated Metal Pipe (CMP) is 50 to 75 years
- Replacement or lining (cost based on replacement)
- Estimations were prepared for 18-inch diameter or larger
- Total cost for replacement of all City-owned CSP/CMP is **\$7,589,000**



# Summary of Stormwater Costs

Regional Facilities	Project Costs
Flood Control	\$92,575,000
Water Quality	\$12,540,000
CMP/CSP Replacement	\$7,589,000
<b>Total:</b>	<b>\$112,704,000</b>





# Next Steps

- Approve Phase 1: Storm Drain System Master Plan Update
  - Existing Conditions Assessment Report (ECAR)
  - Proposed Drainage & Water Quality Improvements Report (SWAIM)
- Phase 2: Finalize drainage fee and finance study
- Phase 3: Review implementation of Westside improvements concept plans



Presentation:

<https://www.costamesaca.gov/Storm>

Email:

[STORM@costamesaca.gov](mailto:STORM@costamesaca.gov)

Questions?

