



PLANNING COMMISSION AGENDA REPORT

MEETING DATE: August 10, 2026

ITEM NUMBER: PH-2

SUBJECT: CITY OF COSTA MESA SAFETY ELEMENT UPDATE (PCTY-25-0002), CLIMATE ACTION AND ADAPTATION PLAN (PCTY-25-0009), AND ENVIRONMENTAL JUSTICE POLICY REVIEW (PCTY-26-0002)

FROM: COMMUNITY DEVELOPMENT DEPARTMENT/ADVANCED PLANNING AND HOUSING DIVISION

PRESENTATION BY: AMBER GREGG, CONTRACT PROJECT MANAGER, AND ANNA MCGILL, PLANNING MANAGER

**FOR FURTHER INFORMATION CONTACT: AMBER GREGG
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RECOMMENDATION

Staff recommends the Planning Commission:

1. Find that the proposed Safety Element Update and Environmental Justice Policy Update are exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3); and
2. Adopt a Resolution recommending that the City Council amend the General Plan to update the Safety Element and incorporate Environmental Justice Policy Update.

APPLICANT OR AUTHORIZED AGENT

City-initiated request.

BACKGROUND

The City of Costa Mesa is advancing three coordinated long-range planning initiatives:

- ***Climate Action and Adaptation Plan (CAAP)*** - Costa Mesa's first comprehensive climate planning document, it establishes a long-range framework for reducing

greenhouse gas emissions while preparing the community for anticipated climate-related conditions;

- **Safety Element Update** - Modernizes the City’s General Plan policies related to natural and human-caused hazards, emergency preparedness, infrastructure resilience, and climate adaptation; and
- **Environmental Justice Policy Update** - Identifies and strengthens policies addressing community health, environmental burdens, access to public facilities and services, infrastructure investment, and meaningful public participation.

Over the past several years, California has adopted legislation requiring local jurisdictions to address climate adaptation, natural hazards, emergency preparedness, and environmental justice through their General Plans and related planning documents. In addition, Costa Mesa’s 2021-2029 Housing Element includes Program 2G, which commits the City to updating its Safety Element and incorporating EJ policies into the General Plan by December 2026. Separately, on October 14, 2024, the City Council authorized preparation of Costa Mesa’s first CAAP.

Although the CAAP, Safety Element, and EJ Policies are separate documents, they rely on common technical information and address many related community issues. The City therefore coordinated preparation of the three documents to improve consistency, reduce duplication, and establish a more comprehensive policy framework. 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
CAAP	Reduce greenhouse gas emissions and prepare for changing climate impacts	Although not required by state law, it supports state and local climate goals	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 consistent with the City’s Local Hazard Mitigation Plan
EJ Policies	Promote healthy, equitable, and resilient communities	Government Code Section 65302(h) (SB 1000)	Identifying existing EJ policies in the General Plan and new policies implementing state law

The Safety Element Update and EJ Policy Update require amendments to the City’s General Plan. Pursuant to [Zoning Code Section 13-10](#), amendments to the General Plan are subject to Planning Commission review and a recommendation to the City Council. The City Council is the final decision-making authority for the proposed General Plan amendments.

Although the CAAP is not a General Plan amendment or regulatory document, it was prepared in coordination with the Safety Element and EJ Policy updates and includes implementation actions that support both documents. Because the three planning efforts are closely related, the CAAP is being presented to the Planning Commission concurrently to provide context for the proposed General Plan amendments and to facilitate a comprehensive discussion of the City's overall climate, resilience, and environmental justice strategy. As a policy document, the CAAP is provided to the Planning Commission for informational purposes and discussion only and does not require a formal recommendation to the City Council. The City Council, as the final decision-making authority, will consider the CAAP at a future public hearing together with the proposed Safety Element Update and Environmental Justice Policy Update.

On July 27, 2026, the Planning Commission conducted a study session to receive an introduction to the purpose, technical foundation, policy framework, and relationship among the three documents. Staff summarized the technical analyses supporting the documents, described the proposed policy direction, and explained how the three planning efforts work together to address greenhouse gas reduction, climate adaptation, hazard mitigation, emergency preparedness, and environmental justice.

The study session provided the Planning Commission and the public with an opportunity to review the draft documents, ask questions, and provide preliminary comments before the formal public hearing. The July 27, 2026, Study Session Agenda Report contains a detailed discussion of the statutory background, technical analyses, preparation process, and relationship among the three planning efforts. For additional information on these topics please refer to the Study Session Agenda Report. A link to the July 27, 2026, Planning Commission Agenda Report is provided below; the draft minutes are provided under Attachment 3.

July 27, 2026, Agenda Report:

<https://costamesa.legistar.com/LegislationDetail.aspx?ID=8144196&GUID=A28F54A5-01D9-497A-B1B2-503B19901944&Options=&Search=>

The Planning Commission expressed overall support for the three efforts, asked clarifying questions, and provided suggested revisions. Requested revisions included moving key information to the forefront of the CAAP, such as the short-term implementation priorities and the information in Appendix D regarding the quantified benefits of individual actions. Additionally, the Commission asked clarifying questions and provided recommendations about alternative actions (in the event an action isn't pursued or fully met) and ongoing implementation and annual review. The Planning Commission also provided recommendations for Environmental Justice policies including incentivizing access to healthy foods through farmers markets in or near EJ communities, recycling program education materials for EJ communities, and prioritization of emergency response centers within EJ communities.

Following the Planning Commission Study Session, the public review period concluded on August 4, 2026. The public review period for the draft Safety Element Update and Environmental Justice Policy Update began on July 1, 2026, and the public review period for the completed draft CAAP began on July 20, 2026. Twelve letters were received, all pertaining to the CAAP. Three comments were in opposition of a CAAP and the others were in support with recommendations. All letters received to date are provided under Attachment 5.

Since the study session, staff and the consultant team have reviewed comments received from Commissioners, community members, and interested organizations and refined the documents in preparation for the formal adoption process. Details of what was modified are provided later in this report.

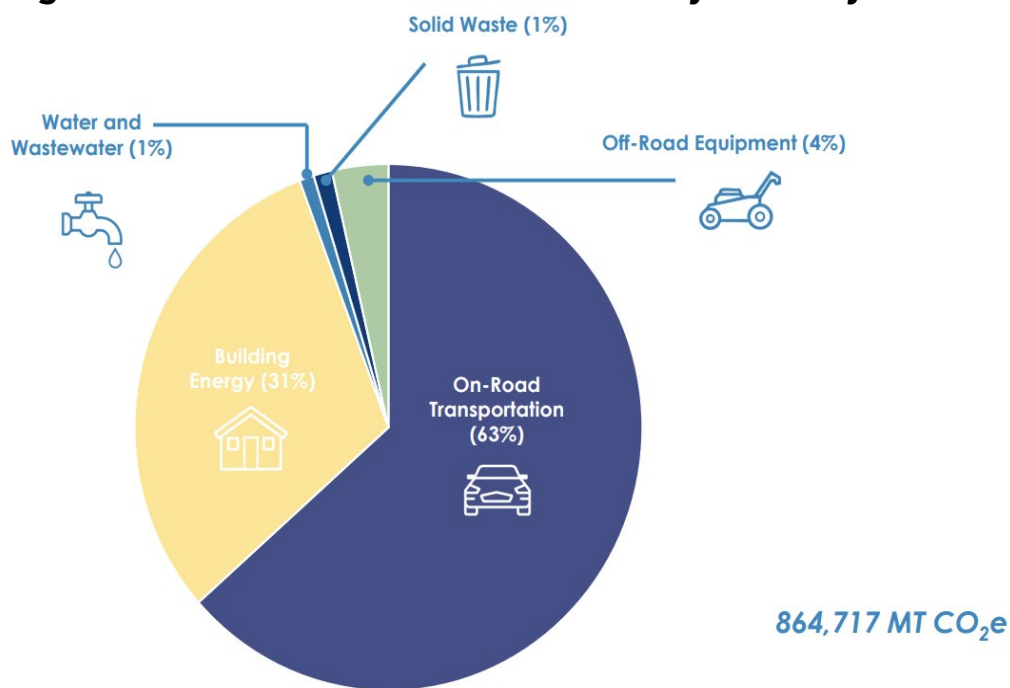
DISCUSSION AND ANALYSIS

Climate Action and Adaptation Plan (CAAP)

Preparation of the CAAP included a comprehensive greenhouse gas inventory, emissions forecast, climate vulnerability assessment, and implementation strategy. Together, these analyses identify the City's largest sources of greenhouse gas (GHG) emissions, evaluate anticipated climate-related hazards, and provide the technical basis for practical and measurable implementation actions within the City's authority.

GHG Inventory and Emissions Forecast

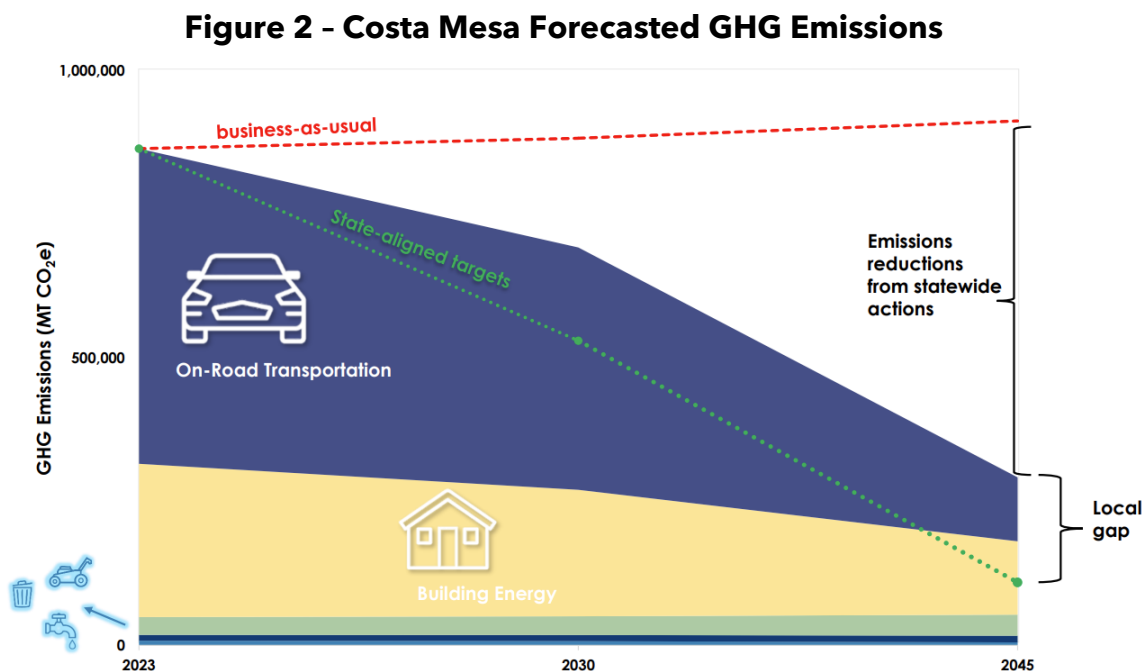
Figure 1 - Costa Mesa 2023 GHG Community Inventory Baseline



The GHG inventory determined that on-road transportation is Costa Mesa's largest source of communitywide GHG emissions, accounting for approximately 63% of total emissions. Building energy is the second largest source at approximately 31%, while emissions from off-road equipment, solid waste, and water and wastewater collectively account for the remaining 6%.

These findings indicate that the greatest opportunities for reducing community GHG emissions are through improvements in transportation and mobility, increased building energy efficiency, renewable energy, and continued investment in sustainable municipal operations and community programs.

The emissions forecast further demonstrates that existing state regulations and programs, including cleaner vehicle standards, renewable electricity requirements, and building energy regulations, are expected to substantially reduce community emissions over time. However, the analysis also identifies a remaining local emissions gap that cannot be closed through state actions alone. The CAAP therefore identifies locally appropriate implementation actions intended to complement statewide efforts and further reduce GHG emissions over the next 20 years.



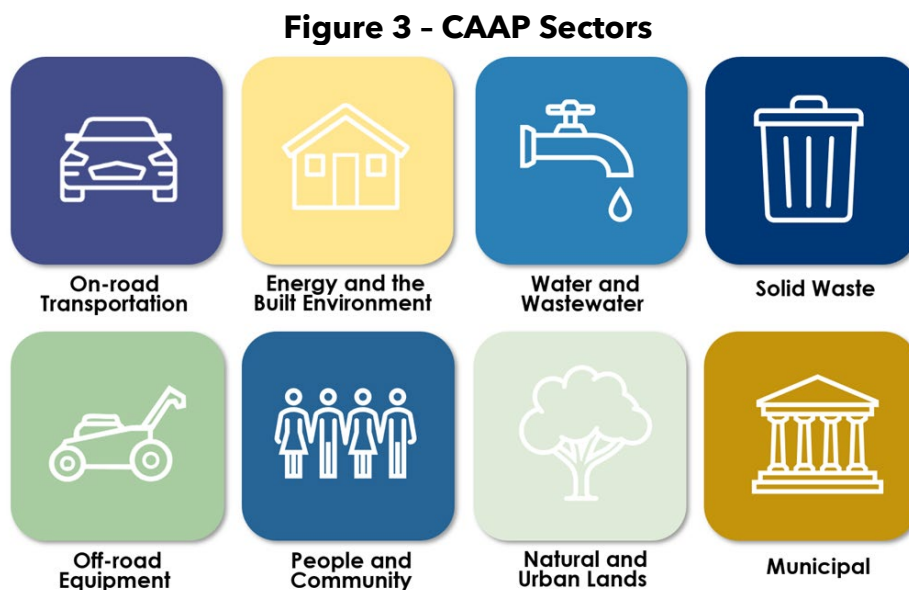
Climate Vulnerability Assessment

The CAAP includes a Climate Vulnerability Assessment that evaluates the City's exposure to climate-related hazards, including extreme heat, drought, flooding, changing precipitation patterns, poor air quality, and wildfire smoke, while also considering community characteristics that may influence vulnerability to these hazards.

Based on these findings, the CAAP includes adaptation strategies intended to improve Costa Mesa's resilience to future climate conditions. The Plan emphasizes actions that strengthen public infrastructure, improve emergency preparedness, expand urban tree canopy and shade, promote water conservation, protect vulnerable populations, and incorporate climate resilience into future planning, capital improvement projects, and municipal operations. Together, the GHG reduction and adaptation strategies provide an integrated framework that enables Costa Mesa to reduce emissions while preparing the community for future climate-related impacts.

CAAP Framework

The CAAP establishes a coordinated framework for reducing communitywide greenhouse gas emissions and improving Costa Mesa's resilience to climate-related hazards. The CAAP is organized around eight sectors that address both communitywide emissions and municipal operations:



The Plan emphasizes practical implementation strategies, including municipal leadership, education, incentives, partnerships, infrastructure investment, grant funding, and voluntary community participation. It does not directly regulate private property or require residents or businesses to undertake specific improvements.

The primary objectives and implementation actions include:

- **Transportation and Mobility:** Expand electric vehicle charging infrastructure; support the transition to zero-emission vehicles; improve sidewalks, bicycle facilities, and active transportation connections; reduce single-occupancy vehicle trips; improve transit access; and support land use patterns that reduce vehicle travel.

- **Energy and the Built Environment:** Improve building energy efficiency; promote renewable and carbon-free energy; encourage energy conservation; support electrification where feasible; and improve the efficiency of municipal buildings and facilities.
- **Water and Wastewater:** Promote water conservation, drought-resilient landscaping, stormwater management, recycled water opportunities, and coordination with local water providers.
- **Solid Waste:** Support waste prevention, reuse, recycling, composting, organic-waste diversion, and public education to reduce material sent to landfills.
- **Off-Road Equipment:** Encourage the transition to lower- and zero-emission construction, landscaping, and other off-road equipment through education, incentives, partnerships, and equipment-replacement opportunities.
- **Natural and Urban Lands:** Expand and maintain the urban tree canopy, increase shade, reduce urban heat-island effects, support habitat and open space, and increase carbon sequestration where feasible.
- **People and Community:** Improve public awareness and preparedness for extreme heat, drought, flooding, poor air quality, wildfire smoke, and other climate-related hazards; support vulnerable populations; and strengthen community and regional partnerships.
- **Municipal Operations:** Lead by example through energy- and water-efficient City facilities, fleet and equipment modernization, waste reduction, sustainable purchasing and operations, grant pursuits, and ongoing implementation monitoring.

Although organized by sector, many CAAP actions provide multiple benefits. For example, expanding tree canopy can reduce heat exposure, improve air quality, increase shade, support habitat, and sequester carbon. Improvements to walking, bicycling, and transit can reduce emissions while improving mobility, public health, safety, and access to community resources.

The CAAP's implementation matrix identifies proposed actions, anticipated timing, responsible City departments or partners, and performance indicators. Implementation of individual actions will remain subject to future City Council direction, available funding, staffing, technical feasibility, and any additional approvals or environmental review required at that time.

Co-Benefits and Fiscal Benefits

Many CAAP actions can also reduce long-term operating and maintenance costs, improve the efficiency of City facilities and infrastructure, enhance public safety, and leverage outside funding.

Costa Mesa's prior sustainability initiatives demonstrate these potential benefits. For example, the City's conversion of approximately 6,150 streetlights to energy-efficient LED fixtures is projected to save approximately \$1.63 million in electricity costs over the first 20 years and approximately \$204,443 annually thereafter. The project also reduces maintenance needs and improves nighttime visibility and public safety. LED lighting upgrades at TeWinkle, Wakeham, Heller, and Bark parks provide an additional estimated \$5,694 in annual energy-cost savings while reducing maintenance demands.

The City has also successfully used grants, rebates, and partnerships to reduce local project costs. Examples include \$148,210 in grant funding and a \$70,000 rebate for the City Hall electric vehicle charging project, \$25,670 toward the purchase of three electric municipal vehicles, and \$180,000 toward a zero-emission shuttle for the Senior Center. These projects illustrate how sustainability investments can improve municipal operations, enhance public services, reduce long-term costs, and position the City to compete for future funding opportunities.

Revisions/Clarifications Following the Study Session Public Review

The City conducted multiple public review periods to provide opportunities for community input on the proposed policies and completed draft documents. 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. All public comment periods ended on August 4, 2026. As noted previously, 12 comment letters were received pertaining to the CAAP. The comment letters can be found under Attachment 5.

The following are revisions to address comments from the Planning Commission Study Session and public comments:

- Twenty Actions in Two Years - At the Commission's request, the 'Twenty Actions in Two Years' initiative has been incorporated into Chapter 5, Climate Action and Adaptation Strategy. The initiative highlights 20 strategic priority actions intended to provide a clear and understandable implementation focus for the next two years. The initiative does not replace the complete implementation matrix or prevent the City from pursuing other actions. Instead, it identifies a manageable set of priorities while allowing the City to respond to available

funding, new technology, legislative changes, partnerships, and future City Council direction.

- Environmental Benefit Metrics - Several Planning Commissioners requested additional information on how implementation actions can be quantified. Appendix D, Table 2, Community Greenhouse Gas Reduction Summary, includes metrics or indicators describing the anticipated environmental benefits of implementing action items. This table is now included in Chapter 5 for ease of review.
- Coastal Corridor Alliance Comment Letter - Staff and the Consultant reviewed the public comment letter submitted by the Coastal Corridor Alliance and evaluated its recommendations for consistency with City Council direction, the scope of the CAAP, technical feasibility, and existing City policies. Applicable implementation recommendations have been incorporated into CAAP action items (see Attachment 4 for action language refinements). These revisions clarify or strengthen the implementation language without changing the overall voluntary, incentive-based, and partnership-oriented direction of the Plan.
- Neighboring Jurisdiction Inventories - While many Southern California jurisdictions rely on the same industry-standard greenhouse gas accounting protocols and many use common data sources and tools (including ICLEI's U.S. Community Protocol, ClearPath, SCAG transportation forecasts, and CARB emissions models) each jurisdiction develops its inventory using city specific locally available data, baseline years, and assumptions. As a result, greenhouse gas inventories are intended to measure each community's emissions and track local progress over time rather than provide direct comparisons between jurisdictions.
- Implementation Measures - Several Planning Commissioners and members of the public requested modifications to specific implementation measures. A complete list of modifications can be found under Attachment 4.
- Additional Revisions - Minor technical, organizational, and editorial revisions were also made to improve readability, correct references, and maintain consistency throughout the document.

Safety Element Update

The Safety Element establishes the General Plan's policies for protecting the community from natural and human-caused hazards and improving emergency preparedness and resilience.

The update incorporates information from the City's 2022 Local Hazard Mitigation Plan (LHMP), the CAAP vulnerability assessment, and current state and federal hazard information. The revisions also address current state requirements related to climate adaptation, flooding, wildfire, emergency preparedness, and periodic review of the Safety Element. The principal updates include:

- Integrates the 2022 LHMP
- Incorporates climate adaptation planning
- Updates hazard data and technical information
- Addresses flooding, drought, extreme heat, and wildfire
- Strengthens emergency preparedness and infrastructure resilience
- Aligns the Safety Element with the CAAP and current state requirements

The only revisions to the Safety Element update are in relation to feedback received on the EJ policies. Key revisions to the Safety Element include revising proposed policies to prioritize public information and education related to extreme heat and cooling centers in EJ communities, and prioritizing opportunities to locate cooling centers and emergency service response centers in EJ communities and/or underserved neighborhoods.

Environmental Justice (EJ) General Plan Policy Update

Government Code Section 65302(h), established through Senate Bill 1000, requires qualifying jurisdictions to address EJ within their General Plans. Rather than preparing a separate EJ Element, the City evaluated its existing General Plan to identify current policies that address the state-required topics and determine where additional policy direction was needed. Required EJ policy topics include:

- | | |
|----------------------------------|------------------------------------|
| 1. Reduce Pollution Exposure | 5. Access to Healthy Foods |
| 2. Provide Safe & Sanitary Homes | 6. Address Compounded Health Risks |
| 3. Enhance Community Assets | |
| 4. Increase Physical Activity | 7. Promote Civic Engagement |

The review found that Costa Mesa's General Plan already includes numerous policies supporting EJ objectives. The proposed update would add an EJ symbol, shown in Figure 4, next to existing General Plan policies that address EJ topics and therefore qualify as Environmental Justice policies. Proposed amendments to existing policies and several new policies would also provide greater emphasis and prioritization for EJ communities. The amendments are depicted as ~~striketrough~~ text which denotes text being removed, and underline text for text being added, within the General Plan elements listed below. The complete General Plan update, including existing policies proposed for identification as EJ policies, is provided as Attachment 1.

General Plan Elements updated to include EJ Policies:

- Land Use Element
- Circulation Element
- Housing Element
- Conservation Element
- Noise Element
- Safety Element
- Community Design Element
- Open Space and Recreation Element

Figure 4: Symbol used in the General Plan Elements to identify Environmental Justice Policies



Although Costa Mesa's General Plan already includes numerous policies that support EJ objectives, amendments are needed to fully meet the requirements of Senate Bill 1000. The proposed amendments strengthen existing policies and add new policies, where necessary, to ensure the General Plan comprehensively addresses state law requirements. The proposed amendments build upon those policies and 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 EJ communities, when appropriate.

A complete reference guide list of the proposed new and amended policies is provided under Attachment 2.

State screening tools currently identify six census tracts in Costa Mesa as Environmental Justice communities. These designations do not change zoning, establish new development regulations, or require improvements to private property. They serve as a planning tool to help the City evaluate community needs, pursue grants, conduct targeted outreach, and prioritize future programs and investments when appropriate.

No substantive changes to the EJ policy framework were requested during the study session. The following revisions were made to address Planning Commission and public input:

- Revising an existing policy in the Open Space and Recreation Element to prioritize and promote urban agricultural opportunities, including urban farms and community gardens, as well as farmer's markets, in EJ communities
- Revising an existing policy in the Conservation Element related to maintaining education programs around recycling to prioritize these programs in and/or readily accessible to EJ communities.
- Revising a proposed policy and including a new policy in the Safety Element to prioritize public information and education related to extreme heat and cooling centers in EJ communities and prioritizing opportunities to locate cooling centers and emergency service response center in EJ communities and/or underserved neighborhoods.

PUBLIC PARTICIPATION

The City implemented a comprehensive public engagement program consisting of community outreach events, public workshops, stakeholder meetings (internal and external), surveys, digital engagement, and targeted outreach to gather input throughout the planning process. Key public engagement activities included:

- Three community pop-up outreach events were held: the 2025 and 2026 Earth Day events and a 2025 Concert in the Park. These events generated approximately 400 community contacts, including:
 - Approximately 150 visitors at the 2025 Earth Day event, with over 65 participants providing direct feedback,
 - 40 participants at the 2025 Concert in the Park outreach event, and
 - Over 200 participants at the 2026 Earth Day event.
- Survey: 226 community members participated in the survey, with 158 fully completing the online surveys, regarding transportation, energy, water conservation, solid waste, and climate resilience priorities.
- Employee Engagement: Multiple internal Sustainability Working Group meetings and staff collaboration sessions were conducted with representatives from City departments to identify operational opportunities, implementation strategies, and climate priorities.
- External Focus Group: Representatives from the development community, utilities, nonprofit organizations, educational institutions, and community

advocacy groups participated in a stakeholder workshop to identify implementation opportunities, barriers, and partnership strategies.

- Joint CAAP and Environmental Justice Open House: Approximately 30 community members attended the April 30, 2026 open house, resulting in 37 written comments and 80 prioritization votes on proposed goals and implementation strategies.
- Additional Targeted Outreach: Staff provided a presentation and workshop with the Coastline Regional Occupational Program Sustainability Cohort, site visits with Mesa Water District and Orange County Water District, maintained a dedicated project website, distributed e-blasts and City Hall Snapshot newsletters (reaching more than 10,000 subscribers), utilized social media, and posted informational flyers throughout the community.

Community feedback consistently emphasized improving active transportation, expanding tree canopy and green space, increasing renewable energy opportunities, enhancing water conservation, supporting vulnerable populations, and ensuring implementation strategies are practical, equitable, and financially feasible. Input received throughout the outreach process directly informed refinement of the proposed Climate Action and Adaptation Plan and Environmental Justice policies.

GENERAL PLAN CONSISTENCY

Government Code Section 65300.5 requires the General Plan and its elements to comprise an integrated, internally consistent, and compatible statement of City policy. The Safety Element Update is consistent with the other elements of the General Plan and modernizes existing policies concerning hazards, public safety, emergency preparedness, infrastructure, and climate resilience. The Environmental Justice amendments build upon existing policies throughout the General Plan. The amendments do not change land use designations or zoning and are consistent with the General Plan's existing direction related to housing, transportation, parks, public services, community health, public safety, and neighborhood quality.

The CAAP is not a General Plan element or amendment. However, its goals and implementation actions support existing General Plan policies concerning transportation, resource conservation, water, waste reduction, public safety, community health, infrastructure, and intergovernmental coordination. Preparation of the three documents together has allowed staff to coordinate their policies and improve consistency among the City's climate, hazard mitigation, emergency preparedness, and community planning efforts.

ENVIRONMENTAL DETERMINATION

In accordance with the California Environmental Quality Act (CEQA) and the state CEQA Guidelines, the proposed Safety Element Update, Climate Action and Adaptation Plan, and Environmental Justice Policies are exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption), as it can be seen with certainty that adoption of these policy documents will not result in a direct or reasonably foreseeable significant effect on the environment. The proposed documents establish goals, policies, and implementation strategies related to hazard mitigation, climate adaptation, greenhouse gas reduction, emergency preparedness, and community resilience, but do not authorize or approve any specific development or physical improvements.

In addition, the CAAP is also categorically exempt pursuant to CEQA Guidelines Section 15307 (Actions by Regulatory Agencies for Protection of Natural Resources) and Section 15308 (Actions by Regulatory Agencies for Protection of the Environment) as they are regulatory actions intended to protect and enhance the environment and natural resources through climate action, hazard mitigation, sustainability, and resilience planning. Furthermore, none of the exceptions to the categorical exemptions set forth in CEQA Guidelines Section 15300.2 apply to the proposed actions, as the adoption of these planning and policy documents will not result in cumulative environmental impacts, impacts to scenic highways, hazardous waste sites, historical resources, or any unusual circumstances that could cause a significant effect on the environment. Any future projects or physical improvements resulting from implementation of these plans will be subject to separate environmental review, as required by CEQA.

PUBLIC NOTICE

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

1. On-site posting. A public notice was posted at City Hall and on the City's website on July 29, 2026.
2. Newspaper publication. A public notice was published in the Daily Pilot newspaper on July 31, 2026.

As of the date of this report, 12 written public comments have been received, ten since the July 27, 2026, study session, and are provided under Attachment 5. Any public comments received prior to the August 10, 2026, Planning Commission meeting will be provided separately.

CONCLUSION

The draft CAAP, Safety Element Update, and EJ Policy documents represent the culmination of a comprehensive planning effort involving technical analysis, interdepartmental coordination, stakeholder collaboration, and extensive public engagement. Together, these documents establish an integrated framework to reduce greenhouse gas emissions, prepare for the impacts of climate change, strengthen emergency preparedness and community resilience, protect public health and safety, and ensure that environmental benefits and investments are considered throughout Costa Mesa.

Since the Planning Commission Study Session on July 27, 2026, staff has refined the documents to incorporate Commission feedback and comments received during the public review period. Staff finds that the proposed plans and policies are consistent with state law, support implementation of the General Plan and Housing Element, and provide a comprehensive roadmap for advancing environmental sustainability, public safety, climate resilience, and environmental justice.

Therefore, staff recommends that the Planning Commission adopt the attached Resolutions recommending that the City Council approve the Climate Action and Adaptation Plan and adopt the Safety Element Update and Environmental Justice General Plan Policy Update.

ATTACHMENTS

1. Draft Planning Commission Resolution recommending City Council adopt the Safety Element Update and Environmental Justice General Plan Policy Update
Exhibit A: General Plan Amendment (Clean)
2. Reference Guide – Modified and New Environmental Justice Policies
3. Draft Planning Commission Minutes, July 27, 2026, Study Session
4. CAAP edits since Planning Commission Study Session
5. Public Comments Received

LINKS

1. [General Plan Amendment \(Strikeout\)](#)
Link: <https://www.costamesaca.gov/home/showpublisheddocument/64127>
2. Draft CAAP Links:
<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>