



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

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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 existing 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
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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

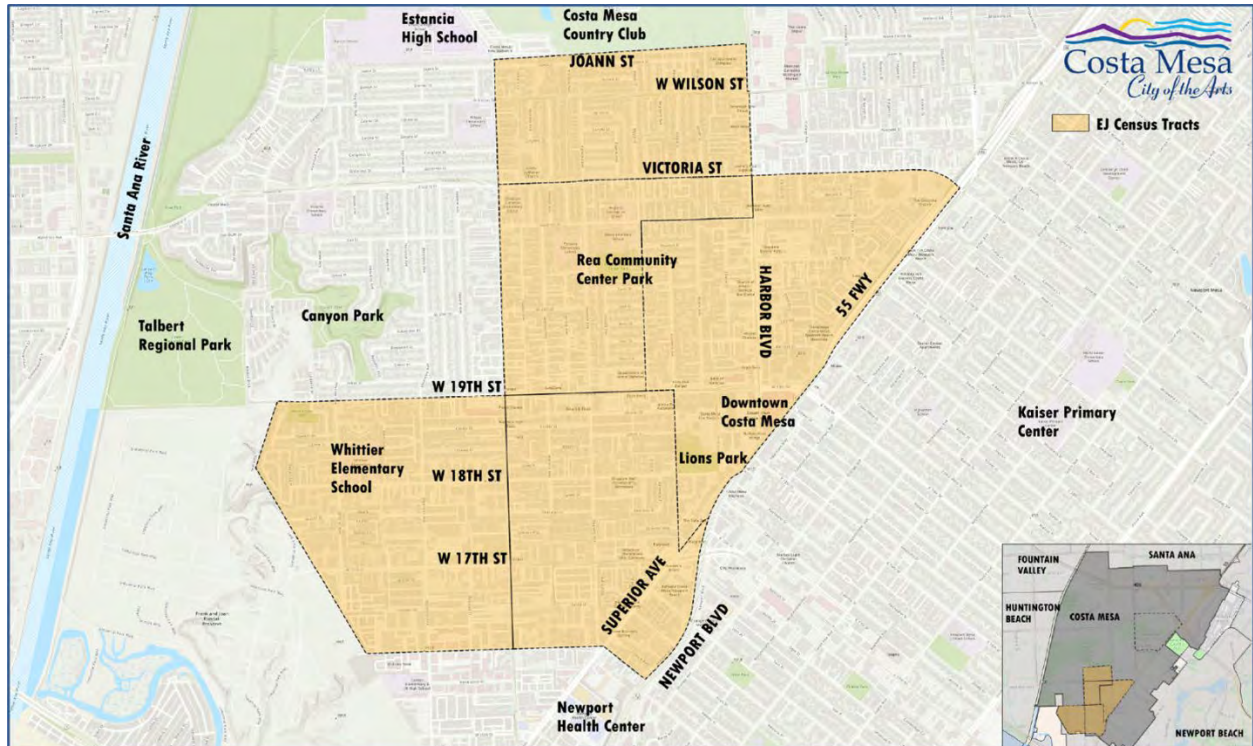
Environmental Justice (EJ) planning seeks to ensure that all residents have equitable access to clean, healthy, and safe environments and meaningful opportunities to participate in public decision-making. California law recognizes that some communities experience disproportionate environmental burdens 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

Planning Commission Public Hearing
City Council Public Hearing (Tentative)

Date

August 10, 2026
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