CITY OF COSTA MESA

PLANNING COMMISSION

Agenda

Monday, July 27, 2026 | **6:00 PM** | **City Council Chambers**
77 Fair Drive

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

Closed Captioning is available via the Zoom option in English and Spanish.

Los subtítulos están disponibles a través de la opción Zoom en inglés y español.

TRANSLATION SERVICES AVAILABLE / SERVICIOS DE TRADUCCIÓN DISPONIBLE
Please contact the City Clerk at (714) 754-5225 to request language interpreting services for City meetings. Notification at least 48 hours prior to the meeting will enable the City to make arrangements.

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

Members of the public can view the Commission meetings live on COSTA MESA TV (SPECTRUM CHANNEL 3 AND AT&T U-VERSE CHANNEL 99) or http://costamesa.granicus.com/player/camera/2?publish_id=10&redirect=true and online at youtube.com/costamesatv.

Members of the public are welcome to speak during the meeting when the Chair opens the floor for public comment. There is no need to register in advance or complete a comment card. When it's time to comment, line up at one of the two podiums in the room and wait for your turn. Each speaker will have up to 3 minutes (or as directed) to address the Commission.

All attendees must remain seated while in the chamber until instructed by the Presiding Officer to approach and line up for public comment. To ensure safety and maintain order during the proceedings, standing or congregating in the aisles or foyer is strictly prohibited.

To maintain a respectful and orderly atmosphere during the meeting, attendees shall refrain from using horns or amplified speakers. Signs and props may be brought into the Chamber, provided they do not exceed 11 inches by 18 inches in size and do not hinder the visibility of other attendees. The possession of poles, sticks, or stakes is strictly prohibited.

The public may participate via the Zoom option.

Zoom Webinar:
Please click the link below to join the webinar:
https://us06web.zoom.us/j/82965025170?pwd=Pb0abGuxjYEXUCaEv7aooXUu35HqfE.1

Or sign into Zoom.com and “Join a Meeting”
Enter Webinar ID: 829 6502 5170 / Password: 603020

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

Participate via telephone:
Call: 1 669 900 6833 Enter Webinar ID: 829 6502 5170 / Password: 603020

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

Additionally, members of the public who wish to make a written comment on a specific agenda item, may submit a written comment via email to the PCPublicComments@costamesaca.gov. Any written communications, photos, or other materials for copying and distribution to the Commission that are 10 pages or less, can be e-mailed to PCPublicComments@costamesaca.gov, submitted to the Planning Office on a flash drive, or mailed to the Planning Office. Note that records submitted by the public will not be redacted in any way and will be posted online as submitted, including any personal contact information. Comments received by 12:00 p.m. on the day of the meeting will be provided to the Commission, made available to the public, and will be part of the meeting record.

All pictures, PowerPoints, and videos submitted for display at a public meeting must be previously reviewed by staff to verify appropriateness for general audiences. No links to YouTube videos or other streaming services will be accepted, a direct video file will need to be emailed to staff prior to each meeting in order to minimize complications and to play the video without delay. The video must be one of the following formats, .mp4, .mov or .wmv. Only one file may be included per speaker for public comments, for both videos and pictures. Please e-mail to staff at PCPublicComments@costamesaca.gov NO LATER THAN 12:00 Noon on the date of the meeting. If you do not receive confirmation from the city prior to the meeting, please call the Planning office at 714-754-5000.

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

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

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

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

As a LEED Gold Certified City, Costa Mesa is fully committed to environmental sustainability. A minimum number of hard copies of the agenda will be available in the Council Chambers. For your convenience, a binder of the entire agenda packet will be at the table in the foyer of the Council Chambers for viewing. Agendas and reports can be viewed on the City website at https://costamesa.legistar.com/Calendar.aspx. Las agendas y los informes se pueden ver en español en el sitio web de la Ciudad en https://www.costamesaca.gov/trending/current-agendas/spanish-city-council-agendas.

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

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

PLANNING COMMISSION REGULAR MEETING

JULY 27, 2026 – 6:00 P.M.

JEFFREY HARLAN
CHAIR

JON ZICH
VICE CHAIR

ANGELY ANDRADE
PLANNING COMMISSIONER

ROBERT DICKSON
PLANNING COMMISSIONER

KAREN KLEPACK
PLANNING COMMISSIONER

DAVID MARTINEZ
PLANNING COMMISSIONER

JOHNNY ROJAS
PLANNING COMMISSIONER

CARRIE TAI
DIRECTOR

TARQUIN PREZIOSI
ASSISTANT CITY ATTORNEY

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

ANNOUNCEMENTS AND PRESENTATIONS

PUBLIC COMMENTS – MATTERS NOT LISTED ON THE AGENDA
Comments are limited to three (3) minutes, or as otherwise directed.

PLANNING COMMISSIONER COMMENTS AND SUGGESTIONS

CONSENT CALENDAR:

All matters listed under the Consent Calendar are considered to be routine and will be acted upon in one motion. There will be no separate discussion of these items unless members of the Planning Commission, staff, or the public request specific items to be discussed and/or removed from the Consent Calendar for discussion. The public can make this request via email at PCPublicComments@costamesaca.gov and should include the item number to be addressed. Items removed from the Consent Calendar will be discussed and voted upon immediately following Planning Commission action on the remainder of the Consent Calendar.

1. **JULY 13, 2026 UNOFFICIAL MEETING MINUTES** **26-358**

   RECOMMENDATION:

   Planning Commission approve the regular meeting minutes of July 13, 2026.

   Attachments: 07-13-26 Draft Minutes

PUBLIC HEARINGS:

1. **TENTATIVE PARCEL MAP 2026-129 (PTPM-26-0006), AND DEVELOPMENT REVIEW FOR A 4-UNIT COMMON INTEREST DEVELOPMENT AT 215 AND 223 MESA DRIVE** **26-359**

   RECOMMENDATION:

   Staff recommends the Planning Commission:

   1. Find that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15315 (Class 15) Minor Land Divisions and 15332 (Class 32) In-Fill Development; and,

   2. Approve Tentative Parcel Map 2026-129 (PTPM-26-0006) and Development Review, subject to conditions of approval.

   Attachments: Agenda Report
   1. Draft Planning Commission Resolution
   2. Applicant Letter
   3. Site Photos
   4. Draft CC&Rs
   5. Preliminary WQMP
   6. Project Plans

2. DEVELOPMENT REVIEW PDVR-25-0013, TENTATIVE TRACT MAP NO. 19458, AND DENSITY BONUS FOR A 15-UNIT RESIDENTIAL COMMON INTEREST DEVELOPMENT AT 2075 HARBOR BOULEVARD 26-360

RECOMMENDATION:

Staff recommends the Planning Commission:

1. Find that the project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21080.66 (Assembly Bill 130); and,

2. Adopt a Resolution to taking the following actions:

   a. Development Review: Approve the Development Review for the development of the project including 15 dwelling units with a maximum height of 3 stories/38 feet, six inches;

   b. Tentative Tract Map No. 19458: Approve the Tentative Tract Map to subdivide the property into a residential common interest development; and

   c. Density Bonus: Approve the density bonus request which will provide two moderate income units.

Attachments: Agenda Report
1. Draft Planning Commission Resolution
- Exhibit C to Attachment 1 - Engineering Conditions of Approval
2. Applicant Letter
3. State Density Bonus Law Letter
4. Management Plan
5. Plans

OLD BUSINESS: None.

NEW BUSINESS:

1. **CLIMATE ACTION AND ADAPTATION PLAN (CAAP), SAFETY ELEMENT UPDATE, AND ENVIRONMENTAL JUSTICE POLICY UPDATE – PCTY-25-0009, PCTY-25-0002, AND PCTY-26-000X** **26-356**

   RECOMMENDATION:

   Staff recommends the Planning Commission:

   1. Receive the staff presentation, and provide comments on the policy direction and draft documents for the City's Climate Action and Adaptation Plan (CAAP), Safety Element Update, and Environmental Justice Policy Update.

   Attachments: Agenda Report
   1. Coastal Corridor Alliance letter

2. **FAIRVIEW DEVELOPMENTAL CENTER SPECIFIC PLAN STUDY SESSION** **26-361**

   RECOMMENDATION:

   Staff recommends the Planning Commission:

   1. Receive the staff presentation, and provide feedback on the Fairview Developmental Center Specific Plan (FDCSP), Draft Environmental Impact Report (EIR), and associated Zoning Code and General Plan amendments.

   Attachments: Agenda Report
   1. July 2, 2026 Department of General Services Letter
   2. July 19, 2024 FDCSP Financial Feasibility Overview for Land Use Plan Concepts Memorandum

DEPARTMENTAL REPORTS:

1. PUBLIC WORKS REPORT
2. DEVELOPMENT SERVICES REPORT

CITY ATTORNEY REPORTS:

1. CITY ATTORNEY'S REPORT

ADJOURNMENT

PLANNING COMMISSION MEETING:

Costa Mesa Planning Commission meets on the second and fourth Monday of each month at 6:00 p.m.

APPEAL PROCEDURE:

Unless otherwise indicated, the decision of the Planning Commission is final at 5:00 p.m., seven (7) days following the action, unless an affected party files an appeal to the City Council, or a member of City Council requests a review. Applications for appeals are available through the City Clerk's Office; please call (714) 754-5225 for additional information.

CONTACT CITY STAFF:

77 Fair Drive, Costa Mesa, CA 92626
Planning Division (714) 754-5245
planninginfo@costamesaca.gov

77 Fair Drive
Costa Mesa, CA 92626

CITY OF COSTA MESA

Agenda Report

File #: 26-358 **Meeting Date:** 7/27/2026

TITLE:

JULY 13, 2026 UNOFFICIAL MEETING MINUTES

DEPARTMENT: **COMMUNITY DEVELOPMENT DEPARTMENT /PLANNING DIVISION**

RECOMMENDATION:

Planning Commission approve the regular meeting minutes of July 13, 2026.

REGULAR PLANNING COMMISSION
MONDAY, JULY 13, 2026 - MINUTES

CALL TO ORDER - The Regular Planning Commission Meeting was called to order by Chair Harlan at 6:03 p.m.

PLEDGE OF ALLEGIANCE TO THE FLAG – Commissioner Martinez led the Pledge of Allegiance.

ROLL CALL

Present: Chair Jeffrey Harlan, Vice Chair Jon Zich, Commissioner Angely Andrade, Commissioner Karen Klepack, Commissioner David Martinez, and Commissioner Johnny Rojas

Absent: Commissioner Robert Dickson

ANNOUNCEMENTS AND PRESENTATIONS: None.

PUBLIC COMMENTS – MATTERS NOT LISTED ON THE AGENDA: None.

PLANNING COMMISSIONER COMMENTS AND SUGGESTIONS:

Commissioner Martinez announced the upcoming Concerts in the Park series at Fairview Park and the upcoming community meetings regarding Moon Park and Shalimar Park. He encouraged public participation in the Fairview Developmental Center (FDC) community meeting scheduled for July 23, 2026, at the Norma Hertzog Community Center. He also recognized several successful City events held during May and June, including Bike Month, Pride Month, Neighborhoods Where We All Belong, and the Fish Fry.

Commissioner Andrade encouraged residents to attend the July 23 FDC community meeting and emphasized the importance of public participation in the planning process.

Commissioner Rojas commended the City and event organizers for the Fourth of July celebration at the Orange County Fairgrounds and welcomed the return of the Orange County Fair.

CONSENT CALENDAR:

Vice Chair Zich requested that Consent Calendar Item No. 2 be pulled for separate discussion.

1. **JUNE 22, 2026 UNOFFICIAL MEETING MINUTES**

3. **GENERAL PLAN CONFORMITY DETERMINATION FOR PROPOSED EXCESS RIGHT-OF-WAY VACATION EABN-26-0001 ADJACENT TO 405 EAST 19TH STREET**

   MOVED/SECOND: MARTINEZ/ZICH
   MOTION: Move the balance of Consent Calendar items.
   The motion carried by the following roll call vote:
   Ayes: Chair Harlan, Vice Chair Zich, Commissioner Andrade, Commissioner Klepack, Commissioner Martinez, Commissioner Rojas
   Nays: None
   Absent: Commissioner Dickson
   Recused: None
   Motion carried: 6-0

   ACTION:
   Planning Commission approved Consent Calendar Items No. 1 and No. 3.

2. **GENERAL PLAN CONFORMITY DETERMINATION FOR PROPOSED EXCESS RIGHT-OF-WAY VACATION EABN-26-0002 ADJACENT TO 296 EAST 19TH STREET**

   Vice Chair Zich asked questions regarding the original roadway width of East 19th Street; whether future roadway widening is anticipated; bicycle facilities planned for the corridor; and notification of neighboring property owners regarding potential right-of-way vacations.

   City Engineer Mr. Yang responded that there are no plans to widen East 19th Street; Class III shared bicycle facilities (sharrows) are anticipated rather than dedicated bike lanes; and similar right-of-way vacations are generally initiated upon property owner request rather than by City outreach.

   No public comments were received.

   MOVED/SECOND: MARTINEZ/ZICH
   MOTION: Move the item.
   The motion carried by the following roll call vote:

DRAFT

Ayes: Chair Harlan, Vice Chair Zich, Commissioner Andrade, Commissioner Klepack, Commissioner Martinez, Commissioner Rojas
Nays: None
Absent: Commissioner Dickson
Recused: None
Motion carried: 6-0

ACTION:
Planning Commission approved Consent Calendar Item No. 2.

PUBLIC HEARINGS:

1. **CONDITIONAL USE PERMIT (PCUP-25-0022) TO ALLOW A PROPOSED AMUSEMENT CENTER (INDOOR TRAMPOLINE PARK) WITHIN AN EXISTING SHOPPING CENTER TENANT SPACE AT 2200 HARBOR BOULEVARD, UNIT P-110**

Presentation by Assistant Planner, Justin Arios.

David See, applicant's representative, stated he has read the staff report and agreed to the conditions of approval. He introduced Greg Hendrix, General Manager from Jumpstart, for the proposed location, who was there for questions.

No public comments.

Commission comments:

Commissioners spoke in support of the project, noting its family-oriented nature, the adaptive reuse of a vacant commercial space, increased economic activity, and additional recreational opportunities for Costa Mesa families.

MOVED/SECOND: MARTINEZ/ANDRADE
MOTION: Move staff's recommendation.
The motion carried by the following roll call vote:
Ayes: Chair Harlan, Vice Chair Zich, Commissioner Andrade, Commissioner Klepack, Commissioner Martinez, Commissioner Rojas
Nays: None
Absent: Commissioner Dickson
Recused: None
Motion carried: 6-0

ACTION:
The Planning Commission adopted a resolution to:

1. Find that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301 (Existing Facilities); and
2. Approve Conditional Use Permit 25-0022 based on findings of fact and subject to conditions of approval.

2. PROPOSED AMENDMENTS TO TITLE 13 (PLANNING, ZONING AND DEVELOPMENT) OF THE COSTA MESA MUNICIPAL CODE TO UPDATE LAND USE CLASSIFICATIONS FOR VARIOUS NON-RESIDENTIAL USES INCLUDING BUT NOT LIMITED TO, PERSONAL SERVICES, ARTISAN STUDIO AND RETAIL USES, ACTIVE ENTERTAINMENT USES, EVENT CENTERS AND ASSEMBLY USES, SPECIALIZED FITNESS STUDIOS, AND OTHER NON-RESIDENTIAL USES AND STANDARDS- PCTY-26-0001 (CONTINUED FROM JUNE 22, 2026)

Joint presentation by Contract Planner Amber Gregg, and Planning Manager Martina Caron.

Commission Discussion:

Commissioners conducted a detailed page-by-page review of the proposed ordinance.

Discussion included:
- amusement center definitions;
- esports terminology;
- personal service definitions;
- Community Development Department terminology;
- parking calculations;
- bicycle parking credits;
- indoor entertainment limitations;
- fitness studio size classifications;
- parking ratios;
- floor area ratio calculations;
- treatment of storage and utility areas;
- implementation consistency.

Staff agreed to numerous technical revisions and clarifications during the discussion.

Public comments:

A speaker stated concern with the proposed fitness studio category, ranging from 2,500 to 15,000 square feet, was too broad and could encompass facilities that function more like traditional physical fitness centers. Using Curl Fitness on Adams

Avenue as an example, he suggested reducing the maximum square footage for the fitness studio classification and encouraged staff to verify the facility's size and entitlement history to help establish an appropriate threshold. He stated that while the change may not affect parking requirements, it could impact the entitlement process and requested that the Commission and staff further evaluate the proposed 15,000-square-foot limit.

A Costa Mesa resident spoke in support of increasing the maximum square footage for the small fitness studio category. The speaker explained that they regularly bike to a neighborhood fitness studio and encouraged the City to allow additional fitness options, including larger facilities, that residents could access by bicycle rather than by car.

Chris Bennett, representing Lab Holding, spoke in support of the proposed zoning code amendments. He thanked the Commission for its consideration of the changes and stated that the amendments would provide meaningful benefits to the small businesses with which his company works.

Commissioner Comments:

The Planning Commission discussed the proposed revised definition of Gross Floor Area in detail, and an alternative definition was presented and reviewed by the Commission to exclude service areas of a building from the calculation.

Additionally, the Commission determined that more flexibility should be given to small fitness studios, so it was recommended that the proposed size of small fitness facilities be raised from 2,500 square feet, to 5,000 square feet.

Vice Chair Zich shared appreciation for staff's responsiveness to Commission feedback.

Chair Harlan commended staff and the Commission for their collaborative review.

MOVED/SECOND: MARTINEZ/ZICH
MOTION: Move staff's recommendation with the following amendments:

1. **Gross Floor Area Definition**
    - Revise the definition of **Gross Floor Area** to reflect the language presented on the meeting slide and strike the existing definition from the Municipal Code.
2. **Amusement Center Definition**
    - Replace the reference to **"active entertainment"** with **"amusement center"** in the definition.
3. **Esports Arena Definition**
    - Revise the definition by changing **"electronic gaming"** to **"e-sports."**

4. **Department Name**
    - Clarify that any reference to the **Development Services Department** shall mean the **Community Development Department**.
5. **Esports Terminology**
    - Correct the reference from **"esports area"** to **"esports arena."**
6. **Accessory Food and Beverage Parking**
    - Eliminate the split parking calculation of:
        - First 25% of gross leasable area: 1 space per 1,000 square feet.
        - Remaining gross leasable area: 5 spaces per 1,000 square feet.
    - Replace with a single parking standard of **4 spaces per 1,000 square feet of gross leasable area**.
7. **Typographical Correction**
    - Correct the word **"or"** to **"are"** in the parking standards table.
8. **Duplicate Language**
    - Remove the second paragraph of **Note 3**, as it duplicates the language contained in **Note 4**.
9. **Active Entertainment Standard**
    - Revise the indoor operations standard to specify that **active entertainment** uses shall be limited to a maximum of **15,000 gross square feet**, clarifying that the limitation does not apply to amusement centers.
10. **Fitness Use Classifications**
    - Increase the maximum size of a **Small Fitness Studio** from **2,500 square feet to 5,000 square feet**.
    - Revise the **Fitness Studio** category to begin at **5,000 square feet** rather than 2,500 square feet.

The motion carried by the following roll call vote:
Ayes: Chair Harlan, Vice Chair Zich, Commissioner Andrade, Commissioner Klepack, Commissioner Martinez, Commissioner Rojas
Nays: None
Absent: Commissioner Dickson
Recused: None
Motion carried: 6-0

ACTION:
The Planning Commission adopted a resolution to:

1. Find that the proposed Zoning Code Amendment is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15061(b)(3) and 15305; and
2. Adopt a Resolution recommending that the City Council approve amendments to Title 13 (Planning, Zoning and Development) of the Costa Mesa Municipal Code to update land use classifications for various non-residential uses include

but not limited to, personal services, artisan studio and retail uses, active entertainment uses, event centers and assembly uses, specialized fitness studios, and other non-residential uses and standards, as amended in the motion (noted above).

OLD BUSINESS: None.

NEW BUSINESS: None.

DEPARTMENTAL REPORTS:

1. **PUBLIC WORKS REPORT –** Mr. Yang announced the annual Concerts in the Park series and transportation accommodations associated with the events.

2. **DEVELOPMENT SERVICES REPORT –** Director Tai provided updates regarding:
   - the City's response to recent housing legislation;
   - the July 23 Fairview Developmental Center community meeting;
   - the July 27 Planning Commission study session on the Fairview Developmental Center Specific Plan;
   - the potential August 17 special Planning Commission meeting concerning the "Neighborhoods Where We All Belong" initiative and Housing Element revisions;
   - several upcoming Planning Commission and City Council hearings;
   - the City's Active Development Map, which allows the public to view active planning, building, and construction projects online.

CITY ATTORNEY REPORT:

1. CITY ATTORNEY REPORT – None.

ADJOURNMENT AT 8:14 p.m.

Submitted by:

_____
CARRIE TAI, SECRETARY
COSTA MESA PLANNING COMMISSION

DRAFT

77 Fair Drive
Costa Mesa, CA 92626

CITY OF COSTA MESA

Agenda Report

File #: 26-359 **Meeting Date:** 7/27/2026

TITLE:

TENTATIVE PARCEL MAP 2026-129 (PTPM-26-0006), AND DEVELOPMENT REVIEW FOR A 4-UNIT COMMON INTEREST DEVELOPMENT AT 215 AND 223 MESA DRIVE

DEPARTMENT: COMMUNITY DEVELOPMENT DEPARTMENT/ PLANNING DIVISION

PRESENTED BY: CHRIS YEAGER, SENIOR PLANNER

CONTACT INFORMATION: CHRIS YEAGER 714-754-4883
Christopher.Yeager@costamesaca.gov

RECOMMENDATION:

Staff recommends the Planning Commission:

1. Find that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15315 (Class 15) Minor Land Divisions and 15332 (Class 32) In-Fill Development; and,

2. Approve Tentative Parcel Map 2026-129 (PTPM-26-0006) and Development Review, subject to conditions of approval.

PLANNING COMMISSION AGENDA REPORT

MEETING DATE: July 27, 2026 **ITEM NUMBER: PH-1**

SUBJECT: TENTATIVE PARCEL MAP 2026-129 (PTPM-26-0006), AND DEVELOPMENT REVIEW FOR A 4-UNIT COMMON INTEREST DEVELOPMENT AT 215 AND 223 MESA DRIVE

FROM: COMMUNITY DEVELOPMENT DEPARTMENT/ PLANNING DIVISION

APPLICATION DATE: JANUARY 12, 2026

PRESENTATION BY: CHRIS YEAGER, SENIOR PLANNER

FOR FURTHER INFORMATION CONTACT: CHRIS YEAGER 714-754-4883 Christopher.Yeager@costamesaca.gov

RECOMMENDATION:

Staff recommends the Planning Commission:

1. Find that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15315 (Class 15) Minor Land Divisions and 15332 (Class 32) In-Fill Development; and,

2. Approve Tentative Parcel Map 2026-129 (PTPM-26-0006) and Development Review, subject to conditions of approval.

APPLICANT OR AUTHORIZED AGENT:

The applicant is Joshua Martinez, on behalf of Obsidian Development.

PLANNING APPLICATION SUMMARY

Location:	215 and 223 Mesa Drive APNs: 439-213-24 & 439-213-25	**Application Number:**	PTPM-26-0006
Request:	Subdivide 0.43 Acres into a small lot ordinance project with four, two-story single-family dwelling units with attached two car garages.		

SUBJECT PROPERTY:		**SURROUNDING PROPERTY:**	
Zone:	R2-MD (Multiple-Family Residential, Medium Density)	**North:**	Across Mesa Drive, Unincorporated, Developed with a golf course
General Plan:	MDR (Medium Density Residential)	**South:**	R2-MD, Developed with ownership units Multiple Family Dwelling Residences
Lot Dimensions:	120' x 165 FT	**East:**	R1 developed with single family dwelling
Lot Area:	18,731 SF	**West:**	R2-MD developed with rental multiple family residential.
Existing Development:	Two single family detached residences (to be demolished).		

DEVELOPMENT STANDARDS COMPARISON

Development Standard	Small Lot Standards	Proposed/Provided
Density/Intensity		
DUs / acre (Residential)	1 DU/ 3,630 SF of Lot Area. 5 units maximum allowed	4 Units
Height	2 stories / 27 FT	2 stories / 26.21 FT
Min open Space Dev Lot	35%	45%
Indiv Dwelling Lot Open Space	200 SF with no dimension less than 10 FT	443 SF to 1,209 SF
Rear Yard Coverage (Rear 20' of lot)	25% main buildings 50% accessory buildings	0%
Min Driveway Width	16 FT	18 FT
Front (Mesa Drive)	20 FT	20 FT
Side (left / right)	5 FT	5 FT/5 FT
Rear	15 FT	20 FT
Distance Between Main Buildings	6 FT	10 FT-4 IN
Garage	2 per unit	2 per unit
Open	2 per unit	2 per unit
TOTAL:	8 spaces	8 spaces

Final Action	Planning Commission
CEQA Review	Exempt per CEQA Guidelines Section 15315 (Minor Division of Land) and 15332 (Infill Development)

EXECUTIVE SUMMARY

The proposed project would redevelop two existing single-family residential properties at 215 and 223 Mesa Drive with a four-unit small lot ownership development. The request includes approval of Tentative Parcel Map 2026-129 to subdivide the site into four fee-simple lots with shared access and common maintenance areas, and Development Review for construction of four two-story single-family residences. The project is consistent with the Medium Density Residential General Plan designation and the R2-MD zoning district, providing a residential density of approximately 9.3 dwelling units per acre, which is below the maximum permitted density of 12 dwelling units per acre.

Staff has determined that the project complies with applicable subdivision, zoning, and development standards, provides adequate parking, landscaping, utility infrastructure, and open space, and is compatible with the surrounding residential neighborhood. The project qualifies for Class 15 (Minor Land Divisions) and Class 32 (In-Fill Development) categorical exemptions under CEQA. Based on the analysis and findings presented in the report, staff recommends that the Planning Commission approve the Tentative Parcel Map and Development Review, subject to the attached conditions of approval.

BACKGROUND

The project site consists of two parcels totaling 18,731 square feet and is currently developed with two single family dwellings and a detached two-car garage located at 215 and 223 Mesa Drive (see Figure 1 below). The property is located on the south side of Mesa Drive, midway between Orange Avenue and Club Mesa Place. The site is bounded by Mesa Drive to the north with the Santa Ana Country Club located across the street, two single-family dwellings (one two-stories and one one-story) to the east, a three-unit one-story multiple-family dwelling development to the west, and a two-story ownership multiple-family development to the south. The Costa Mesa boundary with unincorporated Orange County is located across Mesa Drive at the northern edge of the public right-of-way.

Figure 1 Project Location

The site has a General Plan Land Use Designation of Medium Density Residential and is zoned "Multiple-Family Residential District, Medium Density" (R2-MD). The Medium Density Residential designation is to support single- and multiple-family developments with a density of up to 12 units to the acre. The R2-MD zone is intended to promote the development of multi-family rental as well as ownership properties on lots with a minimum size of 12,000 square feet.

Code Enforcement

The site is currently unoccupied, and the property owner has been cited by code enforcement for overgrown vegetation, litter on site, and transient violations. In addition, the Police Department has had multiple calls for service regarding transients entering the vacant buildings. A condition of approval (COA) has been included to require that, after project approval and prior to construction, the property owner shall schedule routine site visits with Code Enforcement to ensure the property remains secure and properly boarded, all outstanding Code Enforcement citations shall be paid, the property must be maintained in accordance with vacant property maintenance standards, and "No Trespassing" signs must be posted and maintained on the property.

Housing Element

The 6th Cycle Housing Element identifies housing opportunity sites throughout the City pursuant to the State determined Regional Housing Needs Assessment allocation. The project site is not an identified housing site by the City's housing element. Although the

site is not identified as a Housing Opportunity Site, the proposed market-rate units would count toward the City's RHNA production.

STANDARD OF REVIEW AND APPROVAL AUTHORITY

To approve a Tentative Parcel Map application under CMMC Section 13-29(g)(13), the proposed subdivision must meet specific criteria. The project must be consistent with the General Plan and Zoning Code, the property must be suitable to accommodate the subdivision, must provide for future passive or natural heating and cooling opportunities to the extent feasible, cannot interfere with the free and complete exercise of the rights of way or easements, and must comply with State Regional Water Quality Control Board.

Ordinance 2026-03 modified the CMMC to remove Design Review as an Application type. However, CMMC Section 13-42.2(a)(1) states that Small Lot Ordinance developments shall be processed according to the design review procedures. Since the application is no longer listed as a planning application, the development will be processed by a Development Review which is required for two-story construction in residential zones. All applications, including the Development Review, must adhere to broader Review Criteria outlined in the CMMC. These include ensuring neighborhood compatibility, safety and design consistency, compliance with performance standards, and alignment with the general plan and/or applicable specific plans. Each application is project-specific and evaluated on its unique merits to ensure it aligns with the City's development standards.

PROJECT DESCRIPTION

The project proposes to demolish the two existing single-family dwellings, on two separate lots and to subdivide the properties, to provide four fee-simple lots, and construct a single-family dwelling on each lot. Each dwelling unit is served by a two-car garage, with parking accessed via a shared central driveway. The development includes two front units oriented toward Mesa Drive and rear units located behind. The proposed buildings are designed with contemporary residential architecture that is compatible in scale, massing, and articulation with the surrounding neighborhood. Building heights, setbacks, and overall lot coverage comply with zoning standards. The shared driveway width and site layout are designed to accommodate fire department access and emergency response to all dwelling units. Landscaping is incorporated to soften hardscape areas and enhance the residential character of the development.

ANALYSIS

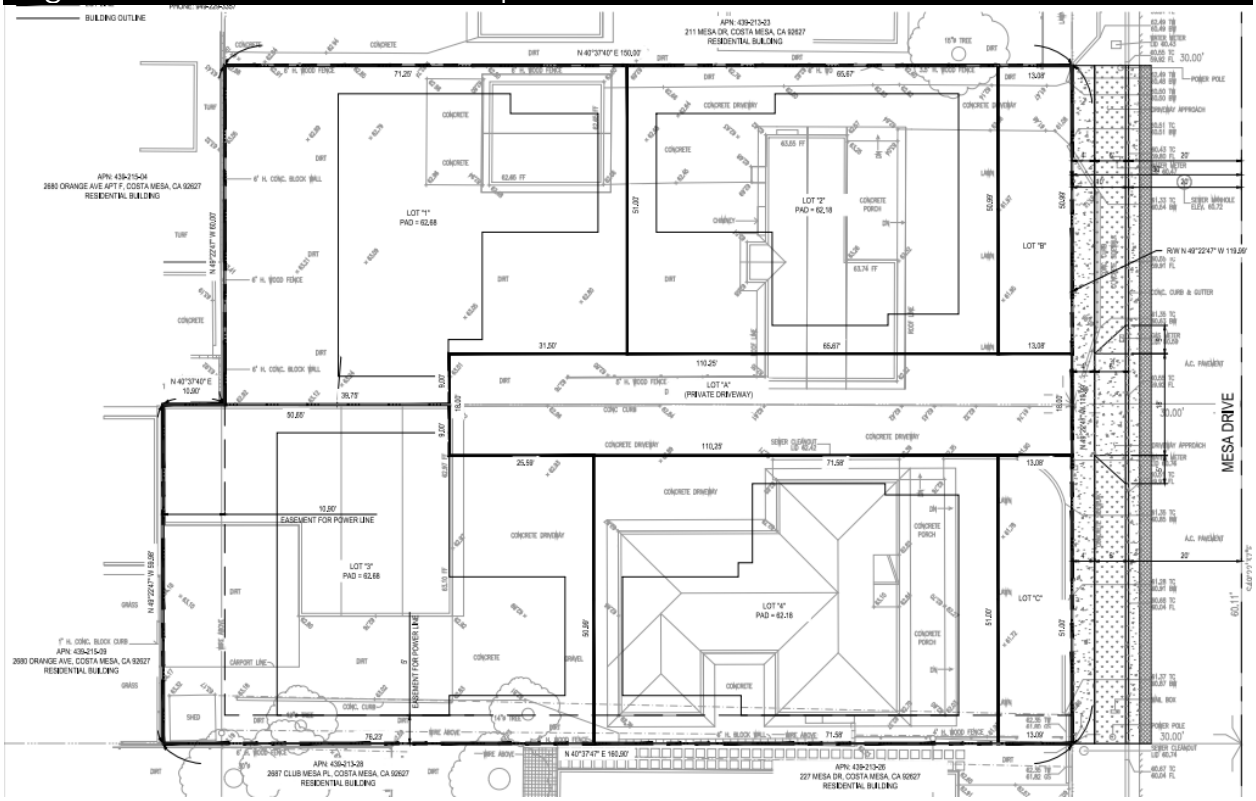
Tentative Parcel Map

The project's tentative parcel map project creates individual ownership lots. Each lot includes a portion of the shared private driveway and will be included in an easement for

access, utilities, and open parking. Common easement areas and landscaping are owned jointly by all owners through a homeowner's association (HOA), and the individual property owners control their individual lots.

The project is consistent with the General Plan in that the project proposes a base density of 9.3 dwelling units per acre (du/acre) which complies with the Medium Density Residential land use designation which permits a density up to 12 dwelling units per acre. In addition, the project is proposing a residential ownership use which is permitted in the Medium Density Residential land use designation.

Figure 2 Tentative Parcel Map



As noted in the Tentative Parcel Map (Figure 2, above), the individual lots will range from 3,349 square feet to 4,342 square feet. The map also includes shared landscaped lots and a private shared driveway that will be owned and maintained by the future Homeowners Association.

A preliminary grading plan has been submitted (Attachment 6) which provides for minimal grading at the previously graded site to accommodate the proposed development including undergrounding of utility poles, installation of new utilities, and preparing the site for the proposed construction. No environmental conditions have

been identified that would cause the project to result in substantial environmental damage or public health problems.

The project is proposed to include operable windows throughout and shade trees that will provide opportunities for passive cooling as indicated in the preliminary landscape plans (discussed below). Therefore, the project will provide for future passive cooling and heating opportunities.

Adequate infrastructure exists to serve the proposed project including water, electricity, gas, and sewer services. Easements will ensure that the utility purveyors will be able to service and access the utilities. The project has also submitted a preliminary Water Quality Management Program to ensure that the project includes adequate drainage systems.

As shown in Figure 6 below, the project is proposed to be constructed with modern architectural elements with multiple building planes and materials. The elevations of each unit include multiple cladding materials and colors resulting in visual interest and articulation. The two units located immediately adjacent to Mesa Drive include entries that are oriented toward the street and include direct pedestrian access from the public sidewalk. The other two rear units located adjacent to the private driveway are proposed to have their entries oriented toward the proposed private driveway.

Development Review

In addition to the subdivision request, the proposed residential development requires Development Review because the project includes new two-story residential construction pursuant to Section 13-42.2 of the CMMC. The following analysis evaluates the project under the applicable Development Review criteria.

Site Design

As shown in Figure 3 below, the site is bisected by a private driveway which provides vehicular access to each unit's two-car garage. Pursuant to CMMC, each unit is required to provide direct pedestrian and vehicular access to a public street. The project complies in that the back units provide pedestrian access to the common drive aisle which connects to the public street. The two front units have pedestrian access directly from Mesa Drive and vehicular access to the private drive aisle.

Figure 3 Site Plan

Floor Plans

As shown in Figure 4 below, the project proposes four unit types. Each unit will feature a two-car garage and its own private open space.

As shown in the floor plans in Figure 5, below, each dwelling unit includes a ground floor great room consisting of a living room, kitchen, dining area, one bedroom, one full bathroom, one half bathroom, and a two car garage. The second floor includes three bedrooms, an entertainment loft, laundry room, three bathrooms, and one balcony connected to the primary suite.

Figure 4 Unit Characteristics

Unit Number	Floor Area (Excluding Garage)	Bedroom Count	Bathrooms (Full/Half)	Garage Parking	Open Space
Lot 1	2,572 SF	4	4/1	2	1,205 SF
Lot 2	2,618 SF	4	4/1	2	443 SF
Lot 3	2,927 SF	4	4/1	2	502 SF
Lot 4	2,940 SF	4	4/1	2	1,209 SF

Figure 5A First Floor Plans

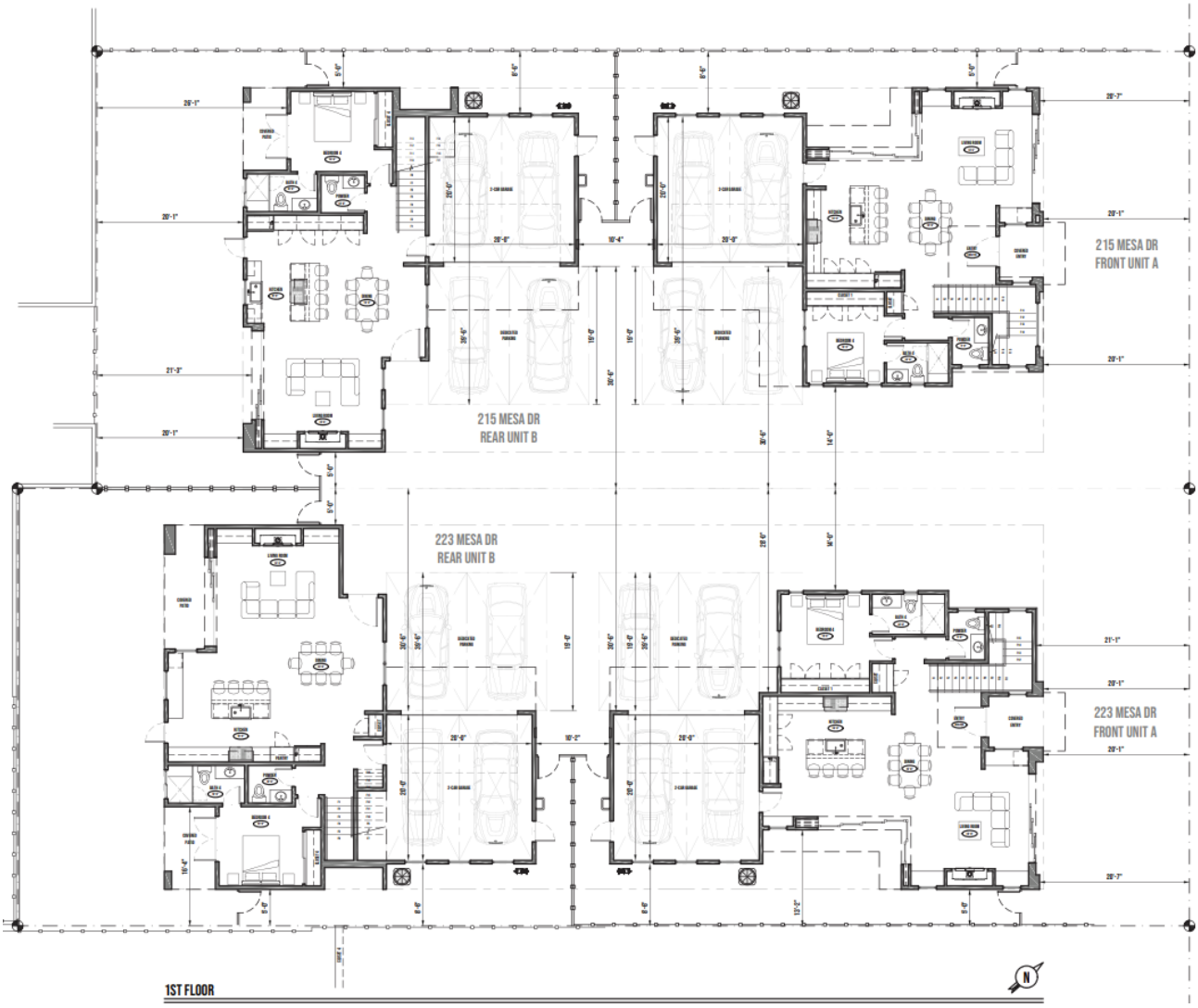


Figure 5B Second Floor Plans

Elevations

As shown in Figure 6 below, the proposed architecture has been designed with contemporary design features including modern elements such as large windows, and a mixture of exterior building materials which contributes to the variety of vertical and horizontal articulations.

Balconies are proposed at the front of the two front units and at the rear of the two back units. These balconies have been placed to reduce any impacts on surrounding neighbors by facing the street at the front and by facing a parking lot and garage roof at the rear.

Figure 6 Front Elevation Rendering

Although the project introduces four ownership units, the development maintains a residential scale that is compatible with surrounding development. The project complies with all applicable setbacks, height limitations, open space requirements, and parking standards. Building articulation, varied materials, landscaping, and pedestrian-oriented entrances reduce perceived massing and create a transition between the adjacent single-family and multifamily developments.

Parking

The project is required to provide two garage parking spaces and two open parking spaces per unit resulting in eight garage spaces and eight open parking spaces. The project meets the requirement by providing attached two-car garages and open parking spaces in front of the garages.

Visibility Study

In order to ensure that the new units windows would not directly align with neighboring windows, the applicants provided a sight line visibility study (sheets A7.1 and A7.2 of attachment 6) which demonstrated that the units would not have direct view into the adjacent neighboring units. The study shows that the second story windows are placed behind a low wall which restricts views down into neighboring properties.

Fences and Walls

As required by Section 13-75(a) of the CMMC, the project includes a six-foot high block wall around the perimeter of the proposed master development lot ("development lot"). The final design of the fences and walls will be reviewed as part of the building permit submittal. Any future modifications to fencing will be subject to review and approval of the Planning Division and would require building permits to be issued prior to installation. The heights and locations of walls and fences shall comply with the CMMC requirements as well as applicable visibility standards for traffic safety.

Landscaping

The project proposes a total of 4,479 square feet of landscaping. The project is proposed to include two tree species including the flowering Crape Myrtle and dense shade tree, African Sumac. A variety of drought tolerant shrubs and ground covers are also proposed that will cover unplanted areas with the remainder of ground cover to be covered by mulch or compost, as required by the City's landscaping provisions. The total number of plantings proposed is provided in Figure 7 below

Figure 7 Proposed Plantings		
	Requirement	Conceptually Proposed
Tree Count	22 (one 15-gallon tree or larger per 200 square feet of landscape area)	12
Shrub Count	179 (one shrub for every 25 square feet of landscape area)	296
Groundcover	70% of all landscape areas to be underplanted with groundcover	70%

Although the conceptual landscape plan identifies 12 trees, COA No. 10 requires final landscape plans to comply with Section 13-106, including the minimum (22) tree count, prior to issuance of building permits. As part of the building permit plan check review, final landscape plans shall be prepared and certified by a California licensed landscape architect confirming that they comply with the CMMC and water efficiency landscape guidelines.

Lighting is required to be provided in all parking areas, vehicular access areas, and on major walkways. As proposed, the private driveway will be illuminated by light standards attached to the residence. The applicant will be required to submit lighting and photometric plans with the building permit plan set demonstrating that there is limited to no spillover of lighting onto neighboring properties.

Design Guidelines:

The project is not subject to the City of Costa Mesa Residential Design Guidelines ("Guidelines") because it is a housing development project subject to the Housing Accountability Act (HAA). Pursuant to Government Code Sections 65589.5(f) and (j), a housing development project that complies with applicable objective general plan, zoning, and subdivision standards shall not be denied, conditioned in a manner that renders it infeasible, or subject to subjective design standards that are not objective and uniformly applicable.

Although the City's Residential Design Guidelines remain in the Municipal Code, the Guidelines contain subjective design standards and therefore cannot be applied to the project as a basis for approval or denial under the HAA. Accordingly, the project has been reviewed based on the applicable objective development standards and the City's Review criteria, and staff has determined that the project is consistent with those applicable requirements.

Utilities

The CMMC requires that new construction provide undergrounding of all utilities on the project site, including the utility poles on the east side of the project. As required and conditioned (COA No. 15), all new and existing utilities will be undergrounded. Any new transformers, backflow preventers, or related equipment shall be installed outside of the front landscape setback and be screened from the view from any location on or off the site. As required by the CMMC, all utility meters will be screened from view from the public right of way and neighboring properties. Prior to building permit approval, the applicant shall submit for approval a comprehensive utilities plan that shows utility design compliance, undergrounding and required dedications/easements. Prior to construction, the comprehensive utility plan will be reviewed by both the City's Building Division and Public Works Department, and with the applicable utility agencies.

GENERAL PLAN CONFORMANCE

The proposed development provides 9.3 dwelling units per acre and is consistent with the maximum allowable density of 12 dwelling units per acre in the Medium Density Residential land use designation. The following analysis further evaluates the proposed project's consistency with applicable policies and objectives of the 2015-2035 General Plan.

1. **Objective LU-1A:** Establish and maintain a balance of land uses throughout the community to preserve the residential character of the City at a level no greater than can be supported by the infrastructure.

Consistency: The project is an infill ownership residential project which complies with the allowable density for Medium Density Residential land use designations. Adequate infrastructure exists to serve the proposed project including water, electricity, gas, and sewer services. Therefore, the project is consistent with the General Plan objective. In addition, the project complies with the applicable objective development standards and review criteria.

2. **Policy LU-1.3:** Strongly encourage the development of residential uses and owner-occupied housing (single-family detached residences, condominiums, townhouses) where feasible to improve the balance between rental and ownership housing ownership opportunities.

   Consistency: The project consists of demolishing two existing single-family dwellings and constructing four ownership units resulting in an increase of ownership units in the City.

FINDINGS

Pursuant to CMMC, Section 13-29(g), Findings, to approve the project, the Planning Commission must find that the evidence presented in the administrative record substantially meets the following applicable required Tentative Parcel Map findings:

a. **Finding:** The creation of the subdivision and related improvements is consistent with the general plan, any applicable specific plan, and this Zoning Code.

   Facts in Support of Finding. The proposed tentative parcel map would subdivide an approximately 18,731-square-foot property into four ownership lots and associated common lots for shared access and landscaping. The project is consistent with the Medium Density Residential General Plan designation by providing a residential density of approximately 9.3 dwelling units per acre, which is below the maximum permitted density of 12 dwelling units per acre. The proposed ownership residential use is permitted within the R2-MD zoning district and complies with the applicable development standards, including setbacks, height, open space, parking, and lot configuration. The project is not located within an adopted specific plan area and is therefore consistent with all applicable land use regulations.

b. **Finding:** The proposed use of the subdivision is compatible with the general plan.

   Facts in Support of Finding. The General Plan designates the property Medium Density Residential, which encourages residential development at densities up to 12 dwelling units per acre and supports increased homeownership opportunities. The proposed four-unit ownership development is consistent with this designation and advances General Plan policies encouraging ownership housing while

maintaining compatibility with surrounding residential development through compliant density, scale, building height, setbacks, and site design.

c. **Finding:** The subject property is physically suitable to accommodate the subdivision in terms of type, design and density of development, and will not result in substantial environmental damage nor public health problems, based on compliance with the Zoning Code and general plan, and consideration of appropriate environmental information.

   Facts in Support of Finding. The subject site is a flat, previously developed residential property served by existing public infrastructure, including water, sewer, gas, electricity, and public streets. The proposed subdivision complies with the development standards of the R2-MD zoning district and accommodates four ownership units at a density consistent with the General Plan. A preliminary grading plan and Water Quality Management Plan have been submitted demonstrating that the site can be developed without creating significant environmental or public health impacts.

d. **Finding:** The design of the subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities in the subdivision, as required by State Government Code section **66473.1**.

   Facts in Support of Finding. The proposed development incorporates building orientation, operable windows, landscaping, and shade trees that provide opportunities for natural ventilation and passive heating and cooling. The landscape plan includes canopy trees that will provide shading over time, while the building design incorporates operable windows to promote natural airflow. These design features satisfy the intent of Government Code Section 66473.1 to the extent feasible.

e. **Finding:** The division and development will not unreasonably interfere with the free and complete exercise of the public entity and/or public utility rights-of-way and/or easements within the tract.

   Facts in Support of Finding. The proposed subdivision includes reciprocal access via the shared driveway and utility easements serving all lots. Existing and proposed utilities will be undergrounded and located within appropriate easements. The project has been designed to maintain access for utility providers and emergency services, and conditions of approval require final utility plans and any necessary easement dedications to ensure continued operation and maintenance of public and private infrastructure.

f. **Finding:** The discharge of sewage from this land division into the public sewer system will not violate the requirements of the State Regional Water Quality Control Board pursuant to Division 7 (commencing with State Water Code section **13000**).

Facts in Support of Finding. The project will connect to the existing municipal sewer system, which currently serves the site. A preliminary Water Quality Management Plan has been submitted to address stormwater quality requirements and drainage design. The development will be reviewed by the City's Public Works Department and other applicable agencies during plan check to ensure compliance with all Regional Water Quality Control Board requirements and applicable State water quality regulations.

Review Criteria

Pursuant to CMMC Section 13-29(e), all planning applications shall be reviewed for consistency with the following review criteria. Below is a summary of the project's conformity with each criterion:

(1) Compatible and harmonious relationship between the proposed building and site development, and use(s), and the building and site developments, and uses that exist or have been approved for the general neighborhood.

The proposed development is compatible with the surrounding neighborhood because it introduces a medium-density ownership residential project that is consistent with the existing mix of single-family and multi-family residential uses. The buildings comply with applicable development standards for height, setbacks, open space, and lot coverage, while the contemporary architectural design incorporates varied materials, building articulation, and pedestrian-oriented entries that complement the residential character of the area.

(2) Safety and compatibility of the design of buildings, parking area, landscaping, luminaries and other site features which may include functional aspects of the site development such as automobile and pedestrian circulation.

Safety and compatibility are maintained through a site design that provides adequate vehicular and pedestrian circulation, compliant parking, and emergency vehicle access. The shared private driveway serves all units while maintaining pedestrian connections to Mesa Drive. Landscaping softens hardscape areas and enhances neighborhood compatibility. Lighting will be designed through a photometric plan to provide adequate illumination while minimizing light spillover onto adjacent residential properties. Final utility installations and site improvements will be reviewed during building permit plan check to ensure compliance with applicable safety standards.

(3) Compliance with any performance standards as prescribed in the Zoning Code.

All applicable performance standards are met, as described in the analysis section of this report. Conditions of approval require final compliance with landscaping, lighting, utility undergrounding, fencing, and other development standards prior to issuance of building permits.

(4) Consistency with the General Plan and any applicable specific plan.

The project is consistent with the Medium Density Residential General Plan designation by providing ownership housing at a density below the maximum permitted. The development advances General Plan policies encouraging homeownership opportunities while utilizing existing urban infrastructure. The project is not located within an adopted specific plan area.

(5) The planning application is for a project-specific case and is not to be construed to be setting a precedent for future development.

The proposed Development Review and Tentative Parcel Map have been evaluated based on the unique physical characteristics of the site and the specific project design. Approval is based upon compliance with applicable provisions of the Costa Mesa Municipal Code and General Plan and does not establish precedent for future projects on other properties.

(6) When more than one planning application is proposed for a single development, the cumulative effect of all the planning applications shall be considered.

The cumulative effects of the Tentative Parcel Map and Development Review have been evaluated together. The subdivision, site design, architecture, circulation, utilities, landscaping, and environmental review collectively demonstrate that the project complies with applicable development standards and will result in a coordinated residential development that is compatible with the surrounding neighborhood.

ENVIRONMENTAL DETERMINATION

The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315 (Class 15), Minor Land Divisions, and Section 15332 (Class 32), In-Fill Development.

Under Class 15, the division of property in urbanized areas is exempt from the provisions of CEQA if the subdivision: is zoned for residential, is being subdivided into four or fewer parcels, is conformant with the General Plan and Zoning Code, is serviceable by utilities and is accessible, was not involved in a division of a larger parcel

within the previous two years, and has an average slope less than 20 percent. The proposed project meets the following conditions as described under CEQA Section 15315.

- The project proposes four legal parcels and is entirely within the City of Costa Mesa and is consistent with the R2-MD Zoning Designation and the Medium Density Residential General Plan Designation because it proposes a number of parcels at the allowed zoning density (12 dwelling units per acre maximum and 9.3 dwelling units per acre proposed). In addition, the residential use is compatible with the CMMC and the General Plan.
- The project site is currently serviceable by all utilities and is accessible to the public right of way through the new private driveway.
- The parcel has not been involved in a previous subdivision in the previous two years.
- The parcel has been previously graded and is flat and therefore contains an average slope less than 20 percent.

Under Class 32, a project located on a site of five acres or less, with no significant environmental effects, that is consistent with the applicable General Plan and zoning regulations, can be adequately served by utilities and public services, and has no value as habitat for endangered, rare, or threatened species is exempt from the provisions of CEQA. The proposed four lot residential subdivision and development of four detached dwelling units meet the conditions described in CEQA Guidelines Section 15332, as follows:

- The project is consistent with the R2-MD Zoning Designation and the Medium Density Residential General Plan Designation. The project proposes four detached dwelling units, resulting in a density of approximately 9.3 dwelling units per acre, which is below the maximum permitted density of 12 dwelling units per acre. The proposed residential use, subdivision, and site improvements are also consistent with the applicable provisions of the Costa Mesa Municipal Code and the General Plan.
- The proposed development would occur entirely within the City of Costa Mesa on an approximately 18,731-square-foot, or 0.428-acre, site. The project site is substantially surrounded by existing urban development.
- The project site has no value as habitat for endangered, rare, or threatened species. The site is currently developed with two detached residential dwelling units and associated residential landscaping and does not contain native habitat or other features that would be expected to support endangered, rare, or threatened species. The proposed project would continue the existing residential use of the property.
- Approval of the project would not result in significant effects relating to traffic, noise, air quality, or water quality. The project would replace two existing detached dwelling units with four detached dwelling units, resulting in a net increase of two

dwelling units. Based on the Institute of Transportation Engineers trip generation rate for single-family detached housing, the existing two units generate approximately 19 average daily trips and the proposed four units would generate approximately 57 average daily trips. The project would therefore result in a net increase of approximately 38 average daily trips, which would not substantially affect the surrounding roadway network or result in a significant transportation impact. No traffic study is required pursuant to the Costa Mesa Municipal Code.

- The proposed residential development would be compatible with the surrounding residential neighborhood and would not result in substantial operational noise. Construction activities would be temporary and subject to the City's applicable construction hours and noise regulations. The limited scale of the project would not generate substantial air pollutant emissions or adversely affect air quality. The project would also be required to comply with applicable grading, drainage, stormwater, and water quality requirements during plan check and construction.
- The site can be adequately served by all required utilities and public services. Water, sewer, electricity, gas, refuse collection, emergency response, and other public services currently serve the developed site and surrounding neighborhood. The proposed project would be subject to subdivision review, plan check, and applicable conditions of approval to ensure that each lot and dwelling unit is adequately served and that all utility and public service requirements are satisfied.

Further, none of the exceptions to the use of categorical exemptions set forth in CEQA Guidelines Section 15300.2 apply. There is no reasonable possibility that the project would result in a significant environmental effect due to unusual circumstances. The project would not contribute to a cumulative impact, affect a scenic highway, damage a historic resource, or occur on a hazardous waste site identified pursuant to Government Code Section 65962.5.

ALTERNATIVES

Planning Commission determination alternatives include the following:

1. Approve the project. The Planning Commission may approve the project as proposed, subject to the conditions outlined in the attached Resolution.

2. Approve the project with modifications. The Planning Commission may suggest specific changes that are necessary to alleviate concerns. If any of the additional requested changes are substantial, the hearing could be continued to a future meeting to allow a redesign or additional analysis. In the event of significant modifications to the proposal, staff will return with a revised Resolution incorporating new findings and/or conditions.

3. Deny the project. If the Planning Commission believes that there are insufficient facts to support the findings for approval, the Planning Commission should deny the application, provide facts in support of denial, and direct staff to incorporate the

findings into a Resolution. If the project is denied, the applicant could not submit substantially the same type of application for six months from the Planning Commission's decision for denial. Because the project is consistent with applicable objective General Plan, zoning, subdivision, and design standards, the City's review is limited to the application of objective standards pursuant to the Housing Accountability Act. However, because this project is subject to the Housing Accountability Act (Government Code Section 65589.5), if the Planning Commission denies or directs a reduction in the proposed density of the housing project, and the development is determined to be consistent with applicable, objective general plan, zoning, and subdivision standards and criteria, the Planning Commission must make the following written findings:

- The housing development project would have a specific, adverse impact upon the public health or safety unless the project is disapproved or approved upon the condition that the project be developed at a lower density; and

- There is no feasible method to satisfactorily mitigate or avoid the adverse impact, other than the disapproval of the housing development project or the approval of the project upon the condition that it be developed at a lower density. (Feasible means capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, and technological factors).

PUBLIC NOTICE

Pursuant to Title 13, Section 13-29(d) of the Costa Mesa Municipal Code, three types of public notification have been completed no less than 10 days prior to the date of the public hearing:

1. **Mailed notice.** A public notice was mailed to all property owners and occupants within a 500-foot radius of the project site on Thursday, July 16, 2026. The required notice radius is measured from the external boundaries of the property.

2. **On-site posting.** A public notice was posted on each street frontage of the project site on Thursday, July 16, 2026.

3. **Newspaper publication.** A public notice was published once at least 10 days before the Planning Commission meeting in the Daily Pilot newspaper on Friday, July 17, 2026.

As of the date this report was circulated, no written public comments have been received. Any public comments received prior to the July 27, 2026, Planning Commission meeting will be provided separately.

CONCLUSION

The proposed project redevelops an underutilized residential property with four new ownership homes that are consistent with the Medium Density Residential General Plan designation and R2-MD zoning district. The project complies with applicable subdivision and development standards, provides adequate parking, landscaping, utilities, and open space, and incorporates contemporary architectural design that is compatible with surrounding residential development. The project also supports the City's Housing Element goals by increasing ownership housing opportunities while utilizing existing public infrastructure. For these reasons, staff recommends approval.

ATTACHMENTS

1. Draft Planning Commission Resolution
2. Applicant Letter
3. Site Photos
4. Draft CC&Rs
5. Preliminary WQMP
6. Project Plans

RESOLUTION NO. PC-2026-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA APPROVING TENTATIVE PARCEL MAP 2026-129 (PTPM-26-0006), AND DEVELOPMENT REVIEW FOR A FOUR UNIT SMALL LOT ORDINANCE SUBDIVISION AT 215 AND 223 MESA DRIVE

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA FINDS AND DECLARES AS FOLLOWS:

WHEREAS, Tentative Parcel Map PTPM-26-0006 and Development Review PDVR-25-0005 was filed by Josh Martinez, authorized agent for the property owner, Obsidian Development, requesting approval of four-unit subdivision and ownership residential development. A development review is required for the proposed two-story construction in a residential zone;

WHEREAS, a duly noticed public hearing held by the Planning Commission on July 27, 2026, with all persons having the opportunity to speak for and against the proposal;

WHEREAS, pursuant to the California Environmental Quality Act (CEQA), the project is exempt from the provisions of the California Environmental Quality Act (CEQA) per Section 15315 (Class 15), for Minor Land Divisions and Section 15332 (Class 32) Infill Construction;

WHEREAS, the CEQA categorical exemption for this project reflects the independent judgement of the City of Costa Mesa.

NOW, THEREFORE, based on the evidence in the record and the findings contained in Exhibit A, and subject to the conditions of approval contained within Exhibit B, the Planning Commission hereby **APPROVES**
Tentative Parcel Map 2026-129 (PTPM-26-0006), and Development Review with respect to the property described above.

BE IT FURTHER RESOLVED that the Costa Mesa Planning Commission does hereby find and determine that adoption of this Resolution is expressly predicated upon the activity as described in the staff report for Tentative Parcel Map 2026-129 (PTPM-26-0006), and Development Review and upon applicant's compliance with each and all of the conditions in Exhibit B, and compliance of all applicable State, and local laws. Any

approval granted by this resolution shall be subject to review, modification or revocation if there is a material change that occurs in the operation, or if the applicant fails to comply with any of the conditions of approval.

BE IT FURTHER RESOLVED that if any section, division, sentence, clause, phrase or portion of this resolution, or the document in the record in support of this resolution, are for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions.

PASSED AND ADOPTED this 27th day of July, 2026.

Jeffrey Harlan, Chair
Costa Mesa Planning Commission

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

I, Carrie Tai, Secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution No. PC-2026-__ was passed and adopted at a regular meeting of the City of Costa Mesa Planning Commission held on July 27, 2026 by the following votes:

AYES: COMMISSIONERS

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS

ABSTAIN: COMMISSIONERS

_____
Carrie Tai, Secretary
Costa Mesa Planning Commission

EXHIBIT A

FINDINGS

A. Pursuant to CMMC Section 13-29 (g)(13) and (14), "Findings for Tentative Parcel Maps and Design Review", in order to approve the proposal, the Planning Commission shall find by the evidence presented in the administrative record that the project substantially meets required specified findings. Staff recommends approval of the proposed project, based on the following assessment of facts and findings:

Tentative Parcel Map Findings

The information presented for the Tentative Parcel Map complies with CMMC Section 13-29(g)(13), findings for a Parcel Map, in that:

Finding: The creation of the subdivision and related improvements is consistent with the General Plan, any applicable specific plan, and this Zoning Code.

> **Facts in Support of Finding:** The proposed tentative parcel map would subdivide an approximately 18,731-square-foot property into four ownership lots and associated common lots for shared access and landscaping. The project is consistent with the Medium Density Residential General Plan designation by providing a residential density of approximately 9.3 dwelling units per acre, which is below the maximum permitted density of 12 dwelling units per acre. The proposed ownership residential use is permitted within the R2-MD zoning district and complies with the applicable development standards, including setbacks, height, open space, parking, and lot configuration. The project is not located within an adopted specific plan area and is therefore consistent with all applicable land use regulations.

Finding: The proposed use of the subdivision is compatible with the General Plan.

> **Facts in Support of Finding:** The General Plan designates the property Medium Density Residential, which encourages residential development at densities up to 12 dwelling units per acre and supports increased homeownership opportunities. The proposed four-unit ownership development is consistent with this designation and advances General Plan policies encouraging ownership housing while maintaining compatibility with surrounding residential development through compliant density, scale, building height, setbacks, and site design.

Finding: The subject property is physically suitable to accommodate the subdivision in terms of type, design, and density of development, and will not result in substantial environmental damage nor public health problems, based on compliance with the Zoning Code and general plan, and consideration of appropriate environmental information.

Facts in Support of Finding: The subject site is a flat, previously developed residential property served by existing public infrastructure, including water, sewer, gas, electricity, and public streets. The proposed subdivision complies with the development standards of the R2-MD zoning district and accommodates four ownership units at a density consistent with the General Plan. A preliminary grading plan and Water Quality Management Plan have been submitted demonstrating that the site can be developed without creating significant environmental or public health impacts.

Finding: The design of the subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities in the subdivision, as required by State Government Code section 66473.1.

Facts in Support of Finding: The proposed development incorporates building orientation, operable windows, landscaping, and shade trees that provide opportunities for natural ventilation and passive heating and cooling. The landscape plan includes canopy trees that will provide shading over time, while the building design incorporates operable windows to promote natural airflow. These design features satisfy the intent of Government Code Section 66473.1 to the extent feasible.

Finding: The division and development will not unreasonably interfere with the free and complete exercise of the public entity and/or public utility rights-of-way and/or easements within the tract.

Facts in Support of Finding: The proposed subdivision includes reciprocal access via the shared driveway and utility easements serving all lots. Existing and proposed utilities will be undergrounded and located within appropriate easements. The project has been designed to maintain access for utility providers and emergency services, and conditions of approval require final utility plans and any necessary easement dedications to ensure continued operation and maintenance of public and private infrastructure.

Finding: The discharge of sewage from this land division into the public sewer system will not violate the requirements of the State Regional Water Quality Control Board pursuant to Division 7 (commencing with State Water Code section 13000).

Facts in Support of Finding: The project will connect to the existing municipal sewer system, which currently serves the site. A preliminary Water Quality Management Plan has been submitted to address stormwater quality requirements and drainage design. The development will be reviewed by the City's Public Works Department and other applicable agencies during plan check to ensure compliance with all Regional Water Quality Control Board requirements and applicable State water quality regulations.

B. The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315 (Class 15), Minor Land Divisions, and Section 15332 (Class 32), In-Fill Development.

Under Class 15, the division of property in urbanized areas is exempt from the provisions of CEQA if the subdivision: is zoned for residential, is being subdivided into four or fewer parcels, is conformant with the General Plan and Zoning Code, is serviceable by utilities and is accessible, was not involved in a division of a larger parcel within the previous two years, and has an average slope less than 20 percent. The proposed project meets the following conditions as described under CEQA Section 15315.

- The project is entirely within the City of Costa Mesa and is consistent with the R2-MD Zoning Designation and the Medium Density Residential General Plan Designation because it propose a number of parcels at the allowed zoning density (12 dwelling units per acre maximum and 9.3 dwelling units per acre proposed). In addition, the residential use is compatible with the CMMC and the General Plan.
- The project site is serviceable by all utilities and is accessible to the public right of way.
- The parcel has not been involved in a previous subdivision in the previous two years.
- The parcel has been previously graded and is flat and therefore contains an average slope less than 20 percent.

Under Class 32, a project site less than five acres in area, with no significant environmental effects, that is consistent with the General Plan and Zoning Code, has adequate utilities to serve the site, and has no valuable habitat species is exempt from the provisions of CEQA. The proposed project meets the following conditions as described under CEQA Guidelines Section 15332.

- The project is consistent with the R2-MD Zoning Designation and the Medium Density Residential General Plan Designation because it propose a number of units at the allowed zoning density (12 dwelling units per acre maximum and 9.3 dwelling units per acre proposed). In addition the residential use is compatible with the CMMC and the General Plan.
- The proposed development occurs entirely within the City of Costa Mesa on a lot size of 18,731 square feet (0.428 of an acre).
- The project site has no value as a habitat for endangered, rare, or threatened species because the existing lot includes two residential units. The proposed development will continue the residential use.
- Approval of the project will not result in any significant effects relating to traffic, noise, air quality, or water quality because the existing use is continued and is less than the maximum dwelling units per acre permitted on the lot.
- The site can be adequately served by all required utilities and public services because they already service the site.

Further, none of the exceptions to the use of categorical exemptions set forth in CEQA Guidelines Section 15300.2 apply.

C. The project is subject to a traffic impact fee, pursuant to Chapter XII, Article 3 Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

EXHIBIT B

CONDITIONS OF APPROVAL

Plng. 1. Approval of Tentative Parcel Map 2026-129 (PTPM-26-0006), and Development Review is valid for two (2) years from the effective date of this approval and will expire at the end of that period unless applicant establishes the use by one of the following actions: 1) a building permit has been issued and construction has commenced, and a valid building permit has been maintained by making satisfactory progress as determined by the Building Official; 2) a certificate of occupancy has been issued. A time extension can be requested no less than thirty (30) days or more than sixty (60) days before the expiration date of the permit and submitted with the appropriate fee for review to the Planning Division. The Director of Development Services may extend the time for an approved permit or approval to be exercised up to 180 days subject to specific findings listed in Title 13, Section 13-29 (k) (6). Only one request for an extension of 180 days may be approved by the Director. Any subsequent extension requests shall be considered by the original approval authority.

2. The conditions of approval for PTPM-26-0006 shall be blueprinted on the face of the site plan as part of the plan check submittal package.

3. Address assignment shall be requested from the Planning Division prior to submittal of working drawings for plan check. The approved address of individual units, suites, buildings, etc., shall be blueprinted on the site plan and on all floor plans in the working drawings.

4. The final subdivision map shall be recorded with the County prior to the issuance of grading permits or building permits for the proposed development.

5. The applicant shall install a six-foot high decorative block wall around the perimeter of the proposed development lot pursuant to the CMMC. Where walls on adjacent properties already exist, the applicant shall work with the adjacent property owner(s) to prevent side-by-side walls with gaps in between them and/or provide adequate privacy screen by trees and landscaping.

6. No modification(s) of the approved building elevations including, but not limited to, change of architectural type, changes that increase the building height, removal of building articulation, or a change of the finish material(s), shall be made during construction without prior Planning Division written approval. Elevations shall not be modified unless otherwise approved by Development Services Director as consistent with the architectural design and features of the proposed development. Failure to obtain prior Planning Division approval of the modification could

result in the requirement of the applicant to (re)process the modification through a discretionary review process, or in the requirement to modify the construction to reflect the approved plans.

7. Trash receptacles shall be screened from view, and designed and located appropriately to minimize potential noise and odor impacts to residential areas.

8. Backflow preventers, and any other approved above-ground utility improvement shall be located outside of the required street setback area and shall be screened from view, under direction of Planning staff. Any deviation from this requirement shall be subject to review and approval of the Development Services Director.

9. The applicant shall defend, indemnify, and hold harmless the City, its elected and appointed officials, agents, officers and employees from any claim, legal action, or proceeding (collectively referred to as "proceeding") brought against the City, its elected and appointed officials, agents, officers or employees arising out of, or which are in any way related to, the applicant's project, or any approval granted by City related to the applicant's project. The indemnification shall include, but not be limited to, damages, fees and/or costs awarded against the City, if any, and cost of suit, attorney's fees, and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by the applicant, the City and/or the parties initiating or bringing such proceeding. This indemnity provision shall include the applicant's obligation to indemnify the City for all the City's costs, fees, and damages that the City incurs in enforcing the indemnification provisions set forth in this section. City shall have the right to choose its own legal counsel to represent the City's interests, and applicant shall indemnify City for all such costs incurred by City.

10. The landscaping of this project shall comply with the City's landscaping requirements including providing one tree per 200 square feet of landscaping area and any applicable guidelines (i.e. Water Efficient Landscape Guidelines). A final landscape plan shall be submitted with the plan check submittal.

11. All driveways and parking areas shall consist of decorative concrete, pavers or other materials as deemed appropriate by the Development Services Director. The final landscape concept plan shall indicate the landscape palette and the design/material of paved areas, and the landscape/hardscape plan shall be approved by the Planning Division prior to issuance of building permits.

12. The applicant shall contact the Planning Division to arrange a Planning inspection of the site prior to the release of occupancy/utilities. This inspection is to confirm that the conditions of approval and code requirements have been satisfied.

13. A precise grading plan shall be submitted and clearly identify the lowest and highest elevation point of the development. The lowest point of the finished surface elevation of either the ground, paving or sidewalk within the area between the building and the property line, or when the property line is more than five (5) feet from the building, between the building and a line five (5) feet from the building.

14. On-site lighting shall be provided in all parking areas, vehicular access ways, and along major walkways. The lighting shall be directed onto driveways and walkways within the project and away from dwelling units and adjacent properties to minimize light and glare impacts and shall be of a type approved by the development services department.

15. Prior to building permit issuance, the applicant shall submit a comprehensive utilities plan that shows utility design, undergrounding of existing utilities and required dedications/easements. The plan will be reviewed by both the City's Building Division and Public Works Department.

16. It is recommended that the project incorporate green building design and construction techniques where feasible. The applicant may contact the Building Safety Division at (714) 754-5273 for additional information.

17. Prior to Parcel Map recordation, the applicant shall provide the Conditions, Covenants, and Restrictions (CC&Rs) to the Development Services Director and City Attorney's office for review. The CC&Rs must be in a form and substance acceptable to and shall be approved by the Development Services Director and City Attorney's office.

18. The developer shall file a declaration of covenants to be submitted with the application for approval, which will govern the association. The provisions shall include, but not be limited to, the following:

    a. The homeowners' association shall be established prior to the sale of any unit(s).

    b. Membership shall be mandatory for each owner and any successive owner.

    c. Provisions to restrict parking upon other than approved and developed parking spaces and to require that garages be kept available for tenant parking shall be written into the covenants, conditions and restrictions for each project.

d. If the development is constructed in increments or phases which require one or more final maps, reciprocal covenants, conditions, and restrictions and reciprocal management and maintenance agreements shall be established which will cause a merging of increments as they are completed and embody one homeowners' association with common areas for the total development.

e. The declaration of covenants shall contain language or provisions substantially as follows:

i. The covenants, conditions and restrictions of this declaration shall run to the City of Costa Mesa insofar as they shall apply to the maintenance of the "common areas" as herein defined.

ii. In the event the association or other legally responsible person(s) fail to maintain the common area in such manner as to cause same to constitute a public nuisance, the city may, upon proper notice and hearing, institute summary abatement procedures and impose a lien for the costs of such abatement upon the common area, individual units or the whole thereof as provided by law.

19. The CC&Rs and articles of incorporation and bylaws of the Property Owners Association shall reflect the conditions of approval included herein. The CC&Rs shall be submitted for review by the Planning Division to confirm use and maintenance of the driveway and shared landscaping will continue.

20. The Parcel Map shall be recorded prior to the sale of any unit.

Code 21. Within 10 calendar days following project approval and as a condition precedent to the issuance of any building, grading and/or demolition permits, all outstanding Code Enforcement citations shall be paid, applicant shall schedule routine site visits with Code Enforcement to ensure the property remains secure and properly boarded, the property must be maintained in accordance with vacant property maintenance standards, and "No Trespassing" signs shall be posted and maintained on the property, to the satisfaction of the Director of Community Development.

Eng. 22. Two copies of the Final Map and one copy of the Property Boundary closure calculations shall be submitted to the City of Costa Mesa Engineering Division for checking.

23. The applicant shall submit an updated Title Report for the subject property prior to Final Map review.

24. The Parcel Map shall be developed in full compliance of CMMC Sec. 13-208 through 13-261 inclusive.

25. Submit seven copies, one duplicate mylar and an electronic copy of recorded map or signed plan to Engineering Division, City of Costa Mesa, prior to occupancy.

26. In accordance with CMMC Section 13-230, the Subdivider shall submit street improvement plans and/or off-site plans at the time of first submittal of the Final Parcel Map. Plan check fee shall be paid per CMMC Section 13-231.

27. Prior to recordation of a final map, the surveyor/engineer preparing the map shall tie the boundary of the map into the Horizontal Control System established by the County Surveyor and shall submit to the City Engineer and the County Surveyor a digital-graphic file of said map in a manner described in Sub-article 11/12, Sections 7-9-330/7-9-337 of the Orange County Subdivision Code.

28. Survey Monuments shall be preserved and referenced or set pursuant to Section 8771 of the Professional Land Surveyors Act and Business and Professional code.

29. Submit cash deposit or surety bond to guarantee monumentation prior to approval of the map. Amount to be determined by City Engineer.

30. At the time of development submit for approval an Offsite Plan to the Engineering Division and Grading Plan to the Building Division that shows Sewer, Water, Existing Parkway Improvements and the limits of work on the site prepared by a registered Civil Engineer. Cross lot drainage shall not occur. Construction Access approval must be obtained prior to Building or Engineering Permits being issued by the City of Costa Mesa.

31. Pay Offsite Plan Check fee per Section 13-231 of the CMMC and an approved Offsite Plan shall be required prior to Engineering Permits being issued by the Cit of Costa Mesa.

32. Maintain the public Right-of-Way in a “wet-down” condition to prevent excessive dust and remove any spillage from the public Right-of-Way by sweeping or sprinkling.

33. Obtain a permit from the City of Costa Mesa, Engineering Division, at the time of development and then construct P.C.C. residential sidewalk per City of Costa Mesa Standards as shown on the Offsite Plan, including four (4) feet clear around obstructions in the sidewalk.

34. Obtain a permit from the City of Costa Mesa, Engineering Division, at the time of development and then construct P.C.C. driveway approach per City of Costa Mesa Standards as shown on the Offsite Plan. Location and dimensions are subject to the approval of the Transportation Services Manager. ADA compliance required for all new driveway approaches.

35. Fulfill Drainage Ordinance Fee requirements prior to approval of Final Map.

36. In order to comply with the 2003 Drainage Area Management Plan (DAMP), the proposed Project shall prepare a Water Quality Management Plan conforming to the Current National Pollution Discharge Elimination System (NPDES) and the Model WQMP, prepared by a Licensed Civil

Engineer or Environmental Engineer, which shall be submitted to the Department of Public Works for review and approval. a) A WQMP (Priority or Non-Priority) shall be maintained and updated as needed to satisfy the requirements of the adopted NPDES program. The plan shall ensure that the existing water quality measures for all improved phases of the project are adhered to. b) Location of BMPs shall not be within the public right-of-way.

TRAN 37. The applicant shall submit a Traffic Impact Fee to the Transportation Division prior to issuance of building permits. The fee is required in an amount determined by the Transportation Division pursuant to the prevailing schedule of charges adopted by the City Council. The fee is calculated with consideration of standardized trip generation ratios for proposed uses and includes credits for existing uses. NOTE: The estimated Traffic Impact Fee for this application is $3,876.00. The fee will be calculated at the time of issuance of building permits and based upon the prevailing schedule of charges in effect at that time.

CODE REQUIREMENTS

The following list of federal, State and local laws applicable to the project has been compiled by staff for the applicant's reference. Any reference to "City" pertains to the City of Costa Mesa.

Plng. 1. All contractors and subcontractors must have valid business licenses to do business in the City of Costa Mesa. Final inspections, final occupancy and utility releases will not be granted until all such licenses have been obtained.

2. The location and height of walls, fences, and landscaping shall comply with Code requirements, as well as any visibility standards for traffic safety related to ingress and egress.

3. All noise-generating construction activities shall be limited to 7 a.m. to 7 p.m. Monday through Friday and 9 a.m. to 6 p.m. Saturday. Noise-generating construction activities shall be prohibited on Sunday and the following Federal holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day.

4. Development shall comply with all applicable requirements of the Costa Mesa Municipal Code relating to development standards for residential projects.

5. Prior to the issuance of building permits, the applicant shall contact the US Postal Service with regard to location and design of mail delivery facilities. Such facilities shall be shown on the site plan, landscape plan, and/or floor plan.

6. All on-site utility services shall be installed underground pursuant to CMMC section 13-71(d).

7. Installation of all new utility meters shall be performed in a manner so as to obscure the installation from view from any place on or off the property. The installation shall be in a manner acceptable to the public utility and shall be in the form of a vault, wall cabinet, or wall box under the direction of the Planning Division.

8. Any mechanical equipment such as air-conditioning equipment and duct work shall be screened from view in a manner approved by the Planning Division.

9. Detailed landscape and irrigation plans, which meet the requirements set forth in Costa Mesa Municipal Code Sections 13-101 through 13-108 and the City's Water Efficient Landscape Guidelines, shall be required as part of the project plan check review and approval process. Plans shall be forwarded to the Planning Division for final approval prior to issuance of building permits.

10. Landscaping and irrigation shall be installed in accordance with the approved plans prior to final inspection or occupancy clearance.

Bldg. 11. Comply with the requirements of the most recent adopted California Residential Code, California Building Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Green Building Standards, California Energy Code, and California Code of Regulations also known as the California Building Standards Code, as amended by the City of Costa Mesa.

12. If soil contamination exists, then remediation plans shall be submitted to both the Building Division and the County of Orange for review, approval and issuing a permit. Building permit(s) shall not be issued until the soil is certified as clean and usable by a Soil's Engineer.

13. Plans shall be prepared under the supervision of a registered California Architect or Engineer. Plan shall be stamped and signed by the registered California Architect or Engineer.

14. Construction/ improvements that encroach within Public Utility Easements shall require written approvals from the utility companies associated with that easement.

15. Prior to the Building Div. (AQMD) issuing a demolition permit contact South Coast Air Quality Management District located at: 21865 Copley Dr. Diamond Bar, CA 91765-4178 Tel: 909- 396-2000 Or Visit their web site http://www.costamesaca.gov/modules/showdocument.aspx?documentid=23381 The Building Div. will not issue a demolition permit until an Identification no. is provided by AQMD.

16. Comply with the requirements of the California Department of Food and Agriculture (CDFA) to determine if red imported fire ants exist on the property prior to any soil movement or excavation. Call CDFA at (714) 708-1910 for information.

17. Submit a precise grading plans, an erosion control plan and a hydrology study. A precise grading plan shall not be required if any of the following are met: 1- An excavation which does not exceed 50 CY on any one site and which is less than 2 ft in vertical depth, or which does not create a cut slope greater than 1 ½:1 (excluding foundation area). 2- A fill less than 1 foot in depth placed on natural grade with a slope flatter than 5:1, which does not exceed 50 CY on any one lot and does not obstruct a drainage course. 3- A fill less than 3 ft in depth, not intended to support structures, which does not exceed 50 CY on any one lot and does not obstruct a drainage course. Prior to issuing the Building permit, the rough grading certificate shall be submitted to the Building Division.

18. Submit a soils report for this project. Soil's Report recommendations shall be blueprinted on both the architectural and the precise grading plans.

19. On graded sites the top of exterior foundation shall extend above the elevation of the street gutter at point of discharge or the inlet of an approved discharge devise a minimum of 12 inches plus 2 percent. CRC 403.1.7.3 ii- Lots shall be graded to drain surface water away from foundation walls. The grade shall fall a minimum of 6 inches within the first 10 feet. CRC R401.3

Fire 20. Comply with the requirements of the California Fire Code, including the reference standards, as adopted and amended by Costa Mesa Fire & Rescue.

21. NFPA 13D Sprinkler systems to be installed. Note for contractor awareness: NFPA 13D 11.2.3.1 Waterflow Devices - Where waterflow detection devices are installed, these devices, including the associated alarm circuits, shall be flow tested through the inspector’s test connection and shall result in an audible alarm on the premises.

Sani. 22. It is recommended that the developer contact the Costa Mesa Sanitary District at (949) 645-8400 for current district requirements.

School 23. Pay applicable Newport Mesa Unified School District fees to the Building Division prior to issuance of building permits.

215 & 223 MESA DR, COSTA MESA, CA 92627

CITY OF COSTA MESA DEVELOPMENT REVIEW - APPLICANT LETTER

PROJECT DESCRIPTION:

215 & 223 Mesa Drive – Costa Mesa, California

Two-Lot Residential Development with Shared Driveway Access

Project Description

The subject project consists of a coordinated two-lot residential development located at 215 and 223 Mesa Drive in the City of Costa Mesa. Each legally established parcel is developed with one (1) front primary dwelling unit and one (1) rear dwelling unit, resulting in a total of four (4) dwelling units across the two side-by-side lots.

Existing Conditions

The project site is currently developed with older residential structures that are proposed to be demolished in their entirety. The parcels are located within a residential zoning district and are surrounded by similar low-scale residential development consistent with the existing neighborhood character.

Site Organization & Unit Configuration

Each lot is organized with a front unit oriented toward Mesa Drive and a rear unit located at the back of the parcel, maintaining a clear front-to-rear residential hierarchy. This configuration allows for appropriate setbacks, usable open space, and a consistent streetscape along Mesa Drive.

PROPERTY OWNER: OBSIDIAN DEVELOPMENT, LLC
ADDRESS: 17741 MITCHELL, SUITE 200 IRVINE, CA 92614
PHONE: (714) 240-5592
EMAIL: david@obsidiandevllc.com

Shared Driveway & Access Strategy

Vehicular access for both parcels is provided by a shared driveway located along the common property line between the two legal lots. The driveway originates from Mesa Drive and functions as a central access spine, extending to the rear property line.

- The shared driveway provides:
- Parking access for the front dwelling units
- Direct vehicular access to the rear dwelling units
- A consolidated circulation system that minimizes curb cuts and reduces paved frontage

This layout efficiently serves all units while preserving site organization, improving fire access clarity, and maintaining compatibility with surrounding residential development.

Parking

Each dwelling unit is served by a private on-site garage, with parking accessed via the shared central driveway. All parking is provided in compliance with applicable Costa Mesa Municipal Code requirements.

Architecture & Neighborhood Compatibility

The proposed buildings are designed with contemporary residential architecture that is compatible in scale, massing, and articulation with the surrounding neighborhood. Building heights, setbacks, and overall lot coverage comply with zoning standards, while façade articulation and material variation are incorporated to reduce perceived mass and enhance visual interest.

Fire Access, Utilities & Drainage

The shared driveway width and site layout are designed to accommodate fire department access and emergency response to all dwelling units. Utilities will be provided per City and servicing agency requirements, and site drainage is designed to prevent runoff onto adjacent properties or the public right-of-way. Landscaping is incorporated to soften hardscape areas and enhance the residential character of the development.

PROPERTY OWNER: OBSIDIAN DEVELOPMENT, LLC
ADDRESS: 17741 MITCHELL, SUITE 200 IRVINE, CA 92614
PHONE: (714) 240-5592
EMAIL: david@obsidiandevllc.com

215 & 223 MESA DR, COSTA MESA, CA 92627

PROJECT STATISTICS

215 Mesa Drive

Front Unit	**Rear Unit**
Living Area: 2,618 SF	**Living Area: 2,572 SF**
Garage: 425 SF	**Garage: 423 SF**
Total Building Area: 3,043 SF	**Total Building Area: 2,995 SF**

223 Mesa Drive

Front Unit	**Rear Unit**
Living Area: 2,940 SF	**Living Area: 2,927 SF**
Garage: 425 SF	**Garage: 423 SF**
Total Building Area: 3,365 SF	**Total Building Area: 3,350 SF**

Project Summary

Total Lots:	**2 (legal lots)**
Total Dwelling Units:	**4**
	2 Front Units + 2 Rear Units
Shared Driveway:	**Yes – centered along**
	common property line
Total Garages:	**4 (one per dwelling unit)**

PROPERTY OWNER: OBSIDIAN DEVELOPMENT, LLC
ADDRESS: 17741 MITCHELL, SUITE 200 IRVINE, CA 92614
PHONE: (714) 240-5592
EMAIL: david@obsidiandevllc.com

PROJECT ADDRESS:
215 MESA DR COSTA MESA, CA 92627

EXISTING SITE PHOTOS

PROJECT ADDRESS:
223 MESA DR COSTA MESA, CA 92627

EXISTING SITE PHOTOS

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

Homex Development LLC
17741 Mitchell, Suite 200
Irvine, California 92614

DRAFT

DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND RESERVATION OF EASEMENTS FOR MAINTENANCE AND ACCESS

FOR

MESA DRIVE MAINTENANCE ASSOCIATION

(Residential Planned Development — Four Units)

THIS DOCUMENT INCLUDES A WAIVER OF THE RIGHT TO TRIAL BY JURY AND THE USE OF A PROGRAM OF ALTERNATIVE DISPUTE RESOLUTION WITH REGARD TO CERTAIN DISPUTES (INCLUDING CONSTRUCTION DEFECT DISPUTES) AMONG THE ASSOCIATION AND/OR THE OWNERS, AND THE DECLARANT AND/OR OTHERS.

Tentative Parcel Map No. 2026-129

APNs: 439-213-24 and 439-213-25

215 & 223 Mesa Drive, Costa Mesa, California 92627

TABLE OF CONTENTS

RECITALS AND DECLARATION
Article I — DEFINITIONS
Article II — MAINTENANCE OF PROPERTY
Article III — INSURANCE
Article IV — OWNERS' GENERAL USE RESTRICTIONS
Article V — ASSOCIATION MEMBERSHIP AND VOTING RIGHTS
Article VI — DUTIES AND POWERS OF THE ASSOCIATION
Article VII — ASSESSMENTS
Article VIII — ARCHITECTURAL REVIEW
Article IX — MORTGAGEE PROTECTION
Article X — DAMAGE AND DESTRUCTION TO IMPROVEMENTS
Article XI — EASEMENTS
Article XII — ENFORCEMENT AND DISPUTE RESOLUTION
Article XIII — POWER OF ATTORNEY TO DECLARANT
Article XIV — AMENDMENT
Article XV — MISCELLANEOUS PROVISIONS
DECLARANT'S SIGNATURE
LIENHOLDER SUBORDINATION
EXHIBIT 'A' — LEGAL DESCRIPTION
EXHIBIT 'B' — TENTATIVE PARCEL MAP NO. 2026-129

DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATION OF EASEMENTS FOR MAINTENANCE AND ACCESS

FOR

MESA DRIVE MAINTENANCE ASSOCIATION

This Declaration is made this _____ day of _____, 202___, by Homex Development LLC, a California limited liability company ("Declarant").

RECITALS

Declarant is the owner of that certain real property ("Property") located in the City of Costa Mesa, County of Orange, State of California, which is more particularly described in Exhibit "A" attached hereto and incorporated herein by this reference.

Declarant has developed the Property into a residential project ("Project") consisting of four (4) dwellings. The Property is subject to a Planned Development under the ordinances of the City of Costa Mesa providing for the creation of individually owned Lots in accordance with Tentative Parcel Map No. 2026-129.

The Project consists of four (4) individually owned residential Lots (Lots 1 through 4) together with Association-owned and maintained common maintenance Lots identified as Lot A (Private Driveway), Lot B (Landscape), and Lot C (Landscape) on Tentative Parcel Map No. 2026-129. The Association shall own and maintain Lots A, B, and C upon creation and conveyance of such Lots, for the benefit of all Owners, and shall have the power to enforce obligations of Owners with respect to the Common Access Area by means of an assessment in accordance with Section 5650 et seq. of the Civil Code.

The Project is governed by the Mesa Drive Maintenance Association, a California nonprofit mutual benefit corporation. This Declaration incorporates and adopts applicable provisions of the

California Common Interest Development Act (Civil Code Section 4000 et seq.) pertaining to the operation of homeowners associations to the extent applicable to this Project's structure.

Declarant desires to impose a general plan for the development, maintenance, improvement, use, occupancy and enjoyment of the Project, and to establish, adopt and impose covenants, conditions, restrictions, easements, equitable servitudes and charges upon the Property for the purpose of enforcing, protecting and preserving the value, desirability and attractiveness of the Property.

This Declaration, and all Governing Documents for this Property, shall be deemed in full force and effect upon recordation of the first Grant Deed conveying fee title of a Lot to an Owner in the Property.

NOW THEREFORE, Declarant hereby declares that the Property shall be held, conveyed, mortgaged, encumbered, leased, rented, used, occupied, sold, and improved, subject to the following declarations, limitations, covenants, conditions, restrictions, liens, charges and easements, all of which are for the purpose of enhancing and protecting the value and attractiveness of the Property, and every part thereof. All of the limitations, covenants, conditions, restrictions and easements shall constitute equitable servitudes in accordance with California Civil Code Section 5975 and shall be binding upon Declarant and its successors and assignees, and all parties having or acquiring any right, title or interest in or to any part of the Property.

ARTICLE I DEFINITIONS

Section 1. "Articles"
means the Articles of Incorporation of the Mesa Drive Maintenance Association, as such Articles may be amended from time to time.

Section 2. "Assessment"
means any Regular, Special or Special Individual Assessment made or assessed by the Association against an Owner.

Section 3. "Association"

means the Mesa Drive Maintenance Association, a Nonprofit Mutual Benefit Corporation organized under the Nonprofit Mutual Benefit Corporation Law, its successors and assigns, including its agents, the Board, or any committee as applicable.

Section 4. "Board of Directors" or "Board"

means the Board of Directors of the Association.

Section 5. "Bylaws"

means the Bylaws of the Association, as such Bylaws may be amended from time to time.

Section 6. "Code Section"

means a section of the Codes of the State of California (e.g., Civil Code, Vehicle Code). Reference to any specific Code Section includes any future successor Code Sections.

Section 7. "Common Access Area"

means the areas designated on the Tentative Parcel Map as Lot A (Private Driveway), Lot B (Landscape), and Lot C (Landscape), which are to be owned and maintained by the Association as described in Article II, Section 2.

Section 8. "Construction Defect"

means any claim for defects in the design or construction of the Project or any improvements located within the Project, regardless of whether such claim is based on common law or statutory law, including, without limitation, California Civil Code sections 895, et seq.

Section 9. "Declarant"

means Homex Development LLC, a California limited liability company, and any successor or assign that expressly assumes the rights and duties of the Declarant hereunder, in a recorded written document.

Section 10. "Declaration"

means this instrument, as it may be amended from time to time.

Section 11. "Dwelling"

means a two-story single-family residential structure constructed on a Lot in accordance with the approved plans for the Project on file with the City of Costa Mesa, together with its attached garage and related Improvements, for use and occupancy as a single-family Dwelling.

Section 12. "Eligible First Mortgage"
means any First Mortgage the holder of which has requested notice of certain matters from the Association in accordance with this Declaration.

Section 13. "Eligible First Mortgagees"
means holders of First Mortgages who have requested the Association to notify them of specified proposals and changes to the Governing Documents and other Association matters.

Section 14. "First Close of Escrow"
means the date on which the first Deed is recorded conveying fee title to a Lot to the first Owner.

Section 15. "First Mortgage or First Mortgagee"
means a Mortgage or Mortgagee that has priority over all other Mortgages or Mortgagees encumbering the same Lot or any other portion of the Project. Without limiting the foregoing, a blanket Mortgage recorded prior to the recording of this Declaration is a First Mortgage and the Mortgagee thereof is a First Mortgagee.

Section 16. "Foreclosure"
means the legal process by which the mortgaged property of a borrower in default under a mortgage is sold, and the borrower's interest in that property is sold, pursuant to California Civil Code Section 2924 et seq., or sale by the court pursuant to California Code of Civil Procedure Section 725a et seq., and any other applicable law.

Section 17. "Governing Documents"
is a collective term that means and refers to all documents governing the Property, including this Declaration, the Articles, the Bylaws, and the Association Rules and Regulations.

Section 18. "Improvements"
means any structure or appurtenance thereto of every type and kind, including but not limited to buildings, walkways, sprinkler pipes, garages, room additions, patio covers, fences, screens,

screening walls, walls, decks, landscaping, antennas, hedges, plantings, poles, signs, exterior air conditioning and water softening fixtures or equipment, and the installation, alteration (which shall include change of material, exterior appearance, color or texture), removal or replacement thereof.

Section 19. "Lot"

means any of the four (4) numbered Lots (Lots 1 through 4) in the Property as shown on the Tentative Parcel Map No. 2026-129. The lettered Lots (Lot A, Lot B, and Lot C) are owned and maintained by the Association and are not individually owned residential Lots.

Section 20. "Member"

means any person who is an Owner based upon the provisions of the Governing Documents.

Section 21. "Membership"

means the voting rights and other rights and privileges and duties established in the Governing Documents for Members of this Association.

Section 22. "Mortgage"

means any security device encumbering all or any portion of the Property, including any deed of trust. "Mortgagee" shall refer to a beneficiary under a deed of trust as well as to a mortgagee in the conventional sense.

Section 23. "Mortgagee"

means the party entitled to performance by a Mortgagor. Reference to Mortgagee includes any beneficiary under a Deed of Trust including a Deed of Trust on any portion of the Property, recorded prior to the recording of this Declaration.

Section 24. "Notice and Hearing"

means a notice of time and an opportunity for a hearing as provided for in the Governing Documents.

Section 25. "Occupant"

means an Owner, resident, guest, invitee, tenant, lessee, sublessee, or other person residing in a Lot.

Section 26. "Owner"

means any person, firm, corporation or other entity which owns a fee simple interest in any of Lots 1 through 4. The term "Owner" shall include the Declarant for so long as the Declarant possesses any Lot within the Property.

Section 27. "Project"

means all the Property and all improvements on the Property, consisting of four (4) two-story single-family residential Dwellings located at 215 and 223 Mesa Drive, Costa Mesa, California 92627, developed pursuant to Tentative Parcel Map No. 2026-129.

Section 28. "Property"

means the real property described in Exhibit A to this Declaration, consisting of APNs 439-213-24 and 439-213-25.

Section 29. "Regular Assessments"

means Assessments levied on Owners to meet the Association's operating expenses and to establish necessary reserves.

Section 30. "Rules and Regulations"

means the rules as established and adopted from time to time by the Board as provided for in this Declaration.

Section 31. "Single-Family Residential Use"

means occupation and use of a Lot for single-family dwelling purposes in conformity with this Declaration and the requirements imposed by applicable zoning (R2-MD) or other applicable laws or governmental regulations. "Single-Family Residential Use" includes occupation of any accessory dwelling unit authorized by law.

Section 32. "Special Assessments"

means Assessments levied on Owners on an as-needed basis to meet expenses of any extraordinary or capital nature.

Section 33. "Special Individual Assessment"

means an Assessment imposed against a particular Owner in order to reimburse the Association for any costs incurred in connection with that Owner's violation of the Governing Documents, or

a monetary penalty imposed by the Association as a disciplinary measure for failure to comply with the Governing Documents.

Section 34. "Total Voting Power"

means one hundred percent (100%) of the votes by Owners which may potentially be cast. Even if any Owner's voting rights have been suspended, the number of votes constituting the Total Voting Power includes any suspended vote or votes.

Section 35. "Tentative Parcel Map" or "Parcel Map"

means Tentative Parcel Map No. 2026-129 approved for the Property in the City of Costa Mesa, County of Orange, State of California, as shown on the map attached hereto as Exhibit "B."

ARTICLE II MAINTENANCE OF PROPERTY

Section 1. Owners' Responsibility for Maintenance and Repair.

Owners must maintain, repair, and replace exterior areas of their Dwelling and all areas within their Lot boundaries, in a neat, clean, sanitary and attractive condition consistent with the quality of the Project. Owners shall maintain all utility lines located within their Dwelling and within their individual Lot.

Section 2. Association Responsibility for Maintenance and Repair.

The Association is solely responsible for, and authorized to, maintain, repair, modify, replace, and alter Improvements within the Common Access Area (Lot A — Private Driveway; Lot B — Landscape Area; Lot C — Landscape Area), including all structures, walkways, landscaping, irrigation systems, sump pumps, planter boxes, Low-Impact Development (LID) stormwater management facilities, property line walls adjacent to the Common Access Area, shared sewer lines within the Common Access Area, utility lines within the Common Access Area, area drains and drain lines within the Common Access Area, and all permeable pavement areas within Lot A.

Section 3. Changing Maintenance Obligations.

The Board may adopt a resolution which reasonably changes the maintenance obligations between the Association and Owners or addresses maintenance responsibilities not addressed in this Declaration.

Section 4. Rights of the City.

The covenants, conditions and restrictions of this Declaration shall run to the City of Costa Mesa insofar as they apply to the maintenance of the Common Access Area. In the event the Association or other legally responsible person(s) fail to maintain the Common Access Area in such manner as to cause same to constitute a public nuisance, the City may, upon proper notice and hearing, institute summary abatement procedures and impose a lien for the costs of such abatement upon the Common Access Area, individual units, or the whole thereof as provided by law.

ARTICLE III INSURANCE

The Association shall obtain and maintain a comprehensive general liability insurance policy to cover the Common Access Area (Lots A, B, and C). The premium for such policy shall be allocated equally among the four (4) Owners as part of the Assessment. Each Owner shall maintain their own property insurance with coverage for Improvements on the Owner's Lot and for any Improvements that are within or adjacent to the Common Access Area. The Association shall be named as an additional insured on each Owner's property insurance policy. Where damage occurs to any Improvements within the Common Access Area or to Improvements for which the Association has a maintenance obligation under Article II, the Owner shall provide written notice to, and coordinate with, the Association prior to filing a claim with the Owner's property insurance company and shall remit any applicable insurance proceeds to the Association, so the Association can repair or replace such Improvements. No Owner shall do or permit to be done anything which will invalidate or increase the cost of the insurance purchased in accordance with this Article. Any Owner responsible for such increase shall be liable for any resulting increase in premiums.

ARTICLE IV OWNERS' GENERAL USE RESTRICTIONS

Section 1. In General.

In addition to the restrictions established by law or Association Rules promulgated by the Board of Directors (consistent with this Declaration), the following restrictions are hereby imposed upon the use of Lots and the Common Access Area.

Section 2. Single-Family Residential Use.

The use of each Lot is hereby restricted to Single-Family Residential Use, as defined in Article I, Section 31 hereof. Any Owner may delegate the Owner's rights with respect to the Common Access Area for ingress and egress to the Owner's tenants, lessees, invitees, and guests.

Section 3. Exterior Modifications.

(a) No Owner shall make any exterior alteration or change (including color change) to an Improvement on a Lot, including any installation of any equipment on the exterior of any Improvement, without the prior written consent of the Association.

(b) No Owner shall undertake any activity or work with respect to the Owner's Lot that will impair the structural soundness or integrity of another Lot or impair any easement or hereditament created by this Declaration.

(c) No person other than the Association or its duly authorized agents shall: (1) remove or plant any tree, shrub or other vegetation within the Common Access Area; (2) construct, reconstruct, refinish, alter or maintain any structure within the Common Access Area, other than their Dwelling, and then only with the approval of the Association; or (3) create any excavation or fill or change the natural or existing drainage on the Property.

Section 4. Nuisances.

(a) Illegal, offensive, obnoxious actions, or noxious odors that interfere with any Occupant's quiet enjoyment are not permitted anywhere on the Property. Without limiting the foregoing, no Owner shall permit noise, including but not limited to barking dogs, the operating of excessively noisy air conditioners, stereo amplifier systems, television systems, motor vehicles or power tools, to emanate from an Owner's Lot, which would unreasonably disturb any other Owner or tenant's enjoyment of their Lot.

(b) The Board shall have the right to determine if any action, odor, noise or other conduct constitutes a nuisance, and to appropriately deal with the situation.

(c) Owners shall be accountable to the Association and other Owners for the conduct and behavior of family members or persons residing in or visiting the Owner's Lot.

Section 5. Debris, Trash, Refuse, and Hazardous Materials.

(a) Rubbish, debris, objects or materials of any kind that are unsanitary, unsightly, or offensive may not be placed or permitted to accumulate in any Lot or Common Access Area, except when temporarily stored entirely within appropriate covered disposal containers, pending regular pick-up. Rubbish containers may be placed temporarily for pick-up (not to exceed twenty-four (24) hours before and after scheduled trash collection hours, except with Board approval).

(b) Any accumulation of rubbish, trash, garbage or debris shall be removed from the Property to a public dump or trash collection area by the Owner or tenant at his or her expense.

(c) No person shall discharge into the Project's sewer system or storm drain any toxic or noxious liquids or materials in such concentrations as to be detrimental to or endanger the public health, safety, or welfare, or violate any applicable law.

Section 6. Parking Regulations.

(a) Parking within the Common Access Area (Lot A) is limited to the open guest parking spaces designated on the Parcel Map. Vehicles shall be parked only in approved and developed parking spaces. Each Lot is provided with one (1) two-car garage and two (2) open parking spaces as shown on the Parcel Map.

(b) Authorized vehicles within the Project include motorized land vehicles designed and used primarily for noncommercial passenger transport, such as automobiles, passenger vans designed to accommodate ten (10) or fewer people, motorcycles, and pickup trucks having a manufacturer's rating or payload capacity of one (1) ton or less.

(c) The following vehicles are prohibited: recreational vehicles (motorhomes, travel trailers, camper vans, boats, etc.), commercial-type vehicles, buses or vans designed to accommodate more than ten (10) people, vehicles having more than two (2) axles, trailers, inoperable vehicles or parts of vehicles, aircraft, and similar vehicles deemed a nuisance by the Association. Prohibited Vehicles shall not be parked, stored or kept on the Property except for brief periods for loading, unloading, making deliveries, or emergency repairs.

(d) All applicable provisions of the California Vehicle Code will be enforced on any private streets on the Property in accordance with California Vehicle Code Section 22658 (or any successor statute).

(e) Garages shall be kept available for resident parking and shall not be used in a manner that would preclude parking two vehicles. Garage doors may not be left open, except as temporarily necessary while entering or exiting.

Section 7. Clotheslines.

No exterior clothesline shall be erected or maintained and there shall be no drying or laundering of clothes in a manner visible from any Lot or from the Common Access Area.

Section 8. Signs.

(a) Subject to Civil Code Sections 712 and 713, and any local ordinance, an Owner may advertise a Lot for sale or lease with signs.

(b) No other sign, poster, display, or advertising device may be displayed anywhere on the Project visible from another Lot without the prior written consent of the Association.

(c) For as long as Declarant owns a Lot, Declarant may erect and maintain any signs, advertising devices or structures to conduct development, improvement, subdivision, sale or leasing operations in the Project.

Section 9. Business Activities.

Occupations and businesses that do not interfere with the residential nature or character of the Project or quiet enjoyment by other Owners may be carried on within a Lot, provided that all applicable laws, ordinances, zoning regulations (R2-MD) and rules are satisfied and that there is no external evidence of any such occupation, such as an unreasonable increase in visitors, or an increase in the sound or smell emanating from the Lot affecting other residents.

Section 10. Pet Regulations.

(a) Customary household pets may be kept on a Lot, provided they are not kept, bred or raised for commercial purposes and they are kept under reasonable control at all times. The Board may establish rules and regulations governing size, weight and number restrictions of animals that may be allowed in the Project.

(b) No pets shall be permitted to become a nuisance or create any unreasonable disturbance. If a pet is determined to constitute a nuisance, the Board may carry out enforcement measures, including fines and permanent removal of the animal from the Project.

(c) A pet may only enter the Common Access Area while on a leash by a person capable of controlling it. No pet may be tied or left unattended in the Common Access Area.

(d) Owners and Occupants must prevent their pets from soiling the Property and shall promptly clean up any waste left by their pets.

(e) The Owner of the Lot where the pet is kept shall be responsible for any damage to the Property caused by the pet and shall defend, indemnify and hold harmless all other Owners, Declarant, the management company, the Association, and the Board of Directors from any and all losses, costs, and liability arising from having any pet on the Property.

Section 11. Antennas, Satellite Dishes, and Other Transmission Devices.

No television, radio, data transmission poles, antennas, satellite dishes, and like devices, other than those originally installed by the Declarant, shall be constructed, erected or maintained on or within the Project, unless authorized by the Board. Notwithstanding the foregoing, all restrictions on such devices shall be subject to all applicable federal, state and local laws, including, but not limited to, the Federal Telecommunications Act of 1996 and California Civil Code Section 4725.

Section 12. Window Covers.

Newspaper, aluminum foil or similar materials may not be used as window coverings.

Section 13. Air Conditioners and Other Equipment.

Air conditioners, heating, cooling, ventilating equipment and all other mechanical, lighting, or electrical devices shall be so operated and located so that they do not disturb the peace, quiet, and comfort of neighboring residents and shall be screened, shielded and/or sound buffered from surrounding Lots and the Common Access Area. All such equipment must be installed and operated in accordance with all applicable provisions of the local Codes and any other applicable requirements. Sound attenuation design for HVAC units shall comply with the approved deferred submittal plans for the Project.

Section 14. Indemnity of the Association by Owner.

Owners shall defend, indemnify and hold the Declarant, Association, Managing Agent, and other Owners harmless without limitation on any claims arising from the Owner's negligence or willful

misconduct (or the Owner's family members, relatives, lessees, guests or invitees) for damages sustained on the Common Access Area, including any costs incurred.

Section 15. Declarant's Exemption from Use Restrictions.

(a) In order that all work necessary to complete the Project and to establish a substantially occupied Project may proceed as rapidly as possible, nothing in this Declaration shall be understood or construed to: (1) prevent Declarant, its contractor or subcontractors, from doing work on the Project; (2) prevent Declarant, or its representatives from erecting, constructing and maintaining on any part of a Lot, such structures as may be reasonably necessary to complete said work, establish said property as a residential Project and dispose of the same by sale, lease or otherwise; (3) prevent Declarant from maintaining or displaying such signs, pennants and flags on the Project as may be necessary for the sale, lease or disposition thereof; (4) prevent Declarant and its representatives from using any Lot owned by it and using the Common Access Area for sales and marketing purposes; or (5) subject Declarant to the architectural control provisions of Article VIII for construction of any Lot or other Improvements on the Project.

The foregoing rights of Declarant set forth in this Section shall terminate upon sale of Declarant's entire interest in the Project.

ARTICLE V ASSOCIATION MEMBERSHIP AND VOTING RIGHTS

Section 1. Establishment.

The Association shall be established prior to the sale of any Lots as a California nonprofit mutual benefit corporation charged with the duties and vested with the powers prescribed by law and set forth in this Declaration.

Section 2. Membership.

Every Owner is automatically an Association member. Each Member shall be obligated promptly, fully and faithfully to comply with the provisions of the Governing Documents.

Section 3. Membership Classes.

The Association has two (2) classes of voting membership:

(a) Class A Members — All Owners other than Declarant, entitled to one (1) vote per Lot; and

(b) Class B Member — Declarant, entitled to three (3) votes for each Lot owned by Declarant.

Class B Membership irreversibly ceases and converts to Class A Membership four (4) years after the date of the First Close of Escrow in the Property.

Section 4. Voting Rights and Requirements.

(a) Co-Owners shall have the following voting rights: (1) each Co-Owner has an indivisible interest in a single Membership; (2) each Lot's vote is cast as a single Lot, without fraction; and (3) if a Co-Owner casts a vote representing a certain Lot, it will be presumed for all purposes to be a vote with the authority and consent of all other Co-Owners of the Lot.

(b) After Notice and Hearing, the Board has the right to suspend the voting rights of any Owner delinquent more than forty-five (45) days in the payment of Assessments.

(c) Unless otherwise specifically required, Membership approval requires the affirmative vote of a majority of each class of Membership (and after conversion, approval of Class A only).

ARTICLE VI DUTIES AND POWERS OF THE ASSOCIATION

Section 1. Association Duties and Powers.

The duties and powers of the Association are those set forth in the Governing Documents, together with its general and implied powers as a nonprofit mutual benefit corporation, generally to do all things which are necessary or proper for the peace, health, comfort, safety and general welfare of its Members, including the following:

(a) Enforce the applicable provisions of the Governing Documents and other instruments for the ownership, management, and control of the Project.

(b) Contract for goods and/or services necessary to carry out its obligations under this Declaration, subject to the limitations set forth below.

(c) Exercise any powers normally exercised by residential homeowners' associations under the laws of the State of California.

(d) Own, operate, and maintain the Common Access Area (Lots A, B, and C) for the benefit of all Owners, including the private driveway, landscape areas, irrigation systems, Low-Impact Development (LID) stormwater facilities, and all associated infrastructure.

Section 2. Right of Entry.

(a) Where there is a risk to health and safety or imminent damage to the Common Access Area, the Association has the right to enter any Lot to determine compliance with the Governing Documents and to perform its duties.

(b) In case of emergency, or by Court order, a Lot may be entered immediately.

(c) Absent an emergency or Court order, a Lot may only be entered at reasonable hours after the Owner has received three (3) days' written notice. The written notice of entry must state explicitly the Association's reason(s) for the necessity to enter any Lot.

(d) Entry must be made with as little inconvenience as possible to the Owner/Occupant and without a breach of the peace.

ARTICLE VII ASSESSMENTS

Section 1. Assessments.

(a) Assessments shall be levied by the Association for improvement and maintenance of the Property, administration of the Project, and to promote the recreation, safety, and welfare for the common good of all the Owners.

(b) Pursuant to Civil Code Section 5600(b), the Association may not collect an assessment or fee that exceeds the amount necessary to defray the costs for which it is levied.

(c) Assessments shall be due and payable in any reasonable manner established by the Board. Regular Assessments commence on the first of the month following the conveyance of the first Lot in this Project to a purchaser.

Section 2. Assessment Rate.

Unless changed in the future upon approval of a majority of the Owners, Assessments shall be levied against the four (4) Lots in equal shares (i.e., twenty-five percent (25%) per Lot).

Section 3. Assessment Duties of the Board of Directors.

(a) The Board must levy Regular and Special Assessments in compliance with Civil Code Section 5600.

(b) The Board must levy a Special Individual Assessment against an Owner who is in violation of the Governing Documents.

(c) The Board may, but is not required to, establish separate bank accounts for operating monies and reserve monies.

Section 4. Effect of Nonpayment of Assessments: Delinquency and Remedies of the Association.

(a) An Assessment is delinquent if not paid within fifteen (15) days after the due date. A Delinquent Assessment includes: (1) a late charge imposed by the Board to the maximum amount in accordance with California Civil Code Section 5650(b); (2) reasonable collection costs and attorneys' fees; and (3) interest on all costs and charges at the maximum permissible rate, commencing thirty (30) days after the Assessment is due.

(b) The Association shall not be empowered to record a pre-judgment lien for unpaid Assessments.

(c) The Association may take legal action against an Owner who is personally obligated to pay the Assessment and charges.

ARTICLE VIII ARCHITECTURAL REVIEW

Section 1. Approval by the Board.

(a) No alteration or change that will be visible from another Lot or the Common Access Area shall be made to the exterior of a Dwelling, including changing the color or finish of the exterior, unless the proposed alteration or change is first submitted to and approved in writing by the Board. Such approval will not be unreasonably withheld.

(b) If reasonable, the Board may require submittal of appropriate complete plans and specifications showing plot layout, materials, sizes, color, design and landscaping.

Section 2. Review Standards.

(a) The Board must approve or reject plans and specifications submitted for proposed construction or alteration based on: (1) aesthetic aspects of design, placement, color, finish, materials, and harmony with existing structures; and (2) overall benefit or detriment to the Project and the area immediately surrounding the Dwelling involved.

(b) The Board is not responsible for approval of plans from the standpoint of structural safety or conformance with building codes.

Section 3. Declarant Exemption from Architectural Review.
All Improvements installed or to be installed by the Declarant are exempt from architectural review provisions.

Section 4. Rules and Regulations.
The Board may adopt, amend and repeal reasonable Rules and Regulations to implement the provisions hereof.

Section 5. No Waiver.
Board approval of a proposal does not limit the Board's right to withhold approval for similar proposals.

Section 6. No Liability.
The Association and Board (including officers, Directors, employees, agents and Members) are not liable in any way for loss, damage or injury connected with the Board's duties, unless there is evidence of willful misconduct or bad faith.

ARTICLE IX MORTGAGEE PROTECTION

Section 1. Subordination of Lien and Foreclosure.
(a) Any lien for Regular or Special Assessments obtained by any court order or judgment: (1) is subject and subordinate to the rights of any First Mortgage that encumbers any part of the Property made for value in good faith; and (2) may not in any way impair or invalidate the obligation or priority of a First Mortgage unless expressly subordinated in writing by the Mortgagee.

(b) No breach of any provision of this Declaration, nor the enforcement of any of its lien provisions, nor the Foreclosure of any lien created by or claimed under this Declaration, shall invalidate, affect or impair the lien of any Mortgage made in good faith and for value.

(c) Upon foreclosure of a First Mortgage, the purchaser: (1) will take the Lot title free of any Assessment lien accrued up to the time of the foreclosure sale, except that in the event the net sale proceeds exceed what is owed on all encumbrances prior to the Assessment lien, the Association shall be entitled to receive payment on any Assessment lien; and (2) is only obligated to pay Assessments or other Association charges accruing after the title to the Lot is acquired.

Section 2. Mortgagees Are Not Required to Cure Certain Breaches.

A First Mortgagee who acquires title by foreclosure or by a deed in lieu of foreclosure or assignment in lieu of foreclosure shall not be obligated to cure an existing breach of this Declaration that is non-curable or of a type that is not practical or feasible to cure.

Section 3. Effect of Breach of Declaration.

(a) Breach of this Declaration may not: (1) cause any forfeiture or reversion of title; or (2) create any right of reentry.

(b) Breach of this Declaration may be enjoined or abated by court action by the Association, Declarant, or any Owner, and damages may also be awarded.

Section 4. Exemption from Right of First Refusal.

Any right of first refusal or option to purchase a Lot that may be granted to any party may not impair the rights of a First Mortgagee to: (1) foreclose or take title to a Lot pursuant to the remedies provided in the Mortgage; (2) accept a deed in lieu of foreclosure in the event of default; or (3) sell or lease a Lot acquired by the Mortgagee.

Section 5. Restrictions on Certain Changes.

(a) Except as provided by statute in case of condemnation or substantial loss to the Project, at least sixty-seven percent (67%) of Owners and at least fifty-one percent (51%) of the votes of Eligible First Mortgagees must give written approval before the Association may: (1) alter the method of determining Assessments or other charges levied against an Owner; (2) change, waive or abandon any regulations or enforcement pertaining to the architectural design, the exterior appearance or

the maintenance of the Lots or the Common Access Area; or (3) amend the Governing Documents concerning any material provision.

(b) An Eligible First Mortgagee's approval will be considered granted if a negative response is not delivered to the Board within sixty (60) days after the Eligible First Mortgagee receives notice of the proposed action, provided notice was delivered personally or by certified or registered mail, return receipt requested.

Section 6. Inspection of Association Books and Records.

Any First Mortgagee has the right to examine the books and records of the Association during business hours and after notice to the Association. Any First Mortgagee shall be entitled, upon written request, to have a financial statement for the immediately preceding year, free of charge.

Section 7. Condemnation Awards and Insurance Proceeds.

Condemnation awards or insurance proceeds for losses to or taking of Lots shall be distributed to the Owner(s) in proportion to the fair market value of their Lot, provided that if at the time of distribution there is a Mortgage on any individual Lot, the balance of such Mortgage (in order of priority) shall first be paid before the distribution of any awards or proceeds to the Owner whose Lot is mortgaged.

Section 8. Loss Payable Endorsement.

Any and all applicable fire, physical loss or extended coverage insurance policies must contain loss payable clauses naming the Mortgagees who encumber the Lots.

Section 9. Mortgagee's Right to Attend Meetings.

Any Mortgagee may appear at Association and Board meetings, but is not eligible to vote except as provided in this Article.

Section 10. Payments by Mortgagees.

(a) First Mortgagees may pay the following jointly or severally: (1) taxes or other charges in default which may be a charge against any part of the Common Access Area; and (2) overdue premiums on any hazard insurance policies, or to secure new hazard insurance coverage on the lapse of a policy for the Common Access Area.

(b) Upon such payments, the Association owes immediate reimbursement to First Mortgagees making such payments.

Section 11. Notices to Mortgagees.

Each Eligible First Mortgagee is entitled to timely written notice of: (1) any condemnation or casualty loss that affects a material portion of the Project or the Lot securing its Mortgage; (2) any sixty-day delinquency in the payment of Assessments or charges owed by the Owner of any Lot on which it holds the mortgage; (3) a lapse, cancellation, or material modification of any insurance policy or fidelity bond maintained by the Association; and (4) any proposed action that requires the consent of a specified percentage of Eligible First Mortgagees.

Section 12. Loan to Facilitate Resale.

Any First Mortgage given to secure a loan to facilitate the resale of a Lot after acquisition by Foreclosure, or by a deed in lieu of Foreclosure or by an assignment in lieu of Foreclosure, shall be deemed to be a loan made for value in good faith and entitled to all of the rights and protections of First Mortgages under this Declaration.

Section 13. Control if Mortgagee Protections Conflict With Other Provisions.

If there is any conflict between any of the provisions of this Article and any other provisions of this Declaration or the Governing Documents, whether now or as hereafter amended, the provisions of this Article shall control.

ARTICLE X DAMAGE AND DESTRUCTION TO IMPROVEMENTS

Section 1. Restoration of the Project.

In case of casualty damage to Common Access Area Improvements or other Improvements for which the Association has maintenance obligations, the Association will repair and substantially restore the Improvements to the same manner as existed before the damage:

(a) If insurance proceeds cover at least eighty-five percent (85%) of repair costs, the Association will repair the damage and levy a reconstruction Assessment equally against the Owners to make up the balance of costs.

(b) If insurance proceeds cover less than eighty-five percent (85%) of repair costs, the Association will repair the damage and levy a reconstruction Assessment equally against the Owners, unless at least sixty-seven percent (67%) of the Owners (other than Declarant) determine to rebuild in a less expensive manner.

(c) If the estimated cost of repair does not exceed five percent (5%) of the budgeted gross expenses of the Association for that fiscal year, the Board shall cause the repair to occur without the consent of Members.

Section 2. Notice to Owners and Listed Mortgagees.
Immediately upon learning of any material damage or destruction to any Lot, the Board must notify all Owners, and all listed First Mortgagees who have filed a written request for Board notice.

Section 3. Damage to Dwellings.
(a) If a Lot is damaged by fire or other casualty, the relevant Owner must proceed with due diligence to repair or reconstruct the Improvement in accordance with the original as-built plans and specifications, modified as may be required by applicable building codes and regulations in force at the time of such repair or reconstruction or as authorized by the Board.

(b) Repair or reconstruction must commence within one hundred eighty (180) days after damage or destruction, and must be completed within three hundred sixty (360) days after such date, subject to delays beyond the Owner's control.

(c) Notwithstanding the foregoing, the Owner must immediately take reasonable steps as required to secure any hazardous conditions resulting from the damage or destruction.

ARTICLE XI EASEMENTS

Section 1. Easements For Owners, Occupants, Invitees.
Lot A shall serve as the common vehicular and pedestrian access driveway for Lots 1 through 4. Owners, Occupants, and invitees shall have non-exclusive easements appurtenant to each Lot for vehicular and pedestrian ingress and egress over Lot A (Common Access Driveway), as shown on Tentative Parcel Map No. 2026-129. No Owner shall obstruct, encumber, or interfere with the use of Lot A by any other Owner, Occupant, or invitee.

Section 2. Association Easements.

The Association shall have a non-exclusive easement for access to the Common Access Area and other areas of the Property as reasonably required for the purpose of performing its duties under this Declaration.

Section 3. Utility Easements.

Declarant hereby reserves and grants easements in, on, over, across, under and through each Lot for utility services over lines, telecommunication systems, television cable service, sewer lines, water lines, and heating and air conditioning lines for the benefit of the Association and all Owners. Such easements include, without limitation, all utility connections shown on the approved civil improvement plans and preliminary grading plan for the Project.

Section 4. Drainage Easements.

(a) The Association and Owners accept the drainage facilities and pattern for the Lots and Common Access Area established by the final grading of the Property originally undertaken by Declarant, including all Low-Impact Development (LID) stormwater management facilities, permeable pavement areas, stormwater planters, subdrain pipes, and associated improvements shown on the approved preliminary grading plans for the Project.

(b) Declarant hereby reserves and grants to itself and to the Association, for its benefit and the benefit of the Association and Owners, nonexclusive easements on, over, across, through and under all Lots for the construction, installation, inspection, maintenance, repair and replacement of drainage lines and improvements, and subdrain lines, access ports, and the like, wherever same may be located.

(c) Owners covenant and agree that they shall not obstruct or otherwise interfere with said drainage patterns or LID stormwater facilities on their Lot or in the Common Access Area, and that any alteration of drainage patterns must first be approved in writing by the Board.

Section 5. Encroachment Easements.

(a) Easement rights are hereby created, established and granted to Declarant, the Association and Owners of any Lot, originally constructed by Declarant, or as reconstructed, with Improvements encroaching on, over and across any portion of a contiguous Lot or Common Access Area, as

shown in the Parcel Map, resulting from engineering errors, errors or adjustments in original construction, reconstruction, repair, settling, shifting, or any other movement.

(b) The rights and obligations of Owners shall not be altered in any way by said encroachment, settlement, or shifting.

Section 6. Reservation of Easements for Declarant's Construction and Marketing Activities.

(a) For as long as ten (10) years from the date of the First Close of Escrow in the Project (and without unreasonably interfering with other Owners), the Declarant and its representatives reserve easements and rights for the following purposes without the need to seek or obtain Board approval: (1) easements over the Common Access Area for construction, completion, operation, and maintenance of roads, walkways, and driveways, as long as any Lot remains unsold; (2) easements for construction, display, maintenance, sales, and exhibit purposes over the Common Access Area in connection with the erection and sale or lease of Dwellings within the Project; and (3) easements over the Project for the installation and maintenance of electric, telephone, cable television, water, gas, sanitary sewer lines and drainage facilities.

(b) Any repair or restoration necessitated by any such installation, construction or maintenance shall be completed by the holder of the easement within a reasonable time.

(c) Declarant hereby reserves for the benefit of the Association the right to grant additional easements and rights-of-way over the Project to utility companies and public agencies, as necessary, for the proper development and sale of the Project. Such right of Declarant shall expire upon the later of: (i) the close of escrow for the sale of all Lots in the Project by Declarant, or (ii) expiration of ten (10) years from the First Close of Escrow.

ARTICLE XII ENFORCEMENT AND DISPUTE RESOLUTION

Section 1. Enforcement of Governing Documents.

The Association, or any Owner, shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, covenants, reservations and charges now or hereafter imposed by the provisions of the Governing Documents.

Section 2. Enforcement Between Association and Owner.

(a) Any dispute between the Association and an Owner involving their rights, duties, or liabilities under this title, under the Nonprofit Mutual Benefit Corporation Law, or under the Governing Documents, shall, as may be required, be submitted to the procedures set forth in California Civil Code Sections 5900, et seq., and 5925, et seq.

(b) This Section shall not be applicable to: (1) those Disputes between the Association and Owner relating to the imposition or collection of Assessments; or (2) those subject to the Right to Repair Law, or California Civil Code Section 6000, et seq.

Section 3. Failure Not a Waiver.

The failure of any Owner, the Board, the Association or its officers or agents to enforce any of the Governing Documents shall not constitute a waiver of the right to enforce the same thereafter. A waiver of any enforcement right shall be only pursuant to an instrument in writing signed by the party to be charged with such waiver.

Section 4. Discipline for Breach.

After Notice and Hearing, the Board may: (a) suspend an Owner's voting rights and/or the right to use the Common Access Area (other than the right of ingress and egress) for the period during which any Assessment remains unpaid and delinquent; (b) impose a monetary penalty on any Owner for failure to comply with the Governing Documents; and (c) seek judicial relief for the failure to comply with the Governing Documents.

Section 5. Notice and Hearing.

Notice and Hearing regarding monetary penalties, suspension of privileges, and any other disciplinary measures shall be accomplished as follows: (1) the Owner being penalized shall be given an opportunity to be heard, either orally or in writing, at an executive session Board meeting; (2) Notice of the hearing shall be given either by personal delivery or first-class mail to the most recent address of the Owner on the Association's records at least ten (10) days prior to the hearing; and (3) within five (5) days of the hearing, the Board shall notify the Owner of its decision and the reasons therefore, either by personal delivery or first-class mail.

Section 6. Remedies Cumulative.

Each remedy provided for by this Declaration for breach of any of the covenants, conditions, restrictions, reservations, liens or charges contained herein shall be in addition to any other available remedy, whether provided for by law or in equity, and all of such remedies shall be cumulative and not exclusive.

Section 7. Joint and Several Liability.

In the case of joint ownership of a Lot, the liability of each of the Owners thereof in connection with the liabilities and obligations of Owners set forth in or imposed by this Declaration shall be joint and several.

Section 8. Special Provisions Applicable to Resolution of Construction Defect Disputes.

(a) The Project is subject to Title 7 of Part 2 of Division 2 of the California Civil Code (commencing with Section 895) (the Right to Repair Act). The procedures established by the Right to Repair Act impact the Owners' and Association's legal rights.

(b) Declarant has elected to engage in the non-adversarial pre-litigation procedures set forth in Chapter 4 of the Right to Repair Act (California Civil Code §§ 910 through 938, inclusive). If such non-adversarial pre-litigation procedures fail to resolve a Dispute governed by the Right to Repair Act, such Dispute shall be resolved in accordance with the binding arbitration procedures set forth herein.

Section 9. Resolution of Construction Defect Disputes Against Declarant.

(a) Declarant, and its representatives on the Board of the Association, shall have no control over the issue to decide whether to initiate a claim under such statutory provisions.

(b) If a Dispute between the Association and Declarant is not resolved despite the proceedings set forth in Civil Code Section 6000, further litigation shall comply with all of the requirements of Section 6160 of the Civil Code.

(c) Upon resolution of a Dispute subject to Civil Code Section 6000, the Association shall disclose to its Members all of the matters specified in Section 6100 of the Civil Code.

Section 10. Submission of All Disputes Involving Declarant to Binding Arbitration.

(a) Agreement to Arbitrate. Association, Owner and Declarant shall resolve any dispute, including, without limitation, a dispute about design, condition, use, physical or bodily injury, or

a dispute arising out of development or construction defect claims in the design or construction of the Property or Improvements, not resolved through mediation, through binding arbitration in the County of Orange, State of California. This arbitration provision shall be binding on and enforceable by every Owner, the Association, and Declarant.

(b) Federal Arbitration Act. The Federal Arbitration Act (9 U.S.C. §1, et seq.) and the California Arbitration Act shall govern the interpretation and enforcement of this arbitration provision.

(c) JAMS. The arbitration shall be conducted by the Judicial Arbitration and Mediation Services ("JAMS") in accordance with the JAMS Comprehensive Arbitration Rules & Procedures. If JAMS is not in existence, then the arbitration shall be conducted by ADR Services, Inc. in accordance with its rules.

(d) The arbitrator shall be neutral and impartial and shall be either a retired judge or a member or former member of the California State Bar with at least ten (10) years' experience with substantial experience in the type of matter in dispute and with a strong emphasis on the laws governing real estate matters, especially those dealing with residential real estate development and construction.

(e) Remedies. The arbitrator is authorized to provide all recognized remedies available in law or equity for any cause of action that is the basis of the proceeding or hearing, except that the award of punitive damages shall be prohibited.

(f) Attorneys' Fees and Costs. Each party shall bear its own attorneys' fees and costs (including expert witness costs) in the arbitration.

ARTICLE XIII POWER OF ATTORNEY TO DECLARANT

The Owner of a Lot, by accepting a deed to a Lot, shall be deemed to have agreed to constitute and irrevocably appoint Declarant, for so long as Declarant owns all or any portion of the Project, as such Owner's Attorney-in-Fact for purposes of: (a) preparing, executing, acknowledging and recording any map or record of survey affecting the Project required or permitted by the provisions of the California Subdivision Map Act or any other applicable law; (b) preparing, executing, acknowledging and filing for approval any application for zoning or setback changes, lot line adjustments, variance or conditional use permits, or any other permits or reports required or permitted by any law or rules and regulations of any governing authority having jurisdiction over

the Project; and (c) doing any and all things necessary or desirable under the circumstances to effect and accomplish development of the Project including completion of construction of the street, sidewalk, curb, driveway, and all improvements shown on the approved plans for the Project.

This power of attorney is coupled with an interest and, pursuant to Section 2356 of the California Civil Code, may not be terminated by the Owner's revocation, death, or incapacity to contract. The foregoing rights of Declarant set forth in this Article shall terminate upon sale of Declarant's entire interest in the Project.

ARTICLE XIV AMENDMENT

(a) Before the First Close of Escrow, Declarant may unilaterally amend this Declaration (subject to the Article entitled Mortgagee Protection) by recording an instrument of amendment in the County Recorder's Office.

(b) After the First Close of Escrow, this Declaration may only be amended with approval by at least sixty-six percent (66%) of the total voting power and upon the recordation of an instrument signed by two (2) Association officers certifying that the amendment was approved by the required number of Owners.

(c) Any amendment must be properly recorded in the Office of the Orange County Recorder.

(d) No amendments to any provisions in this Declaration which specifically benefit the Declarant as developer shall be made without the written consent of the Declarant.

(e) Notwithstanding any other portion of this Section, for so long as Declarant owns any portion of the Project, Declarant may unilaterally amend this Declaration by recording an instrument in writing, signed by Declarant, without the consent of the Association or any other Owner, provided that such amendment is made in order to: (1) conform this Declaration to the requirements of the Veterans Affairs, Federal Housing Administration, Federal National Mortgage Association, Federal Home Loan Mortgage Corp., or any other governmental entity; or (2) supplement or amend this Declaration with provisions which pertain to rights and obligations of Declarant, the Association or Owners arising under the Right to Repair Act.

(f) An amendment for the purpose of correcting technical errors, clerical mistakes or for clarification shall not be construed as a material change to this Declaration and may be made by Declarant without vote of the Owners.

ARTICLE XV MISCELLANEOUS PROVISIONS

Section 1. Term of Declaration.

This Declaration shall continue in full force and effect until a declaration of termination is recorded, satisfying the requirements of an amendment to this Declaration.

Section 2. Notices.

Any approval, disapproval, demand, document or other notice which Declarant, the Association, or any Owner may desire to give to another party must be in writing and may be given either by: (i) personal delivery; (ii) by United States mail which shall be deemed to have been delivered seventy-two (72) hours after a copy of the same has been deposited in the mail, first class or registered, postage prepaid, addressed to the person to be notified; or (iii) by any other method provided by Civil Code Sections 4040, 4045 and 4050.

Section 3. Partial Invalidity.

If any provision of this Declaration is declared invalid or in conflict with any relevant law, the validity of the remainder of this Declaration will remain in full force and effect.

Section 4. Singular Includes Plural.

As required by the context of this Declaration, a singular grammatical reference includes the plural application.

Section 5. Attorneys' Fees.

Except as stated in Article XII, Section 10, involving arbitration of disputes with the Declarant, if there is any controversy or claim respecting this Declaration, or in connection with the enforcement of this Declaration, the prevailing party shall have the right to collect from the other party its reasonable costs and necessary disbursements and attorneys' fees.

Section 6. Declarant's Rights After Sale of All Lots in the Project.

For a period of ten (10) years after the close of escrow for the sale of the last Lot in the Project, in addition to Declarant's rights as an Owner and a Member, Declarant shall have the following rights: (a) the right to receive copies of the minutes of the meetings of the Board of Directors and meetings of the Members, upon request and payment of the actual costs to copy and distribute such records; and (b) the right to inspect the Lots of the Project upon three (3) days' notice to the Association and, within its sole discretion, be entitled to cure any defect, whether or not the Association or any Owner has complained of such defect.

DECLARANT'S SIGNATURE

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

IN WITNESS WHEREOF, the undersigned, being the Declarant, has executed this Declaration as of the date first set forth above.

Homex Development LLC,

a California limited liability company

Dated: _____ BY: _____

David Mirrafati, Manager

STATE OF CALIFORNIA)

COUNTY OF ORANGE) ss.

On _____, before me, _____, Notary Public, personally appeared: _____ who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

(SEAL) _____

Notary Public

LIENHOLDER SUBORDINATION

The undersigned, being the holder of a lien or encumbrance upon the Property described in this Declaration, hereby consents to the recordation of this Declaration and agrees that its lien or encumbrance shall be subject and subordinate to the terms and provisions of this Declaration.

Lienholder: _____

By: _____

Its: _____

Dated: _____

EXHIBIT "A"

LEGAL DESCRIPTION OF PROPERTY

The Property subject to this Declaration consists of the following two parcels located in the City of Costa Mesa, County of Orange, State of California:

PARCEL 1 (APN: 439-213-24 — 215 Mesa Drive):

The Southeasterly 60 feet of the Northwesterly 245 feet of the Northeasterly 150 feet of Lot 63, Tract No. 376, in the City of Costa Mesa, County of Orange, State of California, as shown on a Map recorded in Book 15, Page 29 of Miscellaneous Maps, Records of Orange County, California.

PARCEL 2 (APN: 439-213-25 — 223 Mesa Drive):

The Northeasterly 160.9 feet of Lot 63 of Tract 376, in the City of Costa Mesa, County of Orange, State of California, as per Map recorded in Book 15, Page 29 of Miscellaneous Maps, Records of said County. Excepting therefrom the Northwesterly 245 feet. Together with all right title and interest in and to that certain lease recorded April 28, 1967, in Book 8238, Page 815, Official Records, Orange County, being that certain Subsurface Oil and Gas Lease dated April 13, 1967.

The Property is to be subdivided pursuant to Tentative Parcel Map No. 2026-129 into four (4) numbered residential Lots (Lots 1 through 4) and three (3) lettered common maintenance Lots (Lot A — Private Driveway; Lot B — Landscape; Lot C — Landscape), as more particularly shown on Exhibit "B" hereto.

EXHIBIT "B"

TENTATIVE PARCEL MAP NO. 2026-129

[Attach approved copy of Tentative Parcel Map No. 2026-129 showing Lots 1–4 and Lots A, B, and C for the property located at 215 and 223 Mesa Drive, Costa Mesa, California 92627, APNs 439-213-24 and 439-213-25. Upon recordation of the Final Parcel Map, this Exhibit shall be updated to reflect the recorded Final Parcel Map.]

END OF DECLARATION

County of Orange/Santa Ana Region Priority Project Preliminary Water Quality Management Plan (PWQMP)

Project Name:

215-223 Mesa Drive

Costa Mesa, CA 92627

APN: 426-062-06

Prepared for:

Homex Development Llc.

17741 Mitchell, Suite 200

Irvine, CA 92614

Phone:949-252-9999

Prepared by:

W.H. Civil Inc.

Wai Lin Maung Chen

548 Wald

Irvine, CA 92618

Phone:949-229-1413

Prepared Date: 03-23-2026

Project Owner's Certification			
Planning Application No. (If applicable)	PDES-26-0001	Grading Permit No.	
Tract/Parcel Map and Lot(s) No.	N/A	Building Permit No.	N/A
Address of Project Site and APN (If no address, specify Tract/Parcel Map and Lot Numbers)			439-213-25 439-213-24

This Water Quality Management Plan (WQMP) has been prepared for 161 Cecil Place LLC by W.H. Civil Inc. The WQMP is intended to comply with the requirements of the County of Orange NPDES Stormwater Program requiring the preparation of the plan.

The undersigned, while it owns the subject property, is responsible for the implementation of the provisions of this plan , including the ongoing operation and maintenance of all best management practices (BMPs), and will ensure that this plan is amended as appropriate to reflect up-to-date conditions on the site consistent with the current Orange County Drainage Area Management Plan (DAMP) and the intent of the non-point source NPDES Permit for Waste Discharge Requirements for the County of Orange, Orange County Flood Control District and the incorporated Cities of Orange County within the Santa Ana Region. Once the undersigned transfers its interest in the property, its successors-in-interest shall bear the aforementioned responsibility to implement and amend the WQMP. An appropriate number of approved and signed copies of this document shall be available on the subject site in perpetuity.

Owner:			
Title			
Company	Homex Development Llc.		
Address	17741 Mitchell, Suite 200, Irvine, CA 92614		
Email			
Telephone #	949-252-9999		
I understand my responsibility to implement the provisions of this WQMP including the ongoing operation and maintenance of the best management practices (BMPs) described herein.			
Owner Signature		Date	

Preparer (Engineer): Wai Lin Maung Chen			
Title	Project Manager	PE Registration #	C-83487
Company	W.H. Civil		
Address	548 Wald, Irvine CA 92618		
Email	WAI@WHENGINEERINGGROUP.COM		
Telephone #	949-229-1413		

I hereby certify that this Water Quality Management Plan is in compliance with, and meets the requirements set forth in, Order No. R8-2009-0030/NPDES No. CAS618030, of the Santa Ana Regional Water Quality Control Board.

Preparer Signature		Date	3/23/2026
Place Stamp Here			

Contents

Page No.

Section I	Permit(s) and Water Quality Conditions of Approval or Issuance	1
Section II	Project Description	3
Section III	Site Description	7
Section IV	Best Management Practices (BMPs)	9
Section V	Inspection/Maintenance Responsibility for BMPs	22
Section VI	BMP Exhibit (Site Plan)	25
Section VII	Educational Materials	26

Attachments

Attachment A . ..... TGD Exhibits

Attachment B . ..... BMP Worksheets

Attachment C . ..... Educational Materials

Section I Permit(s) and Water Quality Conditions of Approval or Issuance

Provide discretionary or grading/building permit information and water quality conditions of approval, or permit issuance, applied to the project. If conditions are unknown, please request applicable conditions from staff. *Refer to Section 2.1 in the Technical Guidance Document (TGD) available on the OC Planning website (ocplanning.net).*

Project Infomation			
Permit/Application No. (If applicable)	PDES-26-0001	Grading or Building Permit No. (If applicable)	
Address of Project Site (or Tract Map and Lot Number if no address) and APN	439-213-25 439-213-24		
Water Quality Conditions of Approval or Issuance			
Water Quality Conditions of Approval or Issuance applied to this project. (Please list verbatim.)	N/A		
Conceptual WQMP			
Was a Conceptual Water Quality Management Plan previously approved for this project?			

Watershed-Based Plan Conditions	
Provide applicable conditions from watershed - based plans including WIHMPs and TMDLS.	N/A

Section II Project Description

II.1 Project Description

Include attributes relevant to determining applicable source controls. *Refer to Section 2.2 in the Technical Guidance Document (TGD) for information that must be included in the project description.*

Description of Proposed Project				
Development Category (From Model WQMP, Table 7.11-2; or -3):	Priority Project Category for North Country Permit Area Significant redevelopment project where addition or replacement of 5000 or more square feet of impervious area.			
Project Area (ft^2): 18,651	Number of Dwelling Units: 4		SIC Code: 1521	
Project Area	Pervious		Impervious	
	Area (sq ft)	Percentage	Area (sq ft)	Percentage
Pre-Project Conditions	9,543	51%	9,108	49%
Post-Project Conditions	11,067	59%	7,584	41%
Drainage Patterns/Connections	Storm water sheet flow toward Mesa Drive, which flows northwest toward Orange Avenue			
Narrative Project Description:	The proposed project consists of combining two existing lots into one condominium lot with four units. Each unit will be an individual building, and each building area will drain to a separate biofiltration planter along Mesa Drive. The shared driveway will be constructed using permeable pavers. Overflow runoff will discharge to Mesa Drive via a curb drain outlet.			

II.2 Potential Stormwater Pollutants

Determine and list expected stormwater pollutants based on land uses and site activities. *Refer to Section 2.2.2 and Table 2.1 in the Technical Guidance Document (TGD) for guidance.*

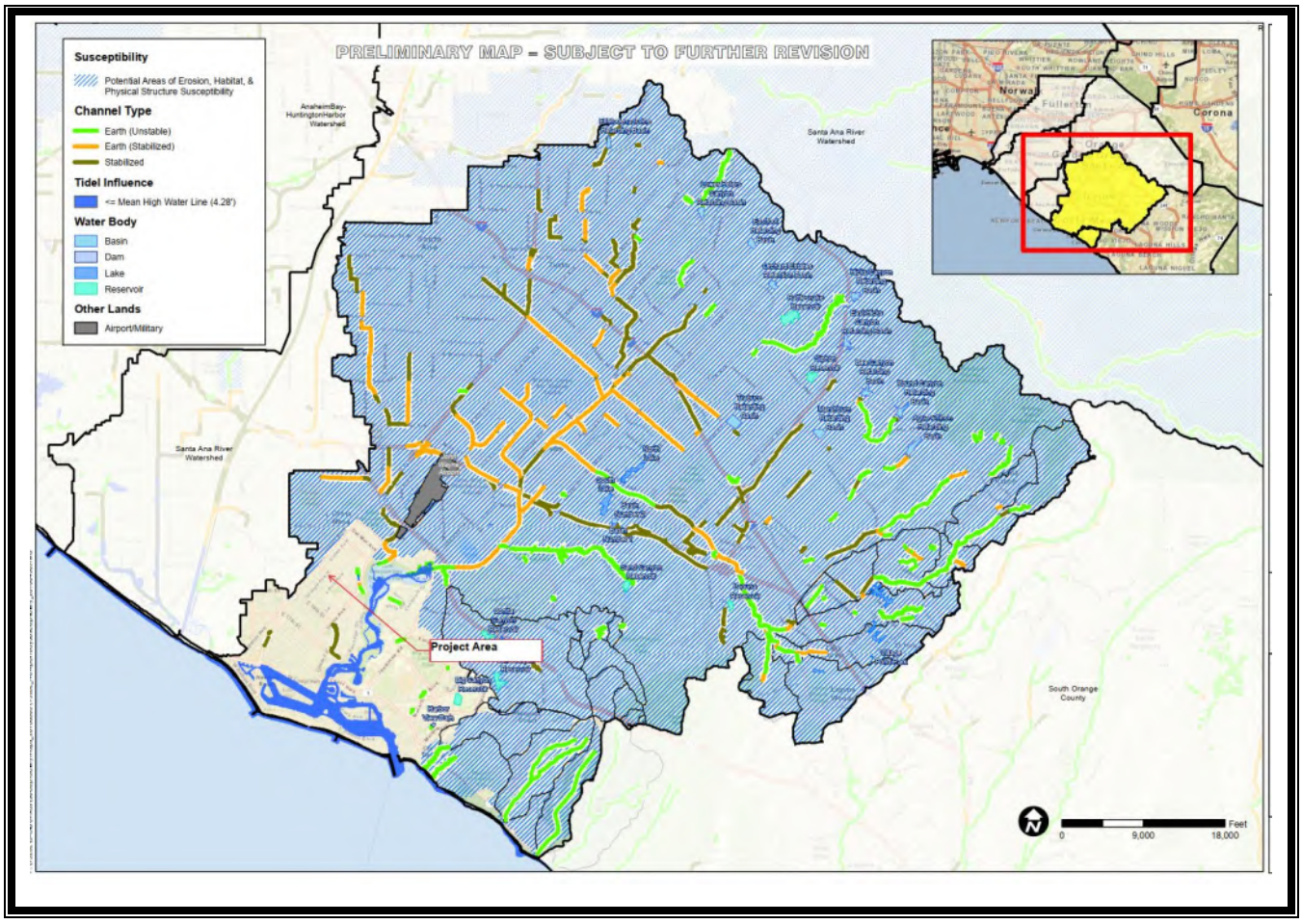
Pollutants of Concern			
Pollutant	Check One for each: E=Expected to be of concern N=Not Expected to be of concern		Additional Information and Comments
Suspended-Solid/ Sediment	E ☒	N ☐	
Nutrients	E ☒	N ☐	
Heavy Metals	E ☐	N ☒	
Pathogens (Bacteria/Virus)	E ☒	N ☐	
Pesticides	E ☒	N ☐	
Oil and Grease	E ☒	N ☐	
Toxic Organic Compounds	E ☐	N ☒	
Trash and Debris	E ☒	N ☐	

II.3 Hydrologic Conditions of Concern

Determine if streams located downstream from the project area are potentially susceptible to hydromodification impacts. *Refer to Section 2.2.3.1 in the Technical Guidance Document (TGD) for North Orange County or Section 2.2.3.2 for South Orange County.*

☒ No – Show map

☐ Yes – Describe applicable hydrologic conditions of concern below. *Refer to Section 2.2.3 in the Technical Guidance Document (TGD).*



II.4 Post Development Drainage Characteristics

Describe post development drainage characteristics. *Refer to Section 2.2.4 in the Technical Guidance Document (TGD).*

Proposed project will follow existing drainage pattern by flowing toward Mesa Drive, which flows toward Orange Avenue.

II.5 Property Ownership/Management

Describe property ownership/management. *Refer to Section 2.2.5 in the Technical Guidance Document (TGD).*

Property will be owned privately and BMPs will be maintained an HOA.

Section III Site Description

III.1 Physical Setting

Fill out table with relevant information. *Refer to Section 2.3.1 in the Technical Guidance Document (TGD).*

Name of Planned Community/Planning Area (if applicable)	N/A
Location/Address	215-223 Mesa Drive
	Cost Mesa, CA
General Plan Land Use Designation	Residential Building
Zoning	Single Family Residential
Acreage of Project Site	0.4282 Acre
Predominant Soil Type	Silty Sand

III.2 Site Characteristics

Fill out table with relevant information and include information regarding BMP sizing, suitability, and feasibility, as applicable. *Refer to Section 2.3.2 in the Technical Guidance Document (TGD).*

Site Characteristics	
Precipitation Zone	0.75 inch
Topography	Flat terrain, less than 2% slope from rear to front.

Drainage Patterns/Connections	Sheet flow from rear of the lot to front of the lot toward street.
Soil Type, Geology, and Infiltration Properties	Silty Sand
Hydrogeologic (Groundwater) Conditions	More than 30 feet deep
Geotechnical Conditions (relevant to infiltration)	Soil Type C per Hydrologic Soil Group Map from TGD.
Off-Site Drainage	No offsite water into the area.
Utility and Infrastructure Information	No know utility conflict

III.3 Watershed Description

Fill out table with relevant information and include information regarding BMP sizing, suitability, and feasibility, as applicable. *Refer to Section 2.3.3 in the Technical Guidance Document (TGD).*

Receiving Waters	Upper Newport Bay, Lower Newport Bay
303(d) Listed Impairments	Upper Newport Bay – Copper, Toxicity, Indicator Bacteria, Chlordane, DDT, Nutrients, PCBs, Chlordane Lower Newport Bay - Copper, Toxicity, Indicator Bacteria, Chlordane, DDT, Nutrients, PCBs, Chlordane
Applicable TMDLs	Copper, Toxicity, Indicator Bacteria, Chlordane, DDT, Nutrients, PCBs, Chlordane
Pollutants of Concern for the Project	Sediments, Nutrients, Pesticides, Bacteria
Environmentally Sensitive and Special Biological Significant Areas	N/A

Section IV Best Management Practices (BMPs)

IV. 1 Project Performance Criteria

Describe project performance criteria. Several steps must be followed in order to determine what performance criteria will apply to a project. These steps include:

- If the project has an approved WIHMP or equivalent, then any watershed specific criteria must be used and the project can evaluate participation in the approved regional or sub-regional opportunities. (Please ask your assigned planner or plan checker regarding whether your project is part of an approved WIHMP or equivalent.)
- Determine applicable hydromodification control performance criteria. *Refer to Section 7.II-2.4.2.2 of the Model WQMP.*
- Determine applicable LID performance criteria. *Refer to Section 7.II-2.4.3 of the Model WQMP.*
- Determine applicable treatment control BMP performance criteria. *Refer to Section 7.II-*3.2.2 *of the Model WQMP.*
- Calculate the LID design storm capture volume for the project. *Refer to Section 7.II-2.4.3 of the Model WQMP.*

(NOC Permit Area only) Is there an approved WIHMP or equivalent for the project area that includes more stringent LID feasibility criteria or if there are opportunities identified for implementing LID on regional or sub-regional basis?	YES ☐	NO ☐
If yes, describe WIHMP feasibility criteria or regional/sub-regional LID opportunities.	n/a	

Project Performance Criteria	
If HCOC exists, list applicable hydromodification control performance criteria (Section 7.II-2.4.2.2 in MWQMP)	n/a
List applicable LID performance criteria (Section 7.II-2.4.3 from MWQMP)	Priority Projects must infiltrate, harvest and use, evapotranspire, or biotreat/biofilter, the 85th percentile, 24-hour storm event (Design Capture Volume). A properly designed biotreatment system may only be considered if infiltration, harvest and use, and evapotranspiration (ET) cannot be feasibly implemented for the full design capture volume. In this case, infiltration, harvest and use, and ET practices must be implemented to the greatest extent feasible and biotreatment may be provided for the remaining design capture volume. A diversity of controls will be provided, if feasible, to achieve the greatest feasible retention of the Design Capture Volume, then, if necessary, biotreatment of the remaining design capture volume.
List applicable treatment control BMP performance criteria (Section 7.II-3.2.2 from MWQMP)	If it is not feasible to meet LID performance criteria through retention and/or biotreatment provided on-site or at a sub-regional/regional scale, then treatment control BMPs shall be provided on-site or offsite prior to discharge to waters of the US. Sizing of treatment control BMP(s) shall be based on either the unmet volume after claiming applicable water quality credits.
Calculate LID design storm capture volume for Project.	DCV – CxdxA Imp = 41% D = 0.75 inch A = 18,651 sq-ft C = 0.75 * imp + 0.15 = 0.458 DCV = 534 cu-ft

IV.2. Site Design and Drainage

Describe site design and drainage including

- A narrative of site design practices utilized or rationale for not using practices;
- A narrative of how site is designed to allow BMPs to be incorporated to the MEP
- A table of DMA characteristics and list of LID BMPs proposed in each DMA.
- Reference to the WQMP "BMP Exhibit."
- Calculation of Design Capture Volume (DCV) for each drainage area.
- A listing of GIS coordinates for LID and Treatment Control BMPs.

Refer to Section 2.4.2 in the Technical Guidance Document (TGD).

5 drainage area is derived for the project.

DMA-1 drains toward bio-filtration planter TCM-1

DMA-2 drains toward bio-filtration planter TCM-2

DMA-3 drains toward bio-filtration planter TCM-3

DMA-4 drains toward bio-filtration planter TCM-4

DMA-5 is a permeable paver area.

IV.3 LID BMP Selection and Project Conformance Analysis

Each sub-section below documents that the proposed design features conform to the applicable project performance criteria via check boxes, tables, calculations, narratives, and/or references to worksheets. *Refer to Section 2.4.2.3 in the Technical Guidance Document (TGD) for selecting LID BMPs and Section 2.4.3 in the Technical Guidance Document (TGD) for conducting conformance analysis with project performance criteria.*

IV.3.1 Hydrologic Source Controls (HSCs)

If required HSCs are included, fill out applicable check box forms. If the retention criteria are otherwise met with other LID BMPs, include a statement indicating HSCs not required.

Name	Included?
Localized on-lot infiltration	☐
Impervious area dispersion (e.g. roof top disconnection)	☐
Street trees (canopy interception)	☐
Residential rain barrels (not actively managed)	☐
Green roofs/Brown roofs	☐
Blue roofs	☐
Impervious area reduction (e.g. permeable pavers, site design)	☒
Other:	☐

DMA-5 will be a permeable paver. See attached worksheet.

IV.3.2 Infiltration BMPs

Name	Included?
Bioretention without underdrains	☒
Rain gardens	☐
Porous landscaping	☐
Infiltration planters	☐
Retention swales	☐
Infiltration trenches	☐
Infiltration basins	☐
Drywells	☐
Subsurface infiltration galleries	☐
French drains	☐
Permeable asphalt	☐
Permeable concrete	☐
Permeable concrete pavers	☐
Other:	☐
Other:	☐

4 bio-filtration system is proposed for DMA-2 3, 5 and 6.

BMP AREA	AREA	IMPERVIOUS AREA	C	i	DCV	$A_{requires}$	$A_{proposed}$
	SQ-FT	SQ-FT		INCH	CU-FT	sq-ft	sq-ft
DMA-1	3,992	1,955	0.517	0.75	129.1	130	275
DMA-2	2,797	1,967	0.677	0.75	118.4	119	340
DMA-3	3,629	1,684	0.498	0.75	113	113	281
DMA-4	2,552	1,757	0.666	0.75	106.3	107	333

DDp = (dp/Kmedia)x 12 = 28.8 hr
dp = 6 inch
Kmedia = 2.5 in/hr
dfiltered = 6 inch
$A_{requires}$ = DCV / (dp + dfiltered)

IV.3.3 Evapotranspiration, Rainwater Harvesting BMPs

If the full Design Storm Capture Volume cannot be met with infiltration BMPs, describe any evapotranspiration and/or rainwater harvesting BMPs included.

Name	Included?
All HSCs; *See Section IV.3.1*	☐
Surface-based infiltration BMPs	☐
Biotreatment BMPs	☒
Above-ground cisterns and basins	☐
Underground detention	☐
Other:	☐
Other:	☐
Other:	☐

n/a

IV.3.4 Biotreatment BMPs

Name	Included?
Bioretention with underdrains	☐
Stormwater planter boxes with underdrains	☐
Rain gardens with underdrains	☐
Constructed wetlands	☐
Vegetated swales	☐
Vegetated filter strips	☐
Proprietary vegetated biotreatment systems	☐
Wet extended detention basin	☐
Dry extended detention basins	☐
Other:	☐
Other:	☐

n/a

IV.3.5 Hydromodification Control BMPs

Describe hydromodification control BMPs. *See Section 5 of the Technical Guidance Document (TGD).* Include sections for selection, suitability, sizing, and infeasibility, as applicable. Detail compliance with Prior Conditions of Approval (if applicable).

Hydromodification Control BMPs	
BMP Name	**BMP Description**
Nb/a	

IV.3.6 Regional/Sub-Regional LID BMPs

Describe regional/sub-regional LID BMPs in which the project will participate. *Refer to Section 7.II-2.4.3.2 of the Model WQMP*.

Regional/Sub-Regional LID BMPs
n/a

IV.3.7 Treatment Control BMPs

Treatment control BMPs can only be considered if the project conformance analysis indicates that it is not feasible to retain the full design capture volume with LID BMPs. Describe treatment control BMPs including sections for selection, sizing, and infeasibility, as applicable.

Treatment Control BMPs	
BMP Name	**BMP Description**
n/a	

IV.3.8 Non-structural Source Control BMPs

Fill out non-structural source control check box forms or provide a brief narrative explaining if non-structural source controls were not used.

Non-Structural Source Control BMPs				
Identifier	Name	Check One		If not applicable, state brief reason
		Included	Not Applicable	
N1	Education for Property Owners, Tenants and Occupants	☒	☐	Private residence
N2	Activity Restrictions	☐	☒	Private residence
N3	Common Area Landscape Management	☐	☒	Private residence
N4	BMP Maintenance	☒	☐	Private residence
N5	Title 22 CCR Compliance (How development will comply)	☒	☐	Private residence
N6	Local Industrial Permit Compliance	☐	☒	Private residence
N7	Spill Contingency Plan	☐	☒	Private residence
N8	Underground Storage Tank Compliance	☐	☒	Private residence
N9	Hazardous Materials Disclosure Compliance	☐	☒	Private residence
N10	Uniform Fire Code Implementation	☐	☒	Private residence
N11	Common Area Litter Control	☐	☒	Private residence
N12	Employee Training	☐	☒	Private residence
N13	Housekeeping of Loading Docks	☐	☒	Private residence
N14	Common Area Catch Basin Inspection	☐	☒	Private residence
N15	Street Sweeping Private Streets and Parking Lots	☐	☒	Private residence
N16	Retail Gasoline Outlets	☐	☒	Private residence

IV.3.9 Structural Source Control BMPs

Fill out structural source control check box forms or provide a brief narrative explaining if structural source controls were not used.

Structural Source Control BMPs				
Identifier	Name	Check One		If not applicable, state brief reason
		Included	Not Applicable	
S1	Provide storm drain system stenciling and signage	☐	☒	Private residence
S2	Design and construct outdoor material storage areas to reduce pollution introduction	☐	☒	Private residence
S3	Design and construct trash and waste storage areas to reduce pollution introduction	☐	☒	Private residence
S4	Use efficient irrigation systems & landscape design, water conservation, smart controllers, and source control	☒	☐	
S5	Protect slopes and channels and provide energy dissipation	☐	☒	No slope or channel
	Incorporate requirements applicable to individual priority project categories (from SDRWQCB NPDES Permit)	☐	☐	
S6	Dock areas	☐	☒	Private residence
S7	Maintenance bays	☐	☒	Private residence
S8	Vehicle wash areas	☐	☒	Private residence
S9	Outdoor processing areas	☐	☒	Private residence
S10	Equipment wash areas	☐	☒	Private residence
S11	Fueling areas	☐	☒	Private residence
S12	Hillside landscaping	☐	☒	Private residence
S13	Wash water control for food preparation areas	☐	☒	Private residence
S14	Community car wash racks	☐	☒	Private residence

IV.4 Alternative Compliance Plan (If Applicable)

N/A

IV.4.1 Water Quality Credits

<table>
<tr><th colspan="5">Description of Proposed Project</th></tr>
<tr><td colspan="5">Project Types that Qualify for Water Quality Credits (Select all that apply):</td></tr>
<tr><td colspan="2">☐Redevelopment projects that reduce the overall impervious footprint of the project site.</td><td colspan="2">☐Brownfield redevelopment, meaning redevelopment, expansion, or reuse of real property which may be complicated by the presence or potential presence of hazardous substances, pollutants or contaminants, and which have the potential to contribute to adverse ground or surface WQ if not redeveloped.</td><td>☐ Higher density development projects which include two distinct categories (credits can only be taken for one category): those with more than seven units per acre of development (lower credit allowance); vertical density developments, for example, those with a Floor to Area Ratio (FAR) of 2 or those having more than 18 units per acre (greater credit allowance).</td></tr>
<tr><td colspan="2">☐ Mixed use development, such as a combination of residential, commercial, industrial, office, institutional, or other land uses which incorporate design principles that can demonstrate environmental benefits that would not be realized through single use projects (e.g. reduced vehicle trip traffic with the potential to reduce sources of water or air pollution).</td><td colspan="2">☐ Transit-oriented developments, such as a mixed use residential or commercial area designed to maximize access to public transportation; similar to above criterion, but where the development center is within one half mile of a mass transit center (e.g. bus, rail, light rail or commuter train station). Such projects would not be able to take credit for both categories, but may have greater credit assigned</td><td>☐ Redevelopment projects in an established historic district, historic preservation area, or similar significant city area including core City Center areas (to be defined through mapping).</td></tr>
<tr><td>☐Developments with dedication of undeveloped portions to parks, preservation areas and other pervious uses.</td><td>☐ Developments in a city center area.</td><td>☐ Developments in historic districts or historic preservation areas.</td><td>☐ Live-work developments, a variety of developments designed to support residential and vocational needs together – similar to criteria to mixed use development; would not be able to take credit for both categories.</td><td>☐In-fill projects, the conversion of empty lots and other underused spaces into more beneficially used spaces, such as residential or commercial areas.</td></tr>
<tr><td>Calculation of Water Quality Credits
(if applicable)</td><td colspan="4">N/a</td></tr>
</table>

IV.4.2 Alternative Compliance Plan Information

Describe an alternative compliance plan (if applicable). Include alternative compliance obligations (i.e., gallons, pounds) and describe proposed alternative compliance measures. *Refer to Section 7.II 3.0 in the Model WQMP.*

N/a

Section V Inspection/Maintenance Responsibility for BMPs

Fill out information in table below. Prepare and attach an Operation and Maintenance Plan. Identify the funding mechanism through which BMPs will be maintained. Inspection and maintenance records must be kept for a minimum of five years for inspection by the regulatory agencies. *Refer to Section 7.II 4.0 in the Model WQMP.*

BMP Inspection/Maintenance			
BMP	**Reponsible Party(s)**	**Inspection/ Maintenance Activities Required**	**Minimum Frequency of Activities**
Permeable Paver	Owner	Yes	See table below
Bio-Planer	Owner	Yes	See table below

INF-5 Permeable Pavement	
Activity	**Frequency**
GENERAL INSPECTIONS	
Inspect for areas of sediment accumulation in the pavement surface	Four times per year during wet season, including inspection just before the wet season and within 24 hours after at least two storm events ≥ 0.5 inches.
If sediment accumulation is elevated, inspect for potential sources of sediment in the tributary area and recommend control approaches	
Observe and record drawdown rate via observation port following storm event	
Periodically (every 2 to 5 years) measure the permeability of the surface of the permeable pavement	
Identify any damage to pavement	
Inspect overflow structures	
Identify any needed corrective maintenance that will require site-specific planning or design	
ROUTINE MAINTENANCE	
Permeable Surface Layer	
Remove sediment and leaf litter using a mechanical sweeper (i.e., regenerative air or vacuum-assisted sweeper)	Two to four times per year during wet season including just before the wet season, depending on sediment and debris load
Manually remove weeds	Annually
Power wash surface layer (without using surfactants)	Annually
Patch pavement surface where needed	As needed
Other activities specific to pavement surface type	As needed
Coordinate with maintenance of adjacent pavement to ensure permeable pavement is protected	As needed
Underdrain and Outflow Structures	
Inspect outlets and remove accumulated sediment	Four times per year during wet season, including inspection just before the wet season.
Repair structural damage to outlets	As needed

INF-5 Permeable Pavement

Activity	Frequency
CORRECTIVE (MAJOR) MAINTENANCE	
Prepare documentation of issues and resolutions for review by appropriate parties; modify WQMP if needed.	Before major maintenance
Document major maintenance activities; record modified WQMP and as-built plan set if needed	After major maintenance
Take photographs before and after from the same vantage point	Before and after

INF-3 Bioretention Without Underdrain

Activity	Frequency
GENERAL INSPECTIONS	
Remove trash and debris	Four times per year during wet season, including inspection just before the wet season and within 24 hours after at least two storm events ≥ 0.5 inches.
Repair eroded facility areas	
Inspect and maintain access roads	
Inspect and resolve areas of standing water	
Remove minor sediment in facility bottom	
Provide vector control if needed	
Identify any needed corrective maintenance that will require site-specific planning or design	
ROUTINE MAINTENANCE	
Vegetation	
Irrigate as recommended by a landscape professional, typically for the first 3 years to establish vegetation	As needed
Remove undesirable vegetation	Four times per year during wet season, including inspection just before the wet season.
Reseed or replant areas of thin or missing vegetation	Annually
Mulch	
Remove and replace mulch in areas where significant sediment (>1 inch) has accumulated	Annually
Add an additional 1-2 inches of mulch; replace any	Annually

INF-3 Bioretention Without Underdrain	
Activity	**Frequency**
mulch that is removed	
Media Layer	
Scarify media to promote infiltration while removing mulch	Annually
Replace top 3-6 inches of media layer and replace vegetation	Estimated every 10 years (highly site specific)
Replace full depth of media and replace vegetation	Estimated every 30 years (highly site specific)
Inflow, Underdrain and Outflow Structures	
Check energy dissipation function and add riprap	Four times per year during wet season, including inspection just before the wet season.
Inspect inlets and outlets and remove accumulated sediment	Four times per year during wet season, including inspection just before the wet season.
Flush underdrain	As needed
Repair structural damage to inlets, outlets, and underdrain	As needed
CORRECTIVE (MAJOR) MAINTENANCE	
For the adaptable configuration, utilize results of downtown observations to determine the need for adjustment of the outlet structure (i.e., uncapping closed underdrain)	Based on twice-yearly drawdown observations following events 0.5 inch or larger
Prepare documentation of issues and resolutions for review by appropriate parties; modify WQMP if needed.	Before major maintenance
Document major maintenance activities; record modified WQMP and as-built plan set if needed	After major maintenance
Take photographs before and after from the same vantage point	Before and after

Section VI BMP Exhibit (Site Plan)

VI.1 BMP Exhibit (Site Plan)

Include a BMP Exhibit (Site Plan), at a size no less than 24" by 36," which includes the following minimum information:

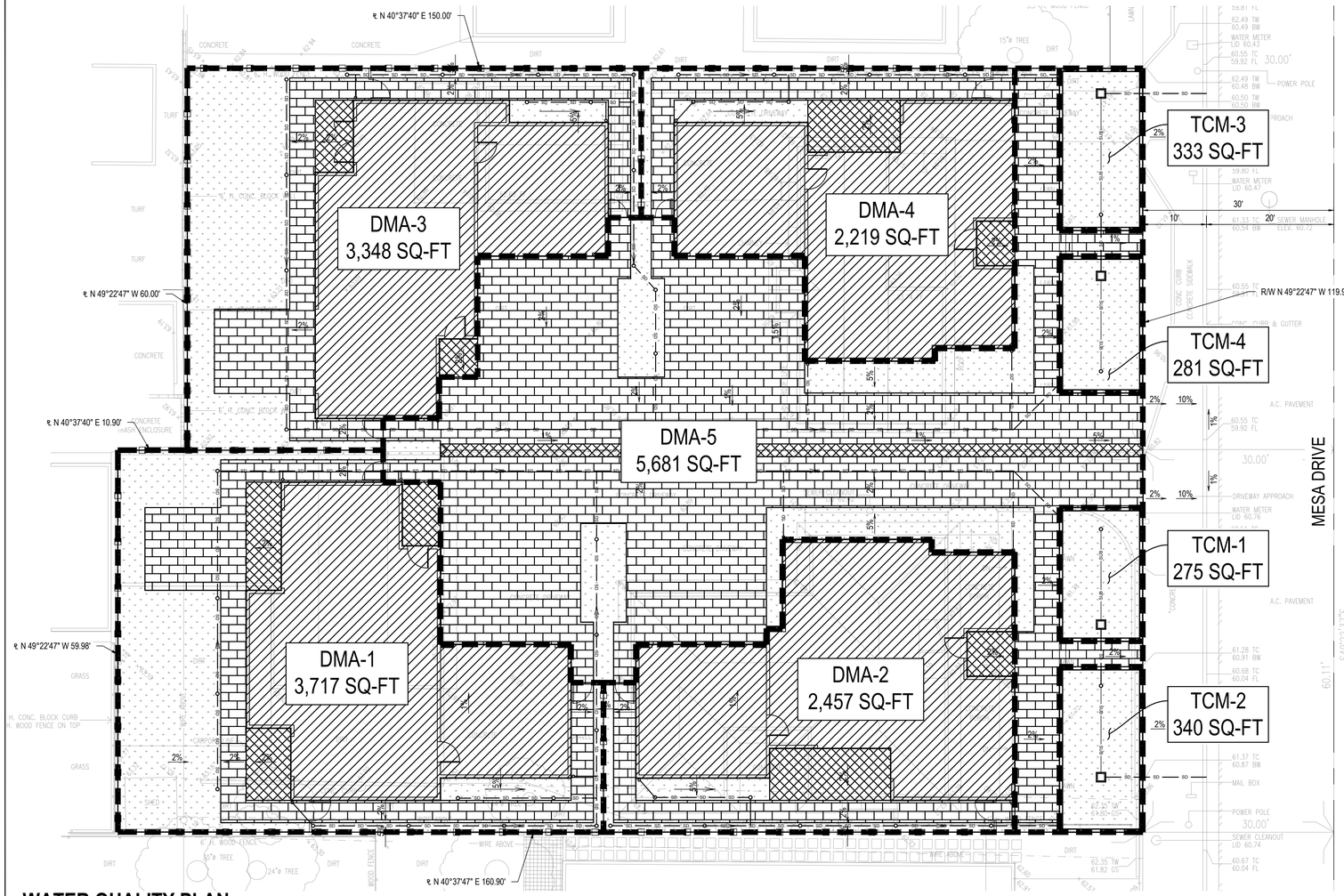
- Insert in the title block (lower right hand corner) of BMP Exhibit: the WQMP Number (assigned by staff) and the grading/building or Planning Application permit numbers
- Project location (address, tract/lot number(s), etc.)
- Site boundary
- Land uses and land covers, as applicable
- Suitability/feasibility constraints
- Structural BMP locations
- Drainage delineations and flow information
- Delineate the area being treated by each structural BMP
- GIS coordinates for LID and Treatment Control BMPs
- Drainage connections
- BMP details
- Preparer name and stamp

Please do not include any areas outside of the project area or any information not related to drainage or water quality. The approved BMP Exhibit (Site Plan) shall be submitted as a plan sheet on all grading and building plan sets submitted for plan check review and approval. The BMP Exhibit shall be at the same size as the rest of the plan sheets in the submittal and shall have an approval stamp and signature prior to plan check submittal.

VI.2 Submittal and Recordation of Water Quality Management Plan

Following approval of the Final Project-Specific WQMP, three copies of the approved WQMP (including BMP Exhibit, Operations and Maintenance (O&M) Plan, and Appendices) shall be submitted. In addition, these documents shall be submitted in a PDF format.

Each approved WQMP (including BMP Exhibit, Operations and Maintenance (O&M) Plan, and Appendices) shall be recorded in the Orange County Clerk-Recorder's Office, prior to close-out of grading and/or building permit. Educational Materials are not required to be included.



LEGEND

- NEW BUILDING AREA
- NEW IMPERVIOUS AREA
- FLOW PATTERN
- LANDSCAPE AREA
- PERMEABLE PAVER
- BOTTOMLESS CATCH BASIN

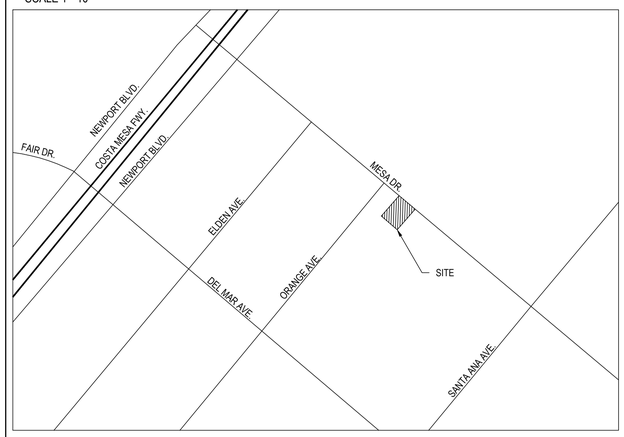
20 15 10 5 0 10 20
SCALE 1"=10'

DRAINAGE MANAGEMENT AREA SUMMARY FOR 215-223 MESA DRIVE, COSTA MESA, CA 92627

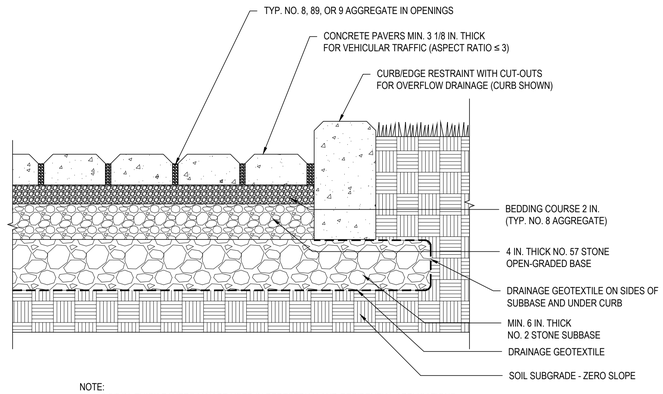
AREA ID	AREA	NEW IMPERVIOUS AREA	LANDSCAPE AREA	PERMEABLE AREA	BMP TYPE
	SQ-FT	SQ-FT	SQ-FT	SQ-FT	
DMA-1	3,717	1,955	1,048	714	STORMWATER PLANTER
DMA-2	2,457	1,967	205	285	STORMWATER PLANTER
DMA-3	3,348	1,684	1,004	660	STORMWATER PLANTER
DMA-4	2,219	1,757	196	266	STORMWATER PLANTER
DMA-5	5,681	221	898	4,562	PERMEABLE PAVER
TCM-1	275	0	275	0	STORMWATER PLANTER
TCM-2	340	0	340	0	STORMWATER PLANTER
TCM-3	333	0	333	0	STORMWATER PLANTER
TCM-4	281	0	281	0	STORMWATER PLANTER

WATER QUALITY PLAN

SCALE 1"=10'

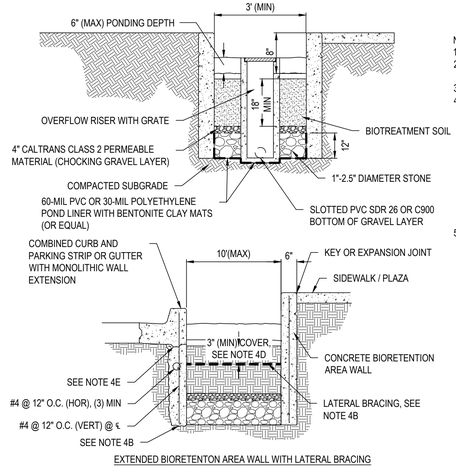


VICINITY MAP
NOT TO SCALE



NOTE:
1. 2 3/8 IN. THICK PAVERS MAY BE USED IN PEDESTRIAN AND RESIDENTIAL APPLICATIONS.
2. NO. 2 STONE SUBBASE THICKNESS VARIES WITH DESIGN. CONSULT ICPI PERMEABLE INTERLOCKING CONCRETE PAVEMENT MANUAL.
3. NO. 2 STONE MAY BE SUBSTITUTED WITH NO. 3 OR NO. 4 STONE.
4. SELECT GEOTEXTILE PER AASHTO M 288.

DETAIL 4
PERMEABLE PAVEMENT
NOT TO SCALE



EXTENDED BIORETENTON AREA WALL WITH LATERAL BRACING

NOTE:
1. AVOID UNNECESSARY COMPACTION OF EXISTING SUBGRADE BELOW BIORETENTION AREA.
2. SCARIFY SUBGRADE TO A DEPTH OF 3" (MIN) IMMEDIATELY PRIOR TO PLACEMENT OF AGGREGATE STORAGE AND BIOTREATMENT SOIL MATERIAL
3. FOR STRUCTURAL SUPPORT, SUBGRADE UNDER WALLS ONLY COMPACTED PER ENGINEER SPECIFICATIONS.
4. VERTICAL SIDE WALLS (WHEN SPACE LIMITED):
   A. ALL BIORETENTION AREA WALLS SHALL EXTEND TO BOTTOM OF AGGREGATE STORAGE LAYER OR DEEPER. MINIMUM DEPTHS SHALL BE DESIGNED TO PREVENT LATERAL SEEPAGE INTO THE ADJACENT PAVEMENT SECTION.
   B. FOOTING AND/OR LATERAL BRACING SHALL SHALL BE DESIGNED BY THE ENGINEER TO WITHSTAND ANTICIPATED LOADING ASSUMING NO REACTIVE FORCES FROM THE UNCOMPACTED BIOTREATMENT SOIL.
   C. BIORETENTION AREA WALLS EXTENDING MORE THAN 36" BELOW ADJACENT LOAD-BEARING SURFACE, OR WHEN LOCATED ADJACENT TO PAVERS, SHALL HAVE FOOTING OR LATERAL BRACING. FOOTING OR LATERAL BRACING MAY BE EXCLUDED ONLY IF THE ENGINEER DEMONSTRATES THAT THE PROPOSED WALL DESIGN MEETS LOADING REQUIREMENTS. WALL SHALL NOT ENCROACH INTO TREATMENT AREA.
   D. CONTRACTOR TO PROVIDE 3" MINIMUM COVER OVER ALL LATERAL BRACING FOR PLANT ESTABLISHMENT.
   E. ALL CONSTRUCTION COLD JOINTS SHALL INCORPORATE EPOXY, DOWEL/TIE BAR, KEYWAY, OR WATER STOP.
5. 18" PLANTING MEDIA. PLANTING MEDIA SPECIFICATION PER BIO-RETENTION TECHNICAL SPECIFICATION T-1 STORM WATER PLANTER.
   a. HAVE A MINIMUM DEPTH OF 1.5 FEET, EXCLUDING THE MULCH LAYER
   b. ACHIEVE A LONG-TERM, IN-PLACE MINIMUM INFILTRATION RATE OF AT LEAST 5 IN/HR TO SUPPORT MAXIMUM STORMWATER RUNOFF RETENTION AND POLLUTANT REMOVAL; AND
   c. CONSIST OF 60 TO 70 PERCENT SAND MEETING THE SPECIFICATIONS OF THE AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM) C33 AND 30 TO 40 PERCENT COMPOST

DETAIL 11
STORMWATER PLANTER AREA
NOT TO SCALE

OWNER/SUBDIVIDER:
HOMEX DEVELOPMENT LLC
17741 MITCHELL, SUITE 200
IRVINE, CA 92614
PHONE: 949-252-9999

215-223 MESA DRIVE'S RESIDENCE
WATER QUALITY PLAN
215-223 MESA DRIVE,
COSTA MESA, CA92627

PLANS PREPARED BY:
W.H. ENGINEERING GROUP
548 WALD, IRVINE, CA 92618
INFO@WHENGINEERINGGROUP.COM
PHONE: 949-229-3357
3/24/2026
DATE
WEN-HAI LIN MAUNG CHEN
R.C.E. C83487 EXP. 3/31/2027

REGISTERED PROFESSIONAL ENGINEER
CHEN HAI LIN MAUNG
NO. C 83487
EXP. 3/31/27
CIVIL
STATE OF CALIFORNIA

NO.	DATE	REVISIONS	APPROVED BY

DESIGNER
DESIGNED BY:
DRAFTED BY:
CHECKED BY:

PROJECT NO.:
G25088

SHEET NO.:
C-5

PLOT DATE: 3/24/2026

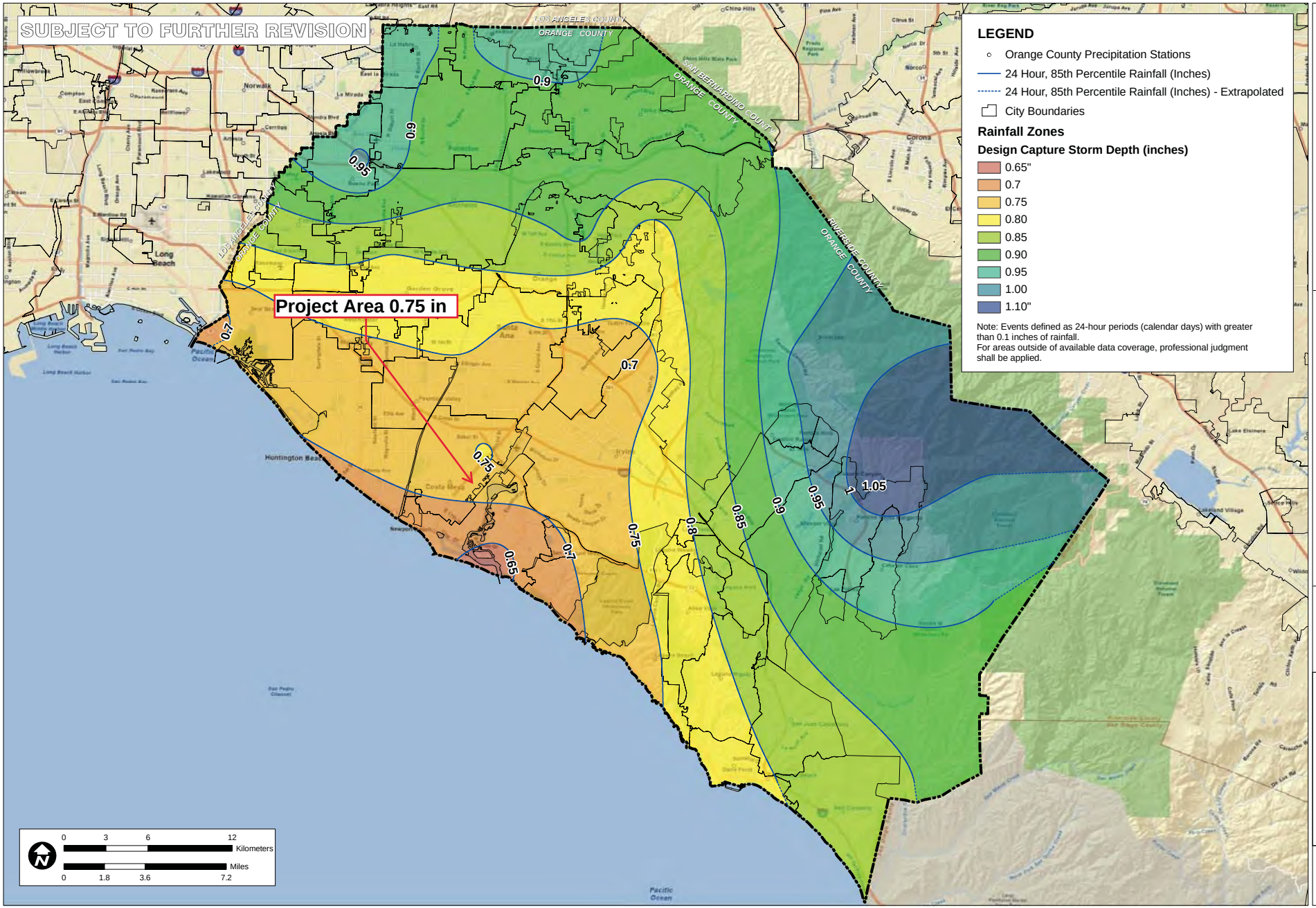
Section VII Educational Materials

Refer to the Orange County Stormwater Program (ocwatersheds.com) for a library of materials available. Please only attach the educational materials specifically applicable to this project. Other materials specific to the project may be included as well and must be attached.

Education Materials			
Residential Material (http://www.ocwatersheds.com)	**Check If Applicable**	**Business Material (http://www.ocwatersheds.com)**	**Check If Applicable**
The Ocean Begins at Your Front Door	☒	Tips for the Automotive Industry	☐
Tips for Car Wash Fund-raisers	☐	Tips for Using Concrete and Mortar	☐
Tips for the Home Mechanic	☒	Tips for the Food Service Industry	☐
Homeowners Guide for Sustainable Water Use	☒	Proper Maintenance Practices for Your Business	☐
Household Tips	☒	**Other Material**	**Check If Attached**
Proper Disposal of Household Hazardous Waste	☒		
Recycle at Your Local Used Oil Collection Center (North County)	☐		☐
Recycle at Your Local Used Oil Collection Center (Central County)	☒		☐
Recycle at Your Local Used Oil Collection Center (South County)	☐		☐
Tips for Maintaining a Septic Tank System	☐		☐
Responsible Pest Control	☒		☐
Sewer Spill	☐		☐
Tips for the Home Improvement Projects	☒		☐
Tips for Horse Care	☐		☐
Tips for Landscaping and Gardening	☒		☐
Tips for Pet Care	☐		☐
Tips for Pool Maintenance	☐		☐
Tips for Residential Pool, Landscape and Hardscape Drains	☐		☐
Tips for Projects Using Paint	☒		☐

Attachment A

TGD Exhibits



P:\9526E\16-GIS\Mxds\Reports\InfiltrationFeasability_20110215\9526E_FigureXVI-1_RainfallZones_20110215.mxd

TITLE: RAINFALL ZONES

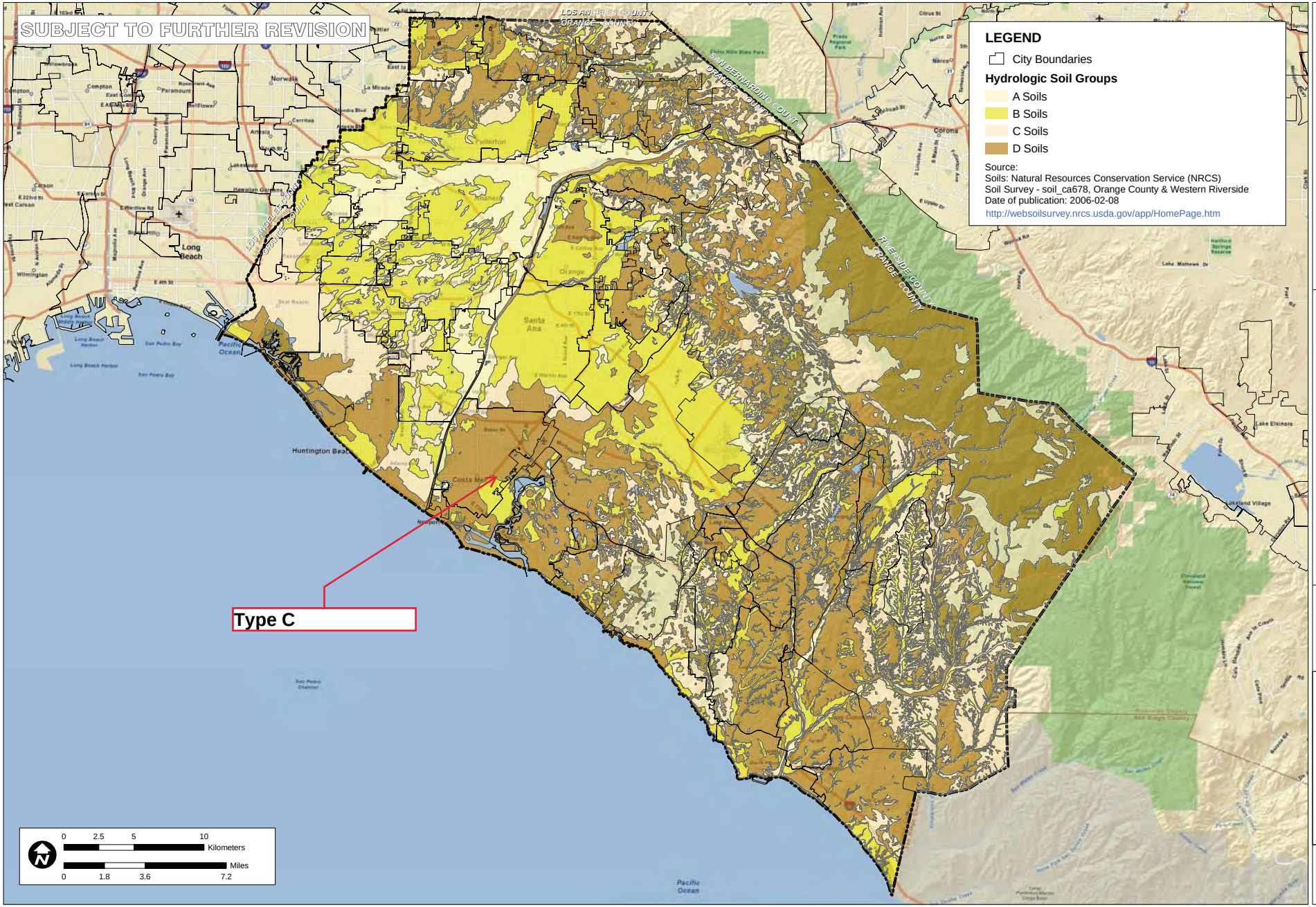
JOB: ORANGE COUNTY TECHNICAL GUIDANCE DOCUMENT

ORANGE CO. CA

SCALE	1" = 1.6 miles
DESIGNED	TH
DRAWING	TH
CHECKED	BMP
DATE	04/29/10
JOB NO.	9526-E

PACE Advanced Water Engineering

FIGURE XVI-1



TITLE: NRCS HYDROLOGIC SOILS GROUPS

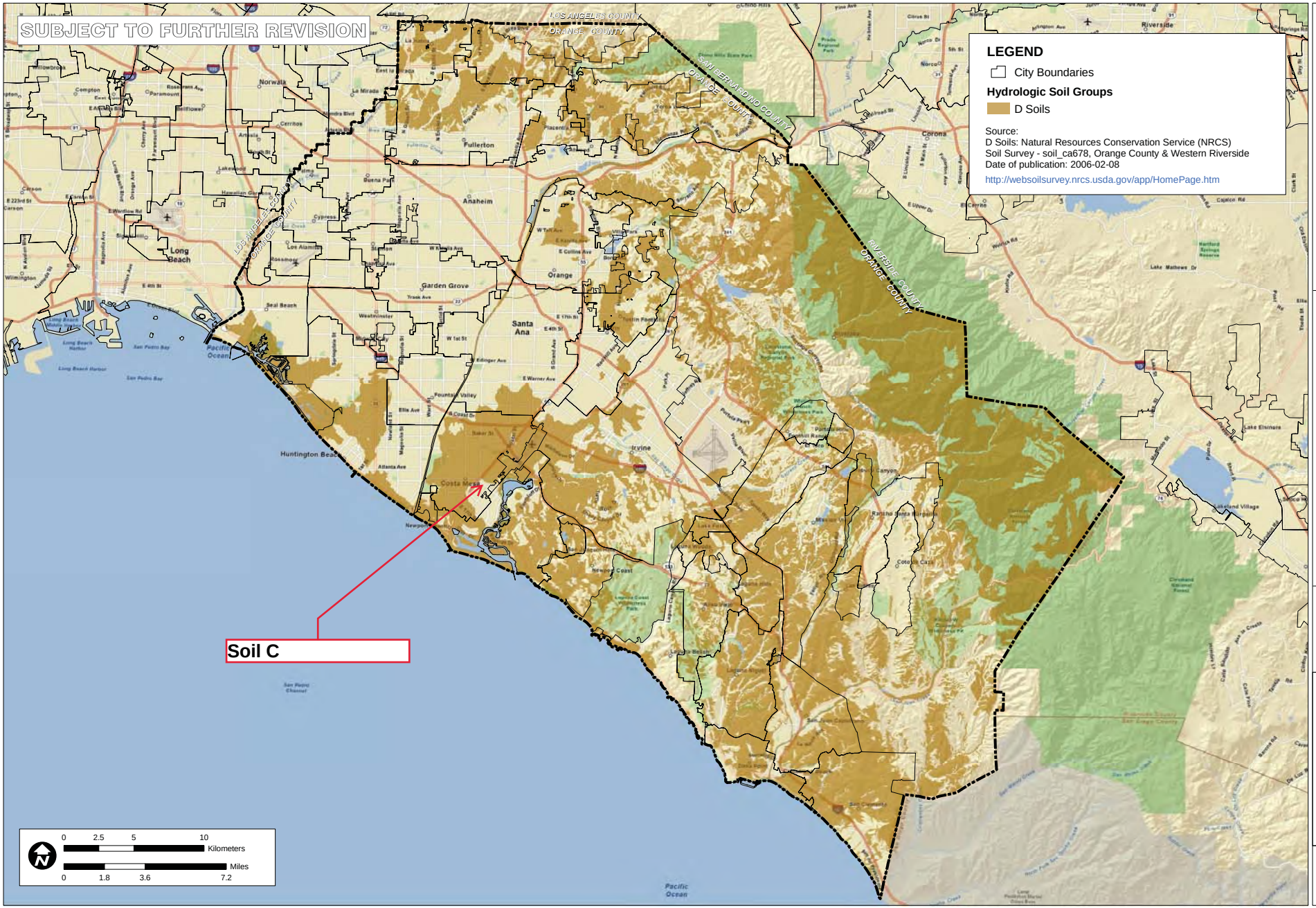
JOB: ORANGE COUNTY INFILTRATION STUDY — ORANGE CO., CA

SCALE: 1" = 1.6 miles
DESIGNED: TH
DRAWING: TH
CHECKED: BMP
DATE: 02/09/11
JOB NO.: 9526-E

PACE Advanced Water Engineering

FIGURE XVI-2a

P:\9526E\6-GIS\Mxds\Reports\InfiltrationFeasability_20110215\9526E_FigureXVI-2a_HydroSoils_20110215.mxd



TITLE: HYDROLOGIC SOIL GROUP TYPE D NRCS SOIL SURVEY

ORANGE COUNTY INFILTRATION STUDY

CA

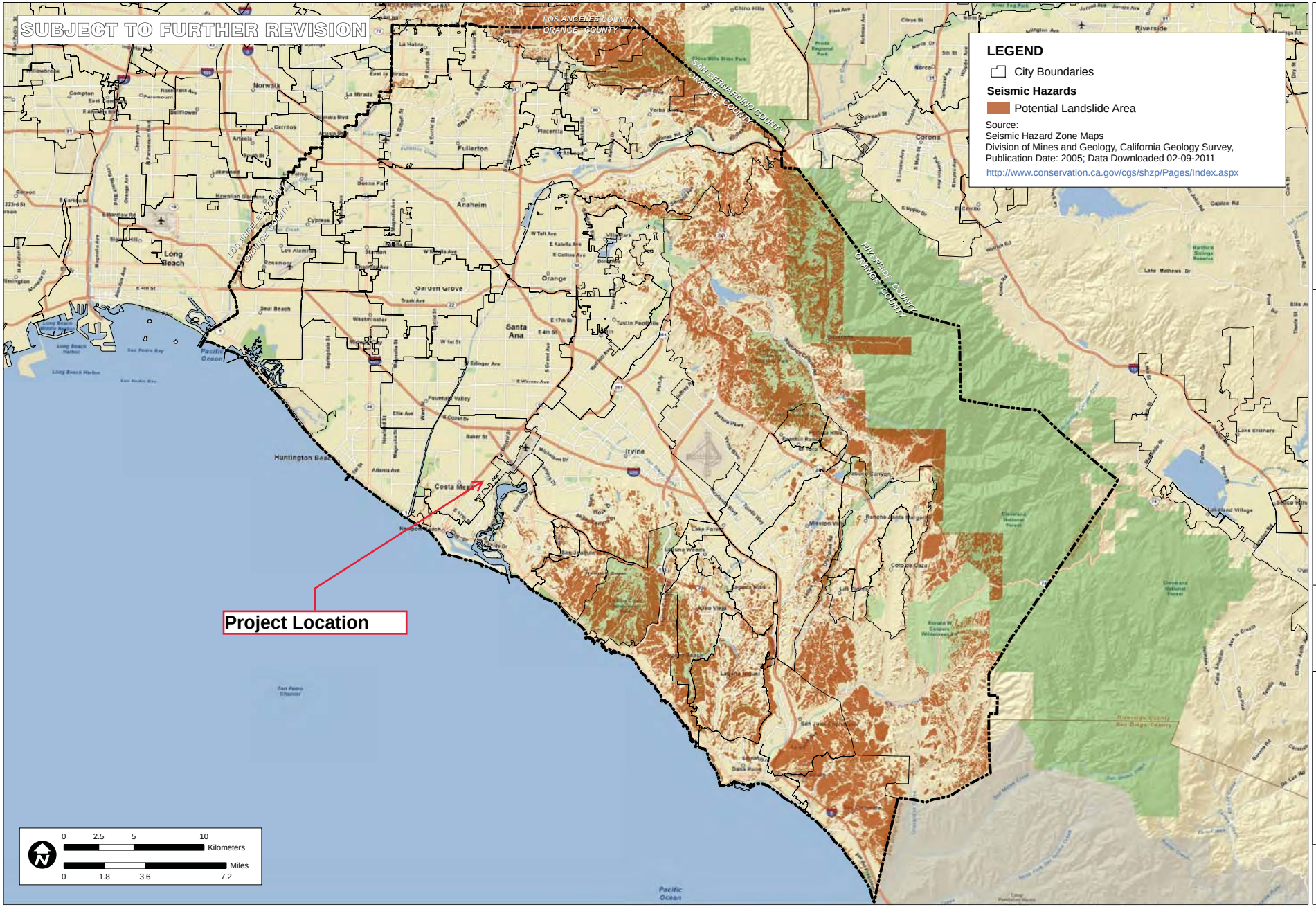
JOB: ORANGE CO.

SCALE	1" = 1.6 miles
DESIGNED	TH
DRAWING	TH
CHECKED	BMP
DATE	02/09/11
JOB NO.	9526-E

PACE Advanced Water Engineering

FIGURE XVI-2b

P:\9526E\6-GIS\Mxds\Reports\InfiltrationFeasability_20110215\9526E_FigureXVI-2b_D-Soils_20110215.mxd



TITLE
HYDROLOGIC SOIL GROUP
TYPE D NRCS SOIL SURVEY

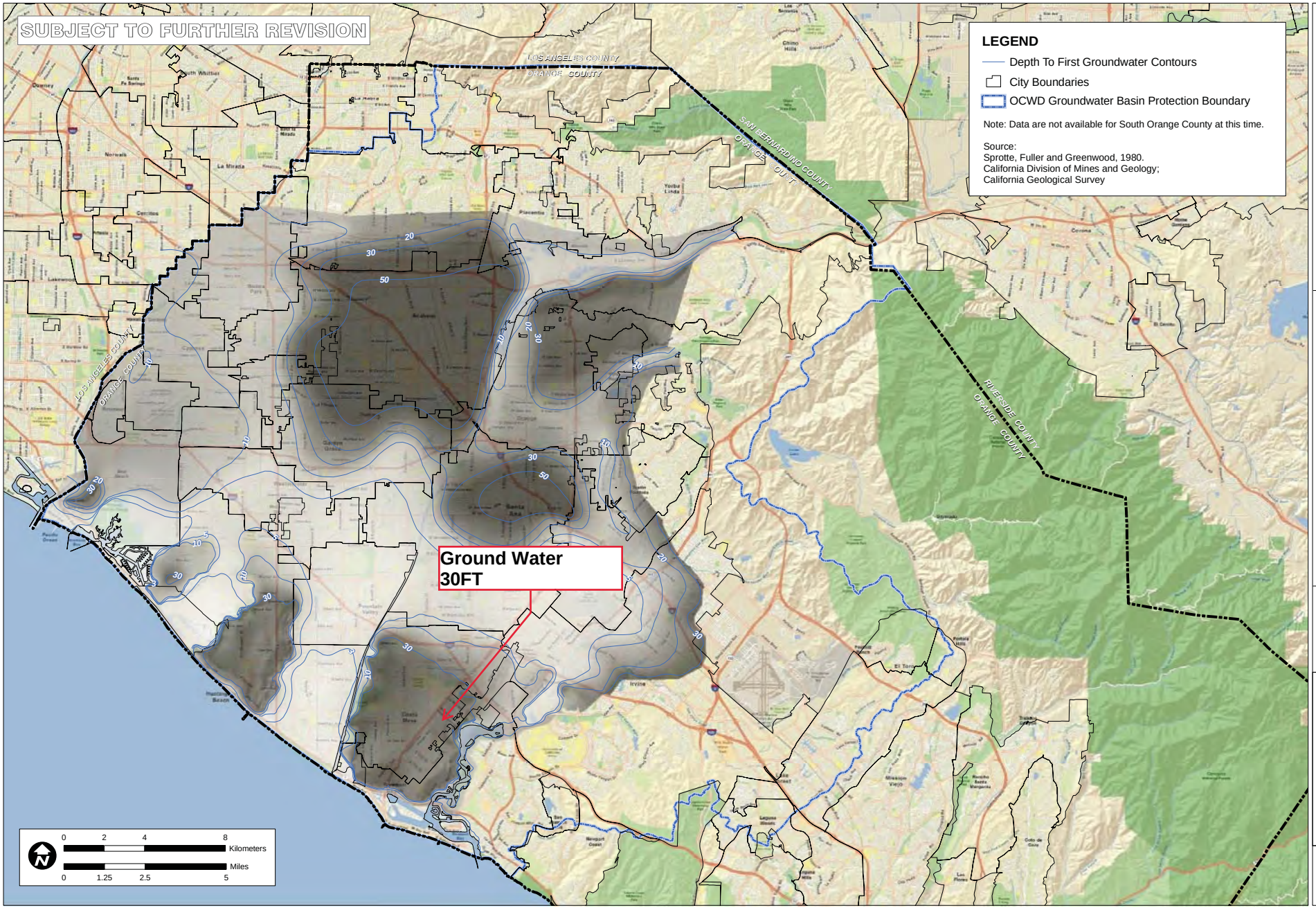
JOB
ORANGE COUNTY
INFILTRATION STUDY
ORANGE CO. CA

SCALE	1" = 1.25 miles
DESIGNED	TH
DRAWING	TH
CHECKED	BMP
DATE	02/09/11
JOB NO.	9526-E

PACE
Advanced Water Engineering

FIGURE
XVI-2c

P:\9526E\6-GIS\Mxds\Reports\InfiltrationFeasability_20110215\9526E_FigureXVI-2c_Landslides_20110215.mxd



TITLE
NORTH ORANGE COUNTY
MAPPED DEPTH TO FIRST
GROUNDWATER

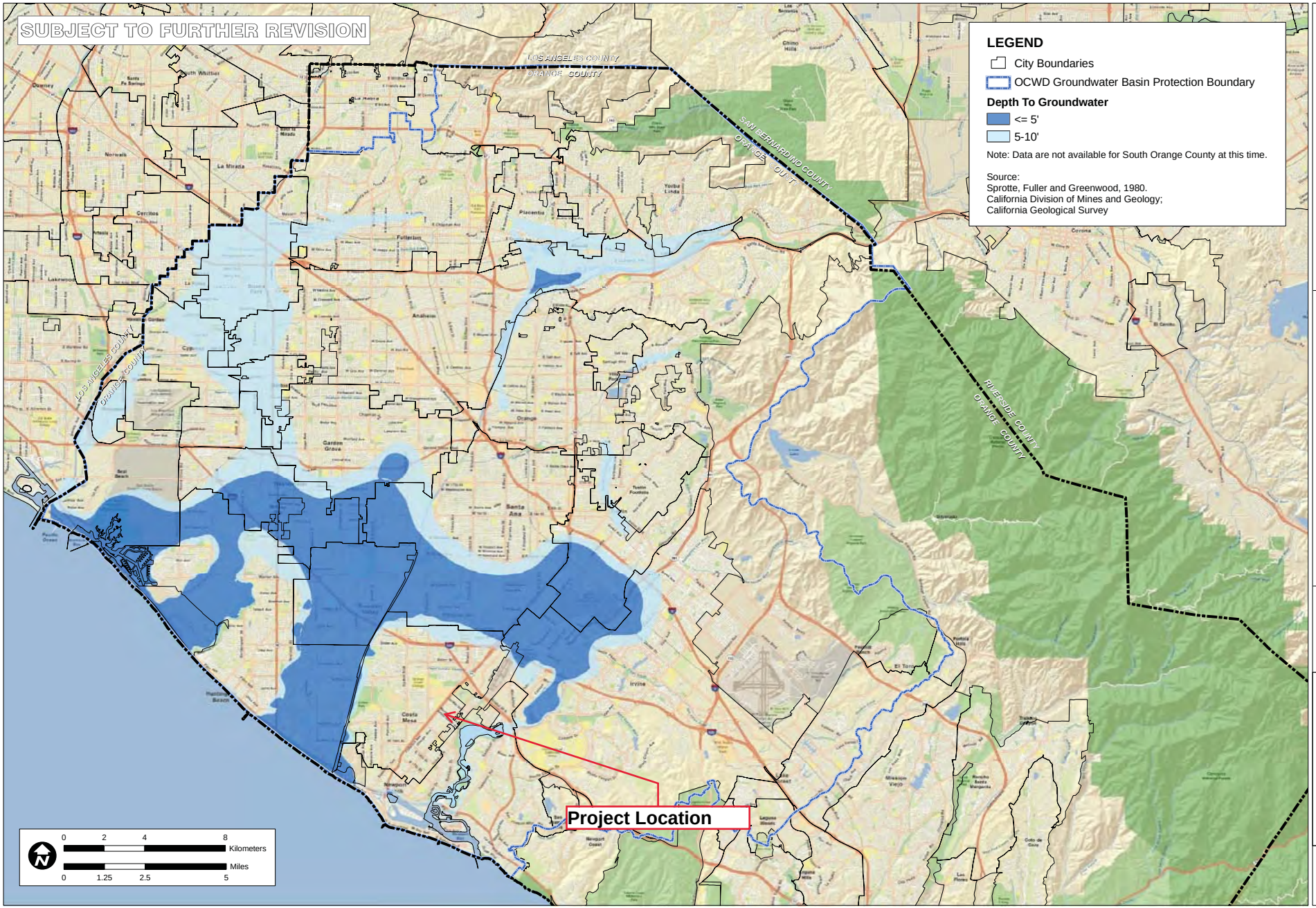
JOB
ORANGE COUNTY
INFILTRATION STUDY
ORANGE CO. CA

SCALE	1" = 1.25 miles
DESIGNED	TH
DRAWING	TH
CHECKED	BMP
DATE	02/09/11
JOB NO.	9526-E

PACE
Advanced Water Engineering

FIGURE
XVI-2d

P:\9526E\6-GIS\Mxds\Reports\InfiltrationFeasability_20110215\9526E_FigureXVI-2d_DepthToGroundwaterOverview_20110215.mxd



TITLE
NORTH ORANGE COUNTY
MAPPED SHALLOW GROUNDWATER

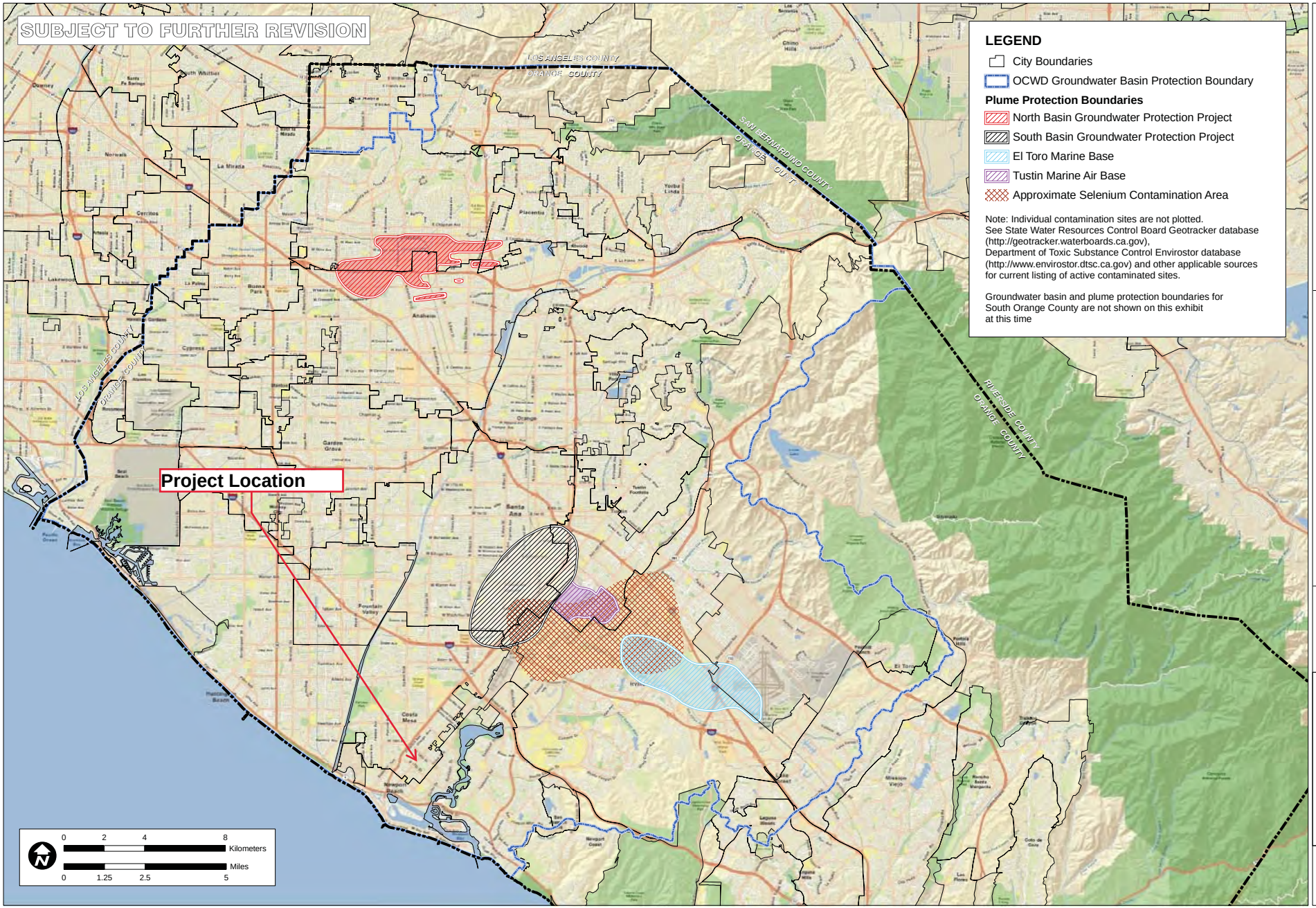
JOB
ORANGE COUNTY
INFILTRATION STUDY
ORANGE CO. CA

SCALE 1" = 1.25 miles
DESIGNED TH
DRAWING TH
CHECKED BMP
DATE 02/09/11
JOB NO. 9526-E

PACE
Advanced Water Engineering

FIGURE
XVI-2e

P:\9526E\6-GIS\Mxds\Reports\InfiltrationFeasability_20110215\9526E_FigureXVI-2e_DepthToGroundwaterUSH_20110215.mxd



P:\9526E\6-GIS\Mxds\Reports\InfiltrationFeasability_20110215\9526E_FigureXVI-2f_NorthOCGroundwaterProtectionAreaStreetMap_20110215.mxd

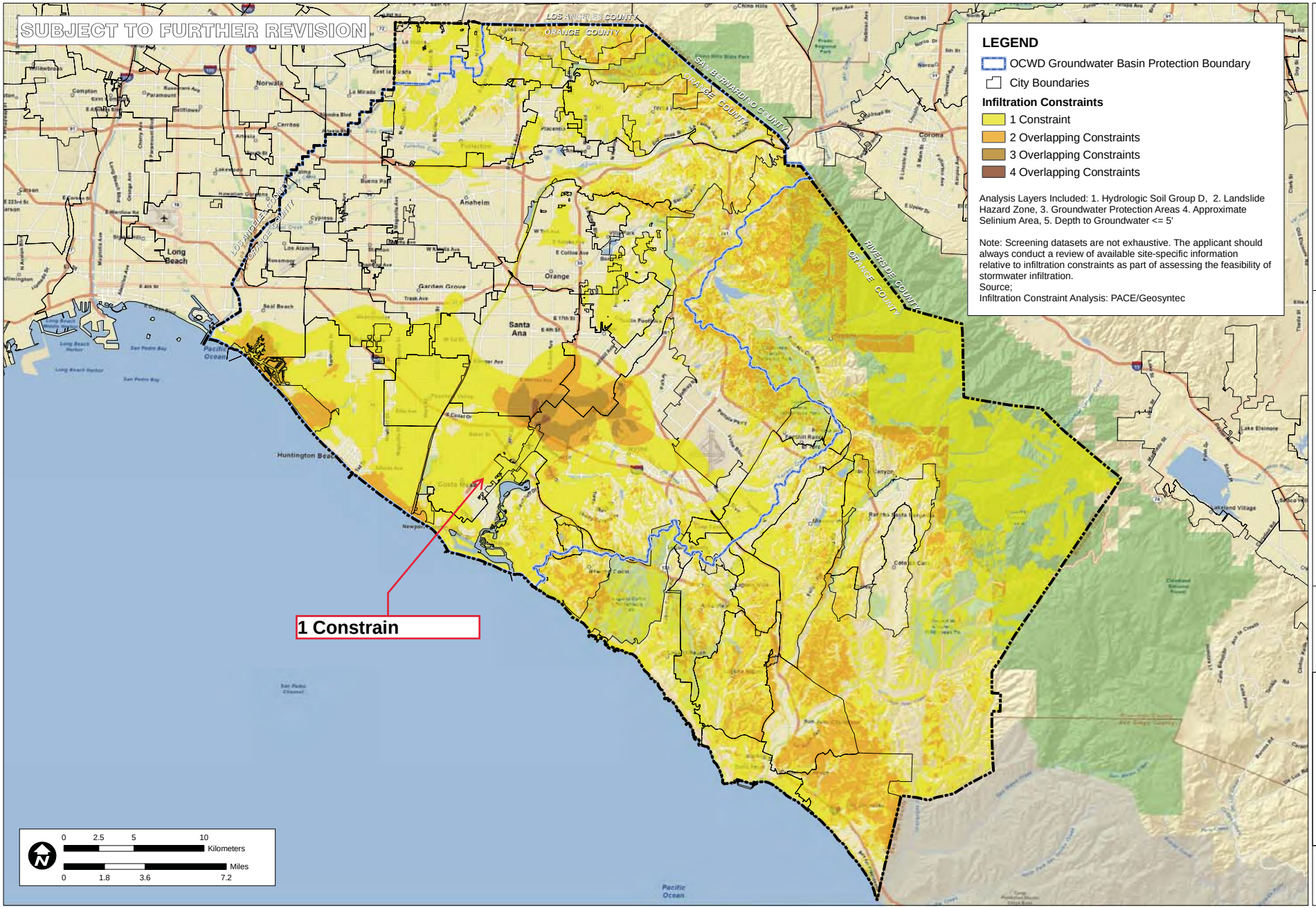
TITLE
NORTH ORANGE COUNTY GROUNDWATER PROTECTION AREAS

JOB
ORANGE COUNTY INFILTRATION STUDY
ORANGE CO. CA

SCALE	1" = 1.25 miles
DESIGNED	TH
DRAWING	TH
CHECKED	BMP
DATE	04/23/10
JOB NO.	9526-E

PACE Advanced Water Engineering

FIGURE
XVI-2f



TITLE
INFILTRATION ANALYSIS
OVERLAPPING CONSTRAINT
LOCATIONS

JOB
ORANGE COUNTY
INFILTRATION STUDY
ORANGE CO. CA

SCALE	1" = 1.6 miles
DESIGNED	TH
DRAWING	TH
CHECKED	BMP
DATE	04/23/10
JOB NO.	9526-E

PACE
Advanced Water Engineering

FIGURE
XVI-2g

P:\9526E\6-GIS\Mxds\Reports\InfiltrationFeasability_20110215\9526E_FigureXVI-2g_InfiltrationFinal_20110215.mxd

PRELIMINARY MAP – SUBJECT TO FURTHER REVISION

Susceptibility

Potential Areas of Erosion, Habitat, & Physical Structure Susceptibility

Channel Type

- Earth (Unstable)
- Earth (Stabilized)
- Stabilized

Tidel Influence

- <= Mean High Water Line (4.28')

Water Body

- Basin
- Dam
- Lake
- Reservoir

Other Lands

- Airport/Military

AnaheimBay-HuntingtonHarbor Watershed

Santa Ana River Watershed

Santa Ana River Watershed

El Modena-Irvine Retarding Basin

Lower Peters Canyon Retarding Basin

Eastbrook Retarding Basin

Orchard Estates Retention Basin

Hicks Canyon Retarding Basin

Rattlesnake Reservoir

East Hicks Canyon Retarding Basin

Siphon Reservoir

Bee Canyon Retarding Basin

Round Canyon Retarding Basin

Trabuco Retarding Basin

Marshburn Retarding Basin

Agua Chinon Retarding Basin

John Wayne Airport

North Lake

South Lake

Basin Number 2

Basin Number 1

Sand Canyon Reservoir

Laguna Reservoir

Bonita Canyon Reservoir

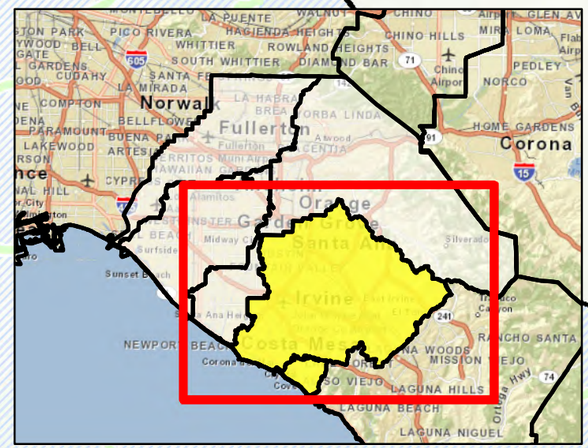
Big Canyon Reservoir

Harbor View Dam

Village Pond Park

South Orange County

Project Area



0 9,000 18,000 Feet

P:\9526E\6-GIS\Mxds\SusceptabilityMaps_20100505\9526E_NewportBaySusceptibility_20100430.mxd

TITLE: SUSCEPTIBILITY ANALYIS NEWPORT BAY-NEWPORT COASTAL STREAMS

JOB: ORANGE CO. ORANGE COUNTY WATERSHED MASTER PLANNING CA

SCALE	1" = 12000'
DESIGNED	TH
DRAWING	TH
CHECKED	BMP
DATE	04/30/10
JOB NO.	9526-E

PACE Advanced Water Engineering

FIGURE 4

Attachment B

BMP Worksheets

Table 2.7: Infiltration BMP Feasibility Worksheet

	Infeasibility Criteria	*Yes*	*No*
1	**Would Infiltration BMPs pose significant risk for groundwater related concerns?** Refer to Appendix VII (Worksheet I) for guidance on groundwater-related infiltration feasibility criteria.		**x**
Provide basis: Summarize findings of studies provide reference to studies, calculations, maps, data sources, etc. Provide narrative discussion of study/data source applicability.			
2	Would Infiltration BMPs **pose significant risk of increasing risk of geotechnical hazards that cannot be mitigated to an acceptable level**? (Yes if the answer to any of the following questions is yes, as established by a geotechnical expert): • The BMP can only be located less than 50 feet away from slopes steeper than 15 percent • The BMP can only be located less than eight feet from building foundations or an alternative setback. • A study prepared by a geotechnical professional or an available watershed study substantiates that stormwater infiltration would potentially result in significantly increased risks of geotechnical hazards that cannot be mitigated to an acceptable level.		**x**
Provide basis: Summarize findings of studies provide reference to studies, calculations, maps, data sources, etc. Provide narrative discussion of study/data source applicability.			
3	Would infiltration of the DCV from drainage area **violate downstream water rights**?		**x**
Provide basis: Summarize findings of studies provide reference to studies, calculations, maps, data sources, etc. Provide narrative discussion of study/data source applicability.			

Table 2.7: Infiltration BMP Feasibility Worksheet (continued)

	Partial Infeasibility Criteria	*Yes*	*No*
4	Is proposed infiltration facility **located on HSG D soils** or the site geotechnical investigation identifies presence of soil characteristics which support categorization as D soils?		**x**
Provide basis: **Per soil Map from TGD Appendix XVI, the project site is located in soil C Area.** Summarize findings of studies provide reference to studies, calculations, maps, data sources, etc. Provide narrative discussion of study/data source applicability.			
5	Is **measured infiltration rate below proposed facility less than 0.3 inches per hour**? This calculation shall be based on the methods described in Appendix VII.		**x**
Provide basis: Summarize findings of studies provide reference to studies, calculations, maps, data sources, etc. Provide narrative discussion of study/data source applicability.			
6	Would **reduction of over predeveloped conditions cause impairments to downstream beneficial uses, such as change of seasonality of ephemeral washes or increased discharge of contaminated groundwater to surface waters?**		**x**
Provide citation to applicable study and summarize findings relative to the amount of infiltration that is permissible: Summarize findings of studies provide reference to studies, calculations, maps, data sources, etc. Provide narrative discussion of study/data source applicability.			
7	Would **an increase in infiltration over predeveloped conditions cause impairments to downstream beneficial uses, such as change of seasonality of ephemeral washes or increased discharge of contaminated groundwater to surface waters?**		**x**
Provide citation to applicable study and summarize findings relative to the amount of infiltration that is permissible: Summarize findings of studies provide reference to studies, calculations, maps, data sources, etc. Provide narrative discussion of study/data source applicability.			

Table 2.7: Infiltration BMP Feasibility Worksheet (continued)

Infiltration Screening Results (check box corresponding to result):		
8	Is there substantial evidence that infiltration from the project would result in a significant increase in I&I to the sanitary sewer that cannot be sufficiently mitigated? (See Appendix XVII) Provide narrative discussion and supporting evidence: Summarize findings of studies provide reference to studies, calculations, maps, data sources, etc. Provide narrative discussion of study/data source applicability.	**x**
9	If any answer from row 1-3 is yes: infiltration of any volume is **not feasible** within the DMA or equivalent. Provide basis: Summarize findings of infeasibility screening	**Full volume infiltration**
10	If any answer from row 4-8 is yes, infiltration is **permissible but is not presumed to be feasible for the entire DCV.** Criteria for designing biotreatment BMPs to achieve the maximum feasible infiltration and ET shall apply. Provide basis: Summarize findings of infeasibility screening	
11	If all answers to rows 1 through 10 are no, infiltration of the full DCV is potentially feasible, BMPs must be designed to infiltrate the full DCV to the maximum extent practicable.	

Attachment C

Education Materials

PROJECT
Pollution
PREVENTION

The Ocean Begins at Your Front Door

Even if you live miles from the Pacific Ocean, you may be unknowingly polluting it.

Did You Know?

- Most people believe that the largest source of water pollution in urban areas comes from specific sources such as factories and sewage treatment plants. In fact, the largest source of water pollution comes from city streets, neighborhoods, construction sites and parking lots. This type of pollution is sometimes called “non-point source” pollution.
- There are two types of non-point source pollution: stormwater and urban runoff pollution.
- Stormwater runoff results from rainfall. When rainstorms cause large volumes of water to rinse the urban landscape, picking up pollutants along the way.
- Urban runoff can happen any time of the year when excessive water use from irrigation, vehicle washing and other sources carries trash, lawn clippings and other urban pollutants into storm drains.

Where Does It Go?

- Anything we use outside homes, vehicles and businesses – like motor oil, paint, pesticides, fertilizers and cleaners – can be blown or washed into storm drains.
- A little water from a garden hose or rain can also send materials into storm drains.
- Storm drains are separate from our sanitary sewer systems; unlike water in sanitary sewers (from sinks or toilets), water in storm drains is not treated before entering our waterways.

Sources of Non-Point Source Pollution

- Automotive leaks and spills.
- Improper disposal of used oil and other engine fluids.
- Metals found in vehicle exhaust, weathered paint, rust, metal plating and tires.
- Pesticides and fertilizers from lawns, gardens and farms.
- Improper disposal of cleaners, paint and paint removers.
- Soil erosion and dust debris from landscape and construction activities.
- Litter, lawn clippings, animal waste, and other organic matter.
- Oil stains on parking lots and paved surfaces.

The Effect on the Ocean

Non-point source pollution can have a serious impact on water quality in Orange County. Pollutants from the storm drain system can harm marine life as well as coastal and wetland habitats. They can also degrade recreation areas such as beaches, harbors and bays.

Stormwater quality management programs have been developed throughout Orange County to educate and encourage the public to protect water quality, monitor runoff in the storm drain system, investigate illegal dumping and maintain storm drains.

Support from Orange County residents and businesses is needed to improve water quality and reduce urban runoff pollution. Proper use and disposal of materials will help stop pollution before it reaches the storm drain and the ocean.

Dumping one quart of motor oil into a storm drain can contaminate 250,000 gallons of water.

For More Information

Orange County Stormwater Program

California Environmental Protection Agency
www.calepa.ca.gov

- **Air Resources Board**
  www.arb.ca.gov
- **Department of Pesticide Regulation**
  www.cdpr.ca.gov
- **Department of Toxic Substances Control**
  www.dtsc.ca.gov
- **Integrated Waste Management Board**
  www.ciwmb.ca.gov
- **Office of Environmental Health Hazard Assessment**
  www.oehha.ca.gov
- **State Water Resources Control Board**
  www.waterboards.ca.gov

Earth 911 - Community-Specific Environmental Information 1-800-cleanup or visit www.1800cleanup.org

Health Care Agency’s Ocean and Bay Water Closure and Posting Hotline
(714) 433-6400 or visit www.ocbeachinfo.com

Integrated Waste Management Dept. of Orange County (714) 834-6752 or visit www.oclandfills.com for information on household hazardous waste collection centers, recycling centers and solid waste collection

O.C. Agriculture Commissioner
(714) 447-7100 or visit www.ocagcomm.com

Stormwater Best Management Practice Handbook
Visit www.cabmphandbooks.com

UC Master Gardener Hotline
(714) 708-1646 or visit www.uccemg.com

The Orange County Stormwater Program has created and moderates an electronic mailing list to facilitate communications, take questions and exchange ideas among its users about issues and topics related to stormwater and urban runoff and the implementation of program elements. To join the list, please send an email to ocstormwaterinfo-join@list.ocwatersheds.com

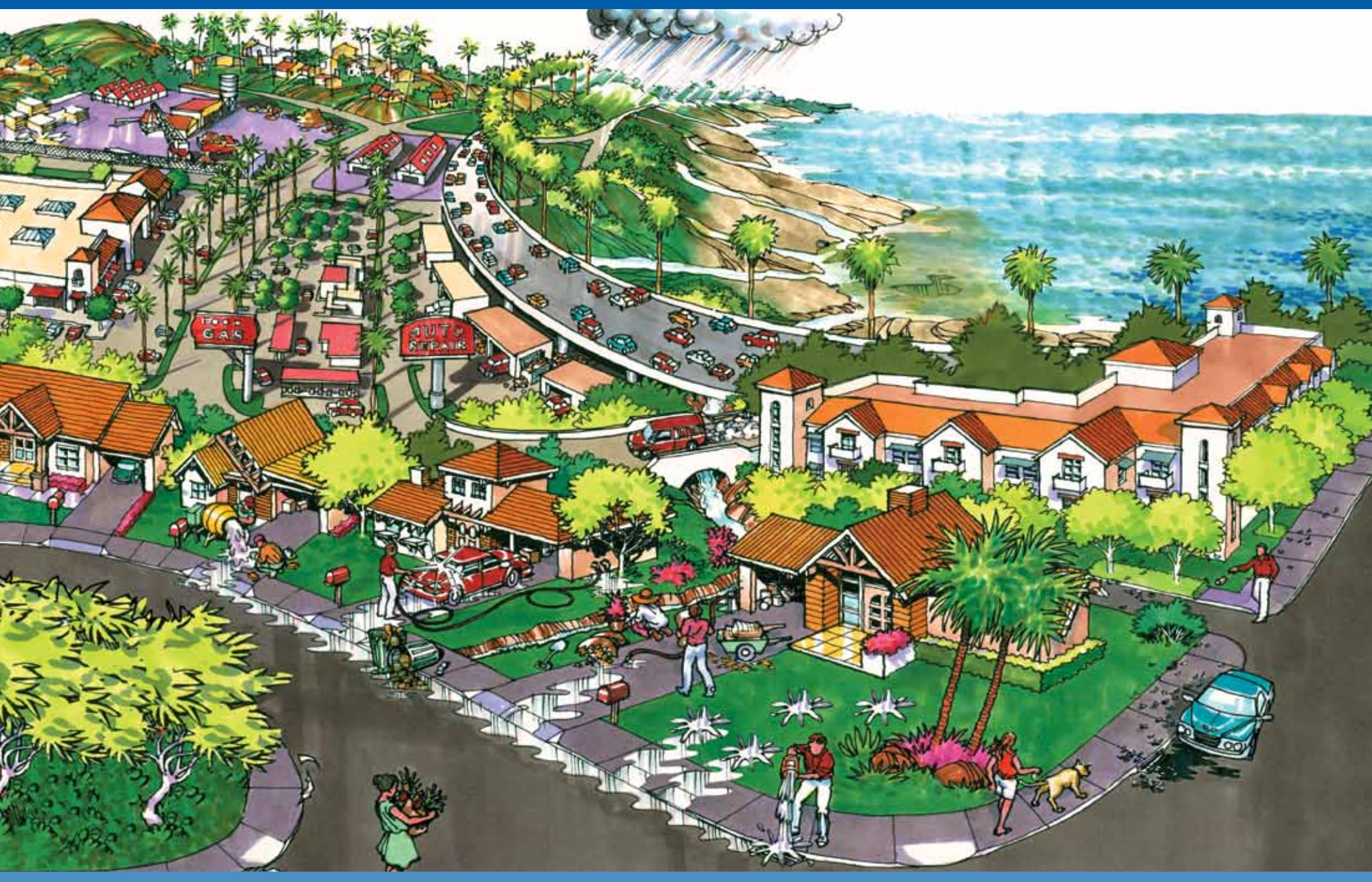
Aliso Viejo	(949)	425-2535
Anaheim Public Works Operations	(714)	765-6860
Brea Engineering	(714)	990-7666
Buena Park Public Works	(714)	562-3655
Costa Mesa Public Services	(714)	754-5323
Cypress Public Works	(714)	229-6740
Dana Point Public Works	(949)	248-3584
Fountain Valley Public Works	(714)	593-4441
Fullerton Engineering Dept.	(714)	738-6853
Garden Grove Public Works	(714)	741-5956
Huntington Beach Public Works	(714)	536-5431
Irvine Public Works	(949)	724-6315
La Habra Public Services	(562)	905-9792
La Palma Public Works	(714)	690-3310
Laguna Beach Water Quality	(949)	497-0378
Laguna Hills Public Services	(949)	707-2650
Laguna Niguel Public Works	(949)	362-4337
Laguna Woods Public Works	(949)	639-0500
Lake Forest Public Works	(949)	461-3480
Los Alamitos Community Dev.	(562)	431-3538
Mission Viejo Public Works	(949)	470-3056
Newport Beach, Code & Water Quality Enforcement	(949)	644-3215
Orange Public Works	(714)	532-6480
Placentia Public Works	(714)	993-8245
Rancho Santa Margarita	(949)	635-1800
San Clemente Environmental Programs	(949)	361-6143
San Juan Capistrano Engineering	(949)	234-4413
Santa Ana Public Works	(714)	647-3380
Seal Beach Engineering	(562)	431-2527 x317
Stanton Public Works	(714)	379-9222 x204
Tustin Public Works/Engineering	(714)	573-3150
Villa Park Engineering	(714)	998-1500
Westminster Public Works/Engineering	(714)	898-3311 x446
Yorba Linda Engineering	(714)	961-7138
Orange County Stormwater Program	(877)	897-7455

Orange County 24-Hour
Water Pollution Problem Reporting Hotline
1-877-89-SPILL (1-877-897-7455)

On-line Water Pollution Problem Reporting Form
www.ocwatersheds.com

Printed on Recycled Paper

The Ocean Begins at Your Front Door



Never allow pollutants to enter the street, gutter or storm drain!

Follow these simple steps to help reduce water pollution:

Household Activities

- Do not rinse spills with water. Use dry cleanup methods such as applying cat litter or another absorbent material, sweep and dispose of in the trash. Take items such as used or excess batteries, oven cleaners, automotive fluids, painting products and cathode ray tubes, like TVs and computer monitors, to a Household Hazardous Waste Collection Center (HHWCC).
- For a HHWCC near you call (714) 834-6752 or visit www.oclandfills.com.
- Do not hose down your driveway, sidewalk or patio to the street, gutter or storm drain. Sweep up debris and dispose of it in the trash.

Automotive

- Take your vehicle to a commercial car wash whenever possible. If you wash your vehicle at home, choose soaps, cleaners, or detergents labeled non-toxic, phosphate- free or biodegradable. Vegetable and citrus-based products are typically safest for the environment.
- Do not allow washwater from vehicle washing to drain into the street, gutter or storm drain. Excess washwater should be disposed of in the sanitary sewer (through a sink or toilet) or onto an absorbent surface like your lawn.
- Monitor your vehicles for leaks and place a pan under leaks. Keep your vehicles well maintained to stop and prevent leaks.
- Never pour oil or antifreeze in the street, gutter or storm drain. Recycle these substances at a service station, a waste oil collection center or used oil recycling center. For the nearest Used Oil Collection Center call 1-800-CLEANUP or visit www.1800cleanup.org.

Pool Maintenance

- Pool and spa water must be dechlorinated and free of excess acid, alkali or color to be allowed in the street, gutter or storm drain.
- When it is not raining, drain dechlorinated pool and spa water directly into the sanitary sewer.
- Some cities may have ordinances that do not allow pool water to be disposed of in the storm drain. Check with your city.

Landscape and Gardening

- Do not over-water. Water your lawn and garden by hand to control the amount of water you use or set irrigation systems to reflect seasonal water needs. If water flows off your yard onto your driveway or sidewalk, your system is over-watering. Periodically inspect and fix leaks and misdirected sprinklers.
- Do not rake or blow leaves, clippings or pruning waste into the street, gutter or storm drain. Instead, dispose of waste by composting, hauling it to a permitted landfill, or as green waste through your city's recycling program.
- Follow directions on pesticides and fertilizer, (measure, do not estimate amounts) and do not use if rain is predicted within 48 hours.
- Take unwanted pesticides to a HHWCC to be recycled. For locations and hours of HHWCC, call (714) 834-6752 or visit www.oclandfills.com.

Trash

- Place trash and litter that cannot be recycled in securely covered trash cans.
- Whenever possible, buy recycled products.
- Remember: Reduce, Reuse, Recycle.

Pet Care

- Always pick up after your pet. Flush waste down the toilet or dispose of it in the trash. Pet waste, if left outdoors, can wash into the street, gutter or storm drain.
- If possible, bathe your pets indoors. If you must bathe your pet outside, wash it on your lawn or another absorbent/permeable surface to keep the washwater from entering the street, gutter or storm drain.
- Follow directions for use of pet care products and dispose of any unused products at a HHWCC.

Common Pollutants

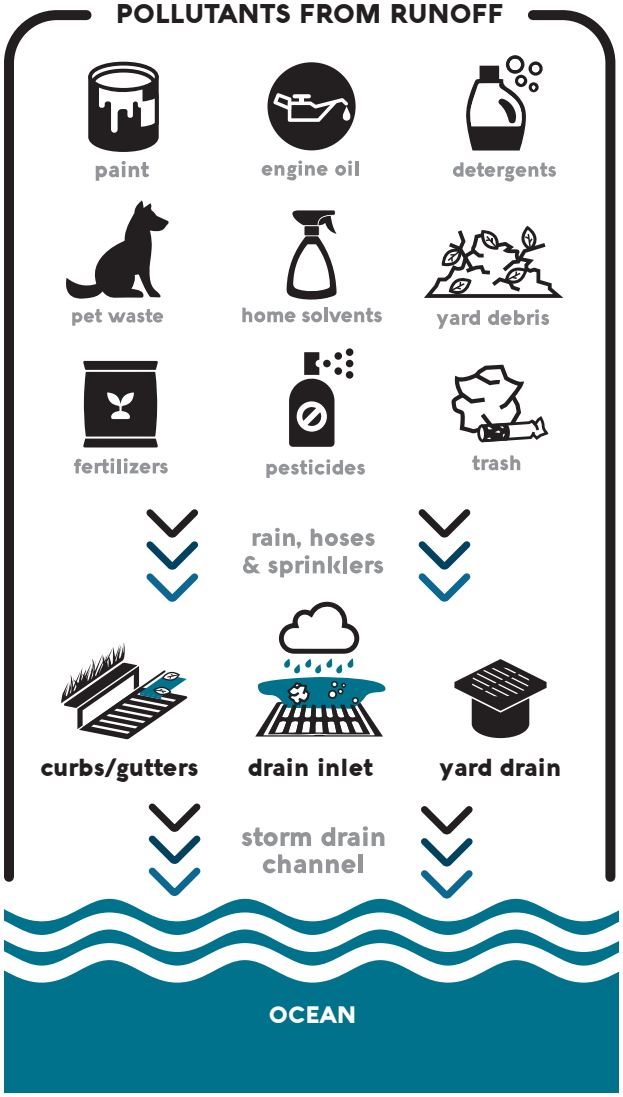
Home Maintenance
- Detergents, cleaners and solvents
- Oil and latex paint
- Swimming pool chemicals
- Outdoor trash and litter

Lawn and Garden
- Pet and animal waste
- Pesticides
- Clippings, leaves and soil
- Fertilizer

Automobile
- Oil and grease
- Radiator fluids and antifreeze
- Cleaning chemicals
- Brake pad dust

What Common Pollutants are Found in Runoff?

Common runoff pollutants include trash, pet waste, yard debris, fertilizer, pesticides, engine oil, paint, home solvents, and detergents. Continue reading to learn how these pollutants affect our water resources and what you can do to help.



Who is H_2OC?

H_2OC is YOU! H_2OC is also a cooperative stormwater program which includes all 34 cities in Orange County, the County of Orange, and Orange County Flood Control District. Clean and healthy beaches, creeks, rivers, bays, wetlands, and ocean are important to Orange County. H_2OC provides resources to residents and businesses to prevent water pollution and encourage personal action by working with communities to prevent polluted runoff from entering our waterways. Join us at H2OC.org to learn more about how you can protect local waterways and be the solution to runoff pollution!

Visit

H2OC.org to learn more about runoff, water pollution, and what you can do to protect our water resources!

Contact

24-Hour Pollution Reporting Hotline:
(877) 89-SPILL (77455)
24-Hour Reporting Website:
myOCeServices.ocgov.com

*For more information on household hazardous waste centers go to www.oclandfills.com/hazardous or call (714) 834-4000

**UCCE Master Gardeners: ucceocmghotline@ucanr.edu
mgorange.ucanr.edu/Gardening_Hotline/

YOU ARE THE SOLUTION
TO RUNOFF POLLUTION

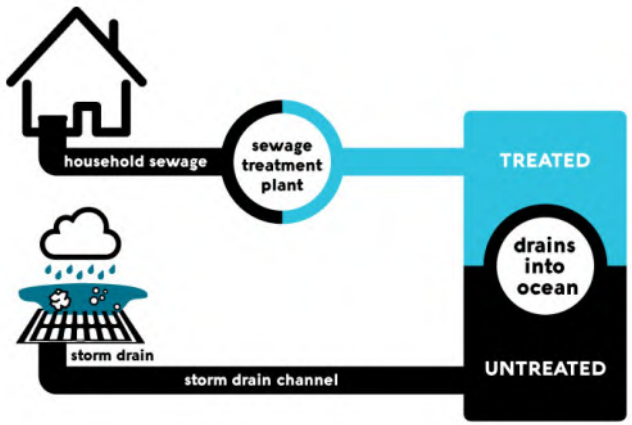
H_2OC STORMWATER PROGRAM

What is Runoff?

Runoff is water from rain and outdoor water use that drains from roofs, driveways, sidewalks, and other surfaces, which does not soak into the ground. As runoff flows over surfaces it will pick up and carry pollutants it encounters, many of which come from waste we produce or mishandle. In Orange County, runoff is captured by storm drains where it flows untreated to the ocean.

Water that flows into storm drains is NOT TREATED

Runoff from homes and businesses may contain pollutants that have harmful effects on downstream creeks, rivers, bays, and ocean. Unlike household sewage, this water is not treated and can negatively impact recreational use, wildlife habitat, and even human health.



TRASH

If trash such as cigarette butts, straws, cups, and other debris enter our waterways, it can create water flow problems and contaminate aquatic habitats. Always properly dispose of waste and recyclables and secure your trash can lid to prevent trash from being released into the environment.

ENGINE OIL

If engine oil enters our waterways, aquatic animals and plants can be negatively affected. It is important to repair leaking vehicles as soon as possible. Clean affected areas utilizing absorbents available at auto and home supply stores. Be sure to follow manufacturer's directions for proper use and disposal of absorbent. Used engine oil can be disposed at a Household Hazardous Waste Center (HHWC*) or where oil was purchased.

PET WASTE

Pet waste is a threat to human and environmental health because it contains harmful bacteria and pathogens. Being a responsible pet owner means picking up after your pet on walks and in your yard, especially before it rains.

YARD DEBRIS

If yard debris reaches local waterways, it can obstruct stormwater flow, clog storm drains, and cause other problems like flooding and erosion. Be sure to collect all debris when doing yard work and properly dispose of it in a green waste bin, or better yet, compost it.

FERTILIZER

If improperly applied, fertilizers can enter our waterways and cause ecological problems. For proper application, follow the manufacturer's instructions and stop applying fertilizers 48 hours before a forecasted rain event.

PESTICIDES

If pesticides, which include herbicides, insecticides, fungicides, and rodenticides, enter our waterways, they can be dangerous to human health and aquatic life. Be sure to limit pesticide use by using nonchemical methods or least-toxic pesticides whenever possible and contact the University of California Cooperative Extension (UCCE) Master Gardeners** with any questions. To properly apply pesticides, follow the manufacturer's instructions and stop applying 48 hours before a forecasted rain event.

PAINT

Paints, and related materials, contain a wide range of chemicals. These products should never be put in storm drains, sewers or septic systems. Instead, dispose of unused paint at your local HHWC*.

DETERGENTS

If phosphorus from detergents enters our waterways, it can cause ecological problems, including fish kills. Additionally, detergents can remove the protective mucous layer from fish, leaving them susceptible to disease. When using detergents for outdoor cleaning projects, do not allow wash water to reach the storm drain system.

HOME SOLVENTS

Many common household cleaning products contain harmful chemicals which are toxic and volatile. If not used and disposed of properly, these chemicals enter our waterways and pose a threat to both human and aquatic life. Always follow the manufacturer's instructions and dispose of the material at your local HHW

Clean beaches and healthy creeks, rivers, bays and ocean are important to Orange County. However, if we are not careful, our daily activities can lead directly to water pollution problems. Water that drains through your watershed can pick up pollutants which are then transported to our waterways and beautiful ocean.

You can prevent water pollution by taking personal action and by working with members of your watershed community to prevent urban runoff from entering your waterway.

For more information, please call the **Orange County Stormwater Program** at **1.877.89.SPILL** or visit **www.ocwatersheds.com**

To report a spill, call the **Orange County 24-Hour Water Pollution Problem Reporting Hotline** at **1.877.89.SPILL**.

For emergencies, dial 911.

The tips contained in this brochure provide useful information to help protect your watershed. If you have other suggestions, please contact your city's stormwater representatives or call the Orange County Stormwater Program.

Printed on Recycled Paper

Help Prevent Ocean Pollution: Tips For Protecting Your Watershed

The Ocean Begins at Your Front Door

PROJECT Pollution PREVENTION

Tips for Protecting Your Watershed

My Watershed. Our Ocean.

Water + shed, *noun: A region of land within which water flows down into a specified water body, such as a river, lake, sea, or ocean; a drainage basin or catchment basin.*

Orange County is comprised of 11 major watersheds into which most of our water flows, connecting all of Orange County to the Pacific Ocean.

As water from rain (stormwater) or sprinklers and hoses (urban runoff) runs down your driveway and into your neighborhood streets, sidewalks and gutters, it flows into storm drains that lead to waterways within your watershed. The waterways from other cities merge as they make their way through our watersheds until all the runoff water in Orange County meets at the Pacific Ocean. The water that reaches our ocean is not pure. As it flows through the watershed, it picks up pollutants such as litter, cigarette butts, fertilizer, pesticides, pet waste, motor oil and lawn clippings. Unlike water that enters the sewer (from sinks and toilets), water that enters the storm drain is not treated before it flows, ultimately, to the ocean.

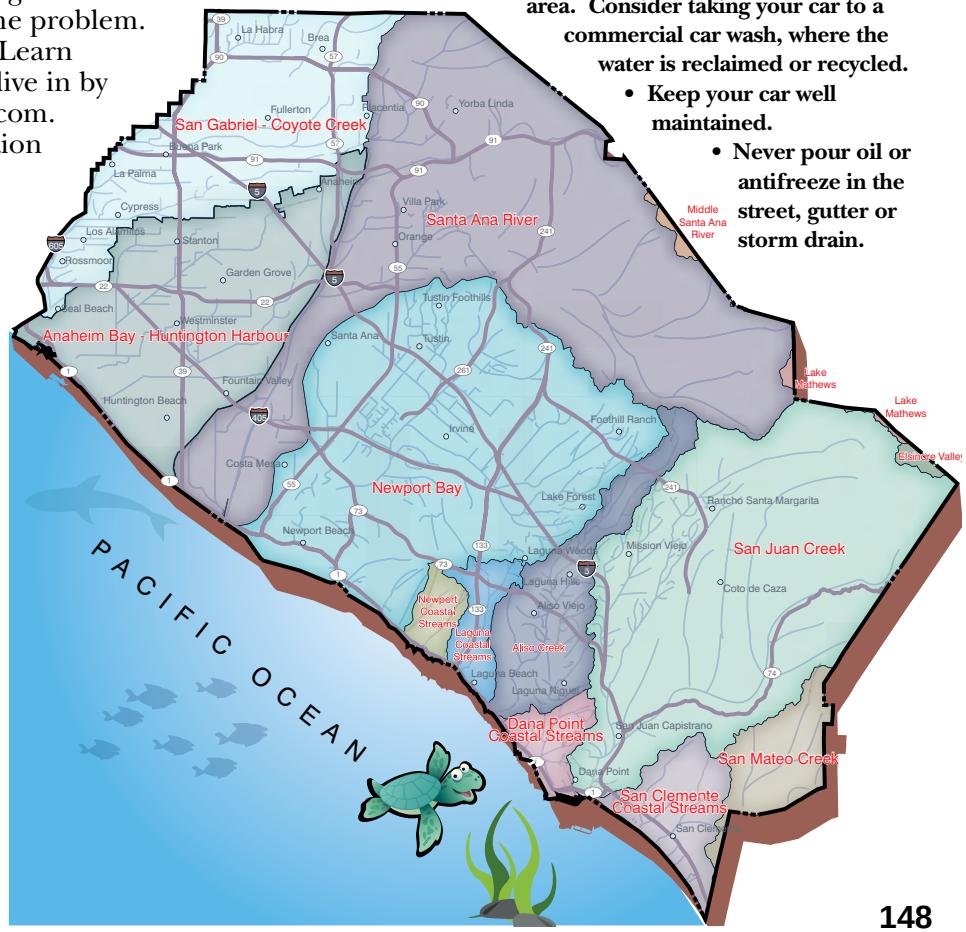
Water quality can be improved by "Adopting Your Watershed." Through this effort, we are challenging citizens and organizations to join the Orange County Stormwater Program and others who are working to protect and restore our creeks, rivers, bays and ocean.

There are many opportunities to get involved:

- Appreciate your watershed - explore the creeks, trails and ocean and make observations about its conditions. If you see anything abnormal (such as dead fish, oil spills, leaking barrels, and other pollution) contact the Orange County 24-hour water pollution problem reporting hotline at 1.877.89.SPILL to report the problem.
- Research your watershed. Learn about what watershed you live in by visiting www.ocwatersheds.com.
- Find a watershed organization in your community and volunteer to help. If there are no active groups, consider starting your own.
- Visit EPA's Adopt Your Watershed's Catalog of Watershed Groups at www.epa.gov/adopt to locate groups in your community.
- Organize or join in a creek, river, bay or ocean cleanup event such as Coastal & Inner Coastal Cleanup Day that takes place the 3rd Saturday of every September. For more information visit www.coast4u.org.

Follow these simple tips to protect the water quality of your watershed:

- **Sweep up debris and dispose of it in the trash. Do not hose down driveways or sidewalks into the street or gutter.**
- **Use dry cleanup methods such as cat litter to absorb spills and sweep up residue.**
- **Set your irrigation systems to reflect seasonal water needs or use weather-based controllers. Inspect for runoff regularly.**
- **Cover trashcans securely.**
- **Take hazardous waste to a household hazardous waste collection center. (For example, paint, batteries and petroleum products)**
- **Pick up after your pet.**
- **Follow application and disposal directions for pesticides and fertilizers.**
- **If you wash your car at home, wash it on your lawn or divert the runoff onto a landscaped area. Consider taking your car to a commercial car wash, where the water is reclaimed or recycled.**
- **Keep your car well maintained.**
- **Never pour oil or antifreeze in the street, gutter or storm drain.**



Do your part to prevent water pollution in our creeks, rivers, bays and ocean.

Clean beaches and healthy creeks, rivers, bays and ocean are important to Orange County. However, not properly disposing of household hazardous waste can lead to water pollution. Batteries, electronics, paint, oil, gardening chemicals, cleaners and other hazardous materials cannot be thrown in the trash. They also must never be poured or thrown into yards, sidewalks, driveways, gutters or streets. Rain or other water could wash the materials into the storm drain and eventually into our waterways and the ocean. In addition, hazardous waste must not be poured in the sanitary sewers (sinks and toilets).

NEVER DISPOSE OF HOUSEHOLD HAZARDOUS WASTE IN THE TRASH, STREET, GUTTER, STORM DRAIN OR SEWER.

For more information,
please call the
Orange County Stormwater Program
at **1-877-89-SPILL** (1-877-897-7455)
or visit
www.ocwatersheds.com

To Report Illegal Dumping of Household Hazardous Waste call 1-800-69-TOXIC

To report a spill,
call the
Orange County 24-Hour Water Pollution Problem Reporting Hotline
1-877-89-SPILL (1-877-897-7455).

For emergencies, dial 911.

RECYCLE USED OIL

Printed on Recycled Paper

Help Prevent Ocean Pollution:

Proper Disposal of Household Hazardous Waste

The Ocean Begins at Your Front Door

PROJECT Pollution PREVENTION

Pollution Prevention

Leftover household products that contain corrosive, toxic, ignitable, or reactive ingredients are considered to be "household hazardous waste" or "HHW." HHW can be found throughout your home, including the bathroom, kitchen, laundry room and garage.

WHEN POSSIBLE, USE NON-HAZARDOUS OR LESS-HAZARDOUS PRODUCTS.

Disposal of HHW down the drain, on the ground, into storm drains, or in the trash is illegal and unsafe.

Proper disposal of HHW is actually easy. Simply drop them off at a Household Hazardous Waste Collection Center (HHWCC) for free disposal and recycling. Many materials including anti-freeze, latex-based paint, motor oil and batteries can be recycled. Some centers have a "Stop & Swap" program that lets you take partially used home, garden, and automobile products free of charge. There are four HHWCCs in Orange County:

Anaheim:.....1071 N. Blue Gum St
Huntington Beach:.....17121 Nichols St
Irvine:..... 6411 Oak Canyon
San Juan Capistrano:... 32250 La Pata Ave

Centers are open Tuesday-Saturday, 9 a.m.-3 p.m. Centers are closed on rainy days and major holidays. For more information, call **(714) 834-6752** or visit **www.oclandfills.com.**

Common household hazardous wastes

- Batteries
- Paint and paint products
- Adhesives
- Drain openers
- Household cleaning products
- Wood and metal cleaners and polishes
- Pesticides
- Fungicides/wood preservatives
- Automotive products (antifreeze, motor oil, fluids)
- Grease and rust solvents
- Fluorescent lamps
- Mercury (thermometers & thermostats)
- All forms of electronic waste including computers and microwaves
- Pool & spa chemicals
- Cleaners
- Medications
- Propane (camping & BBQ)
- Mercury-containing lamps
- Television & monitors (CRTs, flatscreens)

Tips for household hazardous waste

- Never dispose of HHW in the trash, street, gutter, storm drain or sewer.
- Keep these materials in closed, labeled containers and store materials indoors or under a cover.
- When possible, use non-hazardous products.
- Reuse products whenever possible or share with family and friends.
- Purchase only as much of a product as you'll need. Empty containers may be disposed of in the trash.
- HHW can be harmful to humans, pets and the environment. Report emergencies to 911.

The Pollution Solution

Several residential activities can result in water pollution. Among these activities are car washing and hosing off driveways and sidewalks. Both activities can waste water and result in excess runoff. Water conservation methods described in this pamphlet can prevent considerable amounts of runoff and conserve water. By taking your car to a commercial car wash and by sweeping driveways and sidewalks, you can further prevent the transport of pollutants to Orange County waterways. Here are some of the common pollutants for which you can be part of the solution:

1 Pesticides and Fertilizer

- **Pollution:** The same pesticides that are designed to be toxic to pests can have an equally lethal impact on our marine life. The same fertilizer that promotes plant growth in lawns and gardens can also create nuisance algae blooms, which remove oxygen from the water and clog waterways when it decomposes.

- **Solution:** Never use pesticides or fertilizer within 48 hours of an anticipated rainstorm. Use only as much as is directed on the label and keep it off driveways and sidewalks.

2 Dirt and Sediment

- **Pollution:** Dirt or sediment can impede the flow of the stormwater and negatively impact stream habitat as it travels through waterways and deposits downstream. Pollutants can attach to sediment, which can then be transported through our waterways.

- **Solution:** Protect dirt stockpiles by covering them with tarps or secure plastic sheets to prevent wind or rain from allowing dirt or sediment to enter the storm drain system.

3 Metals

- **Pollution:** Metals and other toxins present in car wash water can harm important plankton, which forms the base of the aquatic food chain.

- **Solution:** Take your car to a commercial car wash where the wash water is captured and treated at a local wastewater treatment plant.

DID YOU KNOW?

Did you know that most of the pollution found in our waterways is not from a single source, but from a "non-point" source meaning the accumulation of pollution from residents and businesses throughout the community.

4 Pet Waste

- **Pollution:** Pet waste carries bacteria through our watersheds and eventually will be washed out to the ocean. This can pose a health risk to swimmers and surfers.

- **Solution:** Pick up after your pets!

5 Trash and Debris

- **Pollution:** Trash and debris can enter waterways by wind, littering and careless maintenance of trash receptacles. Street sweeping collects some of this trash; however, much of what isn't captured ends up in our storm drain system where it flows untreated out to the ocean.

- **Solution:** Don't litter and make sure trash containers are properly covered. It is far more expensive to clean up the litter and trash that ends up in our waterways than it is to prevent it in the first place. Come out to one of Orange County's many locations for Coastal and Inner-Coastal Cleanup Day, which is held in September.

6 Motor Oil / Vehicle Fluids

- **Pollution:** Oil and petroleum products from our vehicles are toxic to people, wildlife and plants.

- **Solution:** Fix any leaks from your vehicle and keep the maintenance up on your car. Use absorbent material such as cat litter on oil spills, then sweep it up and dispose of it in the trash. Recycle used motor oil at a local Household Hazardous Waste Collection Center.

A TEAM EFFORT

The Orange County Stormwater Program has teamed with the Municipal Water District of Orange County (MWDOC) and the University of California Cooperative Extension Program (UCCE) to develop this pamphlet.

Low Impact Development (LID) and sustainable water use prevents water pollution and conserves water for drinking and reuse. Reducing your water use and the amount of water flowing from your home protects the environment and saves you money.

Thank you for making water protection a priority!

For more information, please visit

Orange County Stormwater Program
www.ocwatersheds.com/publiced/

Municipal Water District of Orange County
www.mwdoc.com

University of California Master Gardeners of Orange County
www.uccemg.com

UC Cooperative Extension OC Water Quality and Water Resources
www.ucanr.org/sites/urbanwatermgmt/

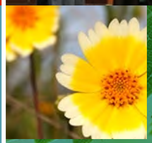
To report a spill, call the Orange County 24-Hour Water Pollution Prevention Reporting Hotline at 1-877-89-SPILL \ (1-877-897-7455)

Special Thanks to
The City of Los Angeles Stormwater Program for the use of its artwork

The Metropolitan Water District of Southern California for the use of the California-Friendly Plant and Native Habitat photos

Homeowners Guide for Sustainable Water Use

Low Impact Development, Water Conservation & Pollution Prevention



The Ocean Begins at Your Front Door

RUNOFF, RAINWATER AND REUSE

Where Does Water Runoff Go?

Stormwater, or water from rainfall events, and runoff from outdoor water use such as sprinklers and hoses flows from homes directly into catch basins and the storm drain system. After entering the storm drain, the water flows untreated into streams, rivers, bays and ultimately the Pacific Ocean. Runoff can come from lawns, gardens, driveways, sidewalks and roofs. As it flows over hard, impervious surfaces, it picks up pollutants. Some pollutants carried by the water runoff include trash, pet waste, pesticides, fertilizer, motor oil and more.

Water Conservation

Pollution not only impairs the water quality for habitat and recreation, it can also reduce the water available for reuse. Runoff allowed to soak into the ground is cleaned as it percolates through the soil, replenishing depleted groundwater supplies. Groundwater provides at least 50% of the total water for drinking and other indoor household activities in north and central Orange County. When land is covered with roads, parking lots, homes, etc., there is less land to take in the water and more hard surfaces over which the water can flow.

In Orange County, 60-70% of water used by residents and businesses goes to irrigation and other outdoor uses. Reusing rainwater to irrigate our lawn not only reduces the impact of water pollution from runoff, but it also is a great way to conserve our precious water resources and replenish our groundwater basin.

What is Low Impact Development (LID)?

Low Impact Development (LID) is a method of development that seeks to maintain the natural hydrologic character of an area. LID provides a more sustainable and pollution-preventative approach to water management.

New water quality regulations require implementation of LID in larger new developments and encourage implementation of LID and other sustainable practices in existing residential areas. Implementing modifications to your lawn or garden can reduce pollution in our environment, conserve water and reduce your water bill.

Permeable pavement allows water runoff to infiltrate through the soil and prevents most pollutants from reaching the storm drain system.

OPTIONS FOR RAINWATER HARVESTING AND REUSE

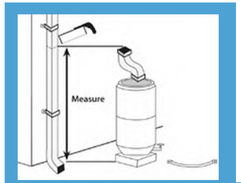
Rainwater harvesting is a great way to save money, prevent pollution and reduce potable water use. To harvest your rainwater, simply redirect the runoff from roofs and downspouts to rain barrels. Rain gardens are another option; these reduce runoff as well as encourage infiltration.

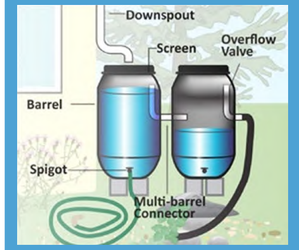
Downspout Disconnection/Redirection

Disconnecting downspouts from pipes running to the gutter prevents runoff from transporting pollutants to the storm drain. Once disconnected, downspouts can be redirected to rain gardens or other vegetated areas, or be connected to a rain barrel.

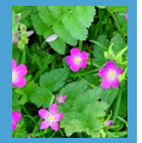
Rain Barrels

Rain barrels capture rainwater flow from roofs for reuse in landscape irrigation. Capacity of rain barrels needed for your home will depend on the amount of roof area and rainfall received. When purchasing your rain barrel, make sure it includes a screen, a spigot to siphon water for use, an overflow tube to allow for excess water to run out and a connector if you wish to connect multiple barrels to add capacity of water storage.





Mosquito growth prevention is very important when installing a rain barrel. The best way to prevent mosquito breeding is to eliminate entry points by ensuring all openings are sealed tightly. If these methods are unsuccessful, products are available to kill mosquito larvae, but that are harmless to animals and humans. Regular application of these products is essential. Please visit the Orange County Vector Control website for more information at www.ocvcd.org/mosquitoes3.php.



Rain Gardens

Rain gardens allow runoff to be directed from your roof downspout into a landscaped area. Vegetation and rocks in the garden will slow the flow of water to allow for infiltration into the soil. Plants and soil particles will absorb pollutants from the roof runoff. By utilizing a native plant palate, rain gardens can be maintained all year with minimal additional irrigation. These plants are adapted to the semi-arid climate of Southern California, require less water and can reduce your water bill.

Before modifying your yard to install a rain garden, please consult your local building and/or planning departments to ensure your garden plan follows pertinent building codes and ordinances. Besides codes and ordinances, some home owner associations also have guidelines for yard modifications. If your property is in hill areas or includes engineered slopes, please seek professional advice before proceeding with changes.

For information on how to disconnect a downspout or to install and maintain a rain barrel or rain garden at your home, please see the Los Angeles Rainwater Harvesting Program, A Homeowner's "How-To" Guide, November 2009 at www.larainwaterharvesting.org/

OTHER WATER CONSERVATION AND POLLUTION PREVENTION TECHNIQUES

Native Vegetation and Maintenance

"California Friendly" plants or native vegetation can significantly reduce water use. These plants often require far less fertilizers and pesticides, which are two significant pollutants found in Orange County waterways. Replacing water "thirsty" plants and grass types with water efficient natives is a great way to save water and reduce the need for potentially harmful pesticides and fertilizer.

Please see the California Friendly Garden Guide produced by the Metropolitan Water District of Southern California and associated Southern California Water Agencies for a catalog of California friendly plants and other garden resources at www.bewaterwise.com/Gardensoft.

Weed Free Yards

Weeds are water thieves. They often reproduce quickly and rob your yard of both water and nutrients. Weed your yard by hand if possible. If you use herbicides to control the weeds, use only the amount recommended on the label and never use it if rain is forecast within the next 48 hours.

Soil Amendments

Soil amendments such as green waste (e.g. grass clippings, compost, etc.) can be a significant source of nutrients and can help keep the soil near the roots of plants moist. However, they can cause algal booms if they get into our waterways, which reduces the amount of oxygen in the water and impacts most aquatic organisms. It is important to apply soil amendments more than 48 hours prior to predicted rainfall.

IRRIGATE EFFICIENTLY

Water runoff from sprinklers left on too long will carry pollutants into our waterways.

Smart Irrigation Controllers

Smart Irrigation Controllers have internal clocks as well as sensors that will turn off the sprinklers in response to environmental changes. If it is raining, too windy or too cold, the smart irrigation control sprinklers will automatically shut off.

Check with your local water agency for available rebates on irrigation controllers and smart timers.

- Aim your sprinklers at your lawn, not the sidewalk – By simply adjusting the direction of your sprinklers you can save water, prevent water pollution from runoff, keep your lawn healthy and save money.
- **Set a timer for your sprinklers** – lawns absorb the water they need to stay healthy within a few minutes of turning on the sprinklers. Time your sprinklers; when water begins running off your lawn, you can turn them off. Your timer can be set to water your lawn for this duration every time.
- **Water at Sunrise** – Watering early in the morning will reduce water loss due to evaporation. Additionally, winds tend to die down in the early morning so the water will get to the lawn as intended.
- **Water by hand** – Instead of using sprinklers, consider watering your yard by hand. Hand-watering ensures that all plants get the proper amount of water and you will prevent any water runoff, which wastes water and carries pollutants into our waterways.
- **Fix leaks** - Nationwide, households waste one trillion gallons of water a year to leaks – that is enough water to serve the entire state of Texas for a year. If your garden hose is leaking, replace the nylon or rubber hose washer and ensure a tight connection. Fix broken sprinklers immediately.

Do your part to prevent water pollution in our creeks, rivers, bays and ocean.

Clean beaches and healthy creeks, rivers, bays, and ocean are important to Orange County. However, many common household activities can lead to water pollution if you're not careful.

Remember the Water in Your Storm Drain is Not Treated BEFORE It Enters Our Waterways

Litter, oil, chemicals and other substances that are left on your yard or driveway can be blown or washed into storm drains that flow to the ocean. Over-watering your lawn and washing your car can also flush materials into the storm drains. Unlike water in sanitary sewers (from sinks and toilets), water in storm drains is not treated.

You would never pour soap, fertilizers or oil into the ocean, so don't let them enter streets, gutters or storm drains. Follow the easy tips in this brochure to help prevent water pollution.

For more information, please call the **Orange County Stormwater Program** at **1-877-89-SPILL** (1-877-897-7455) or visit **www.ocwatersheds.com**

To report a spill, call the **Orange County 24-Hour Water Pollution Problem Reporting Hotline 1-877-89-SPILL** (1-877-897-7455).

For emergencies, dial 911.

The tips contained in this brochure provide useful information to help prevent water pollution while performing everyday household activities. If you have other suggestions, please contact your city's stormwater representatives or call the Orange County Stormwater Program.

GENUINE RECYCLED PAPER
50% PRE-CONSUMER AND 15% POST-CONSUMER

RECYCLE USED OIL

Help Prevent Ocean Pollution:

Household Tips

The Ocean Begins at Your Front Door

PROJECT Pollution PREVENTION

Pollution Prevention

Household Activities

- **Do not rinse spills with water!** Sweep outdoor spills and dispose of in the trash. For wet spills like oil, apply cat litter or another absorbent material, then sweep and bring to a household hazardous waste collection center (HHWCC).
- Securely cover trash cans.
- Take household hazardous waste to a household hazardous waste collection center.
- Store household hazardous waste in closed, labeled containers inside or under a cover.
- Do not hose down your driveway, sidewalk or patio. Sweep up debris and dispose of in trash.
- Always pick up after your pet. Flush waste down the toilet or dispose of in the trash.
- Bathe pets indoors or have them professionally groomed.

Household Hazardous Wastes include:

- ▲ **Batteries**
- ▲ **Paint thinners, paint strippers and removers**
- ▲ **Adhesives**
- ▲ **Drain openers**
- ▲ **Oven cleaners**
- ▲ **Wood and metal cleaners and polishes**
- ▲ **Herbicides and pesticides**
- ▲ **Fungicides/wood preservatives**
- ▲ **Automotive fluids and products**
- ▲ **Grease and rust solvents**
- ▲ **Thermometers and other products containing mercury**
- ▲ **Fluorescent lamps**
- ▲ **Cathode ray tubes, e.g. TVs, computer monitors**
- ▲ **Pool and spa chemicals**

Gardening Activities

- Follow directions on pesticides and fertilizers, (measure, do not estimate amounts) and do not use if rain is predicted within 48 hours.
- Water your lawn and garden by hand to control the amount of water you use. Set irrigation systems to reflect seasonal water needs. If water flows off your yard and onto your driveway or sidewalk, your system is over-watering.
- Mulch clippings or leave them on the lawn. If necessary, dispose in a green waste container.
- Cultivate your garden often to control weeds.

Washing and Maintaining Your Car

- Take your car to a commercial car wash whenever possible.
- Choose soaps, cleaners, or detergents labeled "non-toxic," "phosphate free" or "biodegradable." Vegetable and citrus-based products are typically safest for the environment, **but even these should not be allowed into the storm drain.**
- Shake floor mats into a trash can or vacuum to clean.
- Do not use acid-based wheel cleaners and "hose off" engine degreasers at home. They can be used at a commercial facility, which can properly process the washwater.
- **Do not dump washwater onto your driveway, sidewalk, street, gutter or storm drain.** Excess washwater should be disposed of in the sanitary sewers (through a sink, or toilet) or onto an absorbent surface like your lawn.
- Use a nozzle to turn off water when not actively washing down automobile.
- Monitor vehicles for leaks and place pans under leaks. Keep your car well maintained to stop and prevent leaks.
- Use cat litter or other absorbents and sweep to remove any materials deposited by vehicles. Contain sweepings and dispose of at a HHWCC.
- Perform automobile repair and maintenance under a covered area and use drip pans or plastic sheeting to keep spills and waste material from reaching storm drains.
- **Never pour oil or antifreeze in the street, gutter or storm drains.** Recycle these substances at a service station, HHWCC, or used oil recycling center. For the nearest Used Oil Collection Center call 1-800-CLEANUP or visit www.ciwmb.ca.gov/UsedOil.

For locations and hours of Household Hazardous Waste Collection Centers in Anaheim, Huntington Beach, Irvine and San Juan Capistrano, call (714)834-6752 or visit www.oclandfills.com.

Clean beaches and healthy creeks, rivers, bays and ocean are important to Orange County. However, not properly disposing of used oil is illegal and can lead to fines. If you pour or drain oil onto driveways, sidewalks or streets, it can be washed into the storm drain.

Help prevent water pollution by taking your used oil and oil filters to a used oil collection center. Most major automotive maintenance centers will accept up to five gallons of used motor oil at no cost. For a list of locations, please visit www.cleanup.org.

For more information, please call the **Orange County Stormwater Program** at **1-877-89-SPILL (1-877-897-7455)** or visit **www.ocwatersheds.com.**

For information about the proper disposal of household hazardous waste, call the **Household Waste Hotline** at **1-877-89-SPILL (1-877-897-7455)** or visit **www.oclandfills.com.**

For additional information about the nearest oil recycling center, call the **Used Oil Program** at **1-800-CLEANUP** or visit **www.cleanup.org.**

RECYCLE USED OIL

emc/rev03/10

Help Prevent Ocean Pollution:

Tips for the Home Mechanic

PROJECT Pollution PREVENTION

The Ocean Begins at Your Front Door

Tips for the Home Mechanic

WORK SITE

- Locate the storm drains on or near your property. Do not allow used oil or any materials to flow into these drains.

- Examine your home for sources of pollution.

- Perform automotive projects under cover and in a controlled area to prevent stormwater runoff.

- Sweep or vacuum your automotive workspace regularly

- Use a damp mop to clean work areas. Never hose down surfaces into the street, gutter or storm drain.

- Pour mop water into a sink or toilet. Never dispose of water in a parking lot, street, gutter or storm drain.

PREVENT LEAKS AND SPILLS

- Keep absorbent materials such as rags and/or cat litter in the work area
- Empty drip pans into a labeled, seal container before they are full
- Wipe up any spills or repair leaks as they happen. Don't let them sit.
- Place large pans under any wrecked cars until all fluids are drained.
- Promptly dispose of collected fluids into a hazardous waste drum or deliver them to an oil recycling center. Used oil recycling locations can be found at http://www.ochealthinfo.com/regulatory/usedoil.htm

CLEANING SPILLS

- Clean up spills immediately by using absorbent material such as rags, cat litter or sand. If the material spilled is hazardous, dispose of the rag, litter or sand in the same manner as hazardous waste. If the material spill is non-hazardous, dispose of it in the trash.

- Immediately report spills that have entered the street, gutter or storm drain to the County's 24-Hour Water Pollution Problem Reporting Hotline at 1-877-89-SPILL (1-877-897-7455) or visit www.ocwatersheds.com to fill out an incident report.

- Report emergencies to 911.

VEHICLE FLUID MANAGEMENT

- Vehicle fluids are hazardous waste and must be stored and disposed of in accordance with all local, state and federal laws.

- Designate an area to drain vehicle fluids away from storm drains and sanitary drains.

- When possible, drain vehicle fluids indoors or within covered areas, and only over floors that are constructed of a non-porous material such as concrete. Asphalt and dirt floors absorb spilled or leaked fluids, making the cleanup extremely difficult.

PROJECT Pollution PREVENTION

Did you know that just one quart of oil can pollute 250,000 gallons of water?

A clean ocean and healthy creeks, rivers, bays and beaches are important to Orange County. However, not properly disposing of used oil can lead to water pollution. If you pour or drain oil onto driveways, sidewalks or streets, it can be washed into the storm drain. Unlike water in sanitary sewers (from sinks and toilets), water in storm drains is not treated before entering the ocean. Help prevent water pollution by taking your used oil to a used oil collection center.

Included in this brochure is a list of locations that will accept up to five gallons of used motor oil at no cost. Many also accept used oil filters. Please contact the facility before delivering your used oil. This listing of companies is for your reference and does not constitute a recommendation or endorsement of the company.

Please note that used oil filters may not be disposed of with regular household trash. They must be taken to a household hazardous waste collection or recycling center in Anaheim, Huntington Beach, Irvine or San Juan Capistrano. For information about these centers, visit www.oclandfills.com.

Please do not mix your oil with other substances!

For more information, please call the Orange County Stormwater Program at 1-877-89-SPILL (1-877-897-7455) or visit www.watersheds.com.

For information about the proper disposal of household hazardous waste, call the Household Waste Hotline at (714) 834-6752 or visit www.oclandfills.com.

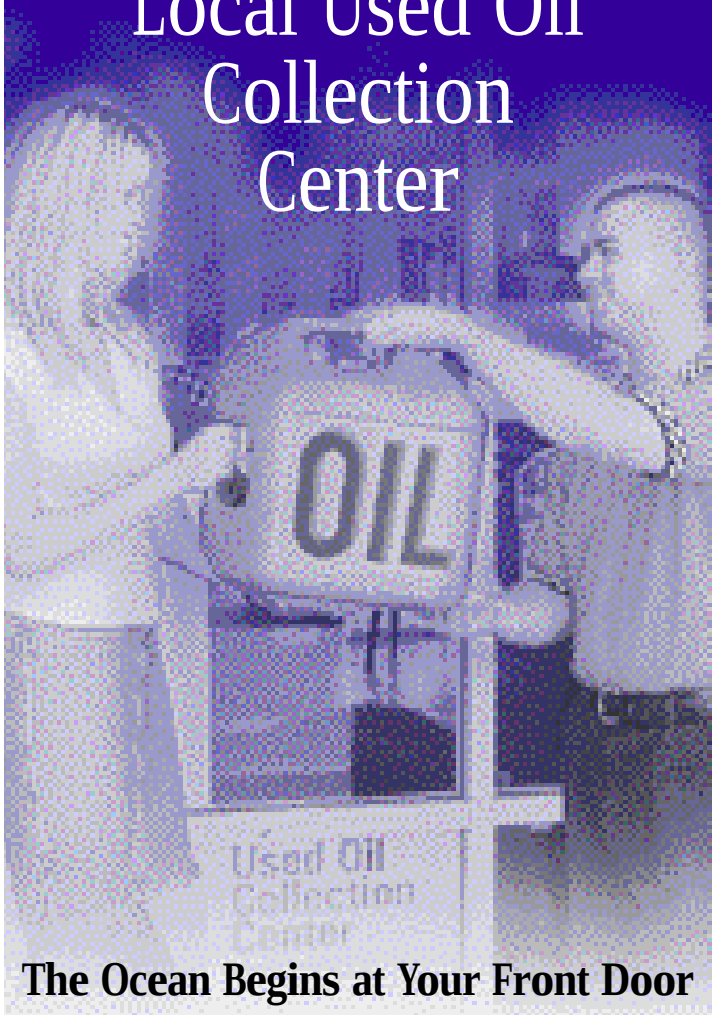
RECYCLE USED OIL

For additional information about the nearest oil recycling center, call the Used Oil Program at 1-800-CLEANUP or visit www.cleanup.org.

DTP113 Rev 8/03
printed on recycled paper

Help Prevent Ocean Pollution:

Recycle at Your Local Used Oil Collection Center



The Ocean Begins at Your Front Door

PROJECT Pollution PREVENTION

Used Oil Collection Centers

Balboa

Hill's Boat Service
814 E Bay Ave., Balboa, CA 92661
(949)675-0740( )
CIWMB#: 30-C-03538

Balboa Island

Island Marine Fuel
406 S Bay Front, Balboa Island, CA 92662
(949)673-1103( )
CIWMB#: 30-C-03728

Corona Del Mar

Corona Del Mar 76
2201 E. Pacific Coast Hwy., Corona Del Mar, CA 92625
(949)673-3320( )
CIWMB#: 30-C-06620

Corona Del Mar Chevron
2546 E. Coast Hwy., Corona Del Mar, CA 92625
(949)495-0774(14)
CIWMB#: 30-C-06424

Mobil (Harbor View)
2500 San Joaquin Hills Rd., Corona Del Mar, CA 92625
(949)640-4759( )
CIWMB#: 30-C-03363

Costa Mesa

AutoZone #5520
744 W. 19th St., Costa Mesa, CA 92627
(901)495-7159( )
CIWMB#: 30-C-05992

Big O Tires #5571
3181 Harbor Blvd., Costa Mesa, CA 92626
(949)443-4155( )
CIWMB#: 30-C-04676

Big O Tires #694
322 E. 17th St., Costa Mesa, CA 92627
(949)642-4131( )
CIWMB#: 30-C-05811

Coast General Performance
2855 Harbor Blvd., Costa Mesa, CA 92626
(714)540-5710( )
CIWMB#: 30-C-05916

Connell Chevrolet
2828 Harbor Blvd., Costa Mesa, CA 92626
(714)546-1200( )
CIWMB#: 30-C-06286

EZ Lube Inc #15
3599 Harbor Blvd., Costa Mesa, CA 92626
(714)966-1647( )
CIWMB#: 30-C-03137

EZ Lube Inc #46
400 E 17th St., Costa Mesa, CA 92627
(714)556-1312( )
CIWMB#: 30-C-05779

EZ Lube Inc. #44
2248 Harbor Blvd., Costa Mesa, CA 92627
(714)556-1312( )
CIWMB#: 30-C-05737

Firestone Store #71T7
475 E 17th St., Costa Mesa, CA 92627
(949)646-2444( )
CIWMB#: 30-C-02120

Jiffy Lube #1969
300 E 17th St., Costa Mesa, CA 92627
(949)548-2505( )
CIWMB#: 30-C-05553

Jiffy Lube #1970
2175 Newport Blvd., Costa Mesa, CA 92627
(949)548-4150( )
CIWMB#: 30-C-05554

Jiffy Lube #607
2255 Fairview Rd., Costa Mesa, CA 92627
(949)650-5823( )
CIWMB#: 30-C-05551

Jiffy Lube #861
375 Bristol St., Costa Mesa, CA 92626
(714)557-5823( )
CIWMB#: 30-C-05552

Kragen Auto Parts #0725
1739 Superior Ave., Costa Mesa, CA 92627
(949)642-3384( )
CIWMB#: 30-C-02624

Kragen Auto Parts #0796
1175 Baker Blvd., Unit E, Costa Mesa, CA 92626
(714)662-2005( )
CIWMB#: 30-C-02664

Nabers Cadillac
2600 Harbor Blvd., Costa Mesa, CA 92626
(714)444-5200( )
CIWMB#: 30-C-05051

Oil Stop Inc.
Oil Stop Inc. Costa Mesa, CA 92626
(714)434-8350( )
CIWMB#: 30-C-06293

Pep Boys #660
2946 Bristol St., Costa Mesa, CA 92626
(714)549-1533( )
CIWMB#: 30-C-03416

Plaza Chevron Service Center
3048 Bristol Costa Mesa, CA 92626
(714)545-4257( )
CIWMB#: 30-C-01123

Scher Tire Inc #15 dba Goodyear Tire
1596 Newport Blvd., Costa Mesa, CA 92627
(949)548-9384( )
CIWMB#: 30-C-03034

Fountain Valley

Firestone Store #7147
17975 Magnolia Ave., Fountain Valley, CA 92708
(714)842-3341( )
CIWMB#: 30-C-01219

Golden Shell
8520 Warner Ave., Fountain Valley, CA 92708
(714)842-7150( )
CIWMB#: 30-P-05002

Kragen Auto Parts #0734
9880 Warner Ave., Fountain Valley, CA 92708
(714)964-6427( )
CIWMB#: 30-C-02609

Kragen Auto Parts #1505
16147 Harbor Blvd., Fountain Valley, CA 92708
(714)531-8525( )
CIWMB#: 30-C-04125

Oil Can Henry's
9525 Warner Ave., Fountain Valley, CA 92708
(714)473-7705( )
CIWMB#: 30-C-05843

Purrfect Auto Service #10
16780 Harbor Blvd., Fountain Valley, CA 92708
(714)839-3899( )
CIWMB#: 30-C-01380

Huntington Beach

AutoZone #5528
6800 Warner Ave., Huntington Beach, CA 92647
(714)891-8211( )
CIWMB#: 30-C-04777

Bella Terra Car Wash
16061 Beach Blvd., Huntington Beach, CA 92647
(714)847-4924( )
CIWMB#: 30-C-06195

Big O Tires #553
19411 Beach Blvd., Huntington Beach, CA 92648
(714)536-7571( )
CIWMB#: 30-C-00970

Econo Lube N' Tune #26
19961 Beach Blvd., Huntington Beach, CA 92648
(714)536-6519( )
CIWMB#: 30-C-06117

Expertec Automotive
7680 Talbert Ave Suite A & B, Huntington Beach, CA 92648
(714)848-9222( )
CIWMB#: 30-C-05914

EZ Lube Inc #16
7361 Edinger Ave., Huntington Beach, CA 92647
(714)899-3600( )
CIWMB#: 30-C-03289

EZ Lube Inc. #79
9862 Adams St., Huntington Beach, CA 92647
(714)556-1312( )
CIWMB#: 30-C-06547

Firestone Store #71T5
16171 Beach Blvd., Huntington Beach, CA 92647
(714)847-6081( )
CIWMB#: 30-C-02118

Huntington Beach Car Wash
18971 Beach Blvd., Huntington Beach, CA 92648
(714)847-4924( )
CIWMB#: 30-C-05303

Jiffy Lube #1857
8971 Warner Ave., Huntington Beach, CA 92647
(714)596-7213( )
CIWMB#: 30-C-05053

Kragen Auto Parts #1468
10072 Adams Ave., Huntington Beach, CA 92646
(714)593-6156( )
CIWMB#: 30-C-04284

Kragen Auto Parts #1511
7171 Warner Ave., Huntington Beach, CA 92647
(714)842-4531( )
CIWMB#: 30-C-04129

Kragen Auto Parts #1633
18888 Beach Blvd., Huntington Beach, CA 92648
(714)965-2353( )
CIWMB#: 30-C-02645

Oilmax 10 Minute Lube/Wash
9862 Adams Ave., Huntington Beach, CA 92646
(714)964-7110( )
CIWMB#: 30-C-03219

Pep Boys #799
19122 Brookhurst St., Huntington Beach, CA 92646
(714)964-0777( )
CIWMB#: 30-C-03439

Quik Change Lube & Oil
5841 Warner Ave., Huntington Beach, CA 92649
(714)840-2331( )
CIWMB#: 30-C-03208

R Kids Tire and Service #6
5062 Warner Ave., Huntington Beach, CA 92647
(714)846-1189( )
CIWMB#: 30-C-05691

Saturn of Huntington Beach
18801 Beach Blvd., Huntington Beach, CA 92648
(714)841-5428( )
CIWMB#: 30-C-05221

USA Express Tire & Service Inc
7232 Edinger Ave., Huntington Beach, CA 92647
(714)842-0717( )
CIWMB#: 30-C-04429

Zito's Auto Care
19002 Magnolia St., Huntington Beach, CA 92646
(714)968-8788( )
CIWMB#: 30-C-03251

Irvine

Firestone Store #71W4
51 Auto Center Dr., Irvine, CA 92618
(949)829-8710( )
CIWMB#: 30-C-03689

Irvine City Auto Parts
14427 Culver Dr., Irvine, CA 92604
(949)551-5588( )
CIWMB#: 30-C-02186

Jiffy Lube #1856 Irvine Spectrum
8777 Irvine Center Dr., Irvine, CA 92618
(949)753-0485( )
CIWMB#: 30-C-06094

Jiffy Lube #1988
3080 Main St., Irvine, CA 92614
(714)961-5491(27)
CIWMB#: 30-C-04450

Kragen Auto Parts #4174
15315 Culver Dr., Ste.#170, Irvine, CA 92604
(602)631-7115( )
CIWMB#: 30-C-06417

Newport Beach

Jiffy Lube #2811
1520 W Coast Hwy., Newport Beach, CA 92663
(949)764-9255( )
CIWMB#: 30-C-05629

Newport Landing Fuel Dock
503 E Edgewater Newport Beach, CA 92661
(949)673-7878( )
CIWMB#: 30-C-03628

Orange

AutoZone #5942
1330 N. Glassell Orange, CA 92867
(714)538-4551( )
CIWMB#: 30-C-04553

Big O Tires #570
1825 E Katella Ave., Orange, CA 92867
(714)538-0016( )
CIWMB#: 30-C-00974

David Wilsons Ford of Orange
1350 W Katella Ave., Orange, CA 92867
(714)633-6731( )
CIWMB#: 30-C-02341

EZ Lube #74
3232 Chapman Ave. #E, Orange, CA 92869
(714)556-1312(106)
CIWMB#: 30-C-06627

Firestone Store #7185
1690 N Tustin Ave., Orange, CA 92867
(714)282-8144( )
CIWMB#: 30-C-0122

Jiffy Lube #1457
433 W. Katella Ave., Orange, CA 92867
(714)720-5757( )
CIWMB#: 30-C-06280

Kragen Auto Parts #1764
910 Tustin St., Orange, CA 92867
(714)771-3000( )
CIWMB#: 30-C-02625

Managed Mobile, Inc.
1030 N Batavia St., #B, Orange, CA 92867
(714)400-0250( )
CIWMB#: 30-C-05776

Pep Boys #806
215 E Katella Ave., Orange, CA 92867
(714)997-1540( )
CIWMB#: 30-C-01759

Santiago Hills Car Care
8544 East Chapman Ave., Orange, CA 92869
(714)919-1060( )
CIWMB#: 30-C-05622

Scher Tire #33
1821 E. Katella Ave., Orange, CA 92867
(909)343-3100( )
CIWMB#: 30-C-06324

Tabassi Shell Service Station
830 E Katella Ave., Orange, CA 92867
(714)771-6990( )
CIWMB#: 30-C-00552

The Tune-up Center
193 S Main St., Orange, CA 92868
(714)633-1876( )
CIWMB#: 30-C-02091

Tony's Fuel and Towing
1650 W La Veta Ave., Orange, CA 92868
(714)953-7676( )
CIWMB#: 30-C-00868

Truck Lubrication Company
143 S. Pixley Orange, CA 92868
(714)997-7730( )
CIWMB#: 30-C-06001

Santa Ana

All Phase Environmental
910 E. Fourth St., Santa Ana, CA 92701
(714)731-5995( )
CIWMB#: 30-C-06116

Archie's Tire & Towing
4518 Westminster Ave., Santa Ana, CA 92703
(714)636-4518( )
CIWMB#: 30-C-02058

AutoZone #3320
2007 S. Main St., Santa Ana, CA 92707
(901)495-7217( )
CIWMB#: 30-C-06508

AutoZone #5232
430 W 17th Santa Ana, CA 92706
(714)547-7003( )
CIWMB#: 30-C-04609

AutoZone #5538
1101 S Bristol Santa Ana, CA 92704
(714)241-0335( )
CIWMB#: 30-C-00829

Big O Tires
1211 W. Warner Ave., Santa Ana, CA 92707
(714)540-8646( )
CIWMB#: 30-C-04679

Big O Tires #712
1302 E. 17th St., Santa Ana, CA 92705
(714)541-6811( )
CIWMB#: 30-C-05813

Firestone Store #7175
3733 S Bristol Santa Ana, CA 92704
(714)549-4015( )
CIWMB#: 30-C-01223

Firestone Store #71TA
101 S Main St., Santa Ana, CA 92701
(714)542-8857( )
CIWMB#: 30-C-02123

Firestone Store #71W6
2005 N Tustin Ave., Ste A, Santa Ana, CA 92705
(714)541-7977( )
CIWMB#: 30-C-03688

Guaranty Chevrolet Motors Inc.
711 E 17th St., Santa Ana, CA 92701
(714)973-1711(277)
CIWMB#: 30-C-06506

Jiffy Lube #1303
2025 N. Tustin Santa Ana, CA 92701
(714)720-5757( )
CIWMB#: 30-C-06283

John's Mobil
1465 S Main St., Santa Ana, CA 92707
(714)835-3266( )
CIWMB#: 30-C-00578

Kragen Auto Parts #0736
1302 E 17th St., Santa Ana, CA 92705
(714)953-6061( )
CIWMB#: 30-C-02610

Kragen Auto Parts #1253
1400 W Edinger Ave., Santa Ana, CA 92704
(714)754-1432( )
CIWMB#: 30-C-02627

Kragen Auto Parts #1376
521 W 17th St., Santa Ana, CA 92706
(714)543-4492( )
CIWMB#: 30-C-03901

Kragen Auto Parts #1516
2337 S Bristol Ave., Santa Ana, CA 92704
(714)557-0787( )
CIWMB#: 30-C-04106

Kragen Auto Parts #1648
1015 S Main St., Santa Ana, CA 92701
(714)568-1570( )
CIWMB#: 30-C-05664

Pep Boys #609
120 E 1st St., Santa Ana, CA 92701
(714)547-7477( )
CIWMB#: 30-C-01738

Pep Boys #802
1107 S Harbor Blvd., Santa Ana, CA 92704
(714)775-0828( )
CIWMB#: 30-C-01739

Purrfect Auto Service
2519 S Main St., Santa Ana, CA 92707
(714)549-7900( )
CIWMB#: 30-C-02085

Saturn of Santa Ana
1350 Auto Mall Dr., Santa Ana, CA 92705
(714)648-2444( )
CIWMB#: 30-C-05222

Scher Tire #28
1805 N Grand Ave., Santa Ana, CA 92705
(714)558-8644( )
CIWMB#: 30-C-03225

Tustin

Big O Tires #555
131 E 1st St., Tustin, CA 92780
(714)544-9431( )
CIWMB#: 30-C-00972

EZ Lube #42
12972 Newport Ave., Tustin, CA 92780
(714)556-1312( )
CIWMB#: 30-C-06408

Jiffy Lube #1406
3087 Edinger Ave., Tustin, CA 92780
(949)651-8814( )
CIWMB#: 30-C-03778

Kragen Auto Parts #1533
502 B E 1st St., Tustin, CA 92780
(714)544-9249( )
CIWMB#: 30-C-04128

Scher Tire Inc #17 dba Goodyear Tire
14511 Redhill Ave., Tustin, CA 92780
(714)832-6011( )
CIWMB#: 30-C-03035

Villa Park

Phil's Villa Park 76
17771 Santiago Blvd., Villa Park, CA 92861
(714)637-0854( )
CIWMB#: 30-C-06579

Clean beaches and healthy creeks, rivers, bays and ocean are important to Orange County. However, many common activities can lead to water pollution if you're not careful. Home improvement projects and work sites must be maintained to ensure that building materials do not enter the street, gutter or storm drain. Unlike water in sanitary sewers (from sinks and toilets), water in storm drains is not treated before entering our waterways.

You would never dump building materials into the ocean, so don't let them enter the storm drains. Follow these tips to help prevent water pollution.

For more information, please call the **Orange County Stormwater Program** at **1-877-89-SPILL** (1-877-897-7455) or visit **www.ocwatersheds.com**

To report a spill, call the **Orange County 24-Hour Water Pollution Problem Reporting Hotline** at **1-877-89-SPILL** (1-877-897-7455).

For emergencies, dial 911.

The tips contained in this brochure provide useful information to help prevent water pollution while performing home improvement projects. If you have other suggestions, please contact your city's stormwater representatives or call the Orange County Stormwater Program.

Printed on Recycled Paper

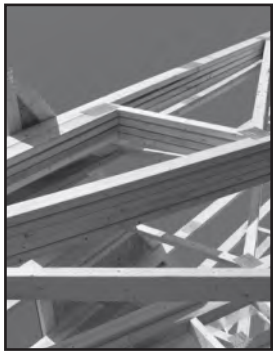
Help Prevent Ocean Pollution:

Tips for Home Improvement Projects

Tips for Home Improvement Projects

Home improvement projects can cause significant damage to the environment. Whether you hire a contractor or work on the house yourself, it is important to follow these simple tips while renovating, remodeling or improving your home:

General Construction



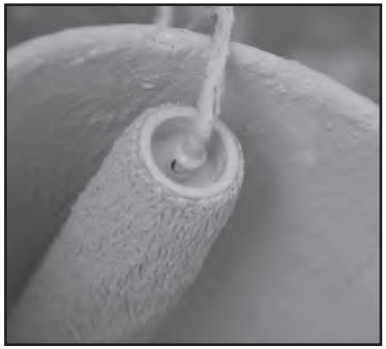
- Schedule projects for dry weather.
- Keep all construction debris away from the street, gutter and storm drain.
- Store materials under cover with temporary roofs or plastic sheets to eliminate or reduce the possibility that rainfall, runoff or wind will carry materials from the project site to the street, storm drain or adjacent properties.

Building Materials

- Never hose materials into a street, gutter or storm drain.
- Exposed piles of construction material should not be stored on the street or sidewalk.
- Minimize waste by ordering only the amount of materials needed to complete the job.
- Do not mix more fresh concrete than is needed for each project.
- Wash concrete mixers and equipment in a designated washout area where the water can flow into a containment area or onto dirt.
- Dispose of small amounts of dry excess materials in the trash. Powdery waste, such as dry concrete, must be properly contained within a box or bag prior to disposal. Call your local trash hauler for weight and size limits.

Paint

- Measure the room or object to be painted, then buy only the amount needed.
- Place the lid on firmly and store the paint can upside-down in a dry location away from the elements.
- Tools such as brushes, buckets and rags should never be washed where excess water can drain into the street, gutter or storm drain. All tools should be rinsed in a sink connected to the sanitary sewer.
- When disposing of paint, never put wet paint in the trash.
- Dispose of water-based paint by removing the lid and letting it dry in the can. Large amounts must be taken to a Household Hazardous Waste Collection Center (HHWCC).



- Oil-based paint is a household hazardous waste. All leftover paint should be taken to a HHWCC.
- For HHWCC locations and hours, call **(714) 834-6752** or visit **www.oclandfills.com**.

Erosion Control

- Schedule grading and excavation projects for dry weather.
- When temporarily removing soil, pile it in a contained, covered area where it cannot spill into the street, or obtain the required temporary encroachment or street closure permit and follow the conditions instructed by the permit.
- When permanently removing large quantities of soil, a disposal location must be found prior to excavation. Numerous businesses are available to handle disposal needs. For disposal options, visit **www.ciwmb.ca.gov/SWIS**.
- Prevent erosion by planting fast-growing annual and perennial grasses. They will shield and bind the soil.

Recycle

- Use a construction and demolition recycling company to recycle lumber, paper, cardboard, metals, masonry (bricks, concrete, etc.), carpet, plastic, pipes (plastic, metal and clay), drywall, rocks, dirt and green waste.

- For a listing of construction and demolition recycling locations in your area, visit **www.ciwmb.ca.gov/recycle.**

Spills

- Clean up spills immediately by using an absorbent material such as cat litter, then sweep it up and dispose of it in the trash.
- Immediately report spills that have entered the street, gutter or storm drain to the County's 24-Hour Water Pollution Problem Reporting Hotline at **1-877-897-7455** or visit **www.ocwatersheds.com** to fill out an incident reporting form.

PROJECT Pollution PREVENTION

Clean beaches and healthy creeks, rivers, bays, and ocean are important to Orange County. However, many common activities can lead to water pollution if you're not careful. Materials and excess concrete or mortar can be blown or washed into the storm drains that flow to the ocean. Unlike water in sanitary sewers (from sinks and toilets), water in storm drains is not treated before entering our waterways.

You would never throw building materials into the ocean, so don't let them enter the storm drains. Follow these easy tips to help prevent water pollution.

For more information,
please call the
Orange County Stormwater Program
at **1-877-89-SPILL** (1-877-897-7455)
or visit
www.ocwatersheds.com.

To report a spill,
call the
Orange County 24-Hour
Water Pollution Reporting Hotline
at **1-877-89-SPILL** (1-877-897-7455).

For emergencies, dial 911.

The Tips contained in this brochure provide useful information about how you can keep materials and washwater from entering the storm drain system. If you have other suggestions for how water and materials may be contained, please contact your city's stormwater representative or call the Orange County Stormwater Program.

Tips for Using Concrete and Mortar

The Ocean Begins at Your Front Door

PROJECT Pollution PREVENTION

Tips for Using Concrete and Mortar

Never allow materials or washwater to enter the street or storm drain.

Before the Project

- Schedule projects for dry weather.
- Store materials under cover, with temporary roofs or plastic sheets, to eliminate or reduce the possibility that the materials can be carried from the project site to streets, storm drains or adjacent properties via rainfall, runoff or wind.
- Minimize waste by ordering only the amount of materials needed to complete the job.
- Take measures to block nearby storm drain inlets.

During the Project

- Set up and operate small mixers on tarps or heavy drop cloths.
- Do not mix more fresh concrete or cement than is needed for the job.

- When breaking up pavement, pick up all chunks and pieces and recycle them at a local construction and demolition recycling company. (See information to the right)
- When making saw cuts in pavement, protect nearby storm drain inlets during the saw-cutting operation and contain the slurry. Collect the slurry residue from the pavement or gutter and remove from the site.

Clean-Up

- Dispose of small amounts of dry concrete, grout or mortar in the trash.
- Never hose materials from exposed aggregate concrete, asphalt or similar treatments into a street, gutter, parking lot, or storm drain.
- Wash concrete mixers and equipment in designated washout areas where the water can flow into a containment area or onto dirt. Small amounts of dried material can be disposed of in the trash. Large amounts should be recycled at a local construction and demolition recycling company. (See information below)

- Recycle cement wash water by pumping it back into cement mixers for reuse.

Spills

- Never hose down pavement or impermeable surfaces where fluids have spilled. Use an absorbent material such as cat litter to soak up a spill, then sweep and dispose in the trash.
- Clean spills on dirt areas by digging up and properly disposing of contaminated dry soil in trash.
- Immediately report significant spills to the County's 24-Hour Water Pollution Problem Reporting Hotline at 1-877-897-7455 or log onto the County's website at www.ocwatersheds.com and fill out an incident reporting form.

For a list of construction and demolition recycling locations in your area visit www.ciwmb.ca.gov/Recycle/.

For additional information on how to control, prevent, remove, and reduce pollution refer to the Stormwater Best Management Practice Handbook, available on-line at www.cabmphandbooks.com.

Clean beaches and healthy creeks, rivers, bays and ocean are important to Orange County. However, many common activities such as painting can lead to water pollution if you're not careful. Paint must be used, stored and disposed of properly to ensure that it does not enter the street, gutter or storm drain. Unlike water in sanitary sewers (from sinks and toilets), water in storm drains is not treated before entering our waterways.

You would never dump paint into the ocean, so don't let it enter the storm drains. Follow these easy tips to help prevent water pollution.

For more information,
please call the
Orange County Stormwater Program
at **1-877-89-SPILL** (1-877-897-7455)
or visit
www.ocwatersheds.com

To report a spill,
call the
Orange County 24-Hour Water Pollution Problem Reporting Hotline
at **1-877-89-SPILL** (1-877-897-7455).

For emergencies, dial 911.

The tips contained in this brochure provide useful information to help prevent water pollution while using, storing and disposing of paint. If you have other suggestions, please contact your city's stormwater representatives or call the Orange County Stormwater Program.

Printed on Recycled Paper

Help Prevent Ocean Pollution:

Tips for Projects Using Paint

Tips for Projects Using Paint

Paint can cause significant damage to our environment. Whether you hire a contractor or do it yourself, it is important to follow these simple tips when purchasing, using, cleaning, storing and disposing of paint.

Purchasing Paint

- Measure the room or object to be painted, then buy only the amount needed.
- Whenever possible, use water-based paint since it usually does not require hazardous solvents such as paint thinner for cleanup.

Painting

- Use only one brush or roller per color of paint to reduce the amount of water needed for cleaning.
- Place open paint containers or trays on a stable surface and in a position that is unlikely to spill.
- Always use a tarp under the area or object being painted to collect paint drips and contain spills.

Cleaning

- Never clean brushes or rinse paint containers in the street, gutter or storm drain.
- For oil-based products, use as much of the paint on the brushes as possible. Clean brushes with thinner. To reuse thinner, pour it through a fine filter (e.g. nylon, metal gauze or filter paper) to remove solids such as leftover traces of paint.
- For water-based products, use as much of the paint on the brushes as possible, then rinse in the sink.
- Collect all paint chips and dust. Chips and dust from marine paints or paints containing lead, mercury or tributyl tin are hazardous waste. Sweep up and dispose of at a Household Hazardous Waste Collection Center (HHWCC).

Storing Paint

- Store paint in a dry location away from the elements.
- Store leftover water-based paint, oil-based paint and solvents separately in original or clearly marked containers.
- Avoid storing paint cans directly on cement floors. The bottom of the can will rust much faster on cement.
- Place the lid on firmly and store the paint can upside-down to prevent air from entering. This will keep the paint usable longer. Oil-based paint is usable for up to 15 years. Water-based paint remains usable for up to 10 years.

Alternatives to Disposal

- Use excess paint to apply another coat, for touch-ups, or to paint a closet, garage, basement or attic.
- Give extra paint to friends or family. Extra paint can also be donated to a local theatre group, low-income housing program or school.
- Take extra paint to an exchange program such as the **"Stop & Swap"** that allows you to drop off or pick up partially used home care products free of charge. **"Stop & Swap"** programs are available at most HHWCCs.
- For HHWCC locations and hours, call **1-877-897-7455** or visit **www.oclandfills.com**.

Disposing of Paint

- Never put wet paint in the trash.

For water-based paint:

- If possible, brush the leftover paint on cardboard or newspaper. Otherwise, allow the paint to dry in the can with the lid off in a well-ventilated area protected from the elements, children and pets. Stirring the paint every few days will speed up the drying.
- Large quantities of extra paint should be taken to a HHWCC.
- Once dried, paint and painted surfaces may be disposed of in the trash. When setting a dried paint can out for trash collection, leave the lid off so the collector will see that the paint has dried.

For oil-based paint:

- Oil-based paint is a household hazardous waste. All leftover paint should be taken to a HHWCC.

Aerosol paint:

- Dispose of aerosol paint cans at a HHWCC.

Spills

- Never hose down pavement or other impermeable surfaces where paint has spilled.
- Clean up spills immediately by using an absorbent material such as cat litter. Cat litter used to clean water-based paint spills can be disposed of in the trash. When cleaning oil-based paint spills with cat litter, it must be taken to a HHWCC.
- Immediately report spills that have entered the street, gutter or storm drain to the County's 24-Hour Water Pollution Problem Reporting Hotline at **1-877-897-7455** or visit **www.ocwatersheds.com** to fill out an incident reporting form.

PROJECT Pollution PREVENTION

Clean beaches and healthy creeks, rivers, bays and ocean are important to Orange County. However, many common activities can lead to water pollution if you're not careful. Fertilizers, pesticides and other chemicals that are left on yards or driveways can be blown or washed into storm drains that flow to the ocean. Overwatering lawns can also send materials into storm drains. Unlike water in sanitary sewers (from sinks and toilets), water in storm drains is not treated before entering our waterways.

You would never pour gardening products into the ocean, so don't let them enter the storm drains. Follow these easy tips to help prevent water pollution.

For more information,
please call the
Orange County Stormwater Program
at **1-877-89-SPILL** (1-877-897-7455)
or visit
www.ocwatersheds.com

UCCE Master Gardener Hotline:
(714) 708-1646

To report a spill,
call the
Orange County 24-Hour
Water Pollution Problem
Reporting Hotline
1-877-89-SPILL (1-877-897-7455)**.**

For emergencies, dial 911.

The tips contained in this brochure provide useful information to help prevent water pollution while landscaping or gardening. If you have other suggestions, please contact your city's stormwater representatives or call the Orange County Stormwater Program.

Printed on Recycled Paper

Help Prevent Ocean Pollution:

Tips for Landscape & Gardening

The Ocean Begins at Your Front Door

PROJECT Pollution PREVENTION

Tips for Landscape & Gardening

Never allow gardening products or polluted water to enter the street, gutter or storm drain.

General Landscaping Tips

- Protect stockpiles and materials from wind and rain by storing them under tarps or secured plastic sheeting.
- Prevent erosion of slopes by planting fast-growing, dense ground covering plants. These will shield and bind the soil.
- Plant native vegetation to reduce the amount of water, fertilizers, and pesticide applied to the landscape.

- Never apply pesticides or fertilizers when rain is predicted within the next 48 hours.

Garden & Lawn Maintenance

- Do not overwater. Use irrigation practices such as drip irrigation, soaker hoses or micro spray systems. Periodically inspect and fix leaks and misdirected sprinklers.
- Do not rake or blow leaves, clippings or pruning waste into the street, gutter or storm drain. Instead, dispose of green waste by composting, hauling it to a permitted landfill, or recycling it through your city's program.

- Use slow-release fertilizers to minimize leaching, and use organic fertilizers.
- Read labels and use only as directed. Do not over-apply pesticides or fertilizers. Apply to spots as needed, rather than blanketing an entire area.
- Store pesticides, fertilizers and other chemicals in a dry covered area to prevent exposure that may result in the deterioration of containers and packaging.

- Rinse empty pesticide containers and re-use rinse water as you would use the product. Do not dump rinse water down storm drains. Dispose of empty containers in the trash.
- When available, use non-toxic alternatives to traditional pesticides, and use pesticides specifically designed to control the pest you are targeting. For more information, visit **www.ipm.ucdavis.edu**.
- If fertilizer is spilled, sweep up the spill before irrigating. If the spill is liquid, apply an absorbent material such as cat litter, and then sweep it up and dispose of it in the trash.
- Take unwanted pesticides to a Household Hazardous Waste Collection Center to be recycled. Locations are provided below.

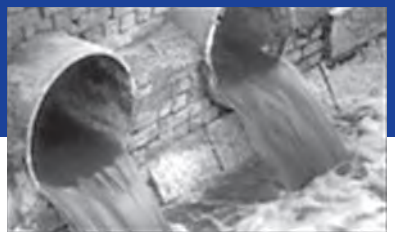
Household Hazardous Waste Collection Centers

Anaheim:	1071 N. Blue Gum St.
Huntington Beach:	17121 Nichols St.
Irvine:	6411 Oak Canyon
San Juan Capistrano:	32250 La Pata Ave.

For more information, call (714) 834-6752 or visit www.oclandfills.com

Clean beaches and healthy creeks, rivers, bays and the Pacific Ocean are important to Orange County. However, many common activities can lead to water pollution if we're not careful. Extra water flowing off lawns can carry fertilizer and pesticides as well as other pollutants from our streets and sidewalks into the storm drains. This polluted water then flows untreated directly into our creeks, rivers, bays and ocean.

You would never intentionally put litter, motor oil, pesticides and fertilizer into the ocean, so don't overwater your lawn, which can carry these pollutants into our waterways. Follow these easy tips to help prevent water pollution.



For More Information, please visit the Orange County Stormwater Program website at ww.ocwatersheds.com

To report a spill,
Call the Orange County 24-hour Water Pollution Problem Reporting Hotline
1-877-89-SPILL (1-877-897-7455)
(For emergencies, dial 911)

The tips contained in this brochure provide useful information about how you can keep excess runoff from carrying pollutants to the storm drain system. Please visit the Orange County Stormwater Program at www.ocwatersheds.com/Publiced for more resources. Other important resources include:

Municipal Water District of Orange County
www.mwdoc.com

University of California Master Gardeners of Orange County
www.uccemg.com

UC Cooperative Extension / OC Water Quality & Water Resources
www.ucanr.org/sites/urbanwatermgmt/

Printed on Recycled Paper

Help Prevent Ocean Pollution:

Tips to Prevent Overwatering

The Ocean Begins at Your Front Door

PROJECT Pollution PREVENTION

Tips to Prevent Overwatering

What is Overwatering?

Overwatering is the use of irrigation in exceedance of the water demand of a landscaped area.

In Orange County, 60-70% of water used by residents and businesses goes to irrigation and other outdoor uses. By utilizing water resources more efficiently, more potable water may be available for other uses and will not cause urban runoff.

How Does Overwatering Lead to Pollution?

Even during the hottest summer months, you can often see water runoff going into our storm drains and into our waterways. This runoff is usually the result of overwatering of lawns. The water carries trash, motor oil, pet waste and other pollutants into our storm drains, which flow untreated to the ocean. Water runoff both pollutes our waterways and wastes water.

IT'S THE LAW! If you live in Southern Orange County, runoff from landscape irrigation that enters the street and catch basins is prohibited. Please contact your city for more information about what you can do to prevent overwatering and urban runoff.

Lawn Watering Needs

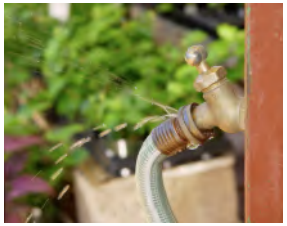
- During the fall and winter months, your lawn needs far less water than during the summer. Adjust sprinkler controls to water less during winter months.
- If your blades of grass spring up after you step on them, they are adequately watered.
- If your grass is a vibrant green and is not pale, it is receiving enough water. If your lawn becomes less verdant, it may need nutrients and not water. If possible, seek assistance from a gardening professional.
- Overwatering during fall and winter months can saturate soils and lead to lawn disease.

When is the Best Time to Water?

- Watering early in the morning before sunrise will reduce water loss due to evaporation.
- Wind tends to die down in the early morning, so the water will get to the lawn as intended.

How do I Irrigate Most Efficiently?

- Adjust the direction of your sprinkler heads so water does not spray on sidewalks, driveways or roads. By simply adjusting the direction of your sprinklers you can save water, prevent water pollution from runoff and keep your lawn healthy.
- Use an irrigation timer to minimize runoff and maximize water absorption. Water districts often provide irrigation schedules to determine the best water scheme for your yard (e.g. Irvine Ranch Water District Always Water Smart weekly irrigation schedules).
- Consider using smart irrigation controllers. Smart irrigation controllers have internal clocks as well as sensors that will turn off the sprinklers in response to environmental changes. If it is raining, too windy or too cold, the smart irrigation control sprinklers will automatically shut off.
- Consider replacing your sprinkler heads with rotating sprinkler nozzles. Rotating nozzles water more uniformly and efficiently, reducing your outdoor water use by up to 30%.
- Check with your local water agency for available rebates on irrigation controllers and other water efficient devices.
- Water by hand. Instead of using sprinklers, consider watering your yard by hand. Hand-watering ensures that all plants get the proper amount of water and you will prevent any water runoff, which carries pollutants into our waterways and wastes water.



- Fix leaks. Nationwide, households waste one trillion gallons of water a year to leaks. If your garden hose is leaking, replace the nylon or rubber hose washer and ensure a tight connection. Fix broken sprinklers immediately.

Be Careful With Pesticides and Fertilizer

- Never apply pesticides or fertilizer when rain is predicted within the next 48 hours.
- Read labels and use only as directed. Do not over-apply pesticides or fertilizers. Apply to spots as needed rather than blanketing an entire area.

- Utilize least toxic alternatives to pesticides to manage lawn and garden pests where possible. Pesticides are transported via runoff to waterways and can be harmful to aquatic organisms. Visit www.ipm.ucdavis.edu for more information about pest management practices.

Native Vegetation and Maintenance

- "California Friendly" plants or native vegetation can significantly reduce water use. These plants often require far less fertilizers and pesticides, w hich are two significant pollutants found in Orange County waterways. Replacing water "thirsty" plants and grass types with water efficient natives is a great way to save water and reduce the need for potentially harmful pesticides and fertilizer.
- Please see the California Friendly Garden Guide produced by the Metropolitan Water District of Southern California and associated Southern California Water Agencies for a catalog of California friendly plants and other garden resources at www. bewaterwise.com/Gardensoft.

PROJECT Pollution PREVENTION

Clean beaches and healthy creeks, rivers, bays and ocean are important to Orange County. However, many common activities such as pest control can lead to water pollution if you're not careful. Pesticide treatments must be planned and applied properly to ensure that pesticides do not enter the street, gutter or storm drain. Unlike water in sanitary sewers (from sinks and toilets), water in storm drains is not treated before entering our waterways.

You would never dump pesticides into the ocean, so don't let it enter the storm drains. Pesticides can cause significant damage to our environment if used improperly. If you are thinking of using a pesticide to control a pest, there are some important things to consider.

For more information,
please call
University of California Cooperative
Extension Master Gardeners at
(714) 708-1646
or visit these Web sites:
www.uccemg.org
www.ipm.ucdavis.edu

For instructions on collecting a specimen sample visit the Orange County Agriculture Commissioner's website at:
http://www.ocagcomm.com/ser_lab.asp

To report a spill, call the
Orange County 24-Hour
Water Pollution Problem
Reporting Hotline
at 1-877-89-SPILL (1-877-897-7455).

For emergencies, dial 911.

Information From:
Cheryl Wilen, Area IPM Advisor; Darren Haver, Watershed Management Advisor; Mary Louise Flint, IPM Education and Publication Director; Pamela M. Geisel, Environmental Horticulture Advisor; Carolyn L. Unruh, University of California Cooperative Extension staff writer. Photos courtesy of the UC Statewide IPM Program and Darren Haver.

Funding for this brochure has been provided in full or in part through an agreement with the State Water Resources Control Board (SWRCB) pursuant to the Costa-Machado Water Act of 2000 (Prop. 13).

Printed on Recycled Paper

Help Prevent Ocean Pollution:

Responsible Pest Control

Tips for Pest Control

Key Steps to Follow:

Step 1: Correctly identify the pest (insect, weed, rodent, or disease) and verify that it is actually causing the problem.

Three life stages of the common lady beetle, a beneficial insect.

This is important because beneficial insects are often mistaken for pests and sprayed with pesticides needlessly.

Consult with a Certified Nursery Professional at a local nursery or garden center or send a sample of the pest to the Orange County Agricultural Commissioner's Office.

Determine if the pest is still present – even though you see damage, the pest may have left.

Step 2: Determine how many pests are present and causing damage.

Small pest populations may be controlled more safely using non-pesticide techniques. These include removing food sources, washing off leaves with a strong stream of water, blocking entry into the home using caulking and replacing problem plants with ones less susceptible to pests.

Integrated Pest Management (IPM) usually combines several least toxic pest control methods for long-term prevention and management of pest problems without harming you, your family, or the environment.

UC CE University of California Cooperative Extension

Step 3: If a pesticide must be used, choose the least toxic chemical.

Obtain information on the least toxic pesticides that are effective at controlling the target pest from the UC Statewide Integrated Pest Management (IPM) Program's Web site at www.ipm.ucdavis.edu.

Seek out the assistance of a Certified Nursery Professional at a local nursery or garden center when selecting a pesticide. Purchase the smallest amount of pesticide available.

Apply the pesticide to the pest during its most vulnerable life stage. This information can be found on the pesticide label.

Step 4: Wear appropriate protective clothing.

Follow pesticide labels regarding specific types of protective equipment you should wear. Protective clothing should always be washed separately from other clothing.

Step 5: Continuously monitor external conditions when applying pesticides such as weather, irrigation, and the presence of children and animals.

Never apply pesticides when rain is predicted within the next 48 hours. Also, do not water after applying pesticides unless the directions say it is necessary.

Apply pesticides when the air is still; breezy conditions may cause the spray or dust to drift away from your targeted area.

In case of an emergency call 911 and/or the regional poison control number at (714) 634-5988 or (800) 544-4404 (CA only).

For general questions you may also visit www.calpoison.org.

Step 6: In the event of accidental spills, sweep up or use an absorbent agent to remove any excess pesticides. Avoid the use of water.

Be prepared. Have a broom, dust pan, or dry absorbent material, such as cat litter, newspapers or paper towels, ready to assist in cleaning up spills.

Contain and clean up the spill right away. Place contaminated materials in a doubled plastic bag. All materials used to clean up the spill should be properly disposed of according to your local Household Hazardous Waste Disposal site.

Step 7: Properly store and dispose of unused pesticides.

Purchase Ready-To-Use (RTU) products to avoid storing large concentrated quantities of pesticides.

Store unused chemicals in a locked cabinet.

Unused pesticide chemicals may be disposed of at a Household Hazardous Waste Collection Center.

Empty pesticide containers should be triple rinsed prior to disposing of them in the trash.

Household Hazardous Waste Collection Center
(714) 834-6752
www.oclandfills.com

PROJECT Pollution PREVENTION

Clean beaches and healthy creeks, rivers, bays and ocean are important to Orange County. However, many common activities can lead to water pollution if you're not careful. Pet waste and pet care products can be washed into the storm drains that flow to the ocean. Unlike water in sanitary sewers (from sinks and toilets), water in storm drains is not treated before entering our waterways.

You would never put pet waste or pet care products into the ocean, so don't let them enter the storm drains. Follow these easy tips to help prevent water pollution.

For more information,
please call the
Orange County Stormwater Program
at **1-877-89-SPILL** (1-877-897-7455)
or visit
www.ocwatersheds.com

To report a spill,
call the
Orange County 24-Hour Water Pollution Problem Reporting Hotline
1-877-89-SPILL (1-877-897-7455).

For emergencies, dial 911.

The tips contained in this brochure provide useful information to help prevent water pollution while caring for your pet. If you have other suggestions, please contact your city's stormwater representatives or call the Orange County Stormwater Program.

Printed on Recycled Paper

Help Prevent Ocean Pollution:

Tips for Pet Care

Tips for Pet Care

Never let any pet care products or washwater run off your yard and into the street, gutter or storm drain.

Washing Your Pets

Even biodegradable soaps and shampoos can be harmful to marine life and the environment.

- If possible, bathe your pets indoors using less-toxic shampoos or have your pet professionally groomed. Follow instructions on the products and clean up spills.

- If you bathe your pet outside, wash it on your lawn or another absorbent/ permeable surface to keep the washwater from running into the street, gutter or storm drain.

Flea Control

- Consider using oral or topical flea control products.

- If you use flea control products such as shampoos, sprays or collars, make sure to dispose of any unused products at a Household Hazardous Waste Collection Center. For location information, call **(714) 834-6752**.

Why You Should Pick Up After Your Pet

It's the law! Every city has an ordinance requiring you to pick up after your pet. Besides being a nuisance, pet waste can lead to water pollution, even if you live inland. During rainfall, pet waste left outdoors can wash into storm drains. This waste flows directly into our waterways and the ocean where it can harm human health, marine life and the environment.

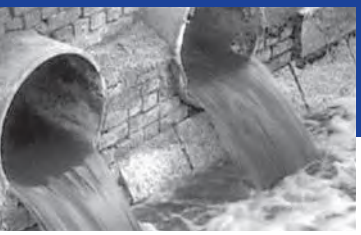
As it decomposes, pet waste demands a high level of oxygen from water. This decomposition can contribute to killing marine life by reducing the amount of dissolved oxygen available to them.

Have fun with your pets, but please be a responsible pet owner by taking care of them and the environment.

- Take a bag with you on walks to pick up after your pet.

- Dispose of the waste in the trash or in a toilet.

PROJECT Pollution PREVENTION



For more information,
please call the
Orange County Stormwater Program
at **1-877-89-SPILL** (1-877-897-7455)
or visit
www.ocwatersheds.com

To report a spill,
call the
Orange County 24-Hour
Water Pollution Problem
Reporting Hotline
at **1-877-89-SPILL** (1-877-897-7455).

For emergencies, dial 911.

The tips contained in this brochure provide useful information to help prevent water pollution. If you have other suggestions, please contact your city's stormwater representatives or call the Orange County Stormwater Program.

Printed on Recycled Paper

Help Prevent Ocean Pollution:

Tips for Residential Pool, Landscape and Hardscape Drains

The Ocean Begins at Your Front Door

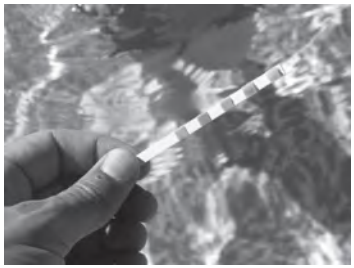
PROJECT Pollution PREVENTION

Tips for Residential Pool, Landscape and Hardscape Drains

Pool Maintenance

All pool water discharged to the curb, gutter or permitted pool drain from your property must meet the following water quality criteria:

- The residual chlorine does not exceed 0.1 mg/L (parts per million).
- The pH is between 6.5 and 8.5.
- The water is free of any unusual coloration.
- There is no discharge of filter media or acid cleaning wastes.



Some cities have ordinances that do not allow pool water to be discharged to the storm drain. Check with your city.

Landscape and Hardscape Drains

The following recommendations will help reduce or prevent pollutants from your landscape and hardscape drains from entering the street, gutter or storm drain. Unlike water that enters the sewer (from sinks and toilets), water that enters a landscape or hardscape drain is not treated before entering our creeks, rivers, bays and ocean.

Household Activities

- Do not rinse spills of materials or chemicals to any drain.
- Use dry cleanup methods such as applying cat litter or another absorbent material, then sweep it up and dispose of it in the trash. If the material is hazardous, dispose of it at a Household Hazardous Waste Collection Center (HHWCC). For locations, call **(714) 834-6752** or visit **www.oclandfills.com**.
- Do not hose down your driveways, sidewalks or patios to your landscape or hardscape drain. Sweep up debris and dispose of it in the trash.
- Always pick up after your pet. Flush waste down the toilet or dispose of it in the trash.
- Do not store items such as cleaners, batteries, automotive fluids, paint products, TVs, or computer monitors uncovered outdoors. Take them to a HHWCC for disposal.

Yard Maintenance

- Do not overwater. Water by hand or set automated irrigation systems to reflect seasonal water needs.
- Follow directions on pesticides and fertilizers (measure, do not estimate amounts) and do not use if rain is predicted within 48 hours.
- Cultivate your garden often to control weeds and reduce the need to use chemicals.

Vehicle Maintenance

- Never pour oil or antifreeze down your landscape or hardscape drain. Recycle these substances at a service station, a waste collection center or used oil recycling center. For locations, contact the Used Oil Program at **1-800-CLEANUP** or visit **www.CLEANUP.org**.
- Whenever possible, take your vehicle to a commercial car wash.
- If you do wash your vehicle at home, do not allow the washwater to go down your landscape or hardscape drain. Instead, dispose of it in the sanitary sewer (a sink or toilet) or onto an absorbent surface such as your lawn.
- Use a spray nozzle that will shut off the water when not in use.

PROJECT NAME

215-223 MESA DRIVE RESIDENCES
NEW 4-UNIT RESIDENTIAL DEVELOPMENT

PROJECT ADDRESS

215 & 223 MESA DR, COSTA MESA, CA 92627

SUBJECT LOT INFORMATION

LEGAL DESCRIPTION	N TR 376 BLK LOT 63 TR 376 LOT 63	
ZONING:	R2-MD (MEDIUM DENSITY)	
USE:	MULTI-FAMILY RESIDENTIAL	
	215 MESA DR	223 MESA DR
APN:	439-213-24	439-213-25
ORIGINAL LOT SIZE:	9,148 SF	9,583 SF
EXISTING NUMBER OF UNITS:	1	2
EXISTING SQUARE FOOTAGE:	818 SF	1,968 SF
EXISTING # BEDS & BATHS	2 BEDS & 1 BATH	3 BEDS & 2 BATHS
YEAR BUILT:	1948	1948

PROJECT AREA BREAKDOWNS

	215 MESA DR	223 MESA DR
ORIGINAL DEVELOPMENT LOT:	9,148 SF	9,583 SF
NEW DEVELOPMENT LOT:	9,000 SF	9,654 SF
TOTAL # BEDS & BATHS	8 BEDS & 9 BATHS	8 BEDS & 9 BATHS
TOTAL DRIVEWAYS:	1,905 SF	1,956 SF
TOTAL GARAGES:	848 SF	848 SF
TOTAL 1ST FLOORS:	2,235 SF	2,553 SF
TOTAL 2ND FLOORS:	2,955 SF	3,314 SF
LOT COVERAGE:	4,988 SF (55%)	5,357 SF (55%)
OPEN SPACE:	4,012 SF (45%)	4,297 SF (45%)
PROVIDED PARKING:	(2) 2 COVERED (2) 2 OPEN	(2) 2 COVERED (2) 2 OPEN

215 MESA DR A (FRONT)	4 BEDS & 4.5 BATHS
GARAGE:	425 SF
1ST FLOOR:	1,139 SF
2ND FLOOR:	1,479 SF
TOTAL LIVING:	2,618 SF
TOTAL BUILDING:	3,043 SF

215 MESA DR B (REAR)	4 BEDS & 4.5 BATHS
GARAGE:	423 SF
1ST FLOOR:	1,096 SF
2ND FLOOR:	1,476 SF
TOTAL LIVING:	2,572 SF
TOTAL BUILDING:	2,995 SF

223 MESA DR A (FRONT)	4 BEDS & 4.5 BATHS
GARAGE:	425 SF
1ST FLOOR:	1,288 SF
2ND FLOOR:	1,652 SF
TOTAL LIVING:	2,940 SF
TOTAL BUILDING:	3,365 SF

223 MESA DR B (REAR)	4 BEDS & 4.5 BATHS
GARAGE:	423 SF
1ST FLOOR:	1,265 SF
2ND FLOOR:	1,662 SF
TOTAL LIVING:	2,927 SF
TOTAL BUILDING:	3,350 SF

PROJECT TEAM

OWNER:
OBSIDIAN DEVELOPMENT, LLC
17741 MITCHELL, SUITE 200
IRVINE, CA 92614
DAVID@OBSIDIANDEVLLC.COM
(714) 240-5592

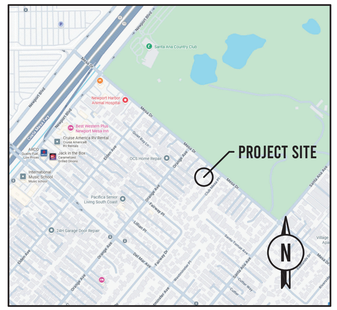
LAND SURVEYOR
KKL SURVEYING INC.
19539 BERMUDA ST
PORTER RANCH, CA 91326
KKLSURVEYING@GMAIL.COM
(818) 482-6532

LANDSCAPE ARCHITECT
SHAMS KHORAM, HŌF
2609 SIMPLICITY
IRVINE, CA 92620
INFO@HOFPLANNING.COM
(951) 961-4003

PROJECT DESIGNER:
JOSH MARTINEZ, OSSA HOMES
11947 VALLEY VIEW ST. #5991
GARDEN GROVE, CA 92846
JOSH@OSSAHOMES.COM
(714) 488-3327

CIVIL ENGINEER:
WAI CHEN, P.E., W.H. ENGINEERING GROUP
548 WALD,
IRVINE, CA 92618
WAI@WHENGINEERINGGROUP.COM
(949) 229-1413

VICINITY



SHEET INDEX

1.	T-1	TITLE SHEET & PROJECT DATA
2.	SUR	TOPOGRAPHIC SURVEY
3.	TPM-1	TENTATIVE PARCEL MAP - LOT PLAN
4.	TPM-2	TENTATIVE PARCEL MAP - PRELIM GRADING PLAN
5.	A-1	SITE PLAN
6.	A-2	1ST FLOOR PLAN
7.	A-3	2ND FLOOR PLAN
8.	A-4	ROOF PLAN
9.	A-5.1	BUILDING ELEVATIONS - 215 MESA DR (FRONT UNIT A)
10.	A-5.2	BUILDING ELEVATIONS - 215 MESA DR (REAR UNIT B)
11.	A-5.3	BUILDING ELEVATIONS - 223 MESA DR (FRONT UNIT A)
12.	A-5.4	BUILDING ELEVATIONS - 223 MESA DR (REAR UNIT B)
13.	A-5.5	BUILDING ARCHITECTURAL MATERIALS BOARD
14.	A-6	DEVELOPMENT LOT COVERAGE & OPEN AREA
15.	A-7.1	2ND-STORY PRIVACY IMPACT - 215 MESA DR
16.	A-7.2	2ND-STORY PRIVACY IMPACT - 223 MESA DR
17.	C-1	PRELIMINARY GRADING TITLE SHEET & NOTES
18.	C-2	PRELIMINARY GRADING PLAN
19.	C-3	PRELIMINARY GRADING SECTIONS & DETAILS
20.	C-4	EROSION CONTROL PLAN
21.	WQMP	WATER QUALITY MANAGEMENT PLAN
22.	L-1	PLANTING PLAN
23.	L-2	PLANT PICTURES
24.	L-3	IRRIGATION PLAN
25.	L-4	IRRIGATION DETAILS

4-UNIT DEVELOPMENT CONCEPT

SCOPE OF WORK

DEMOLISHING EXISTING ONE-STORY RESIDENCES (2,786 SF) AND DETACHED GARAGES, AND CONSTRUCTING (4) NEW TWO-STORY RESIDENCES TOTALING 11,882 SF LIVING AND 1,727 SF GARAGES.

CODE REVIEW

ALL DESIGNS, PLANS, CONSTRUCTION WORK, AND MATERIALS SHALL CONFORM STRICTLY TO THE FOLLOWING APPLICABLE CODES:
CITY OF COSTA MESA LOCAL ORDINANCES
CALIFORNIA BUILDING CODES
2025 CRC 2025 CBC 2025 CFC 2025 CPC 2025 CEC
2025 CMC 2025 CEES (CA ENERGY) 2025 CG (CAL GREEN)
ALL OTHER FEDERAL, STATE, AND LOCAL CODES

OCCUPANCY TYPE:	R-3/U
TYPE OF CONSTRUCTION:	V-B
FIRE SPRINKLERS:	NFPA-13D
NUMBER OF STORIES:	2-STORIES

DEFERRED SUBMITTALS

1. FIRE SPRINKLERS (NFPA-13D)
   NOTE: NFPA 13D 11.2.3.1 WATERFLOW DEVICES - WHERE WATERFLOW DETECTION DEVICES ARE INSTALLED, THESE DEVICES, INCLUDING THE ASSOCIATED ALARM CIRCUITS, SHALL BE FLOW THROUGH THE INSPECTOR'S TEST CONNECTION AND SHALL RESULT IN AN AUDIBLE ALARM ON THE PREMISES.
2. SOLAR PHOTOVOLTAICS (PV)
3. SOUND ATTENUATION DESIGN FOR HVAC UNITS
4. SITE WALLS
   NOTE: DEFERRED SUBMITTALS TO BE REVIEWED BY PROJECT DESIGNER OR ENGINEER OF RECORD AND CERTIFIED PRIOR TO SUBMITTAL FOR PLAN CHECK OR APPROVAL BY THE CITY.

ATTACHMENT 6

CONTACT:
DAVID MIRRAFATI
17741 MITCHELL N #200
IRVINE, CA 92614
(714) 240-5592
DMIRRAFATI@GMAIL.COM

PROJECT:
NEW 2-STORY 4-UNIT DEVELOPMENT FOR OBSIDIAN DEVELOPMENT, LLC
ADDRESS:
215 & 223 MESA DR.,
COSTA MESA, CA 92627

Josh Martinez
PROJECT DESIGNER
JOSH MARTINEZ

OSSA HOMES
11947 VALLEY VIEW ST. #5991
GARDEN GROVE, CA 92846
WWW.OSSAHOMES.COM
JOSH@OSSAHOMES.COM
(714) 488-3327

HOMES

PROJECT STATUS: PLANNING REVIEW

OSSA HOMES RETAINS ALL COMMON LAW COPYRIGHTS AND OTHER PROPERTY RIGHTS IN THESE PLANS. PROJECT PLANS CANNOT BE REPRODUCED, ALTERED, OR COPIED IN ANY FORM. PROJECT PLANS SHALL NOT BE TRANSFERRED TO A THIRD PARTY WITHOUT PRIOR WRITTEN APPROVAL FROM OSSA HOMES. ANY THIRD PARTY USING THE PLANS FOR PURPOSES BEYOND THE ORIGINAL PROJECT SHALL INDEMNIFY AND HOLD OSSA HOMES HARMLESS FROM ANY RESULTING CLAIMS.

REVISIONS

T-1

SHEET 1 OF 25

DATE: 12.20

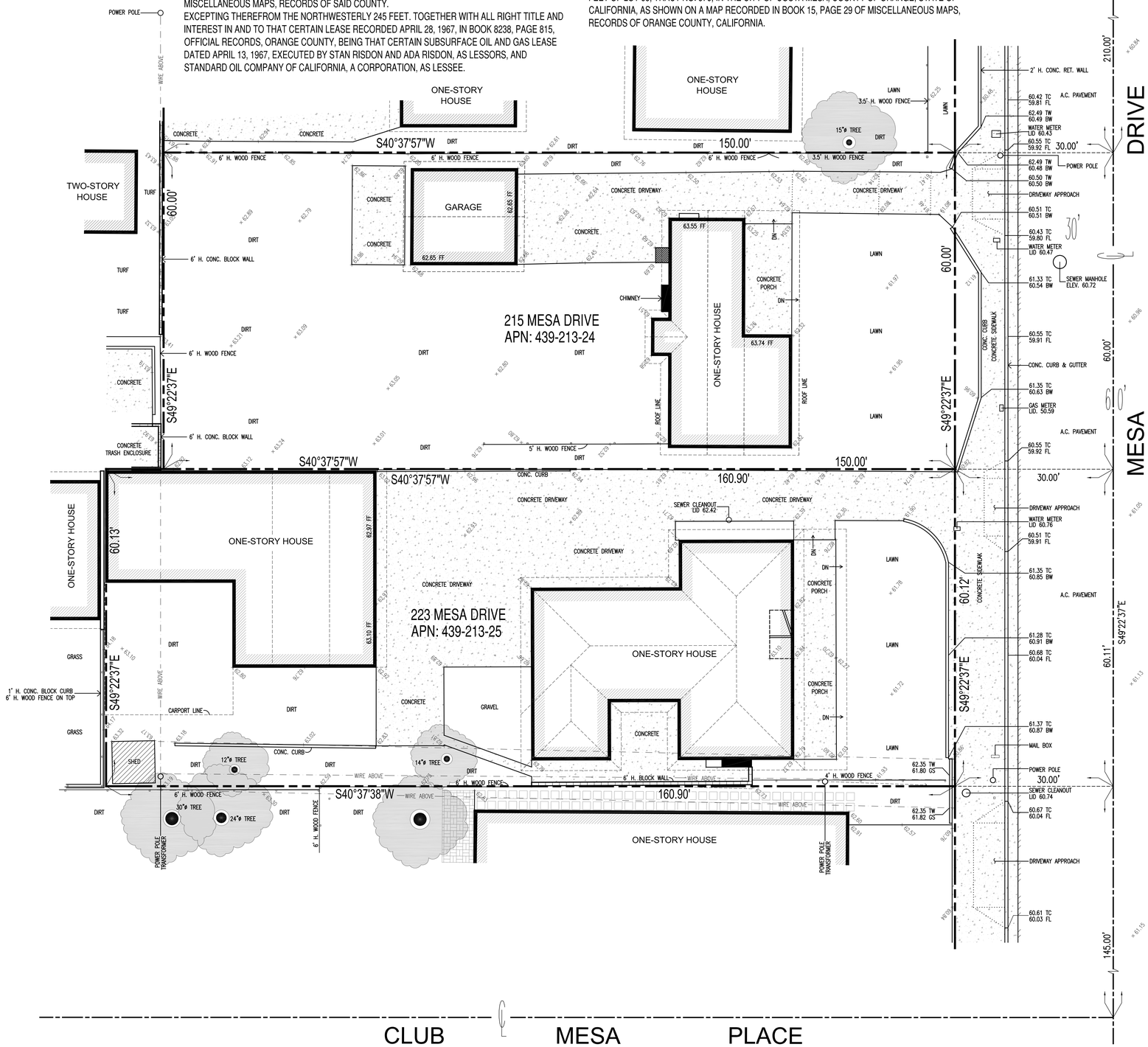
ORANGE AVENUE

S40°37'57"W

LEGAL DESCRIPTION:

APN: 439-213-25
THE NORTHEASTERLY 160.9 FEET OF LOT 63 OF TRACT 376, IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 15, PAGE 29 OF MISCELLANEOUS MAPS, RECORDS OF SAID COUNTY.
EXCEPTING THEREFROM THE NORTHWESTERLY 245 FEET. TOGETHER WITH ALL RIGHT TITLE AND INTEREST IN AND TO THAT CERTAIN LEASE RECORDED APRIL 28, 1967, IN BOOK 8238, PAGE 815, OFFICIAL RECORDS, ORANGE COUNTY, BEING THAT CERTAIN SUBSURFACE OIL AND GAS LEASE DATED APRIL 13, 1967, EXECUTED BY STAN RISDON AND ADA RISDON, AS LESSORS, AND STANDARD OIL COMPANY OF CALIFORNIA, A CORPORATION, AS LESSEE.

APN: 439-213-24
THE SOUTHEASTERLY 60 FEET OF THE NORTHWESTERLY 245 FEET OF THE NORTHEASTERLY 150 FEET OF LOT 63, TRACT NO. 376, IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 15, PAGE 29 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.



LEGEND

TE	TRASH ENCLOSURE
NG	NATURAL GRADE
L.S.	LANDSCAPING
TC	TOP OF CURB
FL	FLOWLINE
TW	TOP OF WALL
FF	FINISH FLOOR
PE	PAD ELEVATION
DN	DOWN
P.A.	PLANTING AREA
FS	FINISH SURFACE
FG	FINISH GRADE
G.B.	GRADE BREAK
ø	DIAMETER
MIN.	MINIMUM
H.	HIGH
BW	BACK OF WALK
TG	TOP OF GRATE
INV	INVERT ELEVATION
	PALM TREE
	TREE
⟵DN	DOWN
WV	WATER VALVE
	DUCT VENTILATION
	WROUGHT IRON FENCE
	CHAIN LINK FENCE
	CENTERLINE
	PROPERTY LINE
	EXISTING C.M.U. WALL
	EXISTING C.M.U. RET. WALL

GRAPHIC SCALE

10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

BENCHMARK:

Orange County Designation No: CM-51-89

Monument Type:
Orange County Surveyor's 3 3/4"
Aluminum Disk

ELEVATION: 65.967 NAVD88(FT)

Description:
DESCRIBED BY OCS 2001 - FOUND 3 3\4" OCS ALUMINUM BENCHMARK DISK STAMPED "CM-51-89", SET IN THE TOP OF A 4" BY 4" CONCRETE POST. MONUMENT IS LOCATED IN THE SOUTHWEST CORNER OF THE INTERSECTION OF SANTA ANA AVENUE AND MESA DRIVE, 57 FT. WESTERLY OF THE CENTERLINE OF MESA DRIVE AND 21 FT. NORTHERLY OF THE CENTERLINE OF SANTA ANA AVENUE. MONUMENT IS SET LEVEL WITH TOP OF CURB.

Underground Service Alert
CALL BEFORE YOU DIG
Call: TOLL FREE
1-800-227-2600
TWO WORKING DAYS BEFORE YOU DIG

REGISTERED PROFESSIONAL ENGINEER
No. C-61705
EXP. 3-31-24
CIVIL
STATE OF CALIFORNIA

Land Creative Solutions Inc.
tcsi.eng@hotmail.com
7340 Florence Ave, Suite 210
Downey, Ca 90240
P:562-335-6848 C:562-335-6848
Civil Engineering Architectural Design

Topographic Survey Map

location: 215-223 Mesa Drive
Costa Mesa, Ca 92627
A.P.N. 439-213-24
A.P.N. 439-213-25

City of Costa Mesa

scale: 1" = 10'
drawn by: VENEGAS
sheet number: SHEET 1 OF 1
plot date: July 14–2023

TENTATIVE PARCEL MAP NO. 2026-129

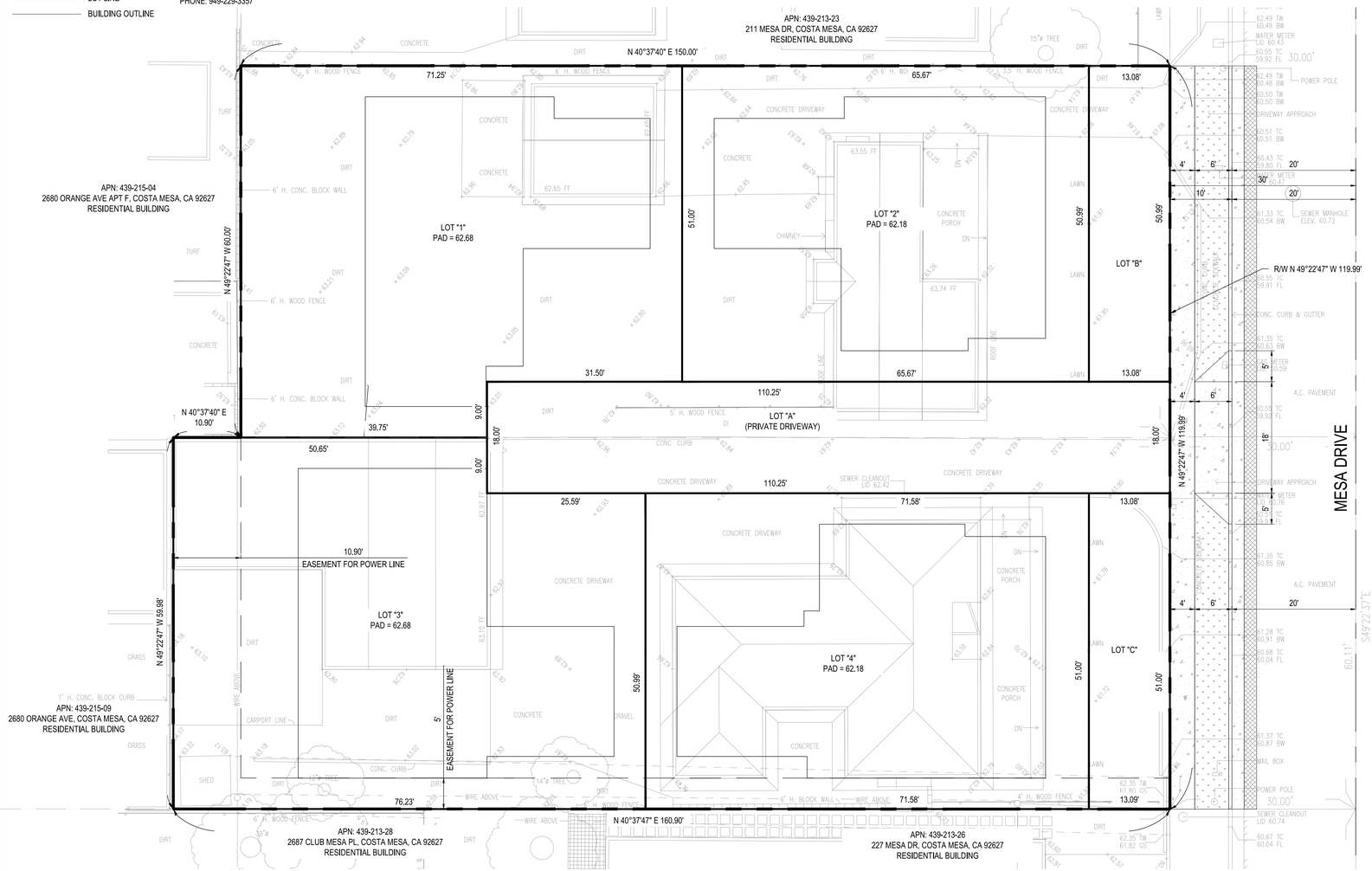
FOR PLANNED DEVELOPMENT PURPOSE (4 RESIDENTIAL UNITS)
215-223 MESA DRIVE, COSTA MESA, CA 92627
APN: 439-213-25, 439-213-24

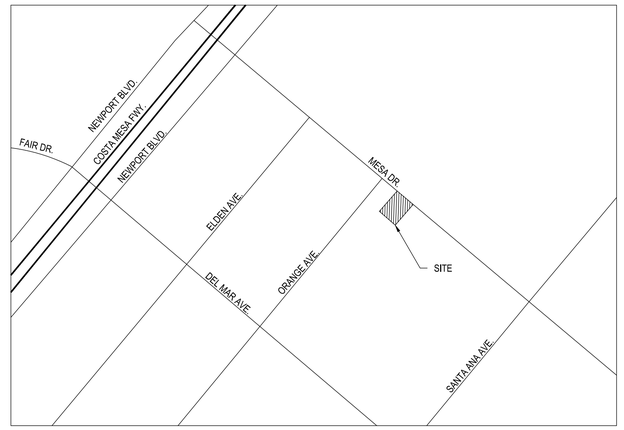
LEGEND

- PROPERTY LINE
- CENTER LINE
- LOT LINE
- BUILDING OUTLINE

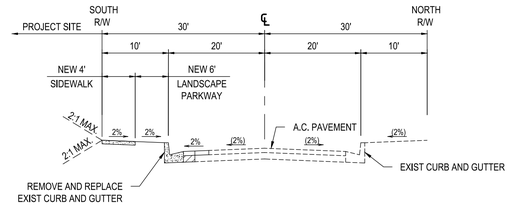
CIVIL ENGINEER

W.H. CIVIL, INC.
548 WALD
IRVINE, CA 92618
PHONE: 949-229-3357





VICINITY MAP
NOT TO SCALE



TYPICAL SECTION
MESA DRIVE

BENCHMARK

ORANGE COUNTY DESIGNATION NO: CM-51-89
MONUMENT TYPE: ORANGE COUNTY SURVEYOR'S 3 3/4" ALUMINUM DISK.
ELEVATION: 65.967 NAVD88(FT)

DESCRIPTION: DESCRIBED BY OCS 2001 - FOUND 3 3\4" OCS ALUMINUM BENCHMARK DISK STAMPED "CM-51-89", SET IN THE TOP OF A 4" BY 4" CONCRETE POST. MONUMENT IS LOCATED IN THE SOUTHWEST CORNER OF THE INTERSECTION OF SANTA ANA AVENUE AND MESA DRIVE, 57 FT. WESTERLY OF THE CENTERLINE OF MESA DRIVE AND 21 FT. NORTHERLY OF THE CENTERLINE OF SANTA ANA AVENUE. MONUMENT IS SET LEVEL WITH TOP OF CURB.

OWNER / APPLICANT

HOMEX DEVELOPMENT LLC
17741 MITCHELL, SUITE 200
IRVINE, CA 92614
PHONE: 949-252-9999

FEMA FLOOD ZONE

ZONE X (OTHER AREAS)
PER PANEL 0267J OF MAP NUMBER 06059C0267J
EFFECTIVE DATE: DECEMBER 3, 2009
PROJECT AREA IS OUTSIDE THE FLOOD ZONE.

IMPERVIOUS AREA CALCULATION		
LOT AREA (GROSS AND NET)	=	18,651 SQ-FT (0.428 ACRE)
TOTAL EXISTING IMPERVIOUS AREA	=	9,108 SQ-FT
TOTAL PROPOSED IMPERVIOUS AREA	=	7,584 SQ-FT
TOTAL PROPOSED PERVIOUS AREA	=	11,067 SQ-FT

LEGAL DESCRIPTION

APN: 439-213-25
THE NORTHEASTERLY 160.9 FEET OF LOT 63 OF TRACT 376, IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 15, PAGE 29 OF MISCELLANEOUS MAPS, RECORDS OF SAID COUNTY, EXCEPTING THEREFROM THE NORTHWESTERLY 245 FEET. TOGETHER WITH ALL RIGHT TITLE AND INTEREST IN AND TO THAT CERTAIN LEASE RECORDED APRIL 28, 1967, IN BOOK 8238, PAGE 815, OFFICIAL RECORDS, ORANGE COUNTY, BEING THAT CERTAIN SUBSURFACE OIL AND GAS LEASE DATED APRIL 13, 1967, EXECUTED BY STAN RISDON AND ADA RISDON, AS LESSORS, AND STANDARD OIL COMPANY OF CALIFORNIA, A CORPORATION, AS LESSEE.
APN: 439-213-24
THE SOUTHEASTERLY 60 FEET OF THE NORTHWESTERLY 245 FEET OF THE NORTHEASTERLY 150 FEET OF LOT 63, TRACT NO. 376, IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 15, PAGE 29 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY. CALIFORNIA.

NOTES

1. EXISTING TWO SINGLE FAMILY DWELLINGS TO BE DEMOLISHED FOR CREATION OF FOUR (4) UNITS CONDOMINIUM UNITS.
2. PROJECT ADDRESS: 215/223 N. MESA DR. COSTA MESA, CA 92627
3. THE SITE IS RELATIVELY FLAT.
4. THE SITE IS NOT IN THE FLOOD ZONE AREA.
5. SEWER AND OTHER PUBLIC UTILITIES ARE AVAILABLE.
6. LOT AREA = 18,651 S.F. (0.428 ACRES)
7. PROPOSED DEVELOPMENT DATA: FOUR (4) UNITS CONDOMINIUM UNITS.
8. VEHICULAR ACCESS ARE FROM THE COMMON DRIVEWAY.
9. TRASH BIN AND RECYCLE ARE IN PRIVATE YARD AREA.
10. GRADING QUANTITIES:
    CUT = 204 C.Y.
    FILL = 204 C.Y.
11. THE SITE IS NOT IN GEOLOGICALLY HAZARDOUS AREA.
12. EXISTING ZONING: R2

SITE SUMMARY

DESCRIPTION	PROPOSED
TOTAL NUMBER OF UNITS	4
PROJECT ACREAGE (NET)	0.428
PROJECT DENSITY (NET)	9.35 UNITS PER ACRE

NUMBERED LOTS

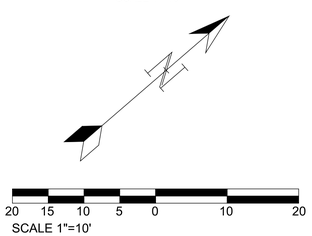
LOT NUMBER	PROPOSED LAND USE	AREA (SQUARE FEET)	LOT AREA ACRES
1	RESIDENTIAL	3,991	0.092
2	RESIDENTIAL	3,349	0.077
3	RESIDENTIAL	4,342	0.100
4	RESIDENTIAL	3,650	0.084

LETTERED LOTS

LOT NO.	PROPOSED LAND USE	AREA (SQUARE FEET)	LOT AREA ACRES	OWNERSHIP AND MAINTENANCE RESPONSIBILITY
LOT "A"	PRIVATE DRIVEWAY	1,985	0.046	HOA
LOT "B"	LANDSCAPE	667	0.015	HOA
LOT "C"	LANDSCAPE	667	0.015	HOA

LOT PLAN

SCALE 1"=10'



OWNER / APPLICANT

HOMEX DEVELOPMENT LLC
17741 MITCHELL, SUITE 200
IRVINE, CA 92614
PHONE: 949-252-9999

UTILITIES COMPANIES

ELECTRICITY	- SOUTHERN CALIFORNIA EDISON	- PHONE: 1-800-655-4555
GAS	- SOUTHERN CALIFORNIA GAS	- PHONE: 1-800-427-2200
WATER & SEWER	- MESA WATER DISTRICT	- PHONE: 1-877-637-3662
CABLE AND INTERNET	- SPECTRUM INTERNET	- PHONE: 1-888-369-2408
FIRE DISTRICT	- ORANGE COUNTY FIRE AUTHORITY	- PHONE: 714-573-6000

BENCHMARK
ORANGE COUNTY DESIGNATION NO: CM-51-89
MONUMENT TYPE: ORANGE COUNTY SURVEYOR'S 3 3/4" ALUMINUM DISK.
ELEVATION: 65.967 NAVD88(FT)
DESCRIPTION: DESCRIBED BY OCS 2001 - FOUND 3 3\4" OCS ALUMINUM BENCHMARK DISK STAMPED "CM-51-89", SET IN THE TOP OF A 4" BY 4" CONCRETE POST. MONUMENT IS LOCATED IN THE SOUTHWEST CORNER OF THE INTERSECTION OF SANTA ANA AVENUE AND MESA DRIVE, 57 FT. WESTERLY OF THE CENTERLINE OF MESA DRIVE AND 21 FT. NORTHERLY OF THE CENTERLINE OF SANTA ANA AVENUE. MONUMENT IS SET LEVEL WITH TOP OF CURB.

TENTATIVE PARCEL MAP
LOT PLAN
FOR
215-223 MESA DRIVE, COSTA MESA, CA 92627

REGISTERED PROFESSIONAL ENGINEER — CHIEN WAY LIN MAUNG — NO. C 83487 — EXP. 3/31/27 — CIVIL — STATE OF CALIFORNIA

PLANS PREPARED BY:

W.H. ENGINEERING GROUP
548 WALD, IRVINE, CA 92618
INFO@WHENGINEERINGGROUP.COM
PHONE: 949-229-3357

6/5/2026
DATE

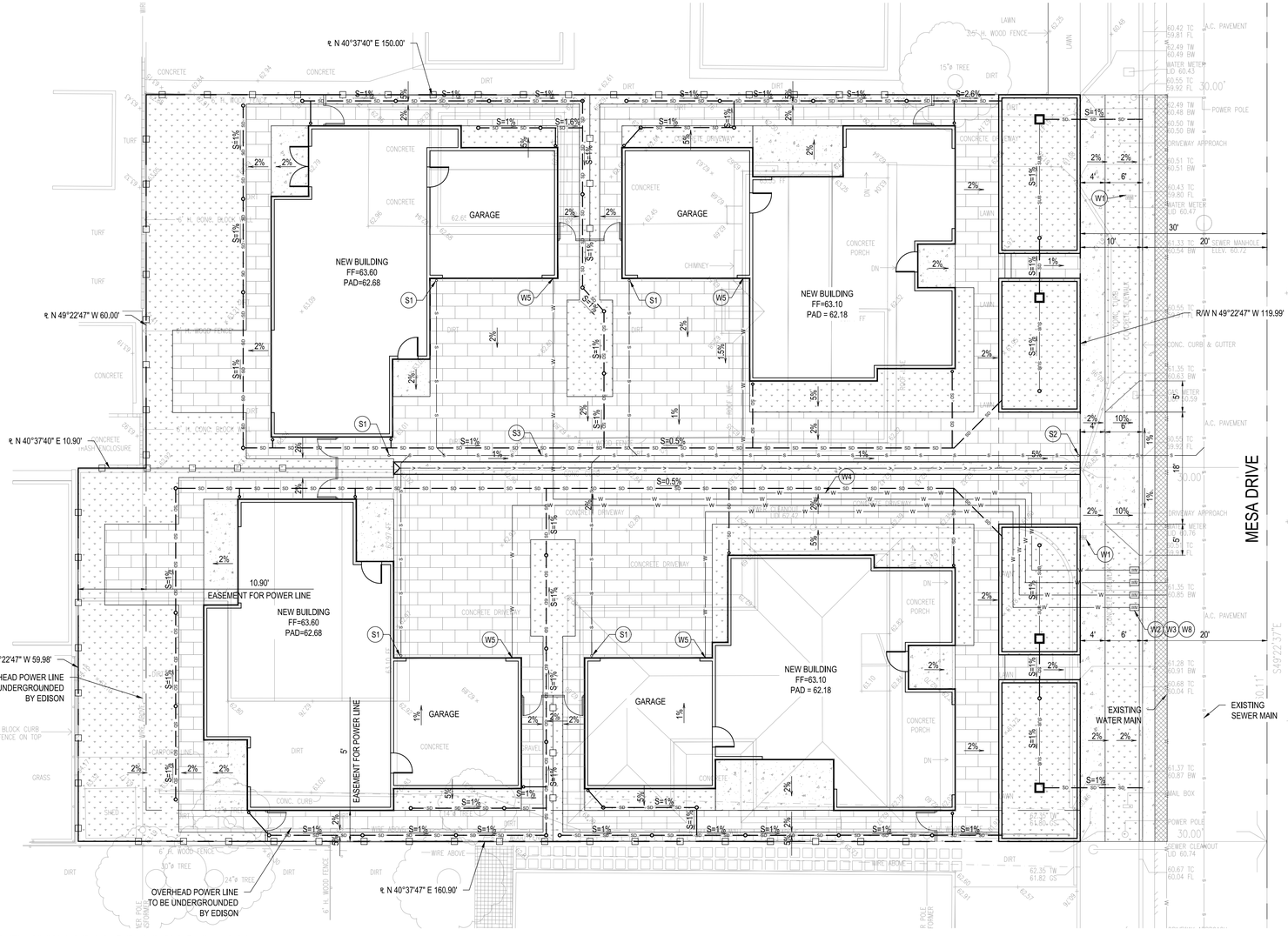
CHIEN WAY LIN MAUNG CHEN
R.C.E. C83487 EXP. 3/31/2027

SHEET NO.
1 OF 2

DRAWING NO.
G25088

TENTATIVE PARCEL MAP NO. 2026-129

FOR PLANNED DEVELOPMENT PURPOSE (4 RESIDENTIAL UNITS)
215-223 MESA DRIVE, COSTA MESA, CA 92627
APN: 439-213-25, 439-213-24



PRELIMINARY GRADING PLAN

SCALE 1"=10'

CONSTRUCTION NOTE

1 INSTALL 6" DIA. DRAIN NDS 40 W/RISER AND ADAPTOR OR EQUAL.
2 INSTALL 4" DIA. PVC SCHEDULE 40 OR SDR 35 PIPE DRAIN SYSTEM.
3 INSTALL DOWNSPOUT PER DETAIL ON SHEET C-3.
4 CONSTRUCT PERMEABLE PAVER PER DETAIL ON SHEET C-3.
5 CONSTRUCT PARKWAY DRAIN PER CITY OF COSTA MESA STANDARD 418 (MAX 3" PIPE, CLEAN OUT BEHIND PROPERTY LINE).
6 INSTALL STORMWATER PLANTER OUTLET PER DETAIL ON SHEET C-3.
7 CONSTRUCT 8" CURB & GUTTER PER CITY OF COSTA MESA STANDARD 312.
8 CONSTRUCT DRIVEWAY APPROACH PER CITY OF COSTA MESA STANDARD 513.
9 CONSTRUCT SIDEWALK PER CITY OF COSTA MESA STANDARD 411 & 413.
10 REMOVE & REPLACE AC PAVEMENT.
11 INSTALL STORMWATER PLANTER AREA PER DETAIL ON SHEET C-3.
12 INSTALL 6" DIA. SCHEDULE 40 PERFORATED SUBDRAIN PIPE.
13 CONSTRUCT 2' WIDE CONCRETE GUTTER PER DETAIL ON SHEET C-3.

SEWER NOTE

S1 INSTALL NEW SEWER CLEANOUT PER CMSD STD S-107.
S2 INSTALL NEW 2 WAY CLEANOUT PER COSTA MESA SANITARY DISTRICT STANDARD S-107-A.
S3 INSTALL 4" DIA. SDR-26 PVC PRIVATE SEWER LATERAL. MINIMUM 2% SLOPE.

WATER NOTE

W1 OWNER'S CONTRACTOR SHALL REMOVE #4 METER BOX AND PREPARE SITE FOR NEW #5 METER BOX TO BE PROVIDED BY MESA WATER DISTRICT. METER BOX SHALL BE BACK OF CURB PER MESA WATER DISTRICT STD DWG. NO. 3. NEW METER BOX CANNOT BE IN DRIVEWAY OR DRIVEWAY APPROACH.
W2 MESA WATER DISTRICT WILL FURNISH AND INSTALL A NEW #5 METER BOX AND 1-INCH METER PER MESA WATER DISTRICT STANDARD DRAWING NO. 3. METER BOX AND 1-INCH METER INSTALLATION SHALL BE UPON CONTRACTOR'S REQUEST. METER BOX CANNOT BE IN DRIVEWAY OR DRIVEWAY APPROACH.
W3 OWNER'S CONTRACTOR SHALL MAKE DOWNSTREAM CONNECTION TO 1-INCH METER FROM SERVICE TO THE RESIDENTIAL PROPERTY. OWNER WILL BE REQUIRED TO MAKE ANY LANDSCAPING AND SIDEWALK REPAIRS PER CITY COSTA MESA STANDARDS NO. 813 AND ANY OTHER APPLICABLE STANDARDS. METER TO BE REMAIN LOCKED UNTIL THE FIRE PROTECTION SYSTEM IS TESTED AND PASSES.
W4 OWNER'S CONTRACTOR SHALL FURNISH AND INSTALL 1.0-INCH WATER LATERAL LINE TO NEW BUILDING.
W5 POINT OF CONNECTION TO THE IRRIGATION SYSTEM WITH REQUIRED BACKFLOW PROTECTION(I.E., ANTI-SIPHON VALVES).
W6 CITY OF COSTA MESA PUBLIC WORKS INSPECTION IS REQUIRED PRIOR TO ISSUANCE OF BUILDING FINAL. AT THE TIME OF INSPECTION, IF ANY OF EXISTING PUBLIC IMPROVEMENTS SURROUNDING THE SITE IS DAMAGED; NEW CURB & CUTTER AND STREET PAVEMENT WILL BE REQUIRED.
W7 AN APPROVED ENCROACHMENT PERMIT FROM THE CITY OF COSTA MESA IS REQUIRED FOR ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY FROM CITY PUBLIC WORKS DEPARTMENT.
W8 MESA WATER DISTRICT WILL DISCONNECT AND REMOVE 5/8-INCH METER.

20 15 10 5 0 10 20
SCALE 1"=10'

OWNER / APPLICANT

HOMEX DEVELOPMENT LLC
17741 MITCHELL, SUITE 200
IRVINE, CA 92614
PHONE: 949-252-9999

UTILITIES COMPANIES

ELECTRICITY	- SOUTHERN CALIFORNIA EDISON	- PHONE: 1-800-655-4555
GAS	- SOUTHERN CALIFORNIA GAS	- PHONE: 1-800-427-2200
WATER & SEWER	- MESA WATER DISTRICT	- PHONE: 1-877-637-3662
CABLE AND INTERNET	- SPECTRUM INTERNET	- PHONE: 1-888-369-2408
FIRE DISTRICT	- ORANGE COUNTY FIRE AUTHORITY	- PHONE: 714-573-6000

BENCHMARK
ORANGE COUNTY DESIGNATION NO: CM-51-89
MONUMENT TYPE: ORANGE COUNTY SURVEYOR'S 3 3/4" ALUMINUM DISK.
ELEVATION: 65.967 NAVD88(FT)
DESCRIPTION: DESCRIBED BY OCS 2001 - FOUND 3 3\4" OCS ALUMINUM BENCHMARK DISK STAMPED "CM-51-89", SET IN THE TOP OF A 4" BY 4" CONCRETE POST. MONUMENT IS LOCATED IN THE SOUTHWEST CORNER OF THE INTERSECTION OF SANTA ANA AVENUE AND MESA DRIVE, 57 FT. WESTERLY OF THE CENTERLINE OF MESA DRIVE AND 21 FT. NORTHERLY OF THE CENTERLINE OF SANTA ANA AVENUE. MONUMENT IS SET LEVEL WITH TOP OF CURB.

TENTATIVE PARCEL MAP
PRELIMINARY GRADING PLAN
FOR
215-223 MESA DRIVE, COSTA MESA, CA 92627

REGISTERED PROFESSIONAL ENGINEER — OWEN WAI LIN MAUNG — NO. C 83487 — EXP. 3/31/27 — CIVIL — STATE OF CALIFORNIA

PLANS PREPARED BY:
W.H. ENGINEERING GROUP
548 WALD, IRVINE, CA 92618
INFO@WHENGINEERINGGROUP.COM
PHONE: 949-229-3357
OWEN WAI LIN MAUNG CHEN — R.C.E. C83487 EXP. 3/31/2027 — 6/5/2026 DATE

SHEET NO. 2 OF 2
DRAWING NO. G25088

SITE PLAN

SCALE: 1/8"-1'-0"

SITE PLAN LEGEND

- BUILDING OUTLINE
- PROPERTY LINE
- SETBACK LINE
- EXISTING SITE CONDITION TO BE REMOVED
- # KEYNOTE TAG
- AIR CONDENSER(S)
- GAS METER(S)
- WATER METER(S)
- TANKLESS WATER HEATER(S) (OUTDOOR & WALL MOUNT)
- ELECTRICAL METER(S) - 200 AMP
- HB HOSE BIBB LOCATION

AVERAGE GRADE CALCULATION

215 MESA DRIVE	223 MESA DRIVE
62.84	63.02
62.14	62.34
62.29	62.03
+ 63.24	+ 63.24
62.805	62.9575
= 62.61 AVG GRADE	= 62.66 AVG GRADE

FINISH FLOORS

215 MESA DRIVE		223 MESA DRIVE	
FRONT UNIT "A"	= 63.10 FF	FRONT UNIT "A"	= 63.10 FF
REAR UNIT "B"	= 63.60 FF	REAR UNIT "B"	= 63.60 FF

CONTACT:
DAVID MIRRAFATI
17741 MITCHELL N #200
IRVINE, CA 92614
(714) 240-5592
DMIRRAFATI@GMAIL.COM

PROJECT:
NEW 2-STORY 4-UNIT DEVELOPMENT FOR OBSIDIAN DEVELOPMENT, LLC

ADDRESS:
215 & 223 MESA DR.,
COSTA MESA, CA 92627

Josh Martinez
PROJECT DESIGNER
JOSH MARTINEZ

OSSA HOMES
11947 VALLEY VIEW ST. #5991
GARDEN GROVE, CA 92846
WWW.OSSAHOMES.COM
JOSH@OSSAHOMES.COM
(714) 488-3327

OSSA HOMES

PROJECT STATUS: PLANNING REVIEW

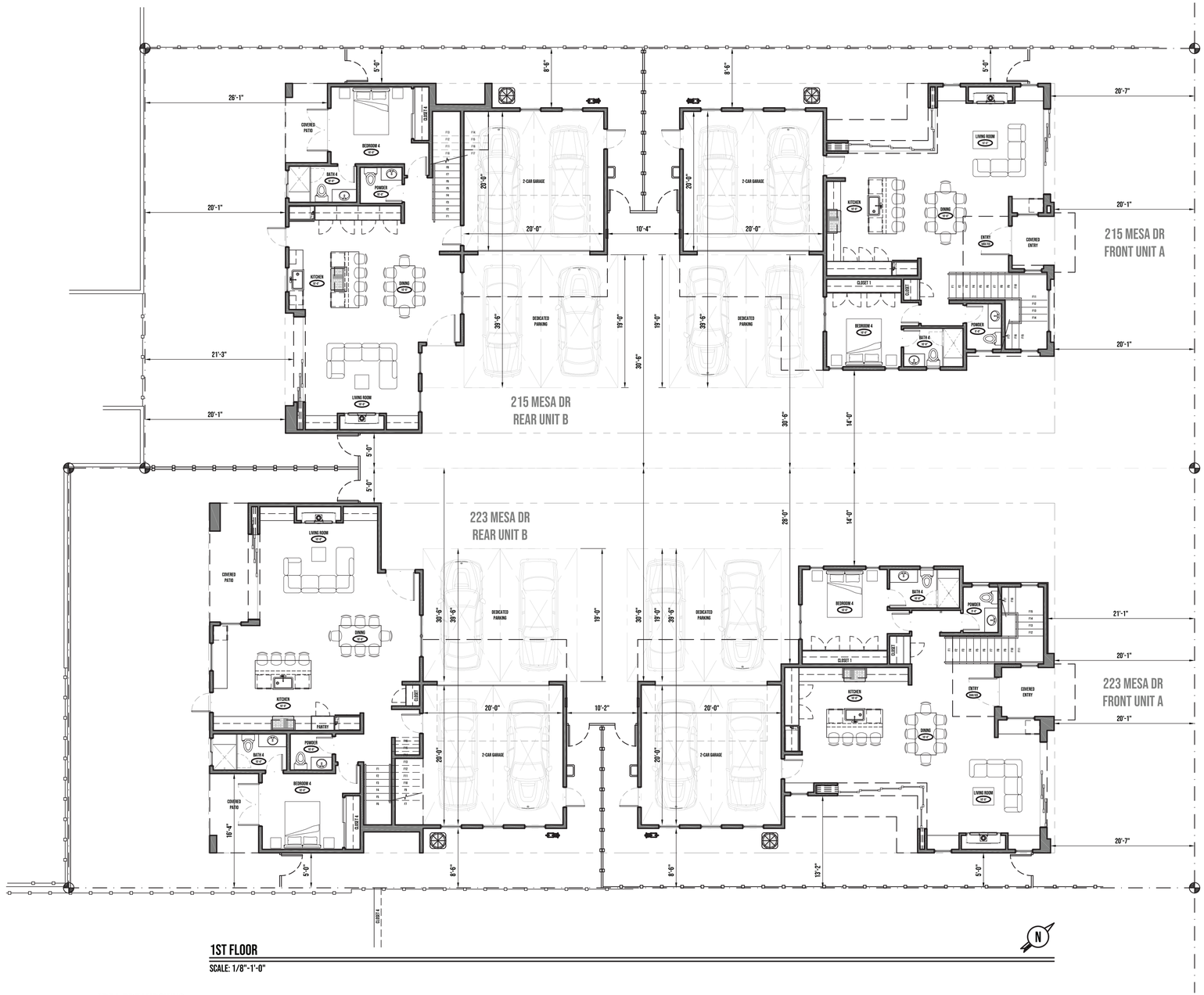
OSSA HOMES RETAINS ALL COMMON LAW COPYRIGHTS AND OTHER PROPERTY RIGHTS IN THESE PLANS. PROJECT PLANS CANNOT BE REPRODUCED, ALTERED, OR COPIED IN ANY FORM. PROJECT PLANS SHALL NOT BE TRANSFERRED TO A THIRD PARTY WITHOUT PRIOR WRITTEN APPROVAL FROM OSSA HOMES. ANY THIRD PARTY USING THE PLANS FOR PURPOSES BEYOND THE ORIGINAL PROJECT SHALL INDEMNIFY AND HOLD OSSA HOMES HARMLESS FROM ANY RESULTING CLAIMS.

REVISIONS

A-1

SHEET 5 OF 25

DATE: 12.20



1ST FLOOR

SCALE: 1/8"-1'-0"

AREA BREAKDOWNS

215 MESA DR	215 MESA DR A FRONT UNIT	215 MESA DR B REAR UNIT	TOTAL GROSS (CUMULATIVE)
# OF BEDROOMS:	4 BEDS	4 BEDS	8 BEDS
# OF BATHS:	4.5 BATHS	4.5 BATHS	9 BATHS
GARAGE:	425 SF	423 SF	865 SF
1ST FLOOR:	1,139 SF	1,096 SF	2,235 SF
2ND FLOOR:	1,479 SF	1,476 SF	2,955 SF
COVERED BALCONY:	86 SF	120 SF	216 SF
TOTAL LIVING:	2,618 SF	2,572 SF	5,190 SF
TOTAL BUILDING:	3,043 SF	2,995 SF	6,038 SF

223 MESA DR	223 MESA DR A FRONT UNIT	223 MESA DR B REAR UNIT	TOTAL GROSS (CUMULATIVE)
# OF BEDROOMS:	4 BEDS	4 BEDS	8 BEDS
# OF BATHS:	4.5 BATHS	4.5 BATHS	9 BATHS
GARAGE:	425 SF	423 SF	848 SF
1ST FLOOR:	1,288 SF	1,265 SF	2,553 SF
2ND FLOOR:	1,652 SF	1,662 SF	3,314 SF
COVERED BALCONY:	111 SF	153 SF	277 SF
TOTAL LIVING:	2,940 SF	2,927 SF	5,867 SF
TOTAL BUILDING:	3,365 SF	3,350 SF	6,715 SF

CONTACT:
DAVID MIRRAFATI
17741 MITCHELL N #200
IRVINE, CA 92614
(714) 240-5592
DMIRRAFATI@GMAIL.COM

PROJECT:
NEW 2-STORY 4-UNIT DEVELOPMENT FOR OBSIDIAN DEVELOPMENT, LLC

ADDRESS:
215 & 223 MESA DR., COSTA MESA, CA 92627

Josh Martinez

PROJECT DESIGNER
JOSH MARTINEZ

OSSA HOMES
11947 VALLEY VIEW ST. #5991
GARDEN GROVE, CA 92846
WWW.OSSAHOMES.COM
JOSH@OSSAHOMES.COM
(714) 488-3327

PROJECT STATUS: PLANNING REVIEW

OSSA HOMES RETAINS ALL COMMON LAW COPYRIGHTS AND OTHER PROPERTY RIGHTS IN THESE PLANS. PROJECT PLANS CANNOT BE REPRODUCED, ALTERED, OR COPIED IN ANY FORM. PROJECT PLANS SHALL NOT BE TRANSFERRED TO A THIRD PARTY WITHOUT PRIOR WRITTEN APPROVAL FROM OSSA HOMES. ANY THIRD PARTY USING THE PLANS FOR PURPOSES BEYOND THE ORIGINAL PROJECT SHALL INDEMNIFY AND HOLD OSSA HOMES HARMLESS FROM ANY RESULTING CLAIMS.

REVISIONS

A-2

SHEET 6 OF 25

DATE: 12.20.

2ND FLOOR

SCALE: 1/8"-1'-0"

AREA BREAKDOWNS

215 MESA DR	215 MESA DR A FRONT UNIT	215 MESA DR B REAR UNIT	TOTAL GROSS (CUMULATIVE)
# OF BEDROOMS:	4 BEDS	4 BEDS	8 BEDS
# OF BATHS:	4.5 BATHS	4.5 BATHS	9 BATHS
GARAGE:	425 SF	423 SF	865 SF
1ST FLOOR:	1,139 SF	1,096 SF	2,235 SF
2ND FLOOR:	1,479 SF	1,476 SF	2,955 SF
COVERED BALCONY:	86 SF	120 SF	216 SF
TOTAL LIVING:	2,618 SF	2,572 SF	5,190 SF
TOTAL BUILDING:	3,043 SF	2,995 SF	6,038 SF

223 MESA DR	223 MESA DR A FRONT UNIT	223 MESA DR B REAR UNIT	TOTAL GROSS (CUMULATIVE)
# OF BEDROOMS:	4 BEDS	4 BEDS	8 BEDS
# OF BATHS:	4.5 BATHS	4.5 BATHS	9 BATHS
GARAGE:	425 SF	423 SF	848 SF
1ST FLOOR:	1,288 SF	1,265 SF	2,553 SF
2ND FLOOR:	1,652 SF	1,662 SF	3,314 SF
COVERED BALCONY:	111 SF	153 SF	277 SF
TOTAL LIVING:	2,940 SF	2,927 SF	5,867 SF
TOTAL BUILDING:	3,365 SF	3,350 SF	6,715 SF

AVERAGE SECOND-STORY STEPBACK

215 MESA DR	WALL WIDTH SEGMENT	SETBACK SEGMENT	SEGMENT TOTALS
FRONT UNIT			
A	15'-0"	9'-8"	145.00
B	32'-6"	10'-2"	330.42
TOTALS	47'-6"		475.42
TOTAL SETBACK AVG			10.01'
REAR UNIT			
C	16'-6"	11'-6"	189.75
D	9'-0"	8'-0"	72.00
E	20'-6"	10'-0"	205.00
TOTALS	46'-0"		466.75
TOTAL SETBACK AVG			10.15'

223 MESA DR	WALL WIDTH SEGMENT	SETBACK SEGMENT	SEGMENT TOTALS
FRONT UNIT			
F	15'-0"	9'-8"	145.00
G	37'-0"	10'-2"	376.12
TOTALS	52'-0"		521.17
TOTAL SETBACK AVG			10.02'
REAR UNIT			
H	20'-6"	11'-0"	225.50
I	9'-0"	8'-0"	72.00
J	21'-6"	10'-0"	215.00
TOTALS	51'-0"		512.50
TOTAL SETBACK AVG			10.05'

CONTACT:
DAVID MIRRAFATI
17741 MITCHELL N #200
IRVINE, CA 92614
(714) 240-5592
DMIRRAFATI@GMAIL.COM

PROJECT:
NEW 2-STORY 4-UNIT DEVELOPMENT
FOR OBSIDIAN DEVELOPMENT, LLC

ADDRESS:
215 & 223 MESA DR.,
COSTA MESA, CA 92627

Josh Martinez
PROJECT DESIGNER
JOSH MARTINEZ

OSSA HOMES
11947 VALLEY VIEW ST. #5991
GARDEN GROVE, CA 92846
WWW.OSSAHOMES.COM
JOSH@OSSAHOMES.COM
(714) 488-3327

PROJECT STATUS: PLANNING REVIEW

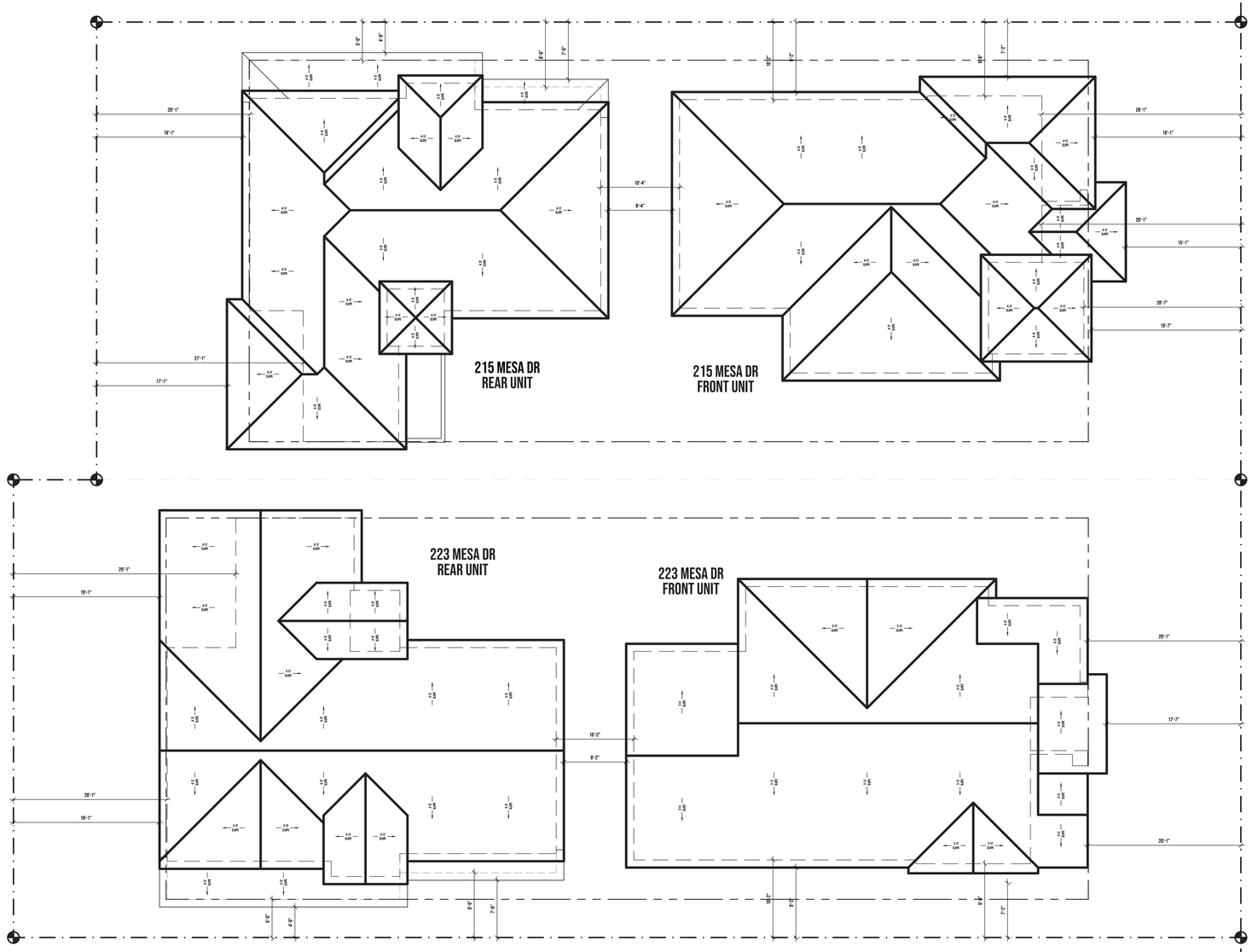
OSSA HOMES RETAINS ALL COMMON LAW COPYRIGHTS AND OTHER PROPERTY RIGHTS IN THESE PLANS. PROJECT PLANS CANNOT BE REPRODUCED, ALTERED, OR COPIED IN ANY FORM. PROJECT PLANS SHALL NOT BE TRANSFERRED TO A THIRD PARTY WITHOUT PRIOR WRITTEN APPROVAL FROM OSSA HOMES. ANY THIRD PARTY USING THE PLANS FOR PURPOSES BEYOND THE ORIGINAL PROJECT SHALL INDEMNIFY AND HOLD OSSA HOMES HARMLESS FROM ANY RESULTING CLAIMS.

REVISIONS

A-3

SHEET 7 OF 25

DATE: 12.20



ROOF PLAN

SCALE: 1/8"=1'-0"

CONTACT:
DAVID MIRRAFATI
17741 MITCHELL N #200
IRVINE, CA 92614
(714) 240-5592
DMIRRAFATI@GMAIL.COM

PROJECT:
NEW 2-STORY 4-UNIT DEVELOPMENT FOR OBSIDIAN DEVELOPMENT, LLC

ADDRESS:
**215 & 223 MESA DR.,
COSTA MESA, CA 92627**

Josh Martinez

PROJECT DESIGNER
JOSH MARTINEZ

OSSA HOMES
11947 VALLEY VIEW ST. #5991
GARDEN GROVE, CA 92846
WWW.OSSAHOMES.COM
JOSH@OSSAHOMES.COM
(714) 488-3327

HOMES

PROJECT STATUS: PLANNING REVIEW

OSSA HOMES RETAINS ALL COMMON LAW COPYRIGHTS AND OTHER PROPERTY RIGHTS IN THESE PLANS. PROJECT PLANS CANNOT BE REPRODUCED, ALTERED, OR COPIED IN ANY FORM. PROJECT PLANS SHALL NOT BE TRANSFERRED TO A THIRD PARTY WITHOUT PRIOR WRITTEN APPROVAL FROM OSSA HOMES. ANY THIRD PARTY USING THE PLANS FOR PURPOSES BEYOND THE ORIGINAL PROJECT SHALL INDEMNIFY AND HOLD OSSA HOMES HARMLESS FROM ANY RESULTING CLAIMS.

REVISIONS

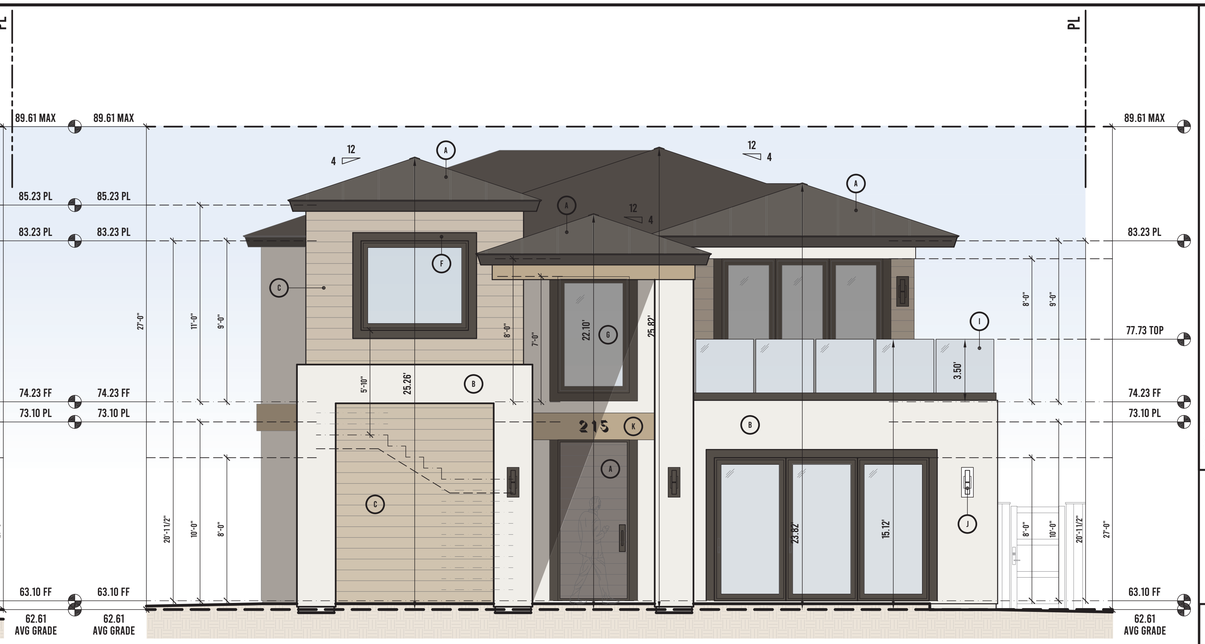
A-4

SHEET 8 OF 25

DATE: 12.20

FRONT UNIT "A" — 215 MESA DR — LEFT ELEVATION

SCALE: 1/4"-1'-0"

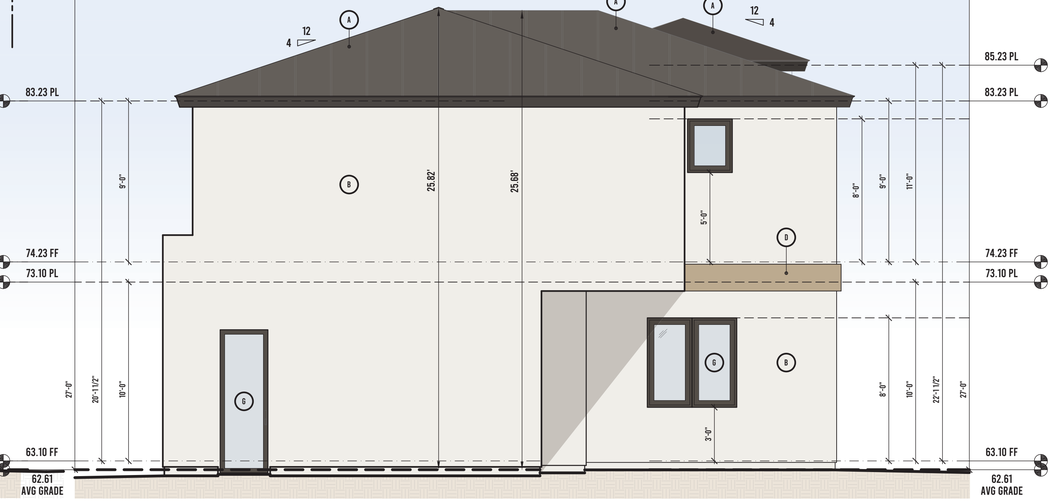


FRONT UNIT "A" — 215 MESA DR — FRONT ELEVATION

SCALE: 1/4"-1'-0"

FRONT UNIT "A" — 215 MESA DR — RIGHT ELEVATION

SCALE: 1/4"-1'-0"



FRONT UNIT "A" — 215 MESA DR — REAR ELEVATION

SCALE: 1/4"-1'-0"

ELEVATION MATERIALS & KEYNOTE LEGEND

TAG	NOTES
A	PETERSON STANDING SEAM METAL ROOF STYLE: METAL ROOF PANELS COLOR: SLATE GREY REPORT: ESL-1320 LISTING: UL CLASS A FIRE RESISTANCE RATING ASTM E108 - CLASS A ROOF PETERSON ALUMINUM CORPORATIONS 1005 TONNE ROAD ELK GROVE VILLAGE, ILLINOIS 600007 WWW.PAC-CLAD.COM 1 (847) 956-7968
B	SMOOTH STUCCO STYLE: SANTA BARBARA FINISH APPLICATION: STEEL TROWEL COLOR: WESTHIGHLAND WHITE (SW 7566)
C	SIDING STYLE: WOOD CEDAR BOARDS (1X8) APPLICATION: NICKEL SPACE COLOR: URBANE BRONZE (SW 7048)
D	METAL HORIZONTAL BAND STYLE: ARCHITECTURAL METAL APPLICATION: PRE-FINISHED ALUMINUM CLAD COLOR: MATTE BLACK
E	EXTERIOR CONCRETE CLADDING (LIGHTWEIGHT) WEIGHT: 3.2 LBS/FT THICKNESS: 1/2" STYLE: 1/4" MORTAR LINE EDGE COLOR: CHARCOAL FIRE RATING: CLASS A FIRE RATED DEKKO CONCRETE 1915 SETTERINGTON AVE KINGSVILLE, ONTARIO CANADA WWW.PAC-CLAD.COM 1 (847) 956-7968
F	WOOD TRIM (HEADER ACCENTS) STYLE: HARDIEBOARD PANEL TRIM BOARD TEXTURE: RUSTIC GRAIN COLOR: IRON GRAY

TAG	NOTES
G	DOORS & WINDOWS
H	DECORATIVE SLATS FOR PRIVACY
I	EXTERIOR GLASS GUARDRAIL
J	EXTERIOR SLIM WALL SCONCE - DARK BRONZE
K	ADDRESS PLAQUE - CUSTOM
L	FIRE ALARM BELL LOCATION
M	FINISH FLOOR LINE
N	TOP PLATE LINE

CONTACT:
DAVID MIRRAFATI
17741 MITCHELL N #200
IRVINE, CA 92614
(714) 240-5592
DMIRRAFATI@GMAIL.COM

PROJECT:
NEW 2-STORY 4-UNIT DEVELOPMENT
FOR OBSIDIAN DEVELOPMENT, LLC

ADDRESS:
215 & 223 MESA DR.,
COSTA MESA, CA 92627

Josh Martinez

PROJECT DESIGNER
JOSH MARTINEZ

OSSA HOMES
11947 VALLEY VIEW ST. #5991
GARDEN GROVE, CA 92846
WWW.OSSAHOMES.COM
JOSH@OSSAHOMES.COM
(714) 488-3327

PROJECT STATUS: PLANNING REVIEW

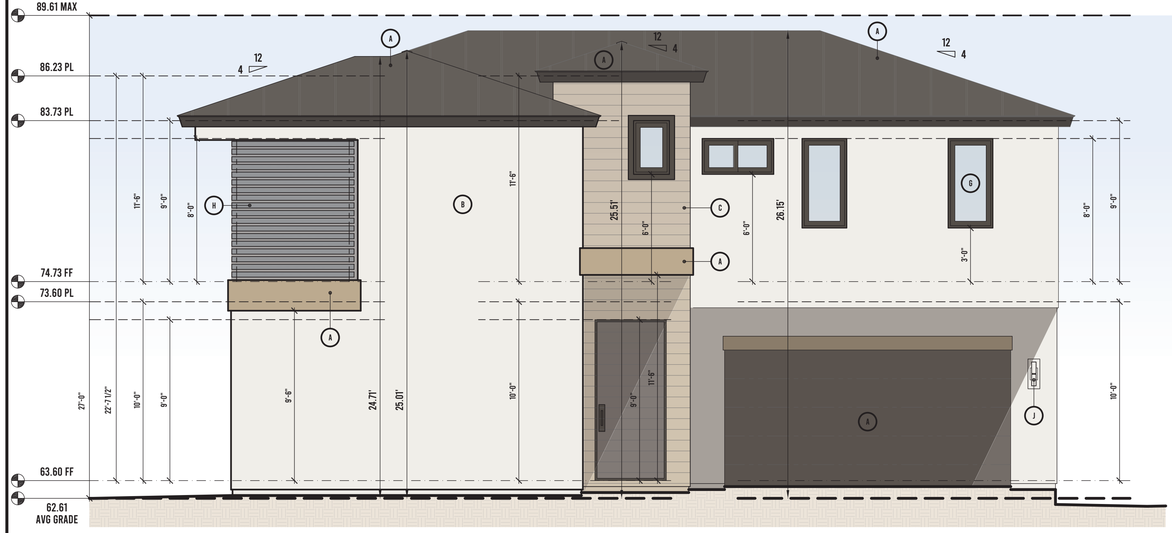
OSSA HOMES RETAINS ALL COMMON LAW COPYRIGHTS AND OTHER PROPERTY RIGHTS IN THESE PLANS. PROJECT PLANS CANNOT BE REPRODUCED, ALTERED, OR COPIED IN ANY FORM. PROJECT PLANS SHALL NOT BE TRANSFERRED TO A THIRD PARTY WITHOUT PRIOR WRITTEN APPROVAL FROM OSSA HOMES. ANY THIRD PARTY USING THE PLANS FOR PURPOSES BEYOND THE ORIGINAL PROJECT SHALL INDEMNIFY AND HOLD OSSA HOMES HARMLESS FROM ANY RESULTING CLAIMS.

REVISIONS

A-5.1

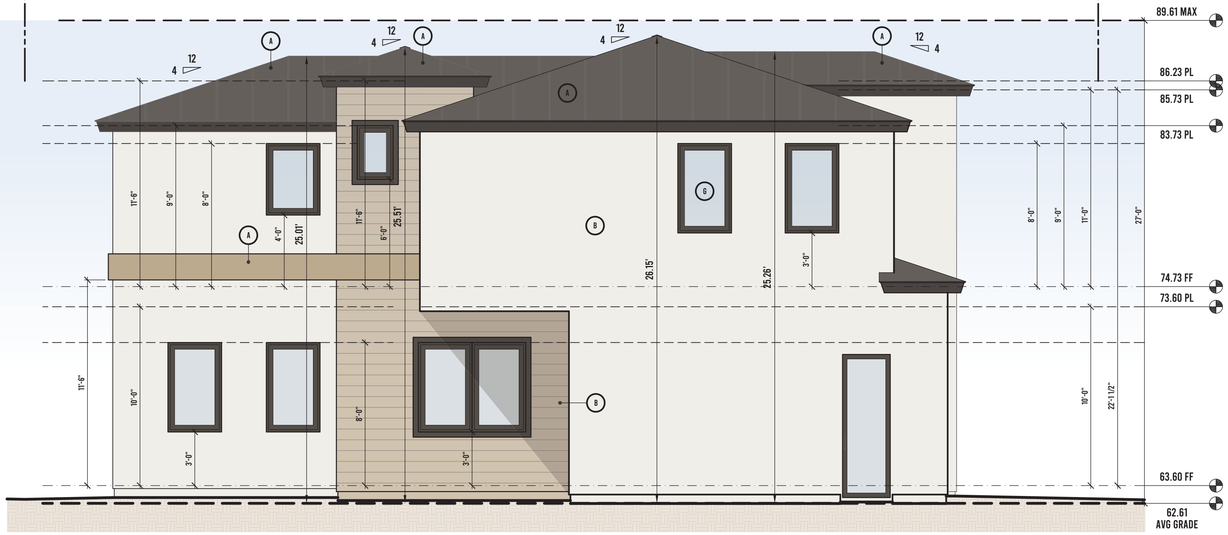
SHEET 9 OF 25

DATE: 12.20



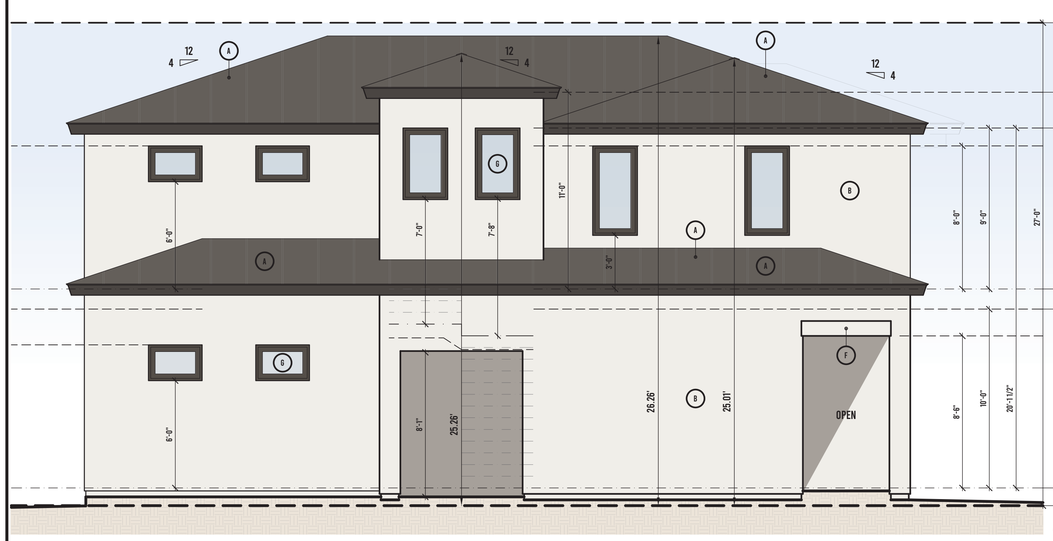
REAR UNIT "B" **215 MESA DR** LEFT ELEVATION

SCALE: 1/4"-1'-0"



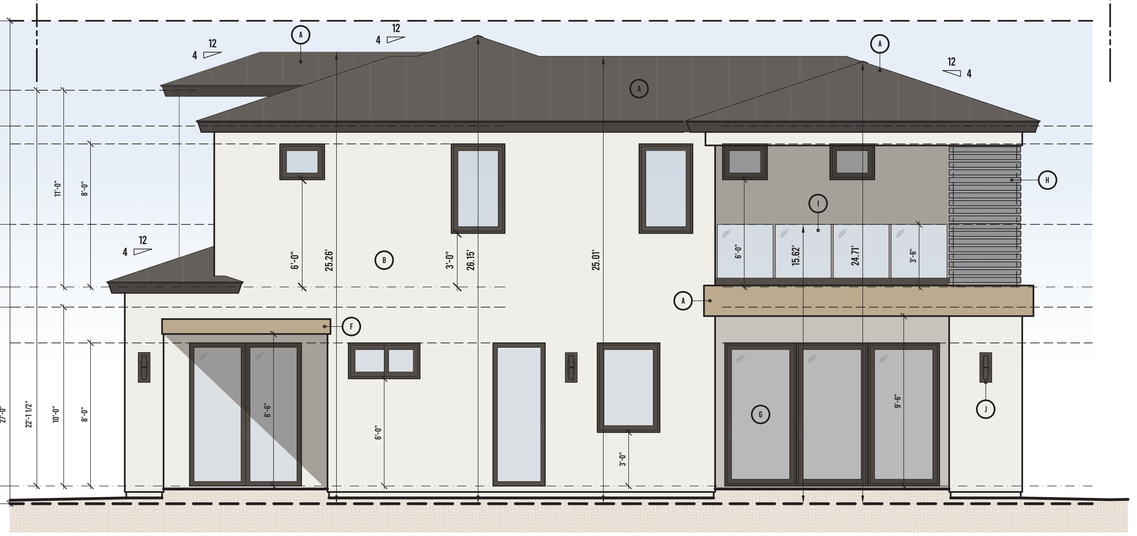
REAR UNIT "B" **215 MESA DR** FRONT ELEVATION

SCALE: 1/4"-1'-0"



REAR UNIT "A" **215 MESA DR** RIGHT ELEVATION

SCALE: 1/4"-1'-0"



REAR UNIT "B" **215 MESA DR** REAR ELEVATION

SCALE: 1/4"-1'-0"

ELEVATION MATERIALS & KEYNOTE LEGEND

TAG	NOTES
A	PETERSON STANDING SEAM METAL ROOF STYLE: METAL ROOF PANELS COLOR: SLATE GREY REPORT: CSI-1320 LISTING: UL CLASS A FIRE RESISTANCE RATING ASTM E108 - CLASS A ROOF PETERSON ALUMINUM CORPORATIONS 1005 TOWNE ROAD ELK GROVE VILLAGE, ILLINOIS 600007 WWW.PAC-CLAD.COM 1 (847) 956-7988
B	SMOOTH STUCCO STYLE: SANTA BARBARA FINISH APPLICATION: STEEL TROWEL COLOR: WESTHIGHLAND WHITE (SW 7566)
C	SIDING STYLE: WOOD CEDAR BOARDS (1X8) APPLICATION: NICKEL SPACE COLOR: URBANE BRONZE (SW 7048)
D	METAL HORIZONTAL BAND STYLE: ARCHITECTURAL METAL APPLICATION: PRE-FINISHED ALUMINUM CLAD COLOR: MATTE BLACK
E	EXTERIOR CONCRETE CLADDING (LIGHTWEIGHT) WEIGHT: 3.2 LBS/FT THICKNESS: 1/2" STYLE: 1/4" MORTAR LINE EDGE COLOR: CHARCOAL FIRE RATING: CLASS A FIRE RATED DEKKO CONCRETE 1915 SETTERINGTON AVE KINGSVILLE, ONTARIO CANADA WWW.PAC-CLAD.COM 1 (847) 956-7988
F	WOOD TRIM (HEADER ACCENTS) STYLE: HARDIEBOARD PANEL TRIM BOARD TEXTURE: RUSTIC GRAIN COLOR: IRON GRAY

TAG	NOTES
G	DOORS & WINDOWS
H	DECORATIVE SLATS FOR PRIVACY
I	EXTERIOR GLASS GUARDRAIL
J	EXTERIOR SLIM WALL SCONCE - DARK BRONZE
K	ADDRESS PLAQUE - CUSTOM
L	FIRE ALARM BELL LOCATION
M	FINISH FLOOR LINE
N	TOP PLATE LINE

CONTACT:
DAVID MIRRAFATI
17741 MITCHELL N #200
IRVINE, CA 92614
(714) 240-5592
DMIRRAFATI@GMAIL.COM

PROJECT:
NEW 2-STORY 4-UNIT DEVELOPLMENT FOR OBSIDIAN DEVELOPMENT, LLC

ADDRESS:
**215 & 223 MESA DR.,
COSTA MESA, CA 92627**

Josh Martinez

PROJECT DESIGNER
JOSH MARTINEZ

OSSA HOMES
11947 VALLEY VIEW ST. #5991
GARDEN GROVE, CA 92846
WWW.OSSAHOMES.COM
JOSH@OSSAHOMES.COM
(714) 488-3327

HOMES

PROJECT STATUS: PLANNING REVIEW

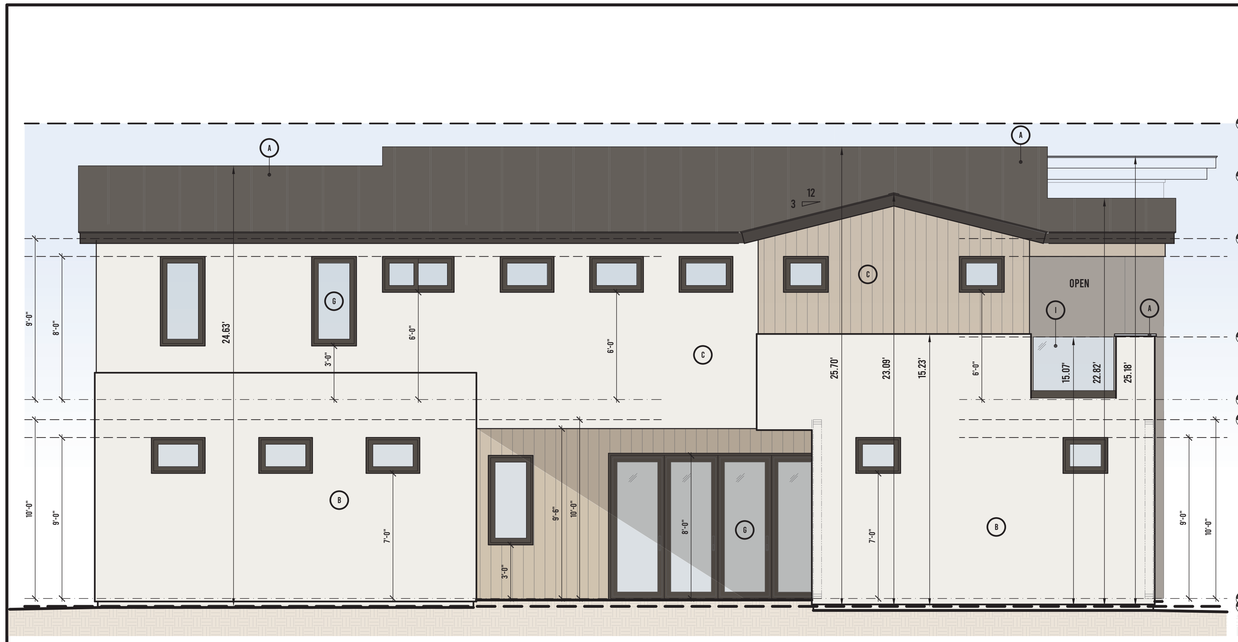
OSSA HOMES RETAINS ALL COMMON LAW COPYRIGHTS AND OTHER PROPERTY RIGHTS IN THESE PLANS. PROJECT PLANS CANNOT BE REPRODUCED, ALTERED, OR COPIED IN ANY FORM. PROJECT PLANS SHALL NOT BE TRANSFERRED TO A THIRD PARTY WITHOUT PRIOR WRITTEN APPROVAL FROM OSSA HOMES. ANY THIRD PARTY USING THE PLANS FOR PURPOSES BEYOND THE ORIGINAL PROJECT SHALL INDEMNIFY AND HOLD OSSA HOMES HARMLESS FROM ANY RESULTING CLAIMS.

REVISIONS

A-5.2

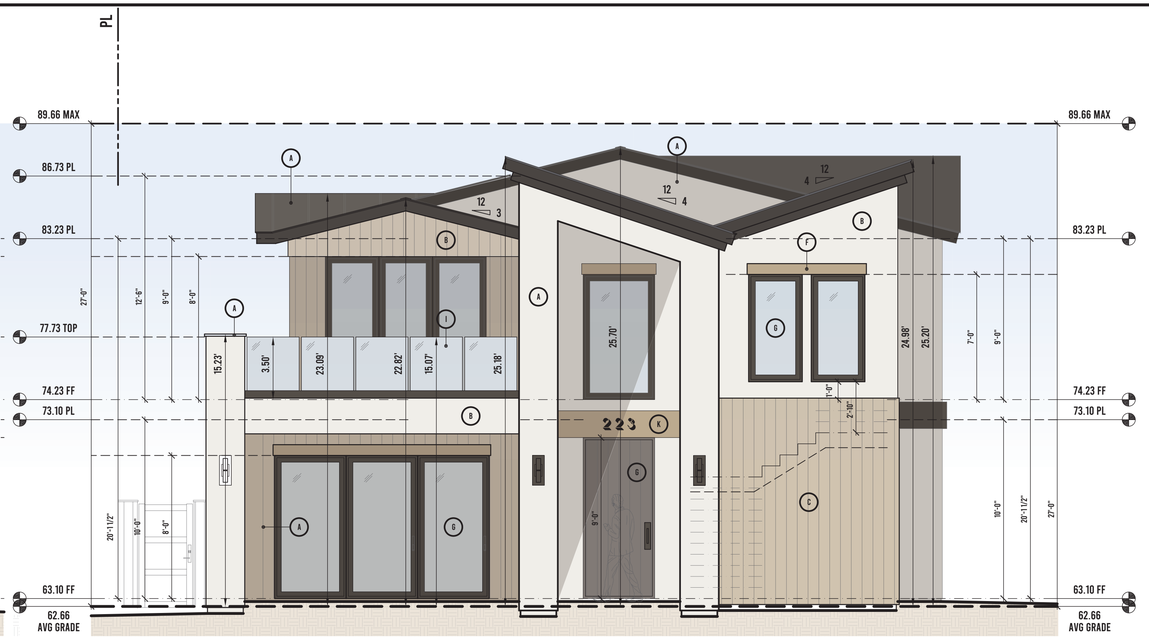
SHEET 10 OF 25

DATE: 12.20



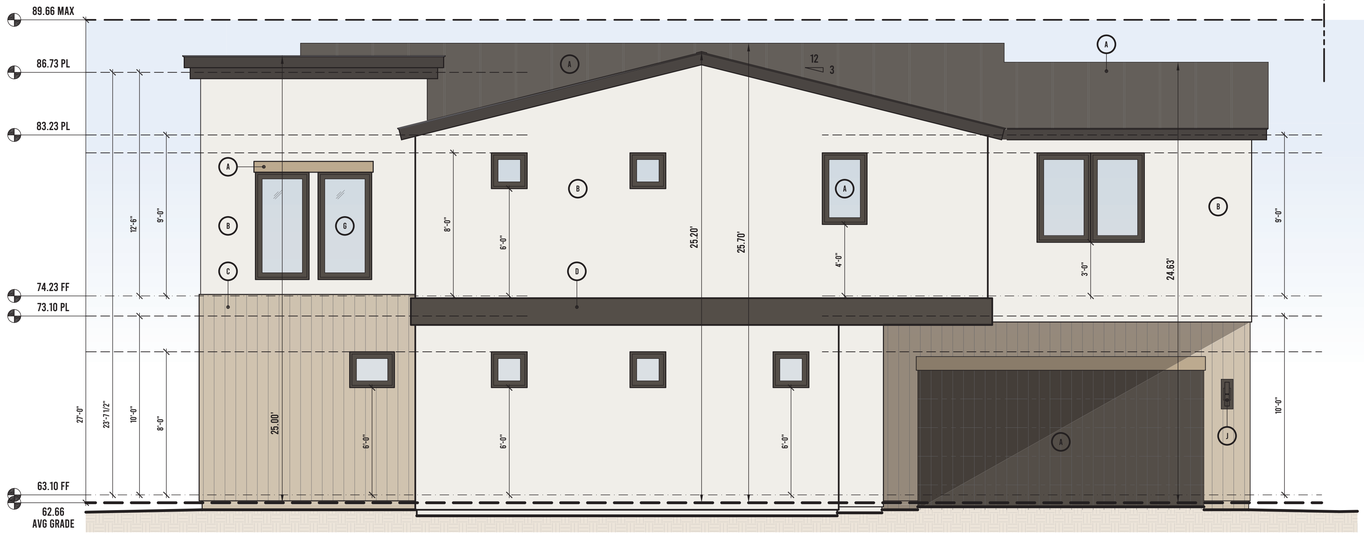
FRONT UNIT "A" — 223 MESA DR — LEFT ELEVATION

SCALE: 1/4"-1'-0"



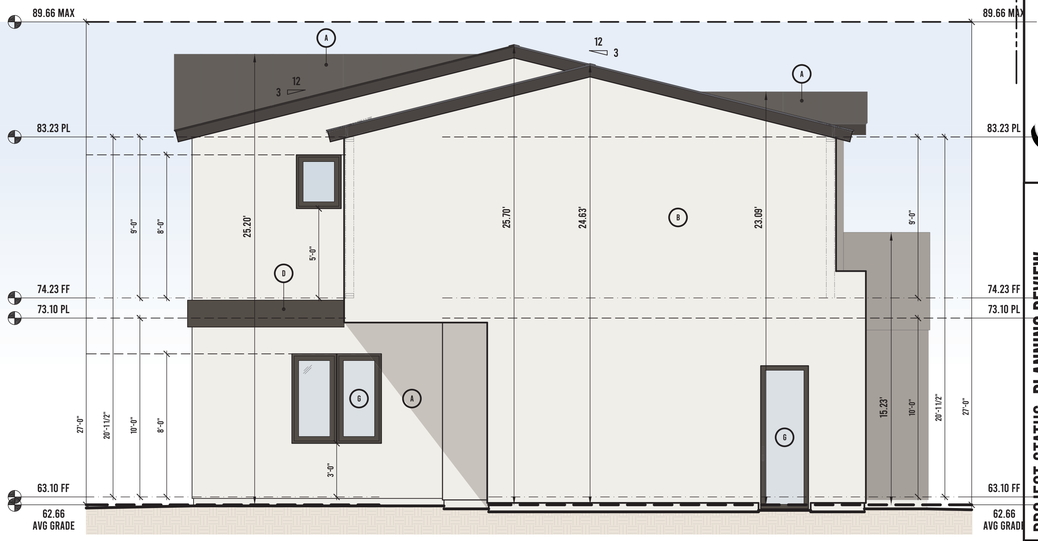
FRONT UNIT "A" — 223 MESA DR — FRONT ELEVATION

SCALE: 1/4"-1'-0"



FRONT UNIT "A" — 223 MESA DR — RIGHT ELEVATION

SCALE: 1/4"-1'-0"



FRONT UNIT "A" — 223 MESA DR — REAR ELEVATION

SCALE: 1/4"-1'-0"

ELEVATION MATERIALS & KEYNOTE LEGEND

TAG	NOTES
A	PETERSON STANDING SEAM METAL ROOF STYLE: METAL ROOF PANELS COLOR: SLATE GREY REPORT: ESL-1320 LISTING: UL CLASS A FIRE RESISTANCE RATING ASTM E108 – CLASS A ROOF PETERSON ALUMINUM CORPORATIONS 1005 TONNE ROAD ELK GROVE VILLAGE, ILLINOIS 600007 WWW.PAC-CLAD.COM 1 (847) 956-7968
B	SMOOTH STUCCO STYLE: SANTA BARBARA FINISH APPLICATION: STEEL TROWEL COLOR: WESTHIGHLAND WHITE (SW 7566)
C	SIDING STYLE: WOOD CEDAR BOARDS (1X8) APPLICATION: NICKEL SPACE COLOR: URBANE BRONZE (SW 7048)
D	METAL HORIZONTAL BAND STYLE: ARCHITECTURAL METAL APPLICATION: PRE-FINISHED ALUMINUM CLAD COLOR: MATTE BLACK
E	EXTERIOR CONCRETE CLADDING (LIGHTWEIGHT) WEIGHT: 3.2 LBS/FT THICKNESS: 1/2" STYLE: 1/4" MORTAR LINE EDGE COLOR: CHARCOAL FIRE RATING: CLASS A FIRE RATED DEKKO CONCRETE 1915 SETTERINGTON AVE KINGSVILLE, ONTARIO CANADA WWW.PAC-CLAD.COM 1 (847) 956-7968
F	WOOD TRIM (HEADER ACCENTS) STYLE: HARDIEBOARD PANEL TRIM BOARD TEXTURE: RUSTIC GRAIN COLOR: IRON GRAY

TAG	NOTES
G	DOORS & WINDOWS
H	DECORATIVE SLATS FOR PRIVACY
I	EXTERIOR GLASS GUARDRAIL
J	EXTERIOR SLIM WALL SCONCE - DARK BRONZE
K	ADDRESS PLAQUE - CUSTOM
L	FIRE ALARM BELL LOCATION
M	FINISH FLOOR LINE
N	TOP PLATE LINE

CONTACT:
DAVID MIRRAFATI
17741 MITCHELL N #200
IRVINE, CA 92614
(714) 240-5592
DMIRRAFATI@GMAIL.COM

PROJECT:
NEW 2-STORY 4-UNIT DEVELOPMENT
FOR OBSIDIAN DEVELOPMENT, LLC

ADDRESS:
215 & 223 MESA DR.,
COSTA MESA, CA 92627

PROJECT DESIGNER
JOSH MARTINEZ

OSSA HOMES
11947 VALLEY VIEW ST. #5991
GARDEN GROVE, CA 92846
WWW.OSSAHOMES.COM
JOSH@OSSAHOMES.COM
(714) 488-3327

PROJECT STATUS: PLANNING REVIEW

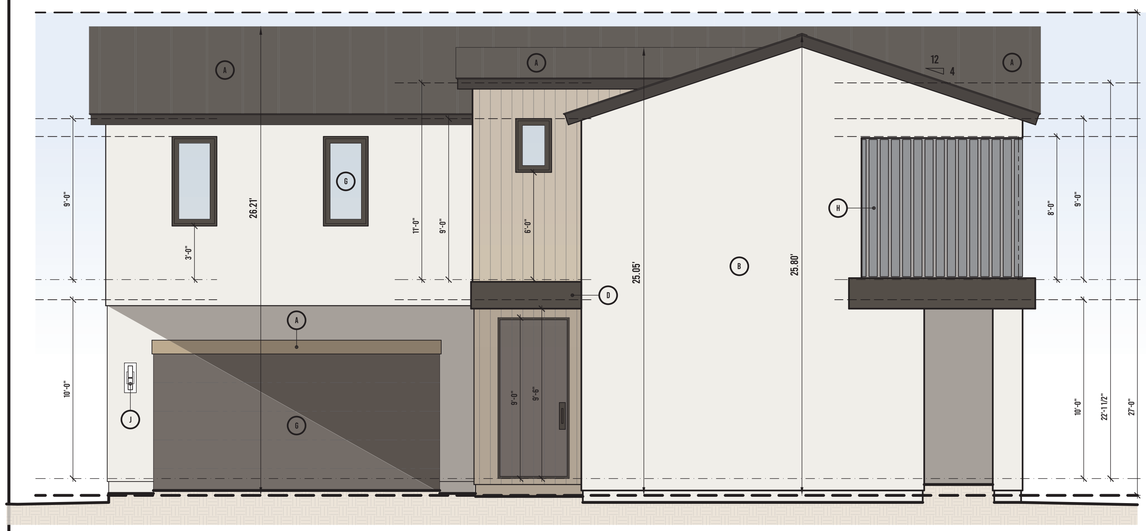
OSSA HOMES RETAINS ALL COMMON LAW COPYRIGHTS AND OTHER PROPERTY RIGHTS IN THESE PLANS. PROJECT PLANS CANNOT BE REPRODUCED, ALTERED, OR COPIED IN ANY FORM. PROJECT PLANS SHALL NOT BE TRANSFERRED TO A THIRD PARTY WITHOUT PRIOR WRITTEN APPROVAL FROM OSSA HOMES. ANY THIRD PARTY USING THE PLANS FOR PURPOSES BEYOND THE ORIGINAL PROJECT SHALL INDEMNIFY AND HOLD OSSA HOMES HARMLESS FROM ANY RESULTING CLAIMS.

REVISIONS

A-5.3

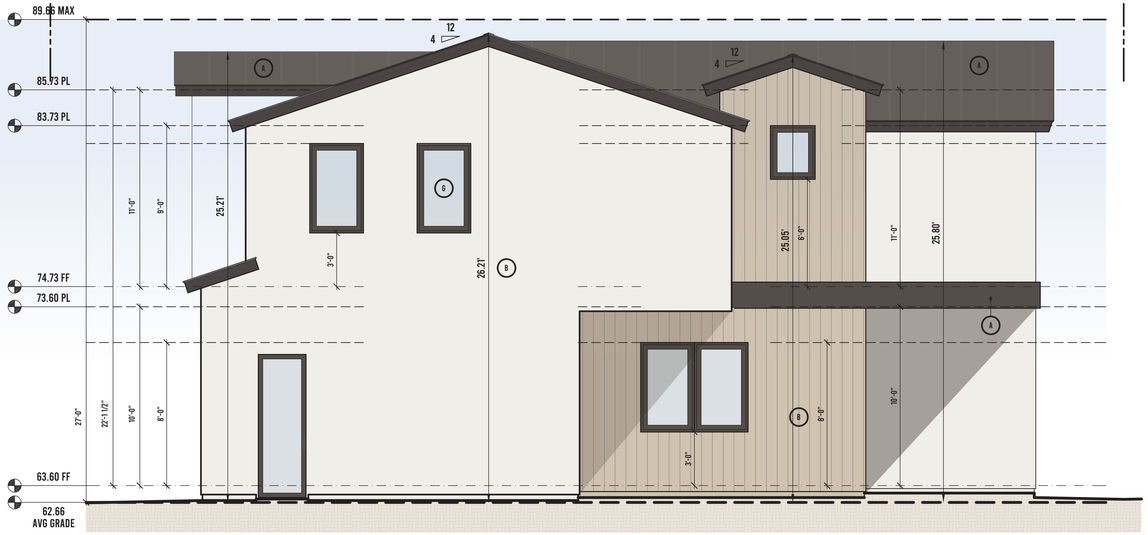
SHEET 11 OF 25

DATE: 12.20



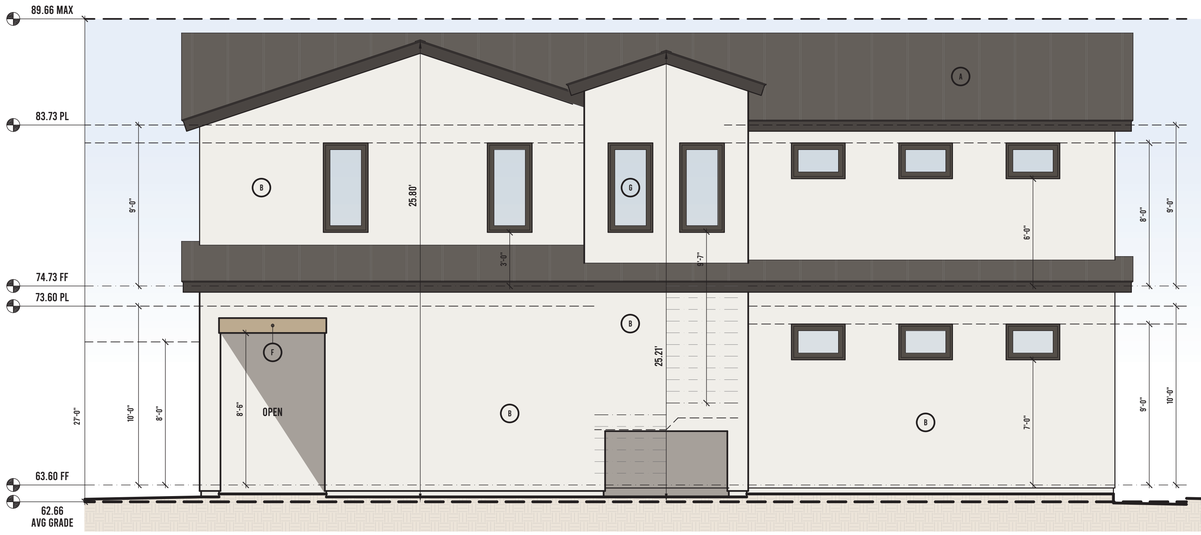
REAR UNIT "A" — 223 MESA DR — RIGHT ELEVATION

SCALE: 1/4"-1'-0"



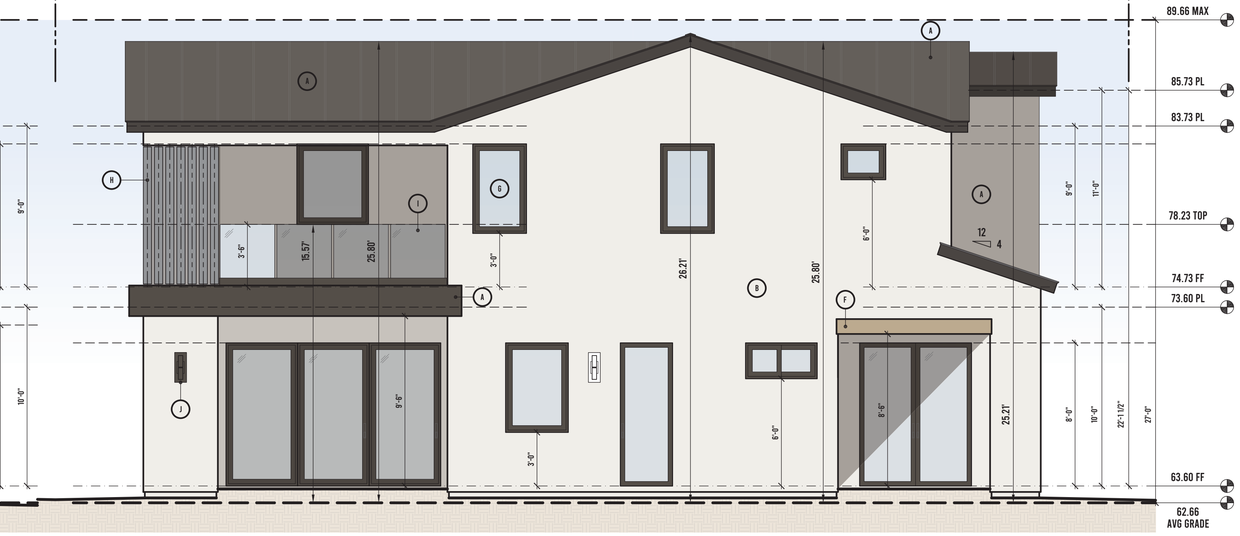
REAR UNIT "B" — 223 MESA DR — FRONT ELEVATION

SCALE: 1/4"-1'-0"



REAR UNIT "B" — 223 MESA DR — LEFT ELEVATION

SCALE: 1/4"-1'-0"



REAR UNIT "B" — 223 MESA DR — REAR ELEVATION

SCALE: 1/4"-1'-0"

ELEVATION MATERIALS & KEYNOTE LEGEND

(#)

TAG	NOTES
A	PETERSON STANDING SEAM METAL ROOF STYLE: METAL ROOF PANELS COLOR: SLATE GREY REPORT: ESL-1320 LISTING: UL CLASS A FIRE RESISTANCE RATING ASTM E108 - CLASS A ROOF PETERSON ALUMINUM CORPORATIONS 1005 TONNE ROAD ELK GROVE VILLAGE, ILLINOIS 600007 WWW.PAC-CLAD.COM 1 (847) 956-7968
B	SMOOTH STUCCO STYLE: SANTA BARBARA FINISH APPLICATION: STEEL TROWEL COLOR: WESTHIGHLAND WHITE (SW 7566)
C	SIDING STYLE: WOOD CEDAR BOARDS (1X8) APPLICATION: NICKEL SPACE COLOR: URBANE BRONZE (SW 7048)
D	METAL HORIZONTAL BAND STYLE: ARCHITECTURAL METAL APPLICATION: PRE-FINISHED ALUMINUM CLAD COLOR: MATTE BLACK
E	EXTERIOR CONCRETE CLADDING (LIGHTWEIGHT) WEIGHT: 3.2 LBS/FT THICKNESS: 1/2" STYLE: 1/4" MORTAR LINE EDGE COLOR: CHARCOAL FIRE RATING: CLASS A FIRE RATED DEKKO CONCRETE 1915 SETTERINGTON AVE KINGSVILLE, ONTARIO CANADA WWW.PAC-CLAD.COM 1 (847) 956-7968
F	WOOD TRIM (HEADER ACCENTS) STYLE: HARDIEBOARD PANEL TRIM BOARD TEXTURE: RUSTIC GRAIN COLOR: IRON GRAY

TAG	NOTES
G	DOORS & WINDOWS
H	DECORATIVE SLATS FOR PRIVACY
I	EXTERIOR GLASS GUARDRAIL
J	EXTERIOR SLIM WALL SCONCE - DARK BRONZE
K	ADDRESS PLAQUE - CUSTOM
L	FIRE ALARM BELL LOCATION
M	FINISH FLOOR LINE
N	TOP PLATE LINE

CONTACT:
DAVID MIRRAFATI
17741 MITCHELL N #200
IRVINE, CA 92614
(714) 240-5592
DMIRRAFATI@GMAIL.COM

PROJECT:
NEW 2-STORY 4-UNIT DEVELOPMENT
FOR OBSIDIAN DEVELOPMENT, LLC

ADDRESS:
215 & 223 MESA DR.,
COSTA MESA, CA 92627

Josh Martinez
PROJECT DESIGNER
JOSH MARTINEZ

OSSA HOMES
11947 VALLEY VIEW ST. #5991
GARDEN GROVE, CA 92846
WWW.OSSAHOMES.COM
JOSH@OSSAHOMES.COM
(714) 488-3327

HOMES

PROJECT STATUS: PLANNING REVIEW

OSSA HOMES RETAINS ALL COMMON LAW COPYRIGHTS AND OTHER PROPERTY RIGHTS IN THESE PLANS. PROJECT PLANS CANNOT BE REPRODUCED, ALTERED, OR COPIED IN ANY FORM. PROJECT PLANS SHALL NOT BE TRANSFERRED TO A THIRD PARTY WITHOUT PRIOR WRITTEN APPROVAL FROM OSSA HOMES. ANY THIRD PARTY USING THE PLANS FOR PURPOSES BEYOND THE ORIGINAL PROJECT SHALL INDEMNIFY AND HOLD OSSA HOMES HARMLESS FROM ANY RESULTING CLAIMS.

REVISIONS

A-5.4

SHEET 12 OF 25

DATE: 12.20

DESIGN NARRATIVE

THE PROPOSED MESA DRIVE RESIDENCES UTILIZE A CONTEMPORARY CALIFORNIA COASTAL ARCHITECTURAL VOCABULARY CONSISTING OF SMOOTH STUCCO WALL PLANES, WARM WOOD ACCENT CLADDING, DARK STANDING SEAM METAL ROOFING, BLACK METAL TRIM ELEMENTS, ARCHITECTURAL CONCRETE ACCENTS, AND EXPANSIVE GLAZING. THE MATERIAL PALETTE EMPHASIZES DURABILITY, SIMPLICITY, AND TIMELESS RESIDENTIAL DESIGN WHILE PROVIDING VISUAL INTEREST THROUGH CONTRASTING TEXTURES, INTEGRATED LANDSCAPE DESIGN, AND CAREFULLY ARTICULATED BUILDING FORMS. THE OVERALL COMPOSITION CREATES A COHESIVE AND HIGH-QUALITY RESIDENTIAL ENVIRONMENT COMPATIBLE WITH THE EVOLVING CHARACTER OF THE EASTSIDE COSTA MESA NEIGHBORHOOD.

LANDSCAPE

9. **DROUGHT-TOLERANT LANDSCAPE PALETTE**
   CONSISTING OF ORNAMENTAL GRASSES, SUCCULENTS, AND ACCENT TREES SUPPORTS SUSTAINABILITY GOALS WHILE ENHANCING THE PROJECT'S CONTEMPORARY CHARACTER.

ARCHITECTURAL CHARACTER EXHIBITS

#

ARCHITECTURAL MATERIALS BOARD

#

1. **SMOOTH WHITE STUCCO**
   FINISH: WARM WHITE
   SMOOTH TROWEL STUCCO FINISH SERVING AS THE PRIMARY EXTERIOR WALL MATERIAL. THE LIGHT COLOR PALETTE ENHANCES BUILDING ARTICULATION AND COMPLEMENTS NATURAL WOOD ACCENTS.

2. **WOOD HEADER AND BEAM TRIM**
   FINISH: STAINED TIMBER APPEARANCE
   WOOD HEADER AND BEAM ACCENTS PROVIDE WARMTH AT PEDESTRIAN SCALE AND EMPHASIZE ENTRY CANOPIES AND ARCHITECTURAL TRANSITIONS.

3. **ALUMINUM WINDOWS AND DOORS**
   FINISH: BLACK ANODIZED
   DARK ALUMINUM-FRAMED WINDOWS AND DOORS CREATE CRISP ARCHITECTURAL OPENINGS AND COMPLEMENT THE METAL ROOFING AND TRIM ACCENTS.

4. **HORIZONTAL WOOD ACCENT CLADDING**
   STYLE: JAMES HARDIE ARCHITECTURAL COLLECTION WOOD-LOOK CLADDING PRECEDENTS
   FINISH: NATURAL OAK / CEDAR TONE
   HORIZONTAL WOOD-LOOK SIDING UTILIZED AT UPPER-STORY ARCHITECTURAL MASSES TO CREATE VISUAL CONTRAST AGAINST SMOOTH STUCCO SURFACES.

5. **STANDING SEAM METAL ROOF**
   STYLE: PAC-CLAD OR SIMILAR STANDING SEAM ROOF PRECEDENTS
   FINISH: MATTE CHARCOAL
   STANDING SEAM METAL ROOFING IN MATTE CHARCOAL FINISH. THE ROOFING SYSTEM PROVIDES A DURABLE, LOW-MAINTENANCE MATERIAL WITH CLEAN CONTEMPORARY LINES AND STRONG SHADOW DEFINITION.

6. **HORIZONTAL METAL BAND**
   STYLE: TRESPA OR ARCHITECTURAL METAL FASCIA PRECEDENTS
   FINISH: MATTE BLACK
   POWDER-COATED METAL TRIM AND FASCIA BANDS CREATE STRONG HORIZONTAL DATUMS THROUGHOUT THE PROJECT WHILE REINFORCING THE CONTEMPORARY DESIGN LANGUAGE.

7. **GLASS GUARDRAILS**
   FINISH: CLEAR TEMPERED GLASS
   CLEAR GLASS GUARDRAILS MAINTAIN OPENNESS AND TRANSPARENCY WHILE PRESERVING CONTEMPORARY ARCHITECTURAL AESTHETICS.

8. **VERTICAL WOOD ACCENT CLADDING**
   STYLE: JAMES HARDIE ARCHITECTURAL COLLECTION WOOD-LOOK CLADDING PRECEDENTS
   FINISH: NATURAL CEDAR TONE
   VERTICAL WOOD-LOOK CLADDING UTILIZED AT FEATURE WALL ELEMENTS AND ENTRY VOLUMES TO INTRODUCE WARMTH, SCALE, AND ARCHITECTURAL DEPTH.

CONTACT:
DAVID MIRRAFATI
17741 MITCHELL N #200
IRVINE, CA 92614
(714) 240-5592
DMIRRAFATI@GMAIL.COM

PROJECT:
NEW 2-STORY 4-UNIT DEVELOPMENT
FOR OBSIDIAN DEVELOPMENT, LLC

ADDRESS:
215 & 223 MESA DR.,
COSTA MESA, CA 92627

Josh Martinez
PROJECT DESIGNER
JOSH MARTINEZ

OSSA HOMES
11947 VALLEY VIEW ST. #5991
GARDEN GROVE, CA 92846
WWW.OSSAHOMES.COM
JOSH@OSSAHOMES.COM
(714) 488-3327

OSSA HOMES

PROJECT STATUS: PLANNING REVIEW

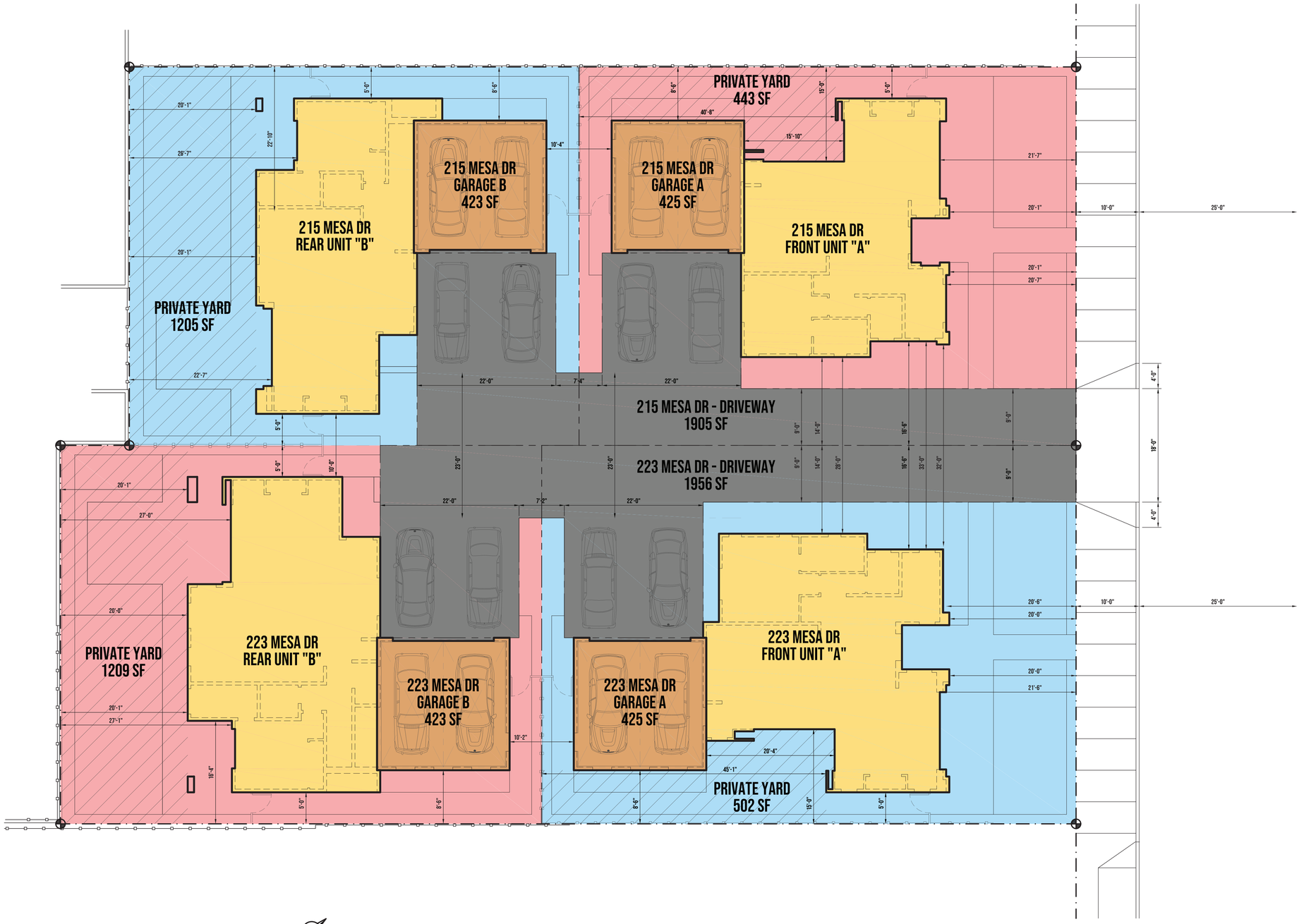
OSSA HOMES RETAINS ALL COMMON LAW COPYRIGHTS AND OTHER PROPERTY RIGHTS IN THESE PLANS. PROJECT PLANS CANNOT BE REPRODUCED, ALTERED, OR COPIED IN ANY FORM. PROJECT PLANS SHALL NOT BE TRANSFERRED TO A THIRD PARTY WITHOUT PRIOR WRITTEN APPROVAL FROM OSSA HOMES. ANY THIRD PARTY USING THE PLANS FOR PURPOSES BEYOND THE ORIGINAL PROJECT SHALL INDEMNIFY AND HOLD OSSA HOMES HARMLESS FROM ANY RESULTING CLAIMS.

REVISIONS

A-5.5

SHEET 13 OF 25

DATE: 12.20



DEVELOPMENT LOT AREA / OPEN SPACE CALCULATIONS

SCALE: 1/8"-1'-0"

DEVELOPMENT LOT AREA

215 MESA DRIVE		223 MESA DRIVE	
LOT AREA	= 9,000 SF	LOT AREA	= 9,654 SF
AVG LOT AREA	= 4,500 SF	AVG LOT AREA	= 4,827 SF
FRONT UNIT "A"	= 4,725 SF	FRONT UNIT "A"	= 5,080 SF
REAR UNIT "B"	= 4,275 SF	REAR UNIT "B"	= 4,574 SF

OPEN SPACE CALCULATIONS

215 MESA DRIVE		223 MESA DRIVE	
LOT AREA	= 9,000 SF	LOT AREA	= 9,654 SF
DRIVEWAY	= 1,905 SF	DRIVEWAY	= 1,956 SF
GARAGES	= 848 SF	GARAGES	= 848 SF
BUILDING FOOTPRINTS	= 2,235 SF	BUILDING FOOTPRINTS	= 2,583 SF
LOT COVERAGE	= 4,988 SF (55%)	LOT COVERAGE	= 5,357 SF (55%)
OPEN SPACE	= 4,012 SF (45%)	OPEN SPACE	= 4,297 SF (45%)

CONTACT:
DAVID MIRRAFATI
17741 MITCHELL N #200
IRVINE, CA 92614
(714) 240-5592
DMIRRAFATI@GMAIL.COM

PROJECT:
NEW 2-STORY 4-UNIT DEVELOPMENT
FOR OBSIDIAN DEVELOPMENT, LLC

ADDRESS:
215 & 223 MESA DR.,
COSTA MESA, CA 92627

Josh Martinez

PROJECT DESIGNER
JOSH MARTINEZ

OSSA HOMES
11947 VALLEY VIEW ST. #5991
GARDEN GROVE, CA 92846
WWW.OSSAHOMES.COM
JOSH@OSSAHOMES.COM
(714) 488-3327

PROJECT STATUS: PLANNING REVIEW

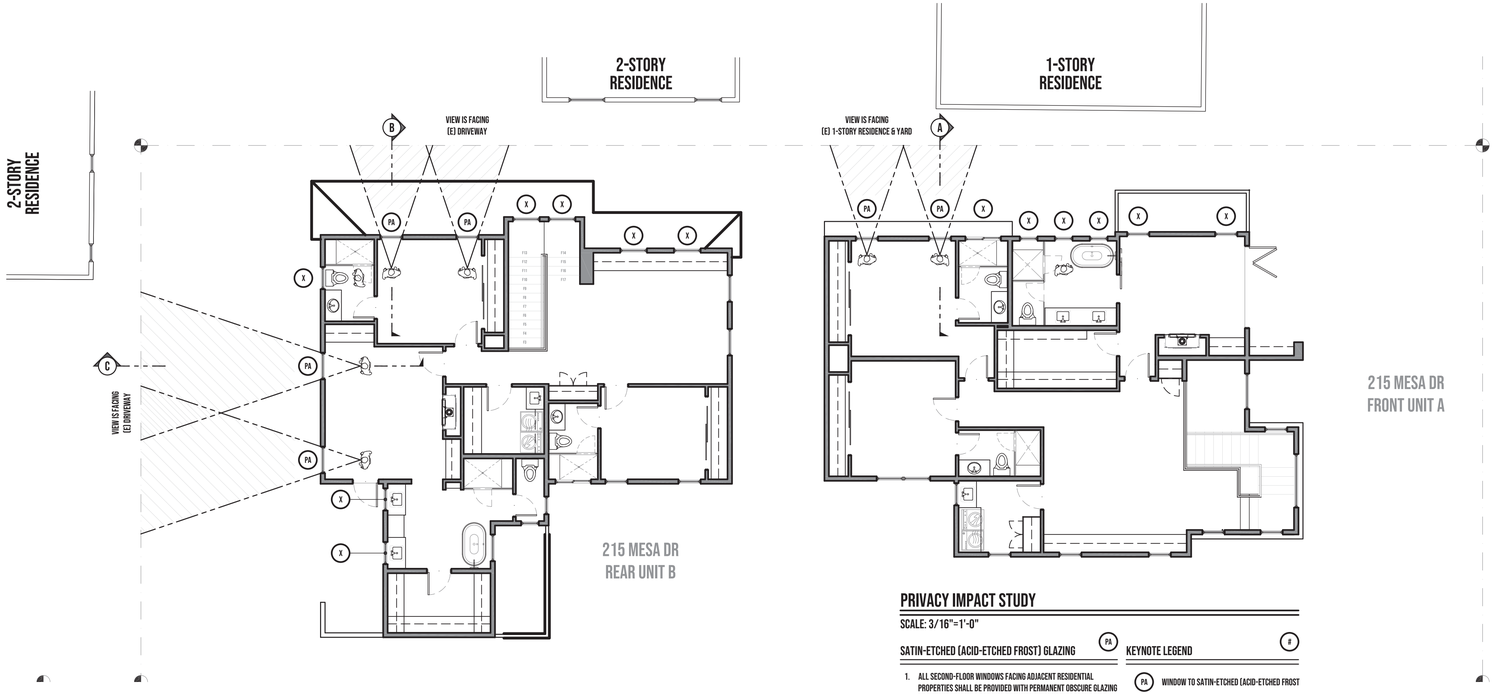
OSSA HOMES RETAINS ALL COMMON LAW COPYRIGHTS AND OTHER PROPERTY RIGHTS IN THESE PLANS. PROJECT PLANS CANNOT BE REPRODUCED, ALTERED, OR COPIED IN ANY FORM. PROJECT PLANS SHALL NOT BE TRANSFERRED TO A THIRD PARTY WITHOUT PRIOR WRITTEN APPROVAL FROM OSSA HOMES. ANY THIRD PARTY USING THE PLANS FOR PURPOSES BEYOND THE ORIGINAL PROJECT SHALL INDEMNIFY AND HOLD OSSA HOMES HARMLESS FROM ANY RESULTING CLAIMS.

REVISIONS

A-6

SHEET 14 OF 25

DATE: 12.20



PRIVACY IMPACT STUDY

SCALE: 3/16"=1'-0"

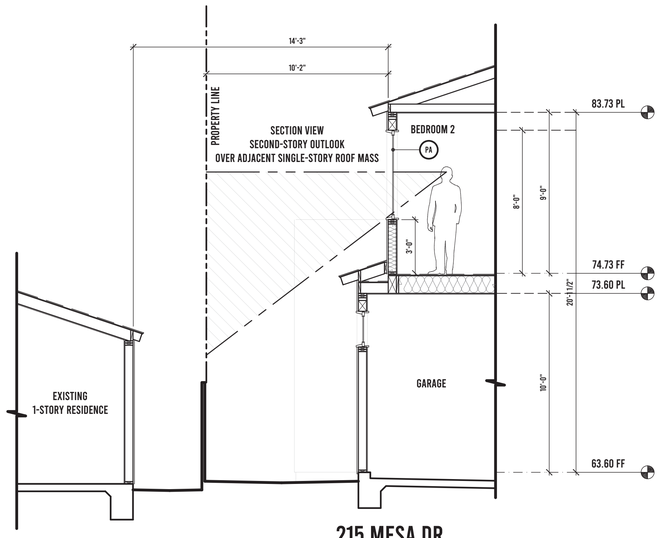
SATIN-ETCHED (ACID-ETCHED FROST) GLAZING (PA)

1. ALL SECOND-FLOOR WINDOWS FACING ADJACENT RESIDENTIAL PROPERTIES SHALL BE PROVIDED WITH PERMANENT OBSCURE GLAZING TO PRESERVE VISUAL PRIVACY BETWEEN NEIGHBORING DWELLINGS.
2. THE GLAZING SHALL CONSIST OF FACTORY SATIN-ETCHED (ACID-ETCHED FROST) GLASS OR APPROVED EQUIVALENT, PROVIDING A UNIFORM MATTE TRANSLUCENT FINISH THAT DIFFUSES LIGHT WHILE OBSTRUCTING DIRECT VIEWS INTO ADJACENT YARDS OR WINDOWS.

KEYNOTE LEGEND (#)

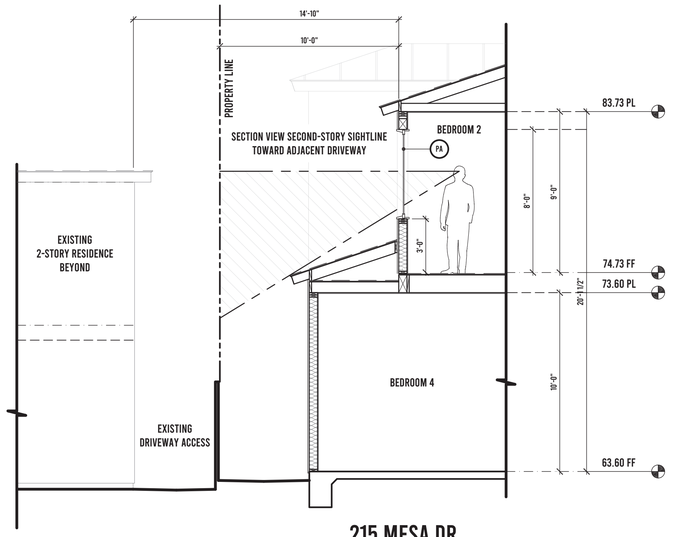
- (PA) WINDOW TO SATIN-ETCHED (ACID-ETCHED FROST
- (X) VIEW IS ABOVE EYE LEVEL (6 FT SILL)

EXAMPLE OF FACTORY SATIN-ETCHED (ACID-ETCHED FROST) GLAZING FINISH



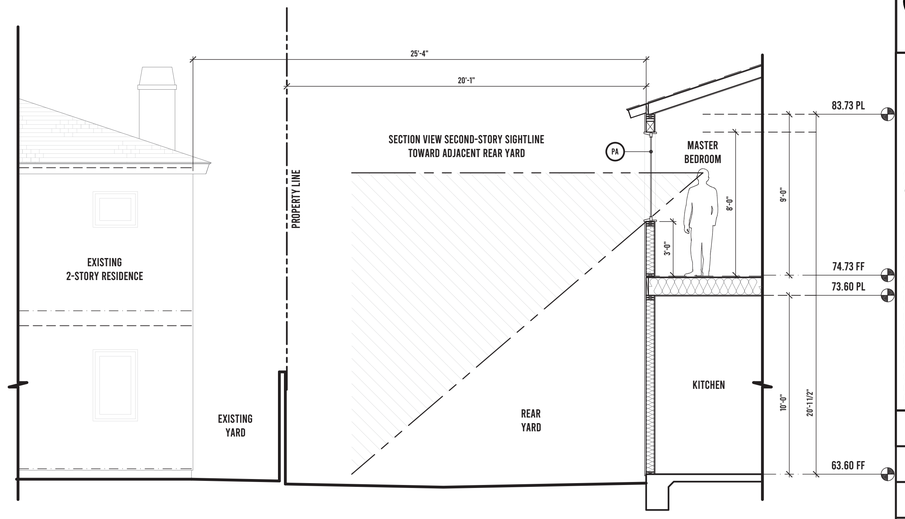
A FRONT UNIT — 215 MESA DR — PRIVACY IMPACT

SCALE: 1/4"-1'-0"



B REAR UNIT — 215 MESA DR — PRIVACY IMPACT

SCALE: 1/4"-1'-0"



C REAR UNIT — 215 MESA DR — PRIVACY IMPACT

SCALE: 1/4"-1'-0"

CONTACT:
DAVID MIRRAFATI
17741 MITCHELL N #200
IRVINE, CA 92614
(714) 240-5592
DMIRRAFATI@GMAIL.COM

PROJECT:
NEW 2-STORY 4-UNIT DEVELOPMENT FOR OBSIDIAN DEVELOPMENT, LLC

ADDRESS:
215 & 223 MESA DR.,
COSTA MESA, CA 92627

Josh Martinez

PROJECT DESIGNER
JOSH MARTINEZ

OSSA HOMES
11947 VALLEY VIEW ST. #5991
GARDEN GROVE, CA 92846
WWW.OSSAHOMES.COM
JOSH@OSSAHOMES.COM
(714) 488-3327

HOMES

PROJECT STATUS: PLANNING REVIEW

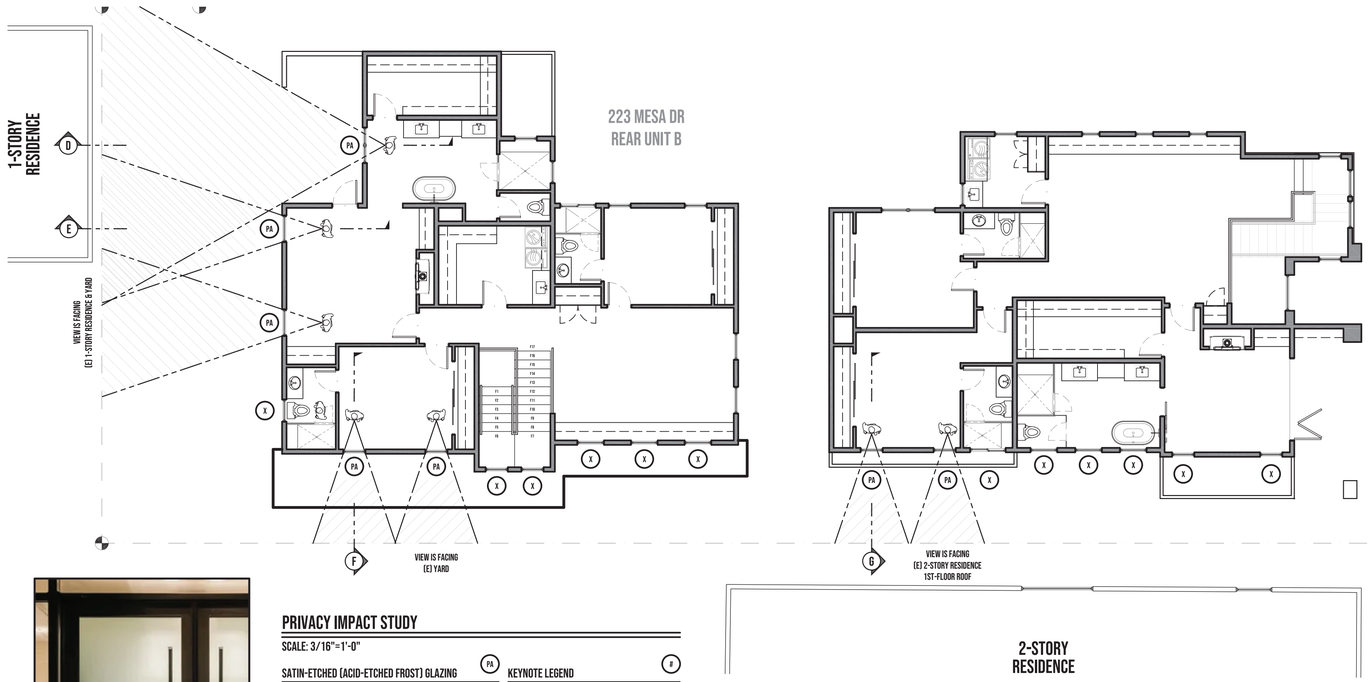
OSSA HOMES RETAINS ALL COMMON LAW COPYRIGHTS AND OTHER PROPERTY RIGHTS IN THESE PLANS. PROJECT PLANS CANNOT BE REPRODUCED, ALTERED, OR COPIED IN ANY FORM. PROJECT PLANS SHALL NOT BE TRANSFERRED TO A THIRD PARTY WITHOUT PRIOR WRITTEN APPROVAL FROM OSSA HOMES. ANY THIRD PARTY USING THE PLANS FOR PURPOSES BEYOND THE ORIGINAL PROJECT SHALL INDEMNIFY AND HOLD OSSA HOMES HARMLESS FROM ANY RESULTING CLAIMS.

REVISIONS

A-7.1

SHEET 15 OF 25

DATE: 12.20



EXAMPLE OF FACTORY SATIN-ETCHED (ACID-ETCHED FROST) GLAZING FINISH

PRIVACY IMPACT STUDY

SCALE: 3/16"=1'-0"

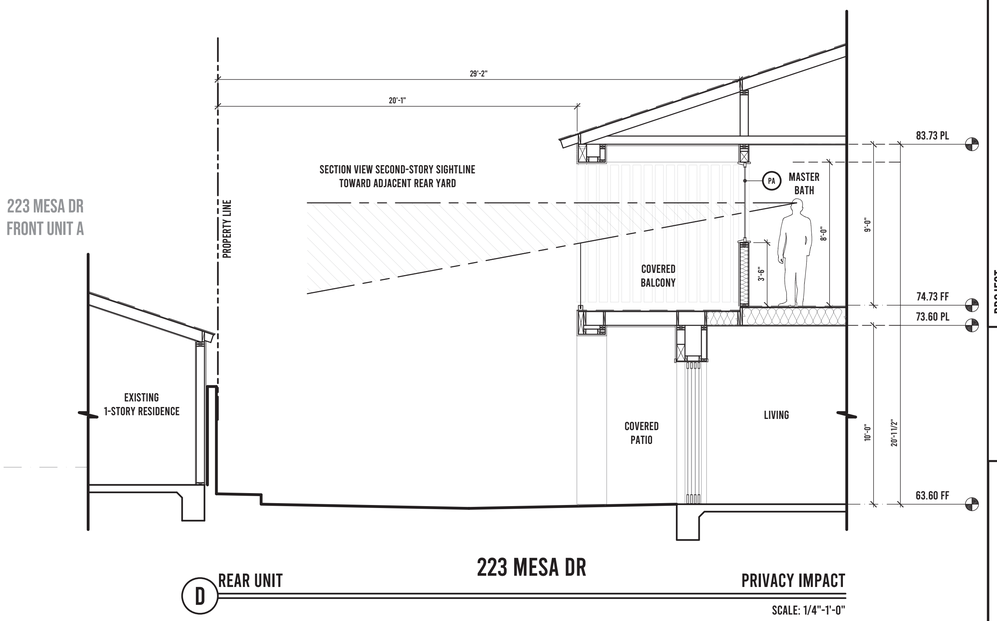
SATIN-ETCHED (ACID-ETCHED FROST) GLAZING (PA)

KEYNOTE LEGEND (#)

1. ALL SECOND-FLOOR WINDOWS FACING ADJACENT RESIDENTIAL PROPERTIES SHALL BE PROVIDED WITH PERMANENT OBSCURE GLAZING TO PRESERVE VISUAL PRIVACY BETWEEN NEIGHBORING DWELLINGS.
2. THE GLAZING SHALL CONSIST OF FACTORY SATIN-ETCHED (ACID-ETCHED FROST) GLASS OR APPROVED EQUIVALENT, PROVIDING A UNIFORM MATTE TRANSLUCENT FINISH THAT DIFFUSES LIGHT WHILE OBSTRUCTING DIRECT VIEWS INTO ADJACENT YARDS OR WINDOWS.

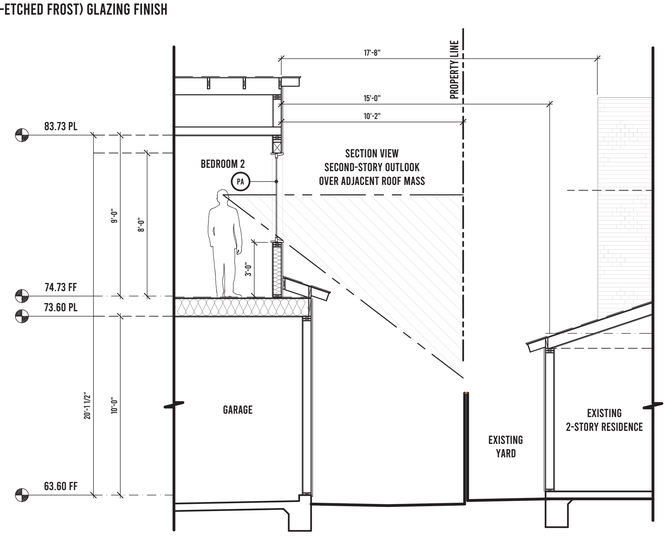
(PA) WINDOW TO SATIN-ETCHED (ACID-ETCHED FROST

(X) VIEW IS ABOVE EYE LEVEL (6 FT SILL)



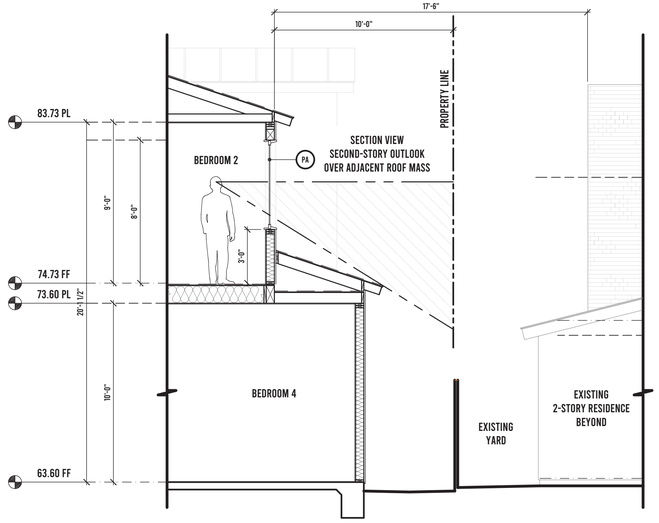
D REAR UNIT — 223 MESA DR — PRIVACY IMPACT

SCALE: 1/4"-1'-0"



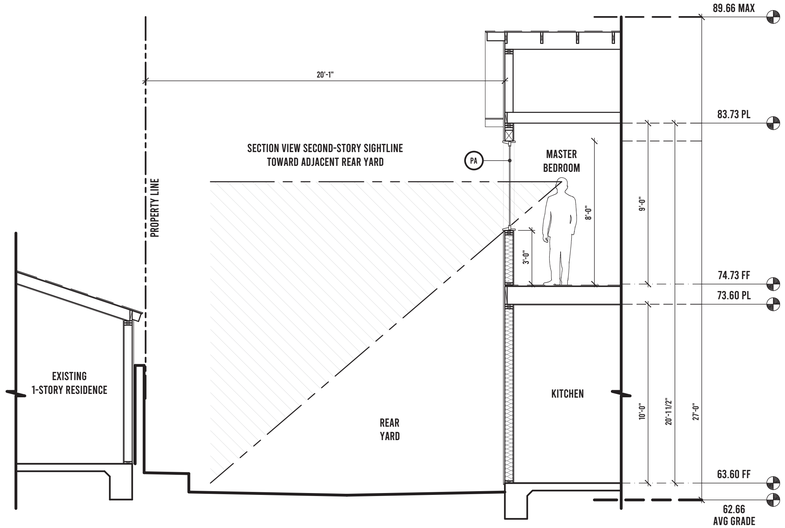
G FRONT UNIT — 223 MESA DR — PRIVACY IMPACT

SCALE: 1/4"-1'-0"



F REAR UNIT — 223 MESA DR — PRIVACY IMPACT

SCALE: 1/4"-1'-0"



E REAR UNIT — 223 MESA DR — PRIVACY IMPACT

SCALE: 1/4"-1'-0"

CONTACT:
DAVID MIRRAFATI
17741 MITCHELL N #200
IRVINE, CA 92614
(714) 240-5592
DMIRRAFATI@GMAIL.COM

PROJECT:
NEW 2-STORY 4-UNIT DEVELOPMENT FOR OBSIDIAN DEVELOPMENT, LLC

ADDRESS:
215 & 223 MESA DR.,
COSTA MESA, CA 92627

Josh Martinez
PROJECT DESIGNER
JOSH MARTINEZ

OSSA HOMES
11947 VALLEY VIEW ST. #5991
GARDEN GROVE, CA 92846
WWW.OSSAHOMES.COM
JOSH@OSSAHOMES.COM
(714) 488-3327

OSSA HOMES

PROJECT STATUS: PLANNING REVIEW

OSSA HOMES RETAINS ALL COMMON LAW COPYRIGHTS AND OTHER PROPERTY RIGHTS IN THESE PLANS. PROJECT PLANS CANNOT BE REPRODUCED, ALTERED, OR COPIED IN ANY FORM. PROJECT PLANS SHALL NOT BE TRANSFERRED TO A THIRD PARTY WITHOUT PRIOR WRITTEN APPROVAL FROM OSSA HOMES. ANY THIRD PARTY USING THE PLANS FOR PURPOSES BEYOND THE ORIGINAL PROJECT SHALL INDEMNIFY AND HOLD OSSA HOMES HARMLESS FROM ANY RESULTING CLAIMS.

REVISIONS

A-7.2

SHEET 16 OF 25

DATE: 12.20

PRELIMINARY GRADING PLAN
FOR
215-223 MESA DRIVE'S RESIDENCE
215-223 MESA DRIVE, COSTA MESA, CA 92627

GRADING NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE GRADING-CODE OF THE COUNTY OF ORANGE AND ANY AMENDMENTS BY THE CITY OF COSTA MESA OR SPECIAL REQUIREMENTS OF PERMIT. A COPY OF THE GRADING CODE AND MANUAL SHALL BE RETAINED ON THE JOB SITE WHILE WORK IS IN PROGRESS.
2. GRADING SHALL NOT BE STARTED WITHOUT FIRST NOTIFYING THE CITY INSPECTOR. A PRE-GRADING MEETING ON THE SITE IS REQUIRED BEFORE START OF GRADING WITH THE FOLLOWING PEOPLE PRESENT: OWNER, GRADING CONTRACTOR, DESIGN CIVIL ENGINEER, SOIL ENGINEER, ENGINEER GEOLOGIST, DISTRICT GRADING INSPECTOR AND WHEN REQUIRED THE ARCHAEOLOGIST AND PALEONTOLOGIST. THE REQUIRED INSPECTIONS FOR GRADING WILL BE EXPLAINED AT THIS MEETING.
3. ISSUANCE OF A GRADING PERMIT DOES NOT ELIMINATE THE NEED FOR PERMITS FROM OTHER AGENCIES WITH REGULATORY RESPONSIBILITIES FOR CONSTRUCTION ACTIVITIES ASSOCIATED WITH THE WORK AUTHORIZED ON THIS PLAN.
4. THE GRADING PERMIT AND AN APPROVED COPY OF THE GRADING PLAN SHALL BE ON THE PERMITTED SITE WHILE WORK IS IN PROGRESS.
5. PRELIMINARY SOIL AND GEOLOGY REPORTS AND ALL SUBSEQUENT REPORTS AS APPROVED BY THE BUILDING DIVISION ARE CONSIDERED A PART OF THE APPROVED GRADING PLAN.
6. THE SOIL ENGINEER AND ENGINEERING GEOLOGIST SHALL PERFORM SUFFICIENT INSPECTIONS AND BE AVAILABLE DURING GRADING AND CONSTRUCTION TO VERIFY COMPLIANCE WITH THE PLANS, SPECIFICATIONS AND THE CODE WITHIN THEIR PURVIEW.
7. THE CIVIL ENGINEER SHALL BE AVAILABLE DURING GRADING TO VERIFY COMPLIANCE WITH THE PLANS, SPECIFICATIONS, CODE AND ANY SPECIAL CONDITIONS OF THE PERMIT WITHIN THEIR PURVIEW.
8. THE SOIL ENGINEER AND ENGINEERING GEOLOGIST SHALL, AFTER CLEARING AND PRIOR TO THE PLACEMENT OF FILL IN CANYONS, INSPECT EACH, CANYON FOR AREAS OF ADVERSE STABILITY AND TO DETERMINE THE PRESENCE OR ABSENCE OF SUBSURFACE WATER OR SPRING FLOW. IF NEEDED, SUB DRAINS WILL BE DESIGNED AND CONSTRUCTED PRIOR TO PLACEMENT OF FILL IN EACH RESPECTIVE CANYON.
9. SUB DRAIN OUTLETS SHALL BE COMPLETED AT THE BEGINNING OF THE SUB DRAIN CONSTRUCTION.
10. THE EXACT LOCATION OF THE SUB DRAINS SHALL BE SURVEYED IN THE FIELD FOR LINE/GRADE AND SHOWN ON AS-GRADED PLANS.
11. AREAS TO RECEIVE FILL SHALL BE PROPERLY PREPARED AND APPROVED IN WRITING BY THE SOIL ENGINEER AND THE BUILDING OFFICIAL PRIOR TO PLACING FILL.
12. FILLS SHALL BE BENCHED INTO COMPETENT MATERIAL PER PFRD STANDARD PLAN NO. 1322.
13. ALL EXISTING FILLS SHALL BE APPROVED BY THE BUILDING OFFICIAL OR REMOVED PRIOR TO PLACING ADDITIONAL FILLS.
14. FILLS SHALL BE COMPACTED THROUGHOUT TO A MINIMUM OF 90% RELATIVE COMPACTION. AGGREGATE BASE FOR ASPHALTIC AREAS SHALL BE COMPACTED TO MINIMUM OF 95% RELATIVE COMPACTION.
15. CUT AND FILL SLOPES SHALL BE NO STEEPER THAN 2-FOOT HORIZONTAL TO 1-FOOT VERTICAL (2:1) EXCEPT WHERE SPECIFICALLY APPROVED OTHERWISE.
16. ALL CUT SLOPES SHALL BE INVESTIGATED BOTH DURING AND AFTER GRADING BY THE ENGINEERING GEOLOGIST TO DETERMINE IF ANY SLOPE STABILITY PROBLEM EXISTS. SHOULD EXCAVATION DISCLOSE ANY GEOLOGICAL HAZARDS OR POTENTIAL GEOLOGICAL HAZARDS, THE ENGINEERING GEOLOGIST SHALL SUBMIT RECOMMENDED TREATMENT TO THE BUILDING OFFICIAL FOR APPROVAL.
17. WHERE SUPPORT OR BUTTRESSING OF CUT AND NATURAL SLOPES IS DETERMINED TO BE NECESSARY BY ENGINEERING GEOLOGIST AND SOIL ENGINEER, THE SOIL ENGINEER SHALL SUBMIT DESIGN, LOCATIONS AND CALCULATIONS TO THE BUILDING OFFICIAL PRIOR TO CONSTRUCTION. THE ENGINEERING GEOLOGIST AND SOIL ENGINEER SHALL INSPECT AND CONTROL THE CONSTRUCTION OF BUTTRESSING AND CERTIFY TO THE STABILITY OF THE SLOPE AND ADJACENT STRUCTURES UPON COMPLETION.
18. WHEN CUT PADS ARE BROUGHT TO NEAR GRADE, THE ENGINEERING GEOLOGIST SHALL DETERMINE IF THE BEDROCK IS EXTENSIVELY FRACTURED OR FAULTED AND WILL READILY TRANSMIT WATER. IF CONSIDERED NECESSARY BY THE ENGINEERING GEOLOGIST AND SOIL ENGINEER, A COMPACTED FILL BLANKET WILL BE PLACED.
19. ALL TRENCH BACKFILL SHALL BE TESTED AND APPROVED BY THE SOIL ENGINEER.
20. ANY EXISTING IRRIGATION LINES AND CISTERNS SHALL BE REMOVED OR CRUSHED IN PLACE AND APPROVED BY THE BUILDING OFFICIAL AND SOIL ENGINEER.
21. ANY EXISTING WATER WELLS SHALL BE ABANDONED IN COMPLIANCE WITH THE SPECIFICATIONS APPROVED BY ORANGE COUNTY, HEALTH CARE AGENCY, AND DIVISION OF ENVIRONMENTAL HEALTH.
22. ANY EXISTING CESSPOOLS AND SEPTIC TANKS SHALL BE ABANDONED IN COMPLIANCE WITH THE CALIFORNIA PLUMBING CODE.
23. STOCKPILING OF EXCESS MATERIAL SHALL BE APPROVED BY THE BUILDING OFFICIAL PRIOR TO EXCAVATION.
24. EXPORT SOIL MUST BE TRANSPORTED TO A LEGAL DUMP OR TO A PERMITTED SITE APPROVED BY THE BUILDING DIVISION.
25. THE PERMITTEE IS RESPONSIBLE FOR DUST CONTROL MEASURES.
26. THE PERMITTEE SHALL GIVE REASONABLE NOTICE TO THE OWNER OF ADJOINING LANDS AND BUILDING PRIOR TO BEGINNING EXCAVATIONS WHICH MAY AFFECT THE LATERAL AND SUBJACENT SUPPORT OF THE ADJOINING PROPERTY.
27. THE NOTICE SHALL STATE THE INTENDED DEPTH OF EXCAVATION AND WHEN THE EXCAVATION WILL COMMENCE. THE ADJOINING OWNER SHALL BE ALLOWED AT LEAST 30 DAYS AND REASONABLE ACCESS ON THE PERMITTED PROPERTY TO PROTECT HIS STRUCTURE, IF HE SO DESIRES, UNLESS OTHERWISE PROTECTED BY LAW.
28. ALL CONCRETE STRUCTURES THAT COME IN CONTACT WITH THE ON-SITE SOIL SHALL BE CONSTRUCTED WITH TYPE V CEMENT, UNLESS DEEMED UNNECESSARY BY SOLUBLE SULFATE-CONTENT TESTS CONDUCTED BY SOIL ENGINEER.
29. SLOPE EXCEEDING 5 FEET IN HEIGHTS SHALL BE PLANTED WITH AN APPROVED PLANT MATERIAL. IN ADDITION, SLOPES EXCEEDING 15 FEET IN HEIGHTS SHALL BE PROVIDED WITH, AN APPROVED IRRIGATION SYSTEM, UNLESS OTHERWISE APPROVED BY THE BUILDING OFFICIAL.
30. ALL EXISTING DRAINAGE COURSES THROUGH THIS-SITE SHALL REMAIN OPEN UNTIL FACILITIES TO HANDLE STORM WATER ARE APPROVED AND FUNCTIONAL; HOWEVER, IN ANY CASE, THE PERMITTEE SHALL BE HELD LIABLE FOR ANY DAMAGE DUE TO OBSTRUCTING NATURAL DRAINAGE PATTERN.
31. SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE.
32. THE LOCATION AND PROTECTION OF ALL UTILITIES IS THE RESPONSIBILITY OF THE PERMITTEE.
33. APPROVED PROTECTIVE MEASURES AND TEMPORARY DRAINAGE PROVISIONS SHALL BE USED TO PROTECT ADJOINING PROPERTIES DURING GRADING.
34. GRADING OPERATIONS INCLUDING MAINTENANCE OF EQUIPMENT HUMAN OCCUPANCY SHALL BE CONDUCTED BETWEEN THE HOURS OF 7:00 A.M. AND 7:00 P.M. MONDAY THROUGH FRIDAY, SATURDAY 9:00 A.M. THROUGH 6:00 P.M. PROHIBITED ALL HOURS SUNDAYS AND THE FOLLOWING FEDERAL HOLIDAYS: CHRISTMAS DAY, NEW YEARS DAY, MEMORIAL DAY, INDEPENDENCE DAY, LABOR DAY AND THANKSGIVING DAY. CMMC SEC 13-279.
    a. ALL CONSTRUCTION VEHICLES OR EQUIPMENT, FIXED OR MOBILE, OPERATED WITHIN 1,000 FEET OF A DWELLING SHALL BE EQUIPPED WITH PROPERLY OPERATING AND MAINTAINED MUFFLERS.
    b. STOCKPILING AND/OR VEHICLE STAGING AREAS SHALL BE LOCATED AS FAR A PRACTICABLE FROM DWELLINGS AND WITHIN THE LIMITS OF GRADING PERMIT.
35. GRADING AND EXCAVATION SHALL BE HALTED DURING PERIODS OF HIGH WINDS. ACCORDING TO AQMD MEASURE F-4, HIGH WINDS ARE DEFINED AS 30 MPH OR GREATER. THIS LEVEL OCCURS ONLY UNDER UNUSUALLY EXTREME CONDITIONS, SUCH AS SANTA ANA WIND CONDITIONS.
36. ASPHALT SECTIONS MUST BE: PARKING STALLS = 3" A/C OVER 6" A/B, DRIVES 3" A/C OVER 10" (COMM.) 12" (INDUSTRIAL). OR: PRIOR TO ROUGH GRADE RELEASE FOR BUILDING PERMITS BY THE **CITY INSPECTOR**, THE SOIL ENGINEER SHALL SUBMIT FOR APPROVAL, PAVEMENT SECTION RECOMMENDATIONS BASED ON 'R' VALUE ANALYSIS OF THE SUB-GRADE SOIL, AND EXPECTED TRAFFIC INDICES.
37. ROOF GUTTERS SHALL BE INSTALLED TO PREVENT ROOF DRAINAGE FROM FALLING ON MANUFACTURED SLOPES.
38. THE CIVIL ENGINEERS, AS A CONDITION OF ROUGH GRADE APPROVAL, SHALL PROVIDE A BLUE TOP WITH ACCOMPANYING WITNESS STAKE, SET AT THE CENTER OF EACH PAD REFLECTING THE PAD ELEVATION FOR PRECISE PERMITS AND A BLUE TOP WITH WITNESS STAKE SET AT DRAINAGE SWALE HIGH-POINT REFLECTING THE HIGH POINT ELEVATION FOR PRELIMINARY PERMITS.
39. PRIOR TO FINAL APPROVAL, THE CIVIL ENGINEER SHALL CERTIFY TO, THE BUILDING OFFICIAL THE AMOUNT OF EARTH MOVED DURING THE GRADING OPERATION.
40. THE ENGINEERING GEOLOGIST SHALL PERFORM PERIODIC INSPECTIONS AND SUBMIT A COMPLETE REPORT AND MAP UPON COMPLETION OF THE ROUGH GRADING.

DIGALERT 811

SECTION 4216 / 4217 OF THE GOVERNMENT CODE REQUIRES A DIGALERT IDENTIFICATION NUMBER BE ISSUED BEFORE A "PERMIT TO EXCAVATE" WILL BE VALID. FOR YOU DIGALERT I.D. NUMBER CALL UNDERGROUND SERVICE ALERT TOLL FREE 1-800-422-4133 TOW WORKING DAY BEFORE YOU DIG.

41. THE GRADING CONTRACTOR SHALL SUBMIT A STATEMENT OF COMPLIANCE TO THE APPROVED GRADING PLAN PRIOR TO FINAL APPROVAL.
42. THE COMPACTION REPORT AND APPROVAL FROM THE SOIL ENGINEER SHALL INDICATE THE TYPE OF FIELD TESTING PERFORMED. THE METHOD OF OBTAINING THE IN-PLACE DENSITY SHALL BE IDENTIFIED WHETHER SAND CONE, DRIVE RING, OR NUCLEAR, AND SHALL BE NOTED FOR EACH TEST. SUFFICIENT MAXIMUM DENSITY DETERMINATIONS SHALL BE PERFORMED TO VERIFY THE ACCURACY OF THE MAXIMUM DENSITY CURVES USED BY THE FIELD TECHNICIAN.
43. IN THE EVENT THAT SOIL CONTAMINATION IS DISCOVERED DURING EXCAVATION AND REMOVAL OF AN EXISTING TANK, WORK SHALL BE STOPPED UNTIL A SITE ASSESSMENT AND MITIGATION PLAN HAS BEEN PREPARED, SUBMITTED AND APPROVED BY HCA/ENVIRONMENTAL HEALTH AND PDSD/GRADING.

EROSION CONTROL

44. IN THE CASE OF EMERGENCY, CALL CAMELLIA AT PHONE # 949-252-9999.
45. EQUIPMENT AND WORKERS FOR EMERGENCY WORK SHALL BE MADE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON. NECESSARY MATERIALS SHALL BE AVAILABLE ON SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY DEVICES WHEN RAIN IS IMMINENT.
46. EROSION CONTROL DEVICES SHALL NOT BE MOVED OR MODIFIED WITHOUT THE APPROVAL OF THE BUILDING OFFICIAL.
47. ALL REMOVABLE EROSION PROTECTIVE DEVICES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN 5-DAY RAIN PROBABILITY FORECAST EXCEEDS 40%.
48. AFTER A RAINSTORM, ALL SILT AND DEBRIS SHALL BE REMOVED FROM STREETS, CHECK BERMS, AND BASINS.
49. GRADED AREAS ON THE PERMITTED AREA PERIMETER MUST DRAIN AWAY FROM THE FACE OF SLOPES AT THE CONCLUSION OF EACH WORKING DAY. DRAINAGE IS TO BE DIRECTED TOWARD DESILTING FACILITIES.
50. THE PERMITTEE AND CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATER CREATES, A HAZARDOUS CONDITION.
51. THE PERMITTEE AND CONTRACTOR SHALL INSPECT THE EROSION CONTROL WORK AND INSURE THAT THE WORK IS IN ACCORDANCE WITH THE APPROVED PLANS

ENVIRONMENTAL NOTES

52. THE PERMITTEE SHALL NOTIFY ALL GENERAL CONTRACTOR, SUBCONTRACTORS, MATERIAL SUPPLIERS, LESSEES, AND PROPERTY OWNERS; THAT DUMPING OF CHEMICALS INTO THE STORM DRAIN SYSTEM OR THE WATERSHED IS PROHIBITED.
53. PERMITTEE SHALL MAINTAIN CONSTRUCTION SITE IN SUCH CONDITION THAT AN ANTICIPATED STORM DOES NOT CARRY WASTES OR POLLUTANTS OFF THE SITE. POTENTIAL POLLUTANTS INCLUDE BUT ARE NOT LIMITED TO; SOLID OR LIQUID CHEMICAL SPILLS; WASTES FROM PAINTS, STAINS, SEALANTS, GLUES, LIMES, PESTICIDES, HERBICIDES, WOOD PRESERVATIVES AND SOLVENTS; ASBESTOS FIBERS, PAINT FLAKES OR STUCCO FRAGMENTS; FUELS, OILS, LUBRICANTS, AND HYDRAULIC, RADIATOR OR BATTERY FLUIDS; FERTILIZERS, VEHICLE/EQUIPMENT WASH WATER AND CONCRETE WASH WATER; CONCRETE, DETERGENT OR FLOATABLE WASTES; WASTES FROM ANY ENGINEER/EQUIPMENT STEAM CLEANING OR CHEMICAL DEGREASING AND SUPER CHLORINATED POTABLE WATER LINE FLUSHING. DURING CONSTRUCTION, PERMITTEE SHALL DISPOSE OF SUCH MATERIALS IN A SPECIFIED AND CONTROLLED TEMPORARY AREA ON-SITE, PHYSICALLY SEPARATE FROM POTENTIAL STORM WATER RUNOFF, WITH ULTIMATE DISPOSAL IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS.
54. PERMITTEE MAY DISCHARGE MATERIAL OTHER THAN STORM WATER ONLY WHEN NECESSARY FOR PERFORMANCE AND COMPLETION OF CONSTRUCTION PRACTICES AND WHERE THEY DO NOT; CAUSE OR CONTRIBUTE TO A VIOLATION OF ANY WATER QUALITY STANDARD; CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR NUISANCE; OR CONTAIN A HAZARDOUS SUBSTANCE IN QUANTITY REPORTABLE UNDER FEDERAL REGULATIONS 40 CFR PARTS 117 AND 302.
55. DEWATERING OF CONTAMINATED GROUNDWATER OR DISCHARGING CONTAMINATED SOIL VIA SURFACE EROSION IS PROHIBITED. DEWATERING OF NON-CONTAMINATED GROUNDWATER REQUIRES A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM PERMIT FROM THE RESPECTIVE STATE REGIONAL WATER QUALITY CONTROL BOARD.

SPECIAL NOTE:

56. SURVEY MONUMENTS SHALL BE PRESERVED AND REFERENCED BEFORE CONSTRUCTION AND REPLACED AFTER CONSTRUCTION PURSUANT TO SECTION 8771 OF THE BUSINESS AND PROFESSIONS CODE.

FIRE DEPARTMENT NOTES:

57. FIRE DEPARTMENT ACCESS TO REMAIN CLEAR AT ALL TIMES. CCR TITLE-19 DIV.1, 3.05 (a); 2019 CFC 3310.
58. IF FIRE HYDRANT IS ADJACENT TO THE PROJECT ADDRESS, UNOBSTRUCTED ACCESS TO SAID FIRE HYDRANT WILL REMAIN CLEAR AT ALL TIMES. 2019 CFC 507.5.4 (OBSTRUCTION).
59. APPLICABLE CODES: 2019 CALIFORNIA FIRE CODE AND 2019 CALIFORNIA BUILDING CODE.

ENGINEER'S NOTICE TO CONTRACTOR

1. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES AND/OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. APPROVAL OF THESE PLANS DOES NOT CONSTITUTE A REPRESENTATION AS THE TO THE ACCURACY OR COMPLETENESS OF THE LOCATION OR THE EXISTENCE OR NON-EXISTENCE OF ANY UTILITY AND/OR STRUCTURE WITHIN THE LIMITS OF THIS PROJECT. THE CONTRACTOR IS REQUIRED TO TAKE ALL DUE PRECAUTIONARY MEANS TO PROTECT THE UTILITIES OF RECORD OR NOT THE RECORD OR NOT SHOWN ON THESE PLANS.
2. RELOCATION OR REMOVAL OF ANY EXISTING UTILITIES SHALL BE PERFORMED BY THE RESPECTIVE UTILITY OWNERS, AT THE EXPENSE OF THE DEVELOPER.
3. THE GRADING CONTRACTOR SHALL SATISFY HIMSELF AS TO THE GRADING QUANTITY AS SHOWN ON THIS PLAN AS PART OF HIS BID.
4. IT IS REQUESTED THAT THE GRADING CONTRACTOR NOTIFY THIS PRIVATE ENGINEER BY CALLING AT LEAST 48 HOURS BEFORE COMPLETION OF THE GRADING OPERATION IN ORDER THAT THIS OFFICE MAY PERFORM A FINAL INSPECTION WITH OUR GRADE CERTIFICATION.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS PRIOR TO COMMENCEMENT OF GRADING OPERATIONS.
6. UNAUTHORIZED CHANGES AND USES: THE ENGINEER PREPARING THESE PLAN WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PROJECT ENGINEER OF WORK.

SHEET INDEX

TITLE SHEET	C-1
PRELIMINARY GRADING & DRAINAGE PLAN	C-2
SECTIONS & DETAILS	C-3
EROSION CONTROL PLAN	C-4
WATER QUALITY PLAN	C-5
WATER AND SEWER IMPROVEMENT PLAN (FOR REFERENCE ONLY)	1

EARTH WORK QUANTITY

CUT	204	C.Y.
FILL	204	C.Y.
IMPORT	0	C.Y.
EXPORT	0	C.Y.
LOT SIZE:	18,651	SQ-FT
PRE-DEVELOPMENT IMPERVIOUS AREA:	9,108	SQ-FT
POST-DEVELOPMENT IMPERVIOUS AREA:	7,584	SQ-FT

NOTE:
QUANTITIES SHOWN HERE ON ARE FOR PERMIT AND/OR BONDING PURPOSE ONLY.

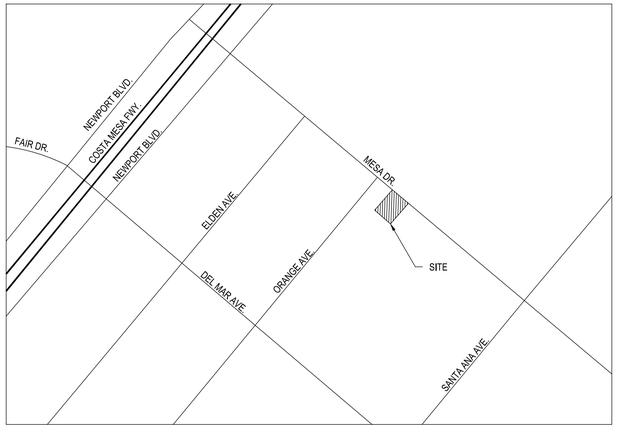
CIVIL ENGINEER

W.H. CIVIL, INC.
548 WALD
IRVINE, CA 92618
PHONE: 949-229-3357

BENCH MARK

ORANGE COUNTY DESIGNATION NO: CM-51-89
MONUMENT TYPE: ORANGE COUNTY SURVEYOR'S 3 3/4" ALUMINUM DISK.
ELEVATION: 65.967 NAVD88(FT)

DESCRIPTION: DESCRIBED BY OCS 2001 - FOUND 3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "CM-51-89", SET IN THE TOP OF A 4" BY 4" CONCRETE POST, MONUMENT IS LOCATED IN THE SOUTHWEST CORNER OF THE INTERSECTION OF SANTA ANA AVENUE AND MESA DRIVE, 57 FT. WESTERLY OF THE CENTERLINE OF MESA DRIVE AND 21 FT. NORTHERLY OF THE CENTERLINE OF SANTA ANA AVENUE. MONUMENT IS SET LEVEL WITH TOP OF CURB.



VICINITY MAP
NOT TO SCALE

OWNER/SUBDIVIDER:
HOMEX DEVELOPMENT LLC
17741 MITCHELL, SUITE 200
IRVINE, CA 92614
PHONE: 949-252-9999

215-223 MESA DRIVE'S RESIDENCE
TITLE SHEET
215-223 MESA DRIVE,
COSTA MESA, CA92627

PLANS PREPARED BY:
W.H. ENGINEERING GROUP
548 WALD, IRVINE, CA 92618
INFO@WHENGINEERINGGROUP.COM
PHONE: 949-229-3357
CHIEN HWA LIN MAUNG CHEN
R.C.E. 83487 EXP. 3/31/2027
6/4/2026
DATE

REGISTERED PROFESSIONAL ENGINEER
CHIEN HWA LIN MAUNG CHEN
NO. C 83487
EXP. 3/31/27
CIVIL
STATE OF CALIFORNIA

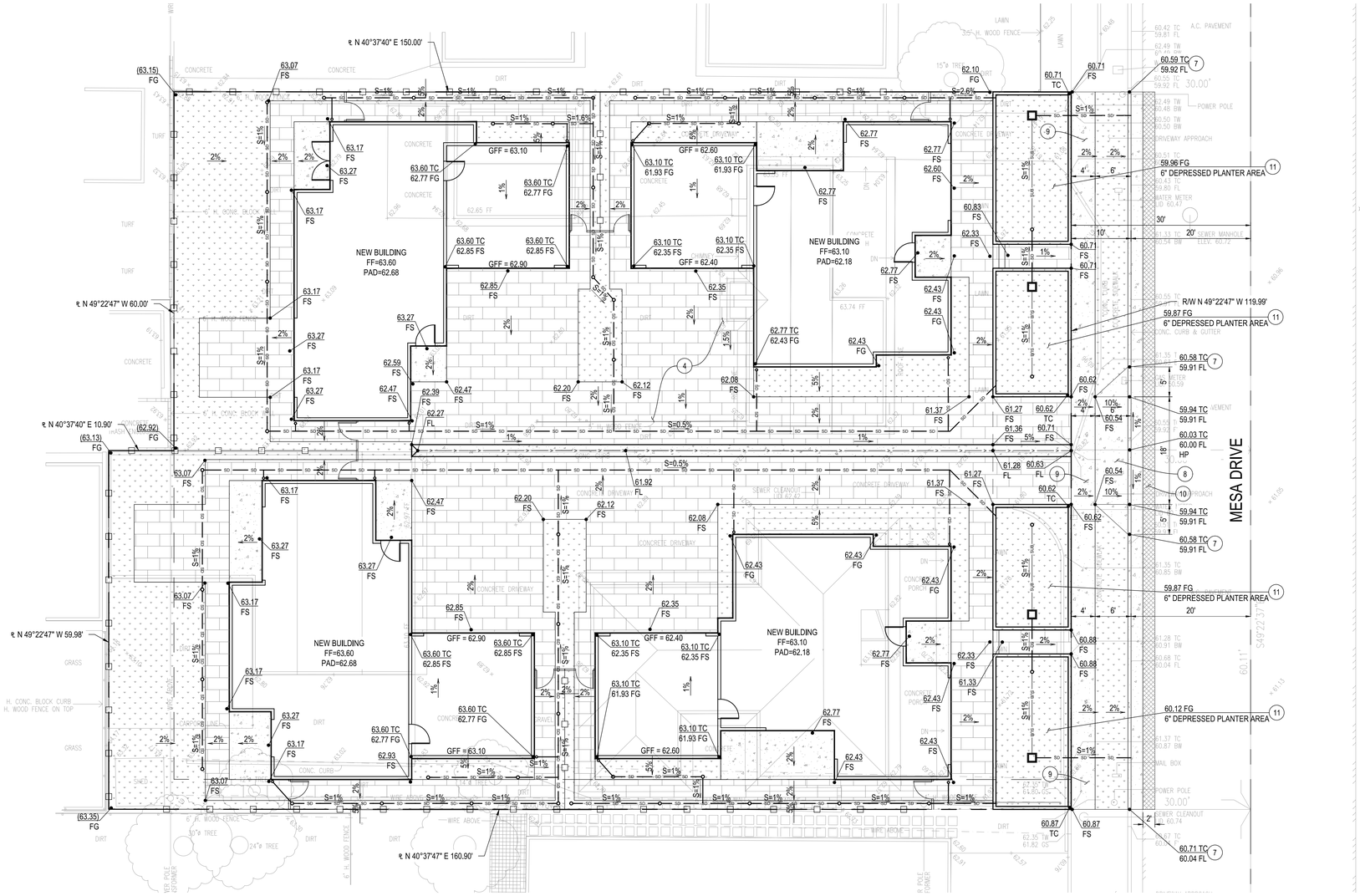
NO.	DATE	REVISIONS	APPROVED BY

DESIGNER
DESIGNED BY:
DRAFTED BY:
CHECKED BY:

PROJECT NO.:
G25088

SHEET NO.:
C-1

PLOT DATE: 6/4/2026



PRELIMINARY GRADING PLAN

SCALE 1"=10'

NOTE:

SLAB SHALL BE UNDERLAIN BY MINIMUM OF 2-IN SAND, OVER 15 MIL. VAPOR BARRIER, MIRAFI 140N FILTER CLOTH, AND 4-IN GRADED GRAVEL OR CRUSHED STONE.

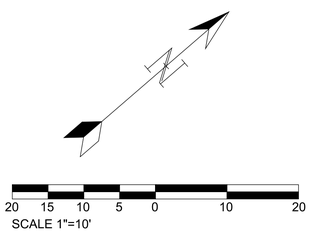
CONSTRUCTION NOTE

1. INSTALL 6" DIA. DRAIN NDS 40 W/RISER AND ADAPTOR OR EQUAL.
2. INSTALL 4" DIA. PVC SCHEDULE 40 OR SDR 35 PIPE DRAIN SYSTEM.
3. INSTALL DOWNSPOUT PER DETAIL ON SHEET C-3.
4. CONSTRUCT PERMEABLE PAVER PER DETAIL ON SHEET C-3.
5. CONSTRUCT PARKWAY DRAIN PER CITY OF COSTA MESA STANDARD 418 (MAX 3" PIPE, CLEAN OUT BEHIND PROPERTY LINE).
6. INSTALL STORMWATER PLANTER OUTLET PER DETAIL ON SHEET C-3.
7. CONSTRUCT 8" CURB & GUTTER PER CITY OF COSTA MESA STANDARD 312.
8. CONSTRUCT DRIVEWAY APPROACH PER CITY OF COSTA MESA STANDARD 513.
9. CONSTRUCT SIDEWALK PER CITY OF COSTA MESA STANDARD 411 & 413.
10. REMOVE & REPLACE AC PAVEMENT.
11. INSTALL STORMWATER PLANTER AREA PER DETAIL ON SHEET C-3.
12. INSTALL 6" DIA. SCHEDULE 40 PERFORATED SUBDRAIN PIPE.
13. CONSTRUCT 2' WIDE CONCRETE GUTTER PER DETAIL ON SHEET C-3.

LEGEND

100	EXISTING CONTOUR
100	PROPOSED CONTOUR
100FS	SPOT ELEVATION
	PROPOSED HARDSCAPE
	PERMEABLE PAVEMENT
SD	PROPOSED STORM DRAIN
	EXIST WALL
	FLOW LINE
	PROPERTY LINE
	PROPOSED WOOD FENCE
X.X%	SURFACE SLOPE
S=X.X	STORM DRAIN SLOPE

DF	DEEPENED FOOTING
PAD	PROPOSED PAD ELEVATION
FS	PROPOSED FINISHED SURFACE
FG	PROPOSED FINISHED GROUND
FF	PROPOSED FINISHED FLOOR
INV	INVERT OF PIPE
TG	TOP OF GRATE
PL	PROPERTY LINE
TW	TOP OF WALL
TF	TOP OF FOOTING
HP	HIGH POINT
LP	LOW POINT
TC	TOP OF CURB



OWNER/SUBDIVIDER:

HOMEX DEVELOPMENT LLC
17741 MITCHELL, SUITE 200
IRVINE, CA 92614
PHONE: 949-252-9999

215-223 MESA DRIVE'S RESIDENCE
PRELIMINARY GRADING PLAN
215-223 MESA DRIVE,
COSTA MESA, CA92627

PLANS PREPARED BY:

W.H. ENGINEERING GROUP
548 WALD, IRVINE, CA 92618
INFO@WHENGINEERINGGROUP.COM
PHONE: 949-229-3357

CHIN MAULING CHEN
R.C.E. C83487 EXP. 3/31/2027

6/4/2026
DATE

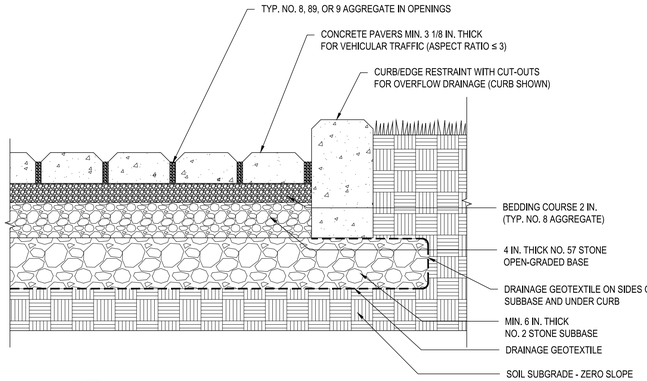
REGISTERED PROFESSIONAL ENGINEER
CHIN MAU LIN MAUING CHEN
NO. C 83487
EXP. 3/31/27
CIVIL
STATE OF CALIFORNIA

NO.	DATE	REVISIONS	APPROVED BY	CHECKED BY:
				DRAFTED BY:
				DESIGNED BY:
				DESIGNER

PROJECT NO.:
G25088

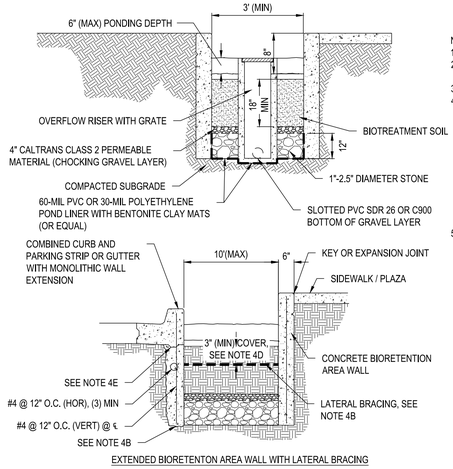
SHEET NO.:
C-2

PLOT DATE: 6/4/2026



NOTE:
1. 2 3/8 IN. THICK PAVERS MAY BE USED IN PEDESTRIAN AND RESIDENTIAL APPLICATIONS.
2. NO. 2 STONE SUBBASE THICKNESS VARIES WITH DESIGN. CONSULT ICPI PERMEABLE INTERLOCKING CONCRETE PAVEMENT MANUAL.
3. NO. 2 STONE MAY BE SUBSTITUTED WITH NO. 3 OR NO. 4 STONE.
4. SELECT GEOTEXTILE PER AASHTO M 288.

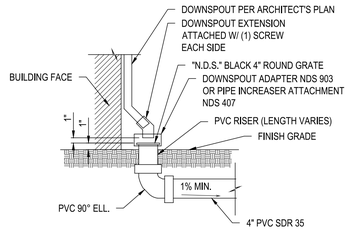
DETAIL PERMEABLE PAVEMENT 4
NOT TO SCALE



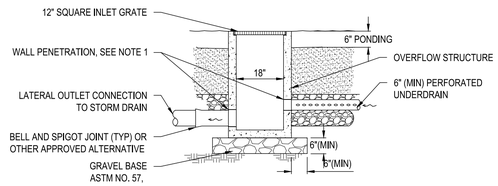
EXTENDED BIORETENTON AREA WALL WITH LATERAL BRACING

NOTE:
1. AVOID UNNECESSARY COMPACTION OF EXISTING SUBGRADE BELOW BIORETENTION AREA.
2. SCARIFY SUBGRADE TO A DEPTH OF 3" (MIN) IMMEDIATELY PRIOR TO PLACEMENT OF AGGREGATE STORAGE AND BIOTREATMENT SOIL MATERIAL.
3. FOR STRUCTURAL SUPPORT, SUBGRADE UNDER WALLS ONLY COMPACTED PER ENGINEER SPECIFICATIONS.
4. VERTICAL SIDE WALLS (WHEN SPACE LIMITED):
   A. ALL BIORETENTION AREA WALLS SHALL EXTEND TO BOTTOM OF AGGREGATE STORAGE LAYER OR DEEPER. MINIMUM DEPTHS SHALL BE DESIGNED TO PREVENT LATERAL SEEPAGE INTO THE ADJACENT PAVEMENT SECTION.
   B. FOOTING AND/OR LATERAL BRACING SHALL SHALL BE DESIGNED BY THE ENGINEER TO WITHSTAND ANTICIPATED LOADING ASSUMING NO REACTIVE FORCES FROM THE UNCOMPACTED BIOTREATMENT SOIL.
   C. BIORETENTION AREA WALLS EXTENDING MORE THAN 36" BELOW ADJACENT LOAD-BEARING SURFACE, OR WHEN LOCATED ADJACENT TO PAVERS, SHALL HAVE FOOTING OR LATERAL BRACING. FOOTING OR LATERAL BRACING MAY BE EXCLUDED ONLY IF THE ENGINEER DEMONSTRATES THAT THE PROPOSED WALL DESIGN MEETS LOADING REQUIREMENTS. WALL SHALL NOT ENCROACH INTO TREATMENT AREA.
   D. CONTRACTOR TO PROVIDE 3" MINIMUM COVER OVER ALL LATERAL BRACING FOR PLANT ESTABLISHMENT.
   E. ALL CONSTRUCTION COLD JOINTS SHALL INCORPORATE EPOXY, DOWEL/TIE BAR, KEYWAY, OR WATER STOP.
5. 18" PLANTING MEDIA. PLANTING MEDIA SPECIFICATION PER BIO-RETENTION TECHNICAL SPECIFICATION T-1 STORM WATER PLANTER.
   a. HAVE A MINIMUM DEPTH OF 1.5 FEET, EXCLUDING THE MULCH LAYER
   b. ACHIEVE A LONG-TERM, IN-PLACE MINIMUM INFILTRATION RATE OF AT LEAST 5 IN/HR TO SUPPORT MAXIMUM STORMWATER RUNOFF RETENTION AND POLLUTANT REMOVAL; AND
   c. CONSIST OF 60 TO 70 PERCENT SAND MEETING THE SPECIFICATIONS OF THE AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM) C33 AND 30 TO 40 PERCENT COMPOST

DETAIL STORMWATER PLANTER AREA 11
NOT TO SCALE

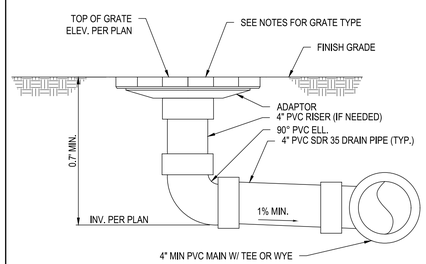


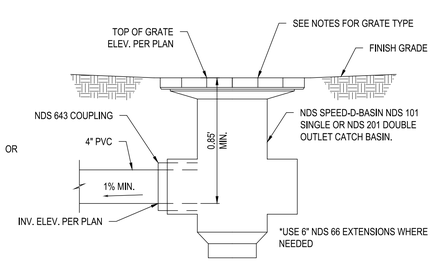
DETAIL DOWNSPOUT 3
NOT TO SCALE



NOTE:
1. GROUT ALL PENETRATIONS, CRACKS, SEAMS, AND JOINTS WITH CLASS "C" MORTAR.

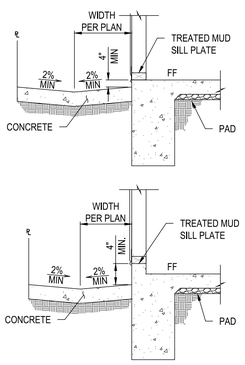
DETAIL STORMWATER PLANTER OUTLET DETAIL 6
NOT TO SCALE



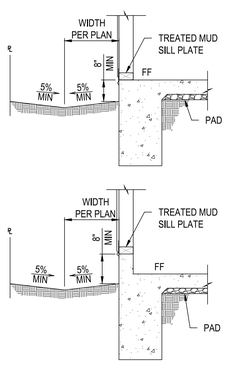


NOTE:
1. ALL FITTINGS BY: NDS, INC. (OR EQUAL) PHONE: 1-800-726-1994
2. REFER TO GRADING PLAN FOR FINISH GRADING.
3. DO NOT GLUE GRATE OR RISER TO PIPE.
4. GLUE "I.P.S. WELD ON" #773 SOLVENT (MEDIUM BODIED FAST SET) FOR PIPE THRU 6" Ø.
5. ALL PIPES TO BE 4" Ø PVC SDR 35 OR SCHEDULE 40.

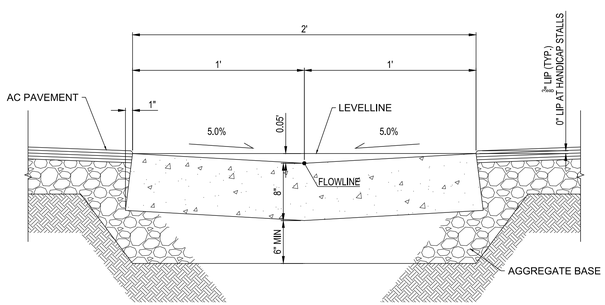
DETAIL INLET DRAIN 1
NOT TO SCALE



DETAIL BUILDING DRAINAGE AT HARDSCAPE
NOT TO SCALE



DETAIL BUILDING DRAINAGE AT LANDSCAPE
NOT TO SCALE



DETAIL 2' WIDE CONCRETE DITCH 13
NOT TO SCALE

OWNER/SUBDIVIDER:
HOMEX DEVELOPMENT LLC
17741 MITCHELL, SUITE 200
IRVINE, CA 92614
PHONE: 949-252-9999

215-223 MESA DRIVE'S RESIDENCE
SECTIONS & DETAILS
215-223 MESA DRIVE,
COSTA MESA, CA92627

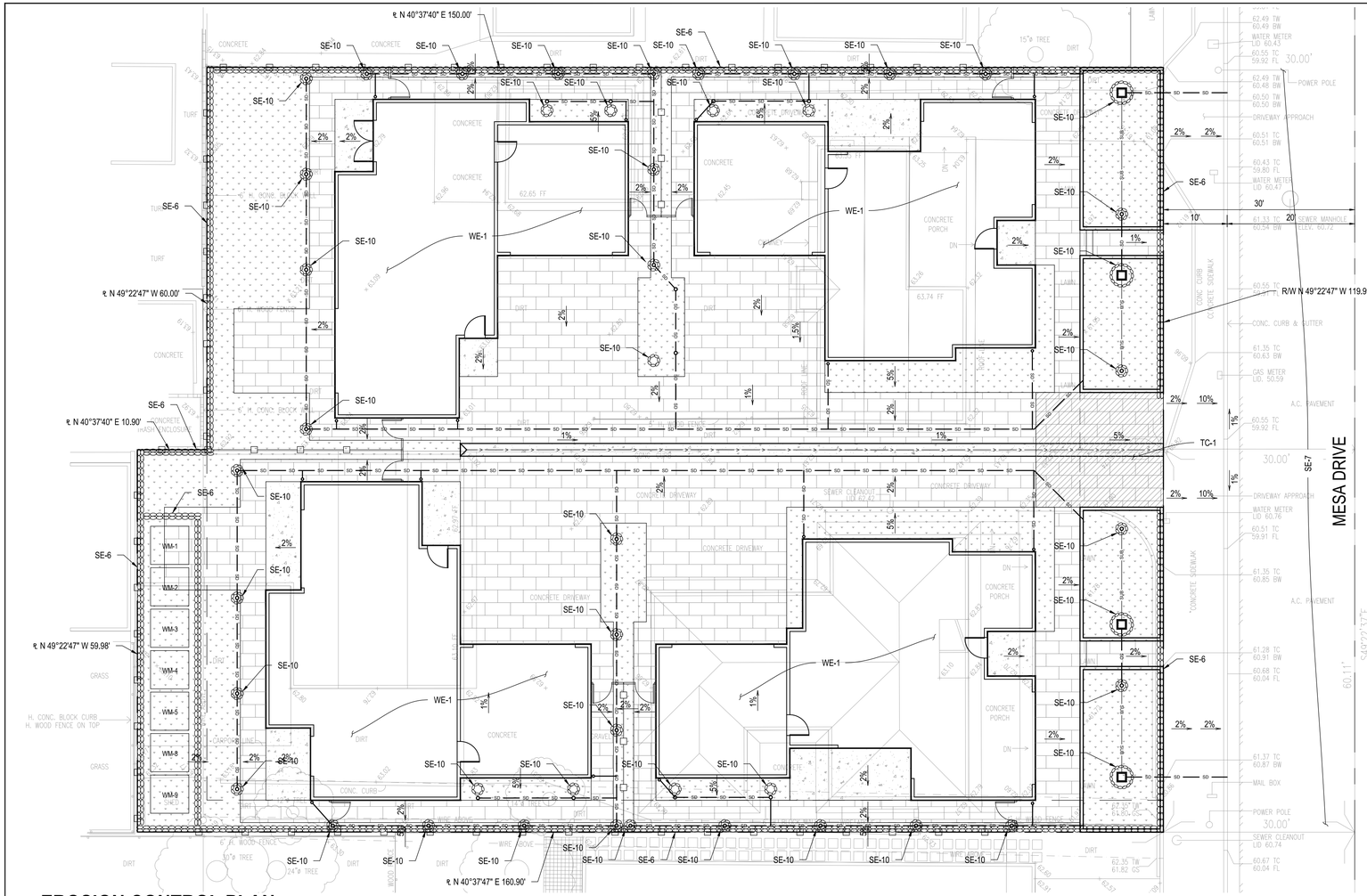
PLANS PREPARED BY:
W.H. ENGINEERING GROUP
548 WALD, IRVINE, CA 92618
INFO@WHENGINEERINGGROUP.COM
PHONE: 949-229-5357
6/4/2026
DATE
REGISTERED PROFESSIONAL ENGINEER
CHIN WAI LIN MAUNG CHEN
NO. C 83487
EXP: 3/31/27
CIVIL
STATE OF CALIFORNIA
DESIGNER
DESIGNED BY:
DRAFTED BY:
CHECKED BY:

NO.	DATE	REVISIONS	APPROVED BY

PROJECT NO.:
G25088

SHEET NO.:
C-3

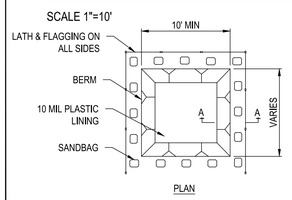
PLOT DATE: 6/4/2026



EROSION CONTROL PLAN

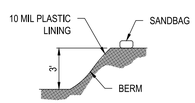
EROSION CONTROL BMPS	
EC-1	SCHEDULING
TEMPORARY SEDIMENT CONTROL	
SE-6	GRAVEL BAG BERM
SE-7	STREET SWEEPING AND VACUUMING
SE-10	STORM WATER INLET PROTECTION
WIND EROSION CONTROL BMPS	
WE-1	WIND EROSION CONTROL
TRACKING CONTROL	
TC-1	STABILIZED CONSTRUCTION EXIT
NON-STORMWATER MANAGEMENT	
NS-1	WATER CONSERVATION PRACTICES
NS-3	PAVING AND GRADING OPERATIONS
NS-6	ILLICIT CONNECTION / ILLEGAL DISCHARGE
NS-7	POTABLE WATER / IRRIGATION
NS-8	VEHICLE AND EQUIPMENT CLEANING
NS-9	VEHICLE AND EQUIPMENT FUELING
NS-10	VEHICLE AND EQUIPMENT MAINTENANCE
NS-12	CONCRETE CURING
NS-13	CONCRETE FINISHING
WASTE MANAGEMENT AND MATERIALS POLLUTION CONTROL	
WM-1	MATERIAL DELIVERY AND STORAGE
WM-2	MATERIAL USE
WM-3	STOCKPILE MANAGEMENT
WM-4	SPILL PREVENTION AND CONTROL
WM-5	SOLID WASTE MANAGEMENT
WM-8	CONCRETE WASTE MANAGEMENT
WM-9	SANITARY / SEPTIC WASTE MANAGEMENT

SCALE 1"=10'

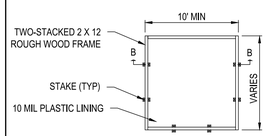


PLAN

TYPE "BELOW GRADE"

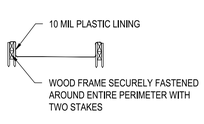


SECTION A-A



PLAN

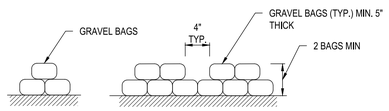
TYPE "ABOVE GRADE"



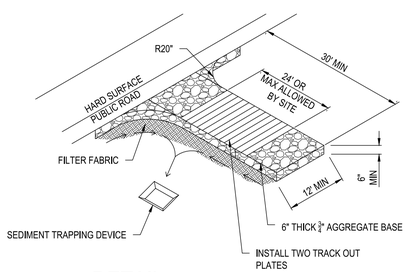
SECTION B-B

NOTES:
1. ACTUAL LAYOUT DETERMINES IN FIELD.
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

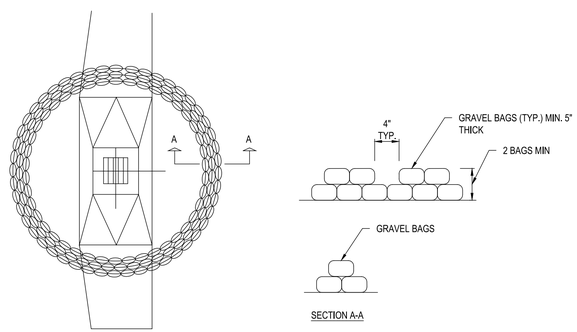
DETAIL
CONCRETE WASTE MANAGEMENT
NOT TO SCALE



DETAIL
GRAVEL BAGS BERM
NOT TO SCALE

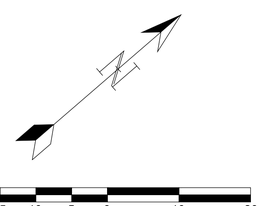


DETAIL
STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE



SECTION A-A

DETAIL
GRAVEL BAG FOR INLETS
NOT TO SCALE



OWNER/SUBDIVIDER:

HOMEX DEVELOPMENT LLC
17741 MITCHELL, SUITE 200
IRVINE, CA 92614
PHONE: 949-252-9999

215-223 MESA DRIVE'S RESIDENCE
EROSION CONTROL PLAN
215-223 MESA DRIVE,
COSTA MESA, CA92627

PLANS PREPARED BY:

W.H. ENGINEERING GROUP
548 WALD, IRVINE, CA 92618
INFO@WHENGINEERINGGROUP.COM
PHONE: 949-229-3357

CHEN MAUNG CHEN
R.C.E. C83487 EXP. 3/31/2027

6/4/2026
DATE

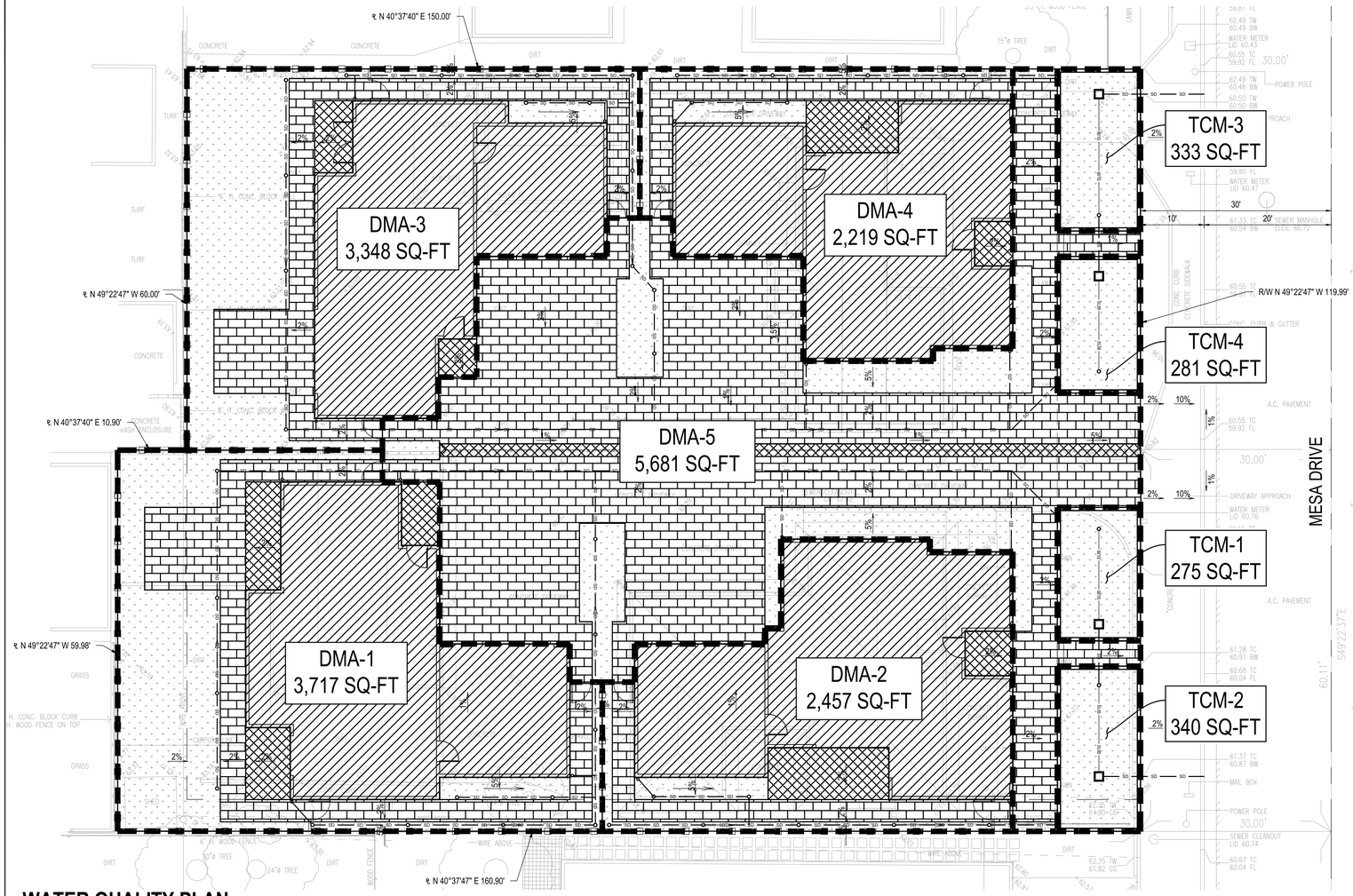
REGISTERED PROFESSIONAL ENGINEER
CHEN HAN LIN MAUNG
NO. C 83487
EXP. 3/31/27
CIVIL
STATE OF CALIFORNIA

DESIGNER	DESIGNED BY:	DRAFTED BY:	CHECKED BY:	APPROVED BY	REVISIONS	DATE	NO.

PROJECT NO.:
G25088

SHEET NO.:
C-4

PLOT DATE: 6/4/2026



LEGEND

- NEW BUILDING AREA
- NEW IMPERVIOUS AREA
- FLOW PATTERN
- LANDSCAPE AREA
- PERMEABLE PAVER
- BOTTOMLESS CATCH BASIN

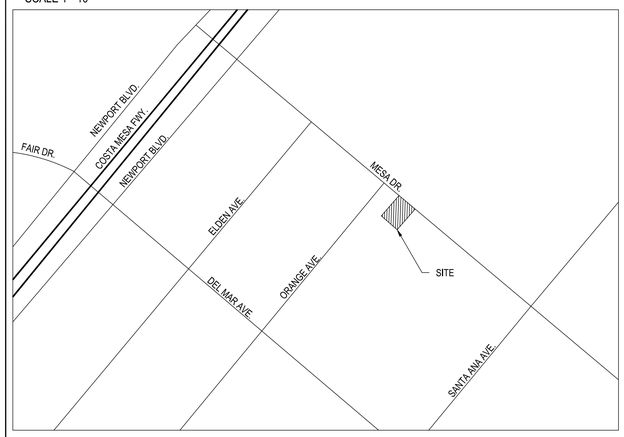
20 15 10 5 0 10 20
SCALE 1"=10'

DRAINAGE MANAGEMENT AREA SUMMARY FOR 215-223 MESA DRIVE, COSTA MESA, CA 92627

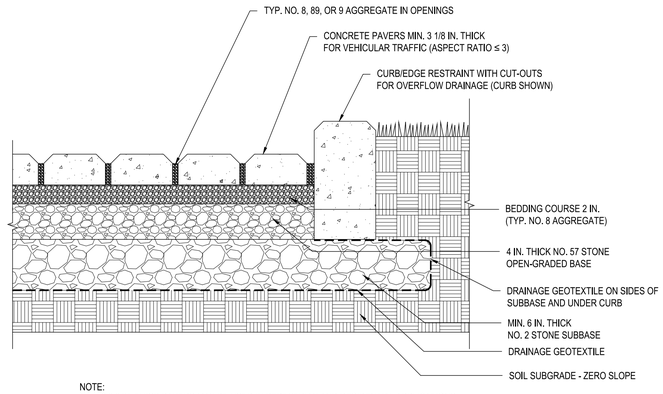
AREA ID	AREA	NEW IMPERVIOUS AREA	LANDSCAPE AREA	PERMEABLE AREA	BMP TYPE
	SQ-FT	SQ-FT	SQ-FT	SQ-FT	
DMA-1	3,717	1,955	1,048	714	STORMWATER PLANTER
DMA-2	2,457	1,967	205	285	STORMWATER PLANTER
DMA-3	3,348	1,684	1,004	660	STORMWATER PLANTER
DMA-4	2,219	1,757	196	266	STORMWATER PLANTER
DMA-5	5,681	221	898	4,562	PERMEABLE PAVER
TCM-1	275	0	275	0	STORMWATER PLANTER
TCM-2	340	0	340	0	STORMWATER PLANTER
TCM-3	333	0	333	0	STORMWATER PLANTER
TCM-4	281	0	281	0	STORMWATER PLANTER

WATER QUALITY PLAN

SCALE 1"=10'

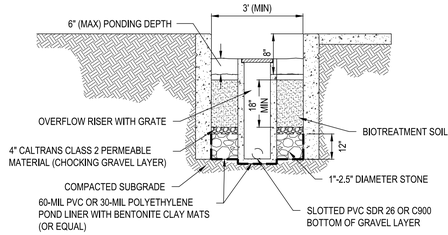


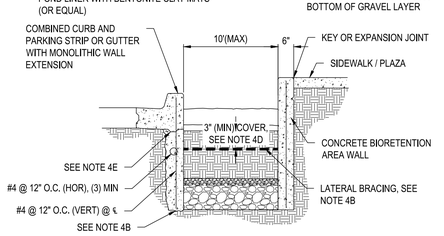
VICINITY MAP
NOT TO SCALE



NOTE:
1. 2 3/8 IN. THICK PAVERS MAY BE USED IN PEDESTRIAN AND RESIDENTIAL APPLICATIONS.
2. NO. 2 STONE SUBBASE THICKNESS VARIES WITH DESIGN. CONSULT ICPI PERMEABLE INTERLOCKING CONCRETE PAVEMENT MANUAL.
3. NO. 2 STONE MAY BE SUBSTITUTED WITH NO. 3 OR NO. 4 STONE.
4. SELECT GEOTEXTILE PER AASHTO M 288.

DETAIL 4
PERMEABLE PAVEMENT
NOT TO SCALE





EXTENDED BIORETENTON AREA WALL WITH LATERAL BRACING

NOTE:
1. AVOID UNNECESSARY COMPACTION OF EXISTING SUBGRADE BELOW BIORETENTION AREA.
2. SCARIFY SUBGRADE TO A DEPTH OF 3" (MIN) IMMEDIATELY PRIOR TO PLACEMENT OF AGGREGATE STORAGE AND BIOTREATMENT SOIL MATERIAL
3. FOR STRUCTURAL SUPPORT, SUBGRADE UNDER WALLS ONLY COMPACTED PER ENGINEER SPECIFICATIONS.
4. VERTICAL SIDE WALLS (WHEN SPACE LIMITED):
   A. ALL BIORETENTION AREA WALLS SHALL EXTEND TO BOTTOM OF AGGREGATE STORAGE LAYER OR DEEPER. MINIMUM DEPTHS SHALL BE DESIGNED TO PREVENT LATERAL SEEPAGE INTO THE ADJACENT PAVEMENT SECTION.
   B. FOOTING AND/OR LATERAL BRACING SHALL SHALL BE DESIGNED BY THE ENGINEER TO WITHSTAND ANTICIPATED LOADING ASSUMING NO REACTIVE FORCES FROM THE UNCOMPACTED BIOTREATMENT SOIL.
   C. BIORETENTION AREA WALLS EXTENDING MORE THAN 36" BELOW ADJACENT LOAD-BEARING SURFACE, OR WHEN LOCATED ADJACENT TO PAVERS, SHALL HAVE FOOTING OR LATERAL BRACING. FOOTING OR LATERAL BRACING MAY BE EXCLUDED ONLY IF THE ENGINEER DEMONSTRATES THAT THE PROPOSED WALL DESIGN MEETS LOADING REQUIREMENTS. WALL SHALL NOT ENCROACH INTO TREATMENT AREA.
   D. CONTRACTOR TO PROVIDE 3" MINIMUM COVER OVER ALL LATERAL BRACING FOR PLANT ESTABLISHMENT.
   E. ALL CONSTRUCTION COLD JOINTS SHALL INCORPORATE EPOXY, DOWEL/TIE BAR, KEYWAY, OR WATER STOP.
5. 18" PLANTING MEDIA. PLANTING MEDIA SPECIFICATION PER BIO-RETENTION TECHNICAL SPECIFICATION T-1 STORM WATER PLANTER.
   a. HAVE A MINIMUM DEPTH OF 1.5 FEET, EXCLUDING THE MULCH LAYER
   b. ACHIEVE A LONG-TERM, IN-PLACE MINIMUM INFILTRATION RATE OF AT LEAST 5 IN/HR TO SUPPORT MAXIMUM STORMWATER RUNOFF RETENTION AND POLLUTANT REMOVAL; AND
   c. CONSIST OF 60 TO 70 PERCENT SAND MEETING THE SPECIFICATIONS OF THE AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM) C33 AND 30 TO 40 PERCENT COMPOST

DETAIL 11
STORMWATER PLANTER AREA
NOT TO SCALE

OWNER/SUBDIVIDER:
HOMEX DEVELOPMENT LLC
17741 MITCHELL, SUITE 200
IRVINE, CA 92614
PHONE: 949-252-9999

215-223 MESA DRIVE'S RESIDENCE
WATER QUALITY PLAN
215-223 MESA DRIVE,
COSTA MESA, CA92627

PLANS PREPARED BY:
W.H. ENGINEERING GROUP
548 WALD, IRVINE, CA 92618
INFO@WHENGINEERINGGROUP.COM
PHONE: 949-229-3357
6/4/2026
DATE
WEI-MAUING CHEN
R.C.E. C83487 EXP. 3/31/2027

REGISTERED PROFESSIONAL ENGINEER
CHIEN WAI LIN MAUING
NO. C 83487
EXP. 3/31/27
CIVIL
STATE OF CALIFORNIA

NO.	DATE	REVISIONS	APPROVED BY	CHECKED BY:

DESIGNER
DESIGNED BY:
DRAFTED BY:

PROJECT NO.:
G25088

SHEET NO.:
C-5

PLOT DATE: 6/4/2026

PLANTING NOTES

1. Contractor shall review plans, verify site conditions and plant quantities prior to installation. Contractor shall take sole responsibility for any cost incurred due to damage of existing utilities. Plant material quantities are listed for the convenience of the Contractor. Actual number of symbols shall have priority over quantity designated. Conflicts between the Owner and these plans or within these plans shall be brought to the attention of the Landscape Architect prior to landscape installation. Any deviation(s) from the plans or specifications will require written approval from the Owner and/or Landscape Architect. The Contractor shall assume full responsibility for all necessary revisions due to failure to give such notification.
2. The Contractor shall maintain a qualified supervisor on the site at all times during construction through completion of pick-up work.
3. The Contractor shall receive site graded within 0.10 foot of finish grade. Commencement of work indicates Contractor's acceptance of existing grades and conditions. Final grades shall be adjusted by Contractor as directed by Owner's representative. All grading shall be completed prior to commencement of planting operation.
4. The Contractor shall furnish and pay for all container grown trees, shrubs, vines, seeded/sodded turf, hydromulches, and flatted groundcovers. The Contractor shall also be responsible for and pay for planting, staking, and guarantee of all plant materials. See planting details for planting and staking/guying requirements.
5. The Landscape Architect and/or Owner shall approve plant material placement by Contractor prior to installation.
6. Fertilizer for all planting areas shall be a slow-release, high-nitrogen fertilizer incorporated into the soil during planting.
7. For areas to be landscaped and irrigated, the following amendments shall be uniformly broadcast and thoroughly incorporated 6" deep by means of a rototiller or equal.

   Amount per 1000 square feet
   4 cu. yds. nitrogen stabilized organic compost
   50 pounds agricultural gypsum
8. The planting pits for trees shall be dug twice the diameter of the root ball and two inches shallower than the rootball. Planting pits for shrubs and perennials shall be dug twice the original root ball width, and one-and-a-half times as deep as the rootball. Planting pits for groundcovers shall be dug one-and-a-half times the original root ball size in all directions.
9. The Landscape Contractor shall maintain all planted areas shown on the plans, including (but not limited to) watering, pruning, edging, and mowing, for a period of thirty (30) days after completion of project and acceptance by Owner.
10. The Landscape Contractor shall warranty and replace any plant material that shows signs of lack of vigor or other unhealthful appearance within ninety (90) days of completion of contract. Trees that have been topped or otherwise improperly pruned by the Contractor shall be removed and replaced by the Contractor at no cost to the Owner.

GENERAL NOTES

1. A minimum 3-inch layer of mulch shall be applied on all exposed soil surfaces of planting areas except turf areas, creeping or rooting ground covers, or direct seeding applications where mulch is contraindicated."
2. A Certificate of Completion shall be filled out and certified by either the designer of the landscape plans, irrigation plans, or the licensed landscape architect for the project".
3. For soil amendments see 'Planting Notes', #7.

HOLD HARMLESS & INDEMNIFICATION CLAUSE

CONTRACTOR AGREES TO ASSUME SOLE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER/DEVELOPER, THE CSA, COUNTY OF LOCAL JURISDICTION, AND THE LANDSCAPE ARCHITECT HARMLESS FROM ANY AND ALL LIABILITY REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER/DEVELOPER, THE CSA, COUNTY OF LOCAL JURISDICTION, OR THE LANDSCAPE ARCHITECT.

NOTE: "I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Documentation Package."

06/05/2026

Licensed Architect — Date

UB 24-2 Specifications
24" DeepRoot® Tree Root Barrier

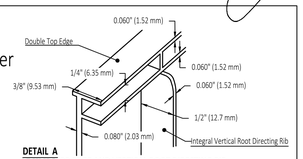
Specified tree root barrier is a mechanical barrier and root deflector used to prevent tree roots from damaging hardscapes and landscapes. Assembled in 24" (609 mm) long modules to create varying lengths for linear applications, or perimeter surround applications in varying sizes.

A. Materials

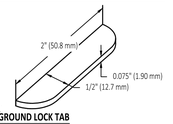
1. The contractor shall furnish and install tree root barrier as specified. The tree root barrier shall be either product #UB 24-2 as manufactured by DeepRoot® Green Infrastructure, LLC, 530 Washington Street, San Francisco, CA, www.deeproot.com (800.458.7668).
2. Root barrier shall be recyclable, black, injection molded panels with 0.80" (2.03 mm) wall thickness in modules 24" (609 mm) long and 24" (609 mm) deep.
3. Root barrier shall be manufactured with 75% reprocessed polypropylene with added ultraviolet inhibitors.
4. Root barrier shall be comprised of 24" (60.96 cm) panels. Each panel shall have no less than four (4) Molded Integral Vertical Root Directing Ribs of a minimum 0.075" (1.90 mm) thickness, protruding 1/2" (12.7 mm) at 90° from interior of the barrier panel, spaced 6" (152.4 mm) apart. (See Details A & D)
5. Root barrier shall have a Double Top Edge consisting of two parallel, integral, horizontal ribs at the top of the panel at 0.060" (1.52 mm) thickness, 3/8" (9.53 mm) wide and 1/4" (6.35 mm) apart with the lower rib attached to the vertical Root Directing Ribs (See Detail A).
6. Root barrier shall have a minimum of twelve (12) Anti-Lift Ground Lock Tabs consisting of integral horizontal ridges of minimum 0.075" (1.90 mm) thickness in the shape of a segment of an oblong, the 2" (50.8 mm) chord of the segment joining the panel wall and the segment, protruding 3/8" (9.53 mm) from the panel. The twelve ground locks on each panel shall be about equally spaced between each of the vertical root directing ribs (Four (4) between each set of ribs, see Details B & D).
7. Root barrier shall have an integrated Zipper Joining System for assembly by sliding one panel into another (See Detail C).

U.S. Patents: 5,305,549; and 5,528,857. Other Patents Pending.

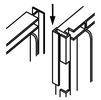
Properties	Typical Value	ASTM Test Method
Tensile strength @ yield - Wall	2.354 PSI	D638
Tensile strength @ yield - Hinge	2.846 PSI	D638
Yield Elongation - Wall	7.44%	D638
Yield Elongation - Hinge	7.01%	D638
Flexural Modulus	119.625 PSI	D790B
Notched Izod Impact - Wall	3.84 (ft-lbs)	D256A
Rockwell Hardness r. scale - Wall	84.4	D785A



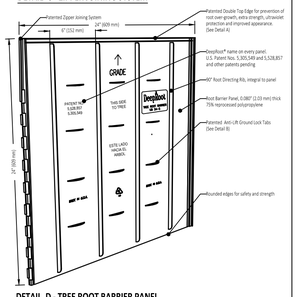
DETAIL A
DOUBLE TOP EDGE AND VERTICAL ROOT DIRECTING RIB



DETAIL B -
ANTI-LIFT GROUND LOCK TAB



DETAIL C - ZIPPER JOINING SYSTEM



DETAIL D - TREE ROOT BARRIER PANEL

© Copyright 2019 DeepRoot Green Infrastructure, LLC

REQUIRED LANDSCAPING MATERIALS

PER COSTA MESA MUNICIPAL CODE, SECTION 13-106

TREE REQUIREMENT

(ONE TREE PER 200 S.F. OF LANDSCAPED AREA)

TOTAL LANDSCAPED AREA:	4,479 S.F.
TOTAL TREES REQUIRED:	22
TOTAL TREES PROPOSED:	12
50% OF THE PROPOSED TREES ARE 15 GAL AND EVERGREEN	

SHRUB REQUIREMENT

(ONE SHRUB FOR EVERY 25 S.F. OF LANDSCAPED AREA. 60% OF REQUIRED SHRUBS TO BE A MIN. OF 5 GALLONS.)

TOTAL SHRUBS REQUIRED:	179
TOTAL SHRUBS PROPOSED:	296
5 GALLON SHRUBS REQUIRED:	107
5 GALLON SHRUBS PROPOSED:	107

GROUNDCOVER REQUIREMENT

(AT LEAST 70% OF ALL LANDSCAPED AREAS CONTAINING TREES AND SHRUBS TO BE UNDERPLANTED WITH GROUNDCOVER)

100% OF LANDSCAPED AREAS ARE UNDERPLANTED WITH GROUNDCOVER SUCH AS MULCH OR PROPOSED GROUNDCOVER MENTIONED IN PLANT LEGEND.

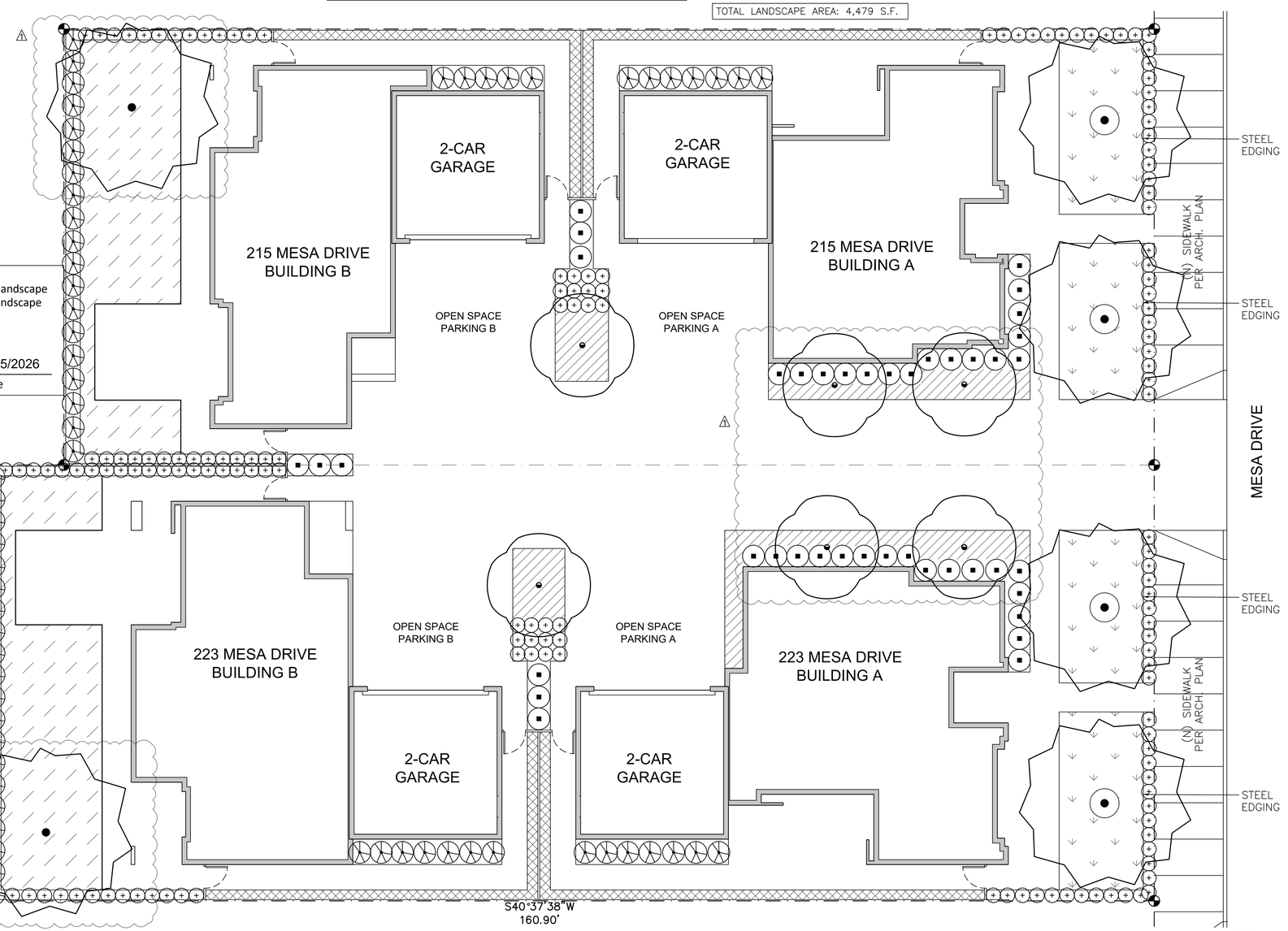
MULCH INSTALLATION
After all planting and irrigation operations are complete, cover all exposed landscape areas with 3" layer of SPEC Mulch as made by Recycled Wood Products (877-476-9797), or equal

NOTE:
INSTALL ROOT BARRIERS TO ALL PROPOSED TREES PLANTED WITHIN FIVE(5) FEET ALONG ANY HARDSCAPE SURFACE; NOT AROUND THE TREE ROOT BALL. SEE SPECS.

PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	WUCOLS FACTOR	REMARKS
	TREES					
	Lagerstroemia i. 'Tuscarora'	Crape Myrtle	15 gal	6	Low	Multi-trunk
	Rhus lancea	African sumac	24" box	6	Low	Standard
	SHRUBS					
	Callistemon 'Little John'	Dwarf Bottlebrush	5 gal	42	Low	
	Rhaphiolepis indica 'Ballerina'	Rhaphiolepis Ballerina	5 gal	65	Low	
	PERENNIALS					
	Dianella revoluta	Little Rev Flax Lily	1 gal	154	Low	
	GROUND COVERS					
	Myoporum parvifolium	Prostrate Myoporum	flats	7	Low	plant @ 12" o.c.
	Trachelospermum jasminoides	Star Jasmine	flats	7	Low	plant @ 12" o.c.
	Dymondia margaretae	Silver Carpet	flats	21	Low	plant @ 12" o.c.
	Festuca arundincacea	Tall Fescue	1,004 SQFT		Moderate	Marathon II or equal

TOTAL LANDSCAPE AREA: 4,479 S.F.



Hof Landscape Design
2609 SIMPLICITY, IRVINE, CA 92620
951-961-4003
info@hofplanning.com | www.hofplanning.com

SEAL - DESIGN ENGINEER

LICENSED LANDSCAPE ARCHITECT
JAIME MACIAS No. 5870
12-31-2027
06-05-2026
STATE OF CALIFORNIA

Revisions:

No.	Date	Description
1	06/04/26	comments

APN # : 439-213-024
APN # : 439-213-025
223 & 215 MESA DR.
COSTA MESA, CA 92627

PROJECT:

DATE:	3/11/2026
DRAWN:	S.K.
REVIEWED:	J.M.
PROJECT NO:	2519
SCALE:	1/8" = 1'-0"

SHEET TITLE:

PLANTING PLAN

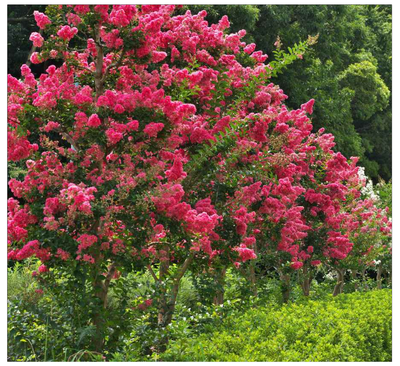
SHEET NO:

L-1

SHEET: 1 OF: 4

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND ARE PROPERTY OF HOF PLANNING. ALL DESIGNS AND OTHER INFORMATION ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE SHALL BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWINGS. COPYRIGHTED © WITHOUT THE EXPRESS WRITTEN PERMISSION OF HOF PLANNING, WRITTEN DIMENSIONS ON THESE DRAWINGS ARE FOR THE USE ON THE SPECIFIED PROJECT AND SHALL NOT BE USED OTHERWISE

TREES



Lagerstroemia i. 'Tuscarora'

Rhus lancea

SHRUBS

Rhaphiolepis indica 'Ballerina'

Callistemon 'Little John'

PERENNIALS

Dianella revoluta

GROUNDCOVERS

Myoporum parvifolium

Trachelospermum jasminoides

Dymondia margaretae

Festuca arundincacea

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND ARE PROPERTY OF HOF PLANNING. ALL DESIGNS AND OTHER INFORMATION ON THE DRAWINGS ARE FOR THE USE ON THE SPECIFIED PROJECT AND SHALL NOT BE USED OTHERWISE WITHOUT ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE SHALL BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWINGS. COPYRIGHTED © THE EXPRESS WRITTEN PERMISSION OF HOF PLANNING. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR

Hof
Landscape Design
2609 SIMPLICITY, IRVINE, CA 92620
951-961-4003
info@hofplanning.com | www.hofplanning.com

SEAL - DESIGN ENGINEER

LICENSED LANDSCAPE ARCHITECT
JAIME MACIAS No. 5870
12-31-2027
06-05-2026
STATE OF CALIFORNIA

Revisions:

No.	Date	Description

PROJECT:
APN # : 439-213-024
APN # : 439-213-025
223 & 215 MESA DR.
COSTA MESA, CA 92627

DATE:	3/11/2026
DRAWN:	S.K.
REVIEWED:	J.M.
PROJECT NO:	2519
SCALE:	1/8" = 1'-0"

SHEET TITLE:
PLANT PICTURES

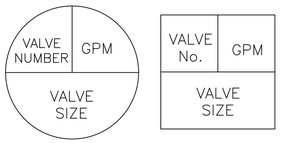
SHEET NO:
L-2

SHEET: 2 OF: 4

IRRIGATION LEGEND

SYMBOL	MFG	MODEL/ DESCRIPTION	PATN.	GPM	PSI	RAD	DET
	NETAFIM	MANUAL FLUSH VALVE IN 6" VALVE BOX MODEL #TLSOV					C
C	HUNTER	WEATHER BASED CONTROLLER: MODEL: PRO-C (8 STATION) VERIFY LOCATION W/ GENERAL CONTRACTOR(G.C.) NOTE: CONTROLLER TO BE INSTALL ON A DEDICATED CIRCUIT AND GROUNDED PER LOCAL CODES.					F
	HUNTER	MODEL: SOLAR-SYNC-SEN, MOUNT TO ROOF EAVE PER MANUFACTURE SPECS. VERIFY LOCATION W/ G.C.					F
VS VS	ANY APPROVED	PVC SCHEDULE 40 SLEEVING, INSTALL UNDERGROUND (AT LEAST TWICE LINE SIZE)					G
	ANY APPROVED	PVC SCHEDULE 40 LATERAL LINE SIZE AS INDICATED ON PLAN					T
	ANY APPROVED	PVC SCHEDULE 40 MAIN LINE, SIZE AS INDICATED ON PLAN NOTE: USE CLASS 315 PVC FOR LINES 2" AND LARGER					T
	NETAFIM	TECHLINE MODEL: TLHCVXR5-12 LINES LAYOUT @ 18" O.C.		0.53 GPH	40		H
	HUNTER DRIP IRRIGATION	MODEL: PGV-ASV, SIZE AS PER PLAN INSTALL A SENNINGER PR-40 PRESSURE REGULATOR & NETAFIM FILTER MDL# DF075-140					J
	HUNTER	MODEL: PGV-ASV, SIZE AS PER PLAN					I
	NIBCO	BRASS BALL VALVE, MODEL: T-580-A LINE SIZE					K
M	EXISTING WATER METER						

VALVE SYMBOLS



NOTE:
THIS DESIGN IS DIAGRAMMATIC FOR CLARIFICATION. THE LOCATION OF MAINLINES, LATERALS, VALVES, AND OTHER IRRIGATION COMPONENTS SHALL BE LOCATED INSIDE PLANTER AREAS AS MUCH AS POSSIBLE. VERIFY WITH GENERAL CONTRACTOR.

GENERAL IRRIGATION NOTES

1. It is the responsibility of the irrigation Contractor to familiarize himself with all grade differences, location of wall, retaining walls, structures and utilities. The Contractor shall repair or replace, at no additional cost to the owner, all items damaged by his work. The Contractor shall coordinate his work with other contractors for the location and installation of pipe sleeves and laterals through walls, under roadways and paving, etc.
2. The Contractor shall not willfully install the irrigation system as shown on the drawings when it is obvious in the field that unknown obstructions, grade differences, or differences in the area dimension exist that might not have been addressed in the design of the irrigation system. Such obstructions or differences shall be brought to the attention of the Owner's authorized representative. In the event this notification is not performed, the Contractor shall assume full responsibility for any necessary alterations to the work.
3. The Contractor shall obtain, coordinate, and pay for any and all inspections as required.
4. The Contractor shall be responsible and liable for any encroachment into adjacent property, R.O.W.'s easements setbacks or any other legal property restrictions either marked or unmarked.
5. The irrigation system design is based on a minimum operation pressure of 40 PSI and a maximum flow demand of 10.0 GPM. The Contractor shall verify water pressure prior to construction. Report any difference between the water pressure indicated on the drawings and the actual pressure reading at the irrigation point of connection to the Landscape Architect.
6. This design is diagrammatic. All piping, valves, etc., shown within paved areas is for design clarification only and shall be installed in planting areas wherever possible. The Contractor shall locate all valves in shrub or groundcover areas.
7. Trenching within the dripline of large existing trees shall be performed by hand, and with extreme care not to sever roots 1-1/2" in diameter and larger. Where roots 1-1/2" in diameter and larger are encountered, the Contractor shall tunnel under said roots. Exposed roots that have been tunneled under shall be wrapped in wet burlap and kept moist while the trench is open.
8. All Main line piping, lateral line piping, and control wires under all paving shall be installed in Schedule 40 PVC sleeves at a minimum depth of 18". Sleeves shall be installed before paving is in place. All sleeve sized shall be a minimum of twice the diameter of the pipe to be sleeved. Control wire sleeves shall be of sufficient size for the required number of wires under paving.
9. Pipe sizes shall conform to those shown on the drawings. No substitutions of smaller pipe sizes shall be permitted, but substitutions of larger sizes may be approved. All damaged and rejected pipe shall be removed from the site at the time of said rejection.
10. The Contractor shall flush and adjust all drip tubing, and valves for optimum coverage with minimal misting and/or over spray onto walks, streets, walls, etc. Substitution of nozzle pattern or radius as required to achieve optimum coverage is responsibility of contractor.
11. All irrigation equipment not otherwise detailed or specified shall be installed as per manufacturer's recommendations and specifications.
12. Drip tubing shall be installed in parallel rows (wherever possible) 18" apart on top the finish grade (unless stated otherwise on plan OR irrigation legend) and covered with 3" of specify groundcover material– see planting plan. Emitter spacing of adjacent rows staggered. Tubing shall be firmly staked in place with U-staples at 5' on center (24" on center around tight curves). In steeply sloped areas, install tubing rows perpendicular to the direction of the slope. Install flush valves at the circuit's major low points (verify in field). Install flush valves in 6" valve boxes. Drip irrigation tubing shall be connected to Schedule 40 PVC supply line and exhaust manifolds where indicated on the plans.
13. 120 VAC electrical power source at controller location shall be provided by Electrician or General Contractor. The Contractor shall make the final connection from the electrical source to the controller.
14. Pressure test Mainline at 150 PSI per three(3) hours constant.

Point of Connection # 1

Maximum Applied Water Allowance (MAWA)
Total MAWA = (ETo x 0.55 x LA x 0.62) + (ETo x 1.0 x SLA x 0.62) = Gallons per year for LA+SLA

where:
MAWA = Maximum Applied Water Allowance (gallons per year)
ETo = Reference Evapotranspiration **Appendix C** (inches per year)
0.55 = Evapotranspiration Adjustment Factor (ETAF) residential
0.45 = Evapotranspiration Adjustment Factor (ETAF) non-residential
1.0 = ETAF for Special Landscaped Area
LA = Landscaped Area (square feet)
0.62 = Conversion factor (to gallons per square foot)
SLA = Special Landscaped Area (square feet)

MAWA Calculation:

	ETo		ETAF		LA or SLA (ft2)		Conversion		MAWA (Gallons Per Year)
MAWA for LA=	48.2	x	0.55	x	4,479	x	0.62	=	73,618.00
Total MAWA =					4,479			=	73,618.00 Gal./ Year

Estimated Applied Water Use
EAWU = ETo x K_L x LA x 0.62 ÷ IE = Gallons per year

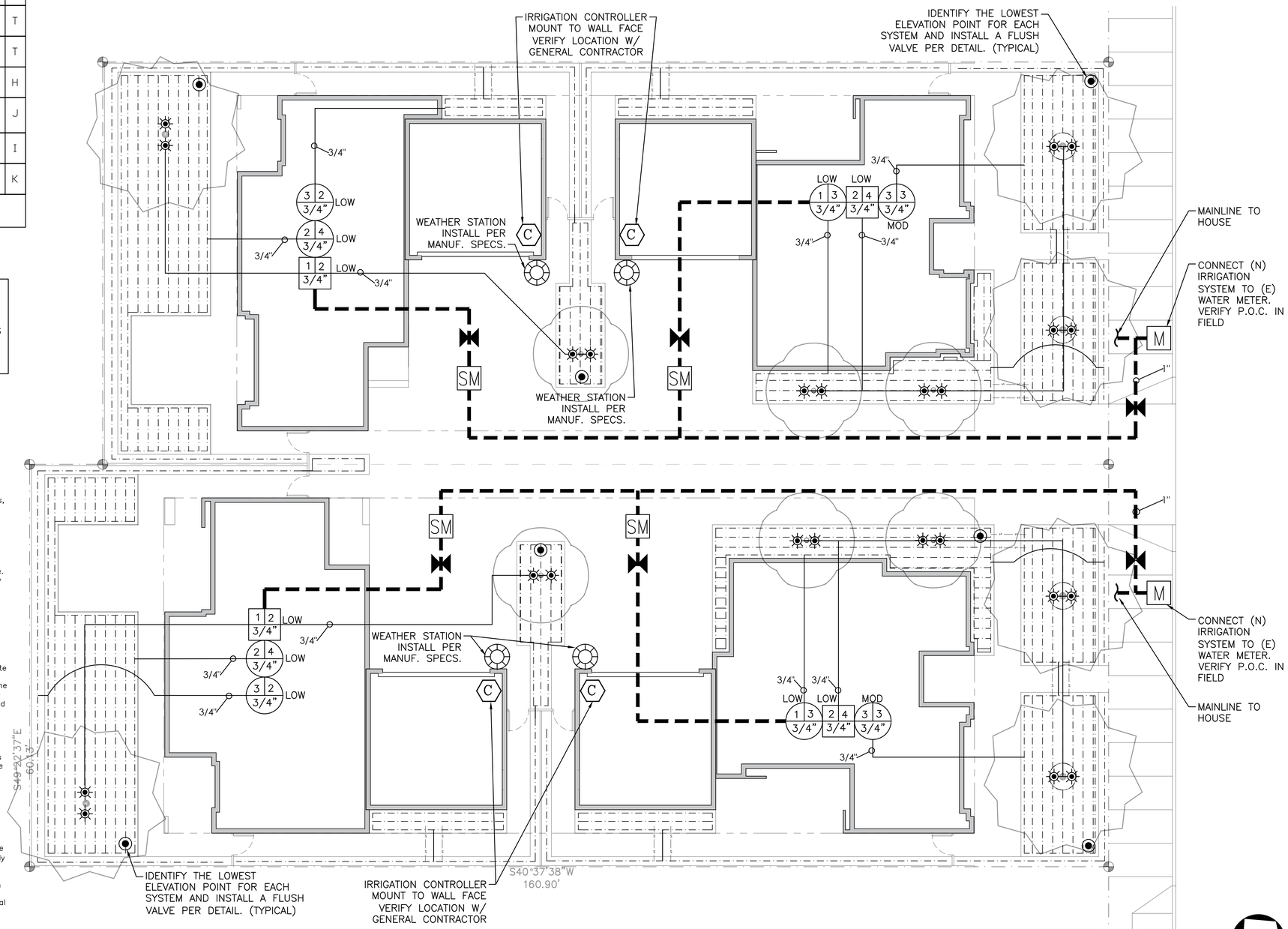
where:
EAWU = Estimated Applied Water Use (gallons per year)
ETo = Reference Evapotranspiration Appendix C (inches per year)
KL = Landscape Coefficient
LA = Landscaped Area (square feet)
0.62 = Conversion factor (to gallons per square foot)
IE = Irrigation Efficiency = IME x DU (See definition in Appendix E for example IE percentages)

IME = Irrigation Management Efficiency (90%)
DU = Distribution Uniformity of irrigation head

KL = Ks x Kd x Kmc
Ks = species factor (range = 0.1-0.9) (see WUCOLS list for values)
Kd = density factor (range = 0.5-1.3) (see WUCOLS for density value ranges)
Kmc = microclimate factor (range = 0.5-1.4) (see WUCOLS)

EAWU Calculation

	ETo		K_L		LA		Conversion		IE		EAWU (Gallons per year)
(Drip) Low Water Using Shrub	48.2	x	0.2	x	3,311	x	0.62	÷	0.81	=	24,431
(Drip) Moderate Water Using Lawn	48.2	x	0.6	x	1,000	x	0.62	÷	0.81	=	22,136
(Bubbler) Moderate Water Trees	48.2	x	0.2	x	168	x	0.62	÷	0.81	=	1,312
Total EAWU =					4,479					=	47,879.00 Gal./ Year



THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND ARE PROPERTY OF HOF PLANNING. ALL DESIGNS AND OTHER INFORMATION ON THE DRAWINGS ARE FOR THE USE ON THE SPECIFIED PROJECT AND SHALL NOT BE USED ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE SHALL BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWINGS. COPYRIGHTED © OTHERWISE WITHOUT THE EXPRESS WRITTEN PERMISSION OF HOF PLANNING. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR

Hof Landscape Design
2609 SIMPLICITY, IRVINE, CA 92620
951-961-4003
info@hofplanning.com | www.hofplanning.com

SEAL - DESIGN ENGINEER

LICENSED LANDSCAPE ARCHITECT
JAIME MACIAS No. 5870
12-31-2027
06-05-2026
STATE OF CALIFORNIA

Revisions:

No.	Date	Description

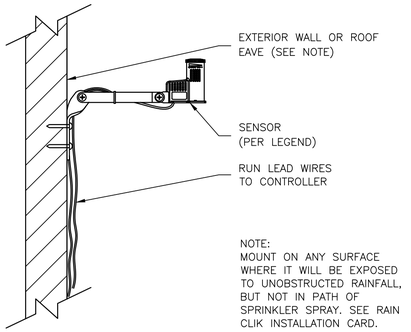
PROJECT:
APN # : 439-213-024
APN # : 439-213-025
223 & 215 MESA DR.
COSTA MESA, CA 92627

DATE:	3/11/2026
DRAWN:	S.K.
REVIEWED:	J.M.
PROJECT NO:	2519
SCALE:	1/8" = 1'-0"

SHEET TITLE:
IRRIGATION PLAN

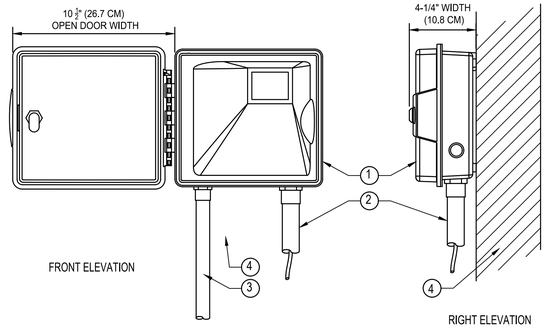
SHEET NO:
L-3

SHEET: 3 OF: 4



F WEATHER SENSOR

N.T.S



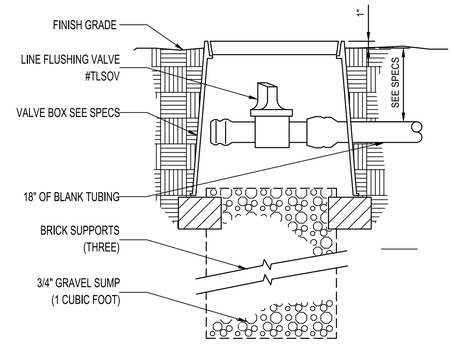
LEGEND:

1. IRRIGATION CONTROLLER PER PLAN LEGEND
2. IRRIGATION CONTROL WIRE IN CONDUIT SIZE AND TYPE PER LOCAL CODES
3. ELECTRICAL SUPPLY CONDUIT CONNECT TO POWER SOURCE, J-BOX INSIDE CONTROLLER
4. ADJACENT SURFACE TO MOUNT CONTROLLER PER PLAN

NOTE
MOUNT CONTROLLER LCD SCREEN AT EYE LEVEL, CONTROLLER SHALL BE HARD-WIRED TO GROUNDED 110 VAC POWER SOURCE. CONTROLLER TO BE INSTALL ON A DEDICATED CIRCUIT AND GROUNDED PER LOCAL CODES.

F HUNTER IRRIGATION CONTROLLER

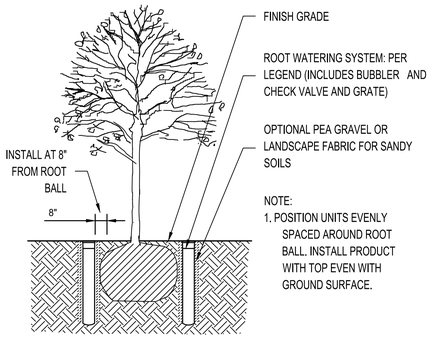
N.T.S



C MANUAL LINE FLUSHING VALVE TLSOV

(PLUMBED TO POLY)

N.T.S

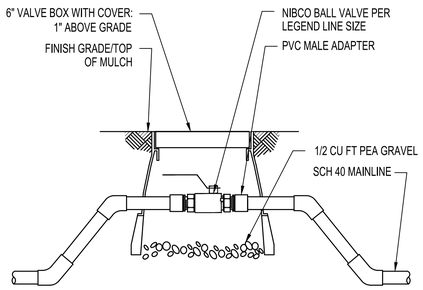


NOTE:

1. POSITION UNITS EVENLY SPACED AROUND ROOT BALL. INSTALL PRODUCT WITH TOP EVEN WITH GROUND SURFACE.

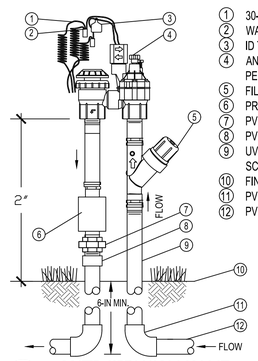
B ROOT WATERING FOR (N) TREES

N.T.S



K BALL VALVE

N.T.S

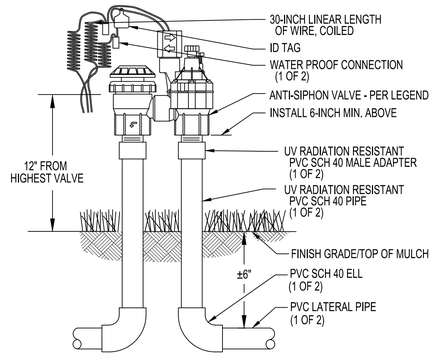


1. 30-INCH LINEAR LENGTH OF WIRE, COILED
2. WATERPROOF CONNECTION
3. ID TAG
4. ANTI-SIPHON VALVE: PER LEGEND
5. FILTER - PER LEGEND
6. PRESSURE REGULATING - PER LEGEND
7. PVC SCH 80 UNION
8. PVC SCH 40 MALE ADAPTER
9. UV RADIATION RESISTANT PVC SCH 40 PIPE (1 OF 2)
10. FINISH GRADE/TOP OF MULCH
11. PVC SCH 40 ELL (1 OF 2)
12. PVC LATERAL PIPE (1 OF 2)

J ANTI-SIPHON VALVE

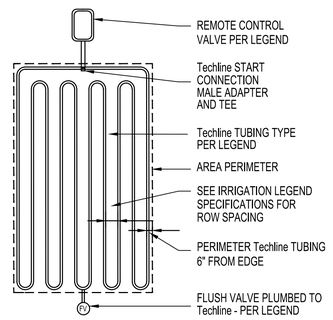
DRIP IRRIGATION SYSTEM

N.T.S



I ANTI-SIPHON VALVE

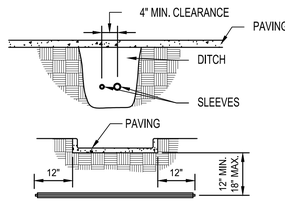
N.T.S



H TECHLINE DRIP (END FEED LAYOUT)

ON-SURFACE INSTALLATION

N.T.S



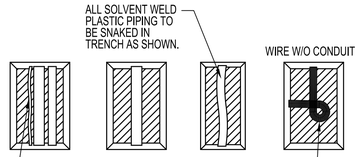
NOTES:

1. ALL IRRIGATION SLEEVES TO BE SCH 40 PVC PIPE.
2. SLEEVES TO BE AT LEAST TWICE THE LINE SIZE.
3. MECHANICALLY TAMP TO 90% COMPACTION.

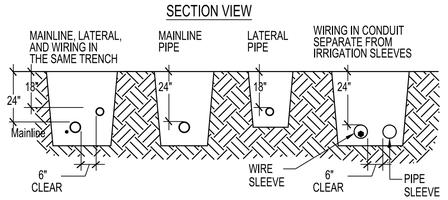
G SLEEVES

N.T.S

PLAN VIEW



SECTION VIEW



NOTES:

1. PIPE SLEEVE BELOW ALL HARDSCAPE ELEMENTS WITH SCH-40 PVC TWICE THE DIAMETER OF THE PIPE AT A MINIMUM DEPTH OF 24".
2. WIRE SLEEVE BELOW ALL HARDSCAPE ELEMENTS WITH SCH-40 PVC TWICE THE DIAMETER OF THE WIRE BUNDLE WITHIN AT A MINIMUM DEPTH OF 24".

T PIPE & WIRE TRENCHING

TYPICAL DETAIL

N.T.S

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND ARE PROPERTY OF HOF PLANNING. ALL DESIGNS AND OTHER INFORMATION ON THE DRAWINGS ARE FOR THE USE ON THE SPECIFIED PROJECT AND SHALL NOT BE USED OTHERWISE WITHOUT THE EXPRESS WRITTEN PERMISSION OF HOF PLANNING. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE SHALL BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWINGS. COPYRIGHTED ©

Hof Landscape Design
2609 SIMPLICITY, IRVINE, CA 92620
951-961-4003
info@hofplanning.com | www.hofplanning.com

SEAL - DESIGN ENGINEER

LICENSED LANDSCAPE ARCHITECT
JAIME MACIAS No. 5870
12-31-2027
06-05-2026
STATE OF CALIFORNIA

Revisions:

No.	Date	Description

PROJECT:

APN # : 439-213-024
APN # : 439-213-025
223 & 215 MESA DR.
COSTA MESA, CA 92627

DATE:	3/11/2026
DRAWN:	S.K.
REVIEWED:	J.M.
PROJECT NO:	2519
SCALE:	1/8" = 1'-0"

SHEET TITLE:

IRRIGATION DETAILS

SHEET NO:

L-4

SHEET: 4 OF: 4

77 Fair Drive
Costa Mesa, CA 92626

CITY OF COSTA MESA

Agenda Report

File #: 26-360 **Meeting Date:** 7/27/2026

TITLE:

DEVELOPMENT REVIEW PDVR-25-0013, TENTATIVE TRACT MAP NO. 19458, AND DENSITY BONUS FOR A 15-UNIT RESIDENTIAL COMMON INTEREST DEVELOPMENT AT 2075 HARBOR BOULEVARD

DEPARTMENT: COMMUNITY DEVELOPMENT DEPARTMENT/ PLANNING DIVISION

PRESENTED BY: VICTOR MENDEZ, SENIOR PLANNER

CONTACT INFORMATION: VICTOR MENDEZ 714-754-5276
Victor.Mendez@costamesaca.gov

RECOMMENDATION:

Staff recommends the Planning Commission:

1. Find that the project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21080.66 (Assembly Bill 130); and,

2. Adopt a Resolution to taking the following actions:

   a. Development Review: Approve the Development Review for the development of the project including 15 dwelling units with a maximum height of 3 stories/38 feet, six inches;

   b. Tentative Tract Map No. 19458: Approve the Tentative Tract Map to subdivide the property into a residential common interest development; and

   c. Density Bonus: Approve the density bonus request which will provide two moderate income units.

PLANNING COMMISSION AGENDA REPORT

MEETING DATE: JULY 27, 2026 **ITEM NUMBER: PH-2**

SUBJECT: **DEVELOPMENT REVIEW PDVR-25-0013, TENTATIVE TRACT MAP NO. 19458, AND DENSITY BONUS FOR A 15-UNIT RESIDENTIAL COMMON INTEREST DEVELOPMENT AT 2075 HARBOR BOULEVARD**

FROM: **COMMUNITY DEVELOPMENT DEPARTMENT/ PLANNING DIVISION**

APPLICATION DATE: NOVEMBER 6, 2025

PRESENTATION BY: VICTOR MENDEZ, SENIOR PLANNER

FOR FURTHER INFORMATION CONTACT: **VICTOR MENDEZ**
714-754-5276
Victor.Mendez@costamesaca.gov

RECOMMENDATION:

Staff recommends the Planning Commission:

1. Find that the project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21080.66 (Assembly Bill 130); and,

2. Adopt a Resolution to taking the following actions:

   a. Development Review: Approve the Development Review for the development of the project including 15 dwelling units with a maximum height of 3 stories/38 feet, six inches;

   b. Tentative Tract Map No. 19458: Approve the Tentative Tract Map to subdivide the property into a residential common interest development; and

   c. Density Bonus: Approve the density bonus request which will provide two moderate income units.

APPLICANT OR AUTHORIZED AGENT:

Brian Cunningham, on behalf of The Olson Company.

PLANNING APPLICATION SUMMARY

Location:	2075 Harbor Boulevard	Application Number:	PDVR-25-0013
Request:	The proposed project would redevelop the 0.63-acre subject property with 15 residential ownership units (including a minimum of two moderate income units) with six duplexes and one triplex, and 7,209 square feet of on-site open space. The request includes approval of Development Review PDVR-25-0013, Tentative Tract Map No. 19458, and a density bonus. The density bonus request includes associated concessions and waivers for the development, in conjunction with State Density Bonus Law (SDBL).		

	SUBJECT PROPERTY:		SURROUNDING PROPERTY:
Zone:	General Business (C2)	North:	General Business (C2) developed with a commercial building and Planned Development Commercial (PDC) developed with single family residences
General Plan:	General Commercial	South:	General Business (C2) developed with a commercial building
Lot Dimensions:	Irregular - Approximately 75 feet by 445 feet	East (across Harbor Boulevard):	Local Business (C1) developed with auto dealership
Lot Area:	0.63	West (across Charle Street):	R2-HD (Multiple-Family Residential, High Density) developed with apartment building
Existing Development:	Commercial building		

DENSITY BONUS CALCULATION

Item	Calculation	Result
Base Density (calculation based off minimum density)	20 du/acre x 0.63 acres	12.6, rounded up to 13 units
Required Moderate Income Units	13 x 15%	1.95 rounded up to **2 units total**
Affordable Unit Percent Calculation	2 moderate income / 13 base units = 15 percent affordability	10% bonus unit increase and/or 1 concession*
Bonus Units Allowed	10% of base units	1.3 rounded up to **2 units***
Total Units Permitted	50 du/acre x 0.63 acres	31.5, rounded up to 32 units
*Bonus units are not being requested under SDBL because the maximum allowable density is 50 du/acre and is therefore not needed to achieve the proposed units for the project. However, by providing the required affordable units, the application still qualifies as a density bonus project.		

DEVELOPMENT STANDARDS COMPARISON

Development Standard	Requirement	Proposed/Provided	Compliance
Minimum Density (du/acre)	20 (13 units)	23.8 (15 units)	Yes
Maximum Density (du/acre	50 (32 units)	23.8 (15 units)	Yes
Front Setback (Harbor Boulevard)	10 FT	8 FT, 4 IN	No (Density Bonus Waiver Requested)
Side Setback	5 FT	10 FT, 6 IN	Yes
Rear Setback (Charle Street)	0 FT	9 FT, 6 IN	Yes
Distance Between Buildings	10 FT for main buildings	5 FT	No (Density Bonus Waiver Requested)
Driveway Width	10 FT	8 FT, 4 IN	No (Density Bonus Waiver Requested)
Minimum Lot Size	None	23,340 SF	Not applicable
Maximum Lot Coverage	90%	38.9% (10,657 SF / 27,340 SF = 38.9)	Yes
Maximum Building Height	60 FT	38 FT, 6 IN	Yes
Usable Common Residential Open Space	30% of lot	13.83%	No (Density Bonus Waiver Requested)
Usable Private Open Space	Minimum 100 SF/unit provided on the ground floor for dwelling units located on the ground floor	3,533 SF (235 SF/Unit)	Yes
Combined Parkway Width	10 FT	0 FT	No (Density Bonus Waiver Requested)
Storage	200 cubic feet for townhomes	0 cubic feet	No (Density Waiver Requested)
Residential Parking	0	41	Yes

CEQA Status	Exempt pursuant to Public Resources Code Section 21080.66
Final Action Body	Planning Commission

EXECUTIVE SUMMARY

The Olson Company (applicant) has filed applications for the development of a 15-unit residential common interest development located at 2075 Harbor Boulevard. The application includes a Development Review, Tentative Tract Map, and Density Bonus request. The 0.63-acre site (approx.) is currently developed with commercial uses. The applicant proposes to demolish the existing development to accommodate the new residential development.

The project includes 13 market rate units and two moderate income ownership units and therefore qualifies for benefits under State Density Bonus Law. Although the applicant is not requesting additional density bonus units because the proposed 15 units are permitted under the Mixed-Use Overlay District (MUOD), the application includes one concession and several waivers or reductions of development standards. The requested concession would allow the existing overhead utility lines along Charle Street to remain, while the requested waivers would provide relief from certain development standards that would otherwise physically preclude construction of the project at the proposed density.

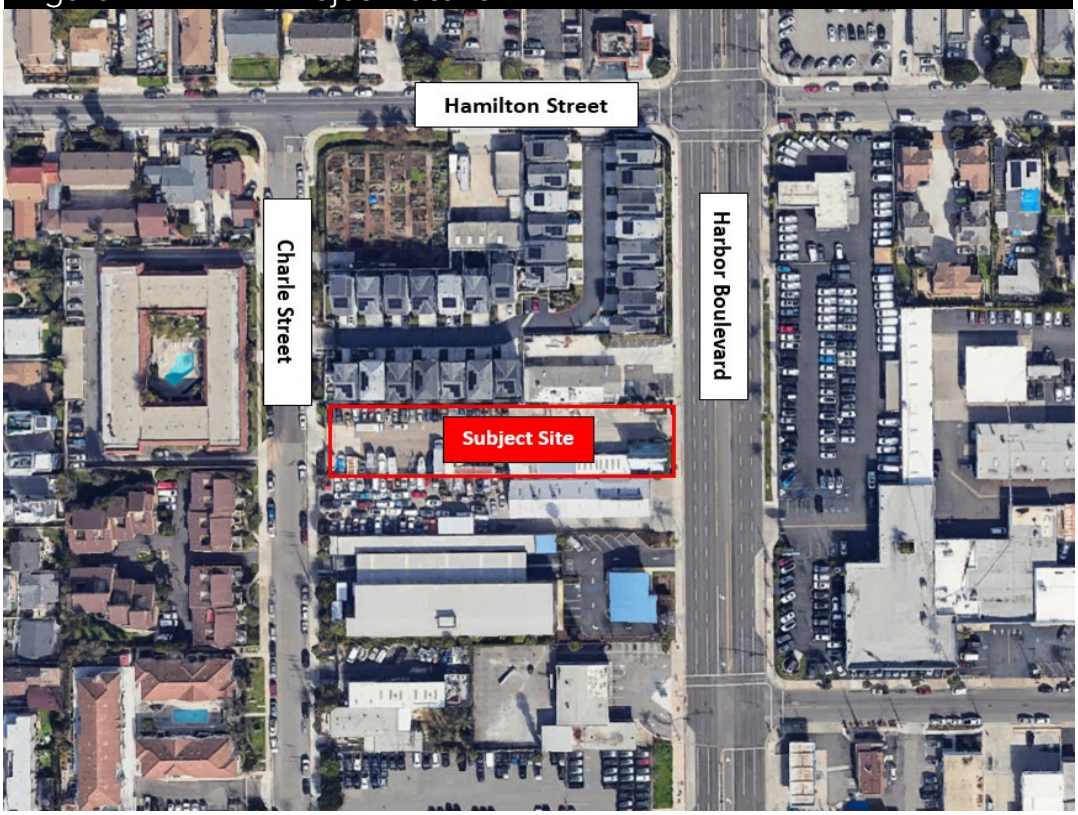
This project is subject to Costa Mesa Municipal Code (CMMC) Section 13-28(e), which requires Development Review for residential construction of two or more stories in any zone. While the Planning Division typically serves as the final review authority for a Development Review application, the Tentative Tract Map and Density Bonus applications are acted upon by the Planning Commission. In this case, all three applications are being concurrently considered by the Planning Commission to facilitate a comprehensive and coordinated review of the proposed project. Additionally, the applicant proposes to develop the project pursuant to the MUOD regulations, utilizing the overlay's residential development provisions and applicable development standards.

Based on the project's compliance with the applicable objective General Plan, Zoning Code, subdivision, and State Density Bonus Law requirements, staff recommends that the Planning Commission find the project exempt from the California Environmental Quality Act (CEQA), approve the associated planning applications, based on findings of fact and subject to conditions of approval.

BACKGROUND

The project site is located at 2075 Harbor Boulevard and is bound by Harbor Boulevard to the east, Charle Street to the west, single-family residences to the north, and commercial building to the south. The site has a General Plan Land Use Designation of "General Commercial" and is zoned "General Business" (C2) (see Figure 1).

Figure 1 Project Location



Site History

The project site was originally developed for an equipment rental business in the early 1970s and was occupied by Red-E-Rentals for more than 50 years. The equipment rental use ceased operations in 2022. The site was subsequently occupied by an auto retail parts store, which has since vacated the premises.

Measure K and Housing Element Site

The project site is a "Measure K" site located along a "Measure K" corridor along Harbor Boulevard and is identified as a Housing Element opportunity site in the adoption of the City's 6th Cycle (2021–2029) Housing Element. Under the Housing Elements Sites Inventory, the site is identified with an anticipated residential capacity of 30 units. Housing Element sites must meet a minimum density of 20 du/acre but up to a maximum of 50 and include at least 50 percent residential development.

Additionally, as part of the City's Housing Element implementation program, the site is subject to the MUOD, which permits residential development on designated Housing Element opportunity sites and establishes the applicable development standards for the project. Pursuant to the MUOD, the MUOD standards supersede any conflicting provisions of the underlying zoning district and other applicable zoning regulations. Where the MUOD contains specific development standards, those standards govern the project.

Exhibit 1 Candidate Housing Sites

Table B-6: Sites to Accommodate Costa Mesa 2021-2029 RHNA (to be comprehensively updated following a No Net Loss analysis later in 2026)

Note: This table is sorted by unique identifier (Unique ID). The unique identifiers were established at the beginning of the sites analysis process. Some sites were removed as part of the analysis and sites were not renumbered to retain continuity for the community and other users when referring to specific sites.

APN	Unique Id	Address	Owner	Zoning	General Plan Land Use	Council District	Specific Plans	Size (Ac)	Density	Vacant	Potential Consolidation	Used In 5th Cycle	Net Units	Very Low	Low	Moderate	Above Moderate	Notes
																		as opposed to remaining as a more difficult to lease larger commercial space.
419-171-58	56	2150 Harbor Blvd	2150 HARBOR BLVD LLC	C1	G	5	Harbor Mixed-Use	1.17	50				58	11	6	11	31	Norms restaurant with large surface parking lot adjacent to major transportation corridor (Harbor Blvd).
422-021-09	57	2131 Harbor Blvd	SHERMAN DONALD L H	C2	G	4	Harbor Mixed-Use	0.83	50				41	7	4	8	21	Auto parts store, retail store, and pet grooming store, with large surface parking area adjacent to major transportation corridor (Harbor Blvd).
422-091-11	58	2075 Harbor Blvd	LEWIS JOHN T & LEWIS MARY K	C2	G	5	Harbor Mixed-Use	0.63	50				31	5	3	6	16	Tools and equipment rental yard adjacent to major transportation corridor (Harbor Blvd).

Senate Bill (SB) 330

On November 6, 2025, the applicant submitted an SB 330 Preliminary Application (Development Review PDVR-25-0013) application to the City, thereby establishing the applicable development standards, policies, and fees in effect at that time pursuant to Government Code Section 65941.1.

Subsequently, on November 21, 2025, the applicant submitted applications for a General Plan Amendment, Rezone, Density Bonus, and Tentative Tract Map to facilitate development of the proposed residential project. These submittals predated City Council approval of the MUOD overlay to Housing Element sites. Given these actions on March 17, 2026 by the City Council, the General Plan Amendment and Rezone are no longer necessary for the project or being requested. As part of the entitlement requests, the project is seeking review and approval of Development Review, Tentative Tract Map and a Density Bonus application.

STANDARD OF REVIEW AND APPROVAL AUTHORITY

To approve a Tentative Tract Map application under CMMC Section 13-29(g)(13), the proposed subdivision must meet specific criteria. The project must be consistent with the General Plan and Zoning Code, the property must be suitable to accommodate the subdivision, must provide for future passive or natural heating and cooling opportunities to the extent feasible, cannot interfere with the free and complete exercise of the rights of way or easements, and must comply with State Regional Water Quality Control Board.

Ordinance 2026-03 modified the CMMC to remove Design Review as an Application type. Since the application is no longer listed as a planning application, the development will be processed by a Development Review which is required for two-story construction in residential zones. All applications, including the Development Review, must adhere to broader Review Criteria outlined in the CMMC. These include ensuring neighborhood compatibility, safety and design consistency, compliance with performance standards, and alignment with the general plan and/or applicable specific plans. Each application is

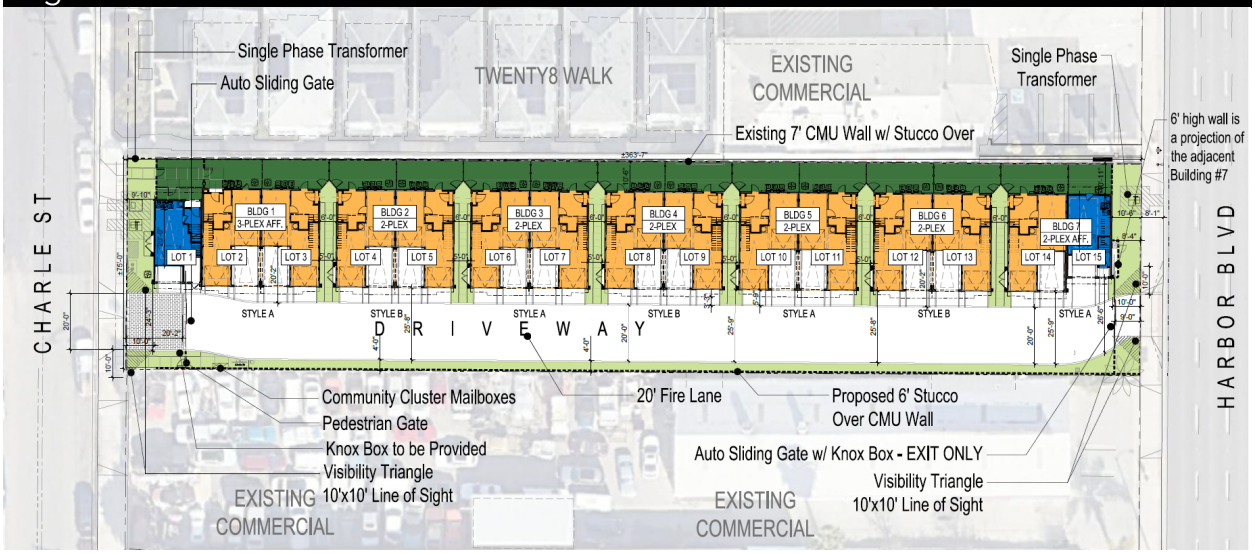
project-specific and evaluated on its unique merits to ensure it aligns with the City's development standards.

To approve a Density Bonus application under CMMC Section 13-29(g)(13), the proposed development must meet specific criteria. The project must be consistent with State Density Bonus Law, the General Plan, the Costa Mesa Municipal Code, and any applicable specific plan; the requested density bonus, incentives, concessions, and waivers must be the minimum necessary to provide the proposed affordable housing; and the requests must not result in a specific adverse impact on public health, safety, the physical environment, or historical resources.

PROJECT DESCRIPTION

As shown in Figure 2 below, the project proposes to demolish the existing commercial development and construct a Residential Common Interest Development (RCID) consisting of 15 townhomes within seven, three-story buildings. The project proposes 3,676 square feet of usable common open space and each unit containing approximately 235 square feet of private open space. All proposed infrastructure improvements would be located on-site with lateral connections located in the public right-of-way. For additional details refer to the project plans provided in Attachment 5.

Figure 2 Overall Site Plan



Vehicular access to the development would be provided from Charle Street in the same general location as the existing site access. A new exit only gate and drive approach are proposed on the southeast side of the property along Harbor Boulevard. Pedestrian access is provided by sidewalks accessing the public right-of-way and an additional pedestrian gate accessing Charle Street.

The proposed development requires the following planning applications:

- Development Review – Required for residential construction of two or more stories within the MUOD Overlay zoning district.

- Tentative Tract Map – Proposed to establish easements and allow for individual ownership of the units.

- Density Bonus – Request to provide 15 units, with 13.33% affordable income units at the moderate-income level (two units proposed). The request includes one concession and waivers and reductions from development standards related to above-ground utilities, front setback, common lot landscaped setback, usable common open space, driveways, storage, building to building setback, and landscaped parkways. A concession is requested to deviate from undergrounding utility lines on Charle Street.

ANALYSIS

While the Planning Division typically serves as the final review authority for a Development Review application, the Tentative Tract Map and Density Bonus applications, are acted upon by the Planning Commission. For this project, the Development Review, Tentative Tract Map, and Density Bonus applications are being processed concurrently pursuant to CMMC Section 13-29(q), which allows multiple planning applications to be processed concurrently and requires that all necessary approvals be obtained prior to final project approval.

To streamline the entitlement process and provide a comprehensive review of the proposed development, staff, in coordination with the applicant, has elected to present all three applications to the Planning Commission through as one coordinated project.

Accordingly, the Planning Commission's scope of review includes consideration of the Development Review, Tentative Tract Map, and Density Bonus applications. The Planning Commission may approve, conditionally approve, or deny these applications based on the required findings and applicable provisions of the Costa Mesa Municipal Code and State law.

The applicant proposes to develop the RCID pursuant to the MUOD regulations and associated development standards. The project site is identified as a Lower-Income Housing Element Site in the City's adopted Housing Element, specifically within Table B-6: Sites to Accommodate Costa Mesa 2021–2029 RHNA and is therefore eligible to utilize the provisions applicable to Housing Element sites. The project provides 23.8 du/acre and complies with the minimum and maximum density requirements. The proposed 15-unit for-sale residential development qualifies as a density bonus project because it provides two moderate-income units, which represent at least 10 percent of the total units required for a for-sale housing development under Government Code Section 65915(b)(1)(D).

The project is also subject to the RCID development standards; however, as noted above, pursuant to the MUOD provisions, the MUOD standards supersede any conflicting provisions of the underlying zoning district and other applicable zoning regulations. Where the MUOD is silent, the applicable RCID standards apply. The Development Standards Comparison Table (page 3 of this report) identifies the applicable development standards and demonstrates how the MUOD and RCID zoning regulations have been applied to the proposed project.

Development Review

Development review is required pursuant to CMMC Section 13-28(e)(1), as the project proposes residential construction of two or more stories, consistent with the provisions adopted by City Council on April 7, 2026 (Ordinance No. 2026-03). Until the City Council adopts citywide Residential and Mixed-Use Objective Design Standards, projects subject to Development Review are evaluated solely for compliance with the objective development standards of the Zoning Code.

As shown in the proposed site plan (Figure 2), the project includes six duplexes and one triplex, for a total of 15 units. The development will include 13 market-rate homes and 2 moderate-income affordable homes. The residential buildings are architecturally designed in the modern coastal style, with finishes that include stucco, vertical board and batten siding, composite shingle roof, and vinyl windows. Each unit is proposed to be three stories with a maximum height of 38 feet, six inches and complies with the maximum permitted height. Pedestrian circulation is provided by sidewalks and pathways between the buildings and from Charle Street. The project includes the reconstruction of the vehicular entrance on Charle Street and Harbor Boulevard. Within the project site, a private drive and fire lane easement is provided that runs along the southern portion of the property from east to west for the entirety of the lot.

Market Rate Units

The 13 market rate units are proposed to be spread across six duplexes and one triplex. Each unit will include an attached two-car off-set garage, a partially covered open parking space, and private open space, in the form of a private backyard. Plan P2 propose to include living, kitchen, dining area, and half bathroom on the second floor. The third floor will include three bedrooms and two bathrooms.

Figure 3 Market Rate Units

Affordable Units

The project includes two affordable units. Each unit will include an attached one-car garage and private open space, in the form of a private backyard. Plan 1A and Plan 1B propose to include living, kitchen, dining area, and one bedroom and one bathroom on the second floor. The third floor will include two bedrooms and two bathrooms. These units will be moderate-income level affordable units and are located adjacent to Charle Street and the other unit is located adjacent to Harbor Boulevard.

Figure 4 Affordable Units

Design Guidelines:

The project is not subject to the City of Costa Mesa Residential Design Guidelines ("Guidelines") because it is a housing development project subject to the Housing Accountability Act (HAA). Pursuant to Government Code Sections 65589.5(f) and (j), a housing development project that complies with applicable objective general plan, zoning, and subdivision standards shall not be denied, conditioned in a manner that

renders it infeasible, or subject to subjective design standards that are not objective and uniformly applicable.

Although the City's Residential Design Guidelines remain in the Municipal Code, the Guidelines contain subjective design standards and therefore cannot be applied to the project as a basis for approval or denial under the HAA. Accordingly, the project has been reviewed based on the applicable objective development standards (page 3 of this report) and the City's Review criteria.

Unit Breakdown

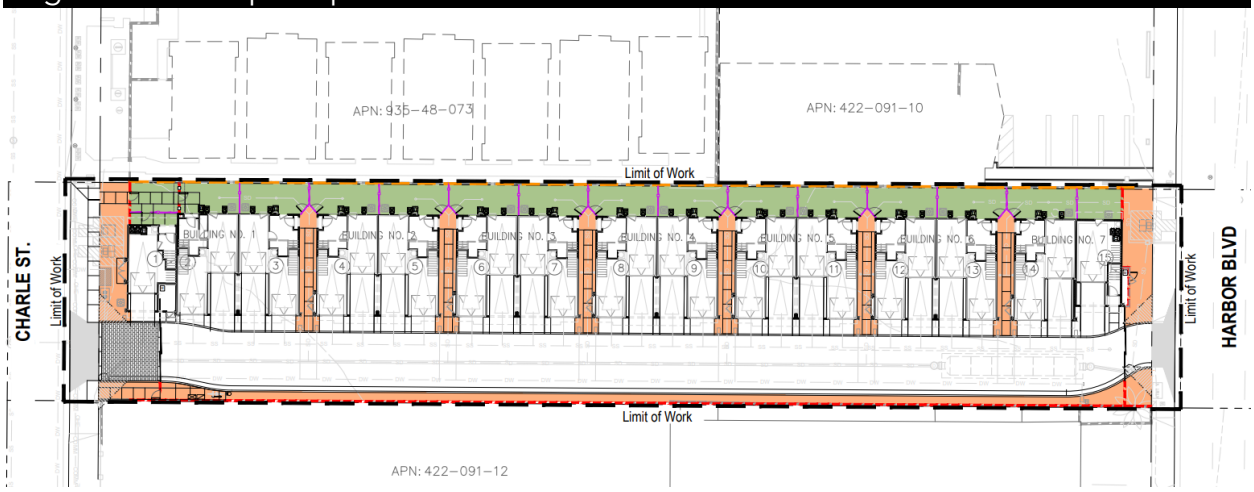
A summary of the unit type and unit breakdown is shown in Table 1 below:

Table 1	Proposed Unit Breakdown				
Unit Type	Bedrooms	Baths	Unit SF	Private Open Space	Unit Count
P1A1	3	3	1,446 SF	Approx. 238 SF	1 (6.67%)
P1B	3	3	1,508 SF	Approx. 186 SF	1 (6.67%)
P2	3	2.5	2,253 SF	Approx. 240 SF	13 (86.67%)

Open Space

As shown in Figure 5 below, the proposed project includes a total of 26,572 square feet of combined public and private open space located on the subject property. The project provides a total of 3,533 square feet of private open space, averaging approximately 235 square feet per dwelling unit. Individual private open space areas range from 186 square feet to 240 square feet, with the majority of units providing approximately 239 square feet of private open space.

Figure 5 Open Space



The project includes pedestrian esplanades between the buildings and pedestrian access gates along Charle Street. One of the pedestrian gates will feature an eight-foot-

tall entry arbor that provides access to the two dwelling units located closest to Charle Street.

Landscaping

Landscaping is proposed to be included throughout the project site including within the front setback, along all driveways and sidewalks, between garage doors, and within the open space areas. The project includes a combination of flowering, shade, specimen, and screening trees distributed throughout the site. Figure 6, below, outlines the project's landscaping which is consistent with CMMC standards.

Figure 6 Landscaping

As part of the building permit plan check review, final landscape plans will be prepared and certified by a California licensed landscape architect confirming that they comply with the CMMC and water efficiency landscape guidelines.

Lighting is required to be provided in all parking areas, vehicular access areas, and on major walkways. The applicant will be required to submit lighting and photometric plans with the building plans demonstrating that there is limited to no spillover of lighting onto neighboring properties. In addition, fences and walls are proposed throughout the project site and are conditioned to comply with the visibility and development standards.

Parking

Pursuant to the MUOD regulations, no minimum parking requirement applies to the residential development. Additionally, the project is subject to Assembly Bill (AB) 2097, as it is located within one-half mile of a major transit stop. Pursuant to AB 2097, the City is barred from imposing a minimum parking requirement on the project. Additionally, as a Density Bonus project, the project is eligible to utilize the reduced parking standards established under State Density Bonus Law. Under these standards, two- and three-bedroom units are required to provide 1.5 parking spaces per unit, and four-bedroom units are required to provide 2.5 parking spaces per unit. Accordingly, the project would otherwise be required to provide a minimum of 23 parking spaces. The

project proposes 41 parking spaces, including 28 garage spaces and 13 partially covered spaces, resulting in approximately 2.73 spaces per unit and exceeding the parking that would otherwise apply under State Density Bonus Law.

Traffic and Vehicular Circulation

Vehicular access to the site is provided from Charle Street via a single driveway located at the southwest corner of the property. This driveway also connects to a vehicular gate located at the southeast corner of the site adjacent to Harbor Boulevard. The Harbor Boulevard gate is designated for exit-only vehicular movement. Bicycle access is provided via the driveway, adjacent sidewalks, and a pedestrian gate along Charle Street.

The City's Transportation Division has determined that the proposed residential development is not subject to the City's traffic impact fee, as the proposed 15 residential units generate less trips than the previous commercial use.

Fire and Emergency Access

To ensure timely and adequate emergency responses, the project is conditioned to prepare and submit a Fire Master Plan (FMP) to the Costa Mesa Fire and Rescue Department for approval prior to the issuance of building permits. The FMP will include, but is not limited to identifying the designated on-site emergency access routes and lanes, all access points to every building, roof access ladders, location of hydrants, and location of stairways.

Tentative Tract Map

A Tentative Tract Map (TTM) is a preliminary subdivision map. The TTM outlines the proposed division of land subject to review and approval by the local agency before final mapping and development. The project's TTM proposes to allow for individual ownership of each unit as a condominium. The TTM would establish the required common lot in which all units would be constructed upon. In addition, the Tract Map establishes easements located throughout the property for utilities, access, and for public pedestrian access to pass through the lot from Charle Street to Harbor Boulevard. A draft Declaration of Covenants, Conditions and Restrictions (CC&Rs) have been provided as part of the application submittal. Prior to issuance of building permits, the CC&Rs will be reviewed and approved by the City Attorney's Office and the Planning Division to ensure compliance with all required laws and conditions of approval (Condition of Approval No. 59).

Density Bonus

California's State Density Bonus Law encourages the development of affordable housing by providing regulatory benefits to qualifying residential projects that include affordable units. Depending on the level of affordability provided, eligible projects

may receive a density bonus, incentives or concessions, and waivers or reductions of development standards. The law also allows for reductions in required development standards, known as incentives, concessions, or waivers. Greater benefits are available for projects that reach higher percentages of affordability.

The project consists of 15 dwelling units on a 0.63-acre site, resulting in a proposed density of 24 (23.8) dwelling units per acre. Because a minimum density (20 du/acre) is required for Housing Element sites, 'base density' (for the purposes of calculating bonus units and concessions/incentives) is calculated based on the minimum density (13 units). However, the site has a maximum density of 50 du/acre under the MUOD, which would allow up to 32 dwelling units on the site. The project includes two moderate-income units, representing approximately 15 percent of the base units (but 13.3 percent of the total units proposed). In this case, although the applicant qualifies for a density bonus, no additional density is requested because the proposed 15-unit project is already permitted under the site's underlying Mixed-Use Overlay District; instead, the applicant is requesting one incentive or concession and waivers of certain development standards pursuant to Government Code Section 65915.

Pursuant to Government Code Section 65915, the project qualifies for one incentive or concession as the development provides at least 10 percent for sale moderate-income units. Under Density Bonus Law, an ownership affordable unit maintains its affordability for 55 years through a recorded density bonus agreement or resale restriction. This agreement is recorded against the property and ensures that the unit is sold only to income-qualified buyers at an affordable price, with restrictions on resale value and buyer eligibility enforced by the City or designated monitoring entity throughout the 55-year term. The final Density Bonus Agreement is subject to the terms within this report, will be drafted by the applicant, and reviewed by the City Attorney's Office and Development Services division. The agreement shall be recorded prior to issuance of any building permits.

In addition, the project qualifies for a density bonus increase pursuant to Government Code Section 65915; however, the applicant is not requesting additional density bonus units because the maximum allowable density of 50 dwelling units per acre under the MUOD is sufficient to accommodate the proposed 15-unit development. As a density bonus project, the project may request waivers or reductions of development standards pursuant to Section 65915(e), subject to the required findings that such standards would physically preclude the construction of the project at the proposed density.

Besides granting rights to housing developments to increase density, the law provides three provisions that require local governments to grant qualifying projects:

1) Incentives or concessions which result in identifiable and actual cost reductions;
2) Waivers of development standards that would physically preclude the development of a project at the density permitted and with the incentives granted; and,

3) Reductions in parking requirements (as discussed above).

Concession

The applicant is requesting one incentive/concession to deviate from undergrounding overhead utility lines within the public right-of-way along Charle Street.

During plan review, the Engineering Division requested that the applicant underground the existing overhead utility lines located within the public right-of-way along Charle Street, consistent with the City's standard practice for new development. In response, the applicant requested a Density Bonus concession from this requirement, asserting that undergrounding the existing overhead utility lines would result in additional project costs that would reduce the economic feasibility of the proposed affordable housing development. The project frontage along Harbor Boulevard does not contain overhead utility lines and, therefore, no changes to utility infrastructure are proposed along Harbor Boulevard. The requested concession applies only to the existing overhead utility lines along Charle Street, which would remain in place.

Pursuant to California Government Code Section 65915, an applicant seeking a Density Bonus is entitled to request incentives, concessions, waivers, or reductions in development standards. A concession or incentive must be granted unless the City makes one of the written findings set forth in Government Code Section 65915(d), including that:

(1) the concession does not result in identifiable and actual cost reductions to provide for affordable housing costs;

(2) the concession would have a specific, adverse impact on public health or safety or on any real property that is listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact without rendering the development unaffordable to low-income and moderate-income households; or

(3) the concession would be contrary to state or federal law.

The applicant has requested a concession from the City's standard condition of approval requiring the existing overhead utility lines along Charle Street to be placed underground. Compliance with this requirement would result in additional project costs, reducing the financial resources available to support the proposed affordable housing units. The Engineering Division evaluated the request and determined that allowing the existing overhead utility lines to remain would not result in a specific adverse impact on public health or safety, and staff has not identified any conflict with state or federal law. Because the concession would provide an identifiable and actual cost reduction and none of the findings required under Government Code Section

65915(d) can be made to support denial, the applicant's request to forgo undergrounding the existing overhead utility lines along Charle Street must be granted as a Density Bonus concession.

Waivers

The applicant is requesting eight waivers or reductions of development standards to allow:

1) above-ground utilities in the street setback;
2) a reduced front setback;
3) a reduced common lot landscaped setback;
4) a reduction in the usable common open space;
5) a reduced driveway width;
6) no exterior storage;
7) a reduced distance between buildings; and
8) no landscaped parkways.

The waivers are requested because the development standards have the effect of physically precluding the construction of the proposed project at its permitted density. The City is not permitted to apply any development standard which physically precludes the construction of the project at its permitted density. The City is not required to waive or reduce development standards that would cause a public health or safety problem, cause an environmental problem, harm historical property, or would be contrary to law. The details of the requested waivers are as follows:

1. **Utilities in the Street Setback.** New development is required to underground utilities and provide landscaping within all required setbacks adjacent to the public right-of-way. The project proposes above-ground transformers and mechanical equipment within the Harbor Boulevard and Charle Street setback areas, screened with landscaping. Compliance with these requirements would reduce the developable area of the site and physically preclude construction of the project at the proposed density. Accordingly, a waiver is requested to allow the project to be developed as proposed.

2. **Front Setback.** The MUOD development standards require a minimum 10-foot front setback adjacent to a public street. As shown in Figure 5, the project site has approximately 75 feet of frontage along both Charle Street and Harbor Boulevard. Harbor Boulevard is designated as the front property line because it is classified as a major arterial roadway. The project proposes a front setback of 8 feet, 4 inches along portions of the Harbor Boulevard frontage to accommodate an affordable housing unit and the community's vehicular security gate. Maintaining the full 10-foot setback along the entire Harbor Boulevard frontage would reduce the site's buildable area and constrain the project's ability to achieve the proposed residential density.

3. **Common Lot Landscaped Setback.** Residential common interest developments are required to include at least one lot held in common ownership and maintained by a homeowner's association. The common lot is intended to accommodate shared driveways, parking areas, and a minimum 10-foot landscaped street setback. The project complies with the requirement to provide a common lot. However, the project requests a waiver to allow an 8-foot, 6-inch rear street setback adjacent to Lot 1 and an 8-foot, 4-inch front street setback adjacent to Lot 15 to accommodate the affordable units. Notwithstanding these reductions, the site plan substantially complies with the minimum 10-foot landscaped street setback requirement along Harbor Boulevard. Limited encroachments occur in select locations, including a utility closet adjacent to Lot 1, the vehicular gate pocket adjacent to Lot 15, and portions of the wall configuration serving Lots 1 and 2. Compliance with the full 10-foot landscaped setback requirement would reduce the developable area of the site and physically preclude construction of the project at the proposed density. Accordingly, a waiver is requested pursuant to State Density Bonus Law.

4. **Usable Common Open Space.** The MUOD development standards require a usable common open space equal to 30 percent of the lot area. The project proposes approximately 14% of common open space. Compliance with the full 30% of usable common open space would reduce the developable area of the site and physically preclude construction of the project at the proposed density.

5. **Driveways.** Residential common interest developments are required to provide a minimum driveway width of 10 feet. The project proposes driveway widths of 8 feet, 4 inches. Providing 10-foot-wide driveways would require reductions in the width of adjacent townhomes and/or the passageways between buildings, resulting in building design constraints and reduced separation areas. In addition, increasing driveway widths would reduce the site's developable area and physically preclude construction of the project at the proposed density. Accordingly, a waiver is requested pursuant to State Density Bonus Law.

6. **Storage.** Residential common interest developments are required to provide 200 cubic feet of secure storage outside of each dwelling unit. Compliance with this requirement would reduce the site's developable area and physically preclude construction of the project at the proposed density. Accordingly, a waiver is requested pursuant to State Density Bonus Law to allow the project to proceed without providing the required exterior storage.

7. **Building to Building.** Residential common interest developments are required to provide a minimum of 10 feet between buildings. The project proposes five feet between buildings as a 10-foot setback would reduce the site's developable area and physically preclude construction of the project at the proposed density.

8. **Landscape Parkways.** In all residential zones, except R1, landscape parkways with a combined width of 10 feet, but not less than three feet on one side, are required to be provided along the sides of interior private streets and/or common driveways. The intent of the parkway requirement is to provide lush and attractive public spaces. While the project does not include the parkway, the intent is accomplished with the inclusion of enhanced landscaping and shade trees throughout the project site. If a 10-foot combined parkway was installed with the sidewalks, the developable lot would be reduced, and it would result in a reduction of units.

General Plan Conformance

The City's 6th Cycle Housing Element has identified the project site as a potential site for affordable housing to assist in reaching the City's 2021-2029 Regional Housing Needs Allocation (RHNA) requirement. The proposed project will provide two moderate income for-sale units, along with 13 market-rate for-sale units.

The project location and design foster a pedestrian-friendly environment, allowing residents to access nearby amenities and commercial corridors. The location is appropriate because of the proximity to Gray Plaza, Harbor Center, and other commercial corridors along Harbor Boulevard and Bay Street. The project provides option to walk or bike to retail centers, coffee shops, and entertainment uses because the site connects to the existing sidewalks on Harbor Boulevard and Charle Street. The residential buildings are located away from the adjacent auto repair use to the south, which contributes to improved compatibility with surrounding land uses and supports the revitalization of the area. In addition, the site was identified as an area for development since it was included in Measure K.

Pursuant to Senate Bill 166 (Government Code Section 65863), the "No Net Loss Law" was recently amended to ensure that housing development opportunities remain available throughout the housing element planning period to accommodate a jurisdiction's regional housing needs assessment (RHNA). One key requirement of this legislation states that "If the city approves a development of a parcel identified in its Housing Element sites inventory with fewer units than shown in the Housing Element, it must either make findings that the Housing Element's remaining sites have sufficient capacity to accommodate the remaining unmet RHNA by each income level or identify and make available sufficient sites to accommodate the remaining unmet RHNA for each income category".

The subject parcel is identified in the City's Housing Element Sites Inventory List to provide five very low-income units, three low-income units, six moderate-income, 16 above moderate-income, and totaling 30 units. The project proposes two moderate-income and 13 above moderate-income units, resulting in a site shortfall of five very-low-income, three low-income units, four moderate-income, and three above moderate-income units. While moderate-income and above-moderate units are provided, very low-income or low-income units are not proposed. However, due to the

deficiency of 15 units, as specified in the City Housing Element "Site Analysis", the City is required to make No Net Loss findings pursuant to Government Code Section 65863.

The finding can be made as the City is currently identifying additional sites for inclusion in the Housing Element following the recent removal of 17 sites from the Housing Element Sites Inventory. To maintain adequate capacity to meet the Regional Housing Needs Allocation (RHNA), the City will need to amend the Housing Element, with consideration of those amendments anticipated in September or October of this year. This required finding is provided below in the "Findings" section of this report.

The following analysis evaluates the proposed project's consistency with specific goals, objectives, and policies of the General Plan including the Land Use, Housing, Circulation, and Open Space Elements.

Policy LU-1.3: *Strongly encourage the development of residential uses and owner-occupied housing (single-family detached residences, condominiums, townhouses) where feasible to improve the balance between rental and ownership housing opportunities.*

> **Consistent**. Table HOU-12 in the City's General Plan Housing Element indicates that 43 percent of Costa Mesa households are owners while 57 percent are renters. The proposed development would provide 15 additional ownership housing units that will reduce the gap between ownership and rental housing in the City.

Policy HOU-2.1: *Facilitate the development of housing that meets the needs of all segments of the population including affordable housing and households with specialized needs.*

> **Consistent**. The project proposes to include 15 residential units including two moderate income units. The project will be required to meet all applicable building code requirements including the provision of accessible units.

FINDINGS

Pursuant to Title 13, Section 13-29(g), Findings, of the Costa Mesa Municipal Code, in order to approve the project, the Planning Commission must find that the evidence presented in the administrative record substantially meets specified findings to approve each application.

Development Review (PDVR-25-0013)

According to Costa Mesa Municipal Code Section 13-29(g), there are no specific findings required for a Development Review. The proposed Development Review and

the other associated planning applications were evaluated against the review criteria set forth in CMMC13-29(e) and determined to be consistent.

Review criteria for all planning applications consist of the following:

1) *Compatible and harmonious relationship between the proposed building and site development, and use(s), and the building and site developments, and uses that exist or have been approved for the general neighborhood.*

   The proposed development is consistent and compatible with the surrounding neighborhood in terms of land use, scale, and overall site design. The project has been designed to provide an appropriate transition to adjacent development through the incorporation of building articulation, landscaping, architectural elements, and site design features that complement the character of existing development in the area. The proposed residential use is compatible with the surrounding area, which includes a mix of residential and commercial uses.

2) *Safety and compatibility of the design of buildings, parking area, landscaping, luminaries and other site features which may include functional aspects of the site development such as automobile and pedestrian circulation.*

   The project has been designed to provide safe and functional circulation for vehicles and pedestrians through the incorporation of designated drive aisles, parking areas, pedestrian pathways, landscaping, and lighting improvements. The project is a condominium development with a central driveway providing primary ingress and egress from Charle Street and a secondary exit-only access point onto Harbor Boulevard. Pedestrian access is provided by sidewalks accessing the public right-of-way and an additional pedestrian gate accessing Charle Street. The proposed site improvements have been reviewed by applicable City departments to ensure compliance with applicable safety requirements and standards.

3) *Compliance with any performance standards as prescribed elsewhere in this Zoning Code.*

   The project has been evaluated for consistency with the applicable objective development standards of the Costa Mesa Municipal Code. The applicant has requested waivers of certain development standards, including front setback, building separation, driveway width, open space, parkway width, and storage requirements, pursuant to the State Density Bonus Law (Government Code Section 65915). The requested waivers are permitted under the State Density Bonus Law and are necessary to accommodate the proposed development while providing affordable housing units. Therefore, with approval of the requested waivers and applicable conditions of approval, the project remains consistent with the applicable performance standards of the Zoning Code.

4) *Consistency with the general plan and any applicable specific plan.*

The proposed project is consistent with the broader goals of the General Plan by providing a development of residential uses and owner-occupied housing, as specified in General Plan Land Use Policy LU-1.3.

5) *The planning application is for a project-specific case and is not to be construed to be setting a precedent for future development.*

The application has been reviewed based on the specific characteristics of the proposed development, including the site constraints, applicable regulations, and project design. Approval of this application does not establish a precedent or authorize future projects to deviate from applicable standards, as each future application will be evaluated independently based on its own merits and applicable regulations.

6) *When more than one planning application is proposed for a single development, the cumulative effect of all the planning applications shall be considered.*

The proposed development has been evaluated based on the cumulative effects of all requested planning approvals associated with the project.

7) *For residential developments, consistency with any applicable design guidelines adopted by city council resolution.*

The project is a housing development project subject to the Housing Accountability Act. Pursuant to Government Code Section 65589.5, the City may not apply subjective design standards to the project as a basis for approval or denial. The project has therefore been evaluated based on applicable objective development standards.

8) *For affordable multi-family housing developments which include a minimum of 16 affordable dwelling units at no less than 20 dwelling units per acre, the maximum density standards of the general plan shall be applied, and the maximum density shall be permitted by right and not subject to discretionary review during the design review or master plan application process.*

The project does not qualify as an affordable multi-family housing development meeting the criteria identified above because it does not include a minimum of 16 affordable dwelling units at a density of no less than 20 dwelling units per acre. Therefore, this criteria is not applicable to the proposed development.

Tentative Tract Map No. 19458

Pursuant to Title 13, Section 13-29(g)(13), Findings, of the CMMC, in order to approve the project, the Planning Commission must find that the evidence presented in the administrative record substantially meets the following applicable required Tentative Tract Map findings:

- *The creation of the subdivision and related improvements is consistent with the General Plan, any applicable specific plan, and this Zoning Code.*

  Consistent. The creation of the subdivision aligns with the amendment land use designation of the General Plan by promoting residential ownership. Additionally, the subdivision complies with the local Zoning Code, and State laws by conforming to established development regulations. The proposed map will allow for each individual unit to be sold separately.

- *The proposed use of the subdivision is compatible with the General Plan.*

  Consistent. The proposed development aligns with the General Plan by addressing the critical need for housing options within the community. Located near commercial corridors, this development promotes the City's goals of increasing residential density while enhancing accessibility to essential services and transportation.

- *The subject property is physically suitable to accommodate the subdivision in terms of type, design and density of development, and will not result in substantial environmental damage nor public health problems, based on compliance with the Zoning Code and general plan, and consideration of appropriate environmental information.*

  Consistent. The proposed project is an in-fill development and is located in an urbanized area. The site meets the minimum lot size requirement that can accommodate the density and necessary utilities. There are no wildlife habitat or bodies of water on the site or nearby, further ensuring that the development will not result in substantial environmental damage. This strategic location allows for the efficient use of already developed land, minimizing the need for additional site disturbance and preserving green spaces elsewhere in the community.

- *The design of the subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities in the subdivision, as required by State Government Code section 66473.1.*

  Consistent. The design of the proposed development thoughtfully considers the orientation of the lot, aligning in a manner that maximizes solar exposure, ensuring natural passive heating during colder months. Each townhome unit has

operable windows and doors on each side of the building which will allow for airflow through the units allowing for natural heating and cooling opportunities. All buildings are spaced a minimum five feet apart which allows for airflow between buildings throughout the project site. Additionally, the layout incorporates various outdoor amenity areas at the center of the development and green spaces to promote natural airflow and cooling, minimizing the need for artificial heating or air conditioning. This approach reflects the principles outlined in State Government Code section 66473.1.

- *The division and development will not unreasonably interfere with the free and complete exercise of the public entity and/or public utility rights-of-way and/or easements within the tract.*

  Consistent. The proposed development has been designed to ensure that all existing public entity and utility rights-of-way and easements within the subdivision remain accessible and unobstructed. Coordination with utility providers and the City will be maintained throughout the development process to avoid any disruptions and ensure that essential services can continue to operate efficiently.

- *The discharge of sewage from this land division into the public sewer system will not violate the requirements of the State Regional Water Quality Control Board pursuant to Division 7 (commencing with State Water Code section 13000).*

  Consistent. The discharge of sewage from this infill project into the existing public sewer system will not violate the requirements of the State Regional Water Quality Control Board pursuant to Division 7 of the State Water Code (commencing with Section 13000), as the project site is currently served by existing utilities with adequate capacity, and the proposed development will not exceed the design limitations of the existing sewer infrastructure or treatment facilities.

In addition, pursuant to Section 66474 of the California Subdivision Map Act, a proposed subdivision must be denied if one or more of the below findings are made:

1. *"That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451;*

2. *That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans;*

3. *That the site is not physically suitable for the type of development;*

4. *That the site is not physically suitable for the proposed density of development;*

5. *That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat;*

6. *That the design of the subdivision or type of improvements is likely to cause serious public health problems; and*

7. *That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. In this connection, the governing body may approve a map if it finds that alternate easements, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction and no authority is hereby granted to a legislative body to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision."*

None of the above findings of Section 66474 can be made or associated with the proposed subdivision as the subdivision addresses, among other things, consistency with the General Plan, physical suitability of the site for the proposed type and density of development, potential environmental impacts, and potential conflicts with public easements. Based on the analysis of the proposed subdivision, the project is consistent with applicable General Plan and zoning designations, the site is physically suitable for the proposed residential density and improvements, and the design does not result in identified environmental or public health impacts. Furthermore, the proposed subdivision does not conflict with any recorded easements for public access.

Density Bonus

Pursuant to CMMC Section 13-29(g)(3) in order to approve the request for Density Bonus, the Planning Commission must find that the evidence presented in the administrative record substantially meets the following applicable required Density Bonus findings:

- *The request is consistent with State Government Code section 65915 et. seq. regarding density bonuses and other incentives, the general plan, any applicable specific plan, and Chapter IX special regulations, Article 4 density bonuses and other incentives.*

  Consistent. The proposed development is not requesting a density bonus as the 15-unit project can be accommodated within the maximum residential density permitted (50 du/acre) by the General Plan. Pursuant to Government Code Section 65915, the project qualifies for one incentive or concession and may request waivers or reductions of development standards because it provides two moderate-income units, representing approximately 15 percent of

the base units and 13.3 percent of the total units. The request is consistent with State Density Bonus Law and Chapter IX, Special Regulations, Article 4, Density Bonuses and Other Incentives, which encourage the production of housing. The project is also consistent with General Plan Land Use Policies LU-1.3 and Housing Element Policies HOU-2.1 which support the development of diverse housing opportunities and the provision of affordable housing.

- *The requested density bonus and incentive or concession constitute the minimum amount necessary to provide housing at the target rents or sale prices and/or a child care facility.*

  Consistent. The project proposes 15 dwelling units, including two moderate-income units, representing approximately 15% of the base units and 13.3% of the total units. Although the project is not requesting a density increase, it qualifies for one concession pursuant to Government Code Section 65915 based on the provision of moderate-income housing. The requested concession consists of relief from the requirement to underground existing overhead utility lines along Charle Street. The concession constitutes the minimum deviation necessary to reduce development costs and support the provision of the two moderate-income units at affordable sale prices.

- *The granting of the incentive or concession is required in order to provide for affordable housing costs, as defined in Health and Safety Code section 50052.5 or for rents for the targeted units.*

  Consistent. The requested concession is required to reduce development costs associated with undergrounding the existing overhead utility lines along Charle Street. By avoiding these additional costs, the project can direct more resources toward the provision of the two moderate-income units proposed as part of the development. The project includes two moderate-income units, representing approximately 15% of the base units and 13.3% of the total units, which qualify the project for a concession under State Density Bonus Law. The concession supports the project's ability to provide the moderate-income units at affordable housing costs, as defined in Health and Safety Code Section 50052.5.

- *The granting of the incentive or concession and/or the waiver or reduction of development standards does not have a specific, adverse impact, as defined in paragraph (2) of subdivision (d) of Government Code section 65589.5 upon health, safety, or the physical environment, and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact.*

  Consistent. The requested waivers are for above-ground utilities, front setback, common lot landscaped setback, usable common open space, driveways, storage, building to building setback, and landscaped parkways. The requested concession is related to development standards related to the existing overhead

utility lines along Charle Street. The requested waivers are minimal in that they will not impact the circulation or safety of the proposed development. The waivers are necessary to accommodate the number of units on the site. The buildings will be required to be constructed in compliance with the Building Code. Therefore, granting the waivers will have no negative impacts on the health, safety, or physical environment of the project site.

- *The granting of the incentive or concession and/or the waiver or reduction of development standards does not have an adverse impact on any real property that is listed in the California Register of Historical Resources.*

  Consistent. The proposed project is not located in proximity to real property listed in the California Register of Historic Resources and will therefore have no impacts.

No Net Loss

As discussed above, Government Code Section 65863, the "No Net Loss Law" was amended to ensure that housing development opportunities remain available throughout the housing element planning period to accommodate a jurisdiction's regional housing needs assessment (RHNA). One aspect of this amended legislation requires that "If the city approves a development of a parcel identified in its Housing Element sites inventory with fewer units than shown in the Housing Element, it must either make findings that the Housing Element's remaining sites have sufficient capacity to accommodate the remaining unmet RHNA by each income level [emphasis added] or identify and make available sufficient sites to accommodate the remaining unmet RHNA for each income category".

- The subject property is identified in the City's Housing Element Sites Inventory as having the capacity to accommodate 30 dwelling units, including five very low-income units, three low-income units, six moderate-income units, and 16 above moderate-income units. The proposed project consists of 15 for-sale dwelling units, including two moderate-income units and 13 above moderate-income units. The City has evaluated the project pursuant to Government Code Section 65863 and determined that approval of the project would reduce the residential capacity assumed for the site, leading to a deficiency of five very-low income units, three low-income units, four moderate income units and three above moderate units. The City is currently revising its Housing Element and identifying additional sites for inclusion in the Housing Element to restore capacity and maintain compliance with its Regional Housing Needs Allocation (RHNA) obligations following City Council action on March 17, 2026 to remove 17 sites from and add two sites to the Housing Element Sites Inventory. An amendment to the Housing Element is anticipated to be considered by the City Council in September, 2026, to identify and restore capacity shortfall, including maintain a buffer in each income category, and maintain compliance with Government Code Section 65863.

A summary of the unit income type is shown in Table 2 below.

Table 2	Unit Income Breakdown				
	Very Low	Low	Moderate	Above Moderate	Unit Count
Housing Element	5	3	6	16	30
Project Proposal	0	0	2	13	15
Deficiency	-5	-3	-4	-3	-15

March 17, 2026, Agenda Report and Attachments: https://costamesa.legistar.com/LegislationDetail.aspx?ID=7949568&GUID=2DF17F34-C15C-4BEA-8151-5AA7F42D7753

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

Pursuant to Public Resources Code Section 21080.66, as enacted by Assembly Bill 130, qualifying infill housing projects are exempt from CEQA if they satisfy the statutory eligibility criteria. However, tribal consultation is still required for these projects.

In accordance with AB 130, the City contacted the California Native American Heritage Commission (NAHC) on February 3, 2026, to request a list of Native American tribes that are traditionally and culturally affiliated with the project area. After receiving the list from the NAHC, the City notified the identified tribes of the proposed project and offered an opportunity for consultation. Notification letters were distributed via certified mail and email on February 12 and February 24, 2026.

The following tribes responded to the notification letters:

- Juaneño Band of Mission Indians Acjachemen Nation 84A – Responded on February 12, 2026; virtual consultation held on March 5, 2026.

- Gabrieleño Band of Mission Indians – Kizh Nation – Responded on February 13, 2026; consultation conducted via email on March 3, 2026.

- Gabrielino Tongva Indians of California Tribal Council – Responded on February 19, 2026; consultation held on February 26, 2026.

- Cahuilla Band of Indians – Responded on February 24, 2026, and declined consultation for the project.

Following subsequent discussions regarding tribal monitoring, consultation with the participating tribes concluded on May 18, 2026. As a result of the consultation process, conditions of approval have been incorporated into the project requiring tribal cultural resource monitoring, establishing procedures for the discoveries of tribal cultural resources and non-native resources, and requiring cultural resource awareness training for construction personnel.

Additionally, pursuant to AB 130, a Phase I Environmental Site Assessment (ESA) is required as a condition of approval. The applicant submitted both Phase I and Phase II ESAs, which identified potential environmental concerns related to groundwater, off-site contamination sources, and dumping activities. In response, soil vapor sampling was conducted and detected minor concentrations of petroleum-related contaminants identified in the soil. Based on these findings, the Phase II ESA recommended preparation of a Soil Management Plan (SMP).

The applicant subsequently submitted an SMP, and conditions of approval have been included requiring verification of the methane assessment and associated monitoring locations prior to issuance of a rough grading permit. Additionally, if contaminated soil is encountered, remediation plans must be submitted to the Building Division and County of Orange Health Care Agency for review and approval, and building permits shall not be issued until the soil is certified by the Soils Engineer as clean and suitable for development.

The proposed 15 unit, for sale residential development, including two moderate income units, satisfies the applicable eligibility criteria set forth in Public Resources Code Section 21080.66. The project is consistent with the residential density permitted by the General Plan and applicable zoning regulations. Although the project includes a density bonus, one incentive or concession, reduced parking standards, and waivers of development standards pursuant to Government Code Section 65915, Public Resources Code Section 21080.66 expressly provides that the approval of a density bonus, incentives or concessions, waivers or reductions of development standards, or reduced parking ratios under State Density Bonus Law does not constitute grounds for determining that a project is inconsistent with the applicable General Plan or zoning ordinance. The required tribal consultation process has also been completed, and appropriate conditions of approval have been incorporated to address tribal cultural resources. Therefore, the project is statutorily exempt from CEQA pursuant to Public Resources Code Section 21080.66, and preparation of an Initial Study, Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report is not required.

ALTERNATIVES

Planning Commission determination alternatives include the following:

1. *Approve the project*. The Planning Commission may approve the project as proposed, subject to the conditions outlined in the attached Resolution.

2. *Approve the project with modifications*. The Planning Commission may suggest specific changes that are necessary to alleviate concerns. If any of the additional requested changes are substantial, the hearing could be continued to a future meeting to allow a redesign or additional analysis. In the event of significant modifications to the proposal, staff will return with a revised Resolution incorporating new findings and/or conditions. (If the Planning Commission

direction includes a reduction in the proposed project density, the below specified Government Code Section 65589.5 provisions are applicable.)

3. *Deny the project*. If the Planning Commission believes that there are insufficient facts to support the findings for approval, the Planning Commission should deny the application, provide facts in support of denial, and direct staff to incorporate the findings into a Resolution for denial. If the project is denied, the applicant could not submit substantially the same type of application for six months. However, because this project is subject to the Housing Accountability Act (Government Code Section 65589.5), if the Planning Commission denies or directs a reduction in the proposed density of the housing project, and the development is determined to be consistent with applicable, objective general plan, zoning, and subdivision standards and criteria, the Planning Commission must make the following written findings:

    - The housing development project would have a specific, adverse impact upon the public health or safety unless the project is disapproved or approved upon the condition that the project be developed at a lower density; and
    - There is no feasible method to satisfactorily mitigate or avoid the adverse impact, other than the disapproval of the housing development project or the approval of the project upon the condition that it be developed at a lower density. (Feasible means capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, and technological factors).

LEGAL REVIEW

The draft Resolution and this report have been approved as to form by the City Attorney's Office.

PUBLIC NOTICE

Pursuant to Title 13, Section 13-29 (d) of the Costa Mesa Municipal Code, three types of public notification have been completed no less than 10-days prior to the date of the public hearing:

1. **Mailed notice.** A public notice was mailed to all property owners and occupants within a 500-foot radius of the project site on July 15, 2026. The required notice radius is measured from the external boundaries of the property.

2. **On-site posting.** A public notice was posted on each street frontage of the project site on July 16, 2026.

3. **Newspaper publication.** A public notice was published once at least 10 days before the Planning Commission meeting in the Daily Pilot newspaper on Friday July 17, 2026.

As of the date of this report, no written public comments have been received. Any public comments received prior to the July 27, 2026, Planning Commission meeting will be forwarded separately to the Planning Commission.

CONCLUSION

The proposed residential ownership project would redevelop an existing commercial building into a high quality, 15 dwelling units project including two moderate-income units. The proposed development, as conditioned, would be compatible with the surrounding residential and commercial development and would not be materially detrimental to other properties within the area. Therefore, staff recommends approval of the proposed project, subject to conditions of approval.

ATTACHMENTS

1. Draft Planning Commission Resolution (Project)
    - Exhibit A - Findings
    - Exhibit B – Conditions of Approval
    - Exhibit C to Engineering Conditions of Approval (Under Separate Cover)
2. Applicant Letter
3. Density Bonus Letter
4. Management Plan
5. Plans

RESOLUTION NO. PC-2026-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA APPROVING DEVELOPMENT REVIEW PDVR-25-0013, TENTATIVE TRACT MAP, AND DENSITY BONUS FOR A 15 UNIT RESIDENTIAL COMMON INTEREST DEVELOPMENT AT 2075 HARBOR BOULEVARD

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA FINDS AND DECLARES AS FOLLOWS:

WHEREAS, on November 6, 2025, Development Review PDVR-25-0013 and SB 330 application was filed by Brian Cunningham on behalf of, The Olson Company, authorized agent for the property owner, for the real property located at 2075 Harbor Boulevard;

WHEREAS, on November 21, 2025, a General Plan Amendment, Rezone, Density Bonus, and Tentative Tract Map, was filed by Brian Cunningham on behalf of The Olson Company, requesting approval of a 15-unit residential common interest development project located at 2075 Harbor Boulevard;

WHEREAS, the General Plan Amendment and Rezone were voided;

WHEREAS, the proposed project, is a residential common interest development on a 0.63-acre lot with 15 ownership dwelling units. The applicant is requesting approval of the following:

1. Development Review: Approve the Development Review for the development of the project;
2. Tentative Tract Map No.19458: Approve the Tentative Tract Map to allow for individual ownership of the units;
3. Density Bonus: Approve the density bonus which will provide two moderate-income units with the execution of an Affordable Housing Agreement; and

WHEREAS, the Development Review proposes a 15-unit residential development within the Mixed-Use Overlay District (MUOD);

WHEREAS, Tentative Tract Map No. 19458 is a request to subdivide the property to allow for individual ownership of the dwelling units;

WHEREAS, Density Bonus is an agreement between the City of Costa Mesa and the applicant pursuant to California Government Code Sections 65915 et. Seq to allow for an associated concession and waivers and reductions from development standards with the inclusion of affordable housing;

WHEREAS, the Project qualifies for the infill housing exemption set forth in Public Resources Code Section 21080.66, as enacted by Assembly Bill 130, and is therefore exempt from further environmental review under the California Environmental Quality Act (CEQA);

WHEREAS, the CEQA statutory exemption for this project reflects the independent judgement of the City of Costa Mesa;

WHEREAS, the Planning Commission conducted a duly-noticed public hearing on July 27, 2026, with all persons having the opportunity to speak for and against the proposal.

NOW, THEREFORE, based on the evidence in the record and the findings contained in Exhibit A, and subject to the conditions of approval contained within Exhibits B and C, the Planning Commission hereby **APPROVES** Development Review PDVR-25-0013, Density Bonus, and Tentative Tract Map No. 19458 with respect to the property described above.

BE IT FURTHER RESOLVED that the Planning Commission does hereby find and determine that adoption of this Resolution is expressly predicated upon the activity as described in the staff report for Development Review, Density Bonus, and Tentative Tract Map, and upon the applicant's compliance with each and all of the conditions in Exhibit B and Exhibit C, and compliance of all applicable federal, state, and local laws. Any approval granted by this resolution shall be subject to review, modification or revocation if there is a material change that occurs in the operation, or if the applicant fails to comply with any of the conditions of approval.

BE IT FURTHER RESOLVED that if any section, division, sentence, clause, phrase or portion of this resolution, or the document in the record in support of this resolution, are for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions.

PASSED AND ADOPTED this 27th day of July, 2026.

Jeffrey Harlan, Chair
Costa Mesa Planning Commission

EXHIBITS:

A: Project Findings
B: Conditions of Approval
C: Engineering Conditions of Approval (Under Separate Cover)

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

I, Carrie Tai, Secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution No. PC-2026- was passed and adopted at a regular meeting of the City of Costa Mesa Planning Commission held on July 27, 2026, by the following votes:

AYES: COMMISSIONERS

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS

ABSTAIN: COMMISSIONERS

_____
Carrie Tai, Secretary
Costa Mesa Planning Commission

EXHIBIT A

FINDINGS

A. ***Development Review (PDVR-25-0013)***

According to Costa Mesa Municipal Code Section 13-29(g), there are no specific findings required for a Development Review. The proposed Development Review and the other associated planning applications were evaluated against the review criteria set forth in CMMC13-29(e) and determined to be consistent.

Review criteria for all planning applications consist of the following:

Compatible and harmonious relationship between the proposed building and site development, and use(s), and the building and site developments, and uses that exist or have been approved for the general neighborhood.

The proposed development is consistent and compatible with the surrounding neighborhood in terms of land use, scale, and overall site design. The project has been designed to provide an appropriate transition to adjacent development through the incorporation of building articulation, landscaping, architectural elements, and site design features that complement the character of existing development in the area. The proposed residential use is compatible with the surrounding area, which includes a mix of residential and commercial uses.

Safety and compatibility of the design of buildings, parking area, landscaping, luminaries and other site features which may include functional aspects of the site development such as automobile and pedestrian circulation.

The project has been designed to provide safe and functional circulation for vehicles and pedestrians through the incorporation of designated drive aisles, parking areas, pedestrian pathways, landscaping, and lighting improvements. The project is a condominium development with a central driveway providing primary ingress and egress from Charle Street and a secondary exit-only access point onto Harbor Boulevard. Pedestrian access is provided by sidewalks accessing the public right-of-way and an additional pedestrian gate accessing Charle Street. The proposed site improvements have been reviewed by applicable City departments to ensure compliance with applicable safety requirements and standards.

Compliance with any performance standards as prescribed elsewhere in this Zoning Code.

The project has been evaluated for consistency with the applicable objective development standards of the Costa Mesa Municipal Code. The applicant has requested waivers of certain development standards, including front setback, building separation, driveway width, open space, parkway width, and storage

requirements, pursuant to the State Density Bonus Law (Government Code Section 65915). The requested waivers are permitted under the State Density Bonus Law and are necessary to accommodate the proposed development while providing affordable housing units. Therefore, with approval of the requested waivers and applicable conditions of approval, the project remains consistent with the applicable performance standards of the Zoning Code.

Consistency with the general plan and any applicable specific plan.

The proposed project is consistent with the broader goals of the General Plan by providing a development of residential uses and owner-occupied housing, as specified in General Plan Land Use Policy LU-1.3.

The planning application is for a project-specific case and is not to be construed to be setting a precedent for future development.

The application has been reviewed based on the specific characteristics of the proposed development, including the site constraints, applicable regulations, and project design. Approval of this application does not establish a precedent or authorize future projects to deviate from applicable standards, as each future application will be evaluated independently based on its own merits and applicable regulations.

When more than one planning application is proposed for a single development, the cumulative effect of all the planning applications shall be considered.

The proposed development has been evaluated based on the cumulative effects of all requested planning approvals associated with the project.

For residential developments, consistency with any applicable design guidelines adopted by city council resolution.

The project is a housing development project subject to the Housing Accountability Act. Pursuant to Government Code Section 65589.5, the City may not apply subjective design standards to the project as a basis for approval or denial. The project has therefore been evaluated based on applicable objective development standards.

For affordable multi-family housing developments which include a minimum of 16 affordable dwelling units at no less than 20 dwelling units per acre, the maximum density standards of the general plan shall be applied, and the maximum density shall be permitted by right and not subject to discretionary review during the design review or master plan application process.

The project does not qualify as an affordable multi-family housing development meeting the criteria identified above because it does not include a minimum of 16 affordable dwelling units at a density of no less than 20 dwelling units per acre. Therefore, this criteria is not applicable to the proposed development.

B. The proposed project complies with Costa Mesa Municipal Code Section 13-29(g)(13) – "**Tentative Tract Map Findings**" because:

***Finding: The creation of the subdivision and related improvements is consistent with the general plan, any applicable specific plan, and this Zone Code. proposed rezone is consistent with this Zoning* Code.**

Facts in Support of Finding: Consistent. The creation of the subdivision aligns with the amendment land use designation of the General Plan by promoting residential ownership. Additionally, the subdivision complies with the local Zoning Code, and State laws by conforming to established development regulations. The proposed map will allow for each individual unit to be sold separately.

Finding: The proposed use of the subdivision is compatible with the general plan.

Facts in Support of Finding: Consistent. The proposed development aligns with the General Plan by addressing the critical need for housing options within the community. Located near commercial corridors, this development promotes the City's goals of increasing residential density while enhancing accessibility to essential services and transportation.

Finding: The subject property is physically suitable to accommodate the subdivision in terms of type, design and density of development, and will not result in substantial environmental damage nor public health problems, based on compliance with the Zoning Code and general plan, and consideration of appropriate environmental information.

Facts in Support of Finding: Consistent. The proposed project is an in-fill development and is located in an urbanized area. The site meets the minimum lot size requirement that can accommodate the density and necessary utilities. There are no wildlife habitat or bodies of water on the site or nearby, further ensuring that the development will not result in substantial environmental damage. This strategic location allows for the efficient use of already developed land, minimizing the need for additional site disturbance and preserving green spaces elsewhere in the community.

Finding: The design of the subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities in the subdivision, as required by State* Government Code *section 66473.1

Facts in Support of Finding: The design of the proposed development thoughtfully considers the orientation of the lot, aligning in a manner that maximizes solar exposure, ensuring natural passive heating during colder months. Each townhome unit has operable windows and doors on each side of the building which will allow for airflow through the units allowing for natural heating and cooling opportunities. All buildings are spaced a minimum five feet apart which allows for airflow between buildings throughout the project site. Additionally, the layout incorporates various outdoor amenity areas at the center of the development and green spaces to promote natural airflow and cooling, minimizing the need for artificial heating or air conditioning. This approach reflects the principles outlined in State Government Code section 66473.1.

Finding: The division and development will not unreasonably interfere with the free and complete exercise of the public entity and/or public utility rights-of-way and/or easements within the tract.

Facts in Support of Finding: Consistent. The proposed development has been designed to ensure that all existing public entity and utility rights-of-way and easements within the subdivision remain accessible and unobstructed. Coordination with utility providers and the City will be maintained throughout the development process to avoid any disruptions and ensure that essential services can continue to operate efficiently.

Finding: The discharge of sewage from this land division into the public sewer system will not violate the requirements of the State Regional Water Quality Control Board pursuant to Division 7 (commencing with State Water Code section 13000).

Facts in Support of Finding: Consistent. The discharge of sewage from this infill project into the existing public sewer system will not violate the requirements of the State Regional Water Quality Control Board pursuant to Division 7 of the State Water Code (commencing with Section 13000), as the project site is currently served by existing utilities with adequate capacity, and the proposed development will not exceed the design limitations of the existing sewer infrastructure or treatment facilities.

C. The proposed project complies with Title 13, Section 13-29(g)(3), of the Costa Mesa Municipal Code "**Density Bonus Findings**" because:

Finding: The request is consistent with State Government Code section 65915 et. seq. regarding density bonuses and other incentives, the general plan, any applicable specific plan, and Chapter IX special regulations, Article 4 density bonuses and other incentives.

Facts in Support of Finding: Consistent. The proposed development is not requesting a density bonus as the 15-unit project can be accommodated within

the maximum residential density permitted (50 du/acre) by the General Plan. Pursuant to Government Code Section 65915, the project qualifies for one incentive or concession and may request waivers or reductions of development standards because it provides two moderate-income units, representing approximately 15 percent of the base units and 13.3 percent of the total units. The request is consistent with State Density Bonus Law and Chapter IX, Special Regulations, Article 4, Density Bonuses and Other Incentives, which encourage the production of housing. The project is also consistent with General Plan Land Use Policies LU-1.3 and Housing Element Policies HOU-2.1 which support the development of diverse housing opportunities and the provision of affordable housing.

Finding: The requested density bonus and incentive or concession constitute the minimum amount necessary to provide housing at the target rents or sale prices and/or a child care facility.

Facts in Support of Finding: Consistent. The project proposes 15 dwelling units, including two moderate-income units, representing approximately 15% of the base units and 13.3% of the total units. Although the project is not requesting a density increase, it qualifies for one concession pursuant to Government Code Section 65915 based on the provision of moderate-income housing. The requested concession consists of relief from the requirement to underground existing overhead utility lines along Charle Street. The concession constitutes the minimum deviation necessary to reduce development costs and support the provision of the two moderate-income units at affordable sale prices.

Finding: The granting of the incentive or concession is required in order to provide for affordable housing costs, as defined in Health and Safety Code section 50052.5 or for rents for the targeted units.

Facts in Support of Finding: Consistent. The requested concession is required to reduce development costs associated with undergrounding the existing overhead utility lines along Charle Street. By avoiding these additional costs, the project can direct more resources toward the provision of the two moderate-income units proposed as part of the development. The project includes two moderate-income units, representing approximately 15% of the base units and 13.3% of the total units, which qualify the project for a concession under State Density Bonus Law. The concession supports the project's ability to provide the moderate-income units at affordable housing costs, as defined in Health and Safety Code Section 50052.5.

Finding: The granting of the incentive or concession and/or the waiver or reduction of development standards does not have a specific, adverse impact, as defined in paragraph (2) of subdivision (d) of Government Code section 65589.5 upon health, safety, or the physical environment, and for which there

is no feasible method to satisfactorily mitigate or avoid the specific adverse impact.

Facts in Support of Finding: Consistent. The requested waivers are for above-ground utilities, front setback, common lot landscaped setback, usable common open space, driveways, storage, building to building setback, and landscaped parkways. The requested concession is related to development standards related to the existing overhead utility lines along Charle Street. The requested waivers are minimal in that they will not impact the circulation or safety of the proposed development. The waivers are necessary to accommodate the number of units on the site. The buildings will be required to be constructed in compliance with the Building Code. Therefore, granting the waivers will have no negative impacts on the health, safety, or physical environment of the project site.

Finding: The granting of the incentive or concession and/or the waiver or reduction of development standards does not have an adverse impact on any real property that is listed in the California Register of Historical Resources.

Facts in Support of Finding: Consistent. The proposed project is not located in proximity to real property listed in the California Register of Historic Resources and will therefore have no impacts.

D. ***No Net Loss***

Pursuant to Senate Bill 166 [Government Code Section 65863], the "No Net Loss Law" was amended to ensure that housing development opportunities remain available throughout the housing element planning period to accommodate a jurisdiction's regional housing needs assessment (RHNA). One aspect of this amended legislation requires that "If the city approves a development of a parcel identified in its Housing Element sites inventory with fewer units than shown in the Housing Element, it must either make findings that the Housing Element's remaining sites have sufficient capacity to accommodate the remaining unmet RHNA by each income level [emphasis added] or identify and make available sufficient sites to accommodate the remaining unmet RHNA for each income category".

- The subject property is identified in the City's Housing Element Sites Inventory as having the capacity to accommodate 30 dwelling units, including five very low-income units, three low-income units, six moderate-income units, and 16 above moderate-income units. The proposed project consists of 15 for-sale dwelling units, including two moderate-income units and 13 above moderate-income units. The City has evaluated the project pursuant to Government Code Section 65863 and determined that approval of the project would reduce the residential capacity assumed for the site, leading to a deficiency of five very-low-income units, three low-income units, four moderate income units and three above moderate units. The City is currently revising its Housing Element and identifying additional sites for inclusion in the Housing Element

to restore capacity and maintain compliance with its Regional Housing Needs Allocation (RHNA) obligations following City Council action on March 17, 2026 to remove 17 sites from and add two sites to the Housing Element Sites Inventory. An amendment to the Housing Element is anticipated to be considered by the City Council in September, 2026, to identify and restore capacity shortfall, including maintain a buffer in each income category, and maintain compliance with Government Code Section 65863.

E. **Environmental Determination.** The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City's environmental review procedures. The City determined that the project qualifies for the infill housing exemption set forth in Public Resources Code Section 21080.66, as enacted by Assembly Bill 130, because it satisfies the applicable statutory eligibility criteria. As a result, the project is exempt from further environmental review under CEQA, and no Initial Study, Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report is required. Accordingly, the project may be approved without the preparation of additional environmental documentation.

F. The project is not subject to a traffic impact fee, pursuant to Chapter XII, Article 3 Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

EXHIBIT B

CONDITIONS OF APPROVAL

Plng. 1. The expiration of the Planning Application shall coincide with the expiration of the approval of the Tentative Tract Map No. 19458 which is valid for two years. An extension request is needed to extend the expiration for each additional year after the initial two-year period.

2. The conditions of approval, incorporated as Exhibit B and Exhibit C to Attachment 1, code requirements, and special district requirements of Development Review PDVR-25-0013, Tentative Tract Map No. 19458, and Density Bonus shall be blueprinted on the face of the site plan as part of the plan check submittal package.

3. The project is subject to compliance with all applicable Federal, State, and local laws. A copy of the applicable Costa Mesa Municipal Code requirements has been forwarded to the Applicant and, where applicable, the Authorized Agent, for reference.

4. The project shall be limited to the type of buildings as described in this staff report and in the attached plans. Any change in the use, size, or design shall require review by the Planning Division and may require an amendment to the application.

5. If any section, division, sentence, clause, phrase or portion of this resolution is for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions.

6. The owner shall contract with a waste disposal company that will provide full on-site trash, recyclable, and organics collection. Access for disposal collection shall be provided in designated waste areas as identified in the project plans. There shall be no storage of trash bins or cans on public streets with the exception of temporary use of the right-of-way for rolling containers or loading to large trash trucks.

7. No modification(s) of the approved building elevations including, but not limited to, changes that increase the building height, removal of building articulation, or a change of the finish material(s), would be made during construction without prior Planning Division written approval. Failure to obtain prior Planning Division approval of the modification could result in requirement of the applicant to (re)process the modification through a discretionary review process, or modify the construction drawings to reflect the approved plans.

8. Permits are required for all signs according to the provisions of the Costa Mesa Sign Ordinance. Freestanding signs are subject to review and approval by the Planning Division/Community Development Director to ensure compatibility in terms of size, height, and location with the proposed/existing development and existing freestanding signs in the project vicinity.

9. The proposed project is required to comply with California Public Resources Code Sections 5097.9-5097.991 (which protects Native American historical and cultural resources, and sacred sites) and Health and Safety Code Section 7050.5 (pertaining to the discovery or recognition of any human remains).

10. The proposed project is required to comply with California Public Resources Code Sections 5097.9–5097.991 (which protects Native American historical and cultural resources, and sacred sites); Public Resources Code Section 21084.3 (avoid damaging effects to any Tribal cultural resource); Health and Safety Code Section 7050.5 (pertaining to the discovery or recognition of any human remains).

11. The subject property's ultimate finished grade level may not be filled/raised in excess of 30 inches above the finished grade of any abutting property. If additional dirt is needed to provide acceptable on-site storm water flow to a public street, an alternative means of accommodating that drainage shall be approved by the City's Building Official prior to issuance of any grading or building permits. Such alternatives may include subsurface tie-in to public storm water facilities, subsurface drainage collection systems and/or sumps with mechanical pump discharge in-lieu of gravity flow. If mechanical pump method is determined appropriate, said mechanical pump(s) shall continuously be maintained in working order. In any case, development of subject property shall preserve or improve the existing pattern of drainage on abutting properties.

12. The applicant shall defend, indemnify, and hold harmless the City, its elected and appointed officials, agents, officers and employees from any claim, legal action, or proceeding (collectively referred to as "proceeding") brought against the City, its elected and appointed officials, agents, officers or employees arising out of, or which are in any way related to, the applicant's project, or any approval granted by City related to the applicant's project. The indemnification shall include, but not be limited to, damages, fees and/or costs awarded against the City, if any, and cost of suit, attorney's fees, and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by the applicant, the City and/or the parties initiating or bringing such proceeding. This indemnity provision shall include the applicant's obligation to indemnify the City for all the City's costs, fees, and damages that the City incurs in enforcing the

indemnification provisions set forth in this section. City shall have the right to choose its own legal counsel to represent the City's interests, and applicant shall indemnify City for all such costs incurred by City.

13. To avoid an alley-like appearance, the private streets and driveways shall not be developed with a center concrete swale. The final landscape concept plan shall indicate the landscape palette and the design/material of paved areas, and the landscape/hardscape plan shall be approved by the Planning Division prior to issuance of building permits.

14. All utilities servicing irrigation, project lighting and other commonly serving improvements, shall either be provided by a common meter on each phase or by (a) common meter(s) that is the shared responsibility for all property owners in the development project. The CC&Rs or other organizational documents shall include verbiage requiring the common meters for the life of the development project.

15. On-site lighting shall be provided in all parking areas, vehicular access ways, and along major walkways. The lighting shall be directed onto driveways and walkways within the project and away from dwelling units and adjacent properties to minimize light and glare impacts, and shall be of a type approved by the Community Development Director.

16. SCAQMD Rule 403 requires the implementation of best available dust control measures during activities capable of generating fugitive dust. The proposed project must follow the standard SCAQMD rules and requirements with regard to fugitive dust control, which include, but are not limited to the following:
    1) All active construction areas shall be watered two times daily.
    2) Speed on unpaved roads shall be reduced to less than 15 miles per hour (mph).
    3) Any visible dirt deposition on any public roadway shall be swept or washed at the site access points within 30 minutes.
    4) Any on-site stockpiles of debris, dirt, or other dusty material shall be covered or watered twice daily.
    5) All operations on any unpaved surface shall be suspended if winds exceed 15 mph.
    6) Access points shall be washed or swept daily.
    7) Construction sites shall be sandbagged for erosion control.
    8) Apply nontoxic chemical soil stabilizers according to manufacturers' specifications to all inactive construction areas (previously graded areas inactive for 10 days or more).
    9) Cover all trucks hauling dirt, sand, soil, or other loose materials, and maintain at least 2 feet of freeboard space in accordance with the requirements of California Vehicle Code (CVC) Section 23114.

10)Pave or gravel construction access roads at least 100 feet onto the site from the main road and use gravel aprons at truck exits.
11)Replace the ground cover of disturbed areas as quickly possible.

17. Adequate watering techniques shall be employed to partially mitigate the impact of construction-generated dust particulates. Portions of the project site that are undergoing earth moving operations would be watered such that a crust is formed on the ground surface and then watered again at the end of the day.

18. The project shall provide a minimum of two (2) affordable units located at Unit 1 and Unit 15 of the Tract Map.

19. With the exception of personal deliveries being provided to residents, operational and construction truck deliveries shall not occur anytime between the hours of 8:00 pm and 7:00 am.

20. All garages shall be provided with automatic garage door openers.

Bldg. 21. Plans shall be prepared under the supervision of a registered California Architect or Engineer. Plan shall be stamped and signed by the registered California Architect or Engineer.

22. If soil contamination exists that under state regulations may only be removed for off-site disposal with the review and issuance of a permit by an outside Agency such as the Orange County Health Care Agency, DTSC, etc., then remediation plans shall be submitted to both the City of Costa Mesa's Building Division and County of Orange Health Care Agency for review, approval, and issuing a permit. Building permit(s) shall not be issued until the soil is certified as clean and usable by a Soils Engineer.

23. For construction or improvements that encroach within Public Utility Easements, the applicant shall provide written approvals from the utility companies associated with that easement.

24. Submit a precise grading plan, an erosion control plan and a hydrology study. A precise grading plan shall not be required if any of the following are met: 1) An excavation which does not exceed 50 CY on any one site and which is less than 2 ft in vertical depth, or which does not create a cut slope greater than 1 ½:1 (excluding foundation area). 2) A fill less than 1 foot in depth placed on natural grade with a slope flatter than 5:1, which does not exceed 50 CY on any one lot and does not obstruct a drainage course. 3) A fill less than 3 ft in depth, not intended to support structures, which does not exceed 50 CY on any one lot and does not obstruct a drainage course. Prior to issuing the Building permit, the rough grading certificate shall be submitted to the Building Division.

Eng. 25. Comply with the requirements contained in the letter prepared by the City Engineer (Exhibit C).

26. Proposed storm drain facilities shall be constructed pursuant to the City of Costa Mesa Master Drainage Plan.

27. The project shall fulfill drainage ordinance fee requirements prior to approval of final maps and plans.

28. Private on-site drainage facilities and parkway culverts or drains will not be maintained by the City and shall be maintained by the owner or developer of the property. Private lateral connections to City storm drains shall require a hold harmless agreement prior to issuance of grading or building permits.

Trans 29. All parking stalls shall follow the City's Parking Design Standards unless otherwise approved.

PRIOR TO ISSUANCE OF A DEMOLITION OR GRADING PERMIT

Plng. 30. The precise grading plan shall clearly show the lowest and highest point of the development. The lowest point of the finished surface elevation of either the ground, paving or sidewalk within the area between the building and the property line, or when the property line is more than five (5) feet from the building, between the building and a line five (5) feet from the building.

31. Applicant shall contact the South Coast Air Quality Management District (SCAQMD) at (800) 288-7664 for potential additional conditions of development or for additional permits required by the district.

32. The construction contractor is required to recycle/reuse at least 65 percent of the construction material including, but not limited to, soil, mulch, vegetation, concrete, lumber, metal, and cardboard, and to use "green building materials" such as those materials that are rapidly renewable or resource-efficient, and recycled and manufactured in an environmentally friendly way, as specified in the California Department of Resources Recycling and Recovery (CalRecycle) Sustainable (Green) Building Program.

33. Prior to issuance of grading permits, developer shall identify to the Community Development Director or designee a construction relations officer to act as a community liaison concerning on-site activity, including resolution of issues related to dust generation from grading/paving activities.

34. Prior to issuance of grading permits, developer shall submit for review and approval a Construction Management Plan. This plan features methods to

minimize disruption to the neighboring uses to the fullest extent that is reasonable and practicable. The plan shall include construction parking and vehicle access and specifying staging areas and delivery and hauling truck routes. The plan should mitigate disruption during construction. The truck route plan shall preclude truck routes through residential areas and major truck traffic during peak hours. The total truck trips to the site shall not exceed 200 trucks per day (i.e., 100 truck trips to the site plus 100 truck trips from the site) unless approved by the Community Development Director or Transportation Services Manager.

35. Prior to issuance of grading permits, the City of Costa Mesa shall ensure a qualified Archaeologist who meets the Secretary of the Interior's Standards for professional archaeology has been retained for the project and shall be on-call during all demolition and grading/excavation. The qualified Archaeologist shall ensure the following measures are followed for the project.

    1) Prior to any ground disturbance, the qualified Archaeologist, or their designee, shall provide worker environmental awareness protection training to construction personnel regarding regulatory requirements for the protection of cultural (prehistoric and historic) resources. As part of this training, construction personnel shall be briefed on proper procedures to follow should resources of a potentially cultural nature be discovered during construction. Workers shall be provided contact information and protocols to follow in the event that inadvertent discoveries are made. The training can be in the form of a video or PowerPoint presentation. Printed literature (handouts) can accompany the training and can also be given to new workers and contractors to avoid the necessity of continuous training over the course of the project.

    2) Prior to any ground disturbance, the applicant shall submit a written Cultural Resources Monitoring Plan (CRMP) to the City of Costa Mesa's Community Development Director for review and approval. The monitoring plan shall include Monitor contact information (including the qualified Archaeologist and the Native American Monitor), specific procedures for field observation, diverting and grading to protect finds, and procedures to be followed in the event of significant finds.

    3) In the event cultural resources are discovered during any stage of project construction, all construction work within 50 feet (15 meters) of the discovered resource shall cease and the qualified Archaeologist, in collaboration with the Monitor, shall assess the discovery. Construction activities outside the buffer zone may continue during the Monitor's assessment.

    4) Non-Native American (Non-TCR) Discoveries: If warranted based on the qualified Archaeologist's evaluation of the archaeological (but non-TCR) discovery, the Archaeologist shall collect the resource and prepare a test-level report describing the results of the investigation. The test-level report shall evaluate the site including discussing the

significance (depth, nature, condition, and extent of the resource), identifying final Cultural conditions, if any, that the City of Costa Mesa's Community Development Director shall verify are incorporated into future construction plans, and providing cost estimates.

5) Conjoined Archaeological and Native American (TCR) Discoveries: If, following consultation with the Monitors, it is determined that a historic or prehistoric discovery includes Native American materials or resources, then the Monitor shall determine the appropriate treatment of the discovered TCR(s) consistent with TCR Condition of Approval No. 36. The Monitor shall prepare a TCR discovery report, which may include descriptions and evaluations of the area and conditions at the site of the discovery (i.e., depth, nature, condition, and extent of the resources), as well as a discussion of the significance to the applicable Native American Tribe.

6) The requirements of Section 15064.5 of the CEQA Guidelines shall be followed. Construction work within the buffer area surrounding a TCR discovery shall resume only after the Monitor has (1) appropriately inventoried and documented the resource and any surrounding material of significance to the applicable Native American Tribe, and (2) completed the appropriate treatment of the resource consistent with TCR Condition of Approval No. 36.

36. Prior to issuance of any grading permits, the applicant shall formally retain a Native American Monitor from the Native American Tribe(s) that is(are) culturally and ancestrally affiliated with the project location as determined by the Native American Heritage Commission (NAHC). The applicant shall enter into a contract for monitoring services with the Gabrieleño Band of Mission Indians–Kizh Nation, Juaneño Band of Mission Indian Acjachemen Nation– 84A, and Gabrielino Tongva Indians of California Tribal Council. The Tribal Monitors (the "Monitors") shall monitor all "ground-disturbing" project activities, which includes but is not limited to: structural demolition, grubbing/clearing, rough grading, precise grading, mass grading, trenching, excavation, boring, auguring, and weed abatement on previously disturbed and undisturbed ground (collectively "ground-disturbing activities"). A copy of the executed contracts shall be submitted to the Costa Mesa Community Development Department prior to the issuance of any permit necessary to commence ground-disturbing activities.

    The Monitor shall prepare daily monitoring logs that include descriptions of the relevant ground-disturbing activities, locations of such activities, observed soil types, and the presence or absence of Tribal cultural-related materials. Should Tribal cultural resources be discovered, monitoring logs shall identify and describe such resources, including but not limited to, Native American cultural resources as well as any discovered Native American (ancestral) human remains and burial goods. Copies of monitoring logs shall be provided to the City of Costa Mesa and maintained

as confidential. In the event cultural resources are discovered during any phase of ground-disturbing activities, and it is determined by the Monitor and the qualified Archaeological Monitor, in consultation with the City, to be Native American in origin, then all construction activity within 50 feet (15 meters) of the find shall cease until the Monitor can assess the find. Work shall be allowed to continue outside of the buffer zone. The Monitor shall determine the appropriate treatment of the discovered resource that is consistent with the Tribe's cultural practices, including reinternment on-site in an appropriate area determined by the tribe in consultation with the City and the applicant, or retention of the discovered resource for educational purposes. Construction work within the buffer area surrounding a TCR discovery shall resume only after the Monitor has (1) appropriately inventoried and documented the resource and any surrounding material of significance to the Tribal nations, and (2) completed the appropriate treatment of the resource.

Monitoring for Tribal cultural resources (TCRs) shall conclude upon the City's receipt of written confirmation from the Monitor that ground-disturbing activities with potential impacts to discovered and/or undiscovered TCRs are complete.

Bldg 37. Prior to the Building Division (AQMD) issuing a demolition permit the applicant shall contact South Coast Air Quality Management District located at: 21865 Copley Dr. Diamond Bar, CA 91765-4178 Tel: 909- 396-2000 Or Visit their web site http://www.costamesaca.gov/modules/showdocument.aspx?documentid=23381 The Building Div. will not issue a demolition permit until an Identification no. is provided by AQMD.

38. Prior to the issuance of grading permits, submit a soils report for this project. Soil's Report recommendations shall be blueprinted on both the architectural and the precise grading plans.

39. The ground adjacent immediately to the foundation shall be sloped away from the building at a slope of not less than 5% for a minimum distance of 10 feet measured perpendicular to the face of the wall CBC sec. 1804.3. See also exception. Where lot lines or physical obstructions prevent the required 5% ground slope from extending 10 feet away from the building foundation, the adjacent ground shall be sloped at a minimum of 5% to a point where surface water is intercepted and safely diverted away from the foundation by either: 1) An engineered drainage inlet system located within the 10-foot perimeter, or 2) a drainage swale with a minimum longitudinal slope of 2% located within 10 feet of the building. ii- On graded sites the top of exterior foundation shall extend above the elevation of the street gutter at point of discharge or the inlet of an approved discharge devise a minimum of 12 inches plus 2 percent California Building Code sec. 1808.7.4

PRIOR TO ISSUANCE OF A BUILDING PERMIT

Plng. 40. Prior to issuance of building permits, the applicant shall contact the U.S. Postal Service with regard to location and design of mail delivery facilities. Such facilities shall be shown on the site plan, landscape plan, and/or floor plan.

41. In compliance with the Map Act, prior to issuance of building permits, the applicant shall provide proof of recordation of Final Map No. 19458. Additionally, pursuant to CMMC Section 13-236, no lot may be sold, leased or financed nor shall permits be issued or construction commenced prior to the filing of the final map with the county recorder.

42. Provide a noise study to be reviewed and approved by the Planning Division prior to issuance of building permits. If present and/or projected exterior noise exceeds 60 CNEL, California Noise Insulation Standards, Title 25, California Code of Regulations require a maximum interior noise level of 45 CNEL for residential structures. If required interior noise levels are achieved by requiring that windows be inoperable or closed, the design for the structure must also specify the means that will be employed to provide ventilation, and cooling if necessary, to provide a habitable interior environment.

43. Address assignment shall be requested from the Planning Division prior to approval of working drawings for plan check. The approved address of individual units, suites, buildings, etc., shall be blueprinted on the site plan and on all floor plans in the working drawings.

44. The applicant shall contact the current cable company prior to issuance of building permits to arrange for pre-wiring for future cable communication service.

45. Prior to issuance of building permits, a final landscape plan shall be incorporated into the building permit plan set indicating the landscape palette and the design/material of paved areas shall be submitted for review and approval by the Planning Division. The private drive and driveway entrances shall also be enhanced with pervious pavers, pavers, colored stamped concrete, or other treatment to the satisfaction of the Community Development Director. The plan shall meet the requirements set forth in Costa Mesa Municipal Code Sections 13-101 through 13-108, shall be required as part of the project plan check review and approval process. Plans shall be forwarded to the Planning Division for final approval prior to issuance of building permits.

46. Prior to the issuance of any building permits, the applicant shall enter into an Affordable Housing Agreement with the City, consistent with the requirements of State Density Bonus Law and the City's applicable regulations. The Agreement shall detail the number, type, location, and affordability level of all required affordable units, as well as any development incentives, concessions, waivers, or parking reductions granted under the density bonus provisions. The Agreement shall be subject to review and approval by the City Attorney's Office prior to execution and recordation against the property and shall be for a minimum of 55 years.

47. The landscaping of this project shall comply with the City's landscaping requirements and any applicable guidelines (i.e. Water Efficient Landscape Guidelines). The final landscape plan shall meet tree count, tree selection, shrub count, groundcover, and turf requirements per the City's Zoning Code.

48. Prior to the issuance of Building Permits, the Applicant shall submit a Lighting Plan and Photometric Study for the approval of the City's Community Development Department. The Lighting Plan shall demonstrate compliance with the following: (a) Lighting design and layout shall limit spill light to no more than 0.5-foot candle at the property line of the surrounding neighbors, consistent with the level of lighting that is deemed necessary for safety and security purposes on site. (b) Glare shields may be required for select light standards.

49. Trash facilities shall be screened from view, and designed and located appropriately to minimize potential noise and odor impacts to residential areas either within the garages or within the rear yard areas of the dwelling units (behind fences).

50. All on-site utility services located within the development area and outside of the street setback shall be installed underground, or where applicable, screened from view. Roof-mounted utility equipment (e.g., satellite dishes), shall be screened from public rights-of-way and adjacent properties.

51. Transformers, backflow preventers, and any other approved above-ground utility improvements located within the street setback area shall be screened from public rights-of-way and adjacent properties to the maximum extent feasible through landscaping or other approved screening methods , under direction of Planning staff. The installation shall be in a manner acceptable to the public utility and shall be in the form of a vault, wall cabinet, or wall box under the direction of the Planning Division. Utility improvements requiring access from the public right-of-way may be exempt from full screening where necessary to accommodate operational and

maintenance requirements, subject to review and approval by the Community Development Director.

52. Plans shall show method of screening for all ground-mounted equipment (backflow prevention devices, Fire Department connections, electrical transformers, etc.). With the exception of back-flow prevention devices, ground-mounted equipment shall be screened from public rights-of-way and adjacent properties to the maximum extent feasible through landscaping or other approved screening methods, under the direction of Planning Staff.

53. Any mechanical equipment such as air-conditioning equipment and duct work shall be screened from view in a manner approved by the Planning Division.

54. Prior to building permit issuance, the applicant shall submit a comprehensive utilities plan that shows utility design, required undergrounding and dedications/easements. The plan will be reviewed by both the City's Building Division and Public Works Department.

Bldg. 55. Comply with the requirements of the latest edition of the California Building Code, California Residential Code, California Electrical Code, California Mechanical Code , California Plumbing Code , California Green Building Standards Code and California Energy Code (or the applicable adopted California Building Code, California Residential Code California Electrical Code, California Mechanical Code California Plumbing Code, California Green Building Standards and California Energy Code at the time of plan submittal) and California Code of Regulations also known as the California Building Standards Code, as amended by the City of Costa Mesa.

56. Prior to issuing the Building permit, the rough grading certificate shall be submitted to the Building Division.

57. Prior to issuance of a rough grading permit, the applicant shall submit, for review and approval by the Building Official, a site plan identifying the locations of the three soil vapor borings and associated monitoring points utilized in the methane assessment described in Section 2.3, Methane Assessment (2026), of the Soils Management Plan dated June 3, 2026. The site plan shall demonstrate that the methane assessment was conducted within the parameters of the proposed development area and shall reference the assessment's conclusion that no methane or hydrogen sulfide was detected during either sampling event at any of the monitoring locations.

58. Applicant shall provide proof of establishment of a homeowner's association prior to release of any utilities prior to selling any of the units as condominiums.

59. Prior to issuance of building permits, the applicant shall provide the Conditions, Covenants, and Restrictions (CC&Rs) to the Community Development Director and City Attorney's office for review. The CC&Rs must be in a form and substance acceptable to and shall be approved by the Community Development Director and City Attorney's office.

A. The CC&Rs shall contain provisions requiring that the maintenance or homeowner's association effectively manage parking and contract with a towing service to enforce the parking regulations.

B. The CC&Rs shall also contain provisions related to use, preservation and maintenance of the common streets and open space areas in perpetuity by the maintenance or homeowner's association.

C. The CC&Rs shall contain restrictions requiring residents to park vehicles in the garage spaces provided for each unit. Storage of other items may occur only to the extent that vehicles may still be parked within the required garage spaces.

D. The CC&Rs shall contain a notice that the open parking space in front of each unit shall be assigned to that unit.

E. The CC&Rs shall include the ground rules related to architectural control over future building modifications or additions, architectural design and guidelines for the property, and engagement in alternative dispute resolution before filing a lawsuit to resolve conflicts.

F. The CC&Rs shall contain provisions requiring that the Homeowner's Association or Maintenance Association will one time submit a signed affidavit to the City of Costa Mesa to certify the following:

- The one and two-car garages in the residential community are being used for vehicle parking by the resident(s).
- The vehicle parking areas within the garage are not obstructed by storage items, including but not limited to, toys, clothing, tools, boxes, equipment, etc.
- The resident(s) have consented to voluntary inspections of the garage to verify the parking availability, as needed.

The form and content of the affidavit shall be provided by the City Attorney's office. Failure to file the affidavit is considered a violation of this condition.

G. The CC&Rs shall contain provisions prohibiting the storage of Recreational vehicles or Boats on the site.

I. The CC&Rs shall contain provisions requiring compliance with the City's short term rental ordinance.

J. The CC&Rs shall contain provisions relating to the operation of the pedestrian gates along Charle Street and pedestrian access through the property.

60. Provide a written operations plan for the opening and closing of the vehicle and pedestrian gates that connect to Charle Street and Harbor Boulevard.

PRIOR TO FINAL INSPECTION/OCCUPANCY

Plng. 61. The applicant shall contact the Planning Division to arrange Planning inspection of the site prior to the release of occupancy/utilities. This inspection is to confirm that the conditions of approval and code requirements have been satisfied.

62. Prior to final inspection, street addresses shall be visible from the public street and may be displayed either on the front door, on the fascia adjacent to the main entrance, or on another prominent location. Numerals shall be a minimum six (6) inches in height with not less than one-half-inch stroke and shall contrast sharply with the background.

63. Landscaping and irrigation shall be installed in accordance with the approved plans prior to final inspection or occupancy clearance. Only canopy trees shall be planted within the development and public right- of way; palm trees shall not be used.

64. Prior to final building inspection, a bicycle rack shall be installed in a location such that it is functional, accessible and visible to the user. The placement must ensure that parked bicycles do not interfere with vehicle circulation or pedestrian access.

65. Prior to issuance of Certificate of Occupancy, the Developer shall pay a park impact fee or dedicate parkland to meet the demands of the proposed development.

CODE REQUIREMENTS

The following list of federal, state, and local laws applicable to the project has been compiled by staff for the applicant's reference. Any reference to "City" pertains to the City of Costa Mesa.

Bldg. 1. Comply with the requirements of the adopted California Building Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Green Building Standards, California Energy Code, and California Code of Regulations also known as the California Building Standards Code, as amended by the City of Costa Mesa at the time of plan submittal or permit issuance. Requirements for accessibility to sites, facilities, buildings, and elements by individuals with disability shall comply with chapter 11A and 11B of the California Building Code. A change of

occupancy shall require compliance with the Disabled access requirements of chapter 11A and 11B of the California Building Code. If a sales office is proposed and provided on-site, the sales office shall comply with the applicable disabled access requirements of Chapter 11B of the California Building Code.

2. Plans shall be prepared under the supervision of a registered California Architect or Engineer. Plan shall be stamped and signed by the registered California Architect or Engineer.

3. All noise-generating construction activities shall be limited to 7 a.m. to 7 p.m. Monday through Friday and 9 a.m. to 6 p.m. on Saturday. Noise-generating construction activities shall be prohibited on Sunday and the following federal holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, and Christmas Day.

4. Prior to issuance of a building permit, the City's Building and Fire Departments shall review the proposed development plans to determine compliance with all building and safety and fire codes, and to ensure safety, suitable occupancy and the necessary occupant ingress and egress.

5. Maximum allowable area of new and additions shall be determined in accordance with the applicable provisions of California Building Code.

6. Maximum area of exterior wall openings shall be determined in accordance with the applicable provisions of California Building Code.

7. Comply with the City's fence and wall standards including the inclusion of visibility triangles.

Fire 8. Comply with the requirements of the 2022 California Fire Code, including the reference standards, as adopted, and amended by Costa Mesa Fire & Rescue.

Bus. Lic. 9. All contractors and subcontractors must have valid business licenses to do business in the City of Costa Mesa. Final inspections, final occupancy and utility releases will not be granted until all such licenses have been obtained.

SPECIAL DISTRICT REQUIREMENTS

AQMD 10. Prior to the Building Division (AQMD) issuing a demolition permit, contact South Coast Air Quality Management District located at:
21865 Copley Dr
Diamond Bar, CA 91765-4178
Tel: 909-396-2000
OR

Visit their web site:
http://www.costamesaca.gov/modules/showdocument.aspx?documentid=23381
The Building Division will not issue a demolition permit until an identification number is provided by AQMD.

Sani. 11. It is recommended that the developer contact the Costa Mesa Sanitary District at (949) 645-8400 for current district requirements.

Water 12. Applicant is reminded that additional conditions of development may be imposed by Mesa Consolidated Water District (949) 631-1200 and/or other serving utilities. Subject to approval by the board of directors, Mesa Consolidated Water District may require payment of a developer impact fee prior to installation of water service or construction of required master plan facilities.
Customer shall contact the Mesa Water District – Engineering Desk and submit an application and plans for project review. Customer must obtain a letter of approval and a letter of project completion from Mesa Water District.

School 13. Pay applicable Newport Mesa Unified School District fees to the Building Division prior to issuance of building permits.

CDFA 14. Comply with the requirements of the California Department of Food and Agriculture (CDFA) to determine if red imported fire ants exist on the property prior to any soil movement or excavation. Call CDFA at 1-888-4FIREANT for information.

EXHIBIT C
Engineering Conditions of Approval

Provided Under Separate Cover

CITY OF COSTA MESA

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

FROM THE DEPARTMENT OF PUBLIC SERVICES/ENGINEERING DIVISION

July 16, 2026

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

SUBJECT: Vesting Tentative Tract No. 19458
LOCATION: 2075 Harbor Boulevard

Dear Commissioners:

Vesting Tentative Tract Map No. 19458 as furnished by the Planning Division for review by the Public Works Department consists of combining two parcels into one numbered lot for condominium purposes. Vesting Tentative Tract Map No. 19458 meets with the approval of the Public Works Department, subject to the following conditions:

1. The Tract shall be developed in full compliance with the State of California Subdivision Map Act and the City of Costa Mesa Municipal Code (C.C.M.M.C.), except as authorized by the Costa Mesa City Council and/or Planning Commission. The attention of the Subdivider and his engineer is directed to Section 13-208 through 13-261 inclusive, of the Municipal Code.

2. The Subdivider shall conduct soil investigations and provide the results to the City of Costa Mesa Engineering and Building Divisions pursuant to Ordinance 97-11.

3. Copy of the Final Tract Map shall be submitted to the Engineering Division for checking. Map check fee shall be paid per C.C.M.M.C. Section 13-231.

4. A current copy of the title search shall be submitted to the Engineering Division with the first submittal of the Final Tract Map.

5. Dedicate an ingress/egress easement to the City for emergency and public security vehicles purposes only. Maintenance of easement shall be the sole responsibility of a Homeowners Association formed to conform to Section 13-41 (e) of the C.C.M.M.C.

6. Vehicular access rights to Harbor Boulevard and Charle Street shall be released and relinquished to the City of Costa Mesa except at approved access locations.

7. Dedicate easements as needed for public utilities.

8. Prior to recordation of a Final Tract Map, the surveyor/engineer preparing the map shall tie the boundary of the map into the Horizontal Control System established by the County Surveyor in a manner described in Subarticle 12, Section 7-9-337 of the Orange County Subdivision Code.

9. Prior to recordation of a Final Tract Map, the surveyor/engineer preparing the map shall submit to the County Surveyor a digital-graphics file of said map in a manner described in Subarticle 12, Section 7-9-337 of the Orange County Subdivision Code.

10. Survey monuments shall be preserved and referenced before construction and replaced after construction, pursuant to Section 8771 of the Business and Profession Code.

11. The elevations shown on all plans shall be based on the County of Orange Benchmark Datum.

12. Prior to recordation of a Final Tract Map, submit required cash deposit or surety bond to guarantee monumentation. The deposit amount shall be determined by the City Engineer.

13. Submit required cash deposit or surety bond to guarantee construction of off-site street improvements at time of permit per Section 15-32, C.C.M.M.C. and as approved by City Engineer. Amount to be based on construction cost estimate prepared by Engineer and approved by City Engineer. The Subdivider and City shall enter into an agreement for the installation of the offsite improvements as provided in Section 66462 of the California Subdivision Map Act.

14. Prior to occupancy on the Tract, the surveyor/engineer shall submit to the City Engineer a Digital Graphic File, reproducible mylar of the recorded Tract Map, an approved Offsite Improvement Plan and nine copies of the recorded Tract Map.

15. Submit for approval to the City of Costa Mesa final design plans approved for construction that shows all proposed above and/or underground utilities within the public right-of-way required for the construction of this project. Any proposed facilities within the public right-of-way shall be approved by the City Engineer including but not limited to water, power, gas or telecommunication services.

16. Obtain an Encroachment Permit from the City of Costa Mesa, Engineering Division, at the time of development and then remove any existing driveways and/or curb depressions that will not be used and replace with full height curb and sidewalk.

17. Obtain an Encroachment Permit from the City of Costa Mesa, Engineering Division, at the time of development and then reconstruct P.C.C. sidewalk per City of Costa Mesa Standards as shown on the Offsite Improvement Plan, including four (4) feet clear around obstructions in the sidewalk.

18. Obtain an Encroachment Permit from the City of Costa Mesa, Engineering Division, at the time of development and then construct P.C.C. driveway approaches per City of Costa Mesa Standards as shown on the Offsite Plan. Location and dimensions are subject to the approval of the Transportation Services Manager.

19. Submit for approval to the City of Costa Mesa, Engineering Division, Offsite Improvement Plan that show Sewer and Water Improvements, prepared by a Civil Engineer registered in the State of California.

20. The Subdivider's engineers shall furnish the Engineering Division a hydrology/hydraulics study to the City of Costa Mesa showing existing and proposed facilities and the method of draining this area and tributary areas without exceeding the capacity of any street or drainage facility on-site or off-site. This study to be furnished with the first submittal of the Final Tract Map. Cross lot drainage shall not occur.

21. In order to comply with the latest Drainage Area Management Plan (DAMP), the proposed Project shall prepare a Water Quality Management Plan (WQMP) conforming to the Current National Pollution Discharge Elimination System (NPDES) and the Model WQMP, prepared by a Licensed Civil Engineer, which shall be submitted to the City of Costa Mesa Engineering Divisions for review and approval.

- A WQMP (Priority) shall be maintained and updated as needed to satisfy the requirements of the adopted NPDES program. The plan shall ensure that the existing water quality measures for all improved phases of the project are adhered to.
- Location of BMPs shall not be within the public right-of-way.

22. Ownership and maintenance of the private on-site drainage facilities, BMPs, parkway culverts and other common areas shall be transferred by the owner to the Homeowner Association to be formed pursuant to the C.C.M.M.C. Section 13-41 (e) and said association shall indemnify and hold harmless the City of Costa Mesa for any liability arising out of or in any way associated with the connection of the private drainage system with the City's drainage system and shall execute and deliver to the City of Costa Mesa the standard (indemnity) Hold Harmless Agreement required for such conditions prior to issuance of permits.

23. All sewer improvements shall meet the approval of the Costa Mesa Sanitary District; call (949)631-1731 for information.

24. All water system improvements shall meet the approval of Mesa Water District; call (949) 631-1200 for information.

25. Obtain approval for the planting and species of trees in the public right-of-way from the City Arborist.

26. Restore the roadway surface by slurry sealing along the project's frontage to the satisfaction of the City Engineer.

Sincerely,

S. Yang

Seung Yang, P. E.
City Engineer

Olson Urban Housing, LLC
Attn: Brian Cunningham, Director of Development
3010 Old Ranch Parkway, Suite 100
Seal Beach, CA 90740
949-244-5672
bcunningham@theolsonco.com

07/17/26

City of Costa Mesa
Economic & Development Services
c/o: Martina Caron, Victor Mendez
77 Fair Drive
Costa Mesa, CA 92626

SUBJECT: Planning Applicant Letter/2075 Harbor Boulevard

Dear Ms. Caron & Mr. Mendez,

PROJECT LOCATION: The proposed project is approximately 0.628 acres and is located at 2075 Harbor Boulevard (Assessor Parcel Number (APN 422-091-11) in the southern portion of the City of Costa Mesa, California.

PROJECT APPLICANT: The Olson Company, c/o Brian Cunningham, 3010 Old Ranch Parkway, Suite 100, Seal Beach, CA 90740-2751.

UNIQUE ID: 58 (50 DU/AC)

VARIANCES REQUESTED: None. See State Density Bonus Law (SDBL) Letter

Consistency Review
1) Planning – Site Plan
- a – Updated Table to reflect MUOD Standards.

2) Planning – Floor Plans & Elevations
- a – Included a Street Scene Elevation.

3) Concession & Waiver List (See Attachment)
- a – Updated Table reflecting waivers and concession.

If you have any questions during your review, I can be reached at (949) 244-5672 or bcunningham@theolsonco.com.

Sincerely,

Brian Cunningham

Brian Cunningham
Director of Development

Olson Urban Housing, LLC
Attn: Brian Cunningham, Director of Development
3010 Old Ranch Parkway, Suite 100
Seal Beach, CA 90740
949-244-5672
bcunningham@theolsonco.com

07/17/26

City of Costa Mesa
Economic & Development Services
c/o: Martina Caron, Victor Mendez
77 Fair Drive
Costa Mesa, CA 92626

SUBJECT: State Density Bonus Law Letter

Dear Ms. Caron & Mr. Mendez,

PROJECT LOCATION: The proposed project is approximately 0.628 acres and is located at 2075 Harbor Boulevard (Assessor Parcel Number (APN 422-091-11) in the southern portion of the City of Costa Mesa, California. The property was formerly Red-E-Rentals facility, used as an equipment rental and storage yard.

PROJECT APPLICANT: The Olson Company, c/o Brian Cunningham, 3010 Old Ranch Parkway, Suite 100, Seal Beach, CA 90740-2751.

DENSITY: Area of Project Site = 27,340 sf / 0.628 acres. The project consists of 15 dwelling units. Without taking any density increase (pursuant to Government Code § 65915(f)(4) by providing 13 percent moderate-income the project is entitled to receive an eight percent density bonus), the density is 23.89 du/acre (i.e., 15 du/0.628 acres).

ELIGABILITY FOR INCENTIVES & WAIVERS UNDER STATE DENSITY BONUS LAW:

Pursuant to California Government Code § 65915, the Project qualifies for incentives and waivers by providing at least thirteen percent (13%) of its total units for moderate-income households. Under Government Code § 65915(d)(2), a housing development that includes at least ten percent (10%) moderate-income units is entitled to one (1) incentive or concession as a matter of right. In addition, pursuant to §65915(e)(1), the Project is entitled to receive waivers or reductions of development standards that would otherwise physically preclude the construction of the project at the permitted density and with the approved incentives. The statute does not impose a numerical limit on such waivers, provided the requisite findings for denial cannot be made. Accordingly, the Project is entitled to one incentive and any necessary waivers to facilitate the development as proposed.

INCENTIVE & WAIVERS REQUESTED: SEE ATTACHMENT

If you have any questions during your review, I can be reached at (949) 244-5672 or bcunningham@theolsonco.com.

Sincerely,

Brian Cunningham

Brian Cunningham
Director of Development
The Olson Company

Date: 07/17/26

SDBL Request If Applicable	Category	Comment	Standard	Waiver Requested	Comment
Waiver	Site Plan	Relocate above-ground utilities outside street setback and screen	Costa Mesa Municipal Code – Utility Requirements (§13-71) & 13-105 (a)	Allow Utilities in Street Setback and screened as shown in landscape plan by planting in right of way.	Due to site constraints and the proposed project design, placing the utilities outside the setback area is not feasible. In order to place utilities outside the setback would require a loss of at least one dwelling unit; access to a garage; or driveway access. Therefore, a waiver is requested to avoid physical preclusion of the project as proposed.
Waiver	Site Plan	Relocate Lot 15 to meet 10-ft front setback	10'	Reduce to 8'-4"	Providing a 20 foot front yard setback would require a loss of density since Lot 15's affordable dwelling unit would otherwise be located within the 20 foot setback area. As a result, the development standard would physically preclude the project as proposed. To avoid physical preclusion, the Applicant requests a 8'-4" front yard setback along Harbor Boulevard in lieu of a 20 foot setback. This 8'4" setback accommodate the affordable unit, as well as a small projection to accommodate the gate protecting the community. There would a loss of density without the relief requested, as well as a loss of an important security amenity.
Concession	Engineering	Show undergrounding of overhead utility lines on Charle Street	Standard Condition of Approval	Concession	Undergrounding of the existing overhead utility lines along Charle Street would result in significant costs that are disproportionate to the project and would adversely impact its financial feasibility and the ability to reduce costs to provide for affordable housing. Compliance would result in substantial financial burden, adversely impacting the feasibility of the project and its ability to deliver the proposed affordable units. Accordingly, the Applicant requests a concession pursuant to SDBL for relief from this requirement.
Waiver	Res CID Standards	Common Lot Required - All projects shall be designed with a minimum of one lot to be held in common ownership and maintained by a homeowners association. This lot shall be used for common driveways, parking areas, and at least 10 feet of street setback landscaped areas.	Res CID 13-41 (b)	See Comment	The Project meets the one lot standard. With respect to at least a ten foot landscaped setback, as noted in the waiver requests above, the Project requests a waiver to allow a 9'6" rear yard setback to accommodate Lot 1. As such, it is physically impossible to meet this ten foot setback development standard because there would be a loss of livable space for the affordable unit that would abut Charle Street. Nevertheless, the proposed site plan substantially meets the minimum 10-foot landscaped street setback requirement. Minor encroachments occur at limited locations, including utility closets at Unit 1, the gate pocket at Unit 15, and portions of the revised wall layout serving Units 1 and 2. These elements are necessary for site functionality, access, and utility coordination. There is physical preclusion that prevents compliance with this development standard due to site constraints and the proposed project design therefore, a waiver is requested pursuant to State Density Bonus Law.
Waiver	Res CID Standards	Driveway Width	Min. 10'	Reduce to 8.33'	Due to site constraints and the proposed project design, this requirement is not feasible. Providing wider driveways would result in the need to reduce driveway width on adjacent townhomes and/or to reduce the passageways between buildings which would create building code issues due to a reduced passageway area. Therefore, due to physical preclusion, a waiver is requested pursuant to State Density Bonus Law.
Waiver	Res CID Standards	Storage	200 Cubic Feet of securable storage exterior to unit	Reduce to 0 Cubic Feet	The proximity of the adjacent dwelling units, limited setbacks, provided open space, provided circulation areas, and building location physically preclude an area for 200 cubic feet of storage area for each dwelling units. As a result of these site constraints and the proposed project design, this requirement is not feasible; therefore, a waiver is requested pursuant to State Density Bonus Law.
Waiver	Planning	Usable Common Open Space	Min. 30% of Lot	See Comment (13.8%)	The word "Usable" has been added to the private open space description. The block wall description has been removed.
Waiver	Planning	RCID Building to Building Setback Standard - 10'	10' Building to Building Setback	Reduce to 5'-0"	Pursuant to California Government Code Section 65915, the Applicant requests a waiver from the requirement requiring a minimum 10-foot setback between main buildings. Strict application of this standard would physically preclude the project as proposed by reducing the site's buildable area and eliminating residential units necessary to achieve the project density permitted under State Density Bonus Law. The requested waiver would not create any public health or safety concerns, as the project will continue to comply with all applicable Building and Fire Code requirements while maintaining adequate separation between structures and a high-quality site design.
Waiver	Planning	Landscape Parkway Requirement	Combine width of 10', but not less than 3' on one side, shall be provided along the sides of the interior private streets.	See Comment	Pursuant to California Government Code Section 65915, the Applicant requests a waiver from the landscape parkway requirement applicable to Residential Common Interest Developments. Strict application of this standard would physically preclude the project as proposed by reducing the site's buildable area and limiting the project's ability to achieve the residential density permitted under State Density Bonus Law. The requested waiver would not create any public health or safety concerns, as the project will continue to provide enhanced landscaping throughout the community consistent with the overall design intent of the development.

MANAGEMENT PLAN

Affordable Housing Compliance Program

2075 Harbor Boulevard, Costa Mesa, California

---

1. Purpose

This Management Plan ("Plan") has been prepared for the City of Costa Mesa in accordance with Costa Mesa Municipal Code ("CMMC") Section 13-154(b)(4) and the Affordable Housing Implementation Agreement and Declaration of Covenants, Conditions, and Restrictions, Including Resale Restrictions ("Affordable Housing Agreement").

The purpose of this Plan is to establish procedures for the administration, monitoring, qualification, sale, and ongoing compliance of the designated affordable units within the residential development located at 2075 Harbor Boulevard, Costa Mesa, California ("Project").

The Project includes fifteen (15) residential ownership units, including two (2) moderate-income affordable ownership units ("Affordable Units") subject to affordability restrictions for a period of forty-five (45) years.

---

2. Affordable Units

The following units shall be designated as affordable ownership units:

- Unit 1 & Unit 15

The Affordable Units shall be restricted for occupancy and ownership by moderate-income households in accordance with California Health & Safety Code Section 50093 and the applicable provisions of the Costa Mesa Municipal Code.

---

3. Administrative Responsibility

Olson Urban Housing, LLC, or its successor-in-interest ("Developer"), shall be responsible for implementation of this Management Plan until the initial sale of each Affordable Unit.

Following the initial sale of the Affordable Units, ongoing compliance responsibilities shall transfer to the applicable homeowners and shall remain subject to the Affordable Housing Agreement, Equity Sharing Agreement, and City monitoring requirements.

The City of Costa Mesa may utilize a third-party housing compliance consultant to assist with qualification review and ongoing monitoring.

---

4. Income Qualification Procedures

Prior to the sale of any Affordable Unit, the Developer or its designated lender shall verify that each proposed purchaser qualifies as a moderate-income household.

The following documentation shall be collected and reviewed for each applicant household:

- Federal income tax returns
- W-2 forms
- Pay stubs
- Bank statements
- Verification of employment
- Asset documentation
- Any additional documentation reasonably requested by the City or City consultant

Household income shall be calculated in accordance with applicable California Housing and Community Development ("HCD") requirements and the Affordable Housing Agreement.

The Affordable Units shall only be sold to households whose income does not exceed the limits for moderate-income households published by HCD for Orange County at the time of sale.

---

5. Affordable Sales Price Determination

The sales price for each Affordable Unit shall be established in accordance with the Affordable Housing Agreement and applicable provisions of California Health & Safety Code Section 50052.5.

The calculation shall include consideration of:

- Principal and interest payments
- Property taxes
- Insurance
- HOA dues
- Utility and or Solar allowances
- Other applicable housing costs

The Developer shall submit affordable sales price calculations and supporting documentation to the City or the City's designated consultant for review and approval prior to the close of escrow.

---

6. Buyer Verification and Approval Process

No Affordable Unit shall be transferred without prior written approval from the City of Costa Mesa or its designated consultant.

At least four (4) weeks prior to the anticipated close of escrow, the Developer or its designated lender shall submit:

- Request for Verification of Proposed Buyer
- Income qualification documentation
- Affordable sales price calculations
- Proposed purchase agreement
- Financing information
- Any additional documentation required by the City

The City or its consultant shall review the submitted materials and confirm compliance with affordability requirements prior to authorizing the sale.

---

7. Marketing Procedures

The Developer shall implement an affirmative fair housing marketing program consistent with the Affordable Housing Agreement and applicable fair housing laws.

Marketing efforts shall include outreach to a broad spectrum of potential buyers, including residents and employees within the City of Costa Mesa, subject to applicable law.

Marketing materials shall clearly identify:

- Income eligibility requirements
- Affordable sales price restrictions
- Owner-occupancy requirements
- Resale restrictions

---

8. Owner Occupancy Requirements

Affordable Units shall be owner-occupied as the purchaser's primary residence.

Affordable Units may not be rented or leased except as otherwise permitted under the Affordable Housing Agreement or approved by the City.

Owners shall annually certify occupancy status if requested by the City.

---

9. Resale Restrictions and Monitoring

The Affordable Units shall remain subject to affordability restrictions for a period of forty-five (45) years from the initial sale.

Any future resale or transfer of an Affordable Unit shall comply with:

- The recorded Affordable Housing Agreement
- The Equity Sharing Agreement
- Applicable City affordability requirements

Prior to any resale, the owner shall provide the City with:

- Income qualification documentation for the proposed buyer
- Proposed sales price information
- Financing information
- Any other documentation required by the City

The City shall retain authority to approve or deny any proposed transfer based upon compliance with affordability requirements.

---

10. Recordkeeping

The Developer shall maintain records related to the initial qualification and sale of the Affordable Units, including:

- Buyer applications
- Affordable sales price calculations
- City approval documentation

The Lender shall maintain records related to the initial qualification and sale of the Affordable Units, including:

- Income certifications
- Verification documents

Records shall be retained for a minimum period required by applicable law or City requirements and shall be made available to the City upon request.

---

11. Compliance with Governing Documents

This Management Plan shall be interpreted consistently with:

- Costa Mesa Municipal Code
- California Density Bonus Law
- The Affordable Housing Agreement
- The Equity Sharing Agreement
- Applicable state and federal fair housing laws

In the event of any conflict between this Management Plan and the recorded Affordable Housing Agreement, the recorded Affordable Housing Agreement shall control.

ATTACHMENT 5

2075 HARBOR BLVD.

COSTA MESA, CALIFORNIA

OWNER/APPLICANT:

THE OLSON CO

3010 OLD RANCH PARKWAY, SUITE 100

SEAL BEACH, CA 90740

562-596-4770

ARCHITECT:

THE KTGY GROUP, INC.

17911 VON KARMAN AVE., SUITE 200

IRVINE, CA 92614

949-851-2133

CIVIL:

ADVANCED CIVIL GROUP

30251 GOLDEN LANTERN, SUITE E, PMB 251

LAGUNA NIGUEL, CA 92677

866-338-7772

LANDSCAPE:

STUDIO PAD, INC.

23195 LA CADENA DR., STE. 103

LAGUNA HILLS, CA 92653

949-770-8530

SHEET INDEX

LANDSCAPE

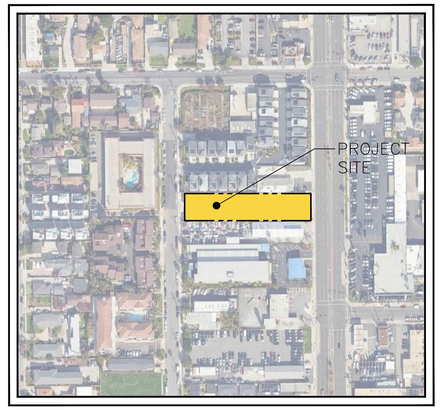
L-1	SCHEMATIC LANDSCAPE PLAN
L-2	SCHEMATIC WALL & FENCE PLAN
L-3	SCHEMATIC PLANTING PLAN
L-4	SCHEMATIC OPEN SPACE PLAN
L-5	SCHEMATIC PERMEABLE LANDSCAPE PLAN
L-6	SCHEMATIC TRASH EXHIBITION
L-7	SCHEMATIC LIGHTING PLAN

CIVIL

1 OF 3	VESTING TENTATIVE TRACT MAP
2 OF 3	CONCEPT GRADING PLAN
3 OF 3	CONCEPT UTILITY PLAN

ARCHITECTURE

A0.0	COVER SHEET
A0.1	SHEET INDEX
A1.1	ARCHITECTURAL SITE PLAN
A1.2	FIRE PLAN
A1.3	WINDOW ADJACENCY STUDY
A1.3.1	WINDOW ADJACENCY STUDY
A1.4	ARCHITECTURAL STREET SCENES
A1.5	ENLARGED DETAIL BOARD
A2.0	AFFORDABLE DUPLEX ELEVATIONS
A2.1	AFFORDABLE DUPLEX BUILDING PLANS
A3.0	DUPLEX ELEVATIONS
A3.1	DUPLEX ELEVATIONS
A3.2	DUPLEX BUILDING PLANS
A4.0	TRIPLEX ELEVATIONS
A4.1	TRIPLEX BUILDING PLANS
A5.0	PLAN 1A UNIT PLANS
A5.1	PLAN 1B UNIT PLANS
A5.2	PLAN 2 UNIT PLANS



VICINITY MAP (1:200)

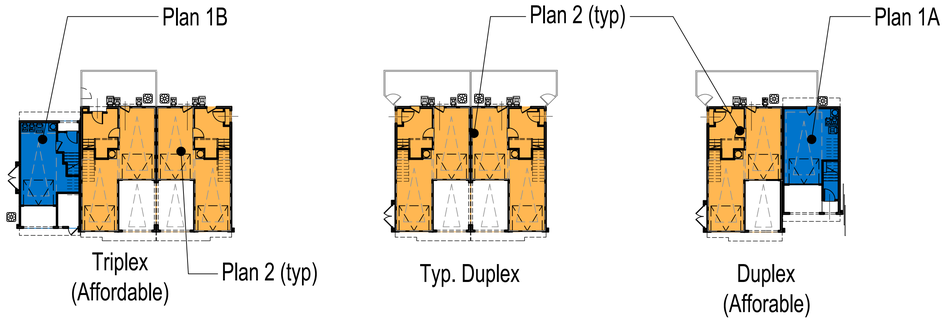
ktgy
888.456.5849 | ktgy.com
No. 250422

The Olson Co
3010 Old Pkwy #100
Seal Beach, CA 90740

2075 HARBOR BLVD.
COSTA MESA, CA

SB330 Submittal:	10/16/2025	5th Planning Submittal:	04/17/2026
1st Planning Submittal:	11/13/2025	6th Planning Submittal:	06/02/2026
2nd Planning Submittal:	01/13/2026	Planning Resubmittal:	07/16/2026
3rd Planning Submittal:	03/02/2026		
4th Planning Submittal:	03/13/2026		

SCHEMATIC DESIGN
July 16, 2026



PROJECT INFORMATION

APN:	422-091-11	Fire:	Costa Mesa
Address:	2075 Harbor Blvd	Site Area:	27,340 sf (Net)
City:	Costa Mesa, CA		33,474 sf (Gross)
County:	Orange County	Density:	23.8 du/acre
General Plan Land Use:	General Commercial		
Zoning:	C-2 General Business		
Overlay:	Mixed-Use Overlay District (MUOD)		
Existing Use:	General Commercial (Tire Shop)		

SITE SUMMARY

Development Standard	Required/Allowed	Required/Allowed	Proposed/Provided	Waiver/Concession Request
ZONE – Mixed-Use Overlay District (MUOD) (Residential Common Interest Development Standards Included)		**State Density Bonus Law Dev. Standards**		
Min. Density Max. Density	Min. 20 du/acre; Max. 50 du/ac (when Max. bldg. height is 60 ft)		23.8 du/acre	
Min. Lot Size	N/A		0.63 acre	
Min. Lot Width	N/A		75 ft.	
Lot Coverage	90% Max.		(39%) *	
Max. Floor Area Ratio	N/A		N/A	
Max. Building Height	60 ft. Max. (when Max. density is 40 du/ac)		38.5 ft.	
Max. Building Stories	N/A		3 Stories	
Usable Private Open Space	Min. 100 sq. ft. / unit with block wall (Per Residential CID)		3,533 sf (235 sq. ft. / unit)	
Usable Common Open Space	Min. 30% of lot area		3,676 sf (13.8%)	Designating 30% of lot area would require a loss of density
Publicly Accessible Open Space	Min. 5% of commercial gross floor area		N/A	
Building Setbacks[3] / Perimeter Open Space				
Front Development Lot Requirement: Harbor Blvd.	Not Applicable. The MUOD front setback requirement supersedes the Res. CID standard		10.5 ft.	
Side Development Lot Requirement	Min. 5 ft. (Per Residential CID)		10.5 ft.	
Rear Setback: Charle St.	The MUOD and Res. CID standards are silent regarding a rear setback requirement. Therefore, no rear setback applies		9'-10"	
Side/Rear Setback Requirement per MUOD	Not Applicable. The MUOD standards are silent regarding side and rear setbacks		Side: 10.5 ft., Rear: 9'-10"	
Building to Building	10 ft. (Per Residential CID)		5 ft.	5 ft. at Utility Cabinet - 6 ft. at Building - Waiver
Parking		1bd: 1.0 sp/unit 2-3bd: 1.5 sp/unit 4bd: 2.5 sp/unit Total Required: 23 Spaces	Garage Spaces Provided - 28 Spaces Total Driveway (Partially Covered) Provided - 13 Spaces Total Total: 41 Spaces Provided	
Minimum garage size	20' x 20' two-car garage 10' x 20' one-car garage		Meets Min. Size Space	
Min. Parking Stall Dimensions	8'-6" x 18'		Meets Min. Size Space	
Projections: Roof/Eave Overhang	2'-6" Max. (Per Residential CID)		1'-4"	
Additional Residential Common Interest Standards Waivers				
Utility Requirements	Above-ground utilities to be located outside of street setback and screened (Per Residential CID)		Above-ground utilities located within street setback	Due to site constraints, utilities must be placed within the street setback to avoid loss of units
Wall Requirement	Not Applicable to the Proposed Project			
Utility Line Requirements	Undergrounding of utility lines (Per Residential CID)		Utility Lines above ground	The cost of undergrounding existing utility lines is disproportionate to the project type
Utility Boxes Within the Drive Approach	Not Applicable. The project does not include utility boxes located within the proposed drive approach			
Common Lot	Min. one lot to be held in common ownership for common driveways, parking areas, and at least 10' of street setback landscaped areas		One common lot provided with 9.5 ft of street setback landscaped area	Reduction in street setback required to preserve livable space
Minimum Open Space Development Lot Requirement per Reidential CID	Not Applicable. The MUOD usable common open space requirement supersedes the Res. CID requirement		13.8% of Lot Area	
Common Open Space	Recreation or leisure facilities should not satisfy more than 15% of required open space		13.8% of Lot Area	Open space is provided primarily through private rear yards due to site constraints
Driveway Width	Min. 10 ft.		8'-4"	Requirement not feasible due to site constraints
Storage	Min. 200 cubic ft. of securable storage exterior to unit		0 cubic feet per unit	Exterior storage not feasible due to adjacent dwelling units, limited setbacks, and provided open space
Front Development Lot Requirement	Not Applicable. The MUOD front setback requirement supersedes the Res. CID standard		9'-10"	
Attic Requirement	Not Applicable to the Proposed Project			
Residential Design Guidelines	Not Applicable. The guidelines contain subjective standards and cannot be applied to the project			
CEQA Status				
Final Action	Planning Commission			

" This refers to coverage including building footprint with covered driveways.
""The square footage exclude stairways and hallways.
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.

Units:

1 units -	P1A	(3 Bed/3 Ba - Single Car) -	1,132sf
1 units -	P1B	(3 Bed/3 Ba - Single Car) -	1,212sf
13 units -	P2	(3 Bed+Flex/2.5 Ba - 2 Car) -	1,657sf
15 units	Total		23,885sf

Proposed FAR: (23,885sf / 33,474) * 100 = 0.71

Lot Coverage: 10,657sf (38.9%)
(10,657 / 27,340) * 100 = 38.91

Building Areas (Not Including Garages and Driveway (Partially Covered)):

Triplex:	4,748sf	x	1 Bldg	= 4,748sf
Typ. Duplex:	3,475sf	x	5 Bldgs	= 17,375sf
Duplex (Affordable):	2,926sf	x	1 Bldg	= 2,926sf
Total Building Area:				25,049sf

Hardscape Area: 9,474sf (34.7%)

Open Space Legend:
- Usable Common Open Space
- Usable Private Open Space

Note: For Breakdown see Landscape

ktgy
888.456.5849 | ktgy.com
No. 250422

The Olson Co
3010 Old Pkwy #100
Seal Beach, CA 90740

2075 HARBOR BLVD.
COSTA MESA, CA

SB330 Submittal:	10/16/2025	5th Planning Submittal:	04/17/2026
1st Planning Submittal:	11/13/2025	6th Planning Submittal:	06/02/2026
2nd Planning Submittal:	01/13/2026	Planning Resubmittal:	07/16/2026
3rd Planning Submittal:	03/02/2026		
4th Planning Submittal:	03/13/2026		

0 10 20 40 Scale: 1" = 20'-0"

SCHEMATIC DESIGN
July 16, 2026

ARCHITECTURAL SITE PLAN A1.1

HOSE PULL (150' MAX.)

FIRE LANE

ktgy
888.456.5849 | ktgy.com
No. 250422

The Olson Co
3010 Old Pkwy #100
Seal Beach, CA 90740

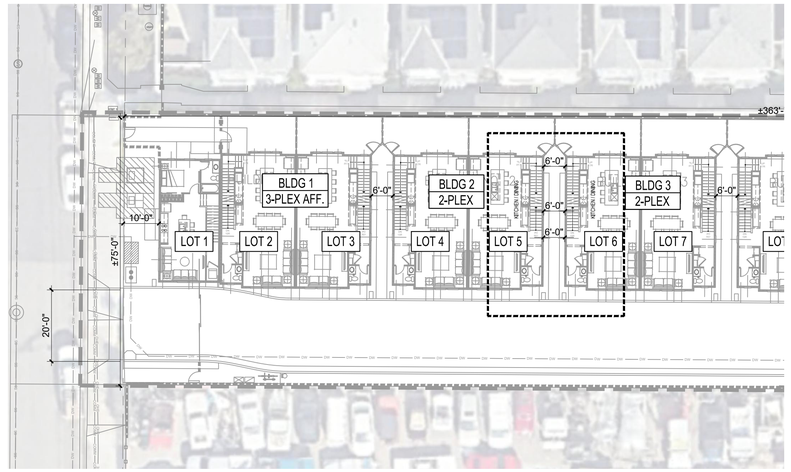
2075 HARBOR BLVD.
COSTA MESA, CA

SB330 Submittal:	10/16/2025	5th Planning Submittal:	04/17/2026
1st Planning Submittal:	11/13/2025	6th Planning Submittal:	06/02/2026
2nd Planning Submittal:	01/13/2026	Planning Resubmittal:	07/16/2026
3rd Planning Submittal:	03/02/2026		
4th Planning Submittal:	03/13/2026		

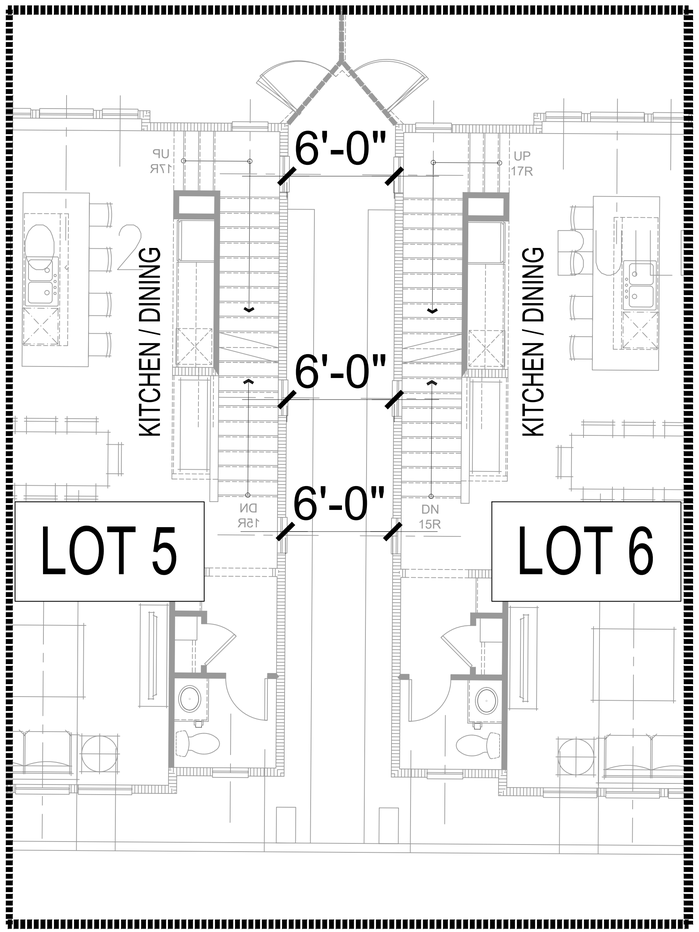
0 10 20 40 Scale: 1" = 20'-0"

SCHEMATIC DESIGN
July 16, 2026

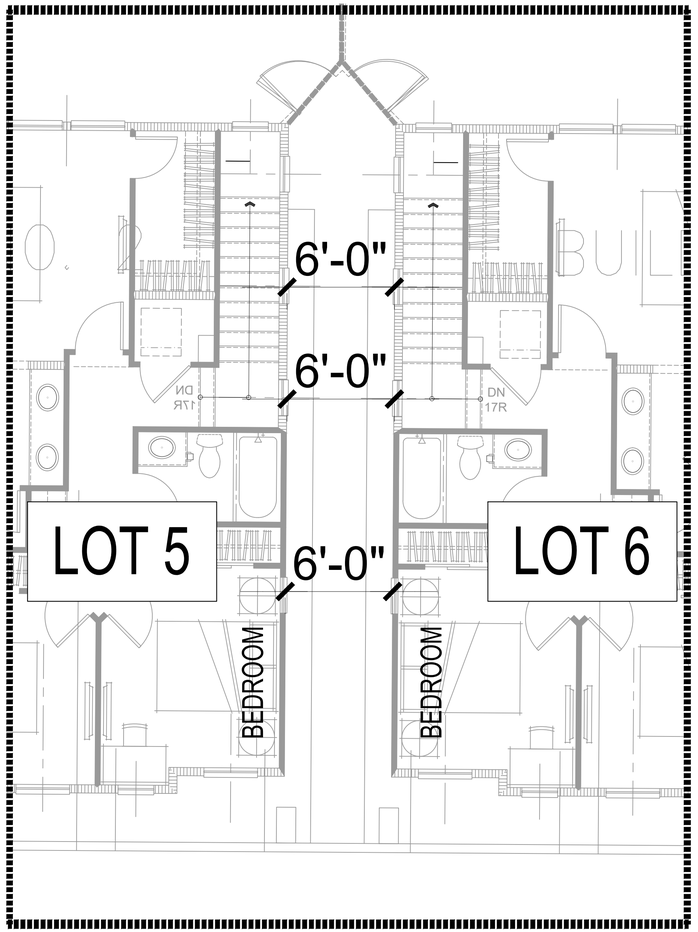
FIRE PLAN **A1.2**



PARTIAL SITE PLAN

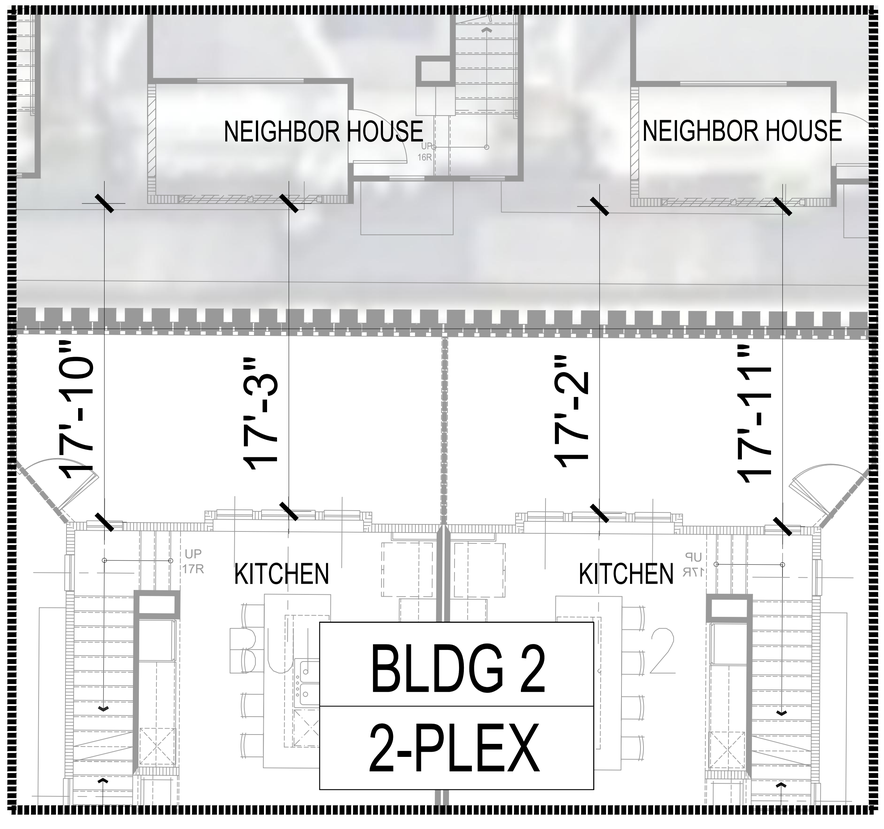


2ND FLOOR - TYPICAL WINDOW CONFLICT

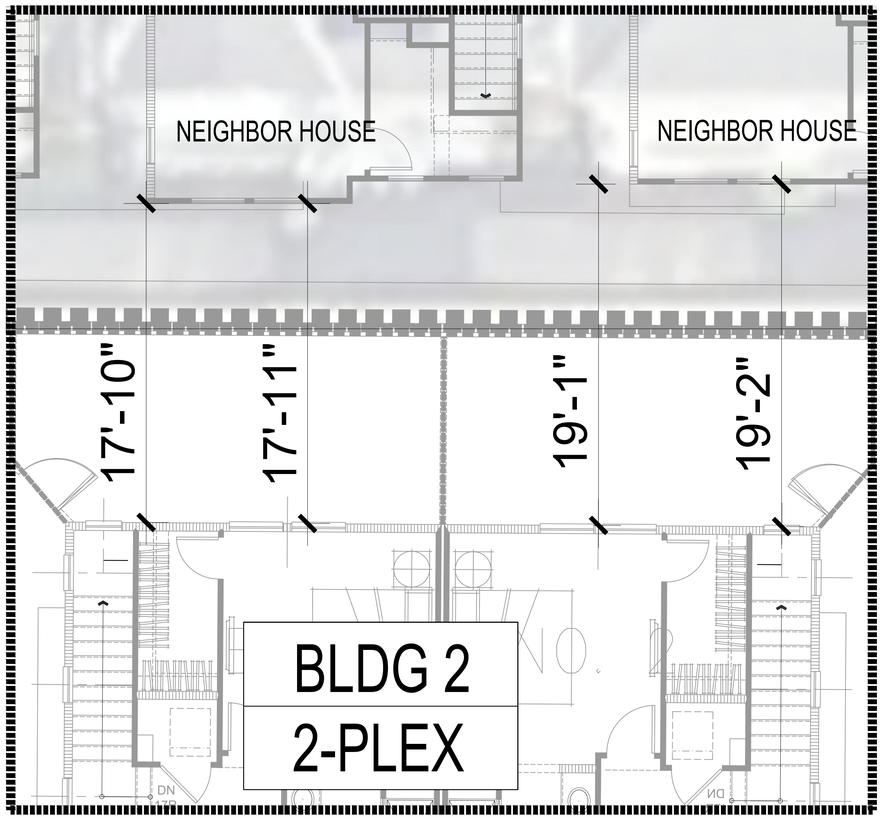


3RD FLOOR - TYPICAL WINDOW CONFLICT

PARTIAL SITE PLAN



2ND FLOOR - TYPICAL WINDOW CONFLICT



3RD FLOOR - TYPICAL WINDOW CONFLICT

TRIPLEX
MODERN COASTAL

DUPLEX - STYLE B
MODERN COASTAL

DUPLEX - STYLE A
MODERN COASTAL

DUPLEX - STYLE B
MODERN COASTAL

DUPLEX - STYLE A
MODERN COASTAL

DUPLEX - STYLE B
MODERN COASTAL

AFFORDABLE DUPLEX
MODERN COASTAL

VIEW FROM DRIVEWAY

TRIPLEX
MODERN COASTAL

VIEW FROM CHARLE ST.

ktgy
888.456.5849 | ktgy.com
No. 250422

The Olson Co
3010 Old Pkwy #100
Seal Beach, CA 90740

2075 HARBOR BLVD.
COSTA MESA, CA

SB330 Submittal:	10/16/2025	5th Planning Submittal:	04/17/2026
1st Planning Submittal:	11/13/2025	6th Planning Submittal:	06/02/2026
2nd Planning Submittal:	01/13/2026	Planning Resubmittal:	07/16/2026
3rd Planning Submittal:	03/02/2026		
4th Planning Submittal:	03/13/2026		

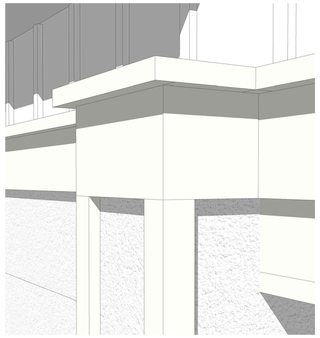
0 8 16 24 Scale 3/32" = 1'

SCHEMATIC DESIGN
July 16, 2026

ARCHITECTURAL STREET SCENES A1.4

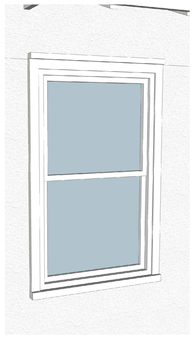
1
DECORATIVE ENTRY DOOR

2
VERTICAL BOARD & BATTEN SIDING

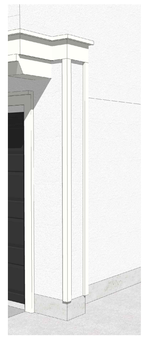


3
2X6 WOOD HORIZONTAL TRIM W/ A 2X3 FLAT TRIM CAP

4
DECORATIVE SIMULATED WOOD CORBEL



5
WINDOW W/ TRIM SURROUND & SILL TRIM



6
ACCENT WING WALL

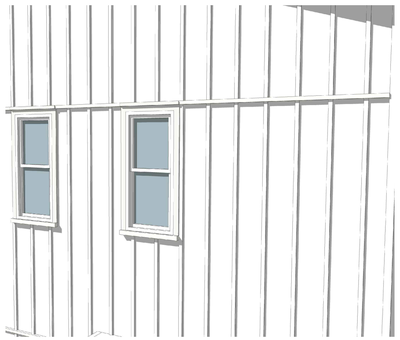
MAIN CHARACTERISTICS - MODERN COASTAL

- PREDOMINANT GABLE ROOF MASSING
- VERTICAL BOARD & BATTEN SIDING
- DECORATIVE SIMULATED WOOD CORBELS AT CANTILEVERS
- DECORATIVE TRIM SURROUNDS AT ENTRY DOORWAYS AND GARAGES
- TRIM SURROUNDS AND SILL TRIMS AT WINDOWS
- DECORATIVE STUCCO WING WALL WITH CORNER TRIM & TRIM CAP
- EXPOSED TRUSS TAILS W/ 2X3 FASCIA BOARD
- 2X BARGE BOARD AT GABLE ENDS
- BAY WINDOWS
- EYEBROWS AT SELECT WINDOWS

7
EXPOSED TRUSS TAILS W/ 2X3 FASCIA BOARD

8
BAY WINDOW

9
EYEBROW



10
SMALL EXPANSION JOINT AT STUCCO

11
2X BARGE BOARD

ktgy
888.456.5849 | ktgy.com
No. 250422

The Olson Co
3010 Old Pkwy #100
Seal Beach, CA 90740

2075 HARBOR BLVD.
COSTA MESA, CA

SB330 Submittal:	10/16/2025	5th Planning Submittal:	04/17/2026
1st Planning Submittal:	11/13/2025	6th Planning Submittal:	06/02/2026
2nd Planning Submittal:	01/13/2026	Planning Resubmittal:	07/16/2026
3rd Planning Submittal:	03/02/2026		
4th Planning Submittal:	03/13/2026		

SCHEMATIC DESIGN
July 16, 2026

ENLARGED DETAIL BOARD
MODERN COASTAL

A1.5

EAST ELEVATION
(HARBOR BLVD.)

NORTH ELEVATION

6 19 WEST ELEVATION

4 16 7 18 15 SOUTH ELEVATION

MODERN COASTAL

1. Composite Shingle Roof (No Rake Tile)
2. Stucco, Light Sand Finish
3. Eyebrow
4. Faux Wood Horizontal Trim w/ Flat Trim
5. Faux Wood Corner Trim at Siding
6. Faux Wood / Cementitious Trim / Surround
7. Faux Wood Trim Sill
8. 2x3 Eave Board w/ Exposed Truss Tails
9. 2x Barge Board
10. Horizontal Siding (10" Exposure) (Where Occurs)
11. Vertical Board & Batten Siding (16" O.C.)
12. Metal Railing
13. Vinyl Windows
14. Sliding Glass Door
15. Decorative Fiberglass Entry Door
16. Decorative Wood Corbels
17. Metal Utility Door
18. Metal Sectional Garage Door
19. Decorative Exterior Lights / Raised Number Address

ktgy
888.456.5849 | ktgy.com
No. 250422

The Olson Co
3010 Old Pkwy #100
Seal Beach, CA 90740

2075 HARBOR BLVD.
COSTA MESA, CA

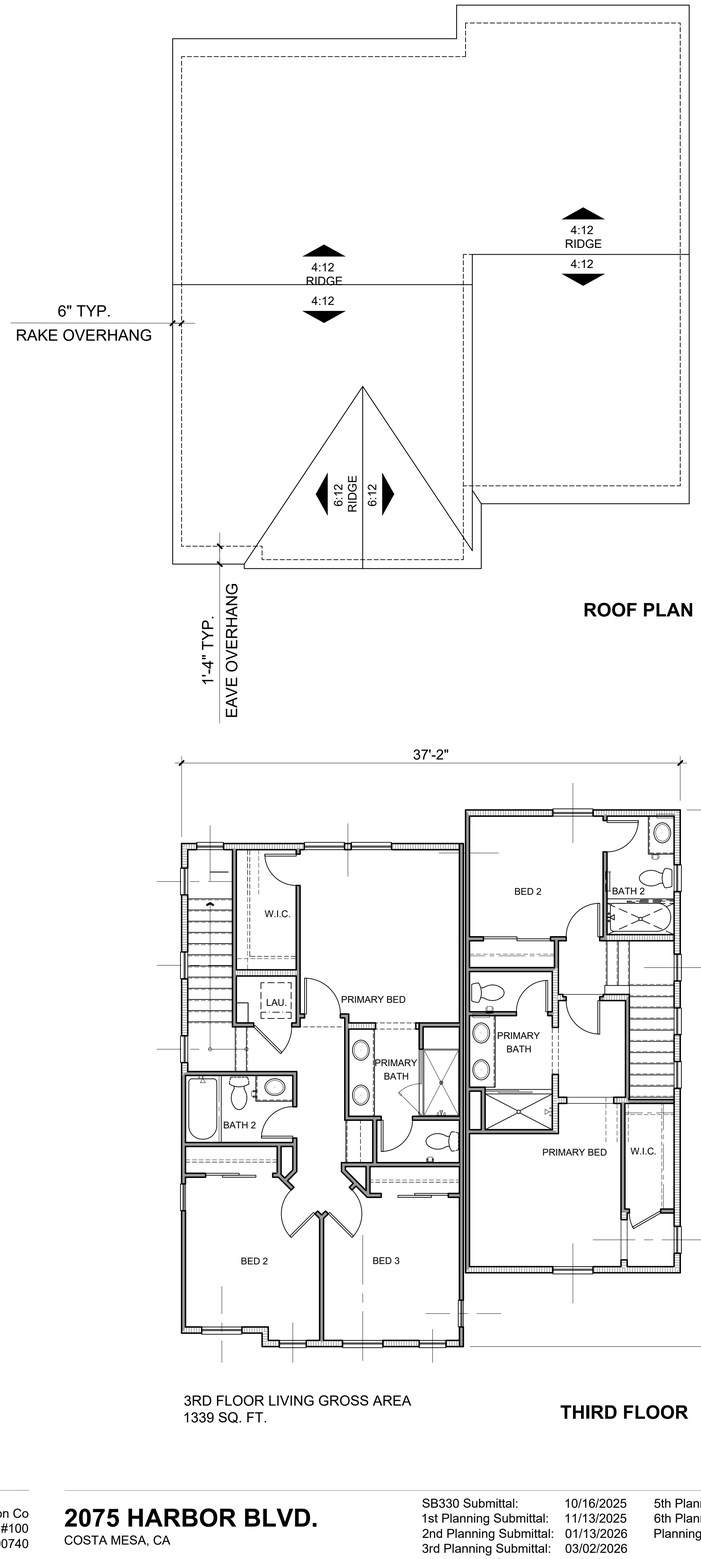
SB330 Submittal:	10/16/2025	5th Planning Submittal:	04/17/2026
1st Planning Submittal:	11/13/2025	6th Planning Submittal:	06/02/2026
2nd Planning Submittal:	01/13/2026	Planning Resubmittal:	07/16/2026
3rd Planning Submittal:	03/02/2026		
4th Planning Submittal:	03/13/2026		

0 4 8 12 Scale 3/16" = 1'

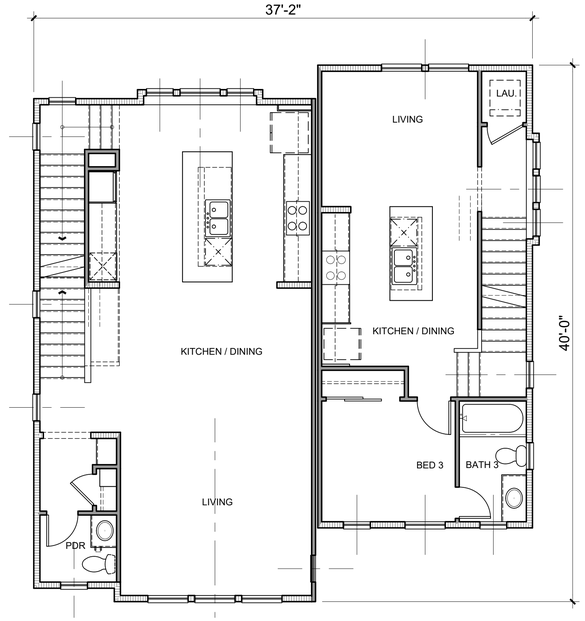
SCHEMATIC DESIGN
July 16, 2026

AFFORDABLE DUPLEX ELEVATIONS
BUILDING 7 - STYLE A

A2.0



ROOF PLAN

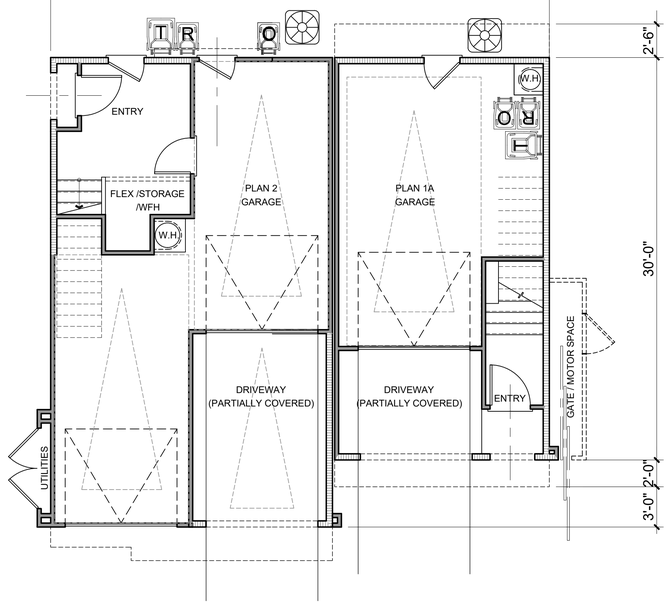


2ND FLOOR LIVING GROSS AREA
1345 SQ. FT.

SECOND FLOOR

3RD FLOOR LIVING GROSS AREA
1339 SQ. FT.

THIRD FLOOR



1ST FLOOR LIVING
242 SQ. FT.

FIRST FLOOR

ktgy
888.456.5849 | ktgy.com
No. 250422

The Olson Co
3010 Old Pkwy #100
Seal Beach, CA 90740

2075 HARBOR BLVD.
COSTA MESA, CA

SB330 Submittal:	10/16/2025	5th Planning Submittal:	04/17/2026
1st Planning Submittal:	11/13/2025	6th Planning Submittal:	06/02/2026
2nd Planning Submittal:	01/13/2026	Planning Resubmittal:	07/16/2026
3rd Planning Submittal:	03/02/2026		
4th Planning Submittal:	03/13/2026		

0 4 8 12 Scale 3/16" = 1'

SCHEMATIC DESIGN
July 16, 2026

AFFORDABLE DUPLEX BUILDING PLANS
BUILDING 7

A2.1

EAST ELEVATION

NORTH ELEVATION

WEST ELEVATION

SOUTH ELEVATION

MODERN COASTAL

1. Composite Shingle Roof (No Rake Tile)
2. Stucco, Light Sand Finish
3. Eyebrow
4. Faux Wood Horizontal Trim w/ Flat Trim
5. Faux Wood Corner Trim at Siding
6. Faux Wood / Cementitious Trim / Surround
7. Faux Wood Trim Sill
8. 2x3 Eave Board w/ Exposed Truss Tails
9. 2x Barge Board
10. Horizontal Siding (10" Exposure) (Where Occurs)
11. Vertical Board & Batten Siding (16" O.C.)
12. Metal Railing
13. Vinyl Windows
14. Sliding Glass Door
15. Decorative Fiberglass Entry Door
16. Decorative Wood Corbels
17. Metal Utility Door
18. Metal Sectional Garage Door
19. Decorative Exterior Lights / Raised Number Address

ktgy
888.456.5849 | ktgy.com
No. 250422

The Olson Co
3010 Old Pkwy #100
Seal Beach, CA 90740

2075 HARBOR BLVD.
COSTA MESA, CA

SB330 Submittal:	10/16/2025	5th Planning Submittal:	04/17/2026
1st Planning Submittal:	11/13/2025	6th Planning Submittal:	06/02/2026
2nd Planning Submittal:	01/13/2026	Planning Resubmittal:	07/16/2026
3rd Planning Submittal:	03/02/2026		
4th Planning Submittal:	03/13/2026		

0 4 8 12 Scale 3/16" = 1'

SCHEMATIC DESIGN
July 16, 2026

DUPLEX ELEVATIONS
BUILDINGS 3 & 5 - STYLE A

A3.0

EAST ELEVATION

NORTH ELEVATION

WEST ELEVATION

SOUTH ELEVATION

MODERN COASTAL

1. Composite Shingle Roof (No Rake Tile)
2. Stucco, Light Sand Finish
3. Eyebrow
4. Faux Wood Horizontal Trim w/ Flat Trim
5. Faux Wood Corner Trim at Siding
6. Faux Wood / Cementitious Trim / Surround
7. Faux Wood Trim Sill
8. 2x3 Eave Board w/ Exposed Truss Tails
9. 2x Barge Board
10. Horizontal Siding (10" Exposure) (Where Occurs)
11. Vertical Board & Batten Siding (16" O.C.)
12. Metal Railing
13. Vinyl Windows
14. Sliding Glass Door
15. Decorative Fiberglass Entry Door
16. Decorative Wood Corbels
17. Metal Utility Door
18. Metal Sectional Garage Door
19. Decorative Exterior Lights / Raised Number Address

ktgy
888.456.5849 | ktgy.com
No. 250422

The Olson Co
3010 Old Pkwy #100
Seal Beach, CA 90740

2075 HARBOR BLVD.
COSTA MESA, CA

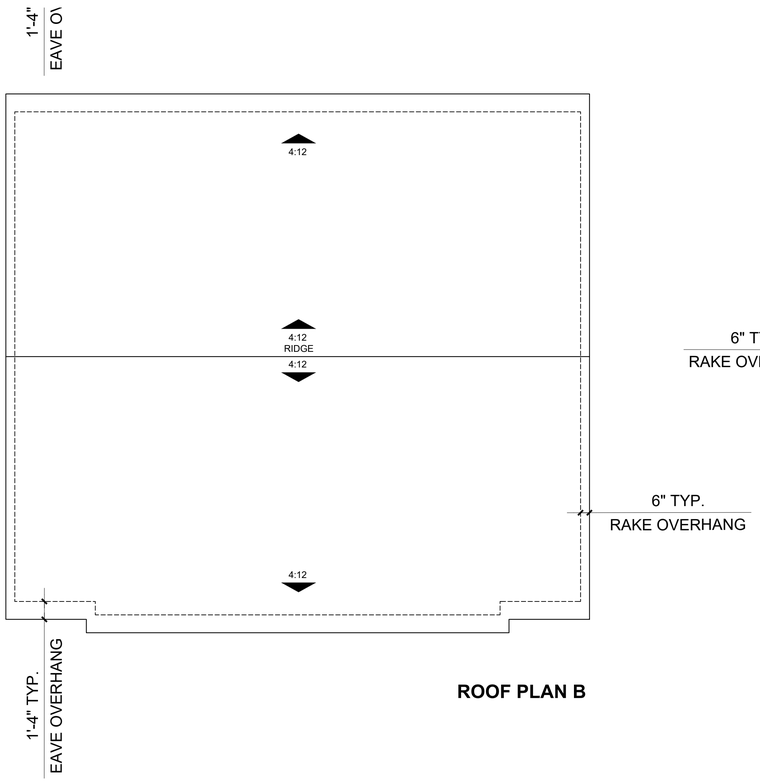
SB330 Submittal:	10/16/2025	5th Planning Submittal:	04/17/2026
1st Planning Submittal:	11/13/2025	6th Planning Submittal:	06/02/2026
2nd Planning Submittal:	01/13/2026	Planning Resubmittal:	07/16/2026
3rd Planning Submittal:	03/02/2026		
4th Planning Submittal:	03/13/2026		

0 4 8 12 Scale 3/16" = 1'

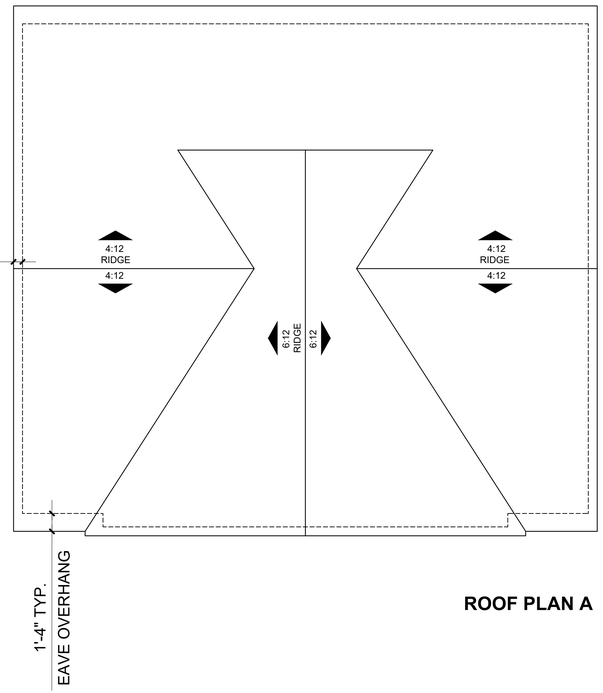
SCHEMATIC DESIGN
July 16, 2026

DUPLEX ELEVATIONS
BUILDINGS 2, 4 & 6 - STYLE B

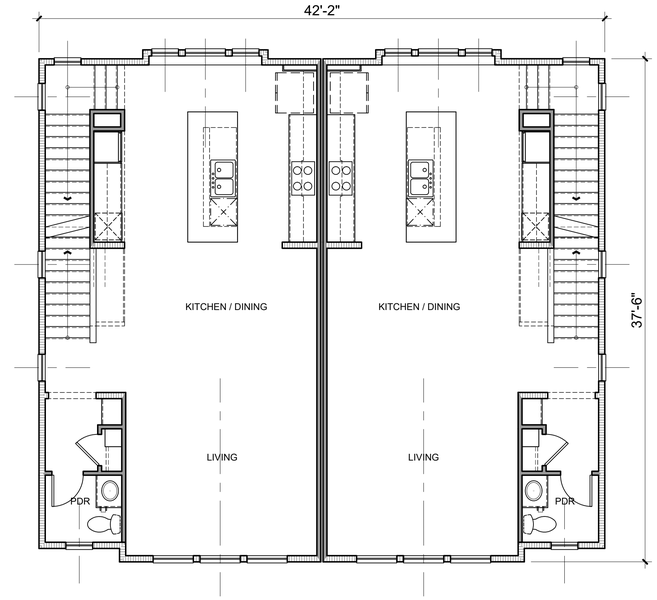
A3.0.1



ROOF PLAN B

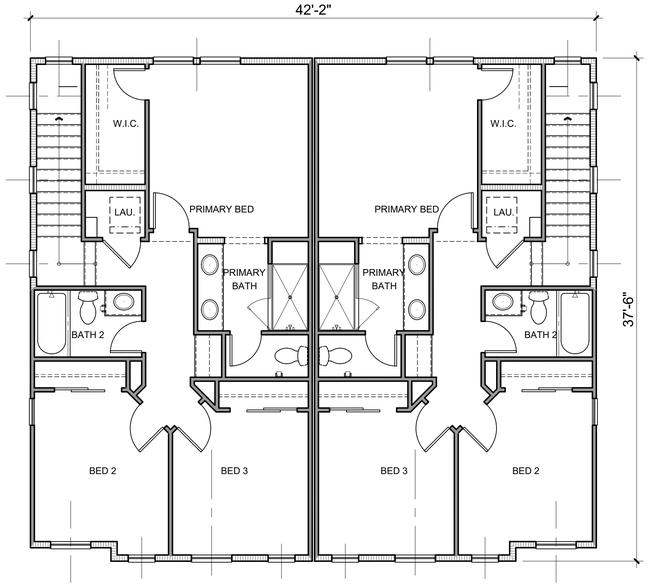


ROOF PLAN A



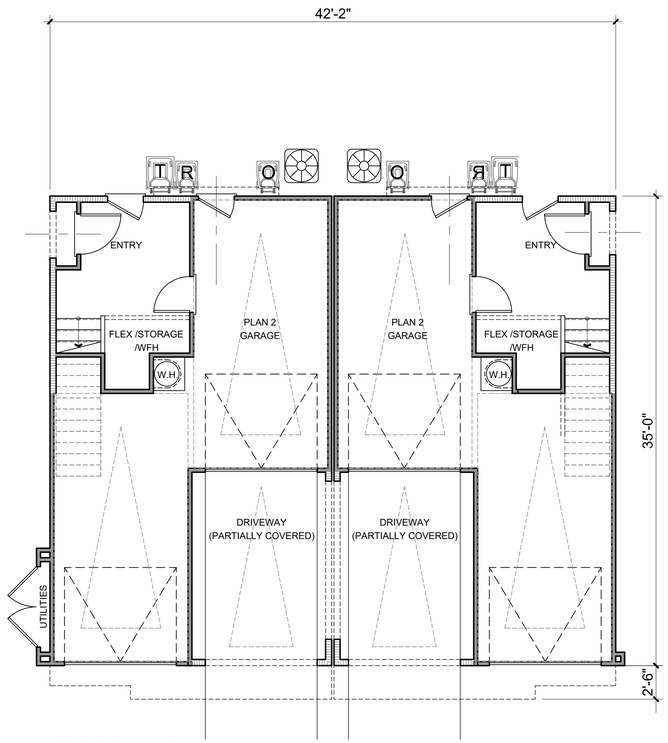
2ND FLOOR LIVING GROSS AREA
1582 SQ. FT.

SECOND FLOOR



3RD FLOOR LIVING GROSS AREA
1569 SQ. FT.

THIRD FLOOR



1ST FLOOR LIVING
324 SQ. FT.

FIRST FLOOR

ktgy
888.456.5849 | ktgy.com
No. 250422

The Olson Co
3010 Old Pkwy #100
Seal Beach, CA 90740

2075 HARBOR BLVD.
COSTA MESA, CA

SB330 Submittal:	10/16/2025	5th Planning Submittal:	04/17/2026
1st Planning Submittal:	11/13/2025	6th Planning Submittal:	06/02/2026
2nd Planning Submittal:	01/13/2026	Planning Resubmittal:	07/16/2026
3rd Planning Submittal:	03/02/2026		
4th Planning Submittal:	03/13/2026		

0 4 8 12 Scale 3/16" = 1'

SCHEMATIC DESIGN
July 16, 2026

DUPLEX BUILDING PLANS
BUILDINGS 2 - 6

A3.1

6 EAST ELEVATION

15 NORTH ELEVATION

WEST ELEVATION
(CHARLE ST.)

SOUTH ELEVATION

MODERN COASTAL

1. Composite Shingle Roof (No Rake Tile)
2. Stucco, Light Sand Finish
3. Eyebrow
4. Faux Wood Horizontal Trim w/ Flat Trim
5. Faux Wood Corner Trim at Siding
6. Faux Wood / Cementitious Trim / Surround
7. Faux Wood Trim Sill
8. 2x3 Eave Board w/ Exposed Truss Tails
9. 2x Barge Board
10. Horizontal Siding (10" Exposure) (Where Occurs)
11. Vertical Board & Batten Siding (16" O.C.)
12. Metal Railing
13. Vinyl Windows
14. Sliding Glass Door
15. Decorative Fiberglass Entry Door
16. Decorative Wood Corbels
17. Metal Utility Door
18. Metal Sectional Garage Door
19. Decorative Exterior Lights / Raised Number Address

ktgy
888.456.5849 | ktgy.com
No. 250422

The Olson Co
3010 Old Pkwy #100
Seal Beach, CA 90740

2075 HARBOR BLVD.
COSTA MESA, CA

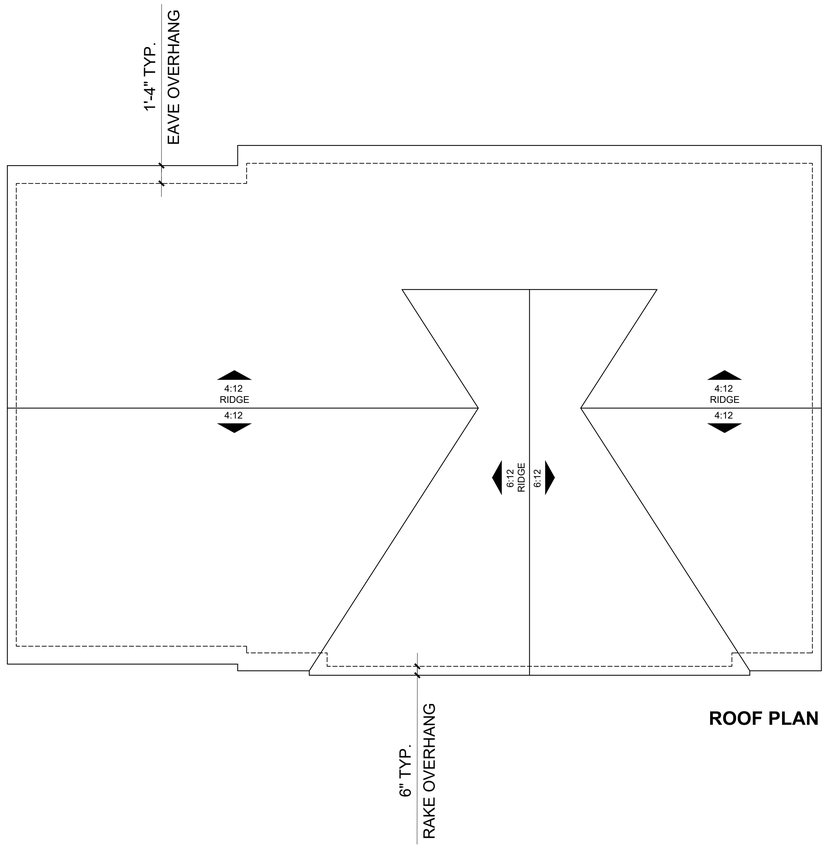
SB330 Submittal:	10/16/2025	5th Planning Submittal:	04/17/2026
1st Planning Submittal:	11/13/2025	6th Planning Submittal:	06/02/2026
2nd Planning Submittal:	01/13/2026	Planning Resubmittal:	07/16/2026
3rd Planning Submittal:	03/02/2026		
4th Planning Submittal:	03/13/2026		

0 4 8 12 Scale 3/16" = 1'

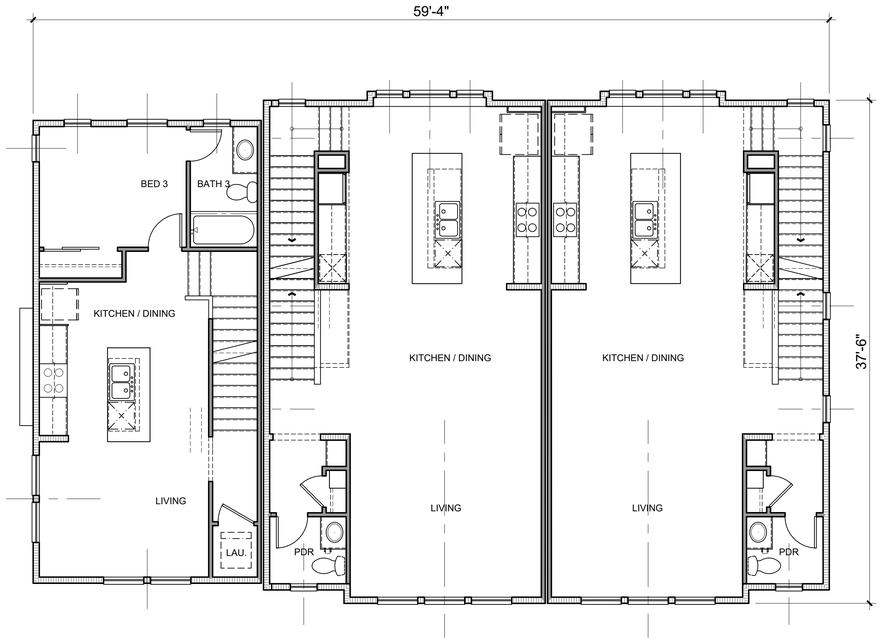
SCHEMATIC DESIGN
July 16, 2026

TRIPLEX ELEVATIONS
BUILDING 1 - STYLE A

A4.0

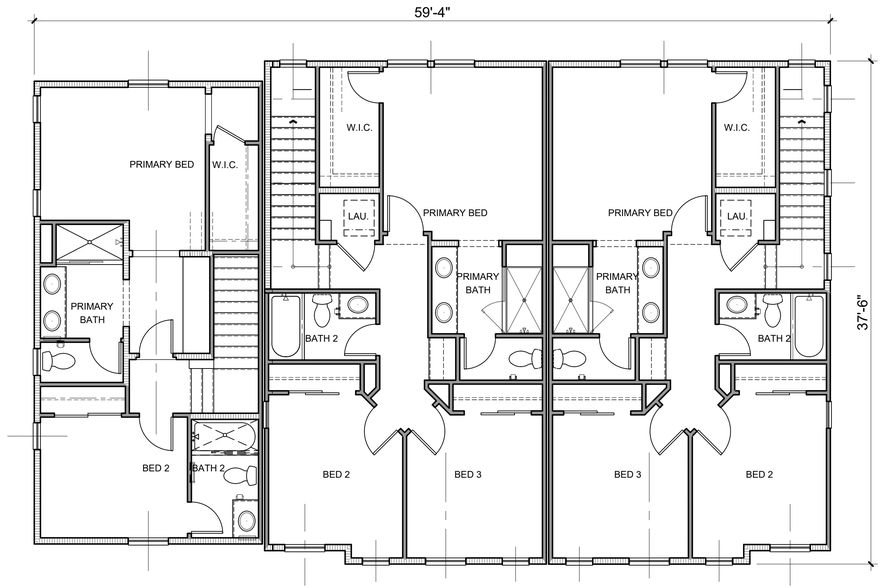


ROOF PLAN



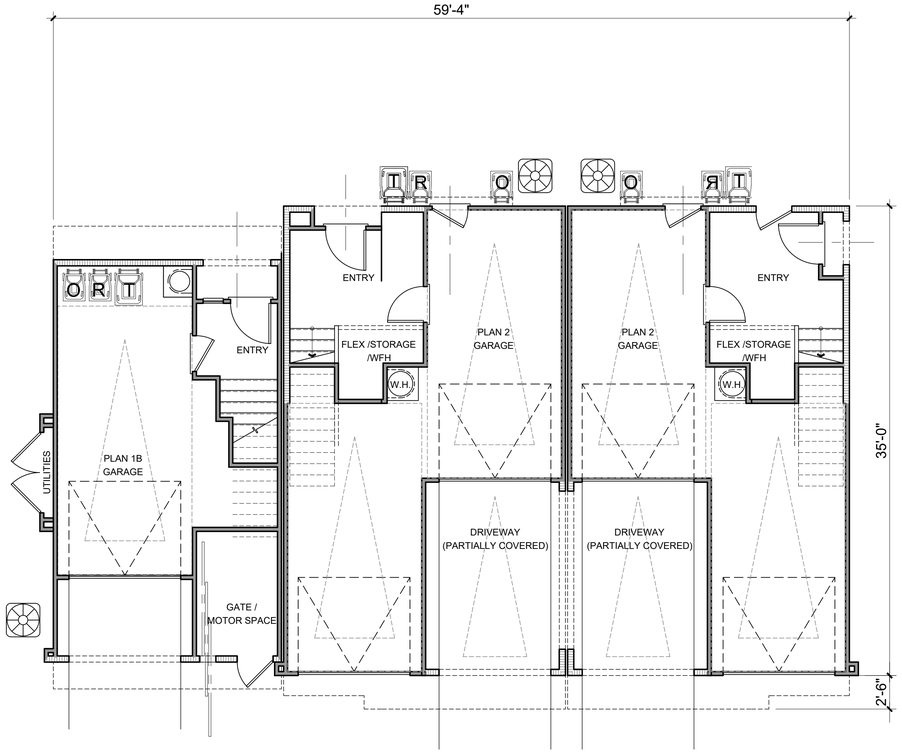
2ND FLOOR LIVING GROSS AREA
2174 SQ. FT.

SECOND FLOOR



3RD FLOOR LIVING GROSS AREA
2162 SQ. FT.

THIRD FLOOR



1ST FLOOR LIVING
412 SQ. FT.

FIRST FLOOR

ktgy
888.456.5849 | ktgy.com
No. 250422

The Olson Co
3010 Old Pkwy #100
Seal Beach, CA 90740

2075 HARBOR BLVD.
COSTA MESA, CA

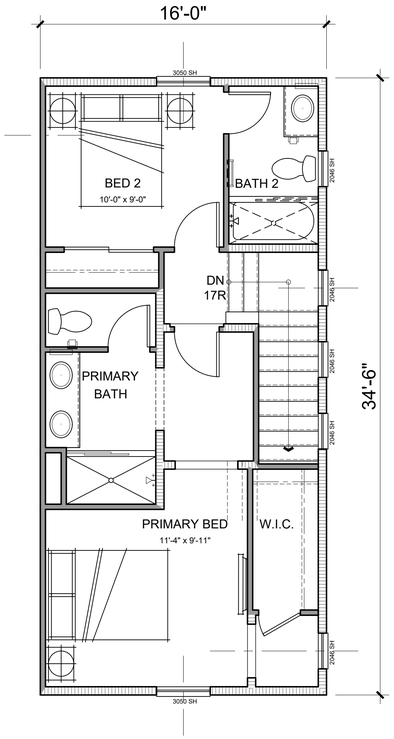
SB330 Submittal:	10/16/2025	5th Planning Submittal:	04/17/2026
1st Planning Submittal:	11/13/2025	6th Planning Submittal:	06/02/2026
2nd Planning Submittal:	01/13/2026	Planning Resubmittal:	07/16/2026
3rd Planning Submittal:	03/02/2026		
4th Planning Submittal:	03/13/2026		

0 4 8 12 Scale 3/16" = 1'

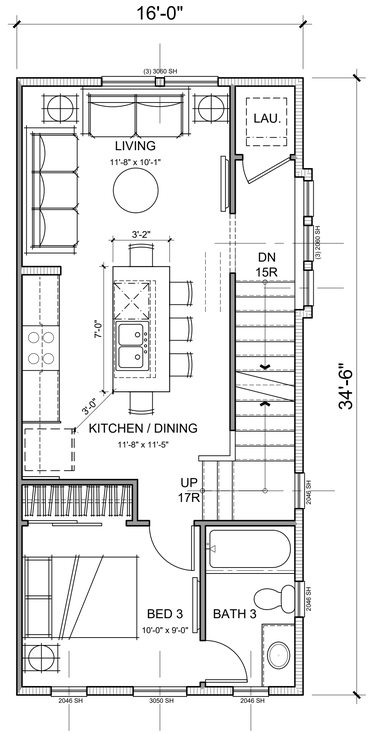
SCHEMATIC DESIGN
July 16, 2026

TRIPLEX BUILDING PLANS
BUILDING 1

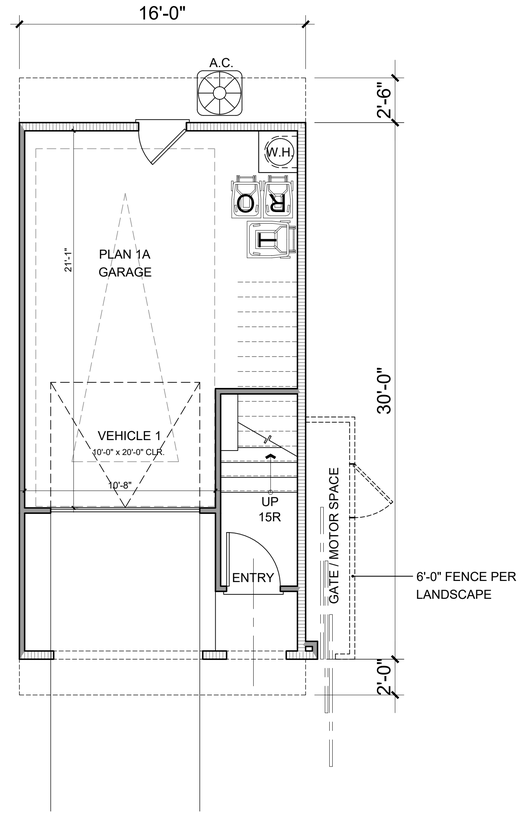
A4.1



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

PLAN 1A GROSS SF	
3 BD / 3 BA	
1ST FLOOR	80 SQ. FT.
2ND FLOOR	552 SQ. FT.
3RD FLOOR	500 SQ. FT.
TOTAL LIVING	1132 SQ. FT.
GARAGE	314 SQ. FT.

ktgy
888.456.5849 | ktgy.com
No. 250422

The Olson Co
3010 Old Pkwy #100
Seal Beach, CA 90740

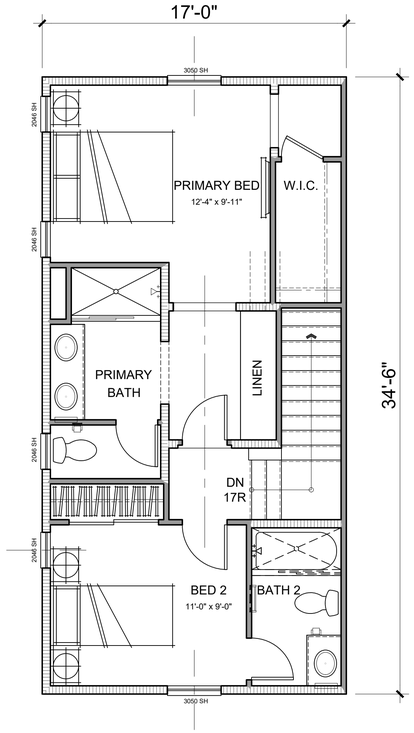
2075 HARBOR BLVD.
COSTA MESA, CA

SB330 Submittal:	10/16/2025	5th Planning Submittal:	04/17/2026
1st Planning Submittal:	11/13/2025	6th Planning Submittal:	06/02/2026
2nd Planning Submittal:	01/13/2026	Planning Resubmittal:	07/16/2026
3rd Planning Submittal:	03/02/2026		
4th Planning Submittal:	03/13/2026		

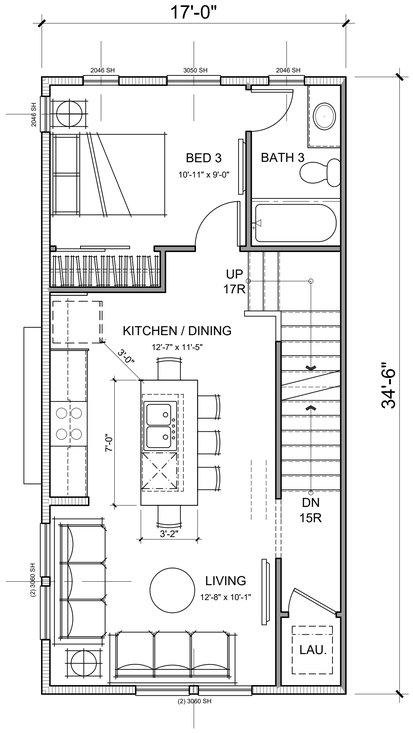
0 2 4 8 Scale 1/4" =1'-0"

SCHEMATIC DESIGN
July 16, 2026

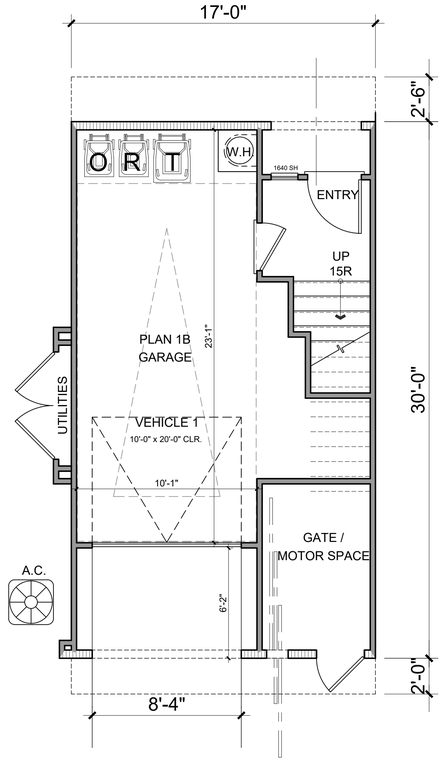
PLAN 1A UNIT PLANS



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

PLAN 1B GROSS SF	
3 BD / 3 BA	
1ST FLOOR	89 SQ. FT.
2ND FLOOR	587 SQ. FT.
3RD FLOOR	537 SQ. FT.
TOTAL LIVING	1212 SQ. FT.
GARAGE	296 SQ. FT.

ktgy
888.456.5849 | ktgy.com
No. 250422

The Olson Co
3010 Old Pkwy #100
Seal Beach, CA 90740

2075 HARBOR BLVD.
COSTA MESA, CA

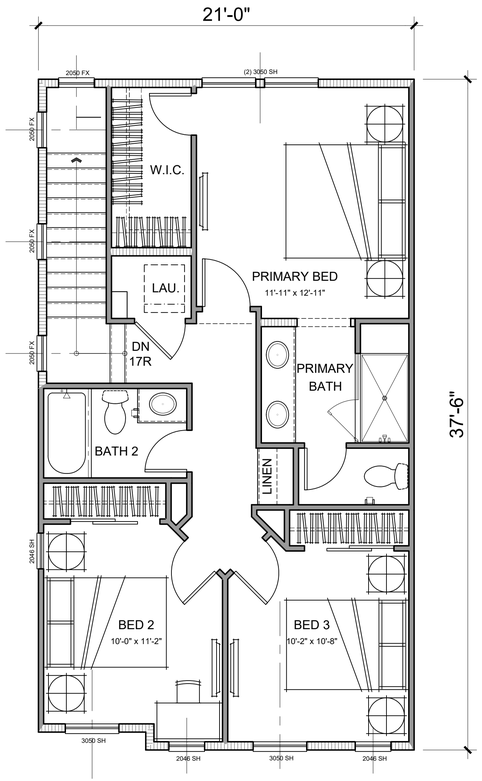
SB330 Submittal:	10/16/2025	5th Planning Submittal:	04/17/2026
1st Planning Submittal:	11/13/2025	6th Planning Submittal:	06/02/2026
2nd Planning Submittal:	01/13/2026	Planning Resubmittal:	07/16/2026
3rd Planning Submittal:	03/02/2026		
4th Planning Submittal:	03/13/2026		

0 2 4 8 Scale 1/4" =1'-0"

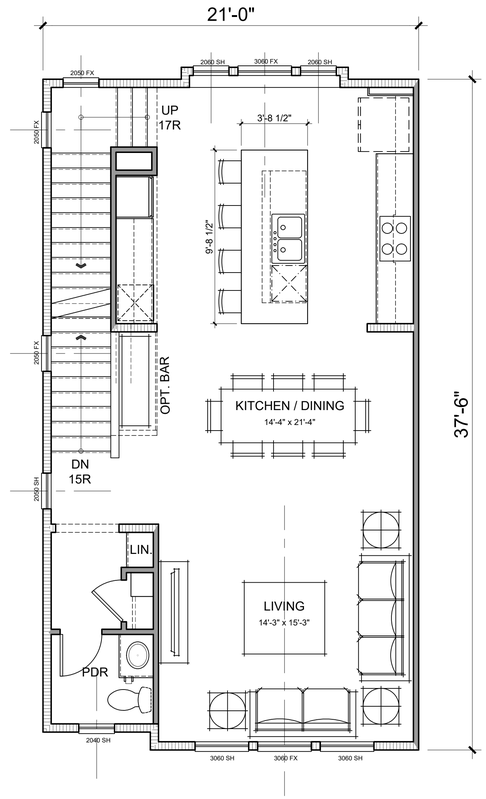
SCHEMATIC DESIGN
July 16, 2026

PLAN 1B UNIT PLANS

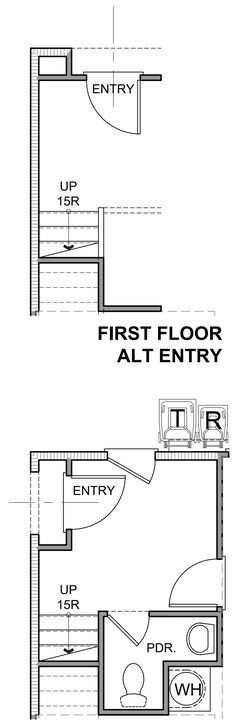
A5.1



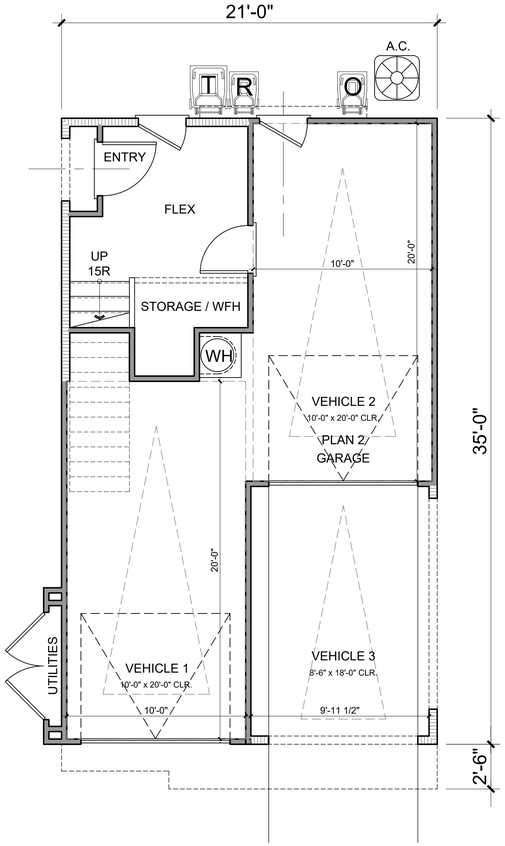
THIRD FLOOR



SECOND FLOOR



FIRST FLOOR
OPT. PDR



FIRST FLOOR

PLAN 2 GROSS SF	
3 BD / 2.5 BA	
1ST FLOOR	162 SQ. FT.
2ND FLOOR	782 SQ. FT.
3RD FLOOR	714 SQ. FT.
TOTAL LIVING	1657 SQ. FT.
GARAGE/CARPORT	596 SQ. FT.

ktgy
888.456.5849 | ktgy.com
No. 250422

The Olson Co
3010 Old Pkwy #100
Seal Beach, CA 90740

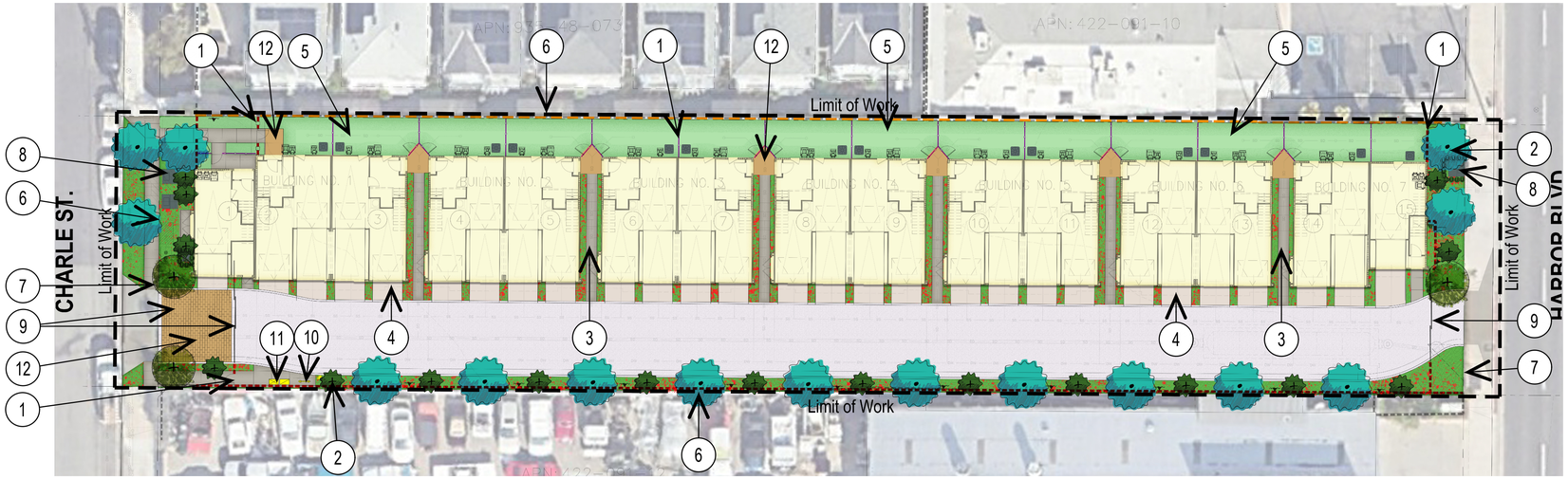
2075 HARBOR BLVD.
COSTA MESA, CA

SB330 Submittal:	10/16/2025	5th Planning Submittal:	04/17/2026
1st Planning Submittal:	11/13/2026	6th Planning Submittal:	06/02/2026
2nd Planning Submittal:	01/13/2026	Planning Resubmittal:	07/16/2026
3rd Planning Submittal:	03/02/2026		
4th Planning Submittal:	03/13/2026		

0 2 4 8 Scale 1/4" =1'-0"

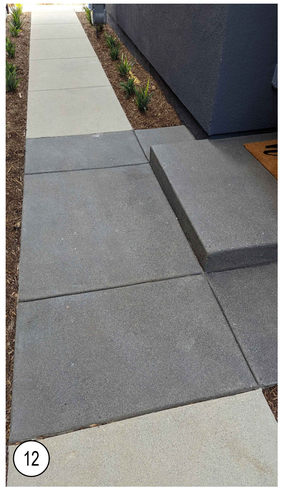
SCHEMATIC DESIGN
July 16, 2026

PLAN 2 UNIT PLANS A5.2



LEGEND

1. Proposed wall, pilaster, gate or fence, per Wall & Fence Plan.
2. Proposed tree, per Planting Plan, and tree row along alley edge.
3. 3' wide pedestrian esplanade, natural colored concrete, with light top-cast finish and saw-cut joints.
4. Natural colored concrete driveway, with light broom finish and tooled joints.
5. Private patio / yard area, homeowner maintained.
6. Property line.
7. Public street R.O.W.
8. Transformer to be screened with landscape, quantity and final locations to be determined.
9. Vehicular sliding retracting gate (Western gate to have enhanced pavers).
10. Short term bike parking (1 bike rack to accommodate 2 bike stalls)
11. 2 community cluster mailboxes, per USPS review and approval.
12 Enhanced unit entry paving, integral colored concrete, with light top-cast finish.



0 10' 20' 40'
Scale: 1" = 20'

Schematic Landscape Plan

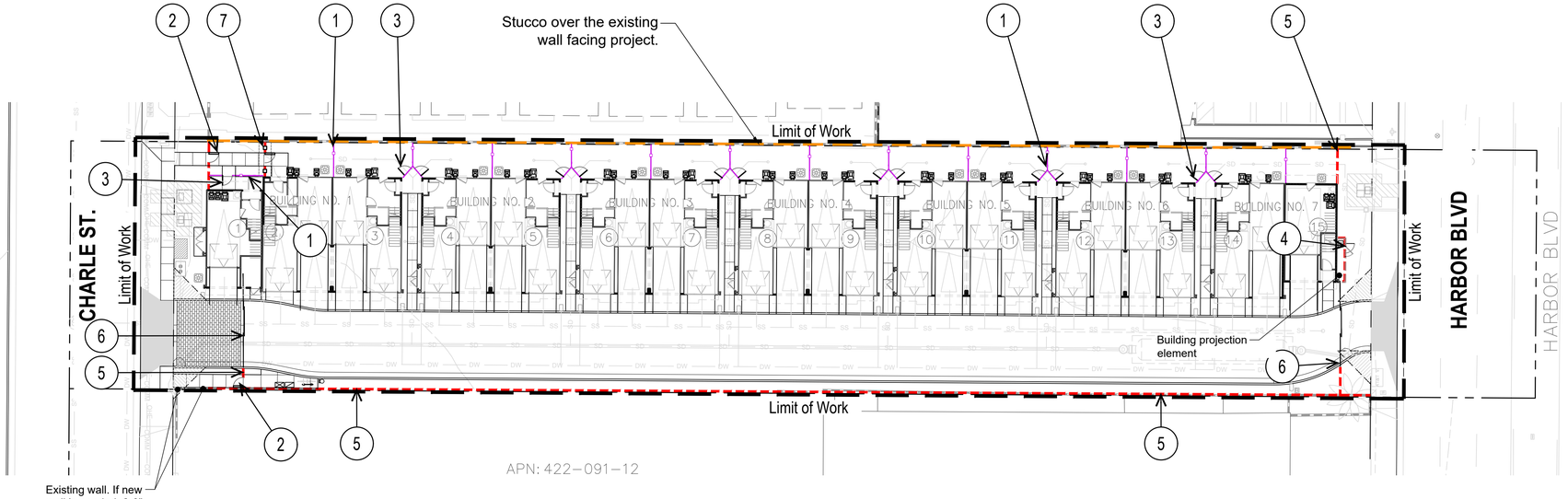
The Olson Company

6th City Submittal | Project No.: TOC71-D
Date: July 20, 2026

L-1

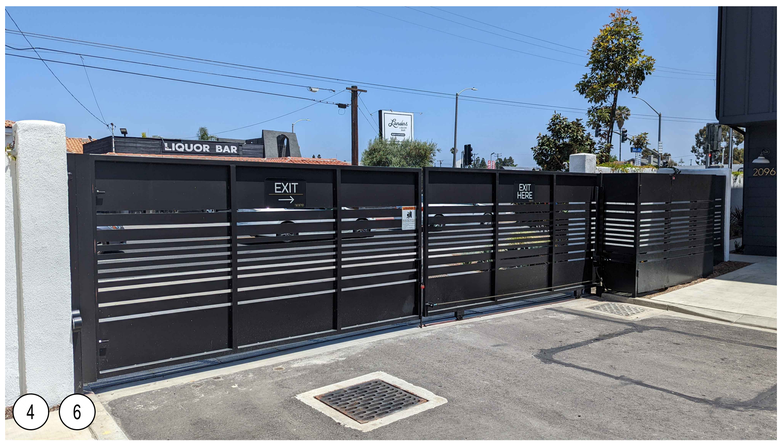
2075 Harbor Blvd. - Costa Mesa, CA

studio PAD
Landscape Architecture
21156 La Cadena Drive (Ste 105)
Laguna Hills CA 92653 (www.studio-PAD.com)



WALL LEGEND

		QTY.
	Existing +- 7'-0" High property line wall, protect in place. Stucco over the existing wall along the north side of the site.	
1	5'-6" High vinyl fence, 3-6" high at Unit one only (white color).	160'-0" LF
2	6'-0" High metal (ADA) pedestrian gate (black / bronze color).	3 EA
3	6'-0" High vinyl side yard pedestrian gate, 3-6" high at Unit only (white color).	12 EA
4	5'-6" High metal access pedestrian gate, (black color).	1 EA
5	6'-0" High stucco over CMU wall, with flat stucco cap (to match Arch).	439'-0" LF
6	±6'-0" Vehicular metal retracting gate (black / bronze color).	2 EA
7	±8'-0" High pedestrian entry arbor feature (wood over stucco).	1 EA



0 10' 20' 40'
Scale: 1" = 20'

The Olson Company

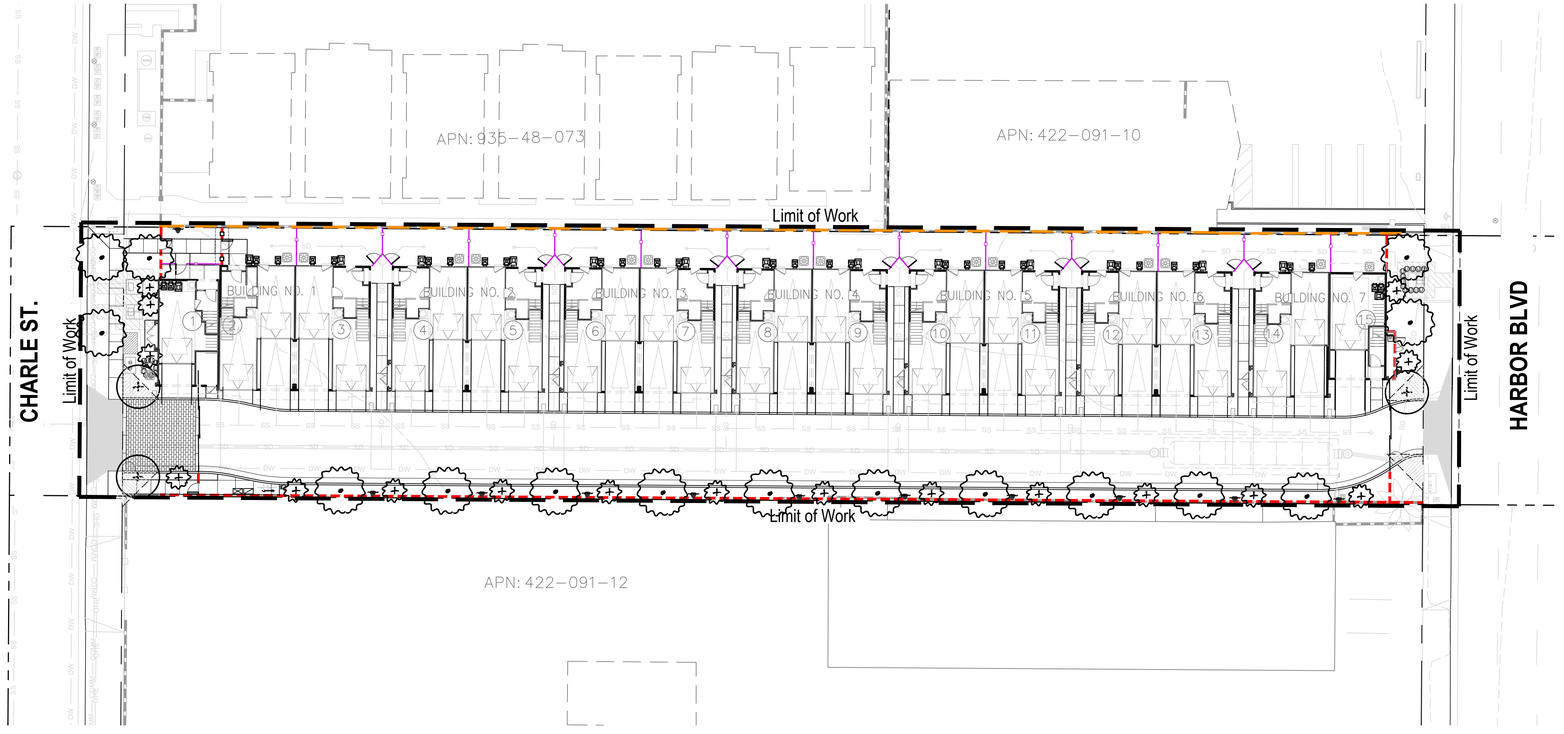
Schematic Wall & Fence Plan

6th City Submittal | Project No.: TOC71-D
Date: July 20, 2026

L-2

2075 Harbor Blvd. - Costa Mesa, CA

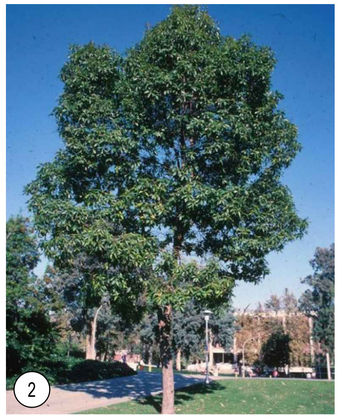
studio PAD
Landscape Architecture
23196 La Cadena Drive (Ste 103)
Laguna Hills, CA 92653 (www.studio-PAD.com)



PLANTING LEGEND

Symbol	Type/Form	Suggestions Botanical Name (Common Name)		Trunk	Size	WUCOLS (R3)	Qty.
	TREES						
1	Deciduous Flowering	Magnolia grandiflora 'Little Gem' (Dwarf Southern Magnolia)		Single	36" Box	Low	4
2	Vertical Buffer / Screen	Tristania conferta (Brisbane Box)		Single	24" Box	Mod.	15
3	Columnar	Podocarpus 'Ice Blue' (Icee Blue Yellow-Wood)		Single	15 Gal.	Low	17
							36
	SHRUBS						
	Utility Screen	Westringia fruticosa 'Wynabbie Gem' (Coast Rosemary, planted leaf-to-leaf)		Single	15 Gal.	Low	68
	VINES						
	Antigonon leptopus		Coral Vine	Low	15 Gal.	Low	12
	Bougainvillea 'Monka' (Oo-La-La® Bougainvillea)		Bougainvillea	Low			

1


2

3

3,000 S.F. PERMEABLE AREA:

15 GAL PLANT = 60 (10 %)
5 GAL PLANT = 150 (25 %)
1 GAL PLANT = 390 (65 %)

= 600 TOTAL PLANTS / 3,200 sf

PLANTING MINIMUM REQUIREMENTS:

One (minimum 15 gallon) tree shall be provided for every 200 square feet of landscaped area.

Twenty percent (20%) of the required trees shall be twenty-four inch box (24") minimum.

= 16 Total trees minimum required
4 24" box trees required

[36 Total trees provided &15 24" box trees provided]

SHRUBS and GROUND COVER		WUCOLS (R3)	SIZE	Qty. APPROXIMATION
Agave sp.	Agave	Low	5 gal.	14
Aloe sp.	Aloe	Low	1 gal.	55
Bougainvillea sp.	Bougainvillea	Low	5 gal.	14
Callistemon citrinus 'Little John'	Dwarf Bottlebrush	Low	5 gal.	14
Carex divulsa	Berkeley Sedges	Low	1 gal.	55
Carissa m. 'Green Carpet'	Dwarf Natal Plum	Low	1 gal.	55
Chamaerops humilis	Mediterranean Fan Palm	Low	5 gal.	14
Dasylirion longissimum	Mexican Grass Tree	Low	5 gal.	14
Delosperma cooperi	Trailing Ice Plant	Low	1 gal.	55
Dianella revoluta 'Little Rev'	Little Rev™ Flax Lily	Low	5 gal.	14
Hesperaloe parviflora	Red / Yellow Yucca	Very Low	15 gal.	30
Kalanchoe thyrsiflora	Flapjack Paddle Plant	Low	5 gal.	14
Lavandula stoechas 'Larkman Hazel'	Hazel™ Spanish Lavender	Low	5 gal.	14
Stipa (Nassella) pulchra	Purple Needlegrass	Very Low	1 gal.	55
Muhlenbergia rigens	Deer Grass	Low	1 gal.	55
Rhaphiolepis indica 'Clara"	India Hawthorn	Low	5 gal.	14
Rosmarinus o. 'Huntington Carpet'	Groundcover Rosemary	Very Low	1 gal.	55
Westringia sp.	Westringia	Low	15 gal.	30
Xylosma congestum 'Compact'	Compact Xylosma	Low	5 gal.	14
Yucca gloriosa	Spanish Dagger	Low	5 gal.	15
			Total =	600

NOTES:
1. Irrigation (including spray and/or drip) will be provided, in the Construction Document phase, and to be installed per local California water regulations (AB1881) .
2. Transformers, back-flow preventers & other above-ground utilities to be screened with landscape as permitted per local codes & regulations.
3. Landscape lighting (landscape up-lights, path lights/bollards, etc.) to be coordinated with Electrical Engineer in future phase.
4. The plant palette listed provides a list of plant material to select from when preparing final landscape construction documents for this project. However, substitutions may be required due to availability, soils tests, or other conditions.
5. All trees within 5' of hardscape to be installed with deep root barriers.
6. 70% of all landscaped areas containing trees and shrubs shall be under planted with groundcover, with the remaining areas to incorporate a layer of uncontaminated compost or mulch as required per water efficient landscape guidelines.

0 10' 20' 40'
Scale: 1" = 20'

Schematic Planting Plan

The Olson Company

6th City Submittal | Project No.: TOC71-D
Date: July 20, 2026

L-3

2075 Harbor Blvd. - Costa Mesa, CA

studio PAD Landscape Architecture
23196 La Cadena Drive (Ste 103)
Laguna Hills, CA 92653 (www.studio-PAD.com)

OPEN SPACE SCHEDULE

PRIVATE SPACE

Takeoff: 3,533 sf

PUBLIC SPACE

Takeoff: 3,676 sf

TOTAL OPEN SPACE CALCULATIONS:

Private Open Space:
3,533 sf / ±26,572 sf = 13.29%

Public Open Space:
3,676 sf / ±26,572 sf = 13.83%

Total Open Space:
(3,533 sf + 3,676 sf) / ±26,572 sf = 27.13%

0 10' 20' 40'
Scale: 1" = 20'

Schematic Open Space Plan

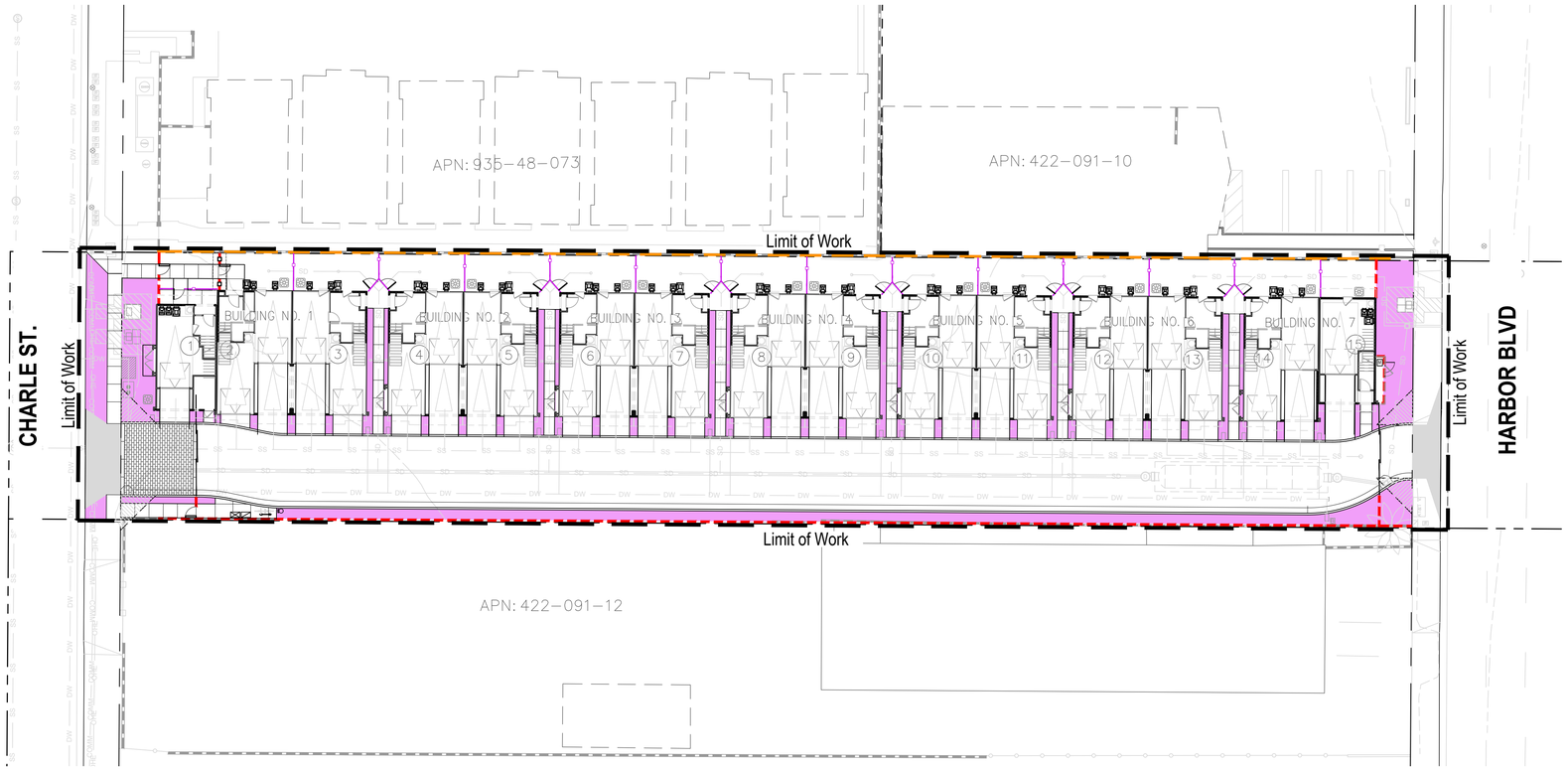
The Olson Company

6th City Submittal | Project No.: TOC71-D
Date: July 20, 2026

L-4

2075 Harbor Blvd. - Costa Mesa, CA

studio PAD
Landscape Architecture
23196 La Cadena Drive (Ste 103)
Laguna Hills CA 92653 www.studio-PAD.com



PERMEABLE LANDSCAPE SCHEDULE

PERMEABLE SPACE

Takeoff: 3,216 sf

TOTAL PERMEABLE CALCULATIONS:

Permeable Space:
3,216 sf / ±26,572 sf = 12.10%

0 10' 20' 40'
Scale: 1" = 20'

Schematic Permeable Landscape Plan

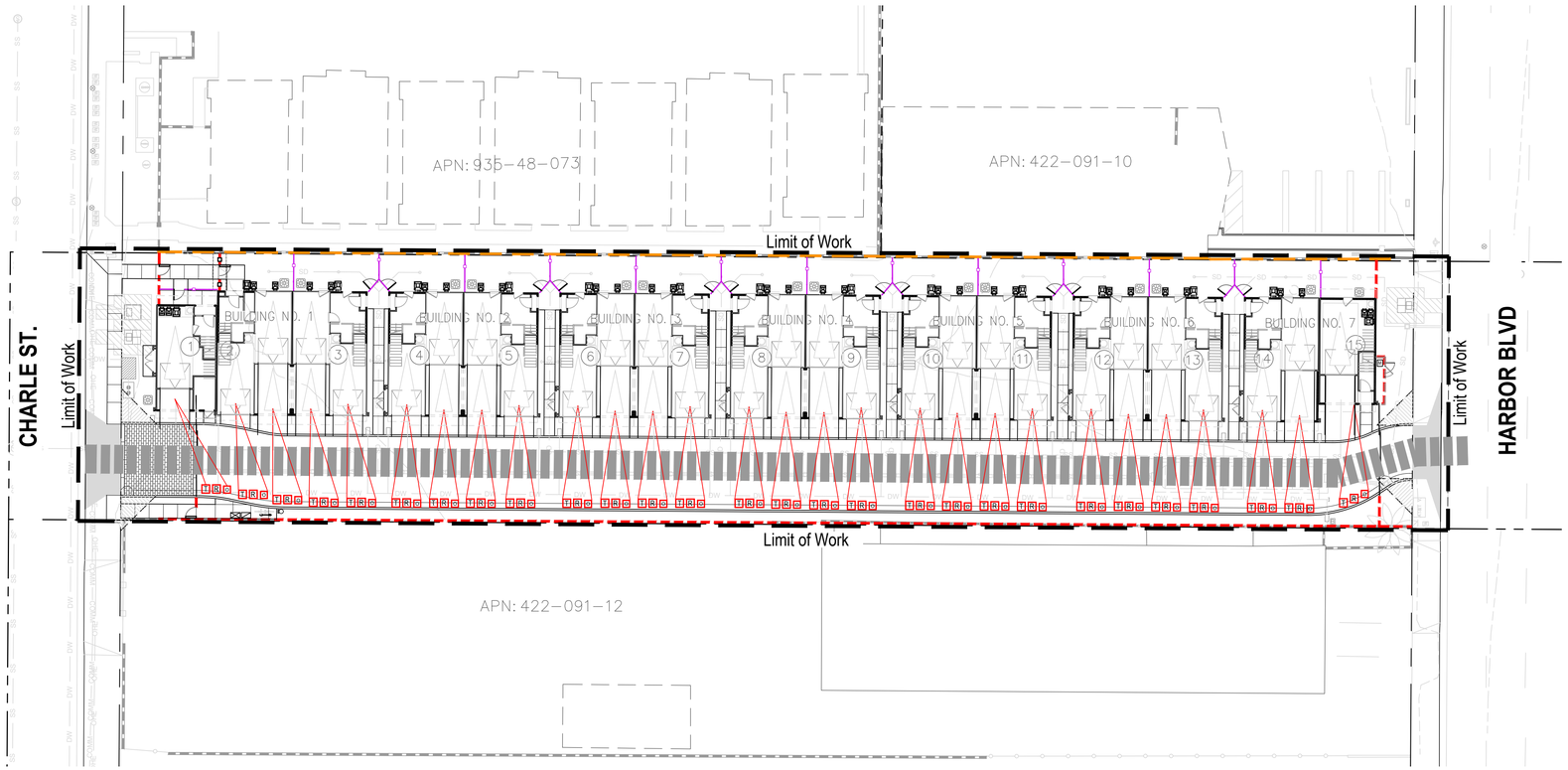
The Olson Company

6th City Submittal | Project No.: TOC71-D
Date: July 20, 2026

L-5

2075 Harbor Blvd. - Costa Mesa, CA

studio PAD Landscape Architecture
23196 La Cadena Drive (Ste 103) Laguna Hills CA 92653 www.studio-PAD.com



LEGEND

- Regular trash bin.
- Recycle bin.
- Organic waste bin.
- Trash hauler path of travel.

GENERAL NOTES:

1. To confirm to local trash service company cart / bin sizes and standards.

0 10' 20' 40'

Scale: 1" = 20'

Schematic Trash Exhibition

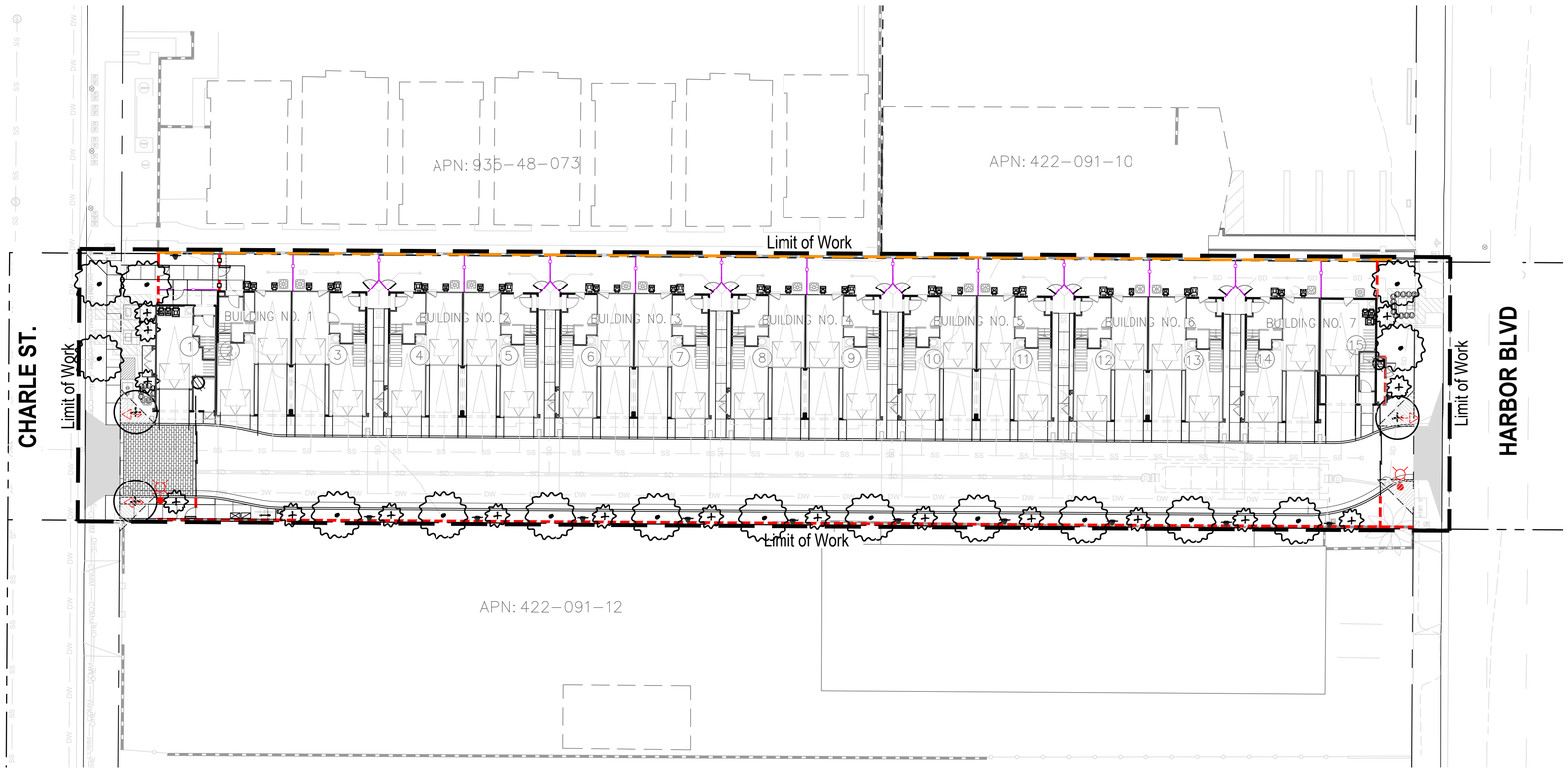
The Olson Company

6th City Submittal | Project No.: TOC71-D
Date: July 20, 2026

L-6

2075 Harbor Blvd. - Costa Mesa, CA

studio PAD
Landscape Architecture
23196 La Cadena Drive (Ste 105)
Laguna Hills CA 92653 (www.studio-PAD.com)



LIGHTING SCHEDULE

PHOTO	SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
		FX Luminaire FB Fits well into tight spaces. Order code: FB, Aluminum Alloy, (BZ) Bronze Metallic, Adjustable Lamp: FB-3LED, 4.5W, 2700K, Beamspread: Spot	~~3~~
		SVE-3 - Pole Light Area Pole Light, HID - Direct Lighting Sales, Model San Vicente #SVE-3. Per Electrical Engineer's Photometrics Plan. Cast Aluminum, Textured Bronze, RA21 Radius, On DBC-1 Base & 10` round pole. Lamp: Per Elec. Eng., Per Elec. Eng., Per Elec. Eng. Accessories: On DBC-1 Base & 10` round pole.	2
		120v	2

NOTES:
1. Landscape lighting (landscape up-lights, path lights/bollards, etc.) to be coordinated with Electrical Engineer in future phase.

0 5' 10' 20'
Scale: 1" = 10'

Schematic Lighting Plan

The Olson Company

6th City Submittal | Project No.: TOC71-D
Date: July 20, 2026

L-7

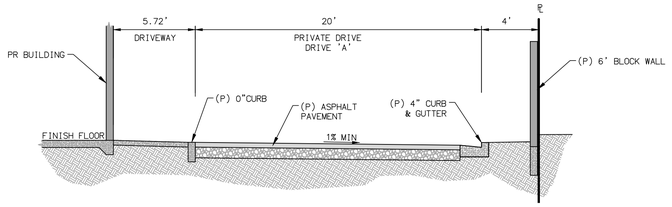
2075 Harbor Blvd. - Costa Mesa, CA

studio PAD
Landscape Architecture
23196 La Cadena Drive (Ste 103)
Laguna Hills, CA 92653 www.studio-PAD.com

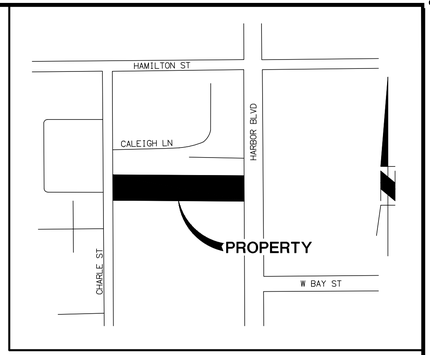
VESTING TENTATIVE TRACT MAP NO. 19458

FOR CONDOMINIUM PURPOSES

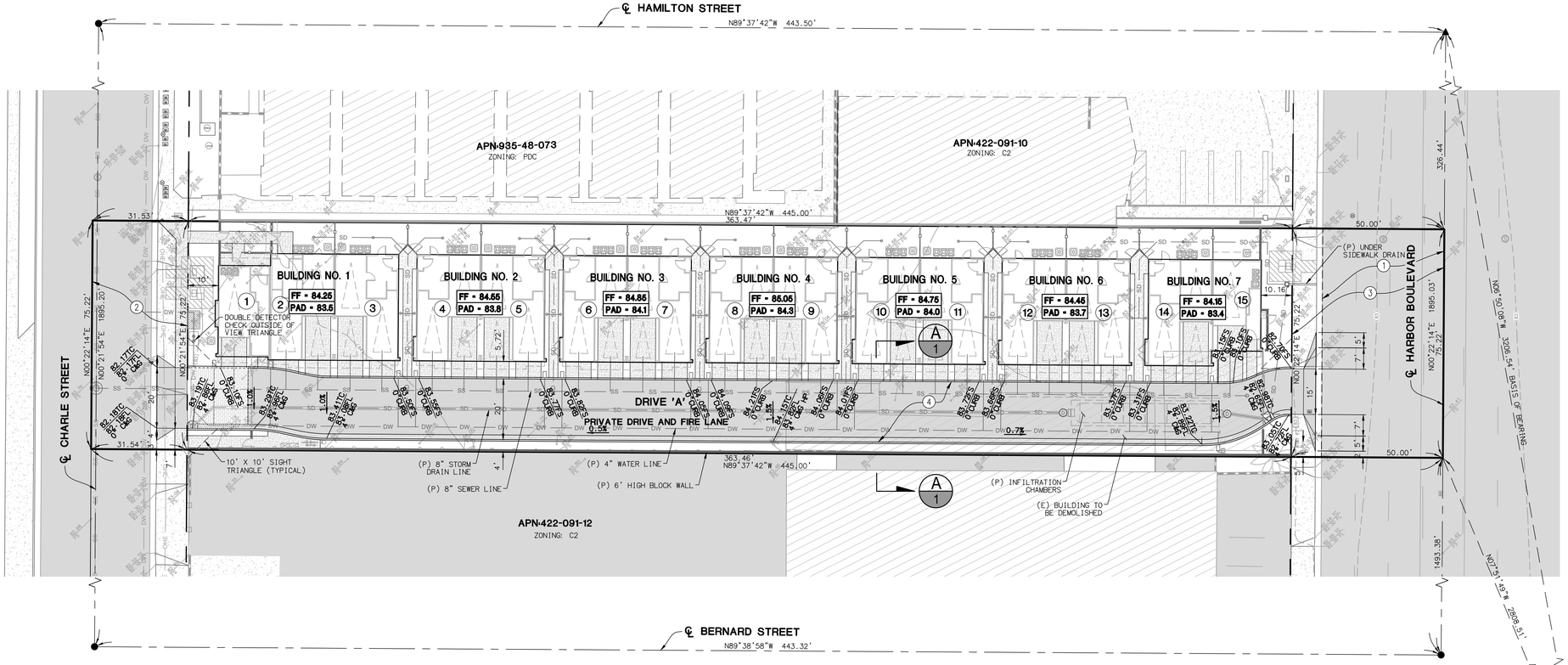
IN THE CITY OF COSTA MESA
COUNTY OF ORANGE, STATE OF CALIFORNIA



SECTION A-A
SCALE: 1"=5'



VICINITY MAP
NOT TO SCALE



LEGEND

- EX PALM TREE
- EX TREE
- EX SEWER MANHOLE
- EX SEWER CLEANOUT
- EX STREETLIGHT
- EX FIRE HYDRANT
- EX UTILITY BOX
- EX STORM DRAIN MANHOLE
- EX CATCH BASIN
- EX POWER POLE
- EX TRAFFIC LIGHT
- EX UNDERGROUND UTILITY VAULT
- EX IRRIGATION METER
- EX ELECTRICAL METER
- EX WATER VALVE COVER
- EX WATER METER
- EX MANHOLE
- EX STREET SIGN
- EX BOLLARD
- EX MONUMENT
- EX TRANSFORMER
- EX FIRE WATER STRUCTURE
- EX GAS STRUCTURE
- EX GAS VALVE
- EX PROPERTY BOUNDARY
- EX STREET CENTERLINE
- EX RIGHT-OF-WAY
- EX PROPERTY LINE
- EX EASEMENT
- EX MAJOR CONTOUR
- EX MINOR CONTOUR
- EX SEWER LINE
- EX DOMESTIC WATER LINE
- EX FIRE WATER LINE
- EX STORM DRAIN LINE
- EX RECYCLED WATER LINE
- EX OVERHEAD ELECTRIC
- EX OVERHEAD COMMUNICATION
- EX UNDERGROUND ELECTRIC
- EX GAS LINE
- EX IRON FENCE
- EX CHAIN LINK FENCE
- EX WOOD FENCE
- EX WALL
- EX CURB AND GUTTER
- EX SWALE
- EX STRIPING
- EX SLOPE
- EX ASPHALT
- EX CONCRETE
- EX STRUCTURE FOOTPRINT
- PR SEWER LINE
- PR DOMESTIC WATER LINE
- PR FIRE WATER LINE
- PR RECYCLED WATER LINE
- PR STORM DRAIN LINE
- PR WALL
- PR CURB AND GUTTER
- PR SWALE
- PR SLOPE

ABBREVIATIONS

D	DELTA
EX	EXISTING
FG	FINISHED GRADE
FL	FLOW LINE
FS	FINISHED SURFACE
FF	FINISHED FLOOR
INV	INVERT
L	LENGTH
MIN	MINIMUM
NTS	NOT TO SCALE
P	PROPERTY LINE
PR	PROPOSED
R	RADIUS
TC	TOP OF CURB
TG	TOP OF GRATE
TW	TOP OF WALL
TYP	TYPICAL

SCALE 1"=20'

20 10 0 20 40 60
SCALE: 1"=20'

SCALE: 1" = 20'
GROSS AREA: 33,474 SF
NET AREA: 27,340 SF
CONTOURS: 1 FOOT
TOTAL LOTS: 1 NUMBERED
2 LETTERED
TOTAL UNITS: 15 CONDOS

LEGAL DESCRIPTION:

REAL PROPERTY IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL ONE:

THE EAST 445.00 FEET OF THAT PORTION OF LOT 20 OF FAIRVIEW FARMS, AS PER MAP RECORDED IN BOOK 8, PAGE 71 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE CENTER LINE OF FAIRVIEW AVENUE AS SHOWN ON SAID MAP, SAID POINT BEING AT THE SOUTHEAST CORNER OF THE NORTH 5 ACRES OF THE EAST 10 ACRES OF SAID LOT, SAID ACREAGE BEING COMPUTED TO THE CENTER LINES OF ADJOINING STREET, SAID POINT BEING SOUTHERLY 326.33 FEET, MORE OR LESS, FROM THE INTERSECTION OF SAID CENTER LINE OF FAIRVIEW AVENUE WITH THE CENTER LINE OF HAMILTON STREET, AS SHOWN ON SAID MAP; THENCE SOUTHERLY 65.276 FEET, MORE OR LESS, TO A POINT 391.656 FEET SOUTHERLY ALONG SAID CENTER LINE OF FAIRVIEW AVENUE FROM SAID CENTER LINE OF HAMILTON STREET; THENCE WESTERLY 667.32 FEET PARALLEL WITH SAID NORTHERLY 65.276 FEET ALONG SAID LAST MENTIONED WESTERLY LINE TO THE SOUTHWEST CORNER OF SAID NORTH 5 ACRES; THENCE EASTERLY 667.32 FEET ALONG THE SOUTHERLY LINE OF SAID NORTH 5 ACRES TO THE POINT OF BEGINNING.

PARCEL TWO:

THE NORTH 10.00 FEET OF THE EAST 445.00 FEET OF THAT PORTION OF LOT 20 OF FAIRVIEW FARMS, AS PER MAP RECORDED IN BOOK 8, PAGE 71 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE CENTER LINE OF FAIRVIEW AVENUE, SOUTH 391.656 FEET FROM THE INTERSECTION OF THE CENTER LINE OF HAMILTON STREET AND FAIRVIEW AVENUE, AS SHOWN ON SAID MAP; THENCE SOUTH 130.582 FEET ALONG THE SAID CENTER LINE OF FAIRVIEW AVENUE THENCE WEST PARALLEL WITH THE CENTER LINE OF HAMILTON STREET TO THE WEST LINE OF THE EAST 10 ACRES OF SAID LOT 20, COMPUTED TO THE CENTER LINE OF ADJOINING STREETS, THENCE NORTH 130.552 FEET ALONG SAID WEST LINE; THENCE EAST PARALLEL WITH SAID CENTER LINE OF HAMILTON STREET TO THE POINT OF BEGINNING.

GENERAL NOTES

1. EXISTING LAND USE: MIXED-USE OVERLAY DISTRICT
2. EXISTING GENERAL PLAN LAND USE DESIGNATION: GENERAL COMMERCIAL
3. PROPOSED LAND USE: MULTI-FAMILY RESIDENTIAL
4. EXISTING ZONING: C2 - GENERAL BUSINESS
5. WATER SERVICE PROVIDED BY: MESA WATER DISTRICT
6. SEWER SERVICE PROVIDED BY: COSTA MESA SANITATION DISTRICT
7. ELECTRICAL SERVICE PROVIDED BY: SOUTHERN CALIFORNIA EDISON
8. GAS SERVICE PROVIDED BY: SOCAL GAS CO.
9. TELEPHONE SERVICE PROVIDED BY: FRONTIER
10. CABLE TELEVISION PROVIDED BY: FRONTIER
11. PROJECT IS WITHIN THE NEWPORT-MESA UNIFIED SCHOOL DISTRICT
12. ALL LOTS SHALL BE HOMEOWNER MAINTAINED
13. NO KNOWN ACTIVE FAULTS ARE KNOWN TO PROJECT THROUGH THE SITE NOR DOES THE SITE LIE WITHIN THE BOUNDARIES OF AN "EARTHQUAKE FAULT ZONE" AS DEFINED BY THE STATE OF CALIFORNIA IN THE ALQUIST-PRIOLO EARTHQUAKE FAULT ZONING ACT.
14. PROPERTY IS LOCATED WITHIN FLOOD ZONE "X" PER FIRM PANEL 06059C0268J EFFECTIVE ON 12/03/2009
15. ASSESSOR'S PARCEL NUMBER: 422-091-11

STATEMENT OF OWNERSHIP:

WE, THE UNDERSIGNED, DO HEREBY STATE THAT WE ARE THE RECORD OWNERS OF THE PROPERTY COMPRISING THIS TENTATIVE TRACT MAP AND THAT WE HAVE CONSENTED TO THE FILING OF SAID MAP.

OWNER: _____

BY: _____ DATE: _____

DEVELOPER:

THE OLSON COMPANY
3020 OLD RANCH PARKWAY, SUITE 100
SEAL BEACH, CA 90740

ASSESSOR PARCEL NUMBER:

APN: 422-091-11

PROPERTY ADDRESS:

2075 HARBOR BOULEVARD
COSTA MESA, CA 92627

PROPOSED LOT AREA:

	GROSS	NET
LOT 1	33,474 SF	27,340 SF

DENSITY CALCULATIONS:

PROPOSED CONDOMINIUMS: 15 UNITS
NET AREA: 27,340 SF
PROPOSED DENSITY: 23.89 DU/AC

EXISTING EASEMENTS

1. N EASEMENT FOR STREET AND INCIDENTAL PURPOSES, RECORDED APRIL 01, 1947 AS BOOK 1478, PAGE 529 OF OFFICIAL RECORDS.
   IN FAVOR OF: COUNTY OF ORANGE
   AFFECTS: EASTERLY 40 FEET OF SAID LAND
2. AN EASEMENT FOR STREET PURPOSES OVER THE WESTERLY PORTION OF PARCELS 1 AND 2 AS CONDEMNED BY FINAL DECREE OF CONDEMNATION ENTERED IN CASE NO. 59882, SUPERIOR COURT, A CERTIFIED COPY THEREOF BEING RECORDED FEBRUARY 7, 1956 IN BOOK 3386, PAGE 75, OFFICIAL RECORDS.
3. AN EASEMENT FOR STREET AND HIGHWAY AND INCIDENTAL PURPOSES, RECORDED APRIL 07, 1965 AS BOOK 7474, PAGE 651 OF OFFICIAL RECORDS.
   IN FAVOR OF: CITY OF COSTA MESA
   AFFECTS: PORTION OF SAID LAND

PROPOSED EASEMENT

4. AN EASEMENT FOR INGRESS AND EGRESS FOR EMERGENCY AND PUBLIC SECURITY VEHICLES PURPOSES, DEDICATED HEREON TO THE CITY OF COST MESA.

DIGALERT
DIAL TOLL FREE
1(800) 227-2600
At Least Two Working Days Before You Dig
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

SCALE VERIFICATION
BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

REVISIONS

BY	DATE	DESCRIPTIONS	NO.

BENCHMARK:

O.C.S. VERTICAL CONTROL BM 1F-174-04

DESCRIPTION:
FOUND 3 3\4" OCS ALUMINUM BENCHMARK DISK STAMPED "1F-174- 04", SET IN THE SOUTHWESTERLY CORNER OF A 4 FT. BY 8 FT. CONCRETE CATCH BASIN.

ELEV= 81.690'

BASIS OF BEARING:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING BETWEEN O.C.S HORIZONTAL CONTROL STATION GPS NO. 1533 AND STATION GPS NO. 6204 R1 BEING N06°50'08"W PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

REGISTERED PROFESSIONAL ENGINEER — R. STEVEN AUSTIN — No. 68795 — CIVIL — STATE OF CALIFORNIA

DRAWN BY:	CPK
DESIGNED BY:	CPK
CHECKED BY:	RSA
APPROVED BY:	RSA

ADVANCED CIVIL GROUP
30251 GOLDEN LANTERN
SUITE E, PMB 251
LAGUNA NIGUEL, CA 92677
(866) 338-5778 PHONE
(866) 338-5778 FAX
WWW.ADVANCEDCIVILGROUP.COM

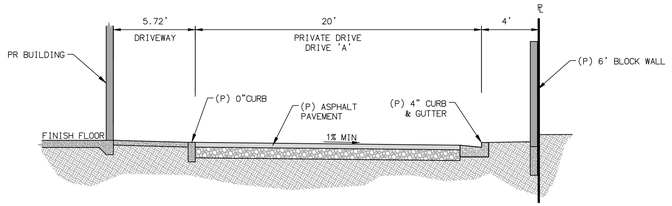
PREPARED BY: _____ R.C.E. NO. 68795
DATE 6/2/2026

VTTM NO. 19458
description
VESTING TENTATIVE TRACT MAP NO. 19458
2075 HARBOR BOULEVARD
COSTA MESA, CA
prepared for
THE OLSON COMPANY

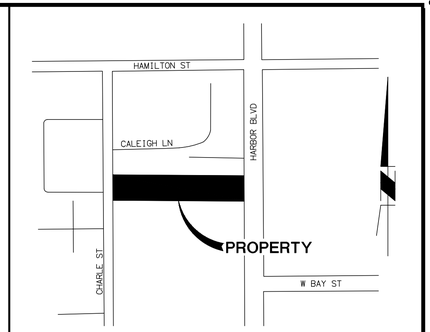
SHEET NO:
VTTM
SHEET 1 OF 3

VESTING TENTATIVE TRACT MAP NO. 19458
CONCEPT GRADING PLAN
FOR CONDOMINIUM PURPOSES

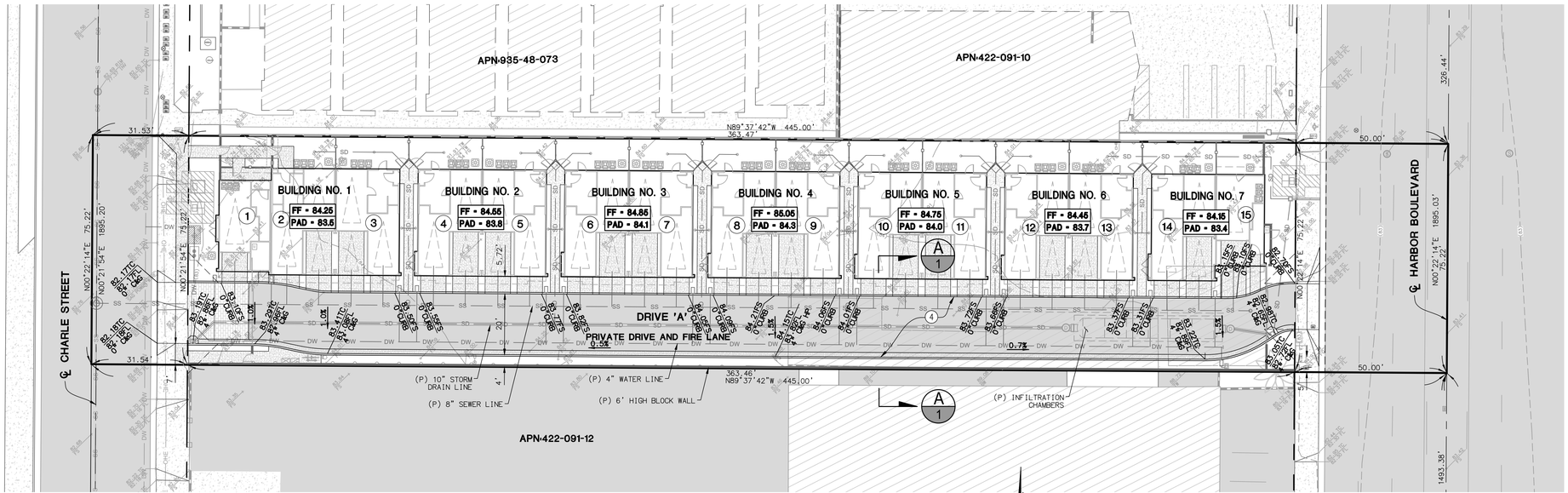
IN THE CITY OF COSTA MESA
COUNTY OF ORANGE, STATE OF CALIFORNIA



SECTION A-A
SCALE: 1"=5'



VICINITY MAP
NOT TO SCALE



CONCEPT GRADING PLAN

20 10 0 20 40 60
SCALE: 1"=20'

SCALE 1"=20'

LEGEND

- EX PALM TREE
- EX TREE
- EX SEWER MANHOLE
- EX SEWER CLEANOUT
- EX STREETLIGHT
- EX FIRE HYDRANT
- EX UTILITY BOX
- EX STORM DRAIN MANHOLE
- EX CATCH BASIN
- EX POWER POLE
- EX TRAFFIC LIGHT
- EX UNDERGROUND UTILITY VAULT
- EX IRRIGATION METER
- EX ELECTRICAL METER
- EX WATER VALVE COVER
- EX WATER METER
- EX MANHOLE
- EX STREET SIGN
- EX BOLLARD
- EX MONUMENT
- EX TRANSFORMER
- EX FIRE WATER STRUCTURE
- EX GAS STRUCTURE
- EX GAS VALVE
- EX PROPERTY BOUNDARY
- EX STREET CENTERLINE
- EX RIGHT-OF-WAY
- EX PROPERTY LINE
- EX EASEMENT
- EX MAJOR CONTOUR
- EX MINOR CONTOUR
- SS — EX SEWER LINE
- DW — EX DOMESTIC WATER LINE
- FW — EX FIRE WATER LINE
- RW — EX RECYCLED WATER LINE
- SD — EX STORM DRAIN LINE
- OHE — EX OVERHEAD ELECTRIC
- COMM — EX OVERHEAD COMMUNICATION
- UE — EX UNDERGROUND ELECTRIC
- GAS — EX GAS LINE
- EX IRON FENCE
- EX CHAIN LINK FENCE
- EX WOOD FENCE
- EX WALL
- EX CURB AND GUTTER
- EX SWALE
- EX STRIPING
- EX SLOPE
- EX ASPHALT
- EX CONCRETE
- EX STRUCTURE FOOTPRINT
- SS — PR SEWER LINE
- DW — PR DOMESTIC WATER LINE
- FW — PR FIRE WATER LINE
- RW — PR RECYCLED WATER LINE
- SD — PR STORM DRAIN LINE
- PR WALL
- PR CURB AND GUTTER
- PR SWALE
- PR SLOPE

EARTHWORK ESTIMATES:

RAW CUT	=	250 CYDS
RAW FILL	=	600 CYDS
IMPORT	=	350 CYDS
OVER EXCAVATION	=	3,000 CYDS

DEVELOPER:

THE OLSON COMPANY
3020 OLD RANCH PARKWAY, SUITE 100
SEAL BEACH, CA 90740

ASSESSOR PARCEL NUMBER:

APN: 422-091-11

PROPERTY ADDRESS:

2075 HARBOR BOULEVARD
COSTA MESA, CA

PROPOSED LOT AREA:

	GROSS	NET
LOT 1	33,474 SF	27,340 SF

ABBREVIATIONS

D	DELTA
EX	EXISTING
FG	FINISHED GRADE
FL	FLOW LINE
FS	FINISHED SURFACE
FF	FINISHED FLOOR
INV	INVERT
L	LENGTH
MIN	MINIMUM
NTS	NOT TO SCALE
℄	PROPERTY LINE
PR	PROPOSED
R	RADIUS
TC	TOP OF CURB
TG	TOP OF GRATE
TW	TOP OF WALL
TYP	TYPICAL

SCALE: 1" = 20'
GROSS AREA: 33,474 SF
NET AREA: 27,340 SF
CONTOURS: 1 FOOT
TOTAL LOTS: 1 NUMBERED
2 LETTERED
TOTAL UNITS: 15 CONDOS

DIGALERT
DIAL TOLL FREE
1(800) 227-2600
At Least Two Working Days Before You Dig
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

SCALE VERIFICATION
BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

REVISIONS

BY	DATE	DESCRIPTIONS	NO.

BENCHMARK:
O.C.S. VERTICAL CONTROL BM 1F-174-04

DESCRIPTION:
FOUND 3 3\4" OCS ALUMINUM BENCHMARK DISK STAMPED "1F-174- 04", SET IN THE SOUTHWESTERLY CORNER OF A 4 FT. BY 8 FT. CONCRETE CATCH BASIN.

ELEV= 81.690'

BASIS OF BEARING:
THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING BETWEEN O.C.S HORIZONTAL CONTROL STATION GPS NO. 1533 AND STATION GPS NO. 6204 R1 BEING N06°50'08"W PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

REGISTERED PROFESSIONAL ENGINEER — R. STEVEN AUSTIN — No. 68795 — CIVIL — STATE OF CALIFORNIA

DRAWN BY: CPK
DESIGNED BY: CPK
CHECKED BY: RSA
APPROVED BY: RSA

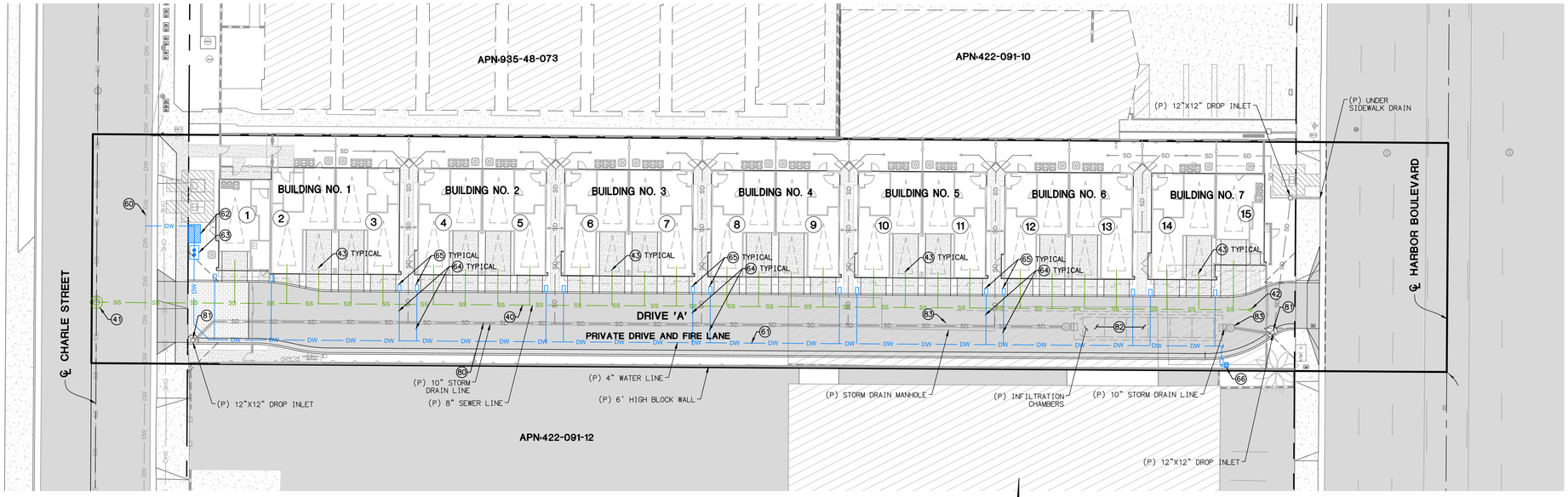
ADVANCED CIVIL GROUP
30251 GOLDEN LANTERN
SUITE E, PMB 251
LAGUNA NIGUEL, CA 92677
(866) 338-5778 PHONE
(866) 338-5778 FAX
WWW.ADVANCEDCIVILGROUP.COM
PREPARED BY:
R.C.E. NO. 68795
DATE 6/2/2026

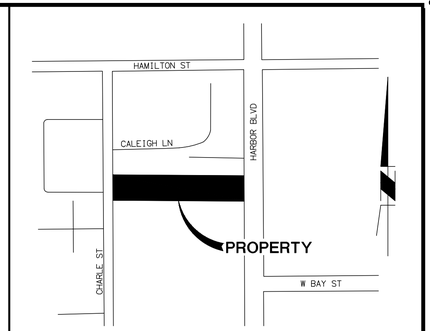
VTTM NO. 19458
description
CONCEPT GRADING PLAN
2075 HARBOR BOULEVARD
COSTA MESA, CA
prepared for
THE OLSON COMPANY

SHEET NO: **GR**
SHEET 2 OF 3

VESTING TENTATIVE TRACT MAP NO. 19458
CONCEPT UTILITY PLAN
FOR CONDOMINIUM PURPOSES

IN THE CITY OF COSTA MESA
COUNTY OF ORANGE, STATE OF CALIFORNIA





VICINITY MAP
NOT TO SCALE

LEGEND

- EX PALM TREE
- EX TREE
- EX SEWER MANHOLE
- EX SEWER CLEANOUT
- EX STREETLIGHT
- EX FIRE HYDRANT
- EX UTILITY BOX
- EX STORM DRAIN MANHOLE
- EX CATCH BASIN
- EX POWER POLE
- EX TRAFFIC LIGHT
- EX UNDERGROUND UTILITY VAULT
- EX IRRIGATION METER
- EX ELECTRICAL METER
- EX WATER VALVE COVER
- EX WATER METER
- EX MANHOLE
- EX STREET SIGN
- EX BOLLARD
- EX MONUMENT
- EX TRANSFORMER
- EX FIRE WATER STRUCTURE
- EX GAS STRUCTURE
- EX GAS VALVE
- EX PROPERTY BOUNDARY
- EX STREET CENTERLINE
- EX RIGHT-OF-WAY
- EX PROPERTY LINE
- EX EASEMENT
- EX MAJOR CONTOUR
- EX MINOR CONTOUR
- SS — EX SEWER LINE
- DW — EX DOMESTIC WATER LINE
- FW — EX FIRE WATER LINE
- RW — EX RECYCLED WATER LINE
- SD — EX STORM DRAIN LINE
- OHE — EX OVERHEAD ELECTRIC
- COMM — EX OVERHEAD COMMUNICATION
- UE — EX UNDERGROUND ELECTRIC
- GAS — EX GAS LINE
- EX IRON FENCE
- EX CHAIN LINK FENCE
- EX WOOD FENCE
- EX WALL
- EX CURB AND GUTTER
- EX SWALE
- EX STRIPING
- EX SLOPE
- EX ASPHALT
- EX CONCRETE
- EX STRUCTURE FOOTPRINT
- SS — PR SEWER LINE
- DW — PR DOMESTIC WATER LINE
- FW — PR FIRE WATER LINE
- RW — PR RECYCLED WATER LINE
- SD — PR STORM DRAIN LINE
- PR WALL
- PR CURB AND GUTTER
- PR SWALE
- PR SLOPE

CONCEPT UTILITY PLAN

20 10 0 20 40 60
SCALE: 1"=20'

SCALE 1"=20'

SEWER CONSTRUCTION NOTES:

		QTY	
40	INSTALL 8" SANITARY SEWER PIPE VCP OR SDR-35 PVC	379	LF
41	INSTALL 48" SANITARY SEWER MANHOLE JOIN EXISTING 8" SANITARY SEWER	1	EA
42	INSTALL 8" SANITARY SEWER CLEANOUT	1	EA
43	INSTALL 4" SANITARY SEWER HOUSE LATERAL	15	EA

WATER CONSTRUCTION NOTES:

		QTY	
60	INSTALL 4" HOT TAP WITH 4" GATE VALVE	1	EA
61	INSTALL 4" C900 PVC WATER LINE	392	LF
62	INSTALL 4" WATER METER IN VAULT	1	EA
63	INSTALL 4" REDUCE PRESSURE PRINCIPAL DETECTOR ASSEMBLY	1	EA
64	INSTALL 1" SERVICE PER MESA WATER DISTRICT STANDARD PLAN	16	EA
65	INSTALL 1" METER PER MESA WATER DISTRICT STANDARD PLAN	16	EA
66	INSTALL 1" IRRIGATION BACKFLOW DEVICE PER MESA WATER DISTRICT STANDARD PLAN	1	EA

STORM DRAIN CONSTRUCTION NOTES:

		QTY	
80	INSTALL 10" HDPE STORM DRAIN PIPE	264	LF
81	INSTALL 12"X12" DROP INLET WITH LOCAL DEPRESSION	2	EA
82	INSTALL ADS STORMTECH SC-4500 UNDERGROUND INFILTRATION CHAMBERS OR EQUIVALENT	85	LF
83	INSTALL ADS 48" HP MANHOLE W/ TRAFFIC RATED RIM OR EQUIVALENT	2	EA

DEVELOPER:
THE OLSON COMPANY
3020 OLD RANCH PARKWAY, SUITE 100
SEAL BEACH, CA 90740

ASSESSOR PARCEL NUMBER:
APN: 422-091-11

PROPERTY ADDRESS:
2075 HARBOR BOULEVARD
COSTA MESA, CA

PROPOSED LOT AREA:

	GROSS	NET
LOT 1	33,474 SF	27,340 SF

ABBREVIATIONS

D	DELTA
EX	EXISTING
FG	FINISHED GRADE
FL	FLOW LINE
FS	FINISHED SURFACE
FF	FINISHED FLOOR
INV	INVERT
L	LENGTH
MIN	MINIMUM
NTS	NOT TO SCALE
P	PROPERTY LINE
PR	PROPOSED
R	RADIUS
TC	TOP OF CURB
TG	TOP OF GRATE
TW	TOP OF WALL
TYP	TYPICAL

SCALE: 1" = 20'
GROSS AREA: 33,474 SF
NET AREA: 27,340 SF
CONTOURS: 1 FOOT
TOTAL LOTS: 1 NUMBERED, 2 LETTERED
TOTAL UNITS: 15 CONDOS

DIGALERT
DIAL TOLL FREE
1(800) 227-2600
At Least Two Working Days Before You Dig
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

SCALE VERIFICATION
BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

REVISIONS

BY	DATE	DESCRIPTIONS	NO.

BENCHMARK:
O.C.S. VERTICAL CONTROL BM 1F-174-04

DESCRIPTION:
FOUND 3 3\4" OCS ALUMINUM BENCHMARK DISK STAMPED "1F-174- 04", SET IN THE SOUTHWESTERLY CORNER OF A 4 FT. BY 8 FT. CONCRETE CATCH BASIN.

ELEV= 81.690'

BASIS OF BEARING:
THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING BETWEEN O.C.S HORIZONTAL CONTROL STATION GPS NO. 1533 AND STATION GPS NO. 6204 R1 BEING N06°50'08"W PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

REGISTERED PROFESSIONAL ENGINEER R. STEVEN AUSTIN No. 68795 CIVIL STATE OF CALIFORNIA

DRAWN BY: CPK
DESIGNED BY: CPK
CHECKED BY: RSA
APPROVED BY: RSA

ADVANCED CIVIL GROUP
30251 GOLDEN LANTERN
SUITE E, PMB 251
LAGUNA NIGUEL, CA 92677
(866) 338-5778 PHONE
(866) 338-5778 FAX
WWW.ADVANCEDCIVILGROUP.COM

PREPARED BY: _____ R.C.E. NO. 68795
DATE 6/2/2026

VTTM NO. 19458
description
CONCEPT UTILITY PLAN
2075 HARBOR BOULEVARD
COSTA MESA, CA
prepared for
THE OLSON COMPANY

SHEET NO: **UTIL**
SHEET 3 OF 3

77 Fair Drive
Costa Mesa, CA 92626

CITY OF COSTA MESA

Agenda Report

File #: 26-356 **Meeting Date:** 7/27/2026

TITLE:

CLIMATE ACTION AND ADAPTATION PLAN (CAAP), SAFETY ELEMENT UPDATE, AND ENVIRONMENTAL JUSTICE POLICY UPDATE - PCTY-25-0009, PCTY-25-0002, AND PCTY-26-000X

DEPARTMENT: COMMUNITY DEVELOPMENT DEPARTMENT/ PLANNING DIVISION

PRESENTED BY: AMBER GREGG, CONTRACT PROJECT MANAGER, AND ANNA MCGILL, PLANNING MANAGER

CONTACT INFORMATION: AMBER GREGG AMBER.GREGG@costamesaca.gov

RECOMMENDATION:

Staff recommends the Planning Commission:

1. Receive the staff presentation, and provide comments on the policy direction and draft documents for the City's Climate Action and Adaptation Plan (CAAP), Safety Element Update, and Environmental Justice Policy Update.

PLANNING COMMISSION AGENDA REPORT

MEETING DATE: July 27, 2026 **ITEM NUMBER: NB-1**

SUBJECT: **CLIMATE ACTION AND ADAPTATION PLAN (CAAP), SAFETY ELEMENT UPDATE, AND ENVIRONMENTAL JUSTICE POLICY UPDATE – PCTY-25-0009, PCTY-25-0002, AND PCTY-26-000X**

FROM: **COMMUNITY DEVELOPMENT DEPARTMENT/ PLANNING DIVISION**

PRESENTATION BY: **AMBER GREGG, CONTRACT PROJECT MANAGER, AND ANNA MCGILL, PLANNING MANAGER**

FOR FURTHER INFORMATION CONTACT: **AMBER GREGG**
AMBER.GREGG@costamesaca.gov

RECOMMENDATION

Staff recommends the Planning Commission:

1. Receive the staff presentation, and provide comments on the policy direction and draft documents for the City's Climate Action and Adaptation Plan (CAAP), Safety Element Update, and Environmental Justice Policy Update.

APPLICANT OR AUTHORIZED AGENT

City-initiated requests to comply with state law (including programs identified in the City's Housing Element) and help advance the City's strategic priorities including improving the quality of life and advancing climate resiliency.

INTRODUCTION

Over the past several years, California has adopted numerous laws requiring local agencies to address climate change, community resilience, public safety, and environmental justice through their General Plans and related policy documents.
While each statute has its own requirements, they share a common objective of preparing communities for future environmental challenges while promoting healthy, safe, and resilient neighborhoods.

In response to these State requirements, furthering the City Council's strategic priorities and City Council direction, Costa Mesa is currently advancing three closely related long-range planning initiatives:

- Climate Action and Adaptation Plan (CAAP)
- Safety Element Update
- Environmental Justice (EJ) General Plan Policy Update

Although each project has its own purpose, they rely upon much of the same technical information, community outreach, and policy framework. Preparing the three documents concurrently allows the City to develop a coordinated and internally consistent set of policies while avoiding duplication of work and maximizing public participation.

The projects also implement several Housing Element programs adopted as part of the City's 2021–2029 Housing Element. Specifically, Housing Element Program 2G commits the City to updating its Safety Element and incorporating Environmental Justice policies into the General Plan by December 2026. Concurrently, the City-initiated preparation of its first Climate Action and Adaptation Plan (CAAP) to establish a comprehensive strategy for reducing greenhouse gas emissions and improving climate resilience throughout the community.

DISCUSSION

An Integrated Policy Framework

Although the three projects are separate planning documents, they address many of the same community issues and have been developed in coordination to create a consistent policy framework for future planning decisions.

Each document addresses a different aspect of community resilience. The table below identifies the purpose, requirement and outcome of each document.

Table 1 – Documents Purpose, Requirements and Outcome

Project	Primary Purpose	State Requirement	Primary Outcome
Climate Action and Adaptation Plan	Reduce greenhouse gas emissions and prepare for changing climate impacts	While not required by state law, it supports State climate goals and CEQA guidance	Climate mitigation and adaptation strategies
Safety Element Update	Protect the community from natural and environmental hazards	Government Code Section 65302(g), SB 379 and SB 1035	Updated General Plan safety policies to be consistent with our Local Hazard Mitigation Plan

Project	Primary Purpose	State Requirement	Primary Outcome
Environmental Justice Policy Update	Promote healthy, equitable, and resilient communities	Government Code Section 65302(h) (SB 1000)	Identifying exiting EJ policies in the General Plan and new policies implementing state law

Rather than preparing each project independently, the City coordinated the efforts so that technical studies, public outreach, and policy development could inform one another.

For example:

- The CAAP identifies future climate hazards and adaptation strategies.
- The Safety Element incorporates those climate hazards into the City's General Plan to strengthen emergency preparedness and hazard mitigation policies.
- The Environmental Justice Policy Update ensures that future implementation of both documents considers the needs of communities that may experience disproportionate environmental or health burdens.

This coordinated approach reduces duplicative efforts by staff and the community, provides a more transparent and comprehensive community engagement process, improves consistency among General Plan elements, and results in a more comprehensive policy framework for future decision-making.

Climate Action and Adaptation Plan (CAAP)

Purpose

The CAAP is the City's first comprehensive climate planning document. It establishes a long-range strategy for reducing greenhouse gas emissions while preparing Costa Mesa for the anticipated impacts of climate change over the coming decades.

Although California has established statewide greenhouse gas reduction targets, local governments play an important role in achieving these goals through land use planning, transportation planning, municipal operations, infrastructure investments, and community partnerships. The CAAP provides a strategic framework for reducing community-wide greenhouse gas emissions while improving resilience to future climate impacts through coordinated policies, programs, and partnerships.

Unlike regulatory documents such as the Zoning Code, the CAAP is a policy document. It does not directly regulate development or require individual property owners to undertake specific actions. Instead, it establishes long-term goals, objectives, strategies, and implementation actions that will guide future City programs, capital improvements, operational practices, partnerships, and policy decisions.

Recognizing the importance of climate resilience and the City's role in achieving State climate goals, the City Council authorized preparation of Costa Mesa's first CAAP on October 14, 2024 with chosen consultant Dudek. The Council directed that the CAAP emphasize practical implementation strategies focused on municipal leadership, education, incentives, and partnerships rather than broad new regulatory mandates.

October 14, 2024, Agenda Report:
https://costamesa.legistar.com/LegislationDetail.aspx?ID=6891884&GUID=23ED8B9D-86C9-460B-B0C6-0C976B6B7B60&Options=&Search=

In addition to retaining Dudek to prepare the CAAP, the City retained consultant Community Catalyst to lead project coordination, policy development, public engagement, and integration with related General Plan initiatives, and oversee Dudek project milestones, including the technical analyses, such as the greenhouse gas inventory, climate vulnerability assessment, and draft CAAP. Working collaboratively with City staff, the consultant team developed a comprehensive planning document that combines technical analysis with implementable policy recommendations tailored to Costa Mesa.

Technical Analysis

Preparation of the CAAP included several major technical studies designed to better understand both current greenhouse gas emissions and the community's vulnerability to future climate conditions. These studies are included in the CAAP Appendices and include:

- A community-wide greenhouse gas inventory
- Future greenhouse gas emissions forecasting
- Greenhouse gas reduction scenario analysis
- Climate vulnerability assessment
- Climate adaptation strategy
- Implementation and monitoring framework

The greenhouse gas inventory found that transportation and building energy use are the largest contributors to community greenhouse gas emissions. The vulnerability assessment evaluated how changing climate conditions may affect Costa Mesa through hazards such as extreme heat, drought, flooding, changing precipitation patterns, poor air quality, and wildfire smoke. The assessment also considered which populations may be more vulnerable to these hazards based upon age, income, housing conditions, health status, and other community characteristics.

Using this information, the CAAP identifies a balanced set of mitigation strategies intended to reduce greenhouse gas emissions together with adaptation strategies

that improve the City's ability to prepare for and respond to changing climate conditions.

Proposed Climate Action Framework

Based on the greenhouse gas inventory, emissions forecasting, vulnerability assessment, public outreach, and technical analysis, the CAAP establishes a series of goals, objectives, and actions intended to reduce greenhouse gas emissions while improving Costa Mesa's resilience to climate change. The Plan is organized into eight primary sectors that collectively address both community-wide emissions and municipal operations.

Rather than prescribing detailed implementation measures through the General Plan, the CAAP establishes a policy framework that will guide future City work programs, capital improvements, partnerships, grant opportunities, and operational decisions. Each sector includes a series of objectives supported by specific implementation actions that can be evaluated and refined over time as technologies, funding opportunities, and State requirements evolve. Table 2 below details the sectors, objectives and actions.

Table 2 – Sectors, Objectives, and Actions Summary

Sector	Purpose	Objectives and Actions
Municipal Leadership	Demonstrate leadership through City operations.	Improve energy efficiency in municipal facilities, transition City fleet vehicles, incorporate sustainability into City operations, pursue grant funding, and monitor implementation progress.
Transportation and Mobility	Reduce transportation-related greenhouse gas emissions while expanding mobility options.	Support walking, bicycling, transit, electric vehicle infrastructure, transportation demand management, complete streets, and safe mobility options for all users.
Energy	Improve building energy efficiency and increase the use of renewable energy.	Encourage energy-efficient buildings, electrification where appropriate, renewable energy generation, and energy conservation programs for both municipal facilities and the community.
Water	Improve water conservation and long-term water supply resilience.	Promote water-efficient landscaping, water conservation measures, recycled water opportunities, and sustainable stormwater management practices.
Waste Reduction	Reduce solid waste generation and increase material recovery.	Support waste reduction, recycling, composting, circular economy initiatives, and public education regarding sustainable waste management practices.
Natural Systems and	Improve environmental quality while increasing resilience to climate change.	Expand urban tree canopy, preserve open space, improve habitat, reduce urban heat

Sector	Purpose	Objectives and Actions
Carbon Sequestration		island effects, and increase carbon sequestration where feasible.
Climate Adaptation and Community Resilience	Prepare the community for future climate impacts.	Increase preparedness for extreme heat, flooding, drought, poor air quality, emergency response, infrastructure resilience, and protection of vulnerable populations.
Community Education and Partnerships	Encourage community participation and collaboration.	Expand public education, support local businesses, collaborate with regional agencies, schools, utilities, and community organizations to achieve shared sustainability goals.

Although each sector addresses different aspects of climate action, the sectors are intentionally interconnected. For example, expanding the City's urban tree canopy not only helps sequester carbon but also reduces urban heat island effects, improves air quality, enhances neighborhood aesthetics, and supports Environmental Justice objectives. Similarly, investments in active transportation improve mobility while reducing greenhouse gas emissions, improving public health, and increasing community resilience.

Collectively, the CAAP includes numerous implementation actions distributed among these eight sectors. Many actions focus on municipal leadership and voluntary community programs, while others establish long-term policy direction that will be evaluated and implemented through future City initiatives, capital improvement projects, grant opportunities, and partnerships. Consistent with City Council direction, the Plan emphasizes collaboration, incentives, education, and strategic investment rather than broad regulatory mandates.

Relationship to Other Projects

Because climate adaptation is now required to be addressed within the General Plan Safety Element, much of the technical analysis completed for the CAAP directly supports the Safety Element Update. Likewise, many implementation strategies identified in the CAAP informed development of the Environmental Justice policies by emphasizing investments that improve neighborhood health, resiliency, and access to community resources.

Safety Element Update

Purpose

The General Plan Safety Element serves as the City's primary policy document for protecting residents, businesses, and infrastructure from natural and human-caused hazards. State law requires every city to maintain a Safety Element addressing hazards such as flooding, earthquakes, fire, emergency preparedness, and disaster response. Since adoption of Costa Mesa's current Safety Element, California has adopted new legislation requiring local governments to incorporate climate adaptation and updated hazard information into their General Plans. Senate Bill 379 requires cities to evaluate how climate change may affect future hazards, while Senate Bill 1035 requires cities to review and revise their Safety Elements using updated flood and fire hazard information as it becomes available.

In addition to incorporating updated hazard information and climate adaptation strategies, State law encourages local agencies to improve consistency between the General Plan Safety Element and the jurisdiction's adopted Local Hazard Mitigation Plan (LHMP). The City of Costa Mesa adopted its most recent Local Hazard Mitigation Plan in 2022, following a comprehensive evaluation of natural hazards, community vulnerabilities, emergency preparedness capabilities, and hazard mitigation strategies. Because the LHMP contains the City's most current hazard assessments and mitigation planning, incorporating its findings into the Safety Element helps ensure that the General Plan reflects the most up-to-date technical information and maintains consistency among the City's long-range planning and emergency management documents.

City of Costa Mesa LHMP
https://www.costamesaca.gov/home/showpublisheddocument/52032/637992796596200000

To comply with these requirements, the City's Housing Element includes Program 2G, committing the City to updating the Safety Element by December 2026.

Update Process

As part of the update, City Departments completed a comprehensive review of the existing Safety Element document, along with recommend modifications from the consultant that developed the LHMP, Atlas Planning, to determine where revisions were needed to reflect updated hazard information, changes in State law, and current best practices for hazard mitigation and emergency preparedness.

The update incorporated information from numerous technical sources, including:

- Federal Emergency Management Agency (FEMA)
- California Department of Forestry and Fire Protection (CAL FIRE)

- California Geological Survey
- Orange County Hazard Mitigation planning documents
- Costa Mesa's Local Hazard Mitigation Plan (LHMP)

A primary objective of the update was to better integrate the City's adopted 2022 LHMP into the General Plan Safety Element. Government Code Section 65302(g), together with Senate Bills 379 and 1035, requires the Safety Element to incorporate current hazard information, climate adaptation planning, and updated flood and fire hazard information. Because the City's 2022 LHMP contains the City's most current hazard assessments, vulnerability analyses, and hazard mitigation strategies, it served as a primary technical foundation for the Safety Element update.

The LHMP serves as the City's principal emergency planning document for identifying natural hazards, evaluating community vulnerabilities, and establishing hazard mitigation actions intended to reduce long-term risks to life, property, infrastructure, and essential public services. The Plan was developed through an extensive technical analysis involving local, regional, State, and Federal agencies and includes detailed assessments of hazards such as flooding, earthquakes, severe weather, drought, extreme heat, wildfire, hazardous materials incidents, and other emergency events that could affect Costa Mesa.

While the LHMP focuses primarily on emergency management, hazard mitigation, and maintaining eligibility for Federal disaster mitigation funding, the Safety Element establishes the City's long-term land use and public policy framework for addressing those same hazards through future planning decisions. Integrating the LHMP into the Safety Element ensures that both documents rely upon a common technical foundation and support one another during future implementation.

The proposed revisions primarily modernize existing policies by updating technical information, incorporating climate adaptation, improving consistency with current emergency planning practices, and strengthening policies addressing flooding, wildfire, extreme heat, infrastructure resilience, and emergency preparedness. Revisions that the General Plan accurately reflects current hazard information while improving coordination among multiple City planning documents. Table 3, on the following page, shows the interconnected objectives of the LHMP, CAAP, and Safety Element.

TABLE 3 – Safety Element Update Support Summary

Document	Primary Purpose	How it Supports the Safety Element

Local Hazard Mitigation Plan 2022	Emergency management, hazard assessment, FEMA hazard mitigation planning	Provides current hazard analysis, vulnerability assessment, mitigation actions, and emergency preparedness framework
Climate Action and Adaptation Plan	Climate mitigation and adaptation planning	Provides climate science, greenhouse gas analysis, future climate projections, and adaptation strategies
Safety Element Update	General Plan policy document	Integrates findings from both documents into the City's long-range planning framework

Relationship to Other Projects

The Safety Element update builds upon two significant planning efforts: the City's 2022 Local Hazard Mitigation Plan (LHMP) and the Climate Action and Adaptation Plan (CAAP). Together, these documents provide the technical foundation for the proposed Safety Element update while addressing different aspects of community resilience.

The 2022 LHMP serves as the City's primary hazard mitigation and emergency management planning document, identifying natural hazards, evaluating community vulnerabilities, and recommending mitigation actions to reduce long-term risks to people, property, and infrastructure. Because it contains the City's most current hazard assessments and mitigation strategies, the LHMP served as the primary technical resource for updating the Safety Element. Incorporating the LHMP into the General Plan improves consistency between the City's long-range planning policies and emergency management efforts, reflecting both State planning requirements and planning best practices.

The CAAP complements the LHMP by evaluating future climate conditions, greenhouse gas reduction strategies, and climate adaptation measures. The climate vulnerability assessment and adaptation strategies developed through the CAAP informed updates to the Safety Element related to extreme heat, drought, flooding, and other climate-related hazards.

By integrating both documents, the updated Safety Element establishes a coordinated policy framework that aligns hazard mitigation, climate adaptation, emergency preparedness, and long-range planning to improve the City's overall resilience.

Environmental Justice General Plan Policy Update

Purpose

Environmental Justice (EJ) planning seeks to ensure that all residents have equitable access to clean, healthy, and safe environments and meaningful opportunities to participate in public decision-making. California law recognizes that some communities experience disproportionate environmental burdens due to a combination of environmental conditions, infrastructure deficiencies, and socioeconomic factors. EJ planning focuses on promoting equitable access to clean, healthy and safe environments, including identifying policies that improve community health, reduce pollution exposure, expand access to public facilities, encourage active transportation, improve access to healthy food, and promote meaningful public participation. The City of Costa Mesa General Plan includes policies related to all eight State-mandated EJ topics:

- Reducing pollution exposure,
- Provide safe and sanitary homes,
- Extending public services and facilities,
- Increasing physical activity,
- Improving access to healthy foods,
- Addressing compounded health and safety risks, and
- Promoting civic engagement.

The City strives to address EJ throughout the community, but especially in areas disproportionately impacted by environmental pollution and degradation, as well as social and economic factors. EJ communities are defined by communities that are disproportionately impacted by environmental pollution, hazards and degradation and residents that are burdened by social and economic factors. While EJ mapping typically occurs and is updated annually, six census tracts in Costa Mesa are currently considered EJ communities, as illustrated in the EJ census tract maps provided as Figures 1 and 2 on the following page.

These designations do not establish new land use regulations or create additional development requirements. Instead, they provide a planning tool that helps the City prioritize future investments, grant opportunities, infrastructure improvements, and implementation efforts in areas where community needs may be greatest.

FIGURES 1 & 2 – Costa Mesa EJ Census Tract Maps

Senate Bill 1000 requires cities to incorporate EJ policies into their General Plans whenever two or more General Plan elements are adopted or substantially revised at

the same time. Because Costa Mesa is concurrently updating both its Housing Element and Safety Element, Government Code Section 65302(h) requires the City to identify and incorporate Environmental Justice policies throughout the General Plan.

Existing Policy Audit

The City was awarded a Regional Early Action Planning (REAP) grant through the Orange County Council of Governments (OCCOG), in partnership with the Southern California Association of Governments (SCAG), to support implementation of the Housing Element, including the development of Environmental Justice policies. Through the grant, the City retained Interwest Consulting Group to conduct an audit of the General Plan, reviewing each element and identifying existing policies that addressed one or more of the eight Environmental Justice topics required by Government Code Section 65302(h).The audit also evaluated where existing policies could be strengthened, and identified policy gaps where new Environmental Justice policies were needed to satisfy State requirements.

The audit determined that Costa Mesa already contains numerous General Plan policies that support Environmental Justice objectives, particularly within the Housing, Circulation, Land Use, Parks and Recreation, Public Services, and Safety Elements. Building upon this strong policy foundation, the project team developed targeted revisions to existing policies and proposed several new policies to address areas where additional policy direction was needed.

Public input received through the CAAP outreach process, including the joint Climate Action and Environmental Justice Open House, further informed refinement of the proposed Environmental Justice policies and helped ensure the recommendations reflected community priorities.

Environmental Justice Policies Audit
https://www.costamesaca.gov/home/showpublisheddocument/63753/639183215749100000

Proposed Policy Direction

The proposed amendments build upon existing General Plan policies by strengthening the City's commitment to healthy neighborhoods and equitable investment throughout the community.

The proposed revisions place additional emphasis on:

- Improving access to parks, trails, and recreational facilities.
- Expanding tree canopy and reducing urban heat island effects.
- Improving walking, bicycling, and transit connections.
- Supporting access to healthy food.

- Reducing pollution exposure where feasible.
- Encouraging meaningful public participation.
- Prioritizing infrastructure improvements within Environmental Justice communities, when appropriate.

The draft EJ policies were posted to the City's website for public review on July 1, 2026, and are open for public review and comment until August 4, 2026.

Draft Environmental Justice Policies
https://www.costamesaca.gov/home/showpublisheddocument/63751/639183215560270000

PUBLIC PARTICIPATION

Public engagement has been an integral component of developing the documents. Because the CAAP serves as the foundation for many of the climate resilience and Environmental Justice recommendations, the majority of the City's outreach efforts were conducted as part of the CAAP planning process, with Environmental Justice outreach coordinated whenever possible.

Figure 3 – Earth Day Events 2025 & 2026

Throughout development of the CAAP, the City implemented a comprehensive public engagement program that included: internal and external stakeholder working groups, community workshops, pop-up outreach events, community surveys, social media campaigns, newsletters, and a dedicated project website (www.costamesaca.gov/sustainability).
These efforts provided multiple opportunities for residents, businesses, community organizations, and partner agencies to learn about the project, identify community

priorities, and provide input on proposed goals, objectives, and implementation strategies.

Public outreach for the Environmental Justice Policy Update was coordinated with the CAAP to maximize community participation and highlight the relationship between the two initiatives. Draft Environmental Justice policies were first introduced during the City's Earth Day event in April 2026 and were subsequently presented during a joint Climate Action and Adaptation Plan and Environmental Justice Open House held on April 30, 2026. Approximately 30 community members attended the open house, where participants reviewed the proposed policies and action items, attended a presentation on both planning efforts, and provided feedback through a variety of interactive activities. Input received during these outreach efforts helped refine the proposed policy recommendations included in both the CAAP and Environmental Justice Policy Update. A summary of the CAAP outreach efforts are included in the CAAP under Chapter 4 and Appendix C. EJ outreach efforts from the April 30, 2026, event is provided in the link below.

Environmental Justice Policies Outreach Summary (4.30.26)
https://www.costamesaca.gov/home/showpublisheddocument/63755/639183215925970000

Following completion of the draft documents, the City initiated formal public review periods to provide additional opportunities for public comment. Draft CAAP policies were released for public review on April 23, 2026 and closed May 26, 2026. This was followed by release of the draft Safety Element Update and Environmental Justice Policy Update on July 1, 2026, and the completed draft CAAP on July 20, 2026. The City advertised these public draft review opportunities through the newspaper notices, e-blasts to the interested parties lists for CAAP, Safety Element and EJ, the City Hall snapshot, which is delivered to over 10,000 recipients and social media posts.

Figure 4 – Open House Event Photographs

All public review drafts are still available online through August 4, 2026, at the following websites:

- Draft Safety Element and EJ Policies: www.costamesaca.gov/sustainability
- Draft CAAP: www.costamesaca.gov/caap

As of the preparation of this report, the City has received one public comment letter from the Coastal Corridor Alliance, which is attached for reference and is currently being reviewed by staff.

ENVIRONMENTAL DETERMINATION

The purpose of this study session is to introduce the draft policy documents and receive preliminary Planning Commission feedback. No formal action is being taken to adopt any of the documents at this time.

The study session is not a project under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15378 because it involves only the exchange of information and direction to staff. Prior to adoption, the City will complete the appropriate environmental review for each of the proposed policy documents in accordance with CEQA.

PUBLIC NOTICE

There is no public notice requirement for a Planning Commission study session. However, notice was provided in the newspaper on June 26, 2026, with notice of the public review draft periods for Safety Element, EJ and CAAP, the Planning Commission study session on July 27, 2026, and the upcoming Planning Commission public hearing on August 10, 2026. As noted above, the City also advertised the public draft review opportunities through the newspaper notices, e-blasts to the interested parties lists for CAAP, Safety Element and EJ, the City Hall snapshot, which is delivered to over 10,000 recipients, and social media posts. The agenda and supporting materials were made available on the City's website in advance of the meeting.

CONCLUSION AND NEXT STEPS

The Climate Action and Adaptation Plan (CAAP), Safety Element Update, and Environmental Justice Policy Update represent three coordinated planning initiatives that establish an integrated policy framework for climate resilience, hazard mitigation, public safety, and environmental justice. Together, these efforts implement Housing Element Program 2G, update the General Plan to address current State requirements, and position the City to better prepare for future environmental and community challenges.

Following this study session, staff will consider Planning Commission feedback, evaluate all public comments received during the review period, and prepare any

necessary revisions prior to formal adoption hearings. The current schedule is as follows:

Milestone	**Date**
Planning Commission Public Hearing	**August 10, 2026**
City Council Public Hearing (Tentative)	**September 15, 2026**

LINKS:

1. Draft CAAP: https://www.costamesaca.gov/government/departments-and-divisions/economic-and-development-services/planning/climate-action-adaptation-plan
    a. Appendix A, Greenhouse Gas Emissions Inventory, Forecasting, and Target Setting: https://www.costamesaca.gov/home/showpublisheddocument/63947/639201437560048937
    b. Appendix B, Vulnerability Assessment: https://www.costamesaca.gov/home/showpublisheddocument/63949/639201438011357871
    c. Appendix C, Community Engagement and Outreach Materials: https://www.costamesaca.gov/home/showpublisheddocument/63951/639201438017373476
    d. Appendix D, Greenhouse Gas Reduction Supporting Material: https://www.costamesaca.gov/home/showpublisheddocument/63953/639201438027819436
    e. Appendix E, Implementation Plan: https://www.costamesaca.gov/home/showpublisheddocument/63955/639201438040840778

2. Draft Safety Element Update: https://www.costamesaca.gov/home/showpublisheddocument/63749/639183216180170000

3. Draft Environmental Justice Policies https://www.costamesaca.gov/home/showpublisheddocument/63751/639183215560270000

ATTACHMENT:

1. Coastal Corridor Alliance Comment Letter

COASTAL CORRIDOR ALLIANCE

May 25, 2026

Comments submitted via email to: sustainability@costamesaca.gov

City of Costa Mesa
Economic and Development Services Department
77 Fair Drive 2nd Floor
Costa Mesa, CA 92626

RE: Comments on City's Draft Climate Action and Adaptation Plan Policies

Dear Economic and Development Services Department,

Coastal Corridor Alliance (CCA) respectfully submits these comments on the City of Costa Mesa's draft Climate Action and Adaptation Plan (CAAP). We request to be notified of any and all future comment opportunities on the CAAP or its elements. Please add: *Admin@CoastalCorridor.org* to the distribution list.

Background

CCA, formerly the Banning Ranch Conservancy, led the decades-long effort to protect and create a permanent public open space of the 400-acre Banning Ranch property located between the borders of Costa Mesa, Newport Beach, and Huntington Beach, along the tidal influx zone of the Santa Ana River. Escrow closed in December 2022, permanently protecting 387 acres of Banning Ranch. The title was transferred to the Mountains Recreation and Conservation Authority (MRCA), a local joint powers authority that manages over 85,000 acres of parkland in Southern California. The property is now known as the Frank and Joan Randall Preserve/Genga (or simply Randall Preserve/Genga).

Our vision of conservation extends beyond the Randall Preserve/Genga to encompass the entire Coastal Corridor from the Pacific Ocean up the Santa Ana River to Adams Street in Costa Mesa. We seek to restore our natural lands, ensure functional habitat for wildlife, and promote the critical need for native biodiversity survival through education and built-environment reform in today's context of late-stage ecological destruction.

Comments

General Comments

We would like to see climate and sustainability planning in Costa Mesa, or any location, first inventory and prioritize the needs of the preexisting and preeminent local native ecosystems. Local, regional, and global ecosystems serve as Earth's irreplaceable, self-regulating life-support systems.

Climate change, environmental injustice, and resource collapses are not just emissions, pollution, and human resource efficiency problems—they are symptoms of a deeper root cause: the destruction of native biodiversity by the expanding built human environment. Climate science points to the biodiversity crisis at the center, and prioritizes restoration over innovation (**Attachment 1**).

While decarbonizing Costa Mesa should be a goal the City strives for in this CAAP, our primary and most effective focus would be to shift our relationship with nature and cede land and resources back to local, regional, and global native living systems. Engineering, technology, and green planning cannot effectively reduce human impacts to accommodate all of what modern human populations want and need, *and* effectively replicate or replace the natural systems that regulate our air, water, and carbon cycles.

Global, Regional, Local: To make our local air, water, and soil cleaner is crucial. But for as long as our populations require remote resources for support, we simply push our air, water, and soil impacts elsewhere. This is just another form of (out of sight and out of mind) environmental injustice for humans, and reinforces the ecological destruction that drives the global climate crisis that local CAAPs try to address. Those global impacts come back around at larger scales to affect all local places too, even if local areas end up with cleaner resources. Climate action in this frame looks like taking responsibility for all of our local and remote impacts, reducing or ending our reliance on remote water, air, mineral, and food resources, and reorienting our local infill spaces for food, sustainable goods production, and native biodiversity recovery.

Climate action based on ecology prioritizes the restoration of all of our suitable natural areas to native habitats, and creating/ceding massive amounts of local, regional, and global space back for wildlife and habitat connectivity.

We hope our comments encourage Costa Mesa's CAAP toward actions that help recover biodiversity as a first and most effective priority.

Prioritized Comments

Our comments on the 2026 Draft CAAP below are grouped by Plan Sector, with Sectors ordered by priority related to our comments. Each comment is referenced by Plan Sector, Location (PDF page), Plan Objective, Plan Action, and CCA's comment.

Sector: Natural and Urban Lands
Location: Pg. 9
Comments: We respectfully request that this Sector gets careful and robust reframing. Natural and Urban lands are very different, which should warrant separate Sectors. The existing action items apply almost exclusively to Urban Lands and their orientation for human benefits rather than prioritizing Natural Lands and (local, native) nature-based solutions.

- **We request Natural Lands become a new, banner 'Sector' of the CAAP plan** focusing on clearly defined, legally bound native biodiversity goals. Actions should support ecosystem recovery on Natural Lands, as this is our best and most effective action to take to mitigate anthropogenic climate change.
    - We request, Costa Mesa add specific restoration and rewilding goals, actions, and ordinances as the European Union does, that remove invasive plants, restore already-available open spaces to functioning locally native habitats, and remove human infrastructure that blocks otherwise available native habitats.
    - Please include consideration of Costa Mesa's position within our bioregion and within the California Floristic Province, acknowledging our City's impact on the fragmentation of native habitats, and its effects on the climate and livability of our built world, as Santa Barbara does in its CAAP.
    - Other documents for reference:
        - CAAPS from San Diego, Santa Cruz
        - Costa Mesa General Plan, Conservation Element
        - Fairview Park Master Plan's California Environmental Quality Act (CEQA) Initial Study/Mitigated Negative Declaration Appendices B-1 and C-3.

- **Urban Lands (Existing Sector):**
    - Native or edible plants: We request all rules, references, outreach, educational or community programs related to the use of plants (Plan-wide) including tree canopies, tree planting, tree replacements, urban greening, shade plants, drought tolerant plants, or landscaping, make a clear prioritization for either locally native plants or edible cultivars for local food production. Please clearly deprioritize or ban planting non-native or non-edible plants in CAAP actions and policies, as they contribute to biodiversity loss. Instead, please share the benefits of locally native plant species and local food production as solutions.

Native plants provide drought tolerance, shade / canopy, sequestration, and more, while also supporting native pollinators, wildlife, natural soil composition, natural water treatment for the watershed (except for Action d., see Water and Wastewater comment).

- Consider adding an action to include public promotion and incentives for residents and developments to participate either in 'homegrown national park' native landscapes (https://homegrownnationalpark.org/) (CCA would be glad to help strategize), or micro-farmed food production for locals.
- We support all initiatives that incentivize and expand local food production within infill spaces. Please specify that no additional natural lands encroachments should occur for the sake of food production. We have some other incentivized ideas that support job creation that we can share upon request.
- All civic tree installations or replacements must be to native trees or food production. See Pasadena's urban forestry information: https://www.cityofpasadena.net/public-works/urban-forestry/
- Consider policies to block the sale of known invasive plant species from nurseries, garden centers, and more. Look to California Native Plant Society (CNPS), California Invasive Plant Council (CAL-IPC), and Ron Vanderhoff at Roger's Gardens for consultation (rvanderhoff@sbcglobal.net).
- Please define 'Urban Greening' to include recovery for locally native species, Dark Sky, bird safe windows, invasive honeybee and other invasive pollinator management, and more.

Sector: Water and Wastewater
Location: Pg. 6
Comment: We hope this Sector gets a more robust nature-first framework. Local watersheds and dependent native ecosystems must be primary considerations, as they comprise the foundation of all human and nonhuman life of a place.

- We request that all references, examples, and methods related to the use of plants for shade, drought tolerance, or any other benefits be focused exclusively on diverse locally native plant palettes, or cultivars that provide local human food production. We ask the City to commit to working with consultants from groups such as the CNPS, CAL-IPC, and others to create native wildlife friendly landscapes. Ornamental plant palettes support invasive pollinators and other non-native species, whose presence displaces and competes with native biodiversity.
- Local watersheds are engineered to cut off dependent ecosystems through hardened walls and barriers, which would need to be prioritized for removal to recover biodiversity. Please consider forming a framework for long term watershed infrastructure removal.
- Add an action item focused on low-impact development (LID) that mimics natural hydrology. Ensure stormwater capture basins, bioswales, and daylighted drainage systems are designed as

living wetlands rather than concrete or synthetic retention cells. This filters urban runoff naturally before it reaches the ocean while providing immediate avian and amphibian habitats.

Sector: People and Community
Location: Pg. 10 - 11
Comment: We generally support the action items, with a few critiques listed below. We urge the City:

- To prioritize implementing long term solutions like native habitat and watershed restoration that decrease the needs for short term solutions.
- Not to promote 'Green' jobs or businesses that might trade local immediate improvements for global or long term impacts.
- Prioritize sustainably sourced natural materials in efforts to provide relief, and avoid plastics which harm native ecosystems' ability to thrive and regulate the planetary temperatures.

Sector: People and Community
Location: Pg. 11
Objective: PC3: Build City and Regional Capacity for CAAP Implementation
Action: "d. Coordinate with the following agencies on dam operational planning and related flood risks:

• U.S. Army Corps of Engineers Los Angeles District
• Irvine Ranch Water District
• County of Orange"

Comment: Our watersheds are highly engineered, which cuts off their natural functions to support the ecosystems' environmental regulatory systems. Watershed infrastructure might protect human homes from floods, but they accelerate the trajectory toward a warming environment. Watershed infrastructure must be removed, not added for short term climate relief. City policies should reflect this priority, and City involvement in regional planning should promote this practice. Instead of cutting off river and tide functions to protect infrastructure, infrastructure should move out of the way of rivers and tides (**Attachment 2**).

Sector: People and Community
Location: Pg. 11
Objective: PC4. Foster Local Sustainable Practices
Action: "e. Engage local Non-Governmental Organizations (NGOs) and compile a list relative to their interests and capabilities on a variety of topics related to climate action and adaptation, such as distributing related news or grant opportunities, or participating in or facilitating volunteer events such as clean ups or tree plantings."
Comment: CCA is available and willing to engage with the City on these topics and activities.

Sector: On-Road Transportation
Location: Pg. 2
Objective: T1. Transition to Electric Vehicles
Comment: We generally support the listed action items. Please add actions to incentivize and plan electrification deployment within a closed-loop second-life framework to reduce rare earth mining impacts. Local improvements should not come with additional global impacts **(Attachment 3)**.

Sector: On-Road Transportation
Location: Pg. 2
Objective: T2. Promote Walking and Biking
T3. Reduce Single-Occupancy Vehicle Trips
T4. Increase Public Transportation Use
Comment: We generally support the action items, though not at the expense of more use of plastics or other environmentally harmful materials or activities. We request the City limit materials to sustainably sourced natural materials and focus on design efficiency, biodegradation, and simplification.

Sector: On-Road Transportation
Location: Pg. 2
Objective: T5. Support Smart Growth
Comment: We urge the City to consider how biodiversity is already too constrained, and how continued growth works against climate adaptation.

Sector: Energy and Buildings
Location: Pg. 4
Objective: E1. Reduce Energy Demand in Buildings
Action: "c. Seek grants to offer incentives for cool roofs and walls during roof replacements or renovations."
Comment: Please consider policies / building requirements which include other passive cooling and heating systems of various types (air towers, trombe walls, etc.) for all new construction. Consider hybrid local-earth building materials to reduce resource needs, plastic use, promote in-ground infill building, and more.

Sector: Energy and Buildings
Location: Pg. 4
Objective: E2. Decarbonize Building Energy Use
Comment: We support actions a. - c. However, for d., we recognize that Green Building standards still have major tradeoffs, particularly in the prolific use of plastic and other harmful materials. Consider celebrating those that go beyond Green Building by sustainably sourcing natural building materials.

Sector: Energy and Buildings
Location: Pg. 4
Objective: E3. Increase Carbon-Free Energy Supply
Comment: We provide our general support. Find incentives / ways to keep electrification circular, engage in second-life platforms (See comment above).

Sector: Solid Waste
Location: Pg. 7
Objective: SW1. Reduce Waste Generation
Comment:

- We provide our support for all, with special support for Action b**.**
- Consider adding actions for easy City-supported e-waste drop-off / recycling, and facilities for handling fats, oils, and grease waste.
- Please consider having City Departments join the OC Trash and Debris Task Force quarterly meetings CCA participates in. Email jesse.aragon@pw.oc.gov to participate.

Sector: Off-Road Equipment
Location: Pg. 8
Objective: OR1. Accelerate Zero-Emission Off-Road Equipment Adoption
Comment: We provide our general support. However, see the above comments on circular electrification and second-life programs to reduce mining impacts.

Sector: Municipal
Location: Pg. 12 - 13
Comment: We can provide our general support for action items, with relevant above comments for other Sectors applied: native-first plantings, second-life electrification, embargo on plastic infrastructure, etc.

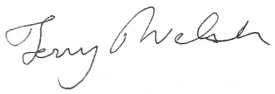
Conclusion

We appreciate the City's work on the draft CAAP. Thank you for the opportunity to provide comments on this plan. We understand that ecosystem centrality with its needs and limits have not made its way into widespread public discourse or planning solutions. It's a change in paradigm compared to what most of

us were raised to think and believe about what we humans can or can't sustainably do. We respectfully submit our comments with this in mind.

Should you have questions, please reach out to Paul Waggoner at: (949) 820-9094.

Sincerely,



Terry M. Welsh, MD
Board President

Attachments:
1 - UN: Biodiversity - our strongest natural defense against climate change
2 - Restoring Free-flowing Rivers in Europe
3 - Project Closed Circuit: Helping Cities Lead on EV Battery Circularity

77 Fair Drive
Costa Mesa, CA 92626

CITY OF COSTA MESA

Agenda Report

File #: 26-361 **Meeting Date:** 7/27/2026

TITLE:

FAIRVIEW DEVELOPMENTAL CENTER SPECIFIC PLAN STUDY SESSION

DEPARTMENT: COMMUNITY DEVELOPMENT DEPARTMENT/ PLANNING DIVISION

PRESENTED BY: MELINDA DACEY, PRINCIPAL PLANNER, ANNA MCGILL, PLANNING MANAGER AND KAREN GULLEY / MOLLY MENDOZA, PLACEWORKS

CONTACT INFORMATION: MELINDA DACEY (714) 754-5611 MELINDA.DACEY@COSTAMESACA.GOV

RECOMMENDATION:

Staff recommends the Planning Commission:

1. Receive the staff presentation, and provide feedback on the Fairview Developmental Center Specific Plan (FDCSP), Draft Environmental Impact Report (EIR), and associated Zoning Code and General Plan amendments.

PLANNING COMMISSION AGENDA REPORT

MEETING DATE: July 27, 2026 **ITEM NUMBER: NB-2**

SUBJECT: FAIRVIEW DEVELOPMENTAL CENTER SPECIFIC PLAN STUDY SESSION

FROM: COMMUNITY DEVELOPMENT DEPARTMENT/ PLANNING DIVISION

PRESENTATION BY: MELINDA DACEY, PRINCIPAL PLANNER, ANNA MCGILL, PLANNING MANAGER AND KAREN GULLEY / JENNIFER KELLEY, PLACEWORKS

FOR FURTHER INFORMATION CONTACT: **MELINDA DACEY (714) 754-5611 MELINDA.DACEY@COSTAMESACA.GOV**

RECOMMENDATION:

Staff recommends the Planning Commission:

1. Receive the staff presentation, and provide feedback on the Fairview Developmental Center Specific Plan (FDCSP), Draft Environmental Impact Report (EIR), and associated Zoning Code and General Plan amendments.

APPLICANT OR AUTHORIZED AGENT:

The City of Costa Mesa.

BACKGROUND:

The Fairview Developmental Center (FDC) is a 115-acre State-owned property located at 2501 Harbor Boulevard in the City of Costa Mesa. The site was historically developed and operated as a residential care facility for individuals with developmental disabilities. Through extended negotiations, the State will retain ownership of 20 acres for the Southern Regional Emergency Operations Center (SREOC), which is not included in the FDCSP area. The FDCSP boundary encompasses approximately 95 acres. Of this, the California Department of Developmental Services (DDS) will retain 15 acres for housing similar to Harbor Village Apartments, leaving approximately 80 acres available for future development.

Legislative Intent

The FDC Specific Plan effort commenced in 2022, after Senate Bill (SB) 188 was enacted by the State legislature and *inter alia* added Section 14670.31 to the Government Code. SB 188 provides a framework for the reuse of the FDC property and codifies a partnership between the Department of General Services (DGS), DDS, and the City of Costa Mesa, including defined roles for each entity. This bill also stated that the State did not intend to follow the traditional state surplus property process. To support this effort, the State allocated $3.5 million in State funding to the City to develop a Specific Plan, conduct necessary studies, and manage a community-based planning process. The Legislature's intent for the redevelopment of the FDC site is to prioritize affordable housing and housing to the greatest extent feasible, including a minimum of 200 units of permanent supportive housing, open space, and housing for individuals with developmental disabilities, and the City will create a Specific Plan for the FDC site that implements the provisions of Government Code Section 14670.31.

To that effect, Government Code Section 14670.31(c)(4) includes reference that a "development plan shall provide for housing and affordable housing at a level ***consistent with*** the January 2020 council-adopted strategy of 1,500 units and the housing assessment in the Department of General Services' 2021 Infrastructure Assessment of up to 2,500 units for the site (***emphasis added***)." DGS prepared their May 27, 2021, Infrastructure Assessment as a part of their due diligence since the FDC site was identified as surplus and their need to understand what will affect the State's disposition of the site. The 2021 study evaluated likely constraints for redevelopment with a specific set of assumptions such as the total 110-acre site being available, the existing roadway configuration remaining unchanged and a financial feasibility component that included 500 affordable housing units. At the time the legislation was drafted, these were known factors for the FDC site. However, subsequent actions affecting these predefined unit counts identified within the legislation have occurred, which include:

- The City's adoption of its Sixth Cycle (2021-2029) Housing Element[1] in November 2022 (amended in 2023), increasing the affordable units for the site;
- The Southern Regional Emergency Operations Center (SREOC) utilizing 15-acres of the 110-acre site, thereby reducing available land for redevelopment; and
- The financial feasibility analysis conducted as a part of the planning process for the FDCSP found that development of housing less than 3,450 is not feasible (discussed in further detail below).

[1] The FDC site is a Housing Element Site with a minimum of 2,300 residential units (920 lower-income units, 690 moderate-income units, and 690 above moderate-income units).

Due to the factors described, and acknowledging the predefined unit count in the legislation, City staff requested clarification from the State regarding the legislative intent and inclusion of the predefined unit counts. In addition, the community and Planning Commission have also inquired about this topic. Accordingly, DGS provided a letter to the City, dated July 2, 2026, that reiterates the intent of Government Code Section 14670.31, and provide overall support for a specific plan that can accommodate up to 4,000 units. DGS further notes in their letter that when they drafted the requirements of the planning process, they specifically used the phrasing ***consistent with*** in the legislation instead of "between" or "not less than, and not more than" or other limiting language. DGS also reiterated that the "legislation required that the planning process address "economic feasibility of future development" (subsection (c)(1)), "maximize interested third-party potential purchases" (subsection (c)(2)), and have as an explicit intent to "provide certainty for the community and a potential developer" (subsection (c)(2)). As is clear from these requirements, the City's task under the statute is to advance the land use process such that the Specific Plan is reasonably certain to be financially viable to implement." See Attachment 1.

Financial Feasibility Analysis

The City's project team prepared a financial feasibility analysis that was presented to the Planning Commission and City Council in 2025. See Attachment 2. As required by the Agreement with the State, and reiterated in the July 2, 2026, DGS letter, the City oversaw preparation of a Financial Feasibility Analysis ("Analysis") for the FDC site, using three land use concepts as test cases. The three land use concepts included different unit counts, at Concept 1/2,300 units, Concept 2/3,450 units, and Concept 3/4,000 units, along with land use components identified during community outreach. Incorporating market demand and pricing, the Analysis provides a detailed summary of the development cost at the FDC site, excluding the cost that affordable housing developers will pay to build and operate their projects. The Analysis also includes project-wide infrastructure costs, such as demolition, roads, water, and sewer, along with public safety and open space needs for the level of development. Feasibility alternatives (i.e., changes in the assumptions for each land use concept that would make each concept more feasible) were included to identify adjustments that could make the overall project financially feasible.

Financial feasibility analyses are prepared and analyzed from the perspective of potential developers and ask the question: do the concepts provide enough market rate housing units to offset the costs to support the affordable housing, the DDS housing, and other amenities, such as public safety and parks and recreation facilities. It can be used to predict the potential feasibility of a project with the most accurate information at hand at the time the analysis is conducted. While these analyses try to anticipate future market trends, unforeseen trends or market factors could adjust identified feasibility when a future master developer is ready to construct. The Analysis is a 'snapshot' of the current market and its considerations. For FDC, the Analysis

evaluated the three concepts to determine how and whether a developer could redevelop the site and achieve an industry standard internal rate of return for project feasibility (15%). Table 1 is a summary of the results of the financial feasibility analysis:

Table 1: Total Cash Flow and Annual Internal Rate of Return			
	Concept 1	**Concept 2**	**Concept 3**
Cash Flow Sums with Financing and Cost/Revenue Escalation			
Total Cash Inflow	$810,300,000	$2,148,000,000	$2,905,000,000
Total Cash Outflow	-$962,700,000	-$1,779,000,000	-$2,235,000,000
Total Net Cash Flow	-$152,360,000	$369,100,000	$669,8900,000
Financial Feasibility Metrics			
Annual Internal Rate of Return (IRR)	-20%	14.6%	16.7%
Feasibility Surplus/(Gap)	($233,000,000)	($5,020,000)	$26,700,000

The financial feasibility analysis found that Concept 2 and Concept 3 were financially feasible; however, Concept 2 has a financing shortfall, commonly referred to as a "gap" in project financing. Based on the financial feasibility analysis, staff initially recommended a residential unit mix of 3,600 to 3,800 units for the preferred land use plan as a reasonably expected development range at the FDC site but studied up to 4,000 units as directed by City Council.

City and State Agreement

The City and DGS executed State Standard Agreement No. HD229063 in December 2022, consistent with SB 188, which Agreement was later amended on September 22, 2025 (collectively, the Agreement). As outlined in the Agreement, the final development plan must align with both the City's adopted vision and the State's interests. While the site is owned and controlled by the State (DGS), the Agreement outlines the City's responsibilities for leading the land use planning process. The Agreement envisions that the City's planning work for FDC would include the following deliverables:

- Robust Community Engagement Strategy (and implementation thereof);
- Comprehensive Conditions Report on the property and its setting;
- Economic Market Demand Report;
- Water Supply Assessment and coordination among Water Agencies;
- Project Conceptual Alternatives & a Preferred Plan Framework;
- Draft Specific Plan with Implementation Strategies;
- Public Draft Initial Study and Notice of Preparation, if required;
- Public Draft Environmental Impact Report;

- Draft Final Environmental Impact Report and Mitigation Monitoring and Reporting Program;
- Final Draft Specific Plan and Environmental Impact Report; and
- Public hearings for EIR certification and Specific Plan adoption, including any General Plan and Zoning amendments identified as necessary for consistency.

In accordance with the Agreement, the planning process has progressed to the final stages which include:

1. Public Review Draft Specific Plan;
2. Draft Environmental Impact Report (DEIR);
3. Public Hearing Draft Specific Plan;
4. Public Hearings with the Planning Commission and City Council; and
5. Adoption of the Final Specific Plan, and associated amendments for consistency, and certification of the Final Environmental Impact Report (FEIR).

The purpose of this study session is to provide the Planning Commission with an overview of the draft FDCSP and its components and allow for review of the FDCSP, associated Zoning Code and General Plan amendments for consistency, and the DEIR. Although no formal action will be taken at this meeting, staff is providing additional opportunity for questions, discussion and respectfully request feedback from the Planning Commission on the draft documents presented in this report. This feedback will inform staff if any further refinements may be needed prior to formal action by the Planning Commission.

Community Outreach

The community outreach and engagement process for the FDCSP began in 2023, with the first of five workshops. Each of the five workshops consisted of three separate sessions and dates at various locations throughout the community, for a total of 15 public engagement sessions. These workshops were advertised through various efforts, including mailers to 40,000 residents, social media posts, newspaper advertisements, and electronic notifications through the interested parties list and City newsletters. The workshops focused on various topics to garner community input throughout the planning process for the specific plan.

- Workshop No. 1 – November 2, 3, and 6, 2023 – Topics included the introduction of the project, FDC site context, requirements under State statute, and Housing Element requirements of the site. Community engagement included asking community members components of a great neighborhood as the beginning of the visioning process.
- Workshop No. 2 – January 23, 25, and 29, 2024 – Topics included background information for the project, project timeline and a summary of Workshop No.

1. Community engagement focused on the draft Vision and Guiding Principles, and feedback around mobility and open space concepts.

- Workshop No. 3 – February 29, March 4 and 6, 2024 – Topics included Refined Vision Statement, Housing, Mobility and Traffic, Parks and Open Space, and Infrastructure. Community engagement activities included stations of these topics with sticker dot exercises to learn more about the community's preferences to further identify the details of the specific plan.
- Workshop No. 4 – July 24, 25, and 31, 2024 – Topics included three land use concepts, key features, and analysis for each concept. This led into a land use concept survey that was available online from July 24 through August 30, 2024.
- Workshop No. 5 – March 24, 26, and 30, 2026 – The topic introduced the community to the Public Review Draft Specific Plan and all of its components based on prior community engagement efforts.

In addition to the above community engagement meetings, City staff held a focus group meeting with various golf course clubs on July 15, 2026, to discuss the secondary access road contemplated in the FDCSP and outline the future process. Furthermore, at the time of writing this staff report, a community Q&A is scheduled for July 23, 2026, to allow for an open dialogue with staff and prepare the community for the upcoming public hearings with the Planning Commission and City Council.

Prior FDC Project Updates at City Council, Planning Commission, and Parks and Community Services Commission

On December 12, 2023, the City Council received an overview of the planning process, the historic background of the FDC site, potential housing types (including both market-rate and affordable options), and considerations for future development. The staff report and attachments are available online at: https://costamesa.legistar.com/MeetingDetail.aspx?ID=1141509&GUID=345AA40A-863E-4705-8AC0-6F703488A2F9

On March 25, 2024, the Planning Commission received a presentation that included a summary of the public workshops and outlined the upcoming steps in the planning process. The staff report and attachments are available online at: https://costamesa.legistar.com/LegislationDetail.aspx?ID=6600445&GUID=BE5C5BFB-7FF3-4EC5-B6A4-16240D272894

At both of these meetings, the project team also presented detailed information on the economic and market considerations for affordable housing development. Topics included financing strategies, eligibility requirements, and the trade-offs needed to achieve feasibility. As part of the research and analysis, PlaceWorks conducted interviews with affordable and market-rate housing developers, advocacy groups, and industry experts familiar with Orange County housing trends. These interviews

explored preferences related to housing types, supportive services, private and public open space amenities, and neighborhood design. Insights gathered have directly informed the market demand and market feasibility analysis, the outcomes of which are included in this report to guide the development of a preferred land use plan.

The Planning Commission conducted three meetings on the Preferred Land Use Plan Framework on May 27, 2025, June 23, 2025, and August 25, 2025. Over the course of these three meetings, staff presented a comprehensive background on the City and State roles of the FDCSP, the findings of the Financial Feasibility Study (discussed above), community outreach summary, three different land use alternatives (balanced land use components that support affordable housing that is financially feasible with long-term flexibility), components of a Specific Plan, development realities of State housing laws, and environmental review. At the August 25, 2025, meeting, the Planning Commission adopted PC Resolution No. 2025-17 recommending a draft preferred land use plan for the FDCSP to the City Council for purposes of environmental review pursuant to the California Environmental Quality Act.

Link to May 27, 2025 Meeting Agenda, staff reports and associated attachments: https://costamesa.legistar.com/LegislationDetail.aspx?ID=7408827&GUID=E7162FB0-6F1B-49C8-8A10-A2B71A59E397

Link to June 23, 2025 Meeting Agenda, staff reports and associated attachments: https://costamesa.legistar.com/LegislationDetail.aspx?ID=7443281&GUID=794883F8-79F0-429F-89AA-27A1037F3206

Link to August 25, 2025 Meeting Agenda, staff reports and associated attachments: https://costamesa.legistar.com/LegislationDetail.aspx?ID=7523283&GUID=C8358D22-1767-42E4-9683-A0A0A9E45E27&Options=&Search=

On October 9, 2025, City staff presented the FDCSP to the Parks and Community Services (PACS) Commission that included an overview of the project, timeline, and the Planning Commission's Open Space recommendations. The purpose of the meeting was to obtain PACS feedback regarding park amenities for consideration and inclusion in the FDCSP. At this meeting, the PACS Commission and wider community emphasized the need for a minimum amount of open space within the specific plan, particularly neighborhood sports fields for local sports programs.

Link to October 9, 2025 Meeting Agenda, staff reports and associated attachments: https://costamesa.legistar.com/LegislationDetail.aspx?ID=7693105&GUID=A38BE8F7-2C3F-4912-8FEC-E46C6A295BCB&Options=&Search=

On October 21, 2025, the City Council considered the Planning Commission recommendation of the preferred land use plan for the FDCSP. After public comment concluded, the City Council deliberated the plan and ultimately directed staff to

move forward with the Planning Commission's recommendation (which included a scope of environmental study in the form of the Draft Preferred Land Use Plan, up to 4,000 units, without committing the City to a specific course of action on the Specific Plan) and additionally increased the minimum open space by two acres resulting in the following change to the total open space acres: 12 acres increased to 14 acres. Table 2 depicts the Land Use categories that were utilized for the CEQA environmental review and preparation of the Public Review Draft Specific Plan.

Link to October 21, 2025 Meeting Agenda, staff report and associated attachments: https://costamesa.legistar.com/LegislationDetail.aspx?ID=7702666&GUID=68E67F0E-2180-4D5E-BF92-87ED2CB439DB&Options=&Search=

Table 2 – Preferred Land Use Plan Designations and Affordable Housing

Land Use	Development Minimum	Development Maximum
Total Residential Units[1,4]	2,300 units minimum	4,000 units maximum
• Very Low Income	575 units[2]	-
• Low Income	345 units	-
• Moderate Income	690 units	-
• Above Moderate Income	690 units	-
Commercial	10,000 sf minimum	35,000 sf maximum
Public Open Space[3]	14 acres minimum	No maximum

Notes for Table 2:

1. The Very Low, Low, Moderate, and Above Moderate-income categories is defined in the City's Housing Element.
2. The very low-income units shall include 200 Permanent Supportive Housing Units in accordance with State Code Section 14670.31. Housing developed on-site by DDS may count towards meeting this requirement.
3. Public Open Space includes areas planned for possible use of the following, including but not limited to: public parks, trails, plazas, and other types of open spaces available to the general public. It does not include private and common open space that is considered an on-site amenity for housing and is primarily accessible by the residents of the housing development.
4. Total units include the residential development within the 15-acres of land retained by DDS.
5. The Plan also contemplates a secondary access at the southeast corner of the site through the golf course, requiring the reconfiguration of up to six holes.

With this information known, the project team was able to move the FDCSP project into the next stages of the planning process which are discussed in detail below.

DISCUSSION AND ANALYSIS:

FDCSP

The FDCSP was developed based on extensive community outreach and input from the public. The FDCSP is a planning tool that provides a regulatory framework to guide future redevelopment, and improvements for the FDC site which includes specific land use regulations and development standards to carry out the community's vision. The FDCSP is comprised a total of eight chapters including:

1. **Chapter 1, History & Disposition Process**, documents the location, history of the FDC property and state law pertaining to operations and reuse of the site.
2. **Chapter 2, Introduction**, provides existing conditions, and the purpose, authority, and intent of the Specific Plan and summarizes the planning process, including community outreach.
3. **Chapter 3, Vision & Guiding Principles**, establishes the vision and guiding principles which serve as a guide for this Specific Plan and future development.
4. **Chapter 4, Land Use & Urban Design**, provides the conceptual land use plan, statistical summary, and objectives for housing developments and overall urban design on the Specific Plan site. It includes objective development and design standards.
5. **Chapter 5, Mobility**, describes the roadway network, including the different types of roadways and their requirements, bicycle and pedestrian connections, and intersections improvements.
6. **Chapter 6, Open Space, Landscaping & Public Art**, identifies the kinds of open space that will be incorporated within the Specific Plan area, and those that can be implemented as part of future development.
7. **Chapter 7, Infrastructure & Public Services**, provides information on the facilities and infrastructure needed to support future development, including electricity and natural gas, water and sewer, waste management, and nearby public services.
8. **Chapter 8, Administration & Implementation**, outlines the processes and procedures for development approvals as well as implementation of the Specific Plan, including conceptual phasing.

These chapters establish the regulatory framework for the future redevelopment of the FDC site and include development and design standards to achieve the community's vision. Each chapter includes a purpose statement that explains the intent of the chapter, objective development and design standards (where applicable), and chapter specific topics. For example, *Chapter 4, Land Use & Urban Design*, includes the following sections: Purpose, Land Use Plan, Urban Design, Housing Plan, Uses, and Development and Design Standards. Whereas *Chapter 6, Open Space, Landscaping & Public Art,* includes: Purpose, Open Space and Trails Plan, Landscaping and Trees, and Public Art. The various sections of each chapter

implement the community's vision. Details of all of the various community outreach activities, including their dates, are included in *Chapter 2, Introduction,* of the FDCSP.

The City released the public review draft specific plan for a 30-day public comment period that began on March 16, 2026, and concluded on April 15, 2026. In addition, the City held three rounds of community outreach for Workshop No. 5 that included in-person open house meetings on March 24, and March 26, 2026, and a virtual meeting on March 30, 2026, to introduce the community to the draft specific plan, inform them of its components, and obtain their feedback on the draft document. Spanish translation was available during all three events. The community was notified of the events through a variety of methods such as newspaper advertisement, e-blasts through the interested parties list, City Hall Snapshot, social media posts, announcements during Planning Commission and City Council meetings, and setting up A-Frame signs with meeting information and distributing flyers. The public comments received during this process resulted in refinements to the Public Hearing Draft FDCSP being presented to the Planning Commission was made available on the project webpage for the broader community on July 14 ,2026, at the following link: https://fdcplan.com/wp-content/uploads/00_COMPILED_FDC-SpecificPlan_Hearing-Draft_07142026.pdf.

The updates made to the FDCSP in response to public comments include further text refinements to the vision and guiding principles, purpose statements, and addressing project phasing details and specific plan implementation processes. Other edits made to the document by staff align with new terminology for uses that were presented to the Planning Commission on April 13, 2026, at a study session as part of zoning code updates to Land Use Classifications for various nonresidential uses, which returned for recommendations to City Council at the Planning Commission's July 13, 2026, hearing. In addition, the residential parking minimums were removed to be consistent with City Council's direction for Housing Element sites rezoning at their March 17, 2026, hearing. This change was made for consistency due to the FDC site being a Housing Element site. Prior to this change, there were no parking minimums for affordable housing units and the market rate units included a 1.25 parking ratio for each one-bedroom unit and a 2.25 parking ratio for each two- or more bedroom unit. The 0.25 for each of these ratios were inclusive of guest parking.

The more substantial edits between the two drafts occurred in Chapter 8, Administration & Implementation. The edits include:

- Further refinements to the planning application process with some slight reorganization;
- Development impact fees were added to section 8.3.3;
- New Transportation Demand Management section 8.3.4;
- New Funding and Financing subsection 8.3.5.A;

- Further refinements to Table 8-3, Implementation and Conceptual Phasing, were made; and
- New Table 8-4, Ongoing Ownership, Maintenance and Funding.

A new planning application implementation action was added requiring the future Master Developer to conduct outreach and community engagement once the final secondary access road through the golf course—and any necessary redesign—is determined. This is included in the FDC Development Review Application requirements in Section 8.2.6.A as item number 15.

General Plan and Municipal Code Consistency

Government Code Section 65300.5 mandates that General Plan elements, and parts thereof, be integrated, internally consistent, and include a compatible statement of policies for the adopting agency. Staff has confirmed that the proposed FDCSP is consistent with the goals and policies of the Land Use, Circulation, Housing, Noise, Safety and Open Space and Recreation Elements of the City's General Plan. The Land Use Element is proposed to be amended to be consistent with the FDCSP by removing the existing general plan designation of Multi-use Center (MUC) throughout the Land Use Element and referring to the FDCSP. This change is proposed because the FDCSP establishes its own site-specific land use regulations. In addition, a new "Specific Plan" section is being added to the Land Use Element. Since the Southern Regional Emergency Operations Center (SREOC) is adjacent to the FDCSP, and per the City and State agreement, the SREOC's land use designation is proposed to change from MUC to Public and Institutional. The Land Use Element amendments are included as Link 2 below, where ~~strikethrough~~ text denotes text being removed, and <u>underline</u> text denotes text being added. Exhibits depicting the existing and proposed land use map designations for the FDCSP, and the SREOC, are included in Link 3 below.

Since the MUC land use designation is being removed from the Land Use Element, the complimentary zoning designation for this land use designation must also be removed from the Zoning Code (Title 13 of the Costa Mesa Municipal Code). Targeted amendments to the Zoning Code remove all references to the "Institutional and Recreational Multi-use" (I&R-MLT) Designation. In addition, a new chapter titled "Specific Plans" is proposed to be added to the Zoning Code and refers to the FDCSP, but it will also list Costa Mesa's other adopted specific plans. This Zoning Code amendment allows the FDCSP to be implemented and supersede other zoning code requirements where there may be inconsistencies. This is due to the FDCSP incorporating its own site-specific zoning regulations (setbacks, heights, open space standards, etc.). Since the SREOC has a zoning designation of I&R-MLT, the site will be rezoned to "Institutional Recreational," which is a zoning designation that is consistent with the SREOC operations. The Zoning Code amendments are included in Link 4 below, where ~~strikethrough~~ text denotes text being removed, and <u>underline</u>

text denotes text being added. Exhibits depicting the existing and proposed zoning map designations for the FDCSP, and the SREOC, are included in Link 5 below.

The proposed amendments to the Land Use Element and Zoning Code bring these documents into internal consistency and are therefore consistent with the purposes of the General Plan and Municipal Code. The General Plan and Zoning Code amendments associated with the FDCSP were made available for review on July 17, 2026.

ENVIRONMENTAL CONSIDERATIONS:

The City issued a Notice of Preparation (NOP) on October 29, 2025, which started the environmental review process for the FDCSP. The NOP was available from October 29, 2025, through December 5, 2025. A public scoping meeting was also held on November 17, 2025. The purpose of the NOP is to notify potential Responsible Agencies (Agencies) that the City, as Lead Agency, plans to prepare an EIR for the project and to solicit comments and suggestions regarding (1) the scope and content of the EIR and (2) the environmental issues and alternatives to be considered in the EIR, pursuant to the California Environmental Quality Act Guidelines (CEQA Guidelines) (Title 14 of the California Code of Regulations) Section 15082. The NOP also provides agencies, organizations, tribes, and interested parties of the preparation of the EIR and requests for comments on the scope and contents of the environmental document. The NOP was submitted to the State Clearinghouse per statute, and the following project number was assigned: SCH No. 2025101405. All subsequent project related environmental documents can be accessed on the State Clearinghouse webpage utilizing this project number.

A Notice of Availability (NOA) of the Draft Environmental Impact Report (DEIR) was issued on May 14, 2026, which began a 48-day public review and comment period that began on May 14, 2026, and concluded on July 1, 2026, pursuant to Public Resources Code Section 21092 and CEQA Guidelines Section 15087. The DEIR was prepared to analyze potential impacts of the project and identify measures to mitigate the environmental effects. The DEIR determined that the proposed project would result in potentially significant impacts related to the following environmental topics: air quality, biological resources, cultural resources, geology and soils, greenhouse gas emissions, hazards and hazardous materials, noise, transportation, and tribal cultural resources. In addition, the DEIR describes and evaluates project alternatives that may reduce or avoid any identified significant adverse impacts of the project. Topics that could not be mitigated to less than significant include air quality, biological resources, cultural resources, and greenhouse gas emissions. Responses to public comments on the DEIR are being prepared and will be included in the Final EIR. The Final EIR will be made available prior to the August 10, 2026, Planning Commission hearing.

The DEIR identified that the FDCSP project would result in the following:

No Impact or Less than Significant Impact	Significant Impacts that can be Mitigated to Less than Significant Impact	Significant and Unavoidable Impacts
Aesthetics	Geology and Soils	Air Quality
Energy	Hazards and Hazardous Materials	Biological Resources
Hydrology and Water Quality	Noise	Cultural Resources
Land Use and Planning	Transportation	Greenhouse Gas Emissions
Population and Housing	Tribal Cultural Resources	
Public Services		
Recreation		
Utilities and Service Systems		

Significant and Unavoidable Impacts

The DEIR includes an Executive Summary that contains *Table ES-2, Summary of Significant Environmental Impacts and Mitigation Measures,* which identifies all of the potentially significant and significant impacts that can be mitigated to a level that is less than significant with mitigation measures incorporated, and significant and unavoidable impacts that cannot be mitigated to a level that is less than significant with mitigation measures incorporated. A summary of the significant and unavoidable impacts are discussed below.

Air Quality: The DEIR found that the FDCSP would cumulatively contribute to air quality impacts with all new future development (residential and non-residential) that results in cumulative construction and operational criteria pollutant emissions. This is due to nonattainment designations in the South Coast Air Basin (SoCAB) and inconsistency with the South Coast Air Quality Management District's (South Coast AQMD's) Air Quality Management Plan (AQMP) (Impact AIR-1), short-term emissions that exceed the South Coast AQMD's thresholds during construction (Impact AIR-2), long-term emissions exceed South Coast AQMD's thresholds and cumulative contribution to the SoCAB's nonattainment designations (Impact AIR-3), sensitive receptors being exposed to pollutant concentrations (Impact AIR-4), and cumulative impacts would be cumulatively considerable (Impact AIR-5). Each of these identified impacts include mitigation measures that reduce the overall impact, but not to a level that is less than significant.

Biological Resources: The DEIR found that the FDCSP may impact an aquatic resource (potential wetland) if the off-site improvements that may be needed in relation to the secondary access road at the Costa Mesa Country Club affect the man-made pond on the Mesa Linda Golf Course (Impact BIO-2). The biological report notes that the man-made pond may be a wetland and would need to go through an aquatic resource delineation process with appropriate state and federal agencies. The other biological resource impacts (Impact BIO-1 and Impact BIO-3) indicate that the impacts would be reduced to a level that is less than significant with mitigation incorporated. Impact BIO-1 requires on-site surveys to be completed prior to construction activities commence for specific flora and fauna due to presence of suitable habitat on the FDC site. Impact BIO-3 requires compliance with Migratory Bird Treaty Act and pre-construction surveys are required to be conducted during the bird nesting season prior to commencement of construction activities, or avoidance during the bird nesting season.

Cultural Resources: The DEIR found that the FDCSP would result in the loss of a historic resource. The FDC site as a whole (buildings and internal walking paths) contribute cumulatively towards a historic district designation, even though the individual buildings themselves are not identified as a historic resource. The FDCSP envisions the complete redevelopment of the property that will result in the buildings being demolished, as well as the walking paths. This results in a significant and unavoidable impact. Mitigation measures include the completion of a Historic American Building Survey (HABS) with a scaled district map, detailed description of the site with historic narrative, and high-resolution digital photographs of the site. In addition, the FDCSP incorporates a requirement that at a minimum, three interpretive panels be placed on the site during redevelopment that explain the site's history (Impact CUL-1). Other cultural resource impacts (Impact CUL-2 and Impact CUL-3) indicate that the impacts would be reduced to a level that is less than significant with mitigation incorporated in relation to site grading and construction activities. The mitigation measures include archaeological monitoring and procedures for inadvertent discoveries that may arise during construction.

Greenhouse Gas Emissions: The DEIR found that the operation of the FDCSP project would cumulatively increase Greenhouse Gas (GHG) emissions that exceed the South Coast AQMD thresholds (Impact GHG-1 and Impact GHG-2) and mitigation measures will not reduce the impact to a level that is less than significant. Mitigation measures utilize the Air Quality mitigation measures because both of these topics overlap.

Alternatives

The DEIR evaluated the proposed project against three alternatives including a No Project Alternative, General Plan buildout with no specific plan (minimum 2,300 residential units from the Housing Element), and adaptive reuse of the Historic District. Chapter 4 of the DEIR includes a more detailed description of each

alternative. The DEIR identified the adaptive reuse of the Historic District as the environmentally superior alternative, but it would not meet all of the City's goals and would not eliminate any of the significant and unavoidable impacts associated with the project, though it would likely reduce the severity. The DEIR notes that this alternative would still result in the demolition of buildings and alterations to walking paths to accommodate the redevelopment, but it does not improve connectivity and mobility and only partially enhances open space and recreation.

All applicable environmental documents referenced above (NOP, NOA and DEIR) are available on the following City webpage:
https://www.costamesaca.gov/government/departments-and-divisions/economic-and-development-services/planning/environmental-notices-and-reports

PUBLIC NOTICE:

Because this is a study session as opposed to a public hearing, there is no public notice requirement for the Fairview Developmental Center Specific Plan Study Session beyond the applicable meeting notice requirements of the Brown Act. However, to encourage public engagement, the City provided the following announcements:

- Newspaper publication ad.
- The date and time of the study session were posted on the project website.
- Information about the study session was shared via the City's social media channels and distributed to the project email list and citywide email lists (which includes over 8,000 email addresses).

The announcement also included the August 10, 2026, Planning Commission hearing notice which was posted on-site at the FDC, mailed to property owners and occupants within 500 feet of the FDC site, and published in the Daily Pilot newspaper in conjunction with the study session meeting information. As of the date of this report, no written public comments have been received. Any public comments received prior to July 27, 2026, Planning Commission meeting will be forwarded separately to the Planning Commission.

NEXT STEPS:

Staff recommends that the Planning Commission receive the presentation and provide feedback to staff on the draft documents. The Planning Commission will hold a public hearing on August 10, 2026, to provide recommendations to the City Council regarding the FDCSP, Land Use Element, and Zoning Code amendments.

LINKS:

1. Fairview Developmental Center Specific Plan
   https://fdcplan.com/wp-content/uploads/00_COMPILED_FDC-SpecificPlan_Hearing-Draft_07142026.pdf
2. Land Use Element Amendments
   https://fdcplan.com/wp-content/uploads/Land-Use-Element_November-2025_FDC-SP-Tracked-Edits.pdf
3. Land Use Map Amendment
   https://fdcplan.com/wp-content/uploads/Existing-and-Proposed-Zoning-Map-GP-LUE-Map.pdf
4. Zoning Code Amendments
   https://fdcplan.com/wp-content/uploads/Zoning-Code-Amendments-Fairview-Developmental-Center-Specific-Plan.pdf
5. Zoning Map Amendment
   https://fdcplan.com/wp-content/uploads/Existing-and-Proposed-Zoning-Map-GP-LUE-Map.pdf
6. Draft Environmental Impact Report (DEIR)
   https://www.costamesaca.gov/government/departments-and-divisions/economic-and-development-services/planning/environmental-notices-and-reports

ATTACHMENTS:

1. July 2, 2026 Department of General Services Letter
2. July 19, 2024 FDCSP Financial Feasibility Overview for Land Use Plan Concepts Memorandum

DGS CALIFORNIA DEPARTMENT OF GENERAL SERVICES

Governor Gavin Newsom

July 2, 2026

City of Costa Mesa
Carrie Tai, Director of Economic Development Services
77 Fair Drive
Costa Mesa, CA 92626

To Whom It May Concern,

The Department of General Services (DGS) has been informed that concerns have been raised about the intentions related to the number of units presently being planned for the Fairview Developmental Center Specific Plan.

A question has been posed to DGS by City staff as to whether DGS is comfortable with the upper limit of units being proposed for the site (4,000 at the time of this letter) and whether DGS believes this number to be allowable. This letter is to affirm that DGS believes that the concept of 4,000 units at the site is both allowable and consistent with statutory intent.

By way of history, when the Department of Developmental Services first declared the property as excess to their needs to DGS, officials from the City of Costa Mesa raised concerns about the number of units the site could feasibly accommodate. To address those concerns, DGS commissioned a study in 2021 that evaluated likely constraints for redevelopment, under a specific assumption set. Specifically, that study evaluated the site using the applicable laws and regulations then-present and assumed that fundamental changes to the ingress/egress of the site (such as the addition of another access point to Harbor Blvd) would remain unchanged.

As a result, the study indicated the site could support up to 2,500 units, primarily due to constraints related to roadway and intersection operations. The report noted that actual development would depend on site entitlements and future traffic conditions, and that improvements such as additional access roads, roadway upgrades, or enhanced public transit could increase capacity while remaining consistent with the study's findings.

When DGS drafted Government Code section 14670.31, we drafted the requirements of the planning process – found primarily in subsection (c) – to be housing centric, and to be ***consistent with*** the then-existing goals for the property's redevelopment: a January 2020 City Council adopted goal of 1,500 units and the 2,500 units identified in DGS' study. The legislation used "consistent with," instead of "between" or "not less than, and not more than" or other limiting language in order to show that the numbers of units were a reasonable expectation, and not a strict limiter.

Further, the legislation required that the planning process address "economic feasibility of future development" (subsection (c)(1)), "maximize interested third-party potential purchases" (subsection (c)(2)), and have as an explicit intent to "provide certainty for the community and a potential developer" (subsection (c)(2)). As is clear from these requirements, the City's task under the statute is to advance the land use process such that the Specific Plan is reasonably certain to be financially viable to implement.

DGS understands that, during the extensive and community-involved planning process, the probable costs to redevelop the property in keeping with statutory intent and requirements necessitates a higher number of units than was seen as likely possible in 2022 when Section 14670.31 was enacted. DGS affirms this to be in keeping with the statute's original intent when we wrote it.

Sincerely,

Dan Millsap

Digitally signed by Dan Millsap
Date: 2026.07.02 16:36:28 -07'00'

Dan Millsap
Deputy Director
Real Estate Services Division

PLACEWORKS

ATTACHMENT 2

MEMORANDUM

Date: DRAFT July 19, 2024, Revised 9/5/25

To: Phayvanh Nanthavongdouangsy, Principal Planner
City of Costa Mesa, Development Services Department

From: Karen Gulley, Managing Principal
Suzanne Schwab, Associate Principal
Steve Gunnells, Chief Economist

Subject: FDCSP, Financial Feasibility Overview for Land Use Plans Concepts

Summary

The consulting team, in collaboration with city staff and the community, prepared three conceptual plans for the potential redevelopment of the Fairview Developmental Center. The three concepts have been reviewed from a variety of perspectives, including infrastructure requirements and traffic, and have been vetted through substantive public engagement. The evaluations from these other perspectives are reported elsewhere. This memorandum has a singular perspective: it is intended to identify what is and is not financially feasible to be developed.

The state currently intends to turn most of the site over to a master developer for no or a relatively low cost with the stipulation that the developer will provide certain public benefits. These benefits include demolishing existing buildings, providing ready-to-building sites for the CA Department of Developmental Services (DDS) to construct housing to serve the needs of its clients, and include a significant amount of affordable housing in the redevelopment of the site. This report evaluates the three concepts to determine whether or not a developer should be able to afford to redevelop the site and provide the public benefits the state is looking for and the benefits that the city and community may expect.

The financial feasibility analysis represents a planning level estimation of the financial risk and rewards that a master developer would face undertaking development of the Fairview Developmental Center. It is based on industry standards, but the selected master developer will have their own business model and approach to financial feasibility.

Concept 1, Fairview Promenade

This plan would achieve the housing element target, providing 2,300 total housing units, of which 920 units would be restricted to low- and very low-income households (these units would include housing built by DDS and housing built by affordable housing developers) and another 690 units would be restricted to moderate income households (these units would include housing built for DDS and housing built by the master developer). This concept would also provide 14.1 acres of open space. In addition to the housing restricted to income-qualified households, this concept would provide 690 market-rate housing units (units without income or price/lease rate restrictions).

The analysis finds that this concept is not currently financially feasible at an industry standard IRR of 15 percent: it would cost more to develop than the master developer would earn from the market rate housing. As proposed, this concept would require an additional $233 million in funding from an outside source to be considered financially feasible. Options that could be explored to potentially make this concept financially feasible (in the absence of a $233 million gift) would be a preferred plan that:

+ Reduces the number of affordable units and increases the number of market rate units, while maintaining a total unit count of 2,300 dwelling units (this is similar to Concept 2, although Concept 2 also increases the total number of housing units).

+ Increases the number of market rate units and maintains the same number of affordable units, while building more than 2,300 dwelling units (this is, in essence, Concept 3).

+ The City could explore other options to maintain the unit count and further subsidize the project. These options could include potential grants or bond financing.

Concept 2, Fairview Fields

This concept results in fewer affordable dwelling units than the other two concepts provide, and it accommodates a larger number of market-rate units than are provided in Concept 1. It also increases the amount of open space to 18 acres. With more open space and more overall units (3,450 total housing units), the housing becomes taller and denser, resulting in the need for parking structures for most of the housing, other than the DDS housing.

The analysis finds that this concept should be very close to financially feasible. It would generate an IRR of 14.27 percent, just shy of the industry standard 15 percent. It is conceivable that a developer could pursue this concept plan with minor adjustments that would make it financially feasible. As analyzed, this concept would require additional funding of $5.02 million to be financially feasible. Structured parking does not factor into the concept plan's area for DDS housing, which is anticipated to be at a medium density that can be accommodated with surface parking.

Although Concept 2 would be financially feasible for the master developer, it is not certain that affordable developers would be able to fund parking structures. The likelihood of all the planned affordable housing being developed will depend on the availability of funding and the requirements of funding agencies and organizations at the time individual affordable housing projects move forward. If funding

is available, it will likely take longer to secure all necessary funding for affordable housing projects that require parking structures.

If there is a desire for the preferred plan to resemble Concept 2, the city may want to consider the following:

+ As presented, Concept 2 would not need some additional funding or some minor plan changes. However, it would not generate additional income, as does Concept 3. This leaves no wiggle room for the master developer if economic and market conditions change significantly over the 10 to 15 years it might take to fully develop this concept plan.

+ Because affordable developers will have to obtain funding for parking structures as well as funding for building construction, it will likely take longer for all the affordable housing to be built. Furthermore, it is possible that the affordable developers will not be able to fund the parking structures, in which case they might build fewer affordable units at a lower density.

Concept 3, Fairview Commons

Concept 3 provides the largest number of housing units, 4,000, with the same number of affordable units as Concept 1 (i.e., the Housing Element target for the site). In part, Concept 3 accommodates the larger number of units by providing less open space, 7.9 acres.

The analysis finds that this concept is financially feasible. It would generate a sufficient return that would pay for the cost of the structured parking that is needed to accommodate the low- and very low-income affordable housing. Typically, a master developer will expect at least a 15 percent internal rate of return (IRR), an industry standard. Concept 3 would generate $26.7 million above the 15 percent return, and this amount could be used for additional public benefits. Any amount above a 15 percent IRR is referred to as residual land value. It also represents a cushion for the master developer if economic and market conditions change over the 18 years it could take to build this concept.

If there is a desire for the preferred plan to resemble Concept 3, there are several considerations:

+ The percentage of affordable units could be increased (keeping the same unit count) and the cost could be off-set using the residual land value; or

+ The number of market rate units could be reduced while keeping the same number of affordable units; or

+ The residual land value, or a portion of it, could be used to pay for some of the cost of constructing affordable housing (which could quicken the pace at which affordable housing gets built), and/or used to support other community benefits/amenities; or

+ Some residual land value could remain to provide the ability for the master developer to respond to changing economic and market conditions.

The Preferred Plan

The financial feasibility analysis suggests several considerations for the preferred plan:

- There will need to be a sufficient number of market rate units to generate the project income needed to pay for demolition, infrastructure, open space, and ready to build sites for DDS housing and affordable housing.
- In deciding on the land use mix for the preferred plan, there will need to be a balance among the number of affordable units, the number of market rate units, and the amount of open space.
- If there is a desire to increase the likelihood and shorten the time frame for developing affordable housing, a sufficient number of market rate units are needed to help pay the cost of structured parking.
- Planning for some residual land value will help ensure that the overall project remains feasible if economic and market conditions change during the 18-year period it could take to fully build out the project.

Comments

1. INTRODUCTION

This memo provides an overview of the financial feasibility analysis of the three land use concepts for the Fairview Developmental Center Specific Plan. The purpose of this report is to highlight what is and is not feasible and to identify key takeaways.

The state intends to dispose of the site by turning the property over to a master developer, excluding certain portions that will be retained by the state. The master developer would demolish the existing buildings, remediate any contamination, and construct the necessary infrastructure to support the ultimate buildout allowable under the specific plan.

A sizeable number of the new housing units constructed would be restricted to households qualified as lower income. The master developer might develop this affordable housing, but they are more likely to turn the prepared land over to an affordable housing developer. Another sizeable number of housing units would be constructed separately for and under contract to the state's Department of Developmental Services (DDS). However, the master developer would prepare the sites for the DDS housing. The remainder of the housing units would be constructed by the master developer and rented or sold at market rates. The intent is that the specific plan would allow the number of market rate housing units that would generate sufficient profit to compensate for the demolition, the site preparation, and the infrastructure that will support the affordable housing units and the DDS housing units.

The cost estimates indicate that building demolition and abatement alone could cost nearly $30 million. Depending on the concept plan, major infrastructure could cost over $50 million.

The assessment of financial feasibility is prepared and analyzed from the perspective of a potential master developer: do the concepts provide for a sufficient number of market rate housing units to offset the costs to support the affordable housing, the DDS housing, and other amenities, such as parks and recreation facilities?

2. RETURN ON INVESTMENT EVALUATION

For a common development process, a developer will obtain a construction loan for about 60 percent of the cost of development. As housing units are sold or leased and the project begins generating income, the developer is obligated to repay the construction loan on a set schedule.

The developer must supply the other 40 percent of the funding to pay for the project, and this amount is referred to as the equity investment. Evaluating the financial feasibility of a potential development project means estimating the expected rate of return that the developer will earn on the equity investment.

For the equity investment, the developer will typically bring in outside investors—wealthy individuals, real estate investment trusts, and other investment funds—for a majority of the investment. The developer has to convince these outside investors that they will develop a project that can generate a competitive rate of return. Generally, an internal rate of return (IRR) of 15 percent is considered to be threshold at which outside investors will be interested in investing in a development project. It is worth noting again that this rate of return is based on the equity investment, not the entire cost of development (the other 60 percent of the cost of development earns the construction loan interest rate, currently about 10 percent).

In evaluating the three land use concepts, this analysis estimates whether or not the market rate development would generate a 15 percent IRR for the equity investment needed for the project. This rate is an industry standard and is considered the minimum return to entice outside investors to invest equity in a development project.

3. DEVELOPMENT PROGRAM

The features and components of the three concept plans are described in other planning documents. Table 1 below compares aspects of each concept relevant to the financial feasibility evaluation. A detailed description of the planning areas in each concept is provided in Table 7, Table 8, and Table 9 in the appendix at the end of this report.

Table 1: Comparison of Development Characteristics for Three Concept Plans

	Concept 1	Concept 2	Concept 3
Project area (acres)	114.7	115.9	115.9
- open space area (acres)[1]	14.1	18.0	7.9

Total number of housing units	2,300	3,450	4,000
- Master developer housing units[2]	996	2,166	2,696
- Affordable developer housing units[3]	821	801	821
- DDS housing units[4]	483	483	483
Housing for low- & very low-income households	920	900	920
Housing for moderate-income households	690	325	690
Market rate housing	690	2,225	2,390
Residential planning areas density (du/net acre)			
- master developer planning areas	40	100	91
- affordable housing developer areas	63	74	114
- DDS housing areas[5]	31	31	21

Source: PlaceWorks, 2025.

Notes to Table 1:

1. The number of acres in open space planning areas is included in the total number of acres in the project.
2. The number of housing units constructed by the master developer includes some of the housing units that would be reserved for moderate-income households.
3. The housing constructed by affordable housing developer would include housing reserved for low- and very-low-income housing, senior housing, and permanent supportive housing.
4. Three of the DDS housing units are for DDS' complex needs clients. About 20 percent of the remaining DDS housing units will provide housing for DDS clients (who qualify as low- and very-low-income households, and 80 percent will provide housing for moderate-income households.
5. The data for DDS planning area densities exclude the complex needs housing.

4. PHASING

The financial feasibility analysis assumes a phasing schedule for each concept representative of a typical large-scale development. The first phase includes entitlement, demolition and abatement for the existing Developmental Center, the roads and trunkline infrastructure for the overall project, and the first phase of building construction. Each phase includes the costs to the master developer for constructing market rate housing as well as the costs to prepare the site for each planning area that will support affordable housing and DDS housing. The phasing assumes that sales or lease-up begin at the completion of construction. Table 2 summarizes the phasing for each concept.

Table 2: Phasing Duration and Number of Housing Units for 3 Concept Plans

	Concept 1	Concept 2	Concept 3
Phase 1			
- Duration (months)	56	64	58
- Number of housing units	513	867	354

Phase 2			
- Duration (months)	32	40	34
- Number of housing units	370	805	238
Phase 3			
- Duration (months)	40	40	50
- Number of housing units	963	883	841
Phase 4			
- Duration (months)	30	40	38
- Number of housing units	454	654	401
Phase 5			
- Duration (months)		32	40
- Number of housing units		241	547
Phase 6			
- Duration (months)			34
- Number of housing units			315
Total project duration	10 years	14 years, 8 months	18 years, 1 month
Total project housing units	2,300	3,450	4,000

Source: PlaceWorks, 2025.

5. DEVELOPMENT COSTS

The development costs included in the analysis include the project area-wide costs for demolition and abatement, the roads and trunkline infrastructure, the development of the open space planning areas, and grading and infrastructure stubs for each planning area. The costs were estimated by Developers Research, Inc., and details are included in Table 10, Table 11, and Table 12 in the appendix at the end of this report. The development costs also include the construction of the market rate buildings. The costs were estimated by PlaceWorks based on our experience, data from Craftsman National Construction Cost Manual, and interviews with developers. The planning area costs in Table 3 includes an allowance for a potential future public safety impact fee to offset the capital cost for expanding public safety facilities and services to serve the new residents in the plan area.

The total site development and construction costs for each planning area in each of the concepts are provided in Table 13 in the appendix. The cost to construct buildings (including landscaping and parking) for the affordable housing will be the responsibility of the affordable housing developers. In addition, the feasibility analysis is based on the assumption that DDS will secure a developer to build the DDS housing as part of a large multifamily housing project that provides moderate-income housing. These costs for affordable housing and DDS do not factor into the evaluation of the financial feasibility for the master developer.

Table 3: Master Developer Total Development Cost for Three Concept Plans

	Concept 1	Concept 2	Concept 3
Total planning area development cost	434,300,000	766,100,000	1,046,400,000
Project-wide site development costs	130,300,000	174,600,000	148,500,000
Offsite improvement costs	13,420,000	18,400,000	18,400,000
Total project development cost	578,100,000	959,100,000	1,213,000,000

Totals may differ from sum of column data due to rounding.

The costs estimated in Table 3 reflect costs in current dollars. However, over the ten or more years that the project can be expected to buildout, costs will likely rise. The analysis adjusts the costs based on the year that each phase of development is assumed to begin, as described in the cost and income escalation section.

The financial feasibility analysis begins with an assumption that the state will provide the land to a master developer at no cost, in exchange for the master developer making ready-to-build parcels available to the state for DDS housing and to affordable developers to build and operate affordable housing.

6. PROJECT INCOME

The three concepts provide a mix of for-sale and for-rent housing. With for-sale housing, the net proceeds from the sale of each new dwelling (assuming a 5 percent cost for market, brokerage, legal, and related services) are used to retire the construction loan. Once the construction loan is paid off, any additional net sales proceeds are returned to the developer.

For-rent housing is more complicated. Once the housing product is completed in a typical for-rent development, the developer takes out a permanent loan to repay the construction loan. The net rents (assuming a 35 percent allowance for vacancies and operations) are used to make debt service payments on the permanent loan. Although some developers might build and hold a for-rent building for the long-term, the more common practice is that the developer owns and operates the for-rent building for five years after stabilized operations. At this point, the biggest tax value from depreciation has been utilized, and the developer will typically sell the for-rent building. The net proceeds from the sale are used to repay the outstanding principal from the permanent loan, and the remaining funds are returned to the developer. However, in a project of this size, it is more likely that the master developer would sell the for-rent housing project once it has reached stabilized occupancy. This would provide fresh equity for the master developer to use in the next phase of construction. This analysis uses this latter approach, which produces a more conservative assessment of feasibility because it is slightly less lucrative than holding the project for five years before selling.

The estimated sales value for the for-sale housing is based on an analysis of sales data for newly constructed townhouse and condominium sales in Costa Mesa, Irvine, and Newport Beach over the past two years. The estimated rents are based on PlaceWorks' assessment of asking rents in newer

apartments and townhouses. Both sales values and rents are escalated over time to the year in which each the sales/lease-ups begin for each phase, as described in the cost and income escalation section below. Table 4 provides the estimated average sales values and estimated average monthly rents for the product types that each concept plan expects the master developer to build. Income generated by the affordable housing units and the DDS housing would flow to those developers instead of the master developer. However, the rents and sales values in Table 4 represent an average for the master developer-constructed housing across market-rate units and moderate-income housing.

Table 4: Estimated Average Sales Values and Rents by Housing Type

Housing Type	Average Estimated Sales Value	Average Estimated Monthly Rent
3-story MF, tuck-under parking		3,150
4-story wrap		3,320
5-story wrap	813,000	3,220
Podium 5/2	838,150	3,390
Townhomes	1,068,000	5,230

Source: PlaceWorks, 2025.

7. COST AND INCOME ESCALATION

The financial feasibility analysis assumes that the development costs are covered by a single construction loan for each phase, with drawdowns and equity investment occurring on a monthly basis over the entirety of the construction portion of each phase. Lending rates are expected to decline over the next two years. The analysis assumes that the master developer would be able to access construction financing at a rate of 3.75 percentage points above the secured overnight funds rate (SOFR), with a loan fee of 1.00 percent. The analysis uses the forward projection of SOFR from Chatham Financial (https://chathamdirect.com/rates). Similarly, the analysis assumes that the permanent loan would be available at a rate of 2.23 percentage points above SOFR, with a debt service coverage ratio of 1.43 (i.e., the maximum loan payment would be the rental products net operating income divided by 1.43). The resulting financing rates are presented in Table 5.

Table 5: Projected Financing Rates

Year	SOFR	Construction Loan Rate	Permanent Loan Rate
2024	5.29%	9.039%	7.519%
2025	3.90%	7.652%	6.132%
2026	3.46%	7.211%	5.691%
2027	3.39%	7.136%	5.616%
2028	3.41%	7.163%	5.643%
2029	3.48%	7.229%	5.709%
2030	3.54%	7.295%	5.775%
2031	3.60%	7.350%	5.830%
2032	3.65%	7.403%	5.883%

2033	3.71%	7.457%	5.937%
2034	3.76%	7.511%	5.991%
2035	3.76%	7.511%	5.991%
2036	3.76%	7.511%	5.991%
2037	3.76%	7.511%	5.991%
2038	3.76%	7.511%	5.991%
2039	3.76%	7.511%	5.991%
2040	3.76%	7.511%	5.991%
2041	3.76%	7.511%	5.991%
2042	3.76%	7.511%	5.991%
2043	3.76%	7.511%	5.991%
2044	3.76%	7.511%	5.991%
2045	3.76%	7.511%	5.991%

Source: SOFR projections from Chatham Financial, 2024; Construction loan and permanent loan rates from PlaceWorks, 2024, based on SOFR.

The analysis escalates the construction costs at an assumed rate of 3.0 percent per year, which approximates a linear 21-year forward projection of the California Construction Cost Index annual data from July 1999 to July 2024. The analysis escalates rents at an assumed rate of 4.0 percent per year, which approximates a linear 21 year forward projection of the rent for a primary residence component of the consumer price index for all urban consumers for the Los Angeles-Long Beach-Anaheim metropolitan area data for June 1999 to June 2024. Finally, the analysis escalates the housing sales values at a rate of 5.0 percent per year, which approximates a linear 21-year projection of the Federal Reserve-reported S&P CoreLogic Case-Shiller U.S. National Home Price Index data from April 1999 to April 2024.

8. PROJECTED CASH FLOW

The financial feasibility analysis projects the master developer's cash flow on a monthly basis through the period in which the last home or rental building is sold. Cash outflow represents costs for construction, costs to repay construction loans, and debt services on permanent loans and taxes. Cash inflow represents drawdowns of the construction loan, net operating income before debt service and taxes, net sales proceeds from for-sale housing, and net sale proceeds from rental buildings after five years of stabilized occupancy. Negative cash flow in any month represents the equity investment by the developer. Positive cash flow in any month represents cash returned to the developer.

This cash flow is then consolidated on an annual basis. The IRR is calculated on the annual cash flow. The annual cash flow and resulting IRR for each concept are provided in Table 14, Table 15, and Table 16 in the appendix at the end of this document. The total cash flow and IRR are provided in Table 6.

Table 6: Total Cash Flow and Annual IRR for Three Concept Plans.

	Concept 1	Concept 2	Concept 3

Total Cash Inflow	810,300,000	2,148,000,000	2,910,000,000
Total Cash Outflow	-962,700,000	-1,779,000,000	-2,200,000,000
Total Net Cash Flow	-152,360,000	369,100,000	670,000,000
Annual Internal Rate of Return (IRR)	-20.0%	14.6%	16.7%
Feasibility Surplus/(Gap)	(233 million)	($5.02 million)	$26.7 million

Note: The total cash inflow and outflow is a simple sum of the monthly estimates. The data are not discounted and thus do not reflect the time value of money. However, the IRR does account for the timing of inflows versus outflows. Totals may differ from sum of column data due to rounding.

Findings and Recommendations

9. BASIC FINANCIAL FEASIBILITY FINDINGS

The analysis finds that Concept 1 is not financially feasible. As currently conceptualized, this concept would cost more to develop than it would generate in income. This concept would need additional funding of $233 million to be feasible, at a 15.0 percent IRR. Another option would be to increase the number of market rate units.

The analysis finds that Concept 2 is close to financially feasible, with a 14.57 percent IRR. While minor adjustments would make this concept financially feasible, there is the possibility that affordable housing developers would not be able to fund parking structures and, thus, may build fewer affordable housing units.

Finally, the analysis finds that Concept 3 is financially feasible, with an IRR of 16.75 percent. This intensity of development would be lucrative, and the residual land value is $26.7 million, while still supporting the cost of parking structures for affordable housing.

9A. Feasibility Implications for Concept 2

Concept 2 is close to financially feasible. However, it provides less affordable housing than the Housing Element planned for the project site (shortfall of 20 low and 365 moderate units). In addition, the need to obtain an additional $41 million for parking structures could slow the development of affordable housing or result in even fewer units being constructed.

9B. Feasibility Implications of Concept 3

Concept 3 has the largest number of housing units and the most intensity of development, with the least amount of open space. It is also the most financially feasible. With an IRR reduced to the threshold of 15 percent, this concept would generate a residual land value of $26.7 million while still paying for the cost of parking structures for the affordable housing.

With the higher residual land value with this concept, the question arises as to whether the number of housing units that would be affordable housing could be increased so that the percentage of affordable housing in Concept 3 is the same as the percentage in Concept 1 (40 percent Low and Very Low, 30 percent Moderate). Doing so results in a development that is infeasible, in which the cost of

development exceeds the total income it would generate. This approach defeats the purpose of increasing the density—to allow enough market rate housing to offset the cost to prepare the land for the development of affordable housing and housing to serve DDS clients. However, an option that increases the number of affordable units beyond Concept 1 could still be potentially feasible. The higher residual land value also raises the question of reducing the number of market rate units to provide more open space.

10. FEASIBILITY IMPLICATIONS FOR THE PREFERRED LAND USE PLAN

Financial feasibility for a master developer is a prerequisite for the preferred land use plan, but it is only one of many factors to consider in defining a preferred land use plan. This analysis indicates that the overall number of housing units should be somewhere between 3,450 and 4,000 in the absence of additional state assistance or subsidy.

The more lucrative the preferred land use plan is (i.e., the higher the expected rate of return) the more likely it is that the development will generate a residual land value which could be used to fund community benefits. One important benefit would be to defray the cost of the parking structures required for the affordable housing. Affordable housing developers may or may not be able to secure funding to construct structured parking in addition to the funding needed to construct the housing units as discussed above. It would likely require additional time and competitive bidding process to acquire the extra funding. Faced with this funding squeeze, affordable developers might be forced to build less dense affordable housing, which could be served with surface parking. Lastly, there is a similar relationship with open space. The more open space the preferred land use plan provides, the higher the net density must be for the housing, which in turn means more structured parking.

Appendix

The remainder of this report provides tables with data referenced in the report.

Table 7: Development Characteristics for Concept 1

	Plan Area 1	Plan Area 2	Plan Area 3	Plan Area 4	Plan Area 5	Plan Area 6	Plan Area 7	Plan Area 8	Plan Area 9	Plan Area 10	Plan Area 11	Plan Area 12	Plan Area 13	Plan Area 14	Plan Area 15
Land Area															
Acres	5.0	3.3	5.0	2.9	4.1	2.4	2.6	3.9	4.1	7.0	2.6	2.6	4.9	3.1	5.0
Product Type															
Building type	3-story MF, surface parked	3-story MF, surface parked	State Complex Needs	3-story MF, surface parked	3-story MF, surface parked	Mixed-use podium (PSH)	3-story MF, tuck-under parking	4-story wrap	4-story wrap	4-story wrap	3-story MF, tuck-under parking	3-story MF, tuck-under parking	Townhomes	Townhomes	Townhomes
Tenure	Rental	Rental	Rental	Rental	Rental	Rental	Rental	Rental	Rental	Rental	Rental	Rental	Rental	Ownership	Ownership
Residential stories	3	3	3	3	3	4	3	4	4	4	3	3	3	3	3
Number of units	157	103	3	91	129	104	82	309	325	562	85	85	100	63	102
Unit/Building Size															
Average unit size	900	900	900	900	900	500	900	900	900	900	900	900	1,500	1,500	1,500
Residential NFA sq. ft.	141,300	92,700	2,700	81,900	116,100	52,000	74,238	278,393	292,669	506,136	76,149	76,149	149,492	94,576	152,542
Residential GFA sq. ft.	162,495	106,605	3,105	94,185	133,515	59,800	85,374	320,152	336,570	582,056	87,572	87,572	149,492	94,576	152,542
Commercial GFA sq. ft.	0	0	0	0	0	25,000	0	0	0	0	0	0	0	0	0
Commercial NFA sq. ft.	0	0	0	0	0	20,000	0	0	0	0	0	0	0	0	0
Total NFA sq. ft.	141,300	92,700	2,700	81,900	116,100	72,000	74,238	278,393	292,669	506,136	76,149	76,149	149,492	94,576	152,542
Total GFA sq. ft.	162,495	106,605	3,105	94,185	133,515	84,800	85,374	320,152	336,570	582,056	87,572	87,572	149,492	94,576	152,542
Unit Mix															
Percentage															
Studios						50.0%				1.4%	1.4%	1.4%			
1-BR	40.6%	40.6%		40.6%	40.6%	50.0%	50.0%	50.0%	50.0%	46.0%	36.9%	36.9%			
2-BR	47.3%	47.3%		47.3%	47.3%		25.0%	25.0%	25.0%	43.5%	43.5%	43.5%	20.0%	15.0%	15.0%
3-BR	12.2%	12.2%		12.2%	12.2%		25.0%	25.0%	25.0%	9.1%	13.6%	13.6%	80.0%	80.0%	80.0%
4-BR										0.0%	4.5%	4.5%	0.0%	5.0%	5.0%
Unit Count															
Studios	0	0	0	0	0	52	0	0	0	8	1	1	0	0	0
1-BR	64	42	0	37	52	52	40	155	163	258	31	31	0	0	0
2-BR	74	49	0	43	61	0	21	77	81	245	37	37	20	9	15
3-BR	19	13	0	11	16	0	21	77	81	51	12	12	80	50	81
4-BR	0	0	0	0	0	0	0	0	0	0	4	4	0	3	5
Total*	157	104	0	91	129	104	82	309	325	562	85	85	100	62	101

(continued on next page)

Table 7 Continued

	Open Space Area 1	Open Space Area 2	Open Space Area 3	Open Space Area 4	Right-of-Way
Land Area					
Acres	1.6	3.5	4.5	1.7	29.9

Source: PlaceWorks, 2025.

*Total number of units by unit mix (number of bedrooms) may vary slightly from the total unit count by planning area due to rounding.

Table 8: Development Characteristics for Concept 2

	Plan Area 1	Plan Area 2	Plan Area 3	Plan Area 4	Plan Area 5	Plan Area 6	Plan Area 7	Plan Area 8	Plan Area 9	Plan Area 10	Plan Area 11	Plan Area 12	Plan Area 13	Plan Area 14	Plan Area 15	Plan Area 16	Plan Area 17
Land Area																	
Acres	5.0	5.0	4.4	5.6	2.5	2.5	2.9	2.5	2.8	2.9	2.5	2.5	2.5	2.0	2.0	2.2	2.6
Product Type																	
Building type	3-story MF, surface parked	State Complex Needs	3-story MF, surface parked	3-story MF, surface parked	3-story MF, surface parked	Mixed-use podium (PSH)	5-story wrap	5-story wrap	5-story wrap	5-story wrap	5-story wrap	5-story wrap	Podium 5/2	Podium 5/2	Podium 5/2	Podium 5/2	5-story wrap
Tenure	Rental	Rental	Rental	Rental	Rental	Rental	Rental	Ownership	Ownership	Rental	Rental	Rental	Rental	Rental	Rental	Rental	Rental
Residential stories	3	3	3	3	3	4	5	5	5	5	5	5	5	5	5	5	5
Number of units	147	128	3	205	201	200	200	231	258	200	234	234	286	219	219	241	244
Unit/Building Size																	
Average unit size	900	900	900	900	900	500	900	900	900	900	900	900	900	900	900	900	900
Residential NFA sq. ft.	132,300	115,200	2,700	184,500	180,900	100,000	180,000	207,900	232,200	180,000	210,600	210,600	257,400	197,100	197,100	216,900	219,600
Residential GFA sq. ft.	152,145	132,480	3,105	212,175	208,035	115,000	207,000	239,085	267,030	207,000	242,190	242,190	296,010	226,665	226,665	249,435	252,540
Commercial GFA sq. ft.	0	0	0	0	0	0	0	0	0	0	0	0	0	25,000	0	0	0
Commercial NFA sq. ft.	0	0	0	0	0	0	0	0	0	0	0	0	0	20,000	0	0	0
Total NFA sq. ft.	132,300	115,200	2,700	184,500	180,900	100,000	180,000	207,900	232,200	180,000	210,600	210,600	257,400	217,100	197,100	216,900	219,600
Total GFA sq. ft.	152,145	3,105	132,480	212,175	208,035	115,000	207,000	239,085	267,030	207,000	242,190	242,190	296,010	251,665	226,665	249,435	252,540
Unit Mix																	
Percentage																	
Studios						50.0%		1.4%	1.4%		1.4%	1.4%	1.4%	1.4%	1.4%	1.4%	1.3%
1-BR	40.6%		40.6%	40.6%	90.0%	50.0%	50.0%	36.9%	36.9%	50.0%	46.0%	46.0%	46.0%	46.0%	46.0%	46.0%	37.6%
2-BR	47.3%		47.3%	47.3%	10.0%		25.0%	43.5%	43.5%	25.0%	43.5%	43.5%	43.5%	43.5%	43.5%	43.5%	47.3%
3-BR	12.2%		12.2%	12.2%			25.0%	13.6%	13.6%	25.0%	9.1%	9.1%	9.1%	9.1%	9.1%	9.1%	12.2%
4-BR								4.5%	4.5%								1.6%
Unit Count																	
Studios	0	0	0	0	0	100	0	3	4	0	3	3	4	3	3	3	3
1-BR	60	0	1	83	181	100	100	85	95	100	108	108	131	101	101	111	92
2-BR	69	0	1	97	20	0	50	101	112	50	102	102	124	95	95	105	115
3-BR	18	0	0	25	0	0	50	32	35	50	21	21	26	20	20	22	30
4-BR	0	0	0	0	0	0	0	11	12	0	0	0	0	0	0	0	4
Total*	0	0	0	0	0	100	0	3	4	0	3	3	4	3	3	3	3

(continued on next page)

Table 8 Continued

	Open Space Area 1	Open Space Area 2	Open Space Area 3	Open Space Area 4	Right-of-Way
Land Area					
Acres	1.0	1.0	2.5	13.5	30.5

Source: PlaceWorks, 2025.

*Total number of units by unit mix (number of bedrooms) may vary slightly from the total unit count by planning area due to rounding.

Table 9: Development Characteristics for Concept 3

	Plan Area 1	Plan Area 2	Plan Area 3	Plan Area 4	Plan Area 5	Plan Area 6	Plan Area 7	Plan Area 8	Plan Area 9	Plan Area 10	Plan Area 11	Plan Area 12	Plan Area 13
Land Area													
Acres	5.0	9.2	8.5	7.7	2.5	2.5	2.6	2.2	2.2	4.0	5.5	3.3	4.3
Product Type													
Building type	3-story MF, surface parked	3-story MF, surface parked	3-story MF, surface parked	Podium 5/2	Podium 5/2	Mixed-use podium (PSH)	5-story wrap	Podium 5/2	Podium 5/2	5-story wrap	5-story wrap	5-story wrap	Townhomes
Tenure	Rental	Rental	Rental	Ownership	Rental	Rental	Rental	Rental	Rental	Rental	Rental	Rental	Ownership
Residential stories	3	3	3	5	5	4	5	5	5	5	5	5	3
Number of units	141	121	221	841	380	106	260	238	335	401	547	315	94
Unit/Building Size													
Average unit size	900	900	900	900	900	500	900	900	900	900	900	900	1500
Residential NFA sq. ft.	126,504	108,900	198,900	756,900	342,000	53,000	234,000	214,200	301,500	360,900	492,300	283,500	141,000
Residential GFA sq. ft.	145,480	125,235	228,735	870,435	393,300	60,950	269,100	246,330	346,725	415,035	566,145	326,025	141,000
Commercial GFA sq. ft.	0	0	0	0	0	0	0	0	0	0	0	35,000	0
Commercial NFA sq. ft.	0	0	0	0	0	0	0	0	0	0	0	28,000	0
Total NFA sq. ft.	126,504	108,900	198,900	756,900	342,000	53,000	234,000	214,200	301,500	360,900	492,300	311,500	141,000
Total GFA sq. ft.	145,480	125,235	228,735	870,435	393,300	60,950	269,100	246,330	346,725	415,035	566,145	361,025	141,000
Unit Mix													
Percentage													
Studios				1.3%			1.3%	1.4%		1.3%	1.3%	1.3%	
1-BR	40.6%	40.6%	40.6%	37.6%	50.0%		37.6%	46.0%	50.0%	37.6%	37.6%	37.6%	
2-BR	47.3%	47.3%	47.3%	47.3%	25.0%		47.3%	43.5%	25.0%	47.3%	47.3%	47.3%	15.0%
3-BR	12.2%	12.2%	12.2%	12.2%	25.0%		12.2%	9.1%	25.0%	12.2%	12.2%	12.2%	80.0%
4-BR				1.6%			1.6%			1.6%	1.6%	1.6%	5.0%
Unit Count													
Studios	0	0	0	11	0	53	3	3	0	5	7	4	0
1-BR	57	49	90	316	190	53	98	109	168	151	206	118	0
2-BR	66	57	104	398	95	0	123	104	84	190	259	149	14
3-BR	17	15	27	102	95	0	32	22	84	49	67	38	75
4-BR	0	0	0	14	0	0	4	0	0	7	9	5	5
Total*	140	121	221	841	380	106	260	238	336	402	548	314	94

(continued on next page)

Table 9 Continued

	Open Space Area 1	Open Space Area 2	Right-of-Way
Land Area			
Acres	4.9	3.0	33.7

Source: PlaceWorks, 2025.

*Total number of units by unit mix (number of bedrooms) may vary slightly from the total unit count by planning area due to rounding.

Table 10: Total Finished Lot Costs Including Onsite and Offsite Costs for Concept 1

	Townhomes PA 13, 14, 15	HDR 32 DU/AC PA 7, 11, 12	HDR 80 DU/AC PA 8, 9, 10	Commercial Superpad	State DDS Superpads	Intract Backbone	Offtract Backbone	Total	Townhomes PA 13, 14, 15	HDR 32 DU/AC PA 7, 11, 12	HDR 80 DU/AC PA 8, 9, 10	DR Cost Per Lot
	Cost Summary by Planning Area								Cost Summary per Dwelling Unit			
Number of Units	260	249	1,200	0	0	0	0	1,709	260	249	1,200	1,709
Dwelling Units per Acre	20.0	31.9	80.0	0.0	0.0	0.0	0.0	47.7	20.0	31.9	80.0	47.7
Buildable Acres	13.0	7.8	15.0	0.0	0.0	0.0	0.0	35.8	13.0	7.8	15.0	35.8
Total Project Acreage	13.0	7.8	15.0	2.4	20.3	41.2	0.0	99.7	13.0	7.8	15.0	99.7
Lot Improvement Indirect Costs												
Civil Engineering	$1,409,328	$997,367	$2,467,698	$136,523	$954,465	$6,270,136	$1,141,980	$13,377,497	$5,420	$4,005	$2,056	$7,828
Soils Engineering	$134,415	$90,981	$216,630	$14,280	$112,285	$342,380	$40,000	$950,971	$517	$365	$181	$556
Environmental Processing	$63,550	$37,830	$74,250	$11,640	$94,205	$319,820	$0	$601,295	$244	$152	$62	$352
Other Development Consulting	$420,960	$355,132	$1,273,398	$6,000	$50,750	$2,649,834	$0	$4,756,074	$1,619	$1,426	$1,061	$2,783
Planning Fees, Deposits, Permits	$931,875	$664,242	$1,469,053	$38,941	$321,589	$2,697,529	$943,703	$7,066,932	$3,584	$2,668	$1,224	$4,135
Impact Fees	$7,367,573	$6,091,174	$28,981,423	$24,125	$204,056	$414,142	$0	$43,082,493	$28,337	$24,463	$24,151	$25,209
Bonds	$181,090	$115,500	$175,756	$10,849	$90,264	$973,753	$180,996	$1,728,208	$696	$464	$146	$1,011
Indirect Contingency (@10%)	$1,050,879	$835,223	$3,465,821	$24,236	$182,761	$1,366,759	$230,668	$7,156,347	$4,042	$3,354	$2,888	$4,187
Lot Improvement Indirect Costs	$11,559,670	$9,187,450	$38,124,029	$266,593	$2,010,374	$15,034,354	$2,537,347	$78,719,817	$44,460	$36,897	$31,770	$46,062
Lot Improvement Direct Costs												
Site Preparation	$1,117,040	$672,320	$1,287,920	$204,000	$1,725,500	$31,657,876	$0	$36,664,656	$4,296	$2,700	$1,073	$21,454
Rough Grading	$1,335,305	$801,484	$1,541,890	$222,450	$1,875,676	$3,807,713	$0	$9,584,518	$5,136	$3,219	$1,285	$5,608
Erosion and Dust Control	$381,090	$231,234	$434,490	$66,240	$560,280	$1,182,315	$0	$2,855,649	$1,466	$929	$362	$1,671
Retaining Walls	$195,000	$117,000	$225,000	$36,000	$304,500	$618,000	$0	$1,495,500	$750	$470	$188	$875
Storm Drain System	$2,208,120	$1,370,620	$2,391,600	$264,000	$2,233,000	$7,695,500	$3,317,500	$19,480,340	$8,493	$5,504	$1,993	$11,399
Sanitary Sewer System	$769,051	$580,305	$762,830	$10,000	$50,000	$2,489,426	$5,112,300	$9,773,911	$2,958	$2,331	$636	$5,719
Water Distribution System	$1,810,126	$1,145,974	$933,555	$10,000	$50,000	$3,011,808	$0	$6,961,462	$6,962	$4,602	$778	$4,073
Street Improvements - Concrete	$685,835	$525,423	$475,785	$0	$0	$2,470,100	$0	$4,157,143	$2,638	$2,110	$396	$2,433
Street Improvements - Asphalt	$771,989	$465,375	$587,487	$0	$0	$3,146,503	$620,000	$5,591,354	$2,969	$1,869	$490	$3,272
Fencing and Walls	$167,500	$165,000	$336,000	$0	$0	$250,500	$0	$919,000	$644	$663	$280	$538
Landscaping	$1,279,068	$768,843	$1,869,640	$0	$0	$25,448,614	$0	$29,366,165	$4,919	$3,088	$1,558	$17,183
Common Costs	$872,900	$802,250	$1,073,000	$0	$0	$250,000	$0	$2,998,150	$3,357	$3,222	$894	$1,754
Repairs For Bond Release	$95,603	$68,830	$68,141	$0	$0	$357,138	$21,700	$611,412	$368	$276	$57	$358
Dry Utilities	$2,303,571	$1,790,612	$4,975,243	$0	$0	$8,674,358	$0	$17,743,785	$8,860	$7,191	$4,146	$10,383

(continued on next page)

Table 10 Continued

	Townhomes PA 13, 14, 15	HDR 32 DU/AC PA 7, 11, 12	HDR 80 DU/AC PA 8, 9, 10	Commercial Superpad	State DDS Superpads	Intract Backbone	Offtract Backbone	Total	Townhomes PA 13, 14, 15	HDR 32 DU/AC PA 7, 11, 12	HDR 80 DU/AC PA 8, 9, 10	DR Cost Per Lot
	Cost Summary by Planning Area								Cost Summary per Dwelling Unit			
Reimbursements	($742,810)	($600,229)	($1,928,448)	$0	$0	$0	$0	($3,271,487)	($2,857)	($2,411)	($1,607)	($1,914)
Direct Contingency (@20%)	$2,649,878	$1,781,008	$3,006,826	$162,538	$1,359,791	$18,211,970	$1,814,300	$28,986,311	$10,192	$7,153	$2,506	$16,961
Lot Improvement Direct Costs	$15,899,265	$10,686,048	$18,040,959	$975,228	$8,158,748	$109,271,821	$10,885,800	$173,917,869	$61,151	$42,916	$15,034	$101,766
Total Lot Improvement Costs	**$27,458,936**	**$19,873,498**	**$56,164,988**	**$1,241,821**	**$10,169,122**	**$124,306,175**	**$13,423,147**	**$252,637,686**	**$105,611**	**$79,813**	**$46,804**	**$147,828**

Source: Developer's Research, Inc., 2024.

Table 11: Total Finished Lot Costs Including Onsite and Offsite Costs for Concept 2

	HDR 110 DU/AC PA 13, 14, 15, 16	HDR 90-95 DU/AC PA 7-12 & 17	Age-Qualified PA 5	State Superpads	Intract Backbone	Offtract Backbone	Total	HDR 110 DU/AC PA 13, 14, 15, 16	HDR 90-95 DU/AC PA 7-12 & 17	Age-Qualified PA 5	DR Cost Per Lot	HDR 110 DU/AC PA 13, 14, 15, 16
	Cost Summary by Planning Area							Cost Summary per Dwelling Unit				
Number of Units	957	1,748	212	0	0	0	2,917	957	1,748	212	2,917	957
Dwelling Units per Acre	110.0	93.5	84.8	0.0	0.0	0.0	97.6	110.0	93.5	84.8	97.6	110.0
Buildable Acres	8.7	18.7	2.5	0.0	0.0	0.0	29.9	8.7	18.7	2.5	29.9	8.7
Total Project Acreage	8.7	18.7	2.5	22.5	48.5	0.0	100.9	8.7	18.7	2.5	100.9	8.7
Lot Improvement Indirect Costs												
Civil Engineering	$1,807,975	$3,416,840	$451,348	$1,053,027	$7,098,209	$1,611,470	$15,438,870	$1,889	$1,955	$2,129	$5,293	$1,807,975
Soils Engineering	$146,282	$283,673	$34,977	$123,375	$424,215	$50,000	$1,062,522	$153	$162	$165	$364	$146,282
Environmental Processing	$42,945	$91,945	$11,875	$103,875	$353,475	$0	$604,115	$45	$53	$56	$207	$42,945
Other Development Consulting	$945,144	$1,757,954	$221,092	$56,250	$4,455,308	$0	$7,435,748	$988	$1,006	$1,043	$2,549	$945,144
Planning Fees, Deposits, Permits	$1,093,908	$2,044,238	$270,389	$355,258	$3,781,191	$1,282,042	$8,827,025	$1,143	$1,169	$1,275	$3,026	$1,093,908
Impact Fees	$21,847,502	$41,209,880	$4,738,968	$226,170	$487,522	$0	$68,510,042	$22,829	$23,575	$22,354	$23,486	$21,847,502
Bonds	$112,163	$224,773	$31,673	$99,835	$1,370,211	$247,094	$2,085,749	$117	$129	$149	$715	$112,163
Indirect Contingency (@10%)	$2,599,592	$4,902,930	$576,032	$201,779	$1,797,013	$319,061	$10,396,407	$2,716	$2,805	$2,717	$3,564	$2,599,592
Lot Improvement Indirect Costs	$1,807,975	$3,416,840	$451,348	$1,053,027	$7,098,209	$1,611,470	$15,438,870	$1,889	$1,955	$2,129	$5,293	$1,807,975
Lot Improvement Direct Costs												
Site Preparation	$749,340	$1,603,940	$217,780	$1,912,500	$32,278,376	$0	$36,761,936	$783	$918	$1,027	$12,603	$749,340
Rough Grading	$894,078	$1,921,755	$256,919	$2,079,275	$4,481,993	$0	$9,634,020	$934	$1,099	$1,212	$3,303	$894,078
Erosion and Dust Control	$256,113	$542,682	$74,868	$621,000	$1,396,620	$0	$2,891,283	$268	$310	$353	$991	$256,113
Retaining Walls	$130,500	$280,500	$37,500	$337,500	$727,500	$0	$1,513,500	$136	$160	$177	$519	$130,500
Storm Drain System	$1,471,926	$3,049,704	$395,376	$2,475,000	$9,397,000	$3,317,500	$20,106,506	$1,538	$1,745	$1,865	$6,893	$1,471,926
Sanitary Sewer System	$621,679	$1,109,665	$194,689	$50,000	$3,187,817	$7,577,200	$12,741,050	$650	$635	$918	$4,368	$621,679
Water Distribution System	$730,514	$1,291,117	$227,947	$50,000	$3,832,827	$0	$6,132,405	$763	$739	$1,075	$2,102	$730,514
Street Improvements - Concrete	$383,151	$681,389	$106,466	$0	$3,018,480	$0	$4,189,486	$400	$390	$502	$1,436	$383,151
Street Improvements - Asphalt	$468,792	$854,206	$106,978	$0	$5,100,675	$1,460,000	$7,990,651	$490	$489	$505	$2,739	$468,792
Fencing and Walls	$0	$0	$0	$0	$694,500	$0	$694,500	$0	$0	$0	$238	$0
Landscaping	$907,515	$2,050,305	$257,757	$0	$38,764,278	$0	$41,979,855	$948	$1,173	$1,216	$14,391	$907,515
Common Costs	$877,400	$1,537,750	$274,800	$0	$9,750,000	$0	$12,439,950	$917	$880	$1,296	$4,265	$877,400
Repairs For Bond Release	$54,723	$98,036	$14,391	$0	$480,372	$51,100	$698,621	$57	$56	$68	$239	$54,723
Dry Utilities	$3,966,220	$7,237,470	$886,534	$0	$10,912,925	$0	$23,003,150	$4,144	$4,140	$4,182	$7,886	$3,966,220

(continued on next page)

Table 11 Continued

	HDR 110 DU/AC PA 13, 14, 15, 16	HDR 90-95 DU/AC PA 7-12 & 17	Age-Qualified PA 5	State Superpads	Intract Backbone	Offtract Backbone	Total	HDR 110 DU/AC PA 13, 14, 15, 16	HDR 90-95 DU/AC PA 7-12 & 17	Age-Qualified PA 5	DR Cost Per Lot	HDR 110 DU/AC PA 13, 14, 15, 16
	Cost Summary by Planning Area								Cost Summary per Dwelling Unit			
Reimbursements	($1,537,937)	($2,809,106)	($340,692)	$0	$0	$0	($4,687,736)	($1,607)	($1,607)	($1,607)	($1,607)	($1,537,937)
Direct Contingency (@20%)	$1,994,802	$3,889,883	$542,263	$1,505,055	$24,804,672	$2,481,160	$35,217,835	$2,084	$2,225	$2,558	$12,073	$1,994,802
Lot Improvement Direct Costs	$11,968,815	$23,339,296	$3,253,575	$9,030,330	$148,828,035	$14,886,960	$211,307,010	$12,507	$13,352	$15,347	$72,440	$11,968,815
Total Lot Improvement Costs	$40,564,324	$77,271,528	$9,589,929	$11,249,900	$168,595,179	$18,396,627	$325,667,488	$42,387	$44,206	$45,236	$111,645	$40,564,324

Source: Developer's Research, Inc., 2024.

Table 12: Total Finished Lot Costs Including Onsite and Offsite Costs for Concept 3

	HDR 155 DU/AC PA 5, 9	HDR 95-110 DU/AC PA 4, 7, 8, 10, 11, 12	Townhomes PA 13	State Superpads	Intract Backbone	Offtract Backbone	Total	HDR 155 DU/AC PA 5, 9	HDR 95-110 DU/AC PA 4, 7, 8, 10, 11, 12	Townhomes PA 13	DR Cost Per Lot	HDR 155 DU/AC PA 5, 9
	Cost Summary by Planning Area							Cost Summary per Dwelling Unit				
Number of Units	727	2,604	94	0	0	0	3,425	727	2,604	94	3,425	727
Dwelling Units per Acre	155.0	103.3	22.1	0.0	0.0	0.0	100.3	155.0	103.3	22.1	100.3	155.0
Buildable Acres	4.7	25.2	4.3	0.0	0.0	0.0	34.2	4.7	25.2	4.3	34.2	4.7
Total Project Acreage	4.7	25.2	4.3	25.2	41.6	0.0	100.9	4.7	25.2	4.3	100.9	4.7
Lot Improvement Indirect Costs												
Civil Engineering	$1,259,578	$4,909,605	$513,099	$1,172,647	$6,755,669	$1,611,470	$16,222,068	$1,733	$1,885	$5,459	$4,736	$1,259,578
Soils Engineering	$96,436	$406,054	$48,058	$137,912	$380,397	$50,000	$1,118,855	$133	$156	$511	$327	$96,436
Environmental Processing	$23,022	$123,744	$20,511	$116,150	$322,190	$0	$605,615	$32	$48	$218	$177	$23,022
Other Development Consulting	$707,159	$2,577,017	$163,982	$62,925	$3,190,899	$0	$6,701,983	$973	$990	$1,744	$1,957	$707,159
Planning Fees, Deposits, Permits	$773,858	$2,956,132	$351,933	$396,110	$3,305,204	$1,282,042	$9,065,279	$1,064	$1,135	$3,744	$2,647	$773,858
Impact Fees	$17,568,668	$62,741,307	$2,660,735	$253,009	$417,862	$0	$83,641,580	$24,166	$24,094	$28,306	$24,421	$17,568,668
Bonds	$69,672	$307,636	$66,806	$111,445	$1,005,840	$247,094	$1,808,493	$96	$118	$711	$528	$69,672
Indirect Contingency (@10%)	$2,049,839	$7,402,149	$382,512	$225,020	$1,537,806	$319,061	$11,916,387	$2,820	$2,843	$4,069	$3,479	$2,049,839
Lot Improvement Indirect Costs	$22,548,232	$81,423,643	$4,207,636	$2,475,217	$16,915,865	$3,509,667	$131,080,261	$31,015	$31,269	$44,762	$38,272	$22,548,232
Lot Improvement Direct Costs												
Site Preparation	$405,890	$2,159,610	$368,980	$2,139,450	$31,689,326	$0	$36,763,256	$558	$829	$3,925	$10,734	$405,890
Rough Grading	$481,980	$2,590,774	$437,790	$2,326,015	$3,841,576	$0	$9,678,136	$663	$995	$4,657	$2,826	$481,980
Erosion and Dust Control	$140,327	$731,802	$127,530	$694,692	$1,203,837	$0	$2,898,188	$193	$281	$1,357	$846	$140,327
Retaining Walls	$70,350	$378,150	$63,900	$377,550	$623,550	$0	$1,513,500	$97	$145	$680	$442	$70,350
Storm Drain System	$842,600	$4,200,412	$750,128	$2,768,700	$8,528,200	$3,317,500	$20,407,540	$1,159	$1,613	$7,980	$5,958	$842,600
Sanitary Sewer System	$444,121	$1,585,116	$290,770	$50,000	$3,105,409	$7,577,200	$13,052,616	$611	$609	$3,093	$3,811	$444,121
Water Distribution System	$483,761	$1,696,551	$784,280	$50,000	$3,724,447	$0	$6,739,038	$665	$652	$8,343	$1,968	$483,761
Street Improvements - Concrete	$274,425	$1,007,412	$263,428	$0	$3,019,985	$0	$4,565,250	$377	$387	$2,802	$1,333	$274,425
Street Improvements - Asphalt	$298,879	$1,272,125	$281,078	$0	$5,094,001	$1,460,000	$8,406,082	$411	$489	$2,990	$2,454	$298,879
Fencing and Walls	$0	$0	$179,500	$0	$543,500	$0	$723,000	$0	$0	$1,910	$211	$0
Landscaping	$587,505	$2,651,247	$468,930	$0	$22,354,824	$0	$26,062,505	$808	$1,018	$4,989	$7,609	$587,505
Common Costs	$687,950	$2,224,650	$362,000	$0	$9,750,000	$0	$13,024,600	$946	$854	$3,851	$3,803	$687,950
Repairs For Bond Release	$37,903	$145,266	$36,181	$0	$480,289	$51,100	$750,738	$52	$56	$385	$219	$37,903
Dry Utilities	$2,900,289	$10,775,115	$837,934	$0	$10,655,888	$0	$25,169,226	$3,989	$4,138	$8,914	$7,349	$2,900,289

(continued on next page)

Table 12 Continued

	HDR 155 DU/AC PA 5, 9	HDR 95-110 DU/AC PA 4, 7, 8, 10, 11, 12	Townhomes PA 13	State Superpads	Intract Backbone	Offtract Backbone	Total	HDR 155 DU/AC PA 5, 9	HDR 95-110 DU/AC PA 4, 7, 8, 10, 11, 12	Townhomes PA 13	DR Cost Per Lot	HDR 155 DU/AC PA 5, 9
	Cost Summary by Planning Area								Cost Summary per Dwelling Unit			
Reimbursements	($1,537,937)	($2,809,106)	($340,692)	$0	$0	$0	($4,687,736)	($1,607)	($1,607)	($1,607)	($1,607)	($1,537,937)
Direct Contingency (@20%)	$1,994,802	$3,889,883	$542,263	$1,505,055	$24,804,672	$2,481,160	$35,217,835	$2,084	$2,225	$2,558	$12,073	$1,994,802
Lot Improvement Direct Costs	$11,968,815	$23,339,296	$3,253,575	$9,030,330	$148,828,035	$14,886,960	$211,307,010	$12,507	$13,352	$15,347	$72,440	$11,968,815
Total Lot Improvement Costs	$40,564,324	$77,271,528	$9,589,929	$11,249,900	$168,595,179	$18,396,627	$325,667,488	$42,387	$44,206	$45,236	$111,645	$40,564,324

Source: Developer's Research, Inc., 2024.

Table 13: Master Developer Planning Area Development Costs

	Plan Area 1	Plan Area 2	Plan Area 3	Plan Area 4	Plan Area 5	Plan Area 6	Plan Area 7	Plan Area 8	Plan Area 9	Plan Area 10	Plan Area 11	Plan Area 12	Plan Area 13	Plan Area 14	Plan Area 15	Plan Area 16	Plan Area 17
Concept 1																	
Construction costs										101,400,000	13,360,000	13,360,000	38,100,000	24,100,000	38,900,000		
Parking and landscaping costs										31,700,000	1,363,000	1,363,000	3,900,000	2,470,000	3,980,000		
Assumed soft costs @15%										19,970,000	2,210,000	2,210,000	6,300,000	3,990,000	6,430,000		
Total planning area site costs[1]	2,950,000	1,938,000		1,704,000	2,410,000	1,488,000	6,810,000	15,320,000	16,100,000	27,800,000	6,980,000	6,980,000	10,800,000	6,830,000	11,020,000		
Total Planning Area Development Cost	2,950,000	1,938,000		1,704,000	2,410,000	1,488,000	6,810,000	15,320,000	16,100,000	180,900,000	23,900,000	23,900,000	59,100,000	37,400,000	60,300,000		
Concept 2																	
Construction costs								42,800,000	47,800,000		43,400,000	43,400,000	58,300,000	44,700,000	44,700,000	49,100,000	45,200,000
Parking and landscaping costs								13,660,000	15,140,000		13,090,000	13,090,000	15,910,000	15,170,000	12,240,000	13,460,000	14,130,000
Assumed soft costs @15%								8,500,000	9,480,000		8,500,000	8,500,000	11,130,000	8,970,000	8,540,000	9,390,000	8,930,000
Total planning area site costs[2]	2,910,000		2,550,000	3,350,000	9,640,000	1,791,000	9,380,000	10,840,000	12,100,000	9,380,000	10,980,000	10,980,000	12,900,000	9,880,000	9,880,000	10,870,000	11,450,000
Total Planning Area Development Cost	2,910,000		2,550,000	3,350,000	9,640,000	1,791,000	9,380,000	75,800,000	84,500,000	9,380,000	75,900,000	75,900,000	98,300,000	78,700,000	75,300,000	82,900,000	79,700,000
Concept 3																	
Construction costs				171,500,000	21,600,000	21,600,000	48,200,000	48,500,000	19,070,000	74,300,000	101,400,000	58,400,000	36,700,000				
Parking and landscaping costs				48,800,000			15,190,000	13,350,000		23,500,000	32,000,000	22,500,000	3,520,000				
Assumed soft costs @15%				33,000,000			9,510,000	9,280,000		14,670,000	20,000,000	12,130,000	6,030,000				
Total planning area site costs[3]	2,890,000	4,920,000	4,830,000	39,100,000	17,680,000	1,537,000	12,100,000	11,070,000	15,590,000	18,660,000	25,400,000	14,660,000	10,440,000				
Total Planning Area Development Cost	2,510,000	4,590,000	4,230,000	290,000,000	38,200,000	22,800,000	84,300,000	81,600,000	33,800,000	130,000,000	177,400,000	106,800,000	56,400,000				

[1]Includes Planning Areas' share of $6.23 million allowance for potential future public safety development impact fee.

[2]Includes Planning Areas' share of $9.34 million allowance for potential future public safety development impact fee.

[3]Includes Planning Areas' share of $13.54 million allowance for potential future public safety development impact fee.

Table 14: Annual Cash Flow for Concept 1

	Total	2026	2027	2028	2029	2030	2031	2032	2033	2034
Annual Cash Inflow	810,000,000	10,540,000	20,500,000	58,400,000	73,700,000	234,000,000	60,800,000	128,900,000	55,100,000	168,200,000
Annual Cash Outflow	-960,000,000	-17,800,000	-60,000,000	-120,000,000	-250,000,000	-43,000,000	-154,000,000	-85,000,000	-240,000,000	0
Net Annual Cash Flow	-152,000,000	-7,300,000	-40,000,000	-61,000,000	-174,000,000	190,700,000	-93,000,000	44,400,000	-181,000,000	168,200,000
IRR: -20%										

Source: PlaceWorks, 2025.

Table 15: Annual Cash Flow for Concept 2

	Total	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
Annual Cash Inflow	2,150,000,000	13,970,000	27,300,000	82,900,000	75,900,000	202,000,000	207,000,000	122,200,000	281,000,000	132,900,000	198,900,000	324,000,000	57,400,000	24,200,000
Annual Cash Outflow	-1,780,000,000	-24,000,000	-82,000,000	-168,000,000	-240,000,000	-134,000,000	-82,000,000	-176,000,000	-84,000,000	-87,000,000	-176,000,000	-104,000,000	-240,000,000	-19,900,000
Net Annual Cash Flow	369,000,000	-10,000,000	-54,000,000	-85,000,000	-163,000,000	68,200,000	124,900,000	-53,000,000	197,200,000	46,000,000	23,300,000	220,000,000	-179,000,000	4,260,000

	2039	2040	2041
Annual Cash Inflow	244,000,000	24,200,000	129,000,000
Annual Cash Outflow	-54,000,000	-112,000,000	0
Net Annual Cash Flow	189,900,000	-88,000,000	129,000,000
IRR: 14.57%			

Source: PlaceWorks, 2025.

Table 16: Annual Cash Flow for Concept 3

	Total	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
Annual Cash Inflow	2,910,000,000	12,260,000	23,500,000	68,700,000	79,400,000	228,000,000	33,200,000	40,300,000	190,800,000	270,000,000	481,000,000	558,000,000	52,400,000	56,200,000
Annual Cash Outflow	-2,200,000,000	-21,000,000	-70,000,000	-141,000,000	-220,000,000	-120,000,000	-55,000,000	-151,000,000	-162,000,000	-330,000,000	-68,000,000	-104,000,000	-230,000,000	-66,000,000
Net Annual Cash Flow	670,000,000	-8,800,000	-47,000,000	-72,000,000	-139,000,000	108,400,000	-22,000,000	-111,000,000	28,400,000	-56,000,000	414,000,000	454,000,000	-178,000,000	-10,000,000

	2039	2040	2041	2042	2043	2044
Annual Cash Inflow	233,000,000	41,000,000	305,000,000	46,200,000	18,640,000	166,600,000
Annual Cash Outflow	-116,000,000	-220,000,000	-67,000,000	-77,000,000	-21,000,000	0
Net Annual Cash Flow	117,500,000	-181,000,000	238,000,000	-30,000,000	-2,300,000	166,600,000
IRR: 16.75%						

Source: PlaceWorks, 2025.