Initial Study

Neighborhoods Where We All Belong Zoning Updates and Housing Element Implementation

NOVEMBER 2025

Prepared for:

CITY OF COSTA MESA
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Acronyms and Abbreviations

Acronym/Abbreviation	Definition
AC	Acreage
ADA	Americans with Disabilities Act
AP	Administrative and Professional District
AQMP	Air Quality Management Plan
C1	Local Business District
C1-S	Shopping Center District
C2	General Business District
CAC	Cultural Arts Center
CAL FIRE	California Department of Forestry and Fire Protection
CALGreen	California Green Building Standards
Caltrans	California Department of Transportation
CARB	California Air Resources Board
CC	Commercial Center
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
City	City of Costa Mesa
CL	Commercial Limited District
CO	Carbon monoxide
CR	Commercial-Residential
DTSC	Department of Toxic Substances Control
DU/AC	dwelling units per acre
EIR	Environmental Impact Report
FAR	Floor Area Ratio
GC	General Commercial
GHGs	greenhouse gases
HCD	California Department of Housing and Community Development
HDR	High-Density Residential
I&R	Institutional and Recreational District
ILV	improvement to land value
IP	Industrial Park
IS	Initial Study
LI	Light Industrial
LOS	level of service
MDR	Medium-Density Residential
MG	General Industrial
MP	Industrial Park
MRZs	Mineral Resource Zones
MUOD	Mixed-Use Overlay District
NC	Neighborhood Commercial
NCCP/HCP	Natural Community Conservation Plan/Habitat Conservation Plan

NOP	Notice of Preparation
NOx	Nitrogen oxides
OCTA	Orange County Transportation Authority
PDC	Planned Development Commercial
PDI	Planned Development Industrial
PDR-HD	Planned Development Residential—High Density
PDR-MD	Planned Development Residential—Medium Density
PI	Public and Institutional
PM10	Particulate matter with an aerodynamic diameter equal to or less than 10 microns
PM2.5	Particulate matter with an aerodynamic diameter equal to or less than 2.5 microns
Project or proposed Project	Neighborhoods Where We All Belong Zoning Updates and Housing Element Implementation
R1	Single-Family Residential District
R2-HD	Multiple-Family Residential District, High Density
R2-MD	Multiple-Family Residential District, Medium Density
R3	Multiple-Family Residential District
RC	Regional Commercial
RHNA	Regional Housing Needs Assessment
RTP/SCS	Regional Transportation Plan/Sustainable Communities Strategies
SCAG	Southern California Association of Governments
SCAQMD	South Coast Air Quality Management District
SF	Square Feet
SOx	Sulfur oxides
SR	State Route
SRA	State Responsibility Areas
TC	Town Center District
UCC	Urban Center Commercial
VHFHSZ	Very High Fire Hazard Severity Zone
VMT	vehicle miles traveled
VOCs	Volatile organic compounds

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1 Introduction

1.1 Project Overview

The City of Costa Mesa (City) is proposing the Neighborhoods Where We All Belong Zoning Updates and Housing Element Implementation (project or proposed project), as a comprehensive effort to address housing needs, comply with State Housing Law, and address the City Council goal to "diversity, stabilize and increase housing to reflect community needs." The City proposes to implement the project in accordance with approved Measure K ballot measure, which allows for the development of housing in commercial and industrial areas. Properties identified in Measure K include sites that are within the City's 2021-2029 Housing Element Update as well as non-Housing Element sites. The Housing Element identifies specific programs to encourage the development of housing for residents at various income levels and housing sizes. Implementation of these programs would update zoning regulations to increase development opportunities, simplify the process of building housing, and accommodate the City's mandated fair share of Orange County's housing needs (also known as the Regional Housing Needs Allocation [RHNA]), as well as necessary additional capacity. As a result, the proposed project would rezone Housing Element sites and proposes to rezone additional non-Housing Element sites, which combined could result in additional housing capacity of approximately 21,522 dwelling units over the next 30 years (2056).

1.2 California Environmental Quality Act Compliance

The California Environmental Quality Act (CEQA) applies to proposed projects initiated by, funded by, or requiring discretionary approvals from State or local government agencies. The proposed project constitutes a project as defined by CEQA (California Public Resources Code Section 21000 et seq.). CEQA Guidelines Section 15367 states that a "Lead Agency" is "the public agency which has the principal responsibility for carrying out or approving a project." Therefore, the City is the lead agency responsible for compliance with CEQA for the proposed project. The City has prepared this Initial Study in accordance with the CEQA Guidelines.

1.3 Background

1.3.1 Housing Element Law

Since 1969, the State of California has required all local governments to adequately plan to meet the housing needs of everyone in the community. California's local governments meet this requirement by adopting housing plans as part of their "General Plan." The law mandating that housing be included as an element of each jurisdiction's general plan is known as "Housing Element Law" (California Government Code sections 65580 et seq.).

Pursuant to State law, the Housing Element must be updated periodically according to statutory deadlines. The most current Housing Element Update covers the planning period of October 15, 2021 to October 15, 2029. The Housing Element Update represents the City's effort in fulfilling the requirements under State Housing Element law. The State Legislature requires cities to adopt updates to their Housing Element in line with anticipated housing demand and under the goal that residents should have access to an attainable and

suitable living environment. Recognizing the important role of local planning and housing programs in the pursuit of this goal, the Legislature has mandated that all cities and counties prepare a Housing Element as part of the comprehensive General Plan.

1.3.2 Regional Housing Needs Assessment

The California Department of Housing and Community Development (HCD) is required to prepare a RHNA for each Council of Governments in the State that identifies projected residential dwelling units ("units") needed for all economic segments based on Department of Finance population estimates. The Southern California Association of Governments (SCAG) is the Council of Governments for Los Angeles, Ventura, Riverside, Orange, San Bernardino, and Imperial Counties. SCAG allocates the fair share of the total RHNA needed for each income category to the six counties and 191 cities and unincorporated County areas. Each local government must demonstrate that it has planned for and has capacity to accommodate all of its RHNA in its Housing Element. The City has been assigned a 6th Cycle RHNA allocation of 11,760 units for the 2021–2029 Housing Element (Housing Element), broken down as follows:

- **Very-Low Income:** 2,919 units
- **Low-Income:** 1,794 units
- **Moderate-Income:** 2,088 units
- **Above-Moderate Income:** 4,959 units

To accommodate the RHNA and a buffer of additional residential development capacity, the City is required to identify enough sites and ensure their zoning allows for the development of housing as identified in the Housing Element. These sites are generally known as "Housing Element Opportunity Sites." The City prepared the Housing Element Update for the planning period from October 2021 to October 2029. The City's Housing Element was adopted by the City Council on November 15, 2022. HCD found the Housing Element Update meets the statutory requirements of Housing Element Law. However, the Housing Element Update could not be found in substantial compliance until the City has completed necessary rezones to address the shortfall of sites to accommodate the RHNA (City of Costa Mesa 2023).

1.3.3 Measure K

Under existing conditions, Measure Y, a ballot measure approved by Costa Mesa voters in November 2016, requires a vote of the people for any major land use change that meets specific criteria (City of Costa Mesa 2023). Measure K, a ballot measure passed by Costa Mesa voters in November 2022, allows the City to update the land use regulations, including the zoning, of sites within its boundary. Measure K includes Housing Element sites as well as "non-Housing Element Sites." The rezoning of all Measure K sites, including Housing Element and non-Housing Element sites (with the exception of the Fairview Development Center site, which is not a part of this project), provides opportunities for corridor revitalization and the preservation of existing residential neighborhoods elsewhere in the City, while enabling the City to comply with State housing law. Measure K is a direct result of Housing Element Program 3G, Address City-wide Vote Requirement in Relation to Housing Element Compliance.

1.4 Public Review Process

This Initial Study (IS) is being circulated for public review along with a Notice of Preparation (NOP) of an Environmental Impact Report, together referred to as an IS/NOP. In accordance with Section 15082 of the CEQA Guidelines, the IS/NOP will be available for a public comment period of no less than 30 days. The public review dates are listed on the NOP. The IS has been distributed for review to interested and involved public agencies, any responsible/trustee agencies, organizations, and individuals who have requested to be informed of the project. In reviewing the IS, affected public agencies and the interested public should focus on the sufficiency of the document in identifying the potential impacts of the proposed project on the environment. Responsible and trustee agencies shall provide specific detail about the scope and content of the environmental information related to the responsible or trustee agency's area of responsibility.

Hardcopies of the IS are available for public review during regular business hours at:

City of Costa Mesa
Economic and Development
Services Department
77 Fair Drive,
Costa Mesa, CA 92626

Donald Dungan Library
1855 Park Avenue
Costa Mesa, CA 92627

Mesa Verde Library
2969 Mesa Verde Drive E.
Costa Mesa, CA 92626

Comments on the IS may be made in writing before the end of the public review period, as listed on the NOP. Following the close of the public comment period, the City will consider this IS and comments thereto in preparing the Draft EIR. Please submit written comments by mail or via email with the subject line "Housing Element Implementation Program" to the following address:

Michelle Halligan, Senior Planner
Economic and Development Services Department
77 Fair Drive
Costa Mesa, California 92626
neighborhoods@costamesaca.gov

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2 Project Description

2.1 Project Location

The project is proposed within the City of Costa Mesa, a city located in Orange County, California, as shown in Figure 1, Regional Location and Local Vicinity Map. The proposed project implements the rezoning of select sites across the City. Given the citywide nature of the project, the location of identified parcels is collectively defined as the "Planning Area." Moreover, the Planning Area is comprised of all Measure K sites, which include Housing Element sites and non-Housing Element sites, or sites that were not included in the City's Housing Element but were identified under Measure K. Figure 2, Planning Area, provides an illustration of the location of all parcels in the Planning Area.

2.2 Environmental Setting

2.2.1 Local Setting

According to the United States Census, the City's population in 2020 was 111,918 residents (Census 2025). According to the California Department of Finance (DOF), the City's 2025 population is estimated to be 110,321 residents (DOF 2025). Growth forecasts between the years of 2020 and 2040 are estimated to be 2.2 percent (or 2,500 people) from 111,200 residents to 116,400 residents (City of Costa Mesa 2023).

Under existing conditions, the City's current housing stock is estimated at 44,610 units (DOF 2025). The average household size in Costa Mesa was estimated to be 2.7 persons per household in 2018 (City of Costa Mesa 2023). This is noted as less than the Orange County average of 3.0 persons per household. The City's vacancy rate is considered low at 4.8% and a majority of the housing units were built over 30 years ago (City of Costa Mesa 2023).

2.2.2 Planning Area

The Planning Area is comprised of 1,079 parcels across the City totaling approximately 1,353.4 acres. Under existing conditions, these parcels contain existing General Plan land use designations and zoning designations, as summarized in Table 1, Existing Conditions, and further detailed in Appendix A, Planning Area Parcel List.

Table 1. Existing Conditions

Land Use Designation	Total Acreage (AC)	Total Existing Square Feet (SF)	Maximum Allowable Density (DU/AC)	Maximum Allowable Intensity (FAR)
General Plan Land Use Designation				
Commercial Center (CC)	81.3	671,606.6	--	0.25 to 0.75
Commercial-Residential (CR)	40.3	573,467.6	12 to 17.4	0.20 to 0.40
Cultural Arts Center (CAC)	56.9	898,636.5	-- [a]	1.77

Table 1. Existing Conditions

Land Use Designation	Total Acreage (AC)	Total Existing Square Feet (SF)	Maximum Allowable Density (DU/AC)	Maximum Allowable Intensity (FAR)
General Commercial (GC)	441.4	5,557,418.7	--	0.20 to 0.75
High-Density Residential (HDR)	10.0	167,919.9	20	--
Industrial Park (IP)	287.6	3,970,286.3	--	0.20 to 0.75
Light Industrial (LI)	179.4	2,873,981.5	--	0.15 to 0.75
Medium-Density Residential (MDR)	1.5	19,270.9	12	--
Neighborhood Commercial (NC)	11.6	65,109.0	--	0.15 to 0.75
Regional Commercial (RC)	130.1	2,051,057.8	--	0.652 to 0.89
Urban Center Commercial (UCC)	113.4	705,660.5	20 or 80 [a]	0.48 to 0.79
Zoning Designation				
Administrative and Professional District (AP)	6.1	--	--	-- [b]
Commercial Limited District (CL)	20.6	224,807.1	--	-- [b]
General Business District (C2)	130.3	1,668,089.2	--	-- [b]
General Industrial (MG)	177.1	2,839,270.7	--	-- [b]
Industrial Park (MP)	147.7	2,231,628.9	--	-- [b]
Institutional and Recreational District (I&R)	0.9	8,879.2	--	-- [b]
Local Business District (C1)	263.3	3,153,920.8	--	-- [b]
Multiple-Family Residential District, High Density (R2-HD)	4.7	57,496.7	14.52	-- [b]
Multiple-Family Residential District, Medium Density (R2-MD)	1.8	31,027.9	12	-- [b]
Planned Development Commercial (PDC)	372.5	4,166,479.9	--	-- [b]
Planned Development Industrial (PDI)	116.0	1,438,154.9	--	-- [b]
Planned Development Residential—High Density (PDR-HD)	6.0	130,964.2	Up to 20	-- [b]

Table 1. Existing Conditions

Land Use Designation	Total Acreage (AC)	Total Existing Square Feet (SF)	Maximum Allowable Density (DU/AC)	Maximum Allowable Intensity (FAR)
Planned Development Residential—Medium Density (PDR-MD)	0.5	462.4	Up to 12	-- [b]
Shopping Center District (C1-S)	48.8	704,596.8	--	-- [b]
Town Center District (TC)	55.7	898,636.5	--	-- [b]

Source: SCAG 2025; City of Costa Mesa 2025a; Zoning Code Article 8, Floor Area Ratios, Table 13-69, Maximum Floor Area Ratios.
Note: The "total" estimates for the Planning area are roughly equivalent to the sum of each zoning designation; however, the estimates may not sum precisely due to rounding. AC = Acre; SF = Square Feet; DU/AC = dwelling units per acre; FAR = Floor Area Ratio; -- = Not Applicable.
[a] Refer to the North Costa Mesa Specific Plan for detailed density for specific sites.
[b] Refer to the General Plan for the applicable land use designation as shown in Table 13-69 of the Zoning Code, unless a deviation is allowed by the General Plan.

Whereas some parcels included in Table 1 above consist of vacant land, a majority of the parcels contain existing development, including but not limited to residential, commercial, and industrial land uses.

2.3 Project Characteristics

The proposed project implements the rezoning of all Measure K sites, including Housing Element sites and non-Housing Element sites, along with modifications to the City's zoning regulations across existing Urban Plans, Overlays, and Specific Plans with the intent to clarify, consolidate, and streamline regulations where possible to implement the rezoning and meet State law.

2.3.1 Mixed-Use Overlay District Amendments

The project would amend the City's existing Mixed-Use Overlay District (MUOD), as codified in Chapter V (Development Standards) of Title 13 (Planning, Zoning, and Development) of the CMMC, to implement the rezoning. The amended MUOD would be applied to all Measure K sites, including Housing Element and non-Housing Element sites. Application and utilization of the amended MUOD assumes that residential only or mixed-use (residential and commercial) would be developed on Housing Element Measure K site. Either residential, commercial, or mixed-use development could occur on non-Housing Element Measure K sites.

Housing Element Sites

In order to accommodate the City's mandated fair share of housing needs (i.e., RHNA) and a buffer, the Housing Element identifies Housing Element sites at specific densities and capacities and requires that they

be rezoned[1] to allow for the development of housing. The proposed project would rezone Housing Element sites by applying the amended MUOD with specific provisions to satisfy the requirements of Housing Element Programs 3C, 3D, and 3N, as described below.

- **Program 3C: Update the North Costa Mesa Specific Plan.** The project would satisfy the objectives of Program 3C by implementing zoning amendments pertaining to the North Costa Mesa Specific Plan that would permit residential development at an allowable density of up to 90 dwelling units per acre on select properties as identified in the Housing Element. As a result of Project Implementation, unit caps would not apply within the North Costa Mesa Specific Plan.
- **Program 3D: Update the City's Urban Plans and Overlays.** The project would satisfy the objectives of Program 3D by implementing zoning amendments pertaining to the existing Urban Plans (i.e., 19 West Urban Plan, SoBECA Urban Plan, and Mesa West Bluff Urban Plan) and Overlays (i.e., Harbor Mixed-Use Overlay) that would permit the residential development capacity identified in the Housing Element. As a result, identified sites in the 19 West Urban Plan would have a maximum residential density of 50 du/ac, identified sites in the SoBECA Urban Plan would have a maximum of 60 du/ac, identified sites in the Mesa West Bluff Urban Plan would have a maximum of 40 du/ac, and identified sites in the Harbor Mixed-Use Overlay would have a maximum of 50 du/ac. The project would potentially sunset the Mesa West Residential Overlay.
- **Program 3N: Candidate Sites Used in Previous Housing Elements**. The project would satisfy the objectives of Program 3N by implementing zoning amendments that would apply the amended MUOD to all nonvacant sites included in the prior Housing Element and all vacant sites included in two or more consecutive planning periods that permits by-right housing development for projects that meet the requirements of State Housing Law State housing law (Gov Code Section 65583.2(c).

Non-Housing Element Sites

The project would also apply the amended MUOD to non-Housing Element sites. Therefore, the project implements Housing Element Program 3G, Address Citywide Vote Requirement in Relation to Housing Element Compliance by engaging in a community planning and visioning process for proposed General Plan amendments, rezones, and revisions to Measure K sites, which includes Housing Element and non-Housing Element sites. On non-Housing Element sites, the amended MUOD would provide property owners with the option to develop residential or mixed-use under the provisions of the MUOD or develop commercial or industrial uses as currently permitted by the underlying base zone.

[1] On June 30, 2025, Senate Bill (SB) 131 was signed into law, which took effect immediately. The new law exempts Housing Element-related rezoning, as required under Government Code section 65583(c), from further CEQA review. Accordingly, because the City adopted the Housing Element Update and associated CEQA documentation in 2022, it is possible that rezoning of Housing Element sites is exempt from CEQA review. At the time of preparing this Initial Study, it has not been determined whether or not the proposed rezoning of Housing Element sites requires CEQA review, given the exemptions allowed under SB 131; nevertheless, this Initial Study anticipates evaluation of all Measure K sites, including Housing Element sites and non-Housing Element sites. The City awaits technical guidance to be released by the California Department of Housing and Community Development to further assess whether the proposed rezoning of Housing Element sites requires CEQA review.

2.3.2 Other Zoning Code Amendment Programs

The Housing Element identifies sections of the City's zoning code that require amendments in order to comply with State and federal requirements and streamline the housing development process. As such, the project includes various amendments to the City's Zoning Code that would implement Housing Element Programs including but not limited to 2E, 2F, 2H, 2J, 2M, 3F, 3S, 4E, and 4G. These programs would update zoning provisions, including development standards, and provide for internal consistency and consistency with state law including, but not necessarily limited to, those with respect to larger units for large-family households; persons with physical and developmental disabilities; farmworker housing; transitional and supportive housing; parking standards for residential development; motel conversions, efficiency units, and co-living housing types; findings for conditional use permits, design review, and master plans; low barrier navigation centers; and parking for emergency shelters.

2.3.3 Objective Design Standards

The project would implement objective design standards for residential and mixed-use development. Objective design standards are regulations used by cities and counties to regulate eligible housing developments. Objective design standards must provide project applicants and project reviewers with a clear understanding of the requirements for development before a project is submitted. For example, using language such as "shall" or "must" and quantifiable or measurable metrics, such as dimensions or quantities, would be incorporated into the City's Zoning Code. The use of objective design standards are required by State law for eligble housing projects (i.e., subject to the provisions of SB 330, the Housing Crisis Act of 2019, as codified in Government Code Sections 65589.5(h)(2) and 65905.5(b)(3)(A)).

2.3.4 General Plan Amendments

Amendments to the City's General Plan are required for project implementation and internal consistency. These amendments would be applied to the Land Use Element of the General Plan in order to be consistent with the Housing Element's identification of Housing Element sites regarding allowed uses, minimum residential densities, FAR, and other provisions. In addition, amendments to the Land Use Element would occur with the intent to clarify, consolidate, and streamline provisions for existing Urban Plans, Overlays, and Specific Plans, where possible.

2.4 Project Buildout

As detailed above, the project would rezone all Measure K sites, including Housing Element and non-Housing Element sites, by applying the amended MUOD, which would include specific provisions regarding allowed uses, minimum residential densities, and other provisions. The rezoning would satisfy the requirements of Housing Element Programs 3C, 3D, and 3N, as well as 3G. Application and utilization of the amended MUOD assumes that residential-only or mixed-use (residential and commercial) would be developed on Housing Element sites.

2.4.1 Realistic Residential Buildout

The proposed rezoning would allow opportunities for the development of Housing Element and non-Housing Element Measure K sites to address the RHNA (which as identified in the Housing Element is comprised of

17,042 units: 11,760-unit RHNA allocation and Housing Element-required buffer capacity) as well as a realistic capacity on non-Housing Element Measure K sites beyond the timeframe of the 2021-2029 Housing Element. To calculate the realistic residential buildout, the following considerations were made on a parcel-by-parcel basis: (1) its area and ability for lot consolidation; (2) its location in the City; and (3) its likelihood for redevelopment. As a result, a realistic residential capacity was developed by calculating the future maximum residential capacity (based on full buildout of zoning allowance) multiplied by the likelihood of redevelopment, while subtracting existing developed uses on site. The methodology to determine the realistic residential buildout is summarized below:

Ineligible Sites. Non-Housing Element sites with an area less than 0.5 acres and ineligible for lot consolidation (i.e., not contiguous to an adjacent parcel where, if consolidated, amounted to an area of at least 0.5 acres) were removed and not included in the realistic residential buildout calculation.

Future Maximum Residential Capacity. For Housing Element sites, the maximum density assumed in the Housing Element was used (these densities vary per site between 40-90 du/ac). For non-Housing Element sites, parcels in North Costa Mesa (north of the I-405 freeway) were assigned a maximum density of 60 du/ac, and parcels elsewhere in the City (i.e., south of the I-405 freeway) were assigned a maximum density of 30 du/ac.

Existing Residential. Under existing conditions, it is estimated that there are approximately 508 residential units within the Planning Area.

Likelihood of Redevelopment. A percentage was assumed for each site that represents the likelihood of site redevelopment based on scoring criteria for the current site utilization and year built of structures recorded on site. The following considerations were made on each:

- Current Site Utilization. Sites with a lower improvement to land value (ILV) ratio are more likely to redevelop (i.e., improvement is worth less than the land). A site was considered to have a high likelihood if the ILV ratio is greater than 0.5, medium likelihood if the ILV ratio is between 0.5 and 1.0, and low likelihood if the ILV ratio is less than 1.0 (or no data available).
- Year Built. Sites with older structures are more likely to redevelop. Sites with structures recorded to be older than 1989 were considered to have a high likelihood, while sites with structures built between 1990 and 2004 were considered to have a medium likelihood, and sites with structures built between 2005 and today (or no data) were considered to have a low likelihood to redevelop.

Based on all noted factors combined, the total future buildout for all Measure K sites, including Housing Element sites and non-Housing Element sites, is anticipated to be approximately 21,522 dwelling units.

2.4.2 Realistic Commercial Buildout

For the purposes of determining the project's buildout in 2056, this methodology assumes that the project would facilitate the redevelopment of the Planning Area with mixed-use (residential and commercial uses) on Measure K sites. Therefore, in addition to a potential residential buildout, the proposed project assumes a potential commercial buildout. Furthermore, given that the MUOD would not allow for development of new industrial uses on these sites, redevelopment of these sites would result in commercial uses (i.e., retail or office).

The amended MUOD would defer to the maximum intensities (by Floor Area Ratio or FAR) allowed per land use designation as established in Table LU-6, Land Use Density and Intensity Summary, of the General Plan. While maximum intensities range between 0.40 and 1.77 FAR for land use designations applicable to Measure K sites, the assumption was made that a maximum of 1.00 FAR is realistically feasible in typical mixed-use development typologies (i.e., commercial and residential mixed-use). Therefore, the applicable maximum intensity ranging between 0.40 and 1.00 FAR was applied to each site and totaled across all sites. In addition, the same likelihood of redevelopment considerations that were applied to the residential buildout (i.e., current site utilization and year built) were also applied to the commercial buildout. Given this buildout methodology, the project could result in approximately 17,306,003 square feet of commercial uses by 2056. However, the Planning Area contains existing non-residential land uses (i.e., commercial and industrial), including approximately 11,619,124 square feet of existing commercial uses and approximately 5,223,256 square feet of existing industrial uses. As a result, the net new non-residential buildout for all Measure K sites to be studied is approximately 10,630,361 square feet within the Planning Area in 2056.

Housing Element Sites

While the amended MUOD would apply to all Measure K sites, State law limits the use of an overlay on Housing Element sites. In compliance with State law[2], the amended MUOD will require that projects on Housing Element sites provide a minimum amount of residential floor area and achieve a minimum residential density, such that projects consisting of 100 percent of residential uses would be permitted. Note that such requirements do not preclude the possibility of a mixed-use project on a Housing Element site, as long as it is compliant with State Housing Law, such as the requirement to provide at least 50 percent of the total floor area as residential uses with a minimum density of 20 du/ac.

Non-Housing Element Sites

On non-Housing Element sites, the amended MUOD would provide property owners with the added option to develop residential or mixed-use under the provisions of the MUOD, or develop commercial or industrial uses as currently permitted by the underlying base zone.

2.5 Project Implementation

In accordance with State Housing Element Law, the project is anticipated to facilitate housing production within the City and to meet RHNA goals. Although the 6th RHNA Cycle ends in October 2029, the project anticipates a buildout year of 2056 (or 30 years). It is assumed the proposed project would facilitate future residential and mixed-use development across the 30-year buildout at an approximately 1.5% growth rate. Therefore, this Initial Study analyzes the potential buildout of 21,522 units and 10,630,361 square feet of commercial uses by 2056. This represents a realistic buildout scenario based on the methodology described herein.

2.6 Project Approvals

The City of Costa Mesa as the lead agency is seeking the following approvals for the proposed project.

[2] Consistent with California Government Code §65583.2(h).

- Adoption of General Plan Amendments
- Adoption of Zoning Code Amendments
- Adoption of Specific Plan Amendments
- Certification of Program Environmental Impact Report

3 Initial Study Checklist

1. Project title:

Neighborhoods Where We All Belong Zoning Updates and Housing Element Implementation

2. Lead agency name and address:

City of Costa Mesa
77 Fair Drive
Costa Mesa, California 92626

3. Contact person and phone number:

Michelle Halligan, Senior Planner (714) 754-5608
Economic and Development Services Department
77 Fair Drive
Costa Mesa, California 92626

4. Project location:

Citywide, see Section 2.1 of this Initial Study.

5. General plan designation:

Multiple, see Section 2.1 of this Initial Study.

7. Zoning:

Multiple, see Section 2.1 of this Initial Study.

8. Description of project:

See Section 2 of this Initial Study.

9. Surrounding land uses and setting:

See Section 2.2 of this Initial Study.

10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement):

See Section 2.6 of this Initial Study.

11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is

there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

See Section 3.18 of this Initial Study.

Environmental Factors Potentially Affected

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact," as indicated by the checklist on the following pages.

☒ Aesthetics	☒ Agriculture and Forestry Resources	☒ Air Quality
☒ Biological Resources	☒ Cultural Resources	☒ Energy
☒ Geology and Soils	☒ Greenhouse Gas Emissions	☒ Hazards and Hazardous Materials
☒ Hydrology and Water Quality	☒ Land Use and Planning	☒ Mineral Resources
☒ Noise	☒ Population and Housing	☒ Public Services
☒ Recreation	☒ Transportation	☒ Tribal Cultural Resources
☒ Utilities and Service Systems	☐ Wildfire	☒ Mandatory Findings of Significance

Determination

On the basis of this initial evaluation:

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☒ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier ENVIRONMENTAL IMPACT REPORT or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier ENVIRONMENTAL IMPACT REPORT or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Michelle Halley

Signature

November 14, 2025

Date

Evaluation of Environmental Impacts

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project would not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an Environmental Impact Report (EIR) is required.
4. "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level.
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
    a. Earlier Analysis Used. Identify and state where they are available for review.
    b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
    c. Mitigation Measures. For effects that are "Less Than Significant With Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
9. The explanation of each issue should identify:
    a. the significance criteria or threshold, if any, used to evaluate each question; and

b. the mitigation measure identified, if any, to reduce the impact to less than significance

3.1 Aesthetics

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
I. AESTHETICS – Except as provided in Public Resources Code Section 21099, would the project**:**				
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☒	☐
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings. (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☒	☐	☐	☐
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

a) Would the project have a substantial adverse effect on a scenic vista?

Less Than Significant Impact. A scenic vista is generally defined as a view of undisturbed natural lands exhibiting a unique or unusual feature that comprises an important or dominant portion of the viewshed. Scenic vistas may also be represented by a particular distant view that provides visual relief from less attractive views of nearby features. According to the City's General Plan EIR, scenic vistas within the City are limited to large areas of undeveloped land that offer views of scenic resources such as the Santa Ana River and the Santa Ana Mountains.

The proposed project would allow for future development of housing, primarily consisting of infill and redevelopment, throughout the City. As detailed in Section 2 of this Initial Study, the proposed project would result in a zoning action, which would facilitate development standards for future development. Future development would be subject to provisions governing setbacks, step-backs, height, and

landscaping in accordance with the development standards of their respective permitted uses. Moreover, parcels identified for future redevelopment would likely have their views obscured by existing conditions due to topography, intervening development and landscaping. As such, long-range views of the Santa Ana River and the Santa Ana Mountains would not be readily available from public vantage points.

Additionally, future development associated with the proposed project would be required to be consistent with established regulations, guidelines, and development review processes set forth in the City's Municipal Code and General Plan. For example, the City has established policies (i.e., Community Design Policies CD-5.A though CD-5.F) to preserve and enhance the image of the City along its boundaries (City of Costa Mesa 2016). These regulations and guidelines would reduce conflicts between future development and visual resources through an individualized assessment during the plan check and permitting process. As such, similar to the General Plan, the proposed project would not directly result in substantial adverse effects on the City's scenic vistas. Less than significant impacts would occur, and no mitigation is required. Therefore, this topic will not be discussed or evaluated further in the EIR prepared for the project.

b) Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

No Impact. A significant impact would occur in the event that future development associated with the proposed project would substantially damage scenic resources within an officially designated State scenic highway. The California Department of Transportation (Caltrans) California Scenic Highway Mapping System includes officially designated and eligible State scenic highways within the Planning Area's vicinity (Caltrans 2025). The closest officially designated state scenic highway is a portion of State Route (SR) 91 located between the SR-55 interchange and Imperial Highway over 10 miles north of the City. Given the distance, the Planning Area is not within the viewshed of this scenic highway. As such, future development associated with the proposed project would not substantially damage scenic resources within the viewshed of SR-91. No impact would occur. Therefore, this topic will not be discussed or evaluated further in the EIR prepared for the project.

c) In non-urbanized areas, would the project substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

Potentially Significant Impact. California Public Resources Code Section 21071 defines an "urbanized area" as "(a) an incorporated city that meets either of the following criteria: (1) Has a population of at least 100,000 persons, or (2) Has a population of less than 100,000 persons if the population of that city and not more than two contiguous incorporated cities combined equals at least 100,000 persons." As discussed in Section 2.2, Environmental Setting, 111,918 people were recorded in the 2020 Census as residing in the City of Costa Mesa (Census 2025). As such, the Planning Area is within an urbanized area. Therefore, a significant impact would occur in the event the project conflicts with applicable zoning and other regulations governing scenic quality.

While implementation of the proposed project would not result in any direct development, the project is comprised of zoning changes, which would allow for residential uses within the Planning Area. Further, the proposed project would incorporate development standards associated with the zoning action, which would subject future development to regulations on height, setbacks, and open space in accordance with the development standards of their respective permitted uses. The City maintains scenic quality through regulations within the Municipal Code and goals/policies within the General Plan. In addition, the City maintains Residential Design Guidelines, which guide future development and summarize information on existing residential zoning regulations. Further analysis is required to assess the project's consistency with applicable zoning and other regulations governing scenic quality. Therefore, this issue will be further analyzed in the EIR prepared for the project.

d) Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

Less Than Significant Impact. Given that the Planning Area is located in a highly urbanized environment, there are a number of existing sources of nighttime illumination, including from interior and exterior lighting from residential, commercial, office, and industrial buildings, parking lot lights, and security lights. Additional nighttime light and glare sources are currently generated by surrounding land uses outside of the Planning Area, as well as from vehicular traffic and streetlights along major highways and roadways. Future development associated with the proposed project would alter and intensify land uses and their related lighting sources throughout the Planning Area by introducing new building (interior and exterior), security, sign, street, and parking lights. However, the project's proposed zoning action would include development standards intended to reduce potentially adverse lighting and glare impacts associated with future development and redevelopment. For example, Section 13-83.55 (Mixed-use compatibility standards) of the Municipal Code would still apply to future development. As such, outdoor lighting associated with industrial/commercial uses should not adversely impact adjacent residential uses, but should provide sufficient illumination for use, access, and security. Such lighting should not blink, flash, or oscillate. Therefore, future development associated with the proposed project would not create new sources of substantial light or glare which would adversely affect day or nighttime views in the area. Less than significant impacts would occur, and no mitigation is required. Therefore, this topic will not be discussed or evaluated further in the EIR prepared for the project.

3.2 Agriculture and Forestry Resources

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
II. AGRICULTURE AND FORESTRY RESOURCES – In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☒	☐	☐	☐
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☒	☐	☐	☐
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?	☐	☐	☐	☒
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☒	☐	☐	☐

a) Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

Potentially Significant Impact. The Planning Area is located within the City of Costa Mesa, which is characterized as an urbanized area within north Orange County. According to the California Department of Conservation, the California Important Farmland Finder maps a majority of the City as "Urban and Built-up Land," which is defined as, "… occupied by structures with a building density of at least 1 unit to 1.5 acres, or approximately 6 structures to a 10-acre parcel…" and "Other Land" or "[l]and not included in any other mapping category. Common examples include brush, timber, wetland, and riparian areas not suitable for livestock" (DOC 2020). However, there are approximately 10.2 acres of land within the Planning Area that are designated as Prime Farmland, which is considered "irrigated land with the best combination of physical and chemical features able to sustain long term production of agricultural crops… [and this] [l]and must have been used for production of irrigated crops at some time during the four years prior to the mapping date" (DOC 2020). In addition, approximately 54.7 acres of land within the Planning Area are designated as Farmland of Statewide Importance, which is defined as "similar to Prime Farmland that has a good combination of physical and chemical characteristics for the production of agricultural crops... [Similarly, this] [l]and must have been used for production of irrigated crops at some time during the four years prior to the mapping date." (DOC 2020). Further analysis is required to assess the project's impacts associated with the potential conversion of the aforementioned designated farmland to a non-agricultural use. Therefore, this issue will be further analyzed in the EIR prepared for the project.

b) Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?

Potentially Significant Impact. As discussed above, the Planning Area is comprised of parcels with existing agricultural uses. The proposed project would implement a zoning action which would allow for residential uses on these parcels. Further analysis is required to assess the impacts associated with a conflict with an existing zone for agricultural use. Additionally, according to the Williamson Act Contract Land Map, Orange County did not report 2024 Williamson Act data, thus, further analysis on existing Williamson Act contracts is required (DOC 2024). Thus, the Program would have the potential to conflict with an existing Williamson Act contract. Therefore, this issue will be further analyzed in the EIR prepared for the project.

c) Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?

No Impact. The City does not permit forest land, timberland, or Timberland Production per the City's Zoning Code. Therefore, the proposed project would not conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned for Timberland Production. No impact would occur. Therefore, this topic will not be discussed or evaluated further in the EIR prepared for the project.

d) Would the project result in the loss of forest land or conversion of forest land to non-forest use?

No Impact. The Planning Area and surrounding area consists of developed land uses under existing conditions. California Public Resources Code Section 12220(g) defines "Forest land" as land that can support 10% native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits. "Timberland" is defined under Public Resources Code Section 4526 as land, other than land owned by the federal government and land designated by the board as experimental forest land, which is available for, and capable of, growing a crop of trees of a commercial species used to produce lumber and other forest products, including Christmas trees. Commercial species shall be determined by the board on a district basis. Given the existing conditions of the Planning Area and existing zoning (as discussed in Section 3.2(c)), no forest land exists within the Planning Area. Therefore, the project would not result in the loss of forest land or the conversion of forest land to a non-forest use. No impact would occur. Therefore, this topic will not be discussed or evaluated further in the EIR prepared for the project.

e) Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

Potentially Significant Impact. As discussed in Section 3.2(a), (c), and (d), the Planning Area contains parcels designated as Prime Farmland and Farmland of Statewide Importance under existing conditions. Further analysis is required to assess the impacts associated with conversion of Farmland to a non-agricultural use Therefore, this issue will be further analyzed in the EIR prepared for the project.

3.3 Air Quality

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
III. AIR QUALITY – Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	☒	☐	☐	☐
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	☒	☐	☐	☐

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Expose sensitive receptors to substantial pollutant concentrations?	☒	☐	☐	☐
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☒	☐	☐	☐

a) Would the project conflict with or obstruct implementation of the applicable air quality plan?

Potentially Significant Impact. The Planning Area is located within the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The applicable air quality plan for the Planning Area is SCAQMD's 2022 Air Quality Management Plan (AQMP). The SCAQMD has established criteria for determining consistency with the AQMP: 1) increase the frequency or severity of existing violations or cause or contribute to new violations or delay the time attainment of air quality standards of the interim emissions reductions specified in the AQMP; 2) exceed the assumptions in the AQMP or increments based on the year of the buildout and phase.

The project would result in the implementation of a zoning action, which would facilitate the future development of housing within the Planning Area. As such, the total anticipated development associated with the implementation of the project could potentially exceed the SCAQMD mass daily regional thresholds. Moreover, the SCAQMD primarily uses demographic growth forecasts for various socioeconomic categories (e.g., population, housing, employment by industry) developed by SCAG for its Regional Transportation Plan/Sustainable Communities Strategies (RTP/SCS; also referred to as Connect SoCal), which is based on general plans for cities and counties in the South Coast Air Basin, for the development of the AQMP emissions inventory. The SCAG RTP/SCS, and associated Regional Growth Forecast, are generally consistent with the local plans; therefore, the 2022 AQMP is generally consistent with local government plans. While no specific development projects are proposed at this time, implementation of the project would facilitate additional housing units and additional population growth within the Planning Area. Changes in the population and housing growth projections associated with the project have the potential to affect SCAG's demographic projections, and therefore, the assumptions of the SCAQMD's AQMP. It is anticipated that project implementation could potentially exceed the growth forecasts and change the underlying land use assumptions utilized in the 2022 AQMP. As such, potentially significant impacts could occur. Therefore, this issue will be further analyzed in the EIR prepared for the project.

b) Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?

Potentially Significant Impact. Construction emissions associated with future development associated with the project's implementation would temporarily emit pollutants to the local airshed from dust and on-site equipment, construction worker vehicles, delivery trucks, and off-site haul trucks. Volatile organic compounds (VOCs), nitrogen oxides (NO_x), carbon monoxide (CO), particulate matter with an aerodynamic diameter equal to or less than 10 microns (PM10), particulate matter with an aerodynamic diameter equal to or less than 2.5 microns (PM2.5), and sulfur oxides (SO_x) emissions are the main pollutants that would result from construction. In addition, the operation of future development would also emit pollutants associated with vehicular traffic, area sources (consumer products, architectural coatings, landscaping equipment), and energy sources (natural gas, appliances, and space and water heating). Further analysis is required to determine the proposed project's potential to result in a cumulatively considerable net increase of these criteria pollutants. Potentially significant impact could occur. Therefore, this issue will be further analyzed in the EIR prepared for the project.

c) Would the project expose sensitive receptors to substantial pollutant concentrations?

Potentially Significant Impact. Sensitive populations are more susceptible to the effects of air pollution than the general population. Sensitive populations (also referred to as sensitive receptors) that are in proximity to localized sources of toxics and CO are of particular concern. The SCAQMD considers the following land uses as sensitive receptors: residences, schools, playgrounds, childcare centers, athletic facilities, churches, long-term health care facilities, rehabilitation centers, convalescent centers, and retirement homes. There are sensitive receptors located within the immediate vicinity of various parcels within the Planning Area. Implementation of the proposed project would result in future development that may generate toxic air contaminant emissions during future construction activities. Additionally, the operational emissions associated with these future developments could expose sensitive receptors to pollutant concentrations. However, further analysis is required regarding the air pollutant emissions that would result from the project's implementation, and whether a substantial exposure to sensitive receptors would occur. As such, potentially significant impacts could occur. Therefore, this issue will be further analyzed in the EIR.

d) Would the project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

Potentially Significant Impact. The occurrence and severity of potential odor impacts depends on numerous factors. The nature, frequency, and intensity of the source; wind speed and direction; and the sensitivity of receiving location each contribute to the intensity of the impact. Although offensive odors seldom cause physical harm, they can be annoying, cause distress among the public, and generate citizen complaints. For example, during construction of future development projects associated with the project's implementation, exhaust from equipment may produce discernible odors typical of most construction sites. Potential odors produced during construction would be attributable to concentrations of unburned hydrocarbons from tailpipes of construction equipment. Further analysis

is required regarding the other emissions that would result from the project. As such, potentially significant impacts could occur. Therefore, this issue will be further analyzed in the EIR.

3.4 Biological Resources

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
IV. BIOLOGICAL RESOURCES – Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☒	☐	☐	☐
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☒	☐	☐	☐
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☒	☐
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☒	☐	☐	☐
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☒	☐
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☒	☐

a) Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

Potentially Significant Impact. A significant impact would occur if a project were to remove or modify habitat for any species identified or designated as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the state or federal regulatory agencies cited above. The proposed project would result in future development projects in areas of the City that are primarily developed and do not contain areas of naturally vegetated vacant land. The City is located within an urbanized area of Orange County. Future development projects within these areas would occur primarily through redevelopment of existing development sites or infill development. It is not anticipated that implementation of the proposed project would result in significant impacts to candidate, sensitive, or special status species and their habitats. Notably, the Planning Area does not include parcels within Talbert Regional Park or Fairview Park. However, further analysis is required to determine the proposed project's potential to result in a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service. As such, potentially significant impacts could occur. Therefore, this issue will be further analyzed in the EIR prepared for the project.

b) Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

Potentially Significant Impact. A significant impact would occur if riparian habitat or any other sensitive natural community identified locally, regionally, or by the State and federal regulatory agencies cited would be adversely modified by a project. The proposed project would result in future development projects associated with its implementation across the Planning Area. Future development projects would be located in areas that are primarily developed and do not contain riparian habitat or other sensitive natural community. Thus, it is not anticipated that implementation of the proposed Program would result in significant impacts to riparian habitat or other sensitive natural community. However, some parcels within the Planning Area are located within the vicinity of mapped riparian habitats (USFWS 2025). Therefore, in the event that future development projects associated with the proposed project are adjacent to existing rivers, streams, or channels, such projects would have the potential to result in a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service. As such, potentially significant impacts could occur. Therefore, this issue will be further analyzed in the EIR prepared for the project.

c) Would the project have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

Less Than Significant Impact. A significant impact would occur if the state or federally protected wetlands would be adversely affected by a project. The proposed project would result in future

development projects associated with its implementation across the Planning Area. Future development projects would be located in areas that are primarily developed and do not contain wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) on site. Implementation of the proposed project would occur primarily through redevelopment of existing development sites or infill development. According to the General Plan EIR, wetlands occur along the edge of the Santa Ana River with dedicated parklands and consists of riverine habitat in the southwestern portion of the City (City of Costa Mesa 2016). Parcels within the Planning Area are not within the vicinity of these areas in the City. Thus, it is not anticipated that implementation of the proposed project would result in significant impacts to wetlands. Impacts would be less than significant. No mitigation is required. Therefore, this topic will not be discussed or evaluated further in the EIR prepared for the project.

d) Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

Potentially Significant Impact. A significant impact would occur if a project were to interfere or remove access to a migratory wildlife corridor or impede the use of native wildlife nursery sites. The proposed project would result in future development projects associated with its implementation across the Planning Area. Future development projects would be located in areas that are primarily developed and do not contain wildlife corridors or native wildlife nursery sites on site. Implementation of the proposed project would occur primarily through redevelopment of existing development sites or infill development. It is not anticipated that implementation of the proposed project would result in significant impacts to wildlife corridors or native wildlife nursery sites. However, further analysis is required to determine the proposed project's potential to interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites. Additionally, due to the presence of trees and vegetation on parcels across the Planning Area, there is the potential for adverse effects on ornamental non-native trees and shrubs that provide nesting habitat for common birds and raptors protected under the Migratory Bird Treaty Act (MBTA) (16 USC 703–712) and California Fish and Game Code Sections 3503, 3503.5, and 3513. Vegetation removal and other construction activities associated with future development projects could negatively affect individual birds or raptors that are nesting on or within the vicinity of the subject parcels. Vegetation removal could adversely affect or kill a nesting bird or raptor, and future construction activities would also elevate noise levels and could cause disturbance to protected bird/raptor species nesting on site or adjacent to the construction areas. Future construction activities could also have the potential to occur during breeding, reproduction, and juvenile rearing periods for nesting birds and raptors (i.e., between February 15 and August 31). Thus, there is potential for future construction activities and construction noise to negatively affect breeding or reproduction of bird and/or raptor species on or adjacent to subject parcels within the Planning Area. Compliance with the MBTA and California Fish and Game Code would reduce this impact. As such, potentially significant impacts could occur. Therefore, this issue will be further analyzed in the EIR prepared for the project.

e) Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

Less Than Significant Impact. The City has policies and regulations in place to protect biological resources, including certain trees. The City has adopted an ordinance regulating the preservation of landmark trees, as codified in Title 15, Chapter V. Parkway Trees, Section 15-138 of the Planning, Zoning, and Development Code. If nominated, trees are placed on the landmark tree list, then certain protections are given. In addition, Section 15-132 of the Municipal Code creates protections of trees during construction or excavation activities. The proposed project would result in future development projects across the Planning Area. Implementation of the proposed project is not anticipated to conflict with existing policies and regulations given that future development and/or redevelopment activities within the Planning Area would be required to be reviewed for consistency with the Municipal Code. As such, the proposed project would not conflict with any local policies or ordinances protecting biological resources. Impacts would be less than significant, and no mitigation is required. Therefore, this topic will not be discussed or evaluated further in the EIR prepared for the project.

f) Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

Less Than Significant Impact. According to the California Department of Fish and Wildlife (CDFW) California Natural Community Conservation Plans Map, the Planning Area is within the boundaries of the Orange County Transportation Authority (OCTA) Natural Community Conservation Plan/Habitat Conservation Plan (NCCP/HCP) (CDFW 2025). The City of Costa Mesa is not a participant or signatory to the planning agreement. According to the General Plan Program EIR, the Talbert Nature Preserve is located within Talbert Regional Park and habitat restoration areas are identified within Fairview Park (City of Costa Mesa 2016). The proposed project would not result in future development projects within these areas. Therefore, implementation of the proposed project would not conflict with the provisions of an adopted habitat conservation plan; natural community conservation plan; or other approved local, regional, or state habitat plan, as none apply to the Planning Area. No impact would occur as a result of the proposed project. Therefore, this topic will not be discussed or evaluated further in the EIR prepared for the project.

3.5 Cultural Resources

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
V. CULTURAL RESOURCES – Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?	☒	☐	☐	☐

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	☒	☐	☐	☐
c) Disturb any human remains, including those interred outside of formal cemeteries?	☒	☐	☐	☐

a) Would the project cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?

Potentially Significant Impact. A significant impact would occur if a project were to cause a substantial adverse change in the significance of a historical resource pursuant to California Public Resources Code Section 15064.5. Implementation of the proposed project would result in future development projects across the Planning Area. Potentially significant effects to historic-age structures and historical resources could occur as a result of the project. Further analysis is required to determine the proposed project's potential to result in adverse changes to historical resources. As such, potentially significant impacts could occur. Therefore, this issue will be further analyzed in the EIR prepared for the project.

b) Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?

Potentially Significant Impact. A significant impact would occur if a project were to cause a substantial adverse change in the significance of an archaeological resource pursuant to California Public Resources Code Section 15064.5. Implementation of the proposed project would result in future development projects across the Planning Area, which would include ground-disturbing activities. Further analysis is required to determine the proposed project's potential to result in adverse changes to archaeological resources. As such, potentially significant impacts could occur. Therefore, this issue will be further analyzed in the EIR prepared for the project.

c) Would the project disturb any human remains, including those interred outside of formal cemeteries?

Potentially Significant Impact. Implementation of the proposed project would result in future development projects across the Planning Area, which would include ground-disturbing activities. Further analysis is required to determine the proposed project's potential to disturb human remains. As such, potentially significant impacts could occur. Therefore, this issue will be further analyzed in the EIR prepared for the project.

3.6 Energy

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
VI. Energy – Would the project:				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☒	☐	☐	☐
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☒	☐

a) Would the project result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

Potentially Significant Impact. Construction of the future development projects associated with the implementation of the proposed project would require the use of energy in the form of fossil fuels (for construction equipment, worker vehicles, and truck trips) and electricity (for construction site lighting, computer equipment, and temporary construction trailers, if needed). Operation of these future development projects would require electricity for building operation (appliances, lighting, etc.) and fossil fuels related to vehicular transportation to and from parcels within the Planning Area. Thus, reasonably foreseeable activities as a result of implementation of the proposed project would increase the demands for electricity, natural gas, gasoline, and diesel consumption in the Planning Area.

Further analysis is required to determine the proposed project's potential to result in significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation. Therefore, this issue will be further analyzed in the EIR prepared for the project.

b) Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

Less Than Significant Impact. There are a variety of state and local plans and policies in place that promote use of renewable energy and energy efficiency. Examples include the State's Renewable Portfolio Standard and the California Building Energy Efficiency Standards. The Renewable Portfolio Standard initially required retail sellers of electric services to increase procurement from eligible renewable energy resources to 20% of total retail sales by 2017. In 2015, Senate Bill 350 mandated a 50% Renewable Portfolio Standard by 2030. In 2018, Senate Bill 100 increased the Renewable Portfolio Standard to 60% by 2030 and requires all of the State's electricity to come from carbon-free

resources by 2045. In accordance with Senate Bill 100, the City's electricity supplier (Southern California Edison) is required to procure at least 60% of its energy portfolio from renewable sources by 2030.

The California Building Energy Efficiency Standards (California Code of Regulations, Title 24, Part 6) was adopted to ensure that building construction, system design, and installation achieve energy efficiency and preserve outdoor and indoor environmental quality. Part 6 of Title 24 of the California Code of Regulations and all applicable rules and regulations would reduce energy demand and increase energy efficiency related to future residential development facilitated under the proposed project. Part 6 of Title 24 of the California Code of Regulations establishes energy efficiency standards for residential buildings constructed in California to reduce energy demand and consumption. Part 6 is updated periodically (every 3 years) to incorporate and consider new energy efficiency technologies and methodologies. Title 24 also includes Part 11, California Green Building Standards (CALGreen).

Additionally, as discussed in Section 3.8 of this Initial Study, various existing local plans would reduce energy use including SCAG's Connect SoCal, and CARB's Scoping Plan. Furthermore, approval of the project itself, as a zoning action, would not change these regulations and would not provide any goals, policies, or programs that would conflict with or obstruct a state or local plan for renewable energy or energy efficiency. Therefore, impacts would be less than significant. No mitigation is required. Therefore, this topic will not be discussed or evaluated further in the EIR prepared for the project.

Future development projects implemented under the proposed project would be designed and constructed to incorporate sustainable building features and construction protocols required by state and local regulations and plans. Implementation of the project is required to be consistent with existing regulations and, therefore, is not anticipated to conflict with renewable energy or energy efficiency plans. Prior to development of future projects, the City, under the plan check and permitting process, would require that state regulations applicable at the time would be met. Thus, the development facilitated by the project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency, and impacts would be less than significant. No mitigation is required. Therefore, this topic will not be discussed or evaluated further in the EIR prepared for the project.

3.7 Geology and Soils

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
VII. GEOLOGY AND SOILS – Would the project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☒	☐
ii) Strong seismic ground shaking?	☐	☐	☒	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
iv) Landslides?	☐	☐	☒	☐
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☒	☐
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	☐	☐	☒	☐
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐	☒
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☒	☐	☐	☐

a) Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:

i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

Less Than Significant Impact. The Alquist-Priolo Earthquake Fault Zoning Act, California Public Resources Code sections 2621 et seq., regulates development near active faults to reduce hazards associated with surface fault rupture. The law prohibits most structures for human occupancy from being built across the trace of active faults and establishes special study zones called Alquist-Priolo Zones, which extend 500 feet from the fault. These zones are delineated and defined by the State geologist and identify areas where potential surface rupture along a fault could prove hazardous. The General Plan EIR notes five regional major faults, the Newport-Inglewood, San Joaquin Hills, Whittier, San Andreas, and San Jacinto, as having the potential to present seismic hazards to the City (City of Costa Mesa 2016). However, as mapped by the California Department of Conservation, no parcel within the Planning Area is located within an Alquist-Priolo Zone (DOC 2025). In addition, with respect to CEQA, it is a project's impact on the environment – and not the environment's impact on a project – that compels an evaluation of how future residents or users could be affected by an on-site active fault. Future siting of buildings would have to comply with the Alquist-Priolo Earthquake Fault Zoning Act, which is intended to prevent construction of buildings for human occupancy on top of traces of active faults. As such, future development projects would be required to go through the City's plan check and permitting process to ensure compliance with state and local building code requirements. Compliance with requirements of building code for structural safety during seismic event would reduce fault hazards to less than significant. With compliance with existing regulations, including compliance with the state and local building codes, future development implemented under the project would not cause, or exacerbate the potential for fault rupture to occur. Therefore, the proposed project would not directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault. As a result, impacts would be less than significant. No mitigation is required. Therefore, this topic will not be discussed or evaluated further in the EIR prepared for the project.

ii) Strong seismic ground shaking?

Less Than Significant Impact. The Planning Area is located within an area that could be subject to seismic ground shaking from a variety of fault lines throughout the region. The local and regional faults that have the potential to affect the City are depicted on Figure 4.6-3, Regional Fault Map, of the General Plan EIR. As shown, the Newport-Inglewood Fault traverses the City (City of Costa Mesa 2016). A number of faults in the region are considered active features capable of generating future earthquakes that could result in moderate to strong ground shaking. As such, existing local regulations require stronger construction standards for buildings located within the City's Municipal Code. Chapter I of Title 5 of the Municipal Code adopts the 2025 California Building Code[3], the 2025 California

[3] Applicable on January 1, 2026

Residential Code[4], and the Orange County Grading and Excavation Code regulating design, engineering, and construction standards. For example, application for grading permits requires a soils engineering and engineering geology report. As such, it is anticipated that future development projects would be required to prepare a site-specific final geotechnical investigation prepared by a qualified licensed soils/engineering geologist and/or geotechnical engineer (geotechnical consultant). The geotechnical consultant would determine if additional subsurface geotechnical field work (e.g., borings), laboratory testing, and/or geotechnical analysis is necessary in order to provide site-specific geotechnical design recommendations that ensure compliance with the Municipal Code and the most recently adopted California Building Code in effect at the time of building/grading permit issuance. These site-specific recommendations would be incorporated into the project site preparation and building design specifications of the future development projects. Therefore, future developments would be required to go through the City's building plan check review to ensure compliance with state and local building code requirements. The building plan check review, with a detailed, site-specific geotechnical investigation, would calculate the seismic design parameters to reduce hazards to people and structures arising from ground shaking. As a result, future development projects implemented under the project would not directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking. Impacts would be less than significant. No mitigation is required. Therefore, this topic will not be discussed or evaluated further in the EIR prepared for the project.

iii) Seismic-related ground failure, including liquefaction?

Less Than Significant Impact. Liquefaction is the process in which saturated silty to cohesionless soils below the groundwater table temporarily lose strength during strong ground shaking as a consequence of increased pore pressure during conditions such as those caused by an earthquake. Earthquake waves cause water pressure to increase in the sediment and sand grains lose contact with each other, leading the sediment to lose strength and behave like a liquid. The potential for liquefaction due to ground-shaking is possible within the Planning Area, and especially within the edges of the City, including North Costa Mesa and portions along the Santa Ana River, in which these areas are identified as liquefaction hazard zones as shown in Figure 4.6-4, Liquefaction, of the General Plan EIR (City of Costa Mesa 2016). Therefore, implementation of the project could result in significant impacts regarding the exposure of people and structures to potential substantial adverse effects involving seismic-related ground failure (i.e., liquefaction). However, similar to the discussion above in Section 3.7(a)(ii), compliance with the Municipal Code would require the property owner/developer of parcels within the Planning Area to prepare a site-specific final geotechnical investigation prepared by a qualified licensed soils/engineering geologist and/or geotechnical engineer. As a result, site-specific recommendations would be incorporated into future project site preparation and building design specifications. Therefore, with review under the City's building plan check process, impacts would be less than significant. No mitigation is required. Therefore, this topic will not be discussed or evaluated further in the EIR prepared for the project.

[4] Applicable on January 1, 2026

iv) Landslides?

Less Than Significant Impact. Seismically induced landslides can adversely affect structures, people or property, utilities and infrastructure. As described in the General Plan EIR, the landslide potential in the City is considered to be low due to the flat topography in most areas of the City. There is the potential for landslides in the bluff areas on the west side (City of Costa Mesa 2016). The City's Zoning Ordinance requires a 10-foot building setback from the bluff crest. However, the Planning Area does not include parcels within the vicinity of landslide-risk areas, as shown in Figure 4.6-4, Liquefaction, of the General Plan EIR (City of Costa Mesa 2016). Moreover, future development projects implemented under the proposed project would be required to comply with the City's plan check and permitting process, including compliance with applicable building code provisions governing structural design, engineering, safety, and integrity. Therefore, with review under the City's building plan check process, impacts would be less than significant. No mitigation is required. Therefore, this topic will not be discussed or evaluated further in the EIR prepared for the project.

b) Would the project result in substantial soil erosion or the loss of topsoil?

Less Than Significant Impact. In an urbanized setting, substantial erosion or loss of topsoil typically occurs when ground disturbance causes soils to be exposed, and the soils are washed away during a storm or wind event. Surface structures, such as paved roads and buildings, decrease the potential for erosion. Once covered, soil is no longer exposed to wind or water erosion. Implementation of the proposed project would result in future development projects on parcels with various existing conditions, including vacant land, previously disturbed land, and land with existing development. Buildout of the proposed project would substantially increase the amount of impervious surface within the Planning Area. However, existing regulations would ensure the implementation of future development projects would comply with water quality standards and requirements. As such, compliance with water quality standards and stormwater runoff, future development projects under the project would minimize short- and long-term erosion. Therefore, with review under the City's building plan check process, impacts would be less than significant. No mitigation is required. Therefore, this topic will not be discussed or evaluated further in the EIR prepared for the project.

c) Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

Less Than Significant Impact. Similar to the discussion above in Section 3.7(a)(iv), the landslide potential in the City is considered to be low due to the flat topography in most areas of the City. Lateral spreading is commonly induced by liquefaction of material during an earthquake. Given the potential for liquefaction susceptibility within the City and especially within the edges of the City, including North Costa Mesa and portions along the Santa Ana River, the potential for lateral spreading is also considered high. Furthermore, the General Plan EIR determined that the City is not likely to be subject to subsidence associated with development due to the lack of clay within the soil (City of Costa Mesa 2016). Overall, compliance with the Municipal Code would require the property owner/developer of parcels within the Planning Area to prepare a site-specific final geotechnical investigation prepared by a qualified licensed soils/engineering geologist and/or geotechnical engineer. As a result, site-specific recommendations would be incorporated into future project site preparation and building design

specifications. Therefore, with review under the City's building plan check process, impacts would be less than significant. No mitigation is required. Therefore, this topic will not be discussed or evaluated further in the EIR prepared for the project.

d) Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?

Less Than Significant Impact. Expansive soils are generally clays, which increase in volume when saturated and shrink when dried. Implementation of the proposed project would be required to comply with California Building Code requirements related to hazards involving potentially expansive soils. However, numerous controls would be imposed on future development projects through the City's permitting process, in order to lessen impacts associated with expansive soils. The potential impacts associated with expansive soils would be sufficiently mitigated for structures designed and constructed in conformance with the City's Municipal Code and industry-accepted engineering standards. Therefore, with review under the City's building plan check process, impacts would be less than significant. No mitigation is required. Therefore, this topic will not be discussed or evaluated further in the EIR prepared for the project.

e) Would the project have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

No Impact. The parcels within the Planning Area are served by the existing municipal sewer system. The City has established utility services, and no septic systems would be proposed or required to serve future development projects under the proposed project. Therefore, no impacts would occur, and this issue will not be further analyzed in the EIR prepared for the project.

f) Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Potentially Significant Impact. The parcels within the Planning Area are located within an urbanized area and have likely been subject to disturbance in the past. Moreover, grading, excavation, or other construction activities resulting from implementation of the proposed project could potentially disturb undiscovered paleontological resources or unique geologic features, in the event that any are present. Further analysis is required to assess the environmental setting of the parcels within the Planning Area in order to determine the potential for paleontological resources. As such, potentially significant impacts could occur. Therefore, this issue will be further analyzed in the EIR prepared for the project.

3.8 Greenhouse Gas Emissions

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
VIII. GREENHOUSE GAS EMISSIONS – Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☒	☐	☐	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☒	☐	☐	☐

a) Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Potentially Significant Impact. Future development projects under the proposed project would result in emissions of greenhouse gases (GHGs) during construction and operations. Temporary GHG emissions would result from construction activities (i.e., vehicles and equipment) associated with future development projects. Additionally, during operations, GHG emissions would result from vehicle trips generated by these future development projects, as well as building energy and water usage. The proposed project would be subject to a variety of plans and policies that are place for the reduction of GHG emissions at the state and local level. Such plans and policies include SCAG's Connect SoCal. Further analysis is required to determine the anticipated GHG emissions generated as a result of future development projects, the impact on global climate change, and compliance with applicable plans and policies for GHG reductions. Therefore, this issue will be further analyzed in the EIR prepared for the project.

b) Would the project generate conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Potentially Significant Impact. As stated above, there are a variety of plans, policies, and regulations in place for the purpose of reducing GHG emissions. At the state level, the CARB Scoping Plan provides a framework for actions to reduce California's GHG emissions and requires CARB and other state agencies to adopt regulations and other initiatives to reduce GHGs. Under the Scoping Plan, there are several state regulatory measures aimed at the identification and reduction of GHG emissions. CARB and other State agencies have adopted many of the measures identified in the Scoping Plan. Most of these measures focus on area source emissions (e.g., energy usage) and changes to the vehicle fleet and associated fuels, among others. Another State regulatory action, Executive Order S-3-05, establishes a goal to reduce statewide GHG emissions to 80% below the 1990 level by 2050. At the regional level, the SCAG Connect SoCal sets forth strategies to reduce vehicle miles traveled, to increase use of alternative fuel vehicles, and to improve energy efficiency. The EIR will evaluate the project's consistency with applicable state, regional, and local plans, policies, and regulations that

have been adopted for the purpose of reducing GHGs. Therefore, this issue will be further analyzed in the EIR prepared for the project.

3.9 Hazards and Hazardous Materials

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
IX. HAZARDS AND HAZARDOUS MATERIALS – Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☒	☐	☐	☐
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☒	☐	☐	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☒	☐	☐	☐
d) Be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☒	☐	☐	☐
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	☒	☐	☐	☐
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☒	☐	☐	☐
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☒	☐

a) Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

Potentially Significant Impact. Implementation of the proposed project would facilitate the future development of housing and commercial uses within the Planning Area, including within existing industrial areas. Construction of future development projects would require the use of hazardous materials such as fuels, solvents, pesticides. Further analysis is required to evaluate the project's potential to create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. As such, potentially significant impacts could occur. Therefore, this issue will be further evaluated in the EIR prepared for the project.

b) Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

Potentially Significant Impact. Similar to the discussion presented in Section 3.9(a) of this Initial Study, redevelopment of parcels identified within the Planning Area could create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. For example, demolition and construction activities associated with future development could result in the disturbance of hazardous materials such as asbestos, lead-based paint, and universal wastes that may be present in existing buildings to be demolished or redeveloped. Additional information is needed to determine whether the implementation of the proposed project could create a significant hazard to the public. Further analysis is required to assess the environmental setting of the parcels within the Planning Area in order to determine the potential impacts. Therefore, this issue will be further analyzed in the EIR prepared for the project.

c) Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

Potentially Significant Impact. Implementation of the proposed project could result in hazardous emissions or involve the handling of hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. Further analysis is required to identify the location of the closest existing or proposed school and to evaluate the potential for the project to result in potentially significant impacts related to hazardous materials. As such, potentially significant impacts could occur. Therefore, this issue will be further analyzed in the EIR prepared for the project.

d) Would the project be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

Potentially Significant Impact. California Government Code Section 65962.5 combines several regulatory lists of sites that may pose a hazard related to hazardous materials or substances. The Department of Toxic Substances Control's (DTSC's) EnviroStor database and State Water Resources Control Board's GeoTracker database identifies sites that have known contamination or sites for which there may be evidence to investigate further. Further analysis is required to evaluate if Planning Area

sites have been identified as containing a known contaminant. As such, the project could result in potentially significant impacts related to hazardous materials. Therefore, this issue will be further analyzed in the EIR prepared for the project.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?

Potentially Significant Impact. Several identified parcels within the Planning Area are within the vicinity of a public airport, John Wayne Airport, located to the east of the City. As such, future development projects as a result of project implementation could result in a safety hazard or excessive noise for people residing or working in the Planning Area. Further analysis is required to assess the environmental setting of the parcels within the Planning Area in order to determine the potential impacts related to airport-related safety hazards or excessive noise (see also, Section 3.13(c) of this Initial Study). As such, potentially significant impacts could occur. Therefore, this issue will be further analyzed in the EIR prepared for the project.

f) Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Potentially Significant Impact. An emergency response plan or emergency evacuation plan is adopted by a local jurisdiction with the intent to provide accessible routes during an emergency event. If any of the routes become inaccessible, the local streets could easily become congested, thereby impacting timely evacuation. Implementation of the proposed project would facilitate the future development of projects throughout the Planning Area. It is possible that construction activities associated with future projects may result in the presence of construction equipment and materials adjacent to roadways that could temporarily impede emergency access to and within the Planning Area. Further analysis is required to assess the project's potential to impact emergency access. Therefore, this issue will be further analyzed in the EIR prepared for the project.

g) Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

Less Than Significant Impact. Fire hazards at the urban-wildlands interface is a potential problem that could threaten life and property. The California Department of Forestry and Fire Protection (CAL FIRE) maps fire hazard severity zones using a science-based and field-tested model that assigns a hazard score based on the factors that influence fire likelihood and fire behavior. Many factors are considered such as fire history, existing and potential fuel (natural vegetation), predicted flame length, blowing embers, terrain, and typical fire weather for the area. There are three levels of hazard as recommended by the State Fire Marshal: moderate, high, and very high (CAL FIRE 2025). According to CAL FIRE, there are two areas within the City are mapped as a fire hazard severity zone: Fairview Park is designated as a High Fire Hazard Severity Zone and Talbert Regional Park is designated as a Moderate Fire Hazard Severity Zone. The Planning Area includes parcels nearby the two areas mapped within the City. Parcels identified along Habor Boulevard are within the vicinity of Fairview Park. In addition, parcels identified along Placentia Avenue are within the vicinity of Talbert Regional

Park. However, there are no parcels located within the mapped fire hazard severity zones. In addition, the Planning Area does not contain a Very High Fire Hazard Severity Zone.

Implementation of the project would result in future development projects that could have the potential to expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires. However, future development would be required to comply with provisions of the City's Municipal Code that are designed to reduce risk and promote safety in the community, including coordination and compliance with the City's Fire Department standards (City of Costa Mesa 2025b). All future development would be required to comply, as appropriate, through the plan check and permitting process. Compliance with the specified fire prevention standards would provide the necessary limitations to reduce the exposure of people or structures to risk involving wildland fires to less than significant. No mitigation is required. Therefore, this topic will not be discussed or evaluated further in the EIR prepared for the project.

3.10 Hydrology and Water Quality

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
X. HYDROLOGY AND WATER QUALITY – Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☒	☐	☐	☐
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☒	☐	☐	☐
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i) result in substantial erosion or siltation on- or off-site;	☒	☐	☐	☐
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	☒	☐	☐	☐

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	☒	☐	☐	☐
iv) impede or redirect flood flows?	☒	☐	☐	☐
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☒	☐	☐	☐
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☒	☐	☐	☐

a) Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

Potentially Significant Impact. The Planning Area consists of various parcels with various existing conditions, including vacant land, previously disturbed land, and land with existing development. Given the nature of redevelopment across the Planning Area, the proposed project's buildout is anticipated to increase the amount of impervious surface. The addition of impervious surfaces within the Planning Area could result in increased runoff that could violate water quality standards or waste discharge requirements or substantially degrade surface water or groundwater quality. Further analysis is required to assess the environmental setting of the parcels within the Planning Area in order to determine the potential impacts related to water quality standards or waste discharge requirements. Therefore, this issue will be further analyzed in the EIR prepared for the project.

b) Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

Potentially Significant Impact. Similar to the discussion presented in Section 3.10(a), buildout of the proposed project would increase the amount of impervious surface within the Planning Area. It is unknown at this time whether future development projects associated with the project proposes to extract groundwater; regardless, the increase in impervious surfaces could interfere with groundwater recharge and sustainability. Further analysis is required to assess the environmental setting of the parcels within the Planning Area in order to determine the potential impacts related to groundwater supplies. Therefore, this issue will be further analyzed in the EIR prepared for the project.

c) Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:

i) Result in substantial erosion or siltation on- or off-site?

Potentially Significant Impact. Similar to the discussion presented in Section 3.10(a), buildout of the proposed project would increase the amount of impervious surface within the Planning Area and has the potential to modify the existing drainage pattern of these parcels where existing conditions could include pervious landscapes and smaller structures on site. Further analysis is required to assess the environmental setting of the parcels within the Planning Area in order to determine the potential impacts related to erosion and siltation. Therefore, this issue will be further analyzed in the EIR prepared for the project.

ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite?

Potentially Significant Impact. Buildout of the proposed project has the potential to substantially increase the rate or amount of surface runoff within the Planning Area by constructing impervious surfaces associated with the construction of future development projects where various parcels no structures or impervious landscapes currently exist. The analysis of an increase in the rate of surface water runoff coming from these parcels requires additional study. Further analysis is required to assess the environmental setting of the parcels within the Planning Area in order to determine the potential impacts related to flooding. Therefore, this issue will be further analyzed in the EIR prepared for the project.

iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

Potentially Significant Impact. Buildout of the proposed project has the potential to create or contribute to runoff water that could exceed the capacity of the stormwater drainage systems or provide substantial additional sources of polluted runoff. The Planning Area consists of parcels identified for infill and redevelopment for residential uses; thus, any new additional impervious surfaces constructed within the Planning Area could increase the rate at which stormwater runoff exits these parcels, which could result in runoff amounts that exceed the capacity of the existing stormwater infrastructure. The analysis of an increase in the rate of surface water runoff coming from the identified parcels requires additional study. Further analysis is required to assess the environmental setting of the parcels within the Planning Area in order to determine the potential impacts related to surface runoff. Therefore, this issue will be further analyzed in the EIR prepared for the project.

iv) Impede or redirect flood flows?

Potentially Significant Impact. According to the General Plan Safety Element, various parcels identified for the proposed project are located within an area of flood risk, as mapped in Figure S-5, Local Flooding Hazards (City of Costa Mesa 2016). Implementation of the proposed project does not include

infrastructure improvements or components that would impede or redirect flood flows. However, additional information is needed to determine whether there are existing drainage features traversing the Planning Area. Further analysis is required to assess the environmental setting of the parcels within the Planning Area in order to determine the potential impacts related to flood hazards. Therefore, this issue will be further analyzed in the EIR prepared for the project.

d) In flood hazard, tsunami, or seiche zones, would the project risk release of pollutants due to project inundation?

Potentially Significant Impact. According to the City's General Plan, the City is located over 0.75-mile inland from the Pacific Ocean at elevations ranging between 30 to 100 feet above sea level, and the potential for tsunamis affecting the City is negligible (City of Costa Mesa 2016). Similarly, there are no large bodies of water within the City. Due to the distances between the Planning Area and the Pacific Ocean, there is no risk of release of pollutants due to tsunami or seiche. However, as described in Section 3.10(c)(iv), the various parcels within the Planning Area could pose a risk in a flood event, thereby releasing pollutants due to project inundation. Further analysis is required to assess the environmental setting of the parcels within the Planning Area in order to determine the potential impacts related to flood zones. Therefore, this issue will be further analyzed in the EIR prepared for the project.

e) Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Potentially Significant Impact. Buildout of the proposed project would involve the construction of new buildings, create new impervious surfaces, involve off-pavement construction operations, and require ground-disturbing activities. Thus, the proposed project has the potential to conflict with existing water quality or groundwater management plans. Additional analysis is required to determine whether buildout of the proposed project would conflict with such plans. Further analysis is required to identify applicable water quality control plans or sustainable groundwater management plans in order to determine the potential impacts. Therefore, this issue will be further analyzed in the EIR prepared for the project.

3.11 Land Use and Planning

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XI. LAND USE AND PLANNING – Would the project:				
a) Physically divide an established community?	☐	☐	☒	☐
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☒	☐	☐	☐

a) Would the project physically divide an established community?

Less Than Significant Impact. The physical division of an established community typically refers to the construction of a linear feature (e.g., a major highway or railroad tracks) or removal of a means of access (e.g., a local road or bridge) that would impair mobility within an existing community or between a community and outlying area. The parcels within the Planning Area are bound by existing, major roadways or within the vicinity of existing roadways. The proposed project's parcels were identified based on the City's Housing Element and Measure K. Implementation of the proposed project would result in future redevelopment of these parcels and would not result in a physical division within an established community. Furthermore, the proposed project does not include features such as a new highway, new aboveground infrastructure, or an easement through an established neighborhood that may result in physical divisions within a community. For these reasons, the proposed project's impacts would be less than significant. No mitigation is required. This issue will not be further analyzed in the EIR prepared for the project.

b) Would the project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

Potentially Significant Impact. The City has numerous land use policies and regulations that have been adopted to avoid or mitigate environmental effects. As described throughout this Initial Study, the proposed project may result in potentially significant environmental impacts, depending on the results of more detailed technical analyses that will be presented in the Program EIR. As such, the analyses in the Program EIR will demonstrate whether the proposed project may potentially conflict with land use plans, policies, or regulations that have been adopted for the purpose of avoiding or mitigating an environmental effect. As such, potentially significant impacts could occur. Therefore, this issue will be further analyzed in the EIR prepared for the project.

3.12 Mineral Resources

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XII. MINERAL RESOURCES – Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☒	☐	☐	☐
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☒	☐	☐	☐

a) Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

Potentially Significant Impact. According to the City's General Plan EIR, the California Geological Survey maps the City with two different Mineral Resource Zones (MRZs): MRZ-1, which are areas where adequate information indicates that no significant mineral deposits are present or where it is determined that little likelihood exists for their presence, and MRZ-3, which are areas containing mineral deposits, the significance of which cannot be evaluated from available data (City of Costa Mesa 2016). In addition, City's General Plan EIR, there are several active, plugged, or idle oil and gas wells throughout the City, some of which may underly the Planning Area (City of Costa Mesa 2016). Further analysis is required to assess the environmental setting of the parcels within the Planning Area in order to determine the potential impacts related to mineral resources. As such, potentially significant impacts could occur related to the redevelopment of these parcels with the implementation of the proposed project. Therefore, this issue will be further analyzed in the EIR prepared for the project.

b) Would the project result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

Potentially Significant Impact. As discussed above in Section 3.12(a), the Planning Area has the potential to overlay with land designated with potentially significant mineral resources. Further analysis is required to assess the environmental setting of the parcels within the Planning Area in order to determine the potential impacts related to mineral resources. As such, potentially significant impacts could occur. Therefore, this issue will be further analyzed in the EIR prepared for the project.

3.13 Noise

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XIII. NOISE – Would the project result in:				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☒	☐	☐	☐
b) Generation of excessive groundborne vibration or groundborne noise levels?	☒	☐	☐	☐

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☒	☐	☐	☐

a) Would the project result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

Potentially Significant Impact. Implementation of the proposed project would result in future development projects which would generate construction and operational noise. Further analysis is required to assess the environmental setting of the parcels within the Planning Area (i.e., noise-sensitive receptors located within the proximity of identified parcels) in order to determine the potential for substantial adverse noise effects. As such, potentially significant impacts related to noise could occur. Therefore, this issue will be further analyzed in the EIR prepared for the project.

b) Would the project result in generation of excessive groundborne vibration or groundborne noise levels?

Potentially Significant Impact. Similar to the discussion presented in Section 3.13(a), construction and operational activities as a result of future development projects have the potential to generate vibration. As such, implementation of proposed project could result in groundborne vibration or groundborne noise effects, which could be excessive, substantial, and adverse to nearby sensitive receptors. Further analysis is required to assess the environmental setting of the parcels within the Planning Area in order to determine the potential impacts related to groundborne vibration or groundborne noise. As such, potentially significant impacts could occur. Therefore, this issue will be further analyzed in the EIR prepared for the project.

c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

Potentially Significant Impact. Several identified parcels within the proposed project are within the vicinity of a public airport, John Wayne Airport, located to the east of the City. Further analysis is required to determine the location of Planning Area parcels and their potential to expose people

residing or working in the project area to excessive noise levels. As such, impacts could be potentially significant. Therefore, this issue will be further analyzed in the EIR prepared for the project.

3.14 Population and Housing

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XIV. POPULATION AND HOUSING – Would the project:				
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☒	☐	☐	☐
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☒	☐	☐	☐

a) Would the project induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

Potentially Significant Impact. As described in Section 2.1 of this Initial Study, implementation of the proposed project would facilitate the future development of residential and commercial uses within the Planning Area, as required by State law. The proposed project assumes a realistic buildout based on a maximum density (for purposes of this environmental analysis), which would increase housing production within parcels within the Planning Area. As such, with the development of future housing within the City, associated population growth is anticipated as a result of the proposed project. In addition, the project would result in an assumed commercial buildout for future mixed-use development, which could result in the replacement of industrial uses with commercial and residential. Further analysis is required to assess the environmental impacts associated with the project's implementation, compliance with local, regional, and state population and housing growth forecasts and goals. As such, potentially significant impacts could occur related to substantial unplanned population growth. Therefore, this issue will be further analyzed in the EIR prepared for the project.

b) Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

Potentially Significant Impact. Implementation of the proposed project would facilitate the future development within the Planning Area. Based on the preliminary review of existing conditions, the Planning Area may contain existing residential uses, whether allowed under existing underlying land use designations or consist of existing nonconforming residential. Further analysis is required to

assess the environmental impacts associated with the project's implementation regarding displacement. Therefore, this issue will be further analyzed in the EIR prepared for the project.

3.15 Public Services

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XV. PUBLIC SERVICES – Would the project:				
a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:				
Fire protection?	☒	☐	☐	☐
Police protection?	☒	☐	☐	☐
Schools?	☒	☐	☐	☐
Parks?	☒	☐	☐	☐
Other public facilities?	☒	☐	☐	☐

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:

Fire protection?

Potentially Significant Impact. Implementation of the proposed project would result in future development projects which would generate population growth. Future development projects are anticipated to generate a range of fire service calls, typical of residential land uses. In addition, potential population growth within a planning area typically leads to an increase in demand for fire protection services. Further analysis is required to assess the environmental setting of the parcels within the Planning Area, including but not limited to existing service ratios (if applicable), in order to determine the potential impacts related to fire protection services. As such, potentially significant impacts could occur in the event performance objectives for fire protection services are unable to be maintained and construction of new or physically altered government facilities are required to maintain acceptable services. Therefore, this issue will be further analyzed in the EIR prepared for the project.

Police protection?

Potentially Significant Impact. Implementation of the proposed project would result in future development projects, which would generate population growth. Future development projects are anticipated to generate a range of police service calls, typical of residential land uses. In addition,

potential population growth within a planning area typically leads to an increase in demand for police protection services. Further analysis is required to assess the environmental setting of the parcels within the Planning Area, including but not limited to existing service ratios (if applicable), in order to determine the potential impacts related to police protection services. As such, potentially significant impacts could occur in the event performance objectives for police protection services are unable to be maintained and construction of new or physically altered government facilities are required to maintain acceptable services. Therefore, this issue will be further analyzed in the EIR prepared for the project.

Schools?

Potentially Significant Impact. Implementation of the proposed project would result in future development projects, which would generate population growth, including an anticipated student population. Further analysis is required to assess the environmental setting of the parcels within the Planning Area including but not limited to existing school-related service ratios (if applicable), in order to determine the potential impacts. As such, potentially significant impacts could occur in the event performance objectives for schools are unable to be maintained and construction of new or physically altered school facilities are required to maintain acceptable services. Therefore, this issue will be further analyzed in the EIR prepared for the project.

Parks?

Potentially Significant Impact. Implementation of the proposed project would result in future development projects, which would generate population growth. Future occupants of these development projects are anticipated to use existing park facilities within the City. In addition, housing growth within a planning area typically leads to an increase in demand for parks. Further analysis is required to assess the environmental setting of the parcels within the Planning Area, including but not limited to existing service ratios (if applicable), in order to determine the potential impacts. As such, potentially significant impacts could occur in the event performance objectives for parks are unable to be maintained and construction of new or physically altered park facilities are required to maintain acceptable services. Therefore, this issue will be further analyzed in the EIR prepared for the project.

Other public facilities?

Potentially Significant Impact. Implementation of the proposed project would result in future development projects, which would generate population growth. Future occupants of these development projects are anticipated to use other existing public facilities (i.e., libraries and/or administrative services) within the City. Further analysis is required to assess the environmental setting of the parcels within the Planning Area, including but not limited to existing service ratios (if applicable), in order to determine the potential impacts. As such, potentially significant impacts could occur in the event performance objectives for other public services are unable to be maintained and construction of new or physically altered government facilities are required to maintain acceptable services. Therefore, this issue will be further analyzed in the EIR prepared for the project.

3.16 Recreation

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XVI. RECREATION				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☒	☐	☐	☐
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☒	☐

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

Potentially Significant Impact. Similar to the discussion presented in Section 3.15(a), implementation of the proposed project would result in future development projects, which would generate population growth. Future occupants of these development projects are anticipated to use existing neighborhood and regional parks or other recreational facilities within the City. In addition, housing growth within a planning area typically leads to an increase in demand for parks and recreational facilities. Further analysis is required to assess the environmental setting of the parcels within the Planning Area, including but not limited to existing service ratios (if applicable), in order to determine the potential impacts. As such, potentially significant impacts could occur related to the increase of use and substantial physical deterioration to occur or be accelerated. Therefore, this issue will be further analyzed in the EIR prepared for the project.

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?

Less Than Significant Impact. Implementation of the proposed project does not directly propose the construction of new publicly accessible recreational facilities, nor does it include land use changes that would facilitate the future development of parkland. As such, implementation of future development projects under the proposed project would not result in adverse physical effect on the environment related to construction or expansion of recreational facilities. Therefore, this topic will not be discussed or evaluated further in the EIR prepared for the project.

3.17 Transportation

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XVII. TRANSPORTATION – Would the project:				
a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	☒	☐	☐	☐
b) Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?	☒	☐	☐	☐
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☒	☐
d) Result in inadequate emergency access?	☐	☐	☒	☐

a) Would the project conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

Potentially Significant Impact. Implementation of the proposed project would result in future development projects, the construction of which would result in temporary impacts to the existing circulation system, including transit, roadway, bicycle, and pedestrian facilities. Operation of these future development projects would result in changes to the existing transportation conditions due to the introduction of residential uses within the Planning Area. As such, the incorporation of residential land uses could result in conflicts with programs, plans, ordinances, or policies addressing the circulation system. Further analysis is required to assess the environmental setting of the parcels within the Planning Area in order to determine the potential impacts related to transportation. Such analysis will be required within the EIR to determine consistency with state and regional plans and policies, including but not limited to the City's General Plan and SCAG's Connect SoCal. Therefore, this issue will be further analyzed in the EIR prepared for the project.

b) Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?

Potentially Significant Impact. CEQA Guidelines Section 15064.3 establishes vehicle miles traveled (VMT) as the most appropriate measure of transportation impacts, facilitating a shift from the use of level of service (LOS) to evaluate the impacts of traffic and transportation on the environment. VMT is the amount and distance of automobile travel attributable to a project, while LOS is a measure of intersection and roadway operations based on vehicle delay and congestion. CEQA Guidelines Section 15064.3(b) describes specific considerations for evaluating the transportation impacts for

several categories of development and is divided into subsections addressing land use projects, transportation projects, and projects warranting qualitative traffic analysis. For land use projects, Section 15064.3(b) states that "VMT exceeding an applicable threshold of significance may indicate a significant impact." Further studies are required to determine whether project implementation (and associated future development) may result in VMT that exceeds the thresholds as established by the City. Therefore, this issue will be further analyzed in the EIR prepared for the project.

c) Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

Less Than Significant Impact. Implementation of the proposed project would facilitate the future development of residential uses on parcels across the City. As such, the proposed project has the potential to introduce new circulation patterns to the Planning Area. However, individual projects facilitated as a result of the project's implementation would be subject to the City's plan check and permitting process. At that time, any specific traffic hazards due to the geometric design around the future project sites would be identified. No geometric design issues are reasonably foreseeable at the time of drafting this Initial Study. However, implementation of the project would result in infill development and/or redevelopment of parcels within a built out, urban area. These types of improvements would not involve permanent changes to linear infrastructure, including roadways, and would not introduce any uses that would be incompatible with the surrounding urban environment. Individual projects proposed in the Planning Area would be subject to, and designed in accordance with City standards and specifications which address potential design hazards including sight distance, driveway placement and access, and signage and striping. At intersections or roadways where traffic safety issues are identified, the City would work to correct any deficiencies in a timely manner to the degree that is practical and feasible. Additionally, any new transportation facilities, or improvements to roadway facilities associated with individual projects would be constructed based on design standards consistent with the City's Municipal Code, and best practices consistent with General Plan. Implementation of the project would be subject to, and constructed in accordance with, applicable roadway design standards and applicable General Plan goals and policies. Therefore, with compliance with existing regulations, the project would not substantially increase hazards due to a geometric design feature or incompatible uses. Therefore, this topic will not be discussed or evaluated further in the EIR prepared for the project.

d) Would the project result in inadequate emergency access?

Less Than Significant Impact. Implementation of the proposed project would facilitate the future development of residential uses on existing parcels across the City. As such, the proposed project has the potential to introduce new circulation patterns to the Planning Area. The project does not propose any direct development or new roadways, or intersections and it does not include any standards that would result in inadequate emergency access. The individual project design and access details such as new or modified driveway locations or curb cuts are unknown at the time of drafting this Initial Study. Therefore, this Initial Study does not consider impacts to emergency access to properties in the Planning Area or particular streets along which parcels have been identified for development. However, the project would allow for greater densities than are currently allowed within the Planning Area as proposed in the plan, policies, and zoning standards for the City, and would facilitate temporary construction activities within the Planning Area, which could temporarily result in impacts to the circulation system. Future

development would need to comply with all applicable building code requirements in the California Building Code, Fire Code, and the City's Municipal Code related to access and design requirements to allow for emergency services to access all structures. As such, individual project would be reviewed during the City's plan check and permitting process. As such, with compliance with applicable regulations, impacts to emergency access would be less than significant and no mitigation is required. Therefore, this topic will not be discussed or evaluated further in the EIR prepared for the project.

3.18 Tribal Cultural Resources

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XVIII. TRIBAL CULTURAL RESOURCES				
Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k), or	☒	☐	☐	☐
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☒	☐	☐	☐

Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k)?

Potentially Significant Impact. Implementation of the proposed project would result in future development projects, which would include ground-disturbing activities that could have the potential

to disturb tribal cultural resources listed or eligible for listing in the California Register of Historical Resources or a local register of historical resources. Record searches with the Native American Heritage Commission and CHRIS would be required for further analysis to assess the potential impacts to tribal cultural resources listed or eligible for listing in the California Register of Historical Resources or a local register of historical resources. In addition, outreach to local tribes is required for analysis. Therefore, this issue will be further analyzed in the EIR prepared for the project.

b) ***A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.***

Potentially Significant Impact. Similar to the discussion presented in Section 3.18(a), further analysis is required, including consultation with Native American tribes, to assess the environmental setting of the parcels within the Planning Area in order to determine the potential impacts to tribal cultural resources. Therefore, this issue will be further analyzed in the EIR for the project.

3.19 Utilities and Service Systems

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XIX. UTILITIES AND SERVICE SYSTEMS – Would the project:				
a) Require or result in the relocation or construction of new or expanded water, waste water treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☒	☐	☐	☐
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	☒	☐	☐	☐
c) Result in a determination by the waste water treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☒	☐	☐	☐
d) Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☒	☐	☐	☐

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☒	☐

a) Would the project require or result in the relocation or construction of new or expanded water, waste water treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

Potentially Significant Impact. The City is served by existing water, wastewater, stormwater, electric power, natural gas, and telecommunications facilities. Implementation of the proposed project does not include infrastructure improvements that would result in the relocation or construction of new or expanded facilities. However, future development projects associated with the project implementation would increase demand on existing infrastructure facilities. Further analysis is required to assess the environmental setting of the parcels within the Planning Area in order to determine the potential impacts related to the potential construction or relocation of infrastructure facilities. Therefore, this issue will be further analyzed in the EIR prepared for the project.

b) Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

Potentially Significant Impact. Similar to the discussion presented in Section 3.19(a), future development projects associated with the project implementation would increase demand on existing infrastructure facilities, including an increase in the use of water supplies. Further analysis is required to assess the City's local and regional water supplies under existing and future year conditions in order to determine the potential impacts related to water supplies. As such, potentially significant impacts could occur. Therefore, this issue will be further analyzed in the EIR prepared for the project.

c) Would the project result in a determination by the waste water treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Potentially Significant Impact. Similar to the discussion presented in Section 3.19(b), future development projects associated with the project implementation would increase demand on existing infrastructure facilities. This includes an increase in demand for wastewater treatment. Further analysis is required to assess the wastewater treatment capacity serving the Planning Area in order to determine the potential impacts related to existing commitments. As such, potentially significant impacts could occur. Therefore, this issue will be further analyzed in the EIR prepared for the project.

d) Would the project generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

Potentially Significant Impact. Similar to the discussion presented in Section 3.19(c), future development projects associated with the project implementation would increase demand on existing infrastructure facilities. This includes an increase in solid waste generation. Further analysis is required to assess the anticipated solid waste generated as a result of future development projects in order to determine the potential impacts to capacity and solid waste reduction goals. As such, potentially significant impacts could occur. Therefore, this issue will be further analyzed in the EIR prepared for the project.

e) Would the project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

Less Than Significant Impact. Similar to the discussion presented in Section 3.19(d), future development projects associated with the project implementation would increase demand on existing infrastructure facilities, including solid waste facilities (i.e., landfills). However, all solid waste-generating activities in the City are subject to the requirements set forth in AB 939, which requires diversion of a minimum of 50 percent of construction and demolition debris. In addition, since 2020, development projects are required to divert 75 percent of solid waste, pursuant to AB 341. As such, disposal of waste generated from implementation of the proposed Program would be consistent with all state regulations. Less than significant impacts would occur, and no mitigation is required. Therefore, this topic will not be discussed or evaluated further in the EIR prepared for the project.

3.20 Wildfire

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XX. WILDFIRE – If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☐	☒
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☒	☐

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

a) Would the project substantially impair an adopted emergency response plan or emergency evacuation plan?

Less Than Significant Impact. State Responsibility Areas (SRA) are recognized by the Board of Forestry and Fire Protection as areas where CAL FIRE is the primary emergency response agency responsible for fire suppression and prevention. The Planning Area does not contain a Very High Fire Hazard Severity Zone (VHFHSZ) within a SRA. Instead, the City is in a Local Responsibility Area (LRA), meaning the financial responsibility of preventing and suppressing wildfires is primarily the responsibility of a local agency (i.e., the City of Costa Mesa).

According to CAL FIRE, there are two areas within the City are mapped: Fairview Park is designated as a High Fire Hazard Severity Zone and Talbert Regional Park is designated as a Moderate Fire Hazard Severity Zone. The Planning Area includes parcels nearby the two areas mapped within the City. Parcels identified along Habor Boulevard are within the vicinity of Fairview Park. In addition, parcels identified along Placentia Avenue are within the vicinity of Talbert Regional Park. However, there are no parcels located within the mapped fire hazard severity zones. Therefore, implementation of the proposed project would facilitate the future development of projects throughout the Planning Area. It is possible that construction activities associated with future projects may result in the presence of construction equipment and materials adjacent to roadways that could temporarily impede emergency access to and within the Planning Area. However, the Planning Area does not contain parcels within a VHFHSZ. Moreover, a site-specific level of analysis is not available for the purposes of this Initial Study. Nevertheless, future development would need to comply with all applicable building code requirements in the California Building Code, Fire Code, and the City's Municipal Code related to access and design requirements to allow for emergency services to access all structures. As such, with compliance with applicable regulations and conditions, impacts to emergency response plan or

emergency evacuation plan would be less than significant and no mitigation is required. Therefore, this topic will not be discussed or evaluated further in the EIR prepared for the project.

b) Due to slope, prevailing winds, and other factors, would the project exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

No Impact. As discussed above in Section 3.20(a), none of the parcels within the Planning Area are located near a VHFHSZ. Future development project sites would consist entirely of infill activities of previously disturbed and/or developed parcels. None of the Planning Area contains hillside development or parcels that could require large cut/fill activities with substantial grading that could alter how prevailing winds interact with the area. The project would not facilitate development of industrial uses or otherwise increase the potential exposure of project occupants to pollutant concentrations from a wildfire. Thus, future development projects would not exacerbate wildfire risks, exposing future occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. Therefore, this topic will not be discussed or evaluated further in the EIR prepared for the project.

c) Would the project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

No Impact. The proposed project would facilitate the construction of future development projects within the Planning Area. Infrastructure improvements are not directly associated with the implementation of the project. Future development may require the installation or maintenance of associated infrastructure (such as power lines or other utilities); however, the potential for infrastructure improvements would not exacerbate any fire risk. As discussed under Thresholds 3.20 (a) and (b) above, the Planning Area is urbanized and none of the parcels within the Planning Area are located near a VHFHSZ. Moreover, future development would need to comply with all applicable building code requirements in the California Building Code, Fire Code, and the City's Municipal Code to reduce risk from the installation or maintenance of associated infrastructure. Therefore, this topic will not be discussed or evaluated further in the EIR prepared for the project.

d) Would the project expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

Less Than Significant Impact. As discussed above in Section 3.20(a), none of the parcels within the Planning Area are located near a VHFHSZ. Thus, there is low potential for future development projects to expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes. Moreover, future development projects would consist entirely of infill activities of previously disturbed and/or developed parcels. Similarly, the parcels identified are located outside of a local hazard zone (i.e., landslide hazard zones), as discussed in Section 3.7 of this Initial Study. Thus, compliance with the City's Municipal Code would reduce exposure of people or structures to significant risks. Therefore, this topic will not be discussed or evaluated further in the EIR prepared for the project.

3.21 Mandatory Findings of Significance

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XXI. MANDATORY FINDINGS OF SIGNIFICANCE				
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	☒	☐	☐	☐
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	☒	☐	☐	☐
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☒	☐	☐	☐

a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

Potentially Significant Impact. As discussed in Section 3.4, Biological Resources, buildout of the proposed project has the potential to impact sensitive vegetation communities and habitat for special-status wildlife. Furthermore, as discussed in Section 3.5, Cultural Resources, buildout of the proposed project could result in potentially significant impacts to cultural resources. Further analysis is required to assess the project's impacts. Therefore, this issue will be further analyzed in the EIR prepared for the project.

b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)

Potentially Significant Impact. Buildout of the proposed project has the potential to result in significant impacts that could cause cumulatively considerable impacts when viewed in connection with the effects of past, current, or probable future projects. Until the further analysis as discussed above in Section 3.21(a) are provided and mitigation measures are identified, as necessary, impacts would be considered potentially significant. Therefore, cumulative impacts will be analyzed in the EIR prepared for the project.

c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Potentially Significant Impact. As described throughout this Initial Study, implementation of the project could result in potentially significant adverse effects on human beings. The analysis of the proposed project's potential for environmental effects that can cause substantial adverse effects on human beings requires additional study; therefore, these impacts would be considered potentially significant until they can be fully analyzed in the EIR prepared for the project.

4 References and Preparers

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4.2 List of Preparers

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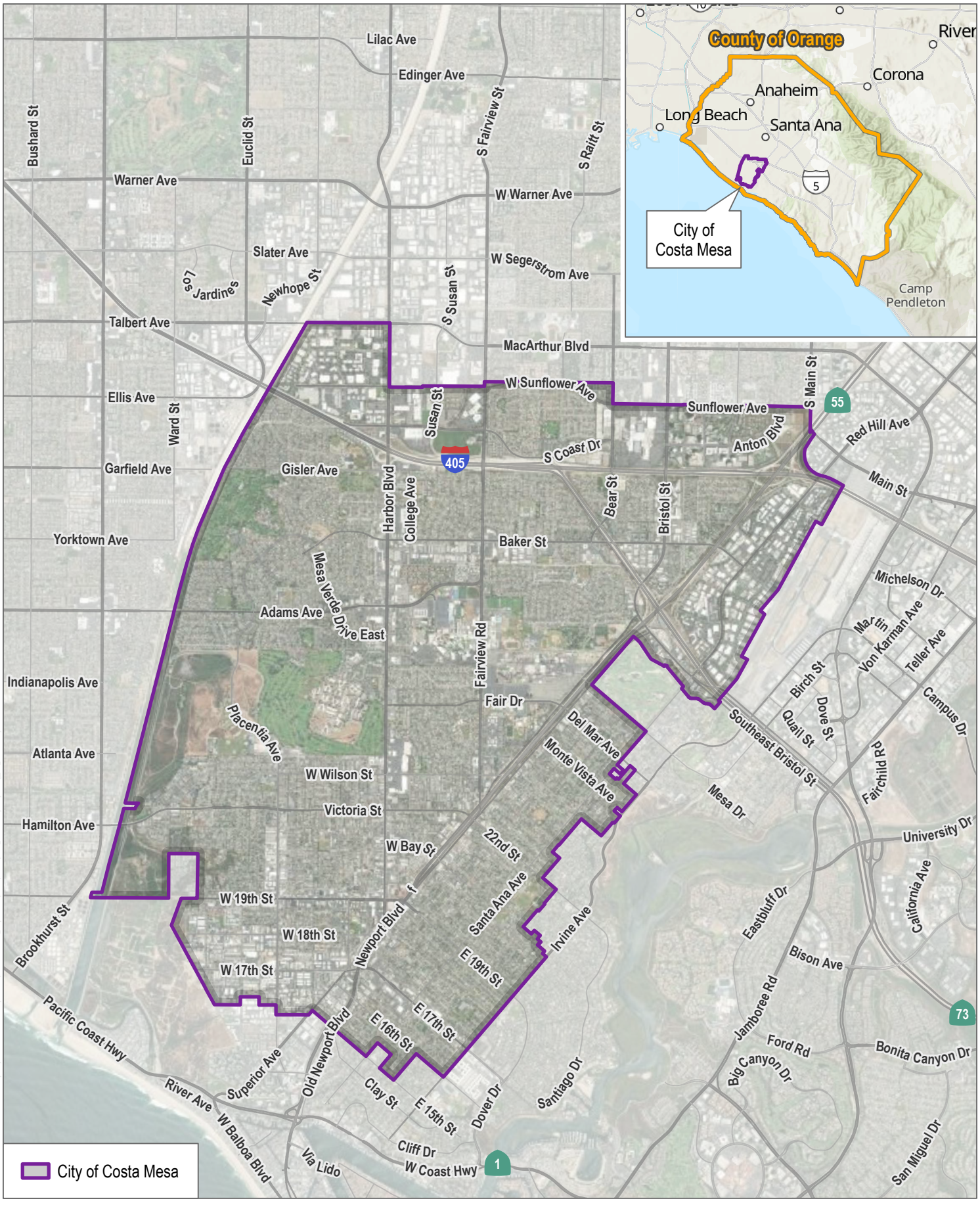

SOURCE: Esri, Open Street Map

DUDEK

0 2,350 4,700 Feet

FIGURE 1

Regional Location and Local Vicinity

Neighborhoods Where We All Belong Zoning Updates and Housing Element Implementation

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SOURCE: City of Costa Mesa, Orange County Sanitation District, Open Street Map

FIGURE 2

Planning Area

Neighborhoods Where We All Belong Zoning Updates and Housing Element Implementation

DUDEK

0 0.25 0.5 Miles

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Appendix A
Planning Area Parcel List

Assessor Parcel Number (APN)	Parcel Area (acre)	General Plan Land Use Designation	Zoning	Specific Plan or Overlay	Is Housing Element Site?
None	0.264909	GC	C1	19 West	N
None	1.255572	CAC		North Costa Mesa Specific Plan	N
None	1.261327	CAC	TC	North Costa Mesa Specific Plan	N
None	4.651167	GC	C1	None	N
119-200-13	0.374257	GC	C2	None	N
119-200-14	0.715736	GC	C2	None	N
119-200-36	2.819937	GC	PDC	None	N
119-401-01	0.332833	GC	C2	None	N
119-401-02	0.176517	GC	C2	None	N
119-401-03	1.093705	GC	C2	None	N
119-401-04	1.578759	GC	C2	None	N
119-401-05	2.323632	GC	PDC	None	N
119-401-06	1.49757	GC	PDC	None	N
139-031-39	10	IP	PDI	None	Y
139-031-41	14.99858	IP	MP	None	N
139-031-42	8.029181	IP	MP	None	Y
139-031-62	15.74434	IP	MP	None	N
139-031-66	0.230729	IP	MP	None	N
139-031-67	10	IP	MP	None	Y
139-031-71	2.951737	GC	CL	None	N
139-031-75	0.970488	GC	CL	None	N
139-031-76	2.468577	GC	CL	None	N
139-032-01	1.321343	IP	PDI	None	N
139-032-02	1.112621	IP	PDI	None	N
139-032-03	0.439039	IP	PDI	None	N
139-032-04	1.477321	IP	PDI	None	N
139-032-05	1.250862	IP	PDI	None	N
139-032-06	0.188563	IP	PDI	None	N
139-032-07	0.355345	IP	PDI	None	N
139-032-08	0.368979	IP	PDI	None	N
139-032-09	0.587977	IP	PDI	None	N
139-032-10	0.450266	IP	PDI	None	N
139-032-11	12.90478	IP	PDI	None	N
139-201-02	1.060981	GC	C1	None	N
139-201-04	0.500037	GC	C1	None	N
139-201-05	0.608802	GC	C1	None	N
139-201-08	1.410663	GC	C1	None	N
139-201-09	0.285418	GC	C1	None	N
139-201-10	0.586877	GC	C1	None	N
139-203-01	3.399451	GC	C1	None	N
139-203-02	0.799091	GC	C1	None	N
139-203-22	0.330474	GC	C1	None	N
139-203-23	2.736882	GC	C1	None	N
139-296-26	0.918241	GC	C1	None	N
139-296-37	3.763468	GC	C1	None	N
139-296-38	0.692921	GC	C1	None	N
139-296-39	0.90387	GC	C1	None	N
139-296-41	0.442779	GC	C1	None	N
139-302-20	0.458501	GC	C1	None	N
139-302-25	0.679779	GC	C1	None	N
139-302-27	1.075951	GC	C1	None	N
139-304-08	0.634247	GC	C1	None	N
139-304-09	0.608928	GC	C1	None	N
139-304-12	0.37665	GC	C1	None	N
139-304-15	0.439998	GC	C1	None	N
139-304-17	0.061026	GC	C1	None	N
139-304-21	2.021554	GC	C1	None	N

139-304-22	0.398165	GC	C1	None	N
139-313-21	0.187622	GC	C1	None	Y
139-313-30	2.4	GC	C1	None	Y
139-361-01	0.442512	GC	C2	None	N
139-361-29	0.659264	GC	C1-S	None	N
139-361-33	0.48348	GC	C1-S	None	N
139-361-44	3.893994	GC	C1-S	None	N
139-361-46	8.563101	GC	C1-S	None	N
139-361-47	0.308406	GC	C1-S	None	N
139-362-01	0.276534	GC	C1	None	N
139-362-02	0.152111	GC	C1	None	N
139-362-03	0.759351	GC	C1	None	N
139-362-04	0.494775	GC	C1	None	N
139-362-08	1.928635	GC	C1	None	N
139-651-03	1.214009	IP	MP	None	N
139-651-05	1.046363	IP	MP	None	N
139-651-06	1.976638	IP	MP	None	N
139-651-08	2.986685	IP	MP	None	N
139-651-10	2.641931	IP	MP	None	N
139-651-24	0.229567	IP	MP	None	N
139-651-25	1.855779	IP	MP	None	N
139-651-26	2.127243	IP	MP	None	N
139-651-29	1.535333	IP	MP	None	N
139-652-01	1.45098	IP	MP	None	N
139-652-02	2.133178	IP	MP	None	N
139-652-03	0.693871	IP	MP	None	N
139-652-04	0.714244	IP	MP	None	N
139-652-05	1.319121	IP	MP	None	N
139-652-07	1.504215	IP	MP	None	N
139-652-08	1.257841	IP	MP	None	N
139-652-09	0.744655	IP	MP	None	N
139-652-10	0.695506	IP	MP	None	N
139-652-11	2.50784	IP	MP	None	N
139-652-12	2.393525	IP	MP	None	N
139-661-01	0.164802	IP	PDI	None	N
139-661-02	0.138036	IP	PDI	None	N
139-661-03	0.160339	IP	PDI	None	N
139-661-04	0.142505	IP	PDI	None	N
139-661-05	0.166646	IP	PDI	None	N
139-661-06	0.145995	IP	PDI	None	N
139-661-07	0.109125	IP	PDI	None	N
139-661-08	0.122769	IP	PDI	None	N
139-661-09	0.122474	IP	PDI	None	N
139-661-10	0.109428	IP	PDI	None	N
139-661-11	0.145992	IP	PDI	None	N
139-661-12	0.142225	IP	PDI	None	N
139-661-13	0.134294	IP	PDI	None	N
139-661-14	0.149091	IP	PDI	None	N
139-661-15	0.101495	IP	PDI	None	N
139-661-16	0.14404	IP	PDI	None	N
139-661-17	0.151983	IP	PDI	None	N
139-661-18	0.144246	IP	PDI	None	N
139-661-19	0.17835	IP	PDI	None	N
139-661-20	0.140763	IP	PDI	None	N
139-661-21	0.070962	IP	PDI	None	N
139-661-22	0.066802	IP	PDI	None	N
139-661-23	0.132762	IP	PDI	None	N
139-661-30	9.510489	IP	PDI	None	N
139-662-01	0.15794	IP	PDI	None	N
139-662-02	0.108642	IP	PDI	None	N
139-662-03	0.077423	IP	PDI	None	N
139-662-04	0.05529	IP	PDI	None	N

139-662-05	0.051036	IP	PDI	None	N
139-662-06	0.050123	IP	PDI	None	N
139-662-07	0.053581	IP	PDI	None	N
139-662-08	0.074643	IP	PDI	None	N
139-662-09	0.055308	IP	PDI	None	N
139-662-10	0.061732	IP	PDI	None	N
139-662-11	0.053841	IP	PDI	None	N
139-662-16	0.045542	IP	PDI	None	N
139-662-17	0.054213	IP	PDI	None	N
139-662-18	0.049975	IP	PDI	None	N
139-662-19	0.08298	IP	PDI	None	N
139-662-20	0.115947	IP	PDI	None	N
139-662-21	0.113511	IP	PDI	None	N
140-041-23	0.250242	IP	PDI	None	N
140-041-24	10.24556	IP	PDC	None	N
140-041-38	5.78463	IP	MP	None	Y
140-041-40	8.93861	IP	PDC	None	N
140-041-43	0.223468	IP	PDI	None	N
140-041-47	3.020259	IP	MP	None	N
140-041-48	2.960603	IP	MP	None	N
140-041-49	29.42317	UCC	PDC	North Costa Mesa Specific Plan	N
140-041-54	0.223477	IP	PDI	None	N
140-041-57	0.379787	MDR	PDR-MD	North Costa Mesa Specific Plan	N
140-041-59	9.695865	UCC	PDC	North Costa Mesa Specific Plan	N
140-041-62	3.92908	IP	PDC	None	N
140-041-63	1.694746	IP	MP	None	Y
140-041-71	0.087576	CC	PDC	North Costa Mesa Specific Plan	N
140-041-81	4	IP	PDI	North Costa Mesa Specific Plan	Y
140-041-82	7.582269	CC	PDC	North Costa Mesa Specific Plan	Y
140-041-83	0.230251	CC	PDC	North Costa Mesa Specific Plan	Y
140-041-93	30.30347	CC	PDC	North Costa Mesa Specific Plan	Y
140-041-96	18.50694	CC	PDC	North Costa Mesa Specific Plan	N
141-071-15	0.507468	GC	C1	None	N
141-071-25	1.280409	GC	C1	None	N
141-071-27	0.623912	GC	C1	None	N
141-071-29	0.623965	GC	C1	None	N
141-071-30	1.060059	GC	C1	None	N
141-071-31	0.597678	GC	C1	None	N
141-071-35	3.313504	GC	C1	None	N
141-211-03	3.790631	LI	MG	None	N
141-211-13	1.008865	GC	C2	None	N
141-211-14	0.346072	GC	C2	None	N
141-211-15	0.317025	GC	C2	None	N
141-211-16	0.463475	GC	C2	None	N
141-211-18	2.431263	GC	C2	None	N
141-211-19	4.539094	GC	C2	None	N
141-221-02	0.737614	LI	MG	None	N
141-221-03	0.738561	LI	MG	None	N
141-221-04	1.480075	LI	MG	None	N
141-221-13	0.716438	LI	CL	None	N
141-221-14	0.538705	LI	MG	None	N
141-221-15	0.538693	LI	MG	None	N
141-221-16	0.514241	LI	MG	None	N
141-221-17	1.08213	LI	MG	None	N
141-221-18	1.090848	LI	MG	None	N
141-221-19	0.512648	LI	MG	None	N
141-221-40	0.857886	GC	C2	None	N
141-221-41	0.805716	LI	MG	None	N
141-221-43	0.368042	LI	MG	None	N
141-221-44	0.606905	LI	MG	None	N
141-221-45	0.860523	GC	C2	None	N
141-221-46	0.763332	GC	C2	None	N

141-221-47	1.923378	LI	MG	None	N
141-221-48	0.096229	LI	MG	None	N
141-221-49	2.721905	LI	MG	None	N
141-221-50	0.736391	GC	C2	None	N
141-312-21	0.948751	GC	CL	None	N
141-361-06	0.683164	GC	C1	None	Y
141-361-11	2.405229	GC	C1	None	Y
141-361-21	0.751742	GC	C1	None	Y
141-361-22	1.706917	GC	C1	None	Y
141-361-23	0.678573	GC	C1	None	Y
141-361-27	0.670617	GC	C1	None	Y
141-361-28	0.967242	GC	C1	None	Y
141-362-01	3.310721	GC	C1	None	N
141-362-02	4.853437	GC	C1	None	N
141-362-07	0.474322	GC	C1	None	N
141-421-17	0.478754	NC	C1	None	N
141-421-21	2.349178	NC	C1	None	N
141-421-23	1.669434	NC	C1	None	N
141-491-07	2.157221	GC	C1	None	N
141-491-09	1.918086	GC	C1	None	N
141-491-10	0.189389	GC	C1	None	N
141-491-11	0.599055	GC	CL	None	N
141-521-49	6.125344	GC	AP	None	N
141-732-08	4.153428	GC	C1	None	N
410-051-23	2.965774	CAC	TC	North Costa Mesa Specific Plan	N
410-051-27	0.208399	CAC	TC	North Costa Mesa Specific Plan	N
410-051-38	0.572063	CAC	TC	North Costa Mesa Specific Plan	N
410-051-40	0.20708	CAC	TC	North Costa Mesa Specific Plan	N
410-051-42	0.311967	CAC	TC	North Costa Mesa Specific Plan	N
410-051-44	2.352284	CAC	TC	North Costa Mesa Specific Plan	N
410-051-46	0.75	CAC	TC	North Costa Mesa Specific Plan	Y
410-051-48	0.526924	CAC	TC	North Costa Mesa Specific Plan	Y
410-051-49	3.632515	CAC	TC	North Costa Mesa Specific Plan	N
410-051-50	1.667864	CAC	TC	North Costa Mesa Specific Plan	N
410-051-51	0.875693	CAC	TC	North Costa Mesa Specific Plan	Y
410-051-52	1.353169	CAC	TC	North Costa Mesa Specific Plan	Y
410-441-13	31.09695	UCC	PDC	North Costa Mesa Specific Plan	Y
410-441-16	0.248416	UCC	PDC	North Costa Mesa Specific Plan	N
410-471-02	1.492417	CAC	TC	North Costa Mesa Specific Plan	N
410-471-03	0.775671	CAC	TC	North Costa Mesa Specific Plan	N
410-471-04	3.195824	CAC	TC	North Costa Mesa Specific Plan	N
410-471-05	0.963768	CAC	TC	North Costa Mesa Specific Plan	N
410-471-06	2.625573	CAC	TC	North Costa Mesa Specific Plan	N
410-471-08	1.748927	CAC	TC	North Costa Mesa Specific Plan	N
410-471-10	1.66003	CAC	TC	North Costa Mesa Specific Plan	N
410-471-11	0.443269	CAC	TC	North Costa Mesa Specific Plan	N
410-471-12	2.471999	CAC	TC	North Costa Mesa Specific Plan	N
410-472-07	5.098076	CAC	TC	North Costa Mesa Specific Plan	N
410-472-13	0.155026	CAC	TC	North Costa Mesa Specific Plan	N
410-481-05	6.271049	CAC	TC	North Costa Mesa Specific Plan	Y
410-491-07	12.07309	CAC	TC	North Costa Mesa Specific Plan	Y
410-501-24	19.18238	UCC	PDC	North Costa Mesa Specific Plan	N
410-501-25	0.73714	UCC	PDC	North Costa Mesa Specific Plan	Y
410-501-30	4.885768	UCC	PDC	North Costa Mesa Specific Plan	N
410-501-31	3.394725	UCC	PDC	North Costa Mesa Specific Plan	Y
410-501-33	5.495448	UCC	PDC	North Costa Mesa Specific Plan	N
410-501-37	4.246554	UCC	PDC	North Costa Mesa Specific Plan	N
410-501-38	4.935468	UCC	PDC	North Costa Mesa Specific Plan	N
410-501-39	0.033464	UCC	PDC	North Costa Mesa Specific Plan	N
410-521-01	2.999253	HDR	PDR-HD	North Costa Mesa Specific Plan	N
410-521-04	3.002885	HDR	PDR-HD	North Costa Mesa Specific Plan	N
412-041-03	0.113551	NC	C1	North Costa Mesa Specific Plan	N

412-041-08	0.777493	NC	C1	North Costa Mesa Specific Plan	N
412-041-09	0.524061	NC	C1	North Costa Mesa Specific Plan	N
412-481-07	2.403234	RC	PDC	North Costa Mesa Specific Plan	N
412-482-01	2.711775	RC	PDC	North Costa Mesa Specific Plan	N
412-483-06	0.984636	RC	PDC	North Costa Mesa Specific Plan	N
412-483-12	1.354664	RC	PDC	North Costa Mesa Specific Plan	N
412-483-13	2.45676	RC	PDC	North Costa Mesa Specific Plan	N
412-483-14	0.28696	RC	PDC	North Costa Mesa Specific Plan	N
412-483-15	0.741048	RC	PDC	North Costa Mesa Specific Plan	N
412-483-17	1.121138	RC	PDC	North Costa Mesa Specific Plan	N
412-483-19	0.611969	RC	PDC	North Costa Mesa Specific Plan	N
412-483-20	5.337694	RC	PDC	North Costa Mesa Specific Plan	N
412-483-22	1.37396	RC	PDC	North Costa Mesa Specific Plan	N
412-483-23	11.35285	RC	PDC	North Costa Mesa Specific Plan	N
412-483-24	0.692043	RC	PDC	North Costa Mesa Specific Plan	N
412-483-25	1.747059	RC	PDC	North Costa Mesa Specific Plan	N
412-491-02	0.951521	RC	PDC	North Costa Mesa Specific Plan	N
412-491-03	9.93497	RC	PDC	North Costa Mesa Specific Plan	N
412-491-04	0.747653	RC	PDC	North Costa Mesa Specific Plan	N
412-491-05	1.27154	RC	PDC	North Costa Mesa Specific Plan	N
412-491-07	6.41	RC	PDC	North Costa Mesa Specific Plan	Y
412-491-08	0.707311	RC	PDC	North Costa Mesa Specific Plan	N
412-491-09	1.091343	RC	PDC	North Costa Mesa Specific Plan	N
412-491-11	5.374962	RC	PDC	North Costa Mesa Specific Plan	Y
412-492-04	3.912573	RC	PDC	North Costa Mesa Specific Plan	N
412-492-06	1.647917	RC	PDC	North Costa Mesa Specific Plan	N
412-492-07	10.71304	RC	PDC	North Costa Mesa Specific Plan	N
412-492-08	1.59316	RC	PDC	North Costa Mesa Specific Plan	N
412-501-06	10	RC	PDC	North Costa Mesa Specific Plan	Y
412-501-12	25.98734	RC	PDC	North Costa Mesa Specific Plan	N
412-501-13	16.54082	RC	PDC	North Costa Mesa Specific Plan	N
414-291-22	0.077717	MDR	PDR-MD	North Costa Mesa Specific Plan	N
415-041-01	3.307892	IP	MP	None	N
415-041-02	1.524442	IP	MP	None	N
415-041-03	1.780923	IP	MP	None	N
415-041-04	2.950564	IP	MP	None	N
415-041-05	0.320413	IP	MP	None	N
415-041-06	0.765019	IP	CL	None	N
415-041-07	1.119437	IP	MP	None	N
415-041-08	0.014831	IP	MP	None	N
415-041-09	0.227268	IP	PDI	None	N
415-051-04	12.84055	IP	PDI	None	N
415-061-02	0.478416	IP	PDI	None	N
415-061-08	1.865008	IP	PDI	None	N
415-061-09	1.309313	IP	PDI	None	N
415-061-10	4.687794	IP	PDI	None	N
415-071-03	3.329514	IP	PDI	None	N
415-071-04	2.470542	IP	PDI	None	N
415-071-07	3.523964	IP	PDI	None	N
415-071-08	3.892632	IP	PDI	None	N
415-081-21	3.054346	IP	PDI	None	N
415-081-22	0.765586	IP	PDI	None	N
415-081-23	0.053715	IP	MP	None	N
415-081-24	0.340328	IP	PDI	None	N
415-081-25	1.119228	IP	PDI	None	N
415-081-26	2.598712	IP	PDI	None	N
415-081-27	4.687071	IP	MP	None	N
415-081-28	0.307243	IP	MP	None	N
415-081-29	0.726134	IP	PDI	None	N
415-081-30	0.336334	IP	PDI	None	N
415-081-31	0.390319	IP	PDI	None	N
415-081-32	0.336464	IP	PDI	None	N

415-081-33	0.372415	IP	PDI	None	N
415-081-34	0.604443	IP	PDI	None	N
415-091-01	3.469378	IP	PDI	None	N
415-091-02	1.342745	IP	PDI	None	N
415-091-03	1.269507	IP	PDI	None	N
415-091-04	4.419646	IP	PDI	None	N
415-101-04	1.470139	IP	PDI	None	N
415-102-18	3.805699	IP	PDI	None	N
415-102-19	5.935599	IP	PDI	None	N
415-111-07	2.477533	IP	MP	None	N
415-111-09	7.16399	IP	MP	None	N
415-111-10	4.650407	IP	MP	None	N
415-112-13	3.024631	IP	MP	None	N
415-112-16	2.708273	IP	MP	None	N
415-112-17	1.564751	IP	MP	None	N
415-112-18	1.148781	IP	MP	None	N
415-112-19	1.29114	IP	MP	None	N
415-112-20	1.130416	IP	MP	None	N
415-112-27	2.161383	IP	MP	None	N
415-112-28	1.614245	IP	MP	None	N
415-112-29	2.613507	IP	MP	None	N
415-112-30	6.636924	IP	MP	None	N
418-071-04	0.782732	GC	PDC	None	N
418-071-05	3.438432	GC	PDC	None	N
418-071-08	5.786039	GC	PDC	None	N
418-071-09	7.099262	GC	PDC	None	N
418-071-10	0.672125	GC	PDC	None	N
418-101-02	0.602632	GC	C1	None	N
418-101-03	1.269497	GC	C1	None	Y
418-101-04	0.372281	GC	C1	None	N
418-101-05	1.903875	GC	C1	None	Y
418-101-06	0.266408	GC	C1	None	N
418-101-07	0.27757	GC	C1	None	N
418-102-04	0.010473	GC	MG	None	N
418-102-05	0.143663	GC	C2	None	N
418-102-10	4.469335	LI	MG	None	N
418-102-11	0.450127	LI	MG	None	N
418-102-12	0.15587	GC	C2	None	N
418-102-13	0.385642	GC	C2	None	N
418-102-14	1.00523	GC	C2	None	N
418-111-02	6.009607	GC	C1	None	N
418-111-03	1.860269	GC	C1	None	N
418-131-06	0.413814	GC	C1	None	N
418-131-07	2.734012	GC	C1	None	N
418-131-09	0.624542	GC	C1	None	N
418-131-10	0.428666	GC	C1	None	N
418-131-11	0.997132	GC	C1	None	N
418-131-21	0.138378	GC	C1	None	N
418-131-21	0.020657	GC	C1	None	N
418-151-01	9.968053	GC	C1	None	N
418-151-05	0.546105	GC	C1	None	N
418-151-07	7.726272	GC	C1	None	N
418-151-09	0.815426	GC	C1	None	N
418-151-10	0.921534	GC	C1	None	N
418-161-01	0.252493	GC	C2	SoBECA Urban Plan	N
418-161-02	0.490821	GC	C2	SoBECA Urban Plan	N
418-161-03	0.361584	LI	MG	SoBECA Urban Plan	N
418-161-04	0.361557	LI	MG	SoBECA Urban Plan	N
418-161-05	0.361583	LI	MG	SoBECA Urban Plan	N
418-161-06	0.723148	LI	MG	SoBECA Urban Plan	Y
418-161-07	0.361583	LI	MG	SoBECA Urban Plan	N
418-161-08	0.361574	LI	MG	SoBECA Urban Plan	N

418-161-09	0.361567	LI	MG	SoBECA Urban Plan	N
418-161-10	0.36181	LI	MG	SoBECA Urban Plan	N
418-162-01	1.106987	GC	C1	SoBECA Urban Plan	N
418-162-02	0.720869	LI	MG	SoBECA Urban Plan	Y
418-162-03	0.3603	LI	MG	SoBECA Urban Plan	N
418-162-04	0.360239	LI	MG	SoBECA Urban Plan	N
418-162-05	0.36015	LI	MG	SoBECA Urban Plan	N
418-162-06	0.360079	LI	MG	SoBECA Urban Plan	N
418-162-07	0.359998	LI	MG	SoBECA Urban Plan	N
418-162-08	0.36092	LI	MG	SoBECA Urban Plan	N
418-162-09	2.439633	GC	C1	SoBECA Urban Plan	N
418-162-10	0.757562	GC	C1	SoBECA Urban Plan	N
418-162-11	0.526162	GC	C1	SoBECA Urban Plan	N
418-162-12	0.850995	GC	C1	SoBECA Urban Plan	N
418-163-01	0.466602	GC	C1	SoBECA Urban Plan	N
418-163-02	0.250377	GC	C1	SoBECA Urban Plan	N
418-163-03	0.287049	GC	C1	SoBECA Urban Plan	N
418-163-04	0.346848	GC	C1	SoBECA Urban Plan	N
418-163-05	1.467918	GC	C1	SoBECA Urban Plan	Y
418-171-01	0.27403	GC	C2	SoBECA Urban Plan	Y
418-171-02	0.260808	GC	C2	SoBECA Urban Plan	Y
418-171-03	0.23032	GC	C2	SoBECA Urban Plan	N
418-172-01	0.090493	GC	C2	SoBECA Urban Plan	N
418-172-02	0.712812	GC	C2	SoBECA Urban Plan	N
418-172-03	0.387613	GC	C2	SoBECA Urban Plan	N
418-173-01	0.439417	GC	C2	SoBECA Urban Plan	N
418-173-02	0.419729	GC	C2	SoBECA Urban Plan	N
418-174-01	2.512656	GC	C2	SoBECA Urban Plan	N
418-174-02	0.32557	GC	C2	SoBECA Urban Plan	N
418-174-03	0.232407	GC	CL	SoBECA Urban Plan	N
418-174-04	0.232421	GC	CL	SoBECA Urban Plan	N
418-174-05	0.232393	GC	C2	SoBECA Urban Plan	N
418-174-06	0.232422	GC	C2	SoBECA Urban Plan	N
418-174-07	0.232384	GC	C2	SoBECA Urban Plan	N
418-175-01	0.232292	GC	C2	SoBECA Urban Plan	N
418-175-02	0.232276	GC	C2	SoBECA Urban Plan	N
418-175-03	0.23231	GC	C2	SoBECA Urban Plan	N
418-175-04	0.232256	GC	C2	SoBECA Urban Plan	N
418-181-09	1.697363	GC	CL	None	N
418-181-10	0.781408	GC	CL	None	N
418-181-11	0.433444	GC	CL	None	N
418-181-12	0.822099	GC	CL	None	N
418-181-13	1.529217	GC	CL	None	N
418-182-02	1.036614	GC	C1	None	N
418-182-03	0.244644	GC	C2	None	N
418-182-04	0.316465	GC	C2	None	N
418-182-05	0.72377	GC	C1	None	N
418-182-06	1.504414	GC	C1	None	N
418-183-01	3.525083	GC	C2	SoBECA Urban Plan	N
418-183-06	0.033882	GC	C2	SoBECA Urban Plan	N
418-185-01	0.443321	GC	C2	SoBECA Urban Plan	N
418-185-02	0.266508	GC	C2	SoBECA Urban Plan	N
418-185-03	0.455015	GC	C2	SoBECA Urban Plan	N
418-185-04	0.267451	GC	C2	SoBECA Urban Plan	N
418-185-05	0.372221	GC	C2	SoBECA Urban Plan	N
418-185-06	1.814891	GC	C2	SoBECA Urban Plan	N
418-191-04	0.67047	GC	C2	SoBECA Urban Plan	Y
418-202-01	0.868673	GC	C1	SoBECA Urban Plan	Y
418-202-02	0.328194	GC	C1	SoBECA Urban Plan	Y
418-202-03	0.597729	GC	C1	SoBECA Urban Plan	Y
418-202-04	0.855864	GC	C1	SoBECA Urban Plan	Y
418-202-05	0.086541	LI	C1	SoBECA Urban Plan	Y

418-202-06	0.677549	LI	MG	SoBECA Urban Plan	Y
418-202-07	0.50388	LI	MG	SoBECA Urban Plan	Y
418-202-08	0.211537	LI	MG	SoBECA Urban Plan	N
418-202-09	0.075516	LI	MG	SoBECA Urban Plan	N
418-202-10	0.867625	LI	MG	SoBECA Urban Plan	Y
418-202-11	0.901565	LI	MG	SoBECA Urban Plan	Y
418-202-12	0.9435	LI	MG	SoBECA Urban Plan	Y
418-202-13	0.905769	LI	MG	SoBECA Urban Plan	Y
418-202-14	0.672445	GC	C2	SoBECA Urban Plan	Y
418-221-01	0.506227	GC	C1	None	N
418-221-02	0.715419	GC	C1	None	N
418-221-03	0.388911	GC	C2	None	N
418-221-04	0.392199	GC	C2	None	N
418-221-07	0.449891	GC	C1	None	N
418-221-08	0.605998	GC	C1	None	N
418-221-09	2.871876	GC	C1	None	N
418-221-10	3.000448	GC	C1	None	N
418-221-11	0.872614	GC	C1	None	N
419-031-01	0.346761	GC	C2	None	N
419-031-07	1.157079	GC	C1-S	None	N
419-031-08	0.751786	GC	C1-S	None	Y
419-031-09	1.167946	GC	C1-S	None	Y
419-031-10	6.204713	GC	C1-S	None	N
419-041-01	0.77138	GC	C2	None	N
419-041-02	0.770377	GC	C1	Harbor Mixed Use Overlay	Y
419-041-06	2.504106	GC	C1	Harbor Mixed Use Overlay	Y
419-041-16	0.33316	GC	C2	None	N
419-041-17	0.462747	GC	C2	None	N
419-101-02	2.213412	GC	C2	None	N
419-101-03	1.003376	GC	C2	None	N
419-101-08	1.086959	GC	C1	None	N
419-101-12	1.024832	GC	C2	None	N
419-101-13	0.548838	GC	C2	None	N
419-111-15	0.487293	GC	C2	None	N
419-111-16	0.363798	GC	C2	None	N
419-111-17	0.282362	GC	C2	None	N
419-111-19	0.882862	GC	C2	None	N
419-111-20	0.441415	GC	C2	None	N
419-111-21	0.441365	GC	C2	None	N
419-111-27	1.635575	GC	C2	None	N
419-112-02	0.291826	GC	C2	None	N
419-121-05	0.367236	GC	C1-S	None	N
419-121-15	1.524364	GC	C1-S	None	N
419-121-17	1.203111	GC	C1-S	None	N
419-121-18	0.797555	GC	C1-S	None	N
419-121-19	4.647438	GC	C1-S	None	N
419-121-20	4.724695	GC	C1-S	None	N
419-121-21	0.803426	GC	C1-S	None	N
419-121-22	0.900169	GC	C1-S	None	N
419-121-23	0.373166	GC	C1-S	None	N
419-121-24	0.284149	GC	C1-S	None	N
419-121-27	9.991238	GC	C1-S	None	N
419-171-43	0.46711	GC	C1	Harbor Mixed Use Overlay	N
419-171-44	0.936442	GC	C1	Harbor Mixed Use Overlay	N
419-171-45	0.122868	GC	C1	Harbor Mixed Use Overlay	N
419-171-46	0.127913	GC	C1	Harbor Mixed Use Overlay	N
419-171-47	0.44875	GC	C1	Harbor Mixed Use Overlay	N
419-171-58	1.166589	GC	C1	Harbor Mixed Use Overlay	Y
419-181-01	1.083234	GC	C1	None	N
419-181-02	6.595078	GC	C1	None	N
419-181-03	0.136151	GC	C1	None	N
419-181-04	0.421047	GC	C1	Harbor Mixed Use Overlay	N

419-191-01	0.385604	GC	C1	None	N
419-191-02	0.333636	GC	C1	None	N
419-191-03	0.331951	GC	C1	None	N
419-191-04	0.270638	GC	C1	None	N
419-191-05	0.14452	GC	C1	None	N
419-191-06	0.405239	GC	C1	None	N
419-191-07	0.337866	GC	C1	None	N
419-191-08	0.743119	GC	C1	None	N
419-191-09	0.747406	GC	C1	None	N
419-203-02	0.758509	GC	C1	None	N
419-203-04	1.389212	GC	C1	None	N
419-203-05	0.21158	GC	C1	None	N
419-203-06	0.229212	GC	C1	None	N
419-203-08	1.567102	GC	C1	None	N
419-204-14	3.550044	GC	C1	None	N
419-205-05	0.856264	CC	C2	None	N
419-205-09	0.149226	CC	C1	19 West	N
419-205-11	0.149226	CC	C1	19 West	N
419-205-12	0.149226	CC	C1	19 West	N
419-205-13	0.149221	CC	C1	19 West	N
419-205-14	0.149214	CC	C1	19 West	N
419-205-15	0.272583	CC	C1	19 West	N
419-205-16	0.149211	CC	C1	19 West	N
419-205-17	0.149227	CC	C1	19 West	N
419-205-22	0.11149	CC	PDC	None	N
419-211-01	0.045796	GC	C2	None	N
419-211-02	0.370514	GC	C2	None	N
419-211-03	0.599497	GC	C2	None	N
419-211-04	0.937224	GC	C2	None	N
419-211-11	0.903104	GC	C2	None	N
419-221-04	0.172177	GC	C2	None	N
419-221-05	0.673594	GC	C2	None	N
419-221-06	0.327127	GC	C2	None	N
419-221-08	0.495883	GC	C2	None	N
419-221-09	0.305318	GC	C2	None	N
419-221-10	0.308478	GC	C2	None	N
419-222-05	0.345952	GC	C2	None	N
419-222-06	0.386336	GC	C2	None	N
419-222-07	0.351309	GC	C2	None	N
419-222-10	5.554832	GC	C2	None	N
419-231-11	4.520699	GC	C2	None	N
419-231-12	2.06219	GC	C2	None	N
422-021-09	0.83015	GC	C2	Harbor Mixed Use Overlay	Y
422-021-10	0.166439	GC	C2	Harbor Mixed Use Overlay	N
422-021-11	0.166438	GC	C2	Harbor Mixed Use Overlay	N
422-021-12	0.168718	GC	C2	Harbor Mixed Use Overlay	N
422-021-15	0.199923	GC	C2	Harbor Mixed Use Overlay	N
422-021-35	0.474071	GC	C2	Harbor Mixed Use Overlay	N
422-091-10	0.258651	GC	C2	Harbor Mixed Use Overlay	N
422-091-11	0.628021	GC	C2	Harbor Mixed Use Overlay	Y
422-091-12	0.538506	GC	C2	Harbor Mixed Use Overlay	Y
422-091-13	1.011732	GC	C2	Harbor Mixed Use Overlay	N
422-091-14	0.53675	GC	C2	Harbor Mixed Use Overlay	Y
422-091-15	0.232243	GC	C2	Harbor Mixed Use Overlay	N
422-091-16	0.176785	GC	C2	Harbor Mixed Use Overlay	N
422-091-17	0.408786	GC	C2	Harbor Mixed Use Overlay	N
422-091-18	0.414472	GC	C2	Harbor Mixed Use Overlay	N
422-091-19	0.414484	GC	C2	Harbor Mixed Use Overlay	N
422-091-24	0.617869	GC	C2	Harbor Mixed Use Overlay	Y
422-091-26	0.830997	GC	C2	Harbor Mixed Use Overlay	Y
422-091-27	0.81758	GC	C2	Harbor Mixed Use Overlay	N
422-101-01	1.037495	GC	C2	Harbor Mixed Use Overlay	N

422-101-02	0.816435	GC	C2	Harbor Mixed Use Overlay	N
422-101-03	0.558767	GC	C2	Harbor Mixed Use Overlay	Y
422-101-04	0.137733	GC	C2	Harbor Mixed Use Overlay	N
422-101-05	0.137748	GC	C2	Harbor Mixed Use Overlay	N
422-101-06	0.531935	GC	C2	Harbor Mixed Use Overlay	Y
422-101-08	0.127707	GC	C2	Harbor Mixed Use Overlay	N
422-101-09	0.165546	GC	C2	Harbor Mixed Use Overlay	N
422-101-14	0.364949	GC	C2	Harbor Mixed Use Overlay	N
422-101-15	0.225551	GC	C2	Harbor Mixed Use Overlay	N
422-103-01	0.147121	GC	C2	19 West	N
422-103-04	0.13107	GC	C2	19 West	N
422-103-05	0.208066	GC	C2	19 West	N
422-103-10	0.375827	GC	C2	19 West	N
422-103-11	0.178715	CC	C2	19 West	N
422-103-12	0.178645	CC	C2	19 West	N
422-103-13	0.270478	CC	C2	19 West	N
422-103-14	0.279098	CC	C2	19 West	N
422-103-15	0.279595	CC	C2	19 West	N
422-103-16	0.279578	CC	C2	19 West	N
422-103-17	0.279626	CC	C2	19 West	N
422-103-18	0.279649	CC	C2	19 West	N
422-103-19	0.81929	CC	C2	19 West	N
422-103-20	0.540506	CC	C2	19 West	N
422-103-21	0.191956	CC	C2	19 West	N
422-103-39	0.023275	CC	C2	19 West	N
422-103-41	0.43876	GC	C2	19 West	N
422-141-20	0.410633	CC	C1	19 West	N
422-141-46	0.197816	CC	C1	19 West	N
422-141-47	0.571076	CC	C1	19 West	N
422-142-19	0.248645	GC	C1	19 West	N
422-142-20	0.386379	GC	C1	19 West	N
422-142-21	0.616762	GC	C1	19 West	N
422-142-22	0.256269	GC	C1	19 West	N
422-142-23	0.126152	GC	C1	19 West	N
422-142-24	0.160933	GC	C1	19 West	N
422-163-30	0.977018	GC	C2	None	N
422-163-32	0.530336	GC	C2	None	N
422-193-18	0.35392	GC	C2	None	N
422-193-19	0.422454	GC	C2	None	N
422-193-20	0.286716	GC	C2	None	N
422-193-21	0.439905	GC	C2	Harbor Mixed Use Overlay	N
422-193-22	0.453209	GC	C2	Harbor Mixed Use Overlay	N
422-193-23	0.578062	GC	C2	Harbor Mixed Use Overlay	Y
422-193-24	0.577947	GC	C2	Harbor Mixed Use Overlay	Y
422-203-22	0.136513	GC	C2	None	N
422-203-25	0.270429	GC	C2	None	N
422-203-28	0.538968	GC	C2	None	N
422-203-29	0.446252	GC	C2	None	N
422-203-35	0.234347	GC	C2	None	N
422-242-18	2.233088	GC	C1	19 West	N
422-242-20	0.152395	GC	C1	19 West	N
422-242-21	0.182134	GC	C1	19 West	N
422-242-22	0.182103	GC	C1	19 West	N
422-242-23	0.18205	GC	C1	19 West	N
422-242-24	0.181062	GC	C1	19 West	N
422-261-19	0.419717	GC	C1	19 West	N
422-261-21	0.373494	GC	C1	19 West	N
422-261-22	0.23495	GC	C1	19 West	N
422-261-25	0.336561	GC	C1	19 West	N
422-261-26	0.161034	GC	C1	19 West	N
422-262-21	0.2071	GC	C1	19 West	N
422-262-22	0.207188	GC	C1	19 West	N

422-262-28	0.620548	GC	C1	19 West	N
422-271-22	0.118577	GC	C1	19 West	N
422-271-23	0.134292	GC	C1	19 West	N
422-271-24	0.241879	GC	C1	19 West	N
422-272-01	0.378115	LI	MG	Mesa West Bluff	N
422-272-02	0.373507	LI	MG	Mesa West Bluff	N
422-272-03	0.393985	LI	MG	Mesa West Bluff	N
422-272-04	0.393959	LI	MG	Mesa West Bluff	N
422-272-05	0.394014	LI	MG	Mesa West Bluff	N
422-272-06	0.393974	LI	MG	Mesa West Bluff	N
422-272-07	0.393975	LI	MG	Mesa West Bluff	N
422-272-08	0.393976	LI	MG	Mesa West Bluff	N
422-272-09	0.787888	LI	MG	Mesa West Bluff	N
422-272-10	0.393975	LI	MG	Mesa West Bluff	N
422-272-11	0.393976	LI	MG	Mesa West Bluff	N
422-272-12	0.787936	LI	MG	Mesa West Bluff	N
422-272-13	0.39396	LI	MG	Mesa West Bluff	N
422-272-14	0.39393	LI	MG	19 West	N
422-272-15	0.787876	LI	MG	19 West	N
422-272-16	0.379832	GC	C1	19 West	N
422-272-17	0.328648	GC	C1	19 West	N
422-282-01	0.162501	LI	MG	Mesa West Bluff	N
422-282-02	0.189844	LI	MG	Mesa West Bluff	N
422-282-03	0.402304	LI	MG	Mesa West Bluff	N
422-282-04	0.408528	LI	MG	Mesa West Bluff	N
422-282-05	0.393931	LI	MG	Mesa West Bluff	N
422-282-06	0.393923	LI	MG	Mesa West Bluff	N
422-282-07	0.393918	LI	MG	Mesa West Bluff	N
422-282-08	0.393909	LI	MG	Mesa West Bluff	N
422-282-11	1.181597	LI	MG	Mesa West Bluff	Y
422-282-12	0.389403	LI	MG	Mesa West Bluff	N
422-282-13	0.394026	LI	MG	Mesa West Bluff	N
422-282-15	0.393978	LI	MG	Mesa West Bluff	N
422-282-16	0.39734	LI	MG	Mesa West Bluff	N
422-282-17	0.168528	LI	MG	Mesa West Bluff	N
422-282-18	0.21005	LI	MG	Mesa West Bluff	N
422-282-19	0.218663	LI	MG	Mesa West Bluff	N
422-282-20	0.16473	LI	MG	Mesa West Bluff	N
422-282-21	0.787714	LI	MG	Mesa West Bluff	N
422-291-01	1.851318	LI	MG	Mesa West Bluff	N
422-291-02	0.925393	LI	MG	Mesa West Bluff	N
422-291-04	1.849595	LI	MG	Mesa West Bluff	Y
422-291-05	0.924796	LI	MG	Mesa West Bluff	Y
422-291-06	0.924797	LI	MG	Mesa West Bluff	Y
422-291-07	0.924792	LI	MG	Mesa West Bluff	N
422-291-08	1.378599	LI	MG	Mesa West Bluff	N
422-291-11	0.932681	LI	MG	Mesa West Bluff	N
422-291-12	0.92485	LI	MG	Mesa West Bluff	N
422-301-01	2.312048	LI	MG	Mesa West Bluff	Y
422-301-02	1.849901	LI	MG	Mesa West Bluff	N
422-301-03	3.68958	LI	MG	Mesa West Bluff	N
422-301-04	0.349956	LI	MG	19 West	N
422-301-05	0.268184	LI	MG	19 West	N
422-301-06	0.367184	LI	MG	19 West	N
422-301-07	0.137742	LI	MG	19 West	N
422-301-08	0.176032	LI	MG	19 West	N
422-301-09	0.247937	LI	MG	19 West	N
422-301-10	0.247943	LI	MG	19 West	N
422-301-11	0.357135	LI	MG	19 West	N
422-301-12	2.95257	LI	MG	19 West	N
422-301-13	0.207827	GC	C1	19 West	N
422-301-14	0.135742	GC	C1	19 West	N

422-301-15	0.086362	GC	C1	19 West	N
422-301-16	0.148057	GC	C1	19 West	N
422-301-17	0.264787	GC	C1	19 West	N
422-301-18	0.197344	GC	C1	19 West	N
422-454-23	0.251434	NC	C1	19 West	N
422-454-24	0.286117	NC	C1	19 West	N
422-454-25	0.473366	NC	C1	19 West	N
422-454-26	0.454143	NC	C1	19 West	N
422-454-28	0.907767	LI	MG	Mesa West Bluff	Y
422-461-18	2.654711	NC	C1	19 West	N
424-061-01	1.24624	LI	MG	Mesa West Bluff	Y
424-061-02	0.482829	LI	MG	Mesa West Bluff	N
424-061-03	0.811922	LI	MG	Mesa West Bluff	Y
424-061-04	1.790653	LI	MG	Mesa West Bluff	Y
424-061-05	4.268522	LI	MG	Mesa West Bluff	Y
424-061-06	4.698719	LI	MG	Mesa West Bluff	Y
424-071-06	8.972136	LI	MG	Mesa West Bluff	N
424-081-01	0.432749	LI	CL	Mesa West Bluff	N
424-081-02	0.232357	LI	MG	Mesa West Bluff	N
424-081-03	0.696891	LI	MG	Mesa West Bluff	N
424-081-07	0.930517	LI	MG	Mesa West Bluff	N
424-081-08	0.215806	LI	MG	Mesa West Bluff	N
424-081-09	0.217305	LI	MG	Mesa West Bluff	N
424-081-11	0.346986	LI	MG	Mesa West Bluff	N
424-081-12	0.206782	LI	MG	Mesa West Bluff	N
424-081-13	0.393998	LI	MG	Mesa West Bluff	N
424-081-15	0.640749	LI	MG	Mesa West Bluff	N
424-081-16	0.413425	LI	MG	Mesa West Bluff	N
424-081-17	1.035057	LI	MG	Mesa West Bluff	N
424-081-18	1.653301	LI	MG	Mesa West Bluff	N
424-081-19	1.818626	LI	MG	Mesa West Bluff	N
424-081-20	0.405889	LI	MG	Mesa West Bluff	N
424-081-21	0.231855	LI	MG	Mesa West Bluff	N
424-081-22	0.231855	LI	MG	Mesa West Bluff	N
424-081-25	1.091587	LI	MG	Mesa West Bluff	N
424-091-01	0.208759	LI	MG	Mesa West Bluff	N
424-091-07	2.855551	LI	MG	Mesa West Bluff	N
424-091-11	8.375957	LI	MG	Mesa West Bluff	N
424-091-12	3.752154	LI	MG	Mesa West Bluff	N
424-101-01	0.238496	LI	MG	Mesa West Bluff	N
424-101-02	0.241047	LI	MG	Mesa West Bluff	N
424-101-03	0.192831	LI	MG	Mesa West Bluff	N
424-101-04	0.160695	LI	MG	Mesa West Bluff	N
424-101-05	0.368498	LI	MG	Mesa West Bluff	N
424-101-06	0.371914	LI	MG	Mesa West Bluff	N
424-101-07	1.08489	LI	MG	Mesa West Bluff	N
424-101-10	2.146619	LI	MG	Mesa West Bluff	N
424-101-15	0.367472	LI	MG	Mesa West Bluff	N
424-101-16	0.322773	LI	MG	Mesa West Bluff	N
424-102-02	0.4339	LI	MG	Mesa West Bluff	N
424-102-03	0.4339	LI	MG	Mesa West Bluff	N
424-102-04	0.433893	LI	MG	Mesa West Bluff	N
424-102-05	0.867785	LI	MG	Mesa West Bluff	N
424-102-06	0.774454	LI	CL	Mesa West Bluff	N
424-102-07	0.294482	LI	CL	Mesa West Bluff	N
424-102-08	0.159537	LI	MG	Mesa West Bluff	N
424-102-09	1.058981	LI	MG	Mesa West Bluff	N
424-102-10	1.078183	LI	MG	Mesa West Bluff	N
424-102-13	1.098823	LI	MG	Mesa West Bluff	N
424-112-01	0.89574	LI	MG	Mesa West Bluff	N
424-112-02	0.894046	LI	MG	Mesa West Bluff	N
424-112-03	0.894041	LI	MG	Mesa West Bluff	N

424-112-04	1.787986	LI	MG	Mesa West Bluff	N
424-112-07	1.122097	LI	MG	Mesa West Bluff	N
424-112-08	0.166374	LI	MG	Mesa West Bluff	N
424-112-09	0.173085	LI	MG	Mesa West Bluff	N
424-112-10	0.166432	LI	MG	Mesa West Bluff	N
424-112-11	0.231397	LI	MG	Mesa West Bluff	N
424-112-12	0.231462	LI	MG	Mesa West Bluff	N
424-121-01	1.394844	LI	MG	Mesa West Bluff	N
424-121-02	1.393933	LI	MG	Mesa West Bluff	N
424-121-03	0.79528	LI	MG	Mesa West Bluff	N
424-121-04	0.867726	LI	MG	Mesa West Bluff	N
424-121-05	0.867698	LI	MG	Mesa West Bluff	N
424-182-26	0.909166	LI	MG	Mesa West Bluff	N
424-182-27	0.690922	LI	MG	Mesa West Bluff	N
424-182-28	0.218388	LI	MG	Mesa West Bluff	N
424-182-29	0.909371	LI	MG	Mesa West Bluff	N
424-182-31	0.499985	LI	MG	Mesa West Bluff	N
424-182-32	0.204725	LI	MG	Mesa West Bluff	N
424-182-33	0.204653	LI	MG	Mesa West Bluff	N
424-182-34	0.060607	LI	MG	Mesa West Bluff	N
424-182-35	0.189391	LI	MG	Mesa West Bluff	N
424-182-36	0.204628	LI	MG	Mesa West Bluff	N
424-182-37	0.204609	LI	MG	Mesa West Bluff	N
424-182-38	1.860268	LI	MG	Mesa West Bluff	N
424-182-39	0.681496	LI	MG	Mesa West Bluff	N
424-182-40	0.229556	LI	MG	Mesa West Bluff	N
424-191-06	0.43991	HDR	R2-HD	19 West	N
424-191-07	0.89637	GC	C1	19 West	N
424-191-08	0.379262	GC	C1	19 West	N
424-191-09	0.206882	GC	C1	19 West	N
424-191-10	0.689619	GC	C1	19 West	N
424-191-11	1.560722	GC	C1	19 West	N
424-191-12	0.47043	GC	C1	19 West	N
424-191-13	0.318143	NC	CL	19 West	N
424-201-01	0.265162	GC	C1	19 West	N
424-201-02	0.381678	GC	C1	19 West	N
424-201-03	0.732639	GC	C1	19 West	N
424-201-04	0.368961	GC	C1	19 West	N
424-201-05	0.368968	GC	C1	19 West	N
424-201-15	0.172208	NC	CL	19 West	N
424-201-16	0.255609	NC	CL	19 West	N
424-201-17	0.223668	NC	CL	19 West	N
424-201-18	0.184636	GC	C1	19 West	N
424-201-19	0.178327	GC	C1	19 West	N
424-201-20	0.172245	GC	C1	19 West	N
424-202-01	0.63302	GC	C1	19 West	Y
424-202-02	1.286095	GC	C1	19 West	Y
424-202-03	1.996754	GC	C1	19 West	Y
424-211-01	2.662009	GC	C1	19 West	Y
424-211-02	0.597014	GC	C1	19 West	N
424-211-03	0.358229	GC	C1	19 West	N
424-211-04	0.269971	GC	C1	19 West	N
424-211-05	0.650632	GC	C1	19 West	N
424-211-06	0.269979	GC	C1	19 West	N
424-211-07	0.145776	GC	C1	19 West	N
424-211-12	0.937031	HDR	I&R	19 West	N
424-211-18	0.31083	GC	C1	19 West	N
424-211-19	0.282804	GC	C1	19 West	N
424-222-20	7.631819	CC	PDC	None	N
424-222-21	0.3854	CC	PDC	None	N
424-231-25	4.459727	CC	PDC	None	N
424-241-11	0.576921	HDR	R2-HD	Residential Ownership	Y

424-252-32	2.941264	CC	PDC	None	N
424-252-34	0.276981	CC	PDC	None	N
424-252-37	1.786772	CC	PDC	None	N
424-271-01	0.30668	GC	C2	None	N
424-271-02	0.325394	GC	C2	None	N
424-271-03	0.156679	GC	C2	None	N
424-271-04	0.120528	GC	C2	None	N
424-271-05	0.120523	GC	C2	None	N
424-271-06	0.120518	GC	C2	None	N
424-271-07	0.241052	GC	C2	None	N
424-271-10	0.354687	GC	C2	None	N
424-271-11	0.305764	GC	C2	None	N
424-271-12	0.493567	GC	C2	None	N
424-271-13	0.246793	GC	C2	None	N
424-271-14	0.245633	GC	C2	None	N
424-271-15	0.211877	GC	C2	None	N
424-271-16	0.353209	GC	C2	None	N
424-271-17	0.321547	HDR	R2-HD	None	N
424-271-19	0.086494	HDR	R2-HD	None	N
424-271-21	0.168094	HDR	R2-HD	None	N
424-271-29	0.997437	HDR	R2-HD	None	N
424-271-30	0.255288	GC	C2	None	N
424-281-01	0.992252	LI	MG	Mesa West Bluff	Y
424-281-10	2.024715	LI	MG	Mesa West Bluff	N
424-281-18	0.969883	GC	C2	19 West	N
424-281-19	1.188539	LI	MG	Mesa West Bluff	Y
424-281-20	1.076817	LI	MG	19 West	Y
424-281-21	1.061758	LI	MG	19 West	Y
424-281-22	2.217114	LI	MG	19 West	Y
424-281-23	2.256258	LI	MG	Mesa West Bluff	Y
424-281-27	1.916938	GC	C2	19 West	N
424-281-28	1.347495	GC	C2	19 West	N
424-291-01	0.43145	LI	MG	19 West	N
424-291-02	0.768218	LI	MG	19 West	N
424-291-03	1.183888	LI	MG	19 West	N
424-291-04	0.228087	LI	MG	19 West	N
424-291-05	0.330453	LI	MG	19 West	N
424-291-06	0.221836	LI	MG	19 West	N
424-291-07	0.364284	LI	MG	19 West	N
424-291-08	0.329812	LI	MG	19 West	N
424-291-09	0.273037	LI	MG	19 West	N
424-291-10	0.51249	LI	MG	19 West	N
424-301-05	0.265528	LI	MG	19 West	N
424-301-06	0.209227	LI	MG	19 West	N
424-301-07	0.261561	LI	MG	19 West	N
424-321-17	1.084718	MDR	R2-MD	Residential Ownership	Y
425-341-04	0.167416	GC	C2	None	N
425-341-05	0.165304	GC	C2	None	N
425-341-07	0.285701	GC	C2	None	N
425-341-08	0.132343	GC	C2	None	N
425-341-09	0.144278	GC	C2	None	N
425-341-10	0.134507	GC	C2	None	N
425-341-11	0.126447	GC	C2	None	N
425-341-12	0.232585	GC	C2	None	N
425-341-13	0.220695	GC	C2	None	N
425-341-14	0.111042	GC	C2	None	N
425-341-15	0.233953	GC	C2	None	N
425-341-16	0.201065	GC	C2	None	N
425-341-17	0.399112	GC	C2	None	N
425-341-18	0.330892	GC	C2	None	N
425-341-19	0.127685	GC	C2	None	N
425-341-20	0.147553	GC	C2	None	N

425-341-21	0.153165	GC	C2	None	N
425-341-44	0.313526	GC	C2	None	N
425-351-02	1.501151	LI	MG	19 West	N
425-351-03	1.450844	GC	C2	19 West	N
425-351-05	0.827775	LI	MG	19 West	N
425-351-06	0.439419	LI	MG	19 West	N
425-351-07	0.192907	LI	MG	19 West	N
425-351-08	0.192962	LI	MG	19 West	N
425-352-01	0.440266	LI	MG	19 West	N
425-352-02	0.42756	LI	MG	19 West	N
425-352-03	0.193981	LI	MG	19 West	N
425-352-04	0.193927	LI	MG	19 West	N
425-352-05	0.193873	LI	MG	19 West	N
425-352-06	0.193523	GC	C2	19 West	N
425-352-07	0.354753	GC	C2	19 West	N
425-352-08	0.474814	GC	C2	19 West	N
425-361-01	0.238472	LI	MG	19 West	N
425-361-02	0.189384	LI	MG	19 West	N
425-361-03	0.114882	LI	MG	19 West	N
425-361-04	0.305553	LI	MG	19 West	N
425-361-05	0.246201	LI	MG	19 West	N
425-361-07	0.643798	GC	C2	19 West	N
425-361-08	1.023546	GC	C2	19 West	N
425-361-09	0.781802	GC	C2	19 West	N
425-361-13	0.621223	LI	MG	19 West	N
425-361-14	0.629749	LI	MG	19 West	N
425-361-15	1.390333	LI	MG	19 West	N
425-361-16	0.480177	GC	C2	19 West	N
425-361-17	0.960744	GC	C2	19 West	N
425-361-18	0.441934	GC	C2	19 West	N
425-361-19	0.536649	LI	MG	19 West	N
425-421-02	0.833153	GC	C2	None	N
425-421-03	0.683247	GC	C2	None	N
425-422-01	0.323261	GC	C1	19 West	N
425-423-14	0.277022	GC	C1	None	N
425-423-15	0.283446	GC	C1	None	N
425-423-16	0.762205	GC	C1	None	N
425-423-17	0.856974	GC	C1	None	N
425-423-20	0.840704	GC	C1	None	N
425-423-26	1.053359	GC	C1	None	N
425-423-39	0.380855	GC	C2	None	N
425-423-40	0.517757	GC	C2	None	N
425-423-42	0.475558	GC	C1	None	N
425-431-01	2.234873	GC	C1	19 West	N
425-431-02	2.112852	GC	CL	19 West	Y
425-431-03	0.292388	LI	MG	19 West	Y
425-431-04	0.733793	LI	MG	19 West	Y
425-431-05	0.41931	LI	MG	19 West	Y
425-431-06	0.353103	GC	C1	19 West	Y
425-431-07	0.785361	GC	C1	19 West	Y
425-432-06	0.123961	GC	C1	None	N
425-432-07	0.287402	GC	C1	None	N
425-432-08	0.288603	GC	C1	None	N
425-432-09	0.463127	GC	C1	None	N
425-432-10	1.47979	GC	C1	None	N
425-432-11	4.445683	GC	PDC	None	N
425-441-03	0.273601	GC	C2	None	N
425-441-04	0.148467	GC	C2	None	N
425-441-05	0.999722	GC	C2	None	N
425-441-06	0.215501	GC	C2	None	N
425-441-07	0.619821	GC	C2	None	N
425-441-11	0.148091	GC	CL	None	N

425-441-12	0.161249	GC	C2	None	N
425-441-13	0.155056	GC	C2	None	N
425-441-14	0.234416	GC	C2	None	N
425-441-15	0.120892	GC	C2	None	N
425-441-16	0.263764	GC	C2	None	N
425-442-01	0.446827	GC	C2	None	N
425-442-02	0.295262	NC	CL	None	N
425-442-10	0.320775	HDR	CL	None	N
425-442-11	0.144315	NC	CL	None	N
425-442-12	0.145263	NC	C2	None	N
425-442-13	0.399519	GC	C2	None	N
425-443-01	0.257066	GC	C2	None	N
425-443-02	0.144059	GC	C2	None	N
425-443-03	0.039301	GC	C2	None	N
425-443-04	0.265992	GC	C2	None	N
425-443-05	0.160647	GC	C2	None	N
425-443-15	0.286151	GC	C2	None	N
425-443-16	0.189367	GC	C2	None	N
425-443-17	1.121818	GC	C2	None	N
425-443-18	0.0127	GC	C2	None	N
425-443-19	0.061488	GC	C2	None	N
425-443-20	0.076269	GC	C2	None	N
425-443-21	0.076321	GC	C2	None	N
425-443-22	0.038179	GC	C2	None	N
425-443-23	0.116739	GC	C2	None	N
425-451-01	0.199142	GC	C2	None	N
425-451-02	0.199153	GC	C2	None	N
425-451-03	0.195132	GC	C2	None	N
425-451-04	0.038838	GC	C2	None	N
425-451-05	0.15522	GC	C2	None	N
425-451-06	0.105821	GC	C2	None	N
425-451-07	0.105838	GC	C2	None	N
425-451-08	0.203735	GC	C2	None	N
425-451-09	0.19913	GC	C2	None	N
425-451-10	0.099596	GC	C2	None	N
425-451-11	0.099554	GC	C2	None	N
425-451-12	0.099555	GC	C2	None	N
425-451-13	0.099578	GC	C2	None	N
425-451-14	0.199141	GC	C2	None	N
425-451-15	0.063721	GC	C2	None	N
425-451-16	0.309081	GC	C2	None	N
425-452-01	0.2728	GC	C2	None	N
425-452-02	0.109041	GC	C2	None	N
425-452-18	0.081434	GC	C2	None	N
425-452-19	0.196254	GC	C2	None	N
425-452-20	0.20203	GC	C2	None	N
425-452-21	0.20201	GC	C2	None	N
425-453-01	0.219803	GC	C2	None	N
425-453-15	0.44052	GC	PDC	None	N
425-453-18	2.3896	GC	PDC	None	N
426-051-01	0.187694	CR	C1	Newport Boulevard Specific Plan	N
426-051-02	0.965454	CR	C1	Newport Boulevard Specific Plan	N
426-052-01	0.555382	CR	C1	Newport Boulevard Specific Plan	N
426-052-02	0.389015	CR	C1	Newport Boulevard Specific Plan	N
426-052-15	0.208416	CR	C1	None	N
426-053-01	0.973445	CR	R2-HD	Residential Incentive Overlay	N
426-053-15	1.164945	CR	R2-HD	Residential Incentive Overlay	N
426-121-01	0.624224	CR	C1	Newport Boulevard Specific Plan	N
426-121-12	1.026524	CR	C1	Newport Boulevard Specific Plan	N
426-121-13	0.419203	CR	C1	Newport Boulevard Specific Plan	N
426-121-14	0.189083	CR	C1	Newport Boulevard Specific Plan	N
426-121-15	0.171904	CR	C1	Newport Boulevard Specific Plan	N

426-121-16	0.137534	CR	C1	Newport Boulevard Specific Plan	N
426-121-21	0.208744	CR	C1	Newport Boulevard Specific Plan	N
426-121-40	0.550121	CR	C1	Newport Boulevard Specific Plan	N
426-121-41	0.500898	CR	C1	Newport Boulevard Specific Plan	N
426-121-42	1.837536	CR	C1	Newport Boulevard Specific Plan	N
426-181-03	0.240352	CR	C1	Newport Boulevard Specific Plan	N
426-181-07	0.143871	HDR	C1	Newport Boulevard Specific Plan	N
426-181-27	0.794043	CR	C1	Newport Boulevard Specific Plan	N
426-181-28	1.447202	CR	C1	Newport Boulevard Specific Plan	N
426-182-01	0.722363	CR	C1	Newport Boulevard Specific Plan	N
426-182-18	0.723275	CR	R2-MD	Newport Boulevard Specific Plan	N
426-182-19	1.446575	CR	C1	Newport Boulevard Specific Plan	N
426-261-01	0.492198	GC	C2	Newport Boulevard Specific Plan	N
426-261-02	0.188282	GC	C2	Newport Boulevard Specific Plan	N
426-261-03	0.382462	GC	C2	Newport Boulevard Specific Plan	N
426-261-04	0.31481	GC	C2	Newport Boulevard Specific Plan	N
426-261-05	0.247452	GC	C2	Newport Boulevard Specific Plan	N
426-261-06	0.216198	GC	C2	Newport Boulevard Specific Plan	N
426-261-07	0.216763	GC	C2	Newport Boulevard Specific Plan	N
426-262-01	0.272231	CR	C1	Newport Boulevard Specific Plan	N
426-262-02	0.192837	CR	C1	Newport Boulevard Specific Plan	N
426-262-03	0.353516	CR	C1	Newport Boulevard Specific Plan	N
426-262-04	0.144632	CR	C1	Newport Boulevard Specific Plan	N
426-262-05	0.18503	CR	C1	Newport Boulevard Specific Plan	N
426-262-06	0.439622	CR	C1	Newport Boulevard Specific Plan	N
426-262-13	0.16069	CR	C1	Newport Boulevard Specific Plan	N
426-262-16	0.192838	CR	C1	Newport Boulevard Specific Plan	N
427-165-06	0.394998	GC	C1	None	N
427-165-07	0.927374	GC	C1	None	N
427-362-01	5.130092	GC	C2	None	N
427-362-02	1.188821	GC	C1	None	N
427-362-03	0.48207	GC	C1	None	N
427-362-04	0.481937	GC	C1	None	N
427-362-05	0.481575	GC	C1	None	N
427-362-06	0.112437	GC	C1	None	N
427-362-07	1.103045	GC	C1	None	N
427-363-01	1.189967	GC	C1	None	N
439-071-04	0.455241	CR	C1	Newport Boulevard Specific Plan	N
439-071-05	0.455277	CR	C1	Newport Boulevard Specific Plan	N
439-071-06	0.455323	CR	C1	Newport Boulevard Specific Plan	N
439-071-31	1.365571	CR	C1	Newport Boulevard Specific Plan	N
439-071-36	1.225862	CR	C1	Newport Boulevard Specific Plan	N
439-081-01	0.702985	CR	C1	Newport Boulevard Specific Plan	N
439-081-02	0.909891	CR	C1	Newport Boulevard Specific Plan	N
439-081-03	0.909981	CR	C1	Newport Boulevard Specific Plan	N
439-081-04	0.455022	CR	C1	Newport Boulevard Specific Plan	N
439-081-05	0.455132	CR	C1	Newport Boulevard Specific Plan	N
439-081-06	0.455084	CR	C1	Newport Boulevard Specific Plan	N
439-081-07	0.455112	CR	C1	Newport Boulevard Specific Plan	N
439-171-13	0.910777	CR	C1	Newport Boulevard Specific Plan	N
439-171-14	0.456335	CR	C1	Newport Boulevard Specific Plan	N
439-171-15	0.386476	CR	C1	Newport Boulevard Specific Plan	N
439-171-16	0.732518	CR	C1	Newport Boulevard Specific Plan	N
439-171-45	0.911448	CR	C1	Newport Boulevard Specific Plan	N
439-171-46	0.908505	CR	C1	Newport Boulevard Specific Plan	N
439-271-01	0.413513	CR	C1	Newport Boulevard Specific Plan	N
439-271-02	0.206727	CR	C1	Newport Boulevard Specific Plan	N
439-271-03	0.205323	CR	C1	Newport Boulevard Specific Plan	N
439-271-04	0.206725	CR	C1	Newport Boulevard Specific Plan	N
439-271-05	0.206693	CR	C1	Newport Boulevard Specific Plan	N
439-271-06	0.206689	CR	C1	Newport Boulevard Specific Plan	N
439-271-07	0.206656	CR	C1	Newport Boulevard Specific Plan	N

439-271-44	0.90073	CR	C1	Newport Boulevard Specific Plan	N
439-272-04	0.206782	CR	C1	Newport Boulevard Specific Plan	N
439-272-05	0.207146	CR	C1	Newport Boulevard Specific Plan	N
439-272-06	0.207466	CR	C1	Newport Boulevard Specific Plan	N
439-272-07	0.208074	CR	C1	Newport Boulevard Specific Plan	N
439-281-03	0.45452	CR	C1	Newport Boulevard Specific Plan	N
439-281-04	0.454584	CR	C1	Newport Boulevard Specific Plan	N
439-281-11	0.227291	CR	C1	Newport Boulevard Specific Plan	N
439-281-12	0.4548	CR	C1	Newport Boulevard Specific Plan	N
439-281-14	0.22717	CR	C1	Newport Boulevard Specific Plan	N
439-281-15	0.227273	CR	C1	Newport Boulevard Specific Plan	N
439-281-17	0.908682	CR	C1	Newport Boulevard Specific Plan	N
439-281-18	0.365312	CR	C1	Newport Boulevard Specific Plan	N
439-281-19	0.126436	CR	C1	Newport Boulevard Specific Plan	N
439-281-20	0.210757	CR	C1	Newport Boulevard Specific Plan	N
439-281-47	0.908604	CR	C1	Newport Boulevard Specific Plan	N
439-281-48	1.591676	CR	C1	Newport Boulevard Specific Plan	N
439-281-50	0.736935	CR	C1	Newport Boulevard Specific Plan	N
439-311-06	1.161793	GC	C1	None	N
439-311-09	2.123488	GC	C1	None	N
439-312-10	0.511932	GC	C1	None	N
439-312-11	3.528353	GC	C1	None	N
439-321-01	0.012355	GC	C1	None	N
439-321-02	0.594657	GC	C1	None	N
439-321-04	0.269398	GC	C1	None	N
439-321-08	0.468133	GC	C1	None	N
439-321-11	0.674853	GC	C1	None	N
439-321-12	0.806622	GC	C1	None	N
439-321-13	0.777268	GC	C1	None	N
439-321-16	1.020735	GC	C1	None	N

Note: Missing APNs represent developable areas that have not been assigned an APN with the County Assessor. Parcels without APNs exist with specific land use designations and zoning and are still accounted for in the Planning Area's parcel list.