
Appendix K-1

NAHC Sacred Land Files Results and AB 52 and SB 18
Notification Letters

Roshanne Bakhtiary

From: Keshia Montifolca
Sent: Monday, December 29, 2025 12:45 PM
To: NAHC@NAHC
Subject: Neighborhoods Where We All Belong Zoning Updates and Housing Element Implementation Project (PN 17292) - SLF Search Request
Attachments: Sacred Lands File Contact Form - Costa Mesa Rezoning PN17292.pdf

Hello,

Please see attached for a Sacred Lands File Search request for the Neighborhoods Where We All Belong Zoning Updates and Housing Element Implementation Project (PN 17292). Let me know if you have any questions or need additional information.

Thank you!

Keshia Montifolca
Archaeologist



O: 619 949 3082 **C:** 619 372 6255

dudek.com



Sacred Lands File & Native American Contacts List Request

NATIVE AMERICAN HERITAGE COMMISSION

1550 Harbor Blvd, Suite 100
West Sacramento, CA 95501
(916) 373-3710
(916) 373-5471 – Fax
nahc@nahc.ca.gov

Information Below is Required for a Sacred Lands File Search

Project: Neighborhoods Where We All Belong Zoning Updates and Housing Element Implementation Project (PN 17292)

County: Orange

USGS Quadrangle

Name: Newport Beach and Tustin

Township: 6S, 5S Range: 9W, 10W Section(s): See below

Company/Firm/Agency:

Dudek

Contact Person: Keshia Montifolca

Street Address: 687 S Coast Highway 101, Suite 110

City: Encinitas, CA Zip: 92024

Phone: (619) 949-3082 Extension:

Fax:

Email: kmontifolca@dudek.com

Project Description:

The project proposes to implement portions of the Housing Element. Implementation of Housing Element programs include rezoning of Housing Element sites and Measure K sites.

USGS Quadrangles: Newport Beach and Tustin

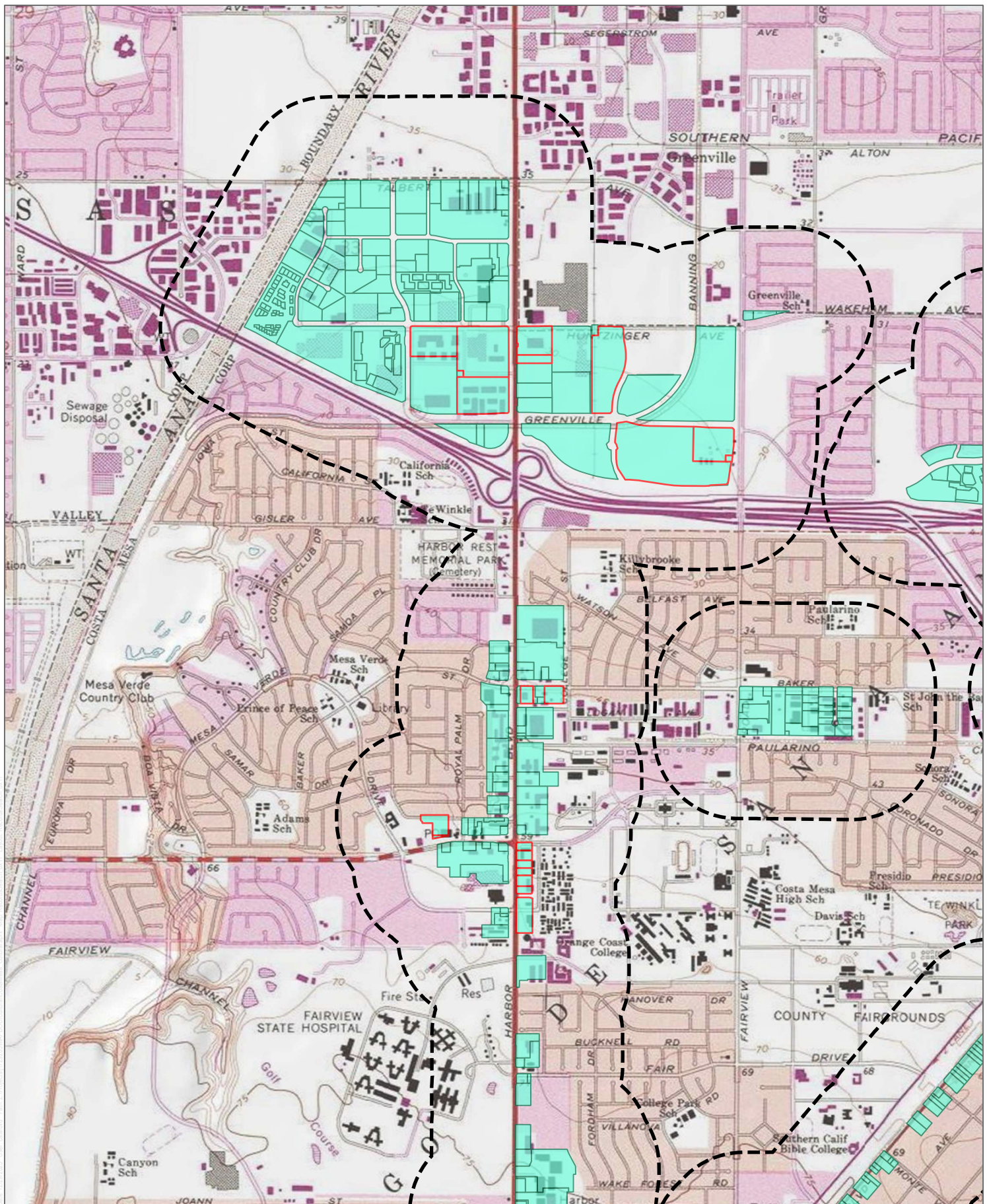
Township 06S, Range 09W, Section 6;

Township 05S, Range 10W, Section 27, 28, 33-36;

Township 05S, Range 09W, Section 31;

Township 06S, Range 10W, Section 1-4, 9-12, 14-17, 20-22, 28

☒ Project Location Map is attached

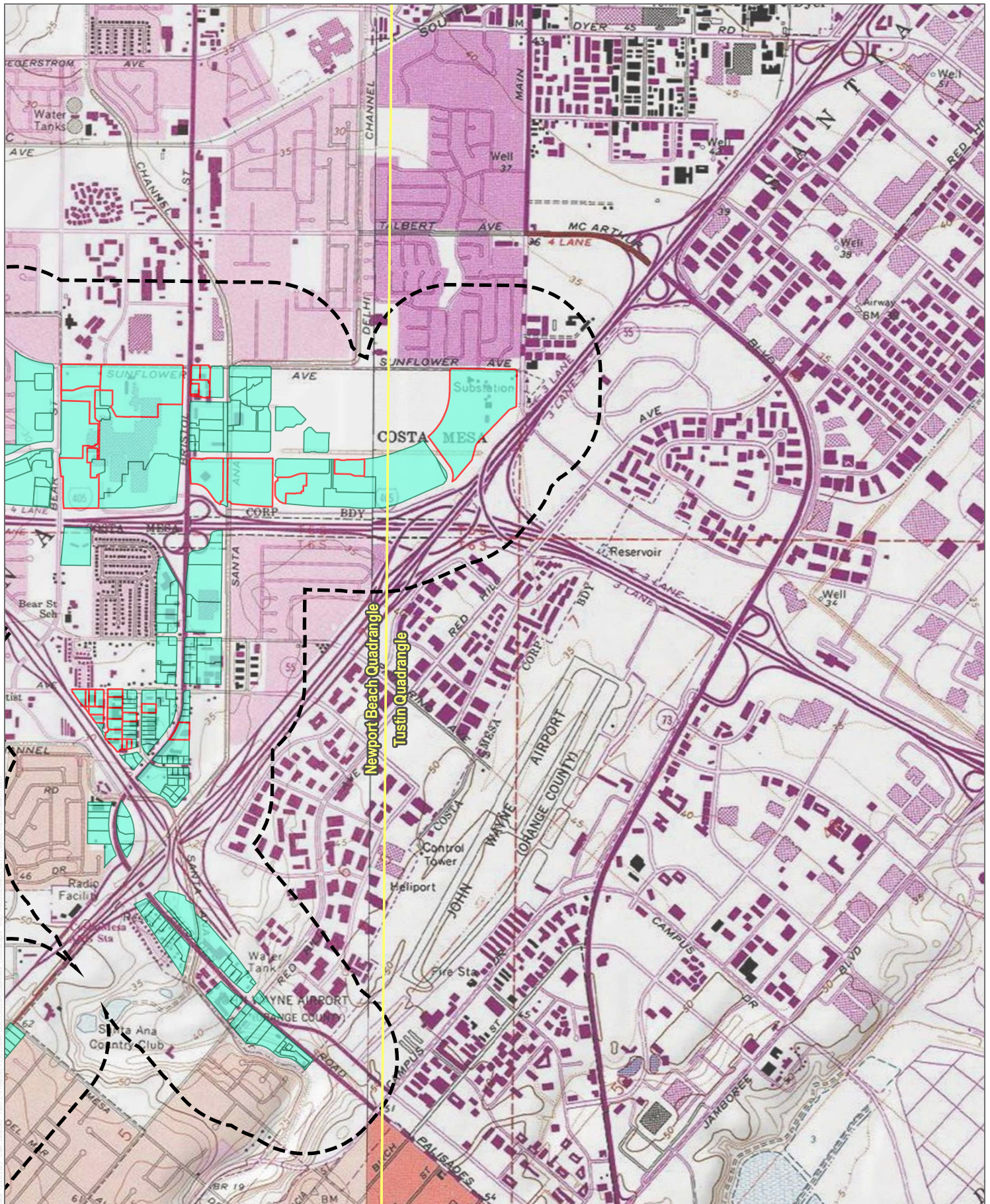


SOURCE: USGS 7.5-Minute Quadrangle; Newport Beach and Tustin
 Township 06S, Range 09W, Section 6; Township 05S, Range 10W, Section 27, 28, 33-36;
 Township 05S, Range 09W, Section 31; Township 06S, Range 10W, Section 1-4, 9-12, 14-17, 20-22, 28;



- Records Search Area (quarter-mile radius)
- Non-Housing Element Site
- Housing Element Site

Sheet A
Records Search Map
 Costa Mesa Housing Element Implementation Project



SOURCE: USGS 7.5-Minute Quadrangle; Newport Beach and Tustin
 Township 06S, Range 09W, Section 6; Township 05S, Range 10W, Section 27, 28, 33-36;
 Township 05S, Range 09W, Section 31; Township 06S, Range 10W, Section 1-4, 9-12, 14-17, 20-22, 28;

DUDEK



0 1,000 2,000 0 240 480
 Feet Meters

Records Search Area (quarter-mile radius)

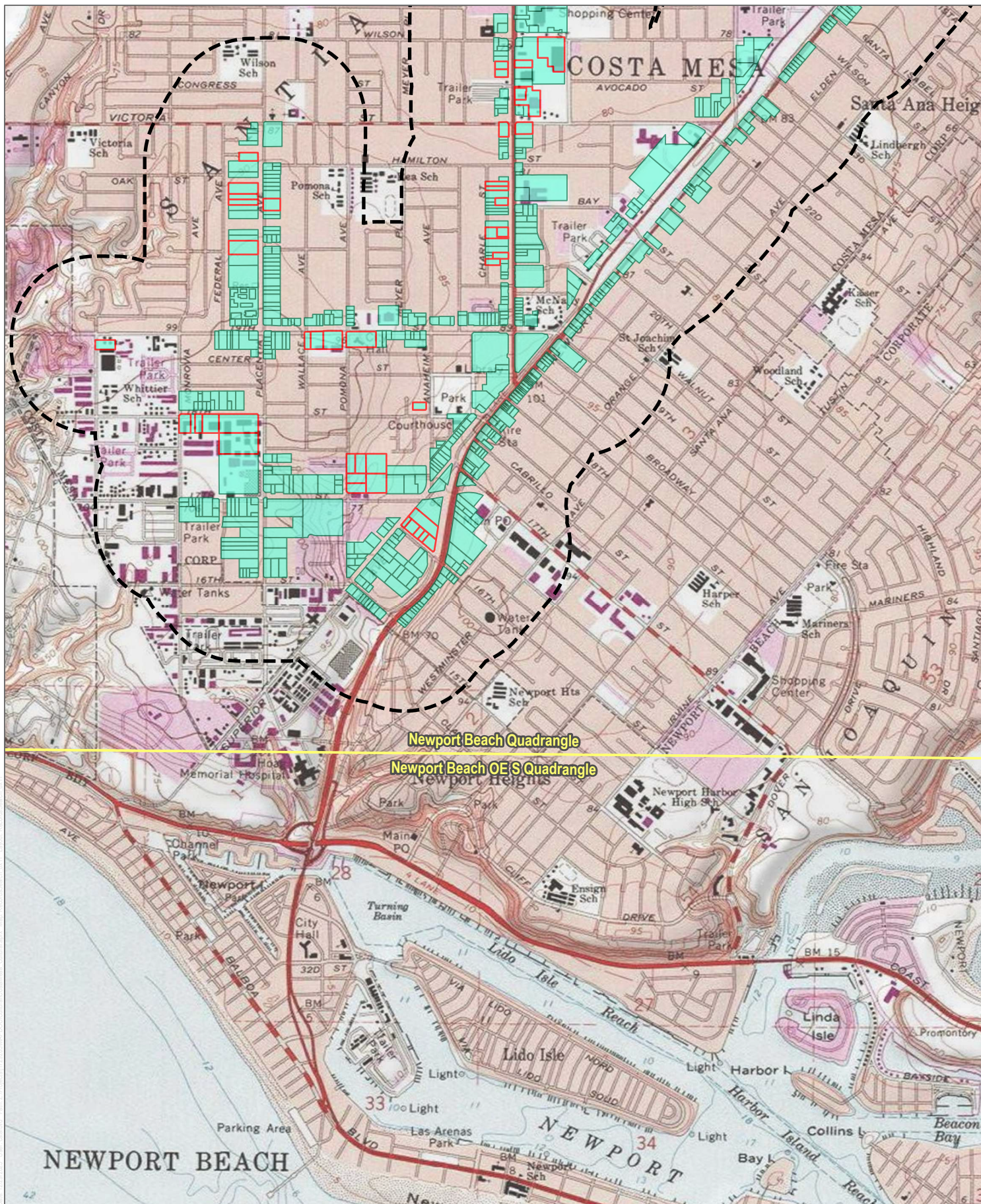
Non-Housing Element Site

Housing Element Site

Sheet B

Records Search Map

Costa Mesa Housing Element Implementation Project



SOURCE: USGS 7.5-Minute Quadrangle; Newport Beach and Tustin
 Township 06S, Range 09W, Section 6; Township 05S, Range 10W, Section 27, 28, 33-36;
 Township 05S, Range 09W, Section 31; Township 06S, Range 10W, Section 1-4, 9-12, 14-17, 20-22, 28;



- Records Search Area (quarter-mile radius)
- Non-Housing Element Site
- Housing Element Site

Sheet C

Records Search Map

Costa Mesa Housing Element Implementation Project

Roshanne Bakhtiary

From: Green, Andrew@NAHC <Andrew.Green@nahc.ca.gov>
Sent: Tuesday, January 13, 2026 3:13 PM
To: Keshia Montifolca
Cc: Gtribalcouncil; sonia.johnston@sbcglobal.net; kaamalam@gmail.com
Subject: Neighborhoods Where We All Belong Zoning Updates and Housing Element Implementation Project
Attachments: SLF Yes Neighborhoods Where We All Belong Zoning Updates and Housing Element Implementation Project 1.13.2026.pdf; Neighborhoods Where We All Belong Zoning Updates and Housing Element Implementation Project 1.13.2026.xlsx

Good afternoon,

Attached is the response to the project referenced above. If you have any additional questions, please feel free to contact me directly.

Regards,

Andrew Green

Native American Heritage Commission
1550 Harbor Blvd., Suite 100
West Sacramento, CA 95691
Andrew.Green@nahc.ca.gov
Direct Line: (916) 573-1072
Office: (916) 373-3710



NATIVE AMERICAN HERITAGE COMMISSION

January 13, 2026

Keshia Montifolca
Dudek

Via Email to: kmontifolca@dudek.com

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Reginald Pagaling
Chumash

VICE-CHAIRPERSON
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Nomlaki

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Pauma-Yuima Band of
Luiseño Indians

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Andrew Alejandro
Paskenta Band of
Nomlaki Indians

NAHC HEADQUARTERS
1550 Harbor Boulevard
Suite 100
West Sacramento,
California 95691
(916) 373-3710
nahc@nahc.ca.gov

Re: Neighborhoods Where We All Belong Zoning Updates and Housing Element Implementation Project, Orange County

To Whom It May Concern:

As requested, a search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed based on information submitted for the above referenced project. The results were positive. Please contact the Gabrieleno/Tongva San Gabriel Band of Mission Indians, the Juaneno Band of Mission Indians, and the Juaneno Band of Mission Indians Acjachemen Nation – Belardes on the attached list for more information. Be aware that tribes do not always record their sacred sites in the SLF, nor are they required to do so. As such, an SLF search is not a substitute for consultation with all tribes that are traditionally and culturally affiliated with a project's geographic area.

Attached is a list of Native American tribes that are traditionally and culturally affiliated with the project's geographic area. Please contact all of the listed tribes as they may have information about sacred sites within the project area that is not listed with the NAHC.

If within two weeks of notification, a response has not been received, the Commission requests that you follow up with a telephone call or email to ensure that the project information was received.

If you receive notification of a change of address or phone number from a tribe, please inform the NAHC so that we can assure that our lists contain current information.

In addition to engaging in tribal consultation, you should consult the appropriate regional California Historical Research Information System (CHRIS) information center to determine whether it has information regarding the presence of recorded archaeological sites within the project area.

If you have any questions or need additional information, please contact me at Andrew.Green@nahc.ca.gov.

Sincerely,

Andrew Green
Cultural Resources Analyst

Attachment

Native American Heritage Commission
Native American Contact List
Orange County
1/13/2026

Tribe Name	F/N	Contact	Address	Phone	Email	Cultural Affiliation	Counties
Cahuilla Band of Indians	F	Erica Schenk, Chairperson	52701 CA Highway 371 Anza, CA, 92539	(951) 590- 0942	chair@cahuilla-nsn.gov	Cahuilla	Imperial, Los Angeles, Orange, Riverside, San Bernardino, San Diego
Cahuilla Band of Indians	F	BobbyRay Esparza, Cultural Director	52701 CA Highway 371 Anza, CA, 92539	(951) 763- 5549	besparza@cahuilla-nsn.gov	Cahuilla	Imperial, Los Angeles, Orange, Riverside, San Bernardino, San Diego
Cahuilla Band of Indians	F	Anthony Madrigal, Tribal Historic Preservation Officer	52701 CA Highway 371 Anza, CA, 92539	(951) 763- 5549	anthonymad2002@gmail.com	Cahuilla	Imperial, Los Angeles, Orange, Riverside, San Bernardino, San Diego
Gabrieleno Band of Mission Indians - Kizh Nation	N	Christina Swindall Martinez, Secretary	P.O. Box 393 Covina, CA, 91723	(844) 390- 0787	admin@gabrielenoindians.org	Gabrieleno	Los Angeles, Orange, Riverside, San Bernardino, Santa Barbara, Ventura
Gabrieleno Band of Mission Indians - Kizh Nation	N	Andrew Salas, Chairperson	P.O. Box 393 Covina, CA, 91723	(844) 390- 0787	admin@gabrielenoindians.org	Gabrieleno	Los Angeles, Orange, Riverside, San Bernardino, Santa Barbara, Ventura
Gabrieleno/Tong va San Gabriel Band of Mission Indians	N	Anthony Morales, Chairperson	P.O. Box 693 San Gabriel, CA, 91778	(626) 483- 3564	GTTribalcouncil@aol.com	Gabrieleno	Los Angeles, Orange, Riverside, San Bernardino, Santa Barbara, Ventura
Gabrielino Tongva Indians of California Tribal Council	N	Robert Dorame, Chairperson	P.O. Box 490 Bellflower, CA, 90707	(562) 761- 6417	gtongva@gmail.com	Gabrielino	Los Angeles, Orange, Riverside, San Bernardino, Santa Barbara, Ventura

Tribe Name	F/N	Contact	Address	Phone	Email	Cultural Affiliation	Counties
Gabrielino Tongva Indians of California Tribal Council	N	Christina Conley, Cultural Resource Administrator	P.O. Box 941078 Simi Valley, CA, 93094	(626) 407-8761	christina.marsden@alumni.usc.edu	Gabrielino	Los Angeles, Orange, Riverside, San Bernardino, Santa Barbara, Ventura
Gabrielino/Tongva Nation	N	Sandonne Goad, Chairperson	13191 Crossroads Parkway North, Suite 375 City of Industry, CA, 91746	(951) 807-0479	sgoad@gabrielino-tongva.com	Gabrielino	Los Angeles, Orange, Riverside, San Bernardino, Santa Barbara, Ventura
Gabrielino-Tongva Tribe	N	Charles Alvarez, Chairperson	23454 Vanowen Street West Hills, CA, 91307	(310) 403-6048	Chavez1956metro@gmail.com	Gabrielino	Los Angeles, Orange, Riverside, San Bernardino, Santa Barbara, Ventura
Gabrielino-Tongva Tribe	N	Sam Dunlap, Cultural Resource Director	P.O. Box 3919 Seal Beach, CA, 90740	(909) 262-9351	tongvatcr@gmail.com	Gabrielino	Los Angeles, Orange, Riverside, San Bernardino, Santa Barbara, Ventura
Juaneno Band of Mission Indians	N	Sonia Johnston, Chairperson	P.O. Box 25628 Santa Ana, CA, 92799		sonia.johnston@sbcglobal.net	Juaneno	Orange, Riverside, San Diego
Juaneno Band of Mission Indians Acjachemen Nation - Belardes	N	Joyce Perry, Cultural Resource Director	4955 Paseo Segovia Irvine, CA, 92603	(949) 293-8522	kaamalam@gmail.com	Juaneno	Los Angeles, Orange, Riverside, San Bernardino, San Diego
Juaneno Band of Mission Indians Acjachemen Nation 84A	N	Heidi Lucero, THPO/MLD	31411-A La Matanza Street San Juan Capistrano, CA, 92675	(562) 879-2884	thpo@jbmian.com	Juaneno	Los Angeles, Orange, Riverside, San Bernardino, San Diego
Juaneno Band of Mission Indians Acjachemen Nation 84A	N	Nathan Banda, Chairman	31411-A La Matanza Street San Juan Capistrano, CA, 92675	(949) 426-8804	nbanda@jbmian.com	Juaneno	Los Angeles, Orange, Riverside, San Bernardino, San Diego

Tribe Name	F/N	Contact	Address	Phone	Email	Cultural Affiliation	Counties
Juaneno Band of Mission Indians Acjachemen Nation 84A	N	Shannon Wingfield, Secretary	31411-A La Matanza Street San Juan Capistrano, CA, 92675	(949) 488-3484		Juaneno	Los Angeles, Orange, Riverside, San Bernardino, San Diego
Morongo Band of Mission Indians	F	Charles Martin, MBMI Chairman	12700 Pumarra Road Banning, CA, 92220	(951) 755-5110	chairman@morongo-nsn.gov	Cahuilla Serrano	Imperial, Kern, Los Angeles, Orange, Riverside, San Bernardino, San Diego, Ventura
Morongo Band of Mission Indians	F	Lena Broderick, Executive Assistant to Tribal Chairman	12700 Pumarra Road Banning, CA, 92220	(951) 755-5110	lbroderick@morongo-nsn.gov	Cahuilla Serrano	Imperial, Kern, Los Angeles, Orange, Riverside, San Bernardino, San Diego, Ventura
Morongo Band of Mission Indians	F	Bernadette Ann Brierty, Tribal Historic Preservation Officer	12700 Pumarra Road Banning, CA, 92220	(951) 663-2842	abrierty@morongo-nsn.gov	Cahuilla Serrano	Imperial, Kern, Los Angeles, Orange, Riverside, San Bernardino, San Diego, Ventura
Pala Band of Mission Indians	F	Christopher Nejo, Legal Analyst/Researcher	PMB 50, 35008 Pala Temecula Road Pala, CA, 92059	(760) 891-3564	cnejo@palatribe.com	Cupeno Luiseno	Orange, Riverside, San Bernardino, San Diego
Pala Band of Mission Indians	F	Shasta Gaughen, Tribal Historic Preservation Officer	PMB 50, 35008 Pala Temecula Road Pala, CA, 92059	(760) 891-3515	sgaughen@palatribe.com	Cupeno Luiseno	Orange, Riverside, San Bernardino, San Diego
Pala Band of Mission Indians	F	Alexis Wallick, Assistant THPO	PMB 50, 35008 Pala Temecula Road Pala, CA, 92059	(760) 891-3537	awallick@palatribe.com	Cupeno Luiseno	Orange, Riverside, San Bernardino, San Diego

Tribe Name	F/N	Contact	Address	Phone	Email	Cultural Affiliation	Counties
Santa Rosa Band of Cahuilla Indians	F	Mercedes Estrada, Cultural Director	P.O. Box 391820 Anza, CA, 92539	(951) 659-2700	mestrada@santarosa-nsn.gov	Cahuilla	Imperial, Los Angeles, Orange, Riverside, San Bernardino, San Diego
Santa Rosa Band of Cahuilla Indians	F	Steven Estrada, Tribal Chairman	P.O. Box 391820 Anza, CA, 92539	(951) 659-2700	sestrada@santarosa-nsn.gov	Cahuilla	Imperial, Los Angeles, Orange, Riverside, San Bernardino, San Diego
Santa Rosa Band of Cahuilla Indians	F	Vanessa Minott, Tribal Administrator	P.O. Box 391820 Anza, CA, 92539	(951) 659-2700	vminott@santarosa-nsn.gov	Cahuilla	Imperial, Los Angeles, Orange, Riverside, San Bernardino, San Diego
Soboba Band of Luiseno Indians	F	Jessica Valdez, Cultural Resource Specialist	P.O. Box 487 San Jacinto, CA, 92581	(951) 663-6261	jvaldez@soboba-nsn.gov	Cahuilla Luiseno	Imperial, Los Angeles, Orange, Riverside, San Bernardino, San Diego
Soboba Band of Luiseno Indians	F	Joseph Ontiveros, Tribal Historic Preservation Officer	P.O. Box 487 San Jacinto, CA, 92581	(951) 663-5279	jontiveros@soboba-nsn.gov	Cahuilla Luiseno	Imperial, Los Angeles, Orange, Riverside, San Bernardino, San Diego

This list is current only as of the date of this document. Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources assessment for the proposed Neighborhoods Where We All Belong Zoning Updates and Housing Element Implementation Project, Orange County.



November 19, 2025

Erica Schenk, Chairperson
Cahuilla Band of Indians
52701 CA Highway 371
Anza, CA, 92539

Re: Notification of the Proposed Neighborhoods Where We All Belong Zoning Updates and Housing Element Implementation Pursuant to Assembly Bill 52

Dear Ms. Erica Schenk,

Pursuant to Assembly Bill 52 (AB 52) (California Public Resources Code Section 21080.3.1[b]), your tribe has submitted a request to the City of Costa Mesa (City) for notification of preparation of an environmental impact report (EIR), negative declaration (ND), or mitigated negative declaration (MND) for projects that are within the geographic area traditionally and culturally affiliated with your tribe.

The City of Costa Mesa has initiated preparation of an Initial Study and Notice of Preparation for a Draft EIR for the Neighborhoods Where We All Belong Zoning Updates and Housing Element Implementation ("project") located within 1,079 parcels in the City of Costa Mesa, Orange County, California. In compliance with AB 52 requirements, and as Lead Agency, the City hereby extends an invitation to consult on the proposed project. The City proposes to implement portions of the Housing Element as required by State Housing Law. Implementation of Housing Element programs include rezoning of Housing Element sites and Measure K 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. 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 a necessary buffer of additional residential development capacity. As such, 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.

At full buildout in 2056, the project studies an increased capacity for the development of approximately 21,522 dwelling units and approximately 17,306,003 square feet of commercial uses. Given that 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, the net new non-residential

buildout to be studied for all Measure K sites is anticipated to be approximately 10,630,361 square feet.

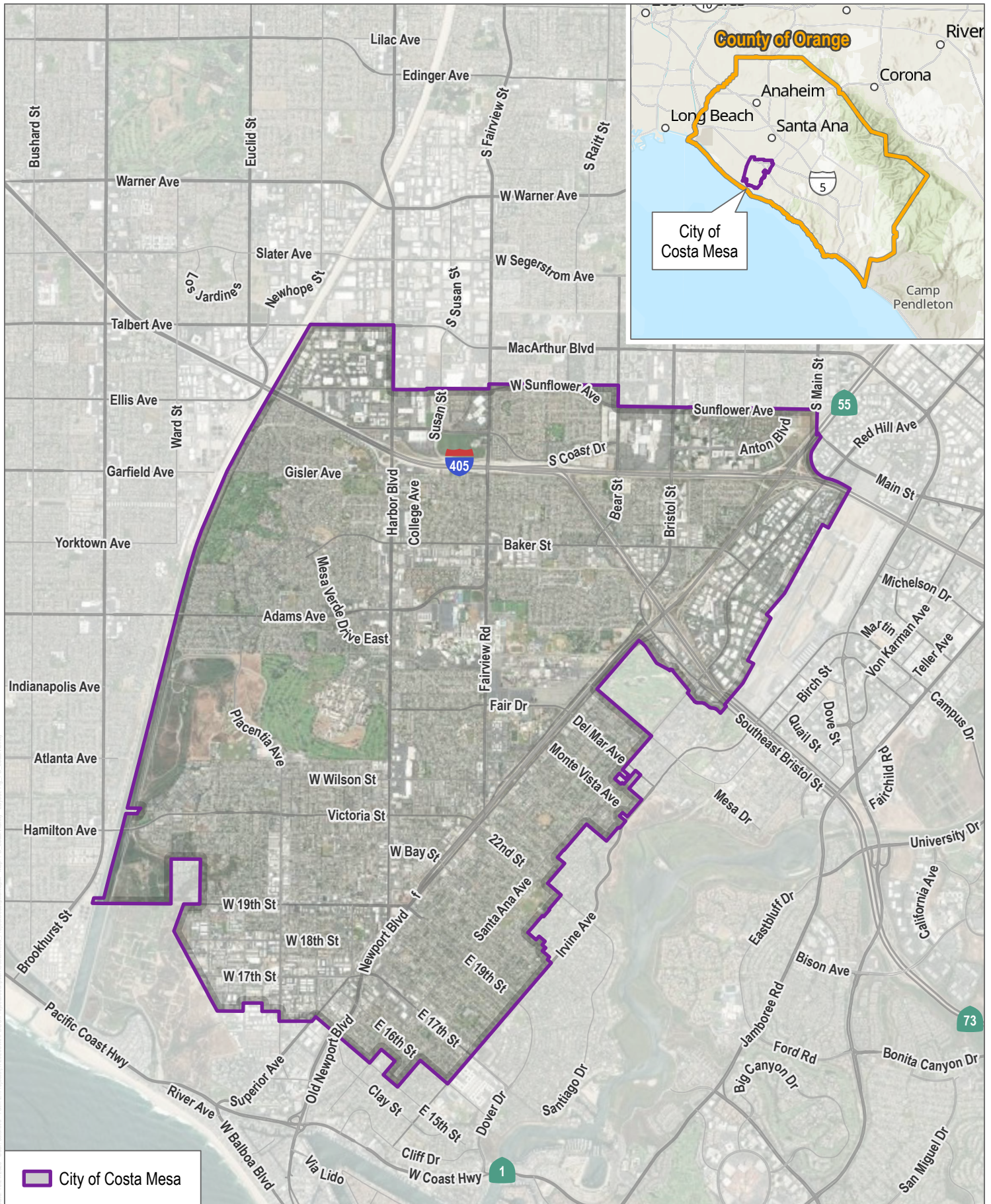
If you desire to consult with the City on review of this project regarding potential impacts to tribal cultural resources (as defined in Public Resources Code § 21074), please provide a written request for consultation to the address above or via email to neighborhoods@costamesaca.gov. Please respond in writing within 30 days of receipt of this letter if you wish to consult pursuant to AB 52 and include the name of a designated lead contact person and their contact information. Should the City not receive a response from your tribe within the allotted 30 days, it will be presumed that you have declined consultation. If you have any immediate questions or need additional information, please contact me at (714) 754-5608 or at the email previously noted.

Sincerely,

Michelle Halligan
Senior Planner

Attached:

Figure 1, Regional Location and Local Vicinity
Figure 2, Planning Area



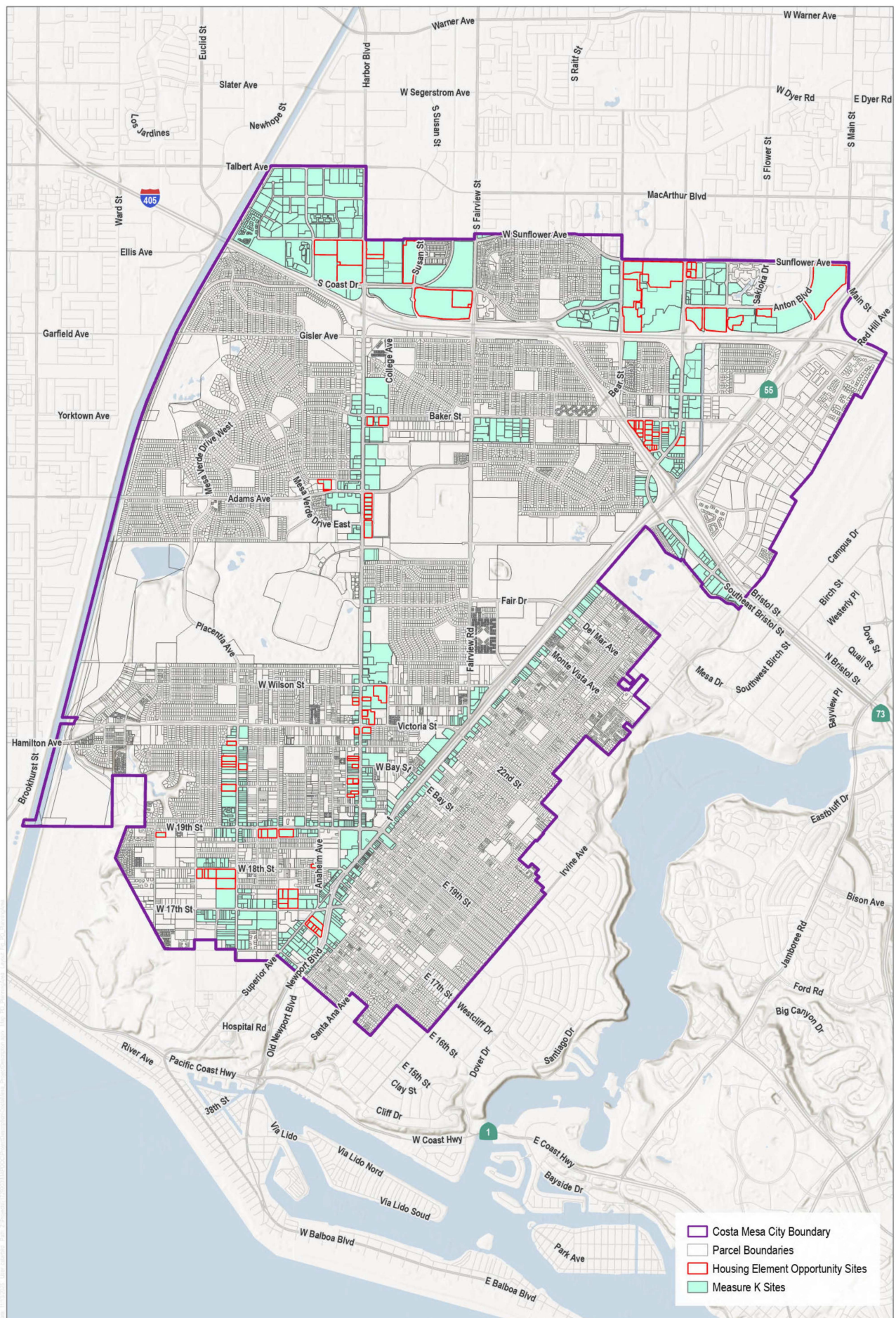
SOURCE: Esri, Open Street Map

DUDEK



0 2,350 4,700 Feet

Neighborhoods Where We All Belong Zoning Updates and Housing Element Implementation



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



November 19, 2025

BobbyRay Esparza, Cultural Director
Cahuilla Band of Indians
52701 CA Highway 371
Anza, CA, 92539

Re: Notification of the Proposed Neighborhoods Where We All Belong Zoning Updates and Housing Element Implementation Pursuant to Assembly Bill 52

Dear Mr. BobbyRay Esparza,

Pursuant to Assembly Bill 52 (AB 52) (California Public Resources Code Section 21080.3.1[b]), your tribe has submitted a request to the City of Costa Mesa (City) for notification of preparation of an environmental impact report (EIR), negative declaration (ND), or mitigated negative declaration (MND) for projects that are within the geographic area traditionally and culturally affiliated with your tribe.

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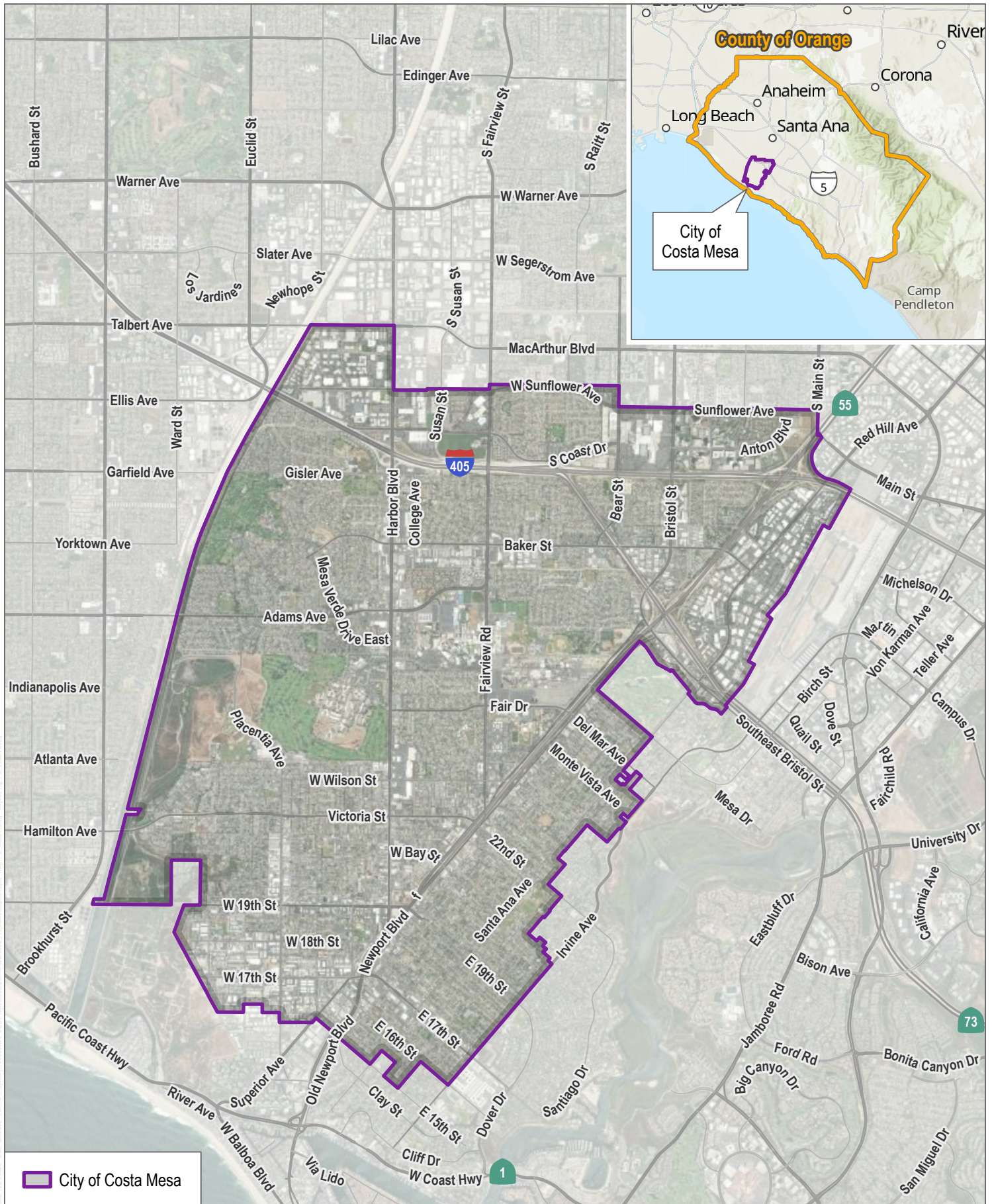
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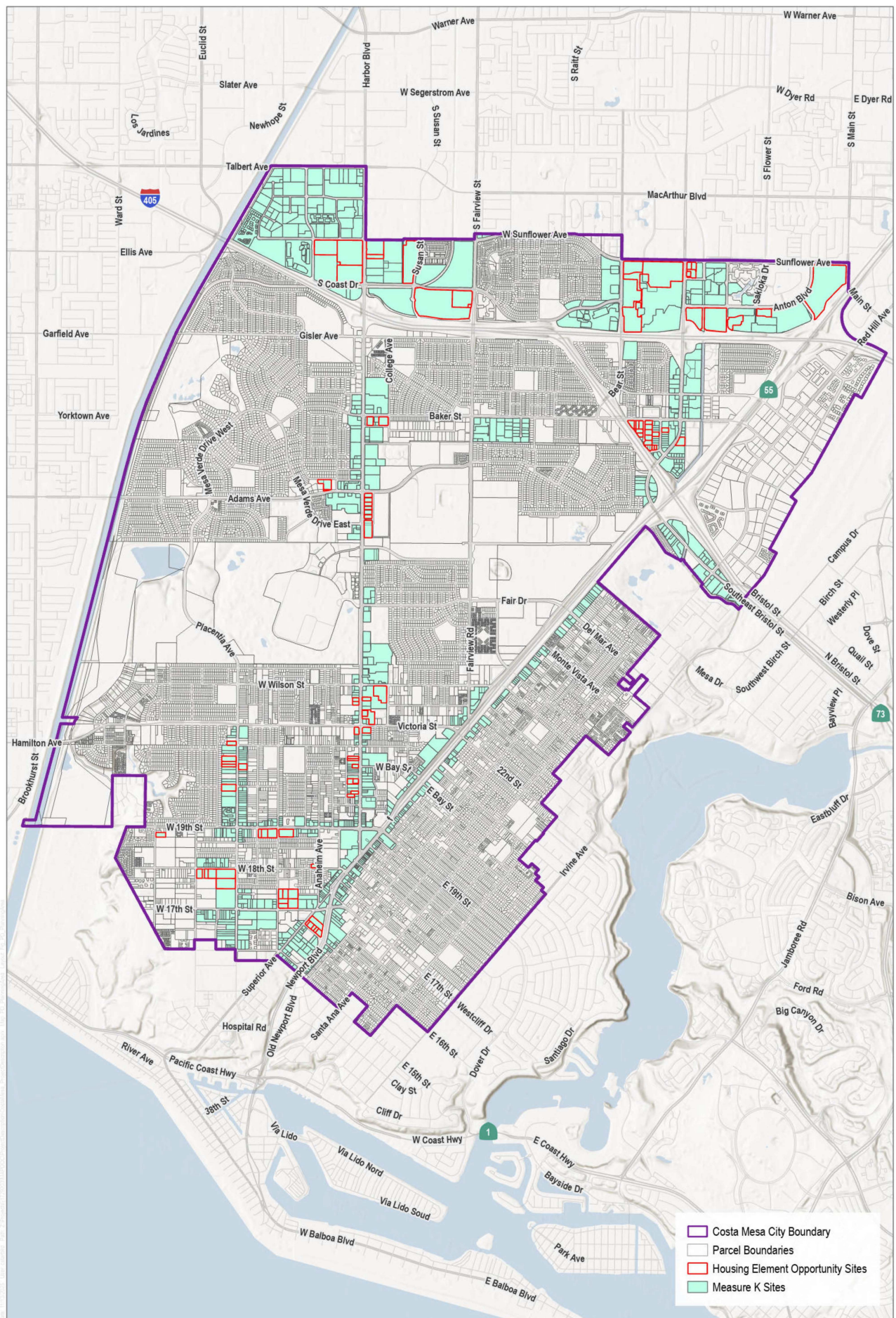
Sincerely,

Michelle Halligan
Senior Planner

Attached:

Figure 1, Regional Location and Local Vicinity
Figure 2, Planning Area





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



November 19, 2025

Anthony Madrigal, Tribal Historic Preservation Officer
Cahuilla Band of Indians
52701 CA Highway 371
Anza, CA, 92539

Re: Notification of the Proposed Neighborhoods Where We All Belong Zoning Updates and Housing Element Implementation Pursuant to Assembly Bill 52

Dear Mr. Anthony Madrigal,

Pursuant to Assembly Bill 52 (AB 52) (California Public Resources Code Section 21080.3.1[b]), your tribe has submitted a request to the City of Costa Mesa (City) for notification of preparation of an environmental impact report (EIR), negative declaration (ND), or mitigated negative declaration (MND) for projects that are within the geographic area traditionally and culturally affiliated with your tribe.

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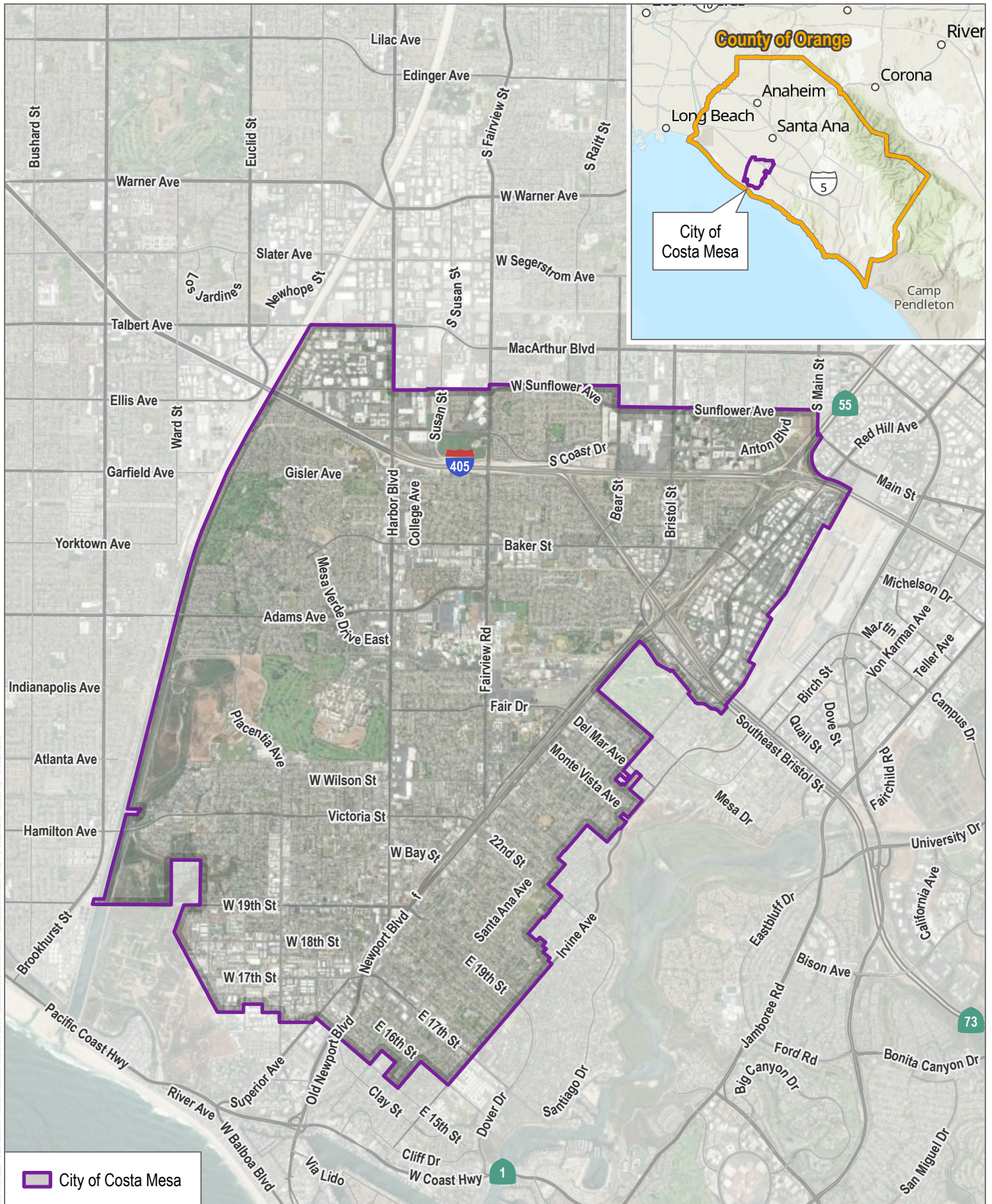
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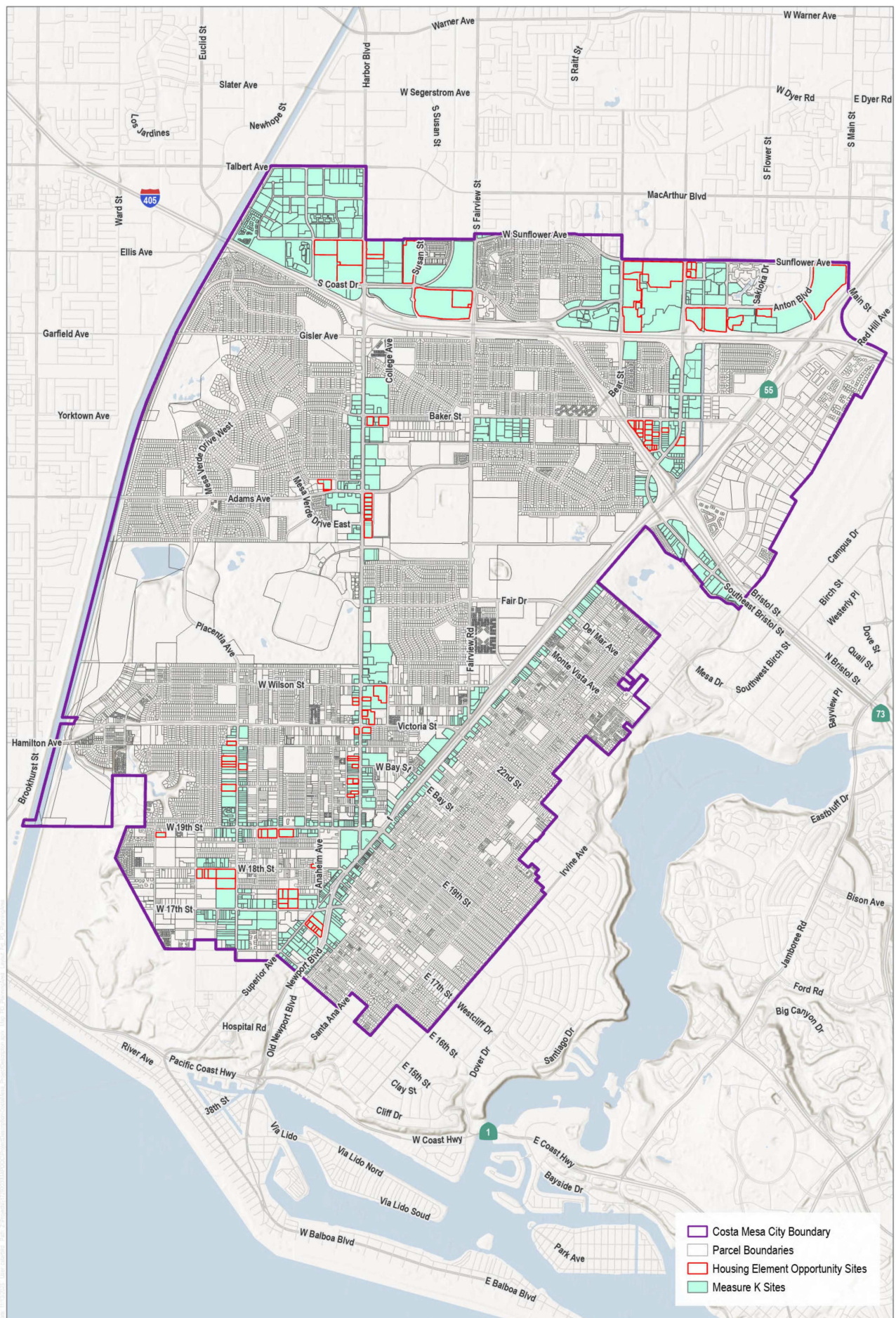
Sincerely,

Michelle Halligan
Senior Planner

Attached:

Figure 1, Regional Location and Local Vicinity
Figure 2, Planning Area





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



November 19, 2025

Andrew Salas, Chairperson
Gabrieleno Band of Mission Indians - Kizh Nation
P.O. Box 393
Covina, CA, 91723

Re: Notification of the Proposed Neighborhoods Where We All Belong Zoning Updates and Housing Element Implementation Pursuant to Assembly Bill 52

Dear Mr. Andrew Salas,

Pursuant to Assembly Bill 52 (AB 52) (California Public Resources Code Section 21080.3.1[b]), your tribe has submitted a request to the City of Costa Mesa (City) for notification of preparation of an environmental impact report (EIR), negative declaration (ND), or mitigated negative declaration (MND) for projects that are within the geographic area traditionally and culturally affiliated with your tribe.

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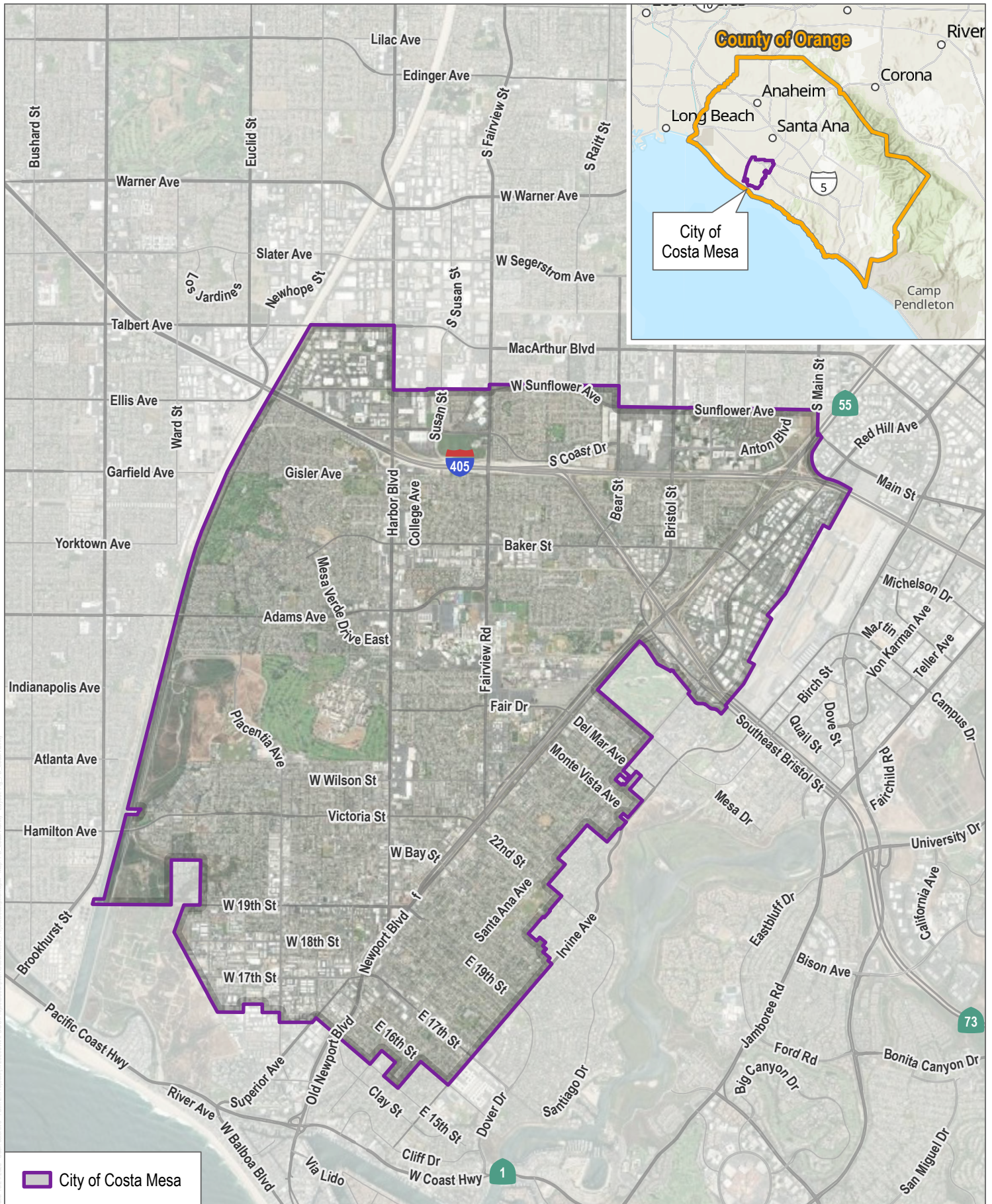
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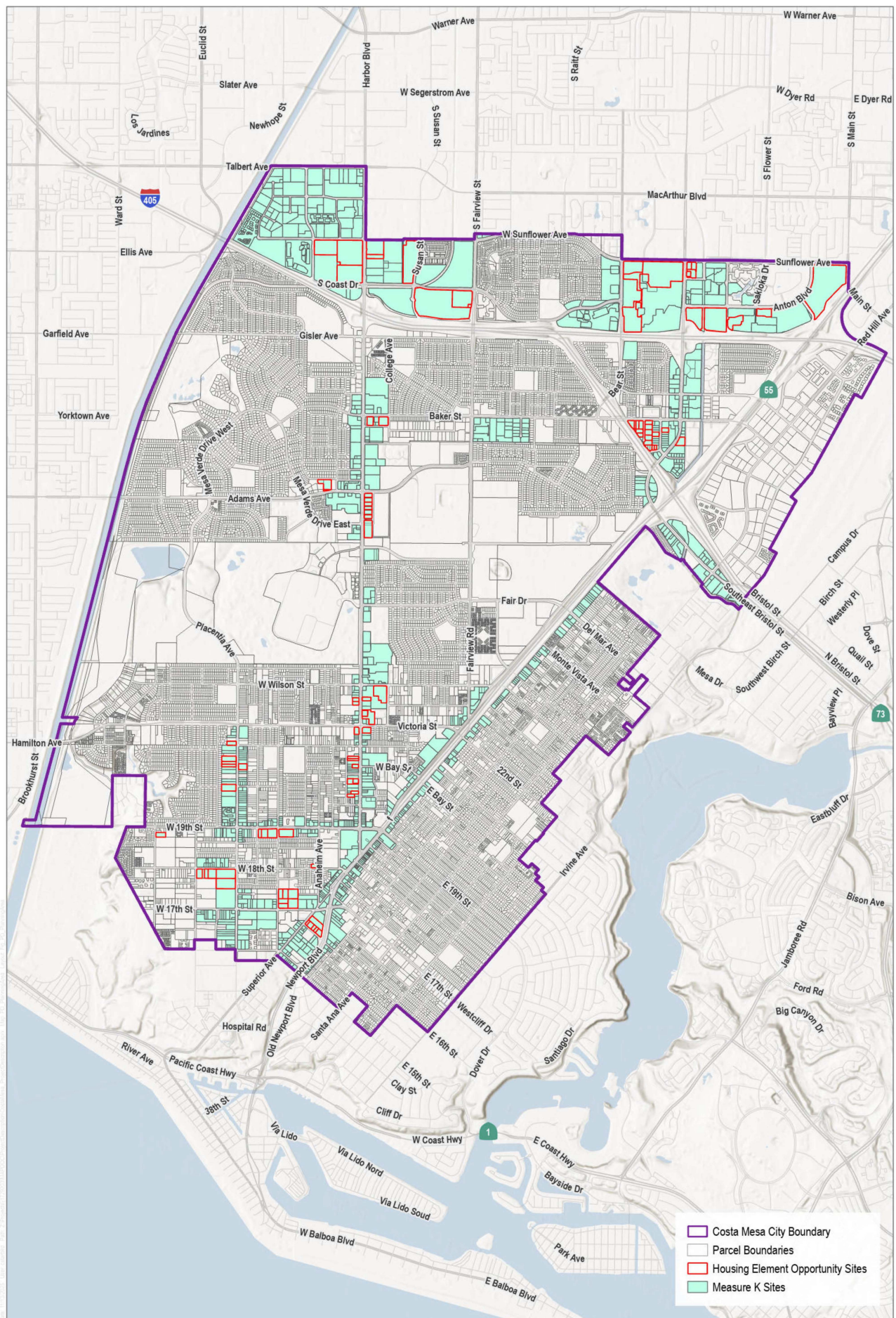
Sincerely,

Michelle Halligan
Senior Planner

Attached:

Figure 1, Regional Location and Local Vicinity
Figure 2, Planning Area





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

FIGURE 2

Planning Area



November 19, 2025

Christina Swindall Martinez, Secretary
Gabrieleno Band of Mission Indians - Kizh Nation
P.O. Box 393
Covina, CA, 91723

Re: Notification of the Proposed Neighborhoods Where We All Belong Zoning Updates and Housing Element Implementation Pursuant to Assembly Bill 52

Dear Ms. Christina Swindall Martinez,

Pursuant to Assembly Bill 52 (AB 52) (California Public Resources Code Section 21080.3.1[b]), your tribe has submitted a request to the City of Costa Mesa (City) for notification of preparation of an environmental impact report (EIR), negative declaration (ND), or mitigated negative declaration (MND) for projects that are within the geographic area traditionally and culturally affiliated with your tribe.

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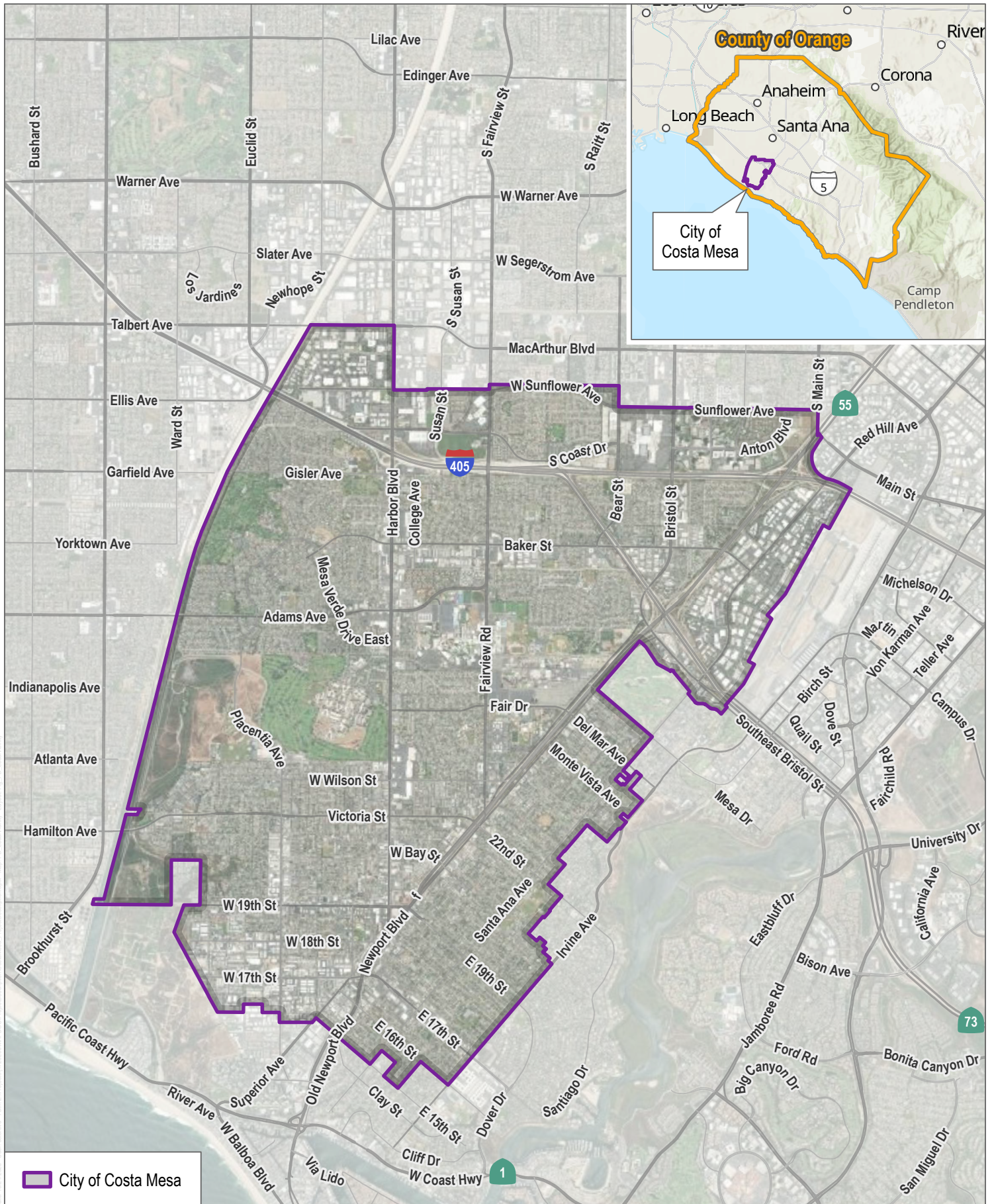
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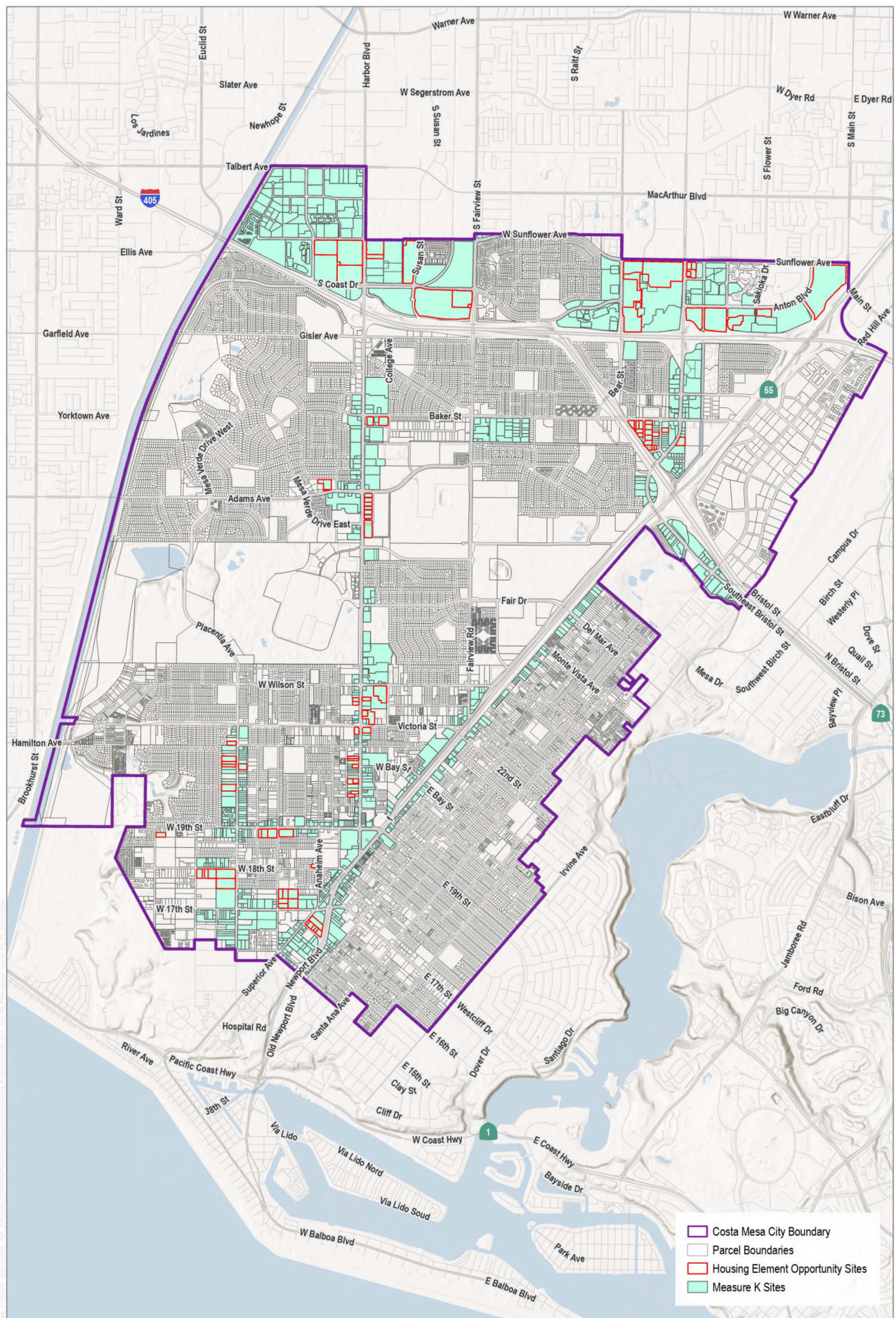
Sincerely,

Michelle Halligan
Senior Planner

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Figure 1, Regional Location and Local Vicinity
Figure 2, Planning Area





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



November 19, 2025

Anthony Morales, Chairperson
Gabrieleno/Tongva San Gabriel Band of Mission Indians
P.O. Box 693
San Gabriel, CA, 91778

Re: Notification of the Proposed Neighborhoods Where We All Belong Zoning Updates and Housing Element Implementation Pursuant to Assembly Bill 52

Dear Mr. Anthony Morales,

Pursuant to Assembly Bill 52 (AB 52) (California Public Resources Code Section 21080.3.1[b]), your tribe has submitted a request to the City of Costa Mesa (City) for notification of preparation of an environmental impact report (EIR), negative declaration (ND), or mitigated negative declaration (MND) for projects that are within the geographic area traditionally and culturally affiliated with your tribe.

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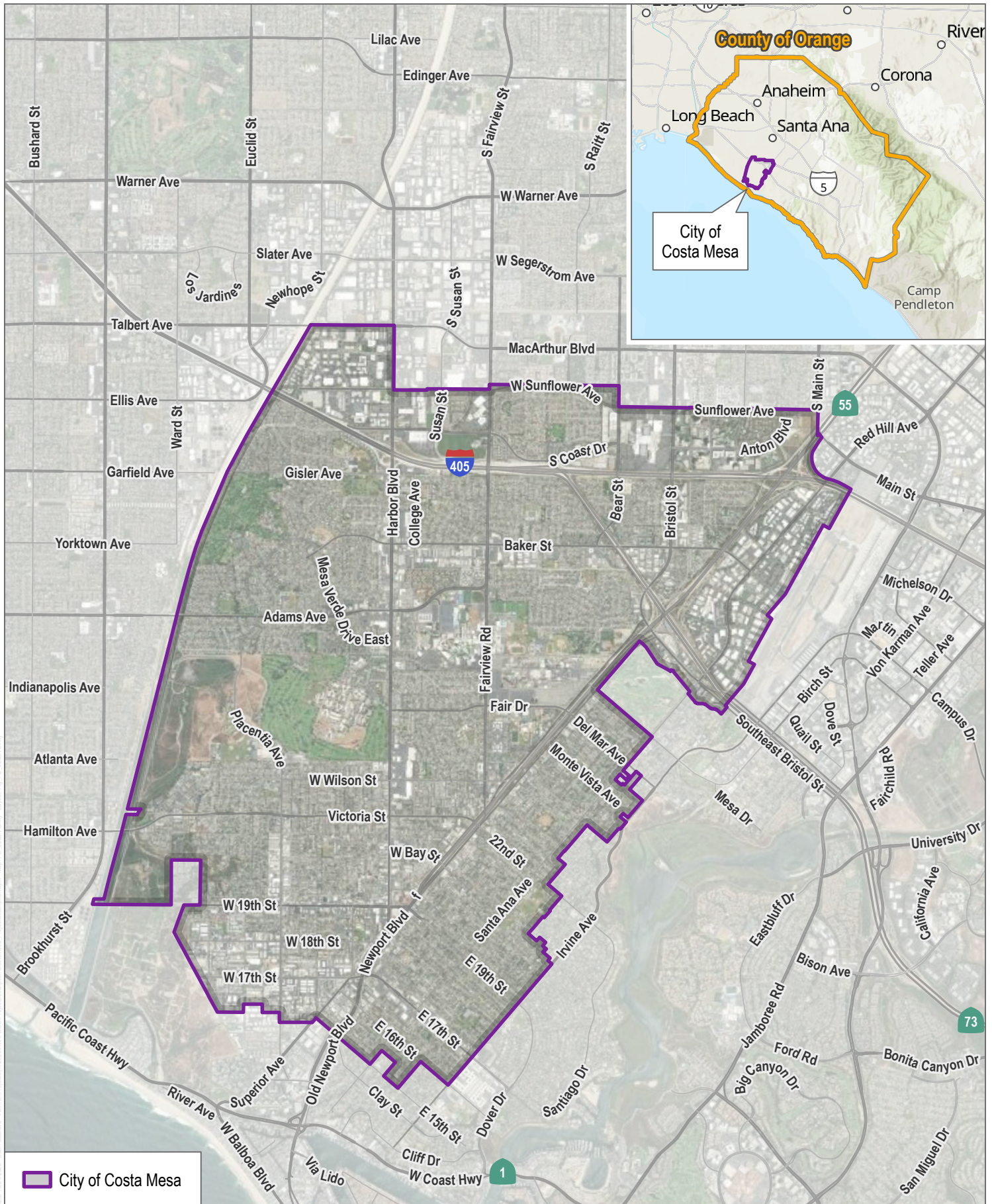
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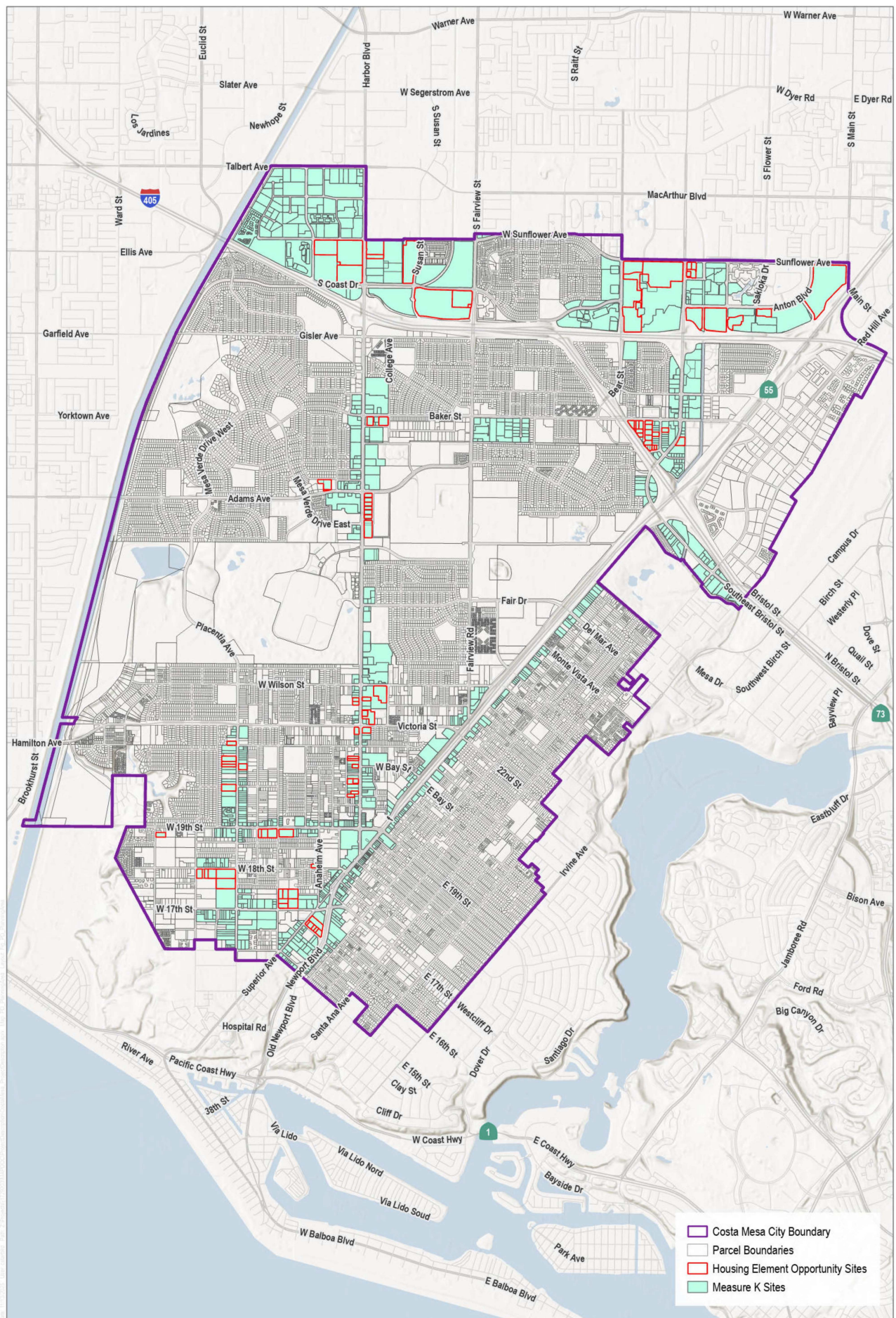
Sincerely,

Michelle Halligan
Senior Planner

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Figure 1, Regional Location and Local Vicinity
Figure 2, Planning Area





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



November 19, 2025

Christina Conley, Cultural Resource Administrator
Gabrielino Tongva Indians of California Tribal Council
P.O. Box 941078
Simi Valley, CA, 93094

Re: Notification of the Proposed Neighborhoods Where We All Belong Zoning Updates and Housing Element Implementation Pursuant to Assembly Bill 52

Dear Ms. Christina Conley,

Pursuant to Assembly Bill 52 (AB 52) (California Public Resources Code Section 21080.3.1[b]), your tribe has submitted a request to the City of Costa Mesa (City) for notification of preparation of an environmental impact report (EIR), negative declaration (ND), or mitigated negative declaration (MND) for projects that are within the geographic area traditionally and culturally affiliated with your tribe.

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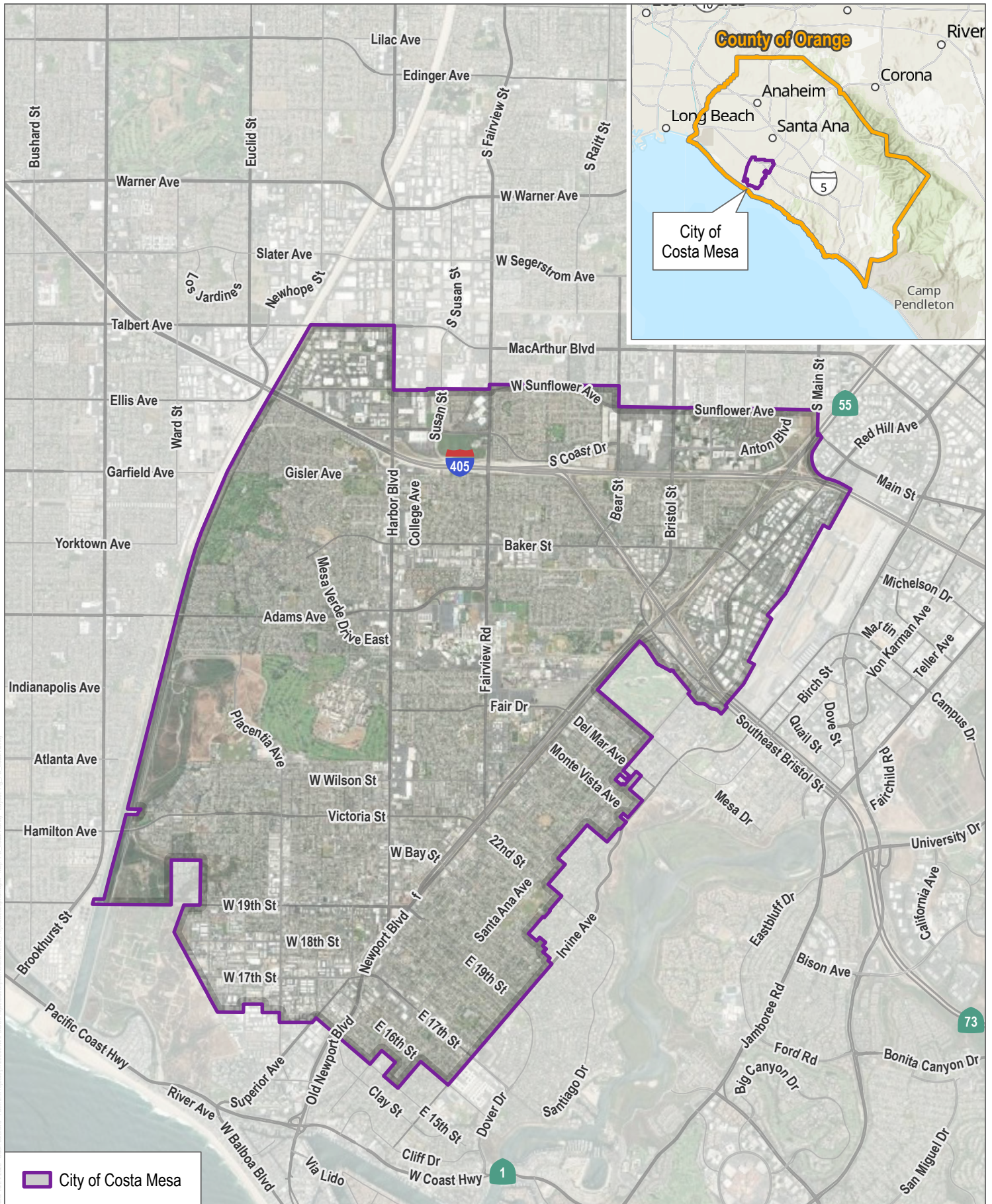
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Michelle Halligan
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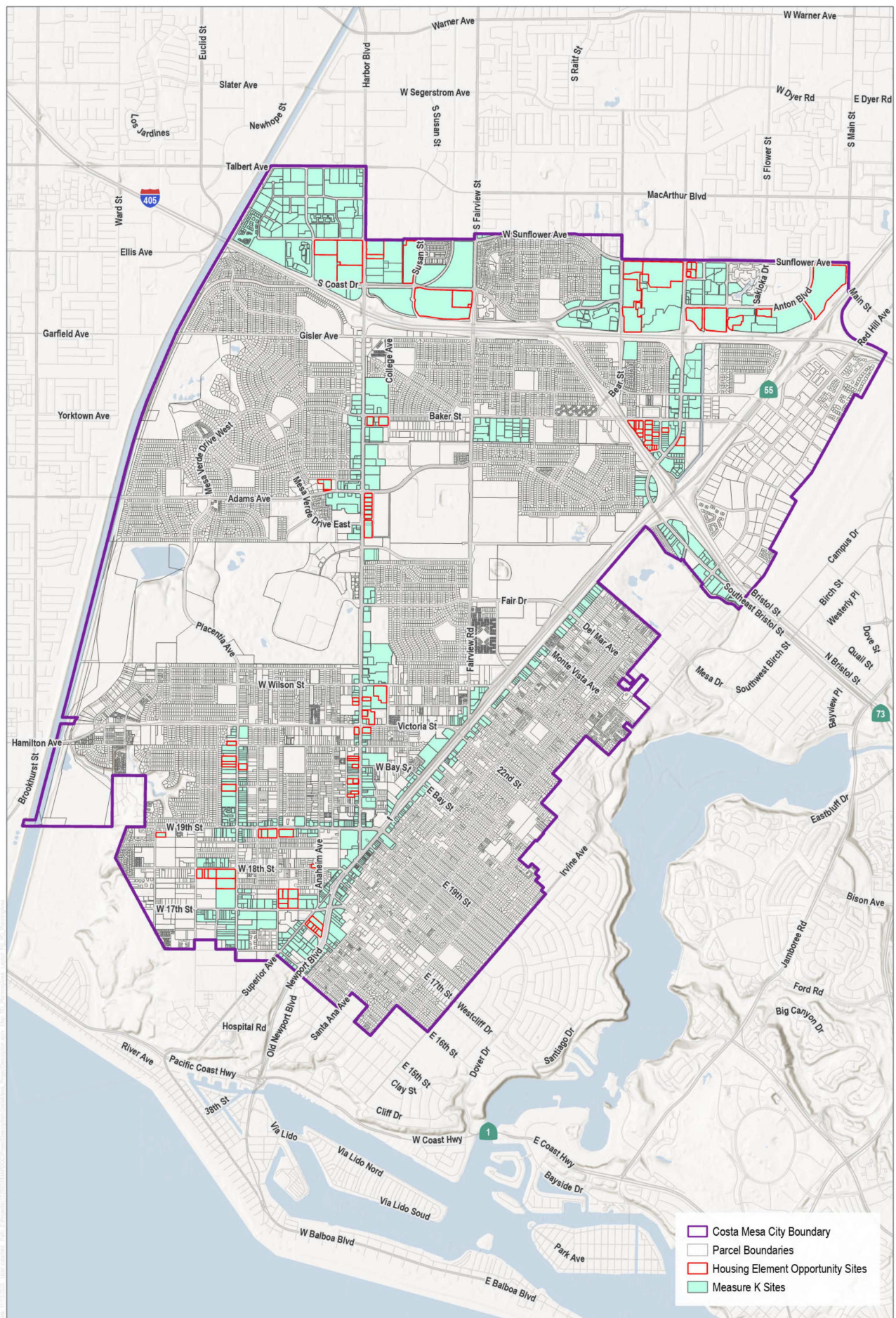
SOURCE: Esri, Open Street Map

DUDEK



0 2,350 4,700
Feet

Neighborhoods Where We All Belong Zoning Updates and Housing Element Implementation



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



November 19, 2025

Robert Dorame, Chairperson
Gabrielino Tongva Indians of California Tribal Council
P.O. Box 490
Bellflower, CA, 90707

Re: Notification of the Proposed Neighborhoods Where We All Belong Zoning Updates and Housing Element Implementation Pursuant to Assembly Bill 52

Dear Mr. Robert Dorame,

Pursuant to Assembly Bill 52 (AB 52) (California Public Resources Code Section 21080.3.1[b]), your tribe has submitted a request to the City of Costa Mesa (City) for notification of preparation of an environmental impact report (EIR), negative declaration (ND), or mitigated negative declaration (MND) for projects that are within the geographic area traditionally and culturally affiliated with your tribe.

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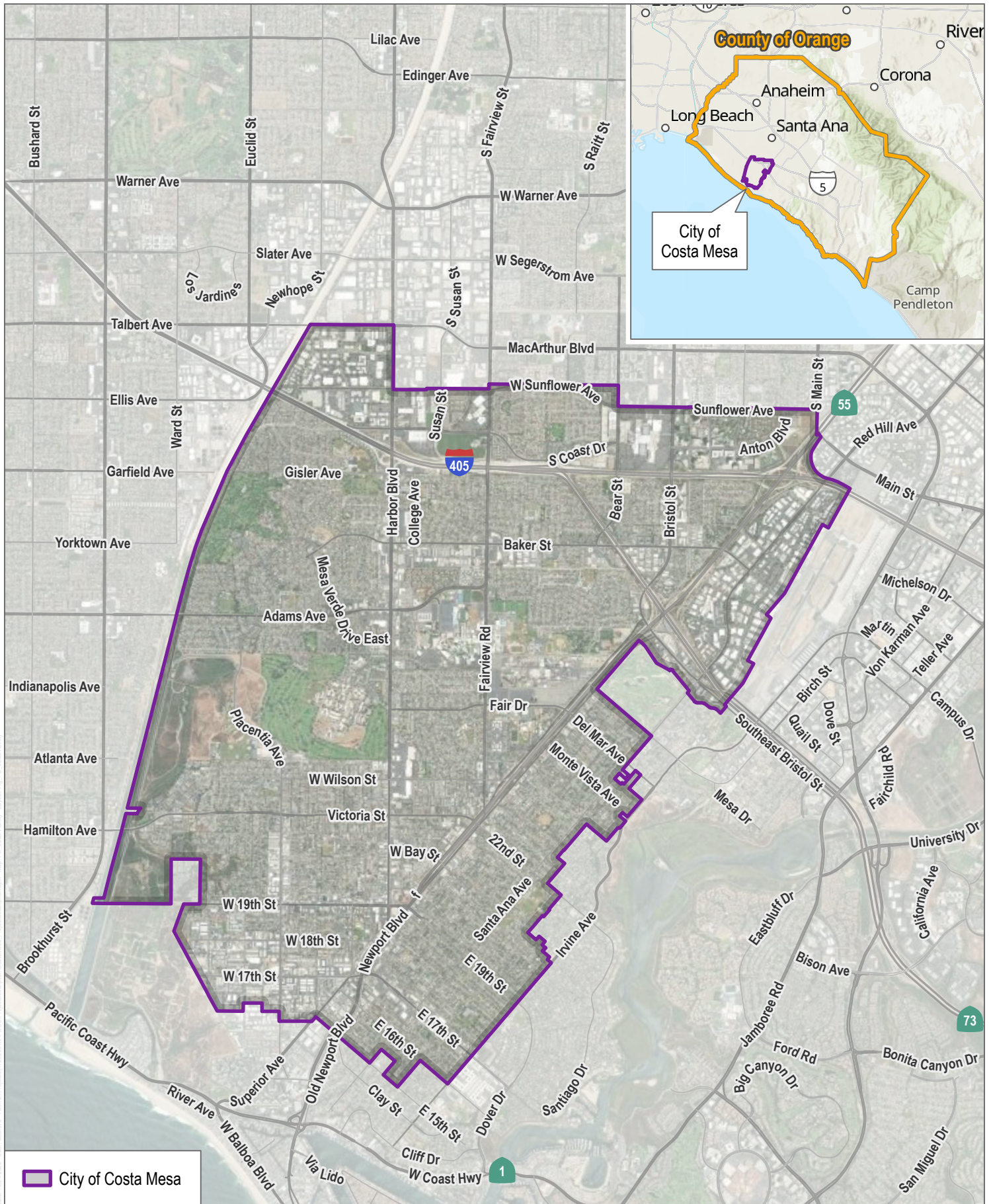
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Sincerely,

Michelle Halligan
Senior Planner

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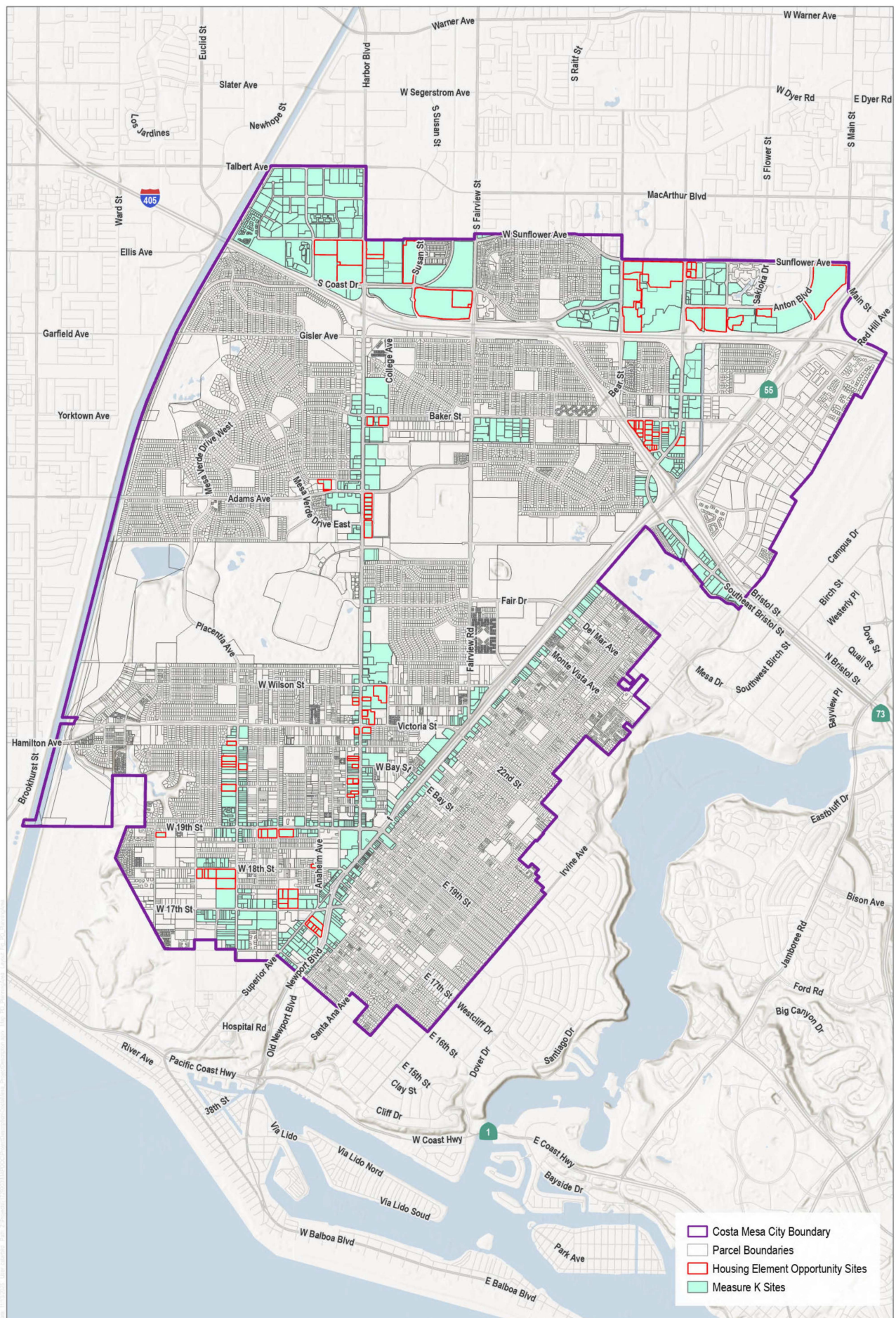
SOURCE: Esri, Open Street Map

DUDEK



0 2,350 4,700
Feet

Neighborhoods Where We All Belong Zoning Updates and Housing Element Implementation



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



November 19, 2025

Sandonne Goad, Chairperson
Gabrielino/Tongva Nation
106 1/2 Judge John Aiso St., #231
Los Angeles, CA, 90012

Re: Notification of the Proposed Neighborhoods Where We All Belong Zoning Updates and Housing Element Implementation Pursuant to Assembly Bill 52

Dear Ms. Sandonne Goad,

Pursuant to Assembly Bill 52 (AB 52) (California Public Resources Code Section 21080.3.1[b]), your tribe has submitted a request to the City of Costa Mesa (City) for notification of preparation of an environmental impact report (EIR), negative declaration (ND), or mitigated negative declaration (MND) for projects that are within the geographic area traditionally and culturally affiliated with your tribe.

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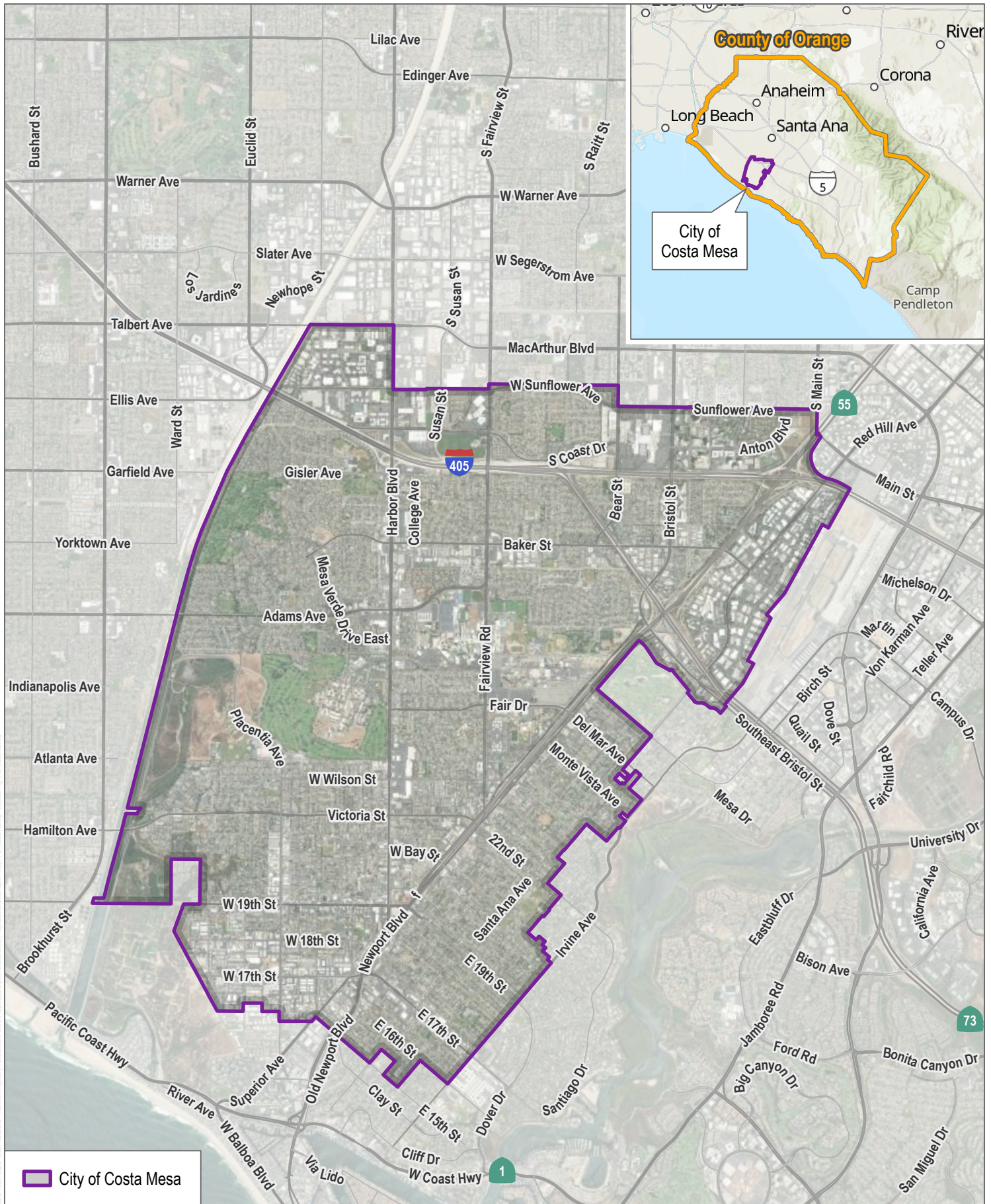
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Sincerely,

Michelle Halligan
Senior Planner

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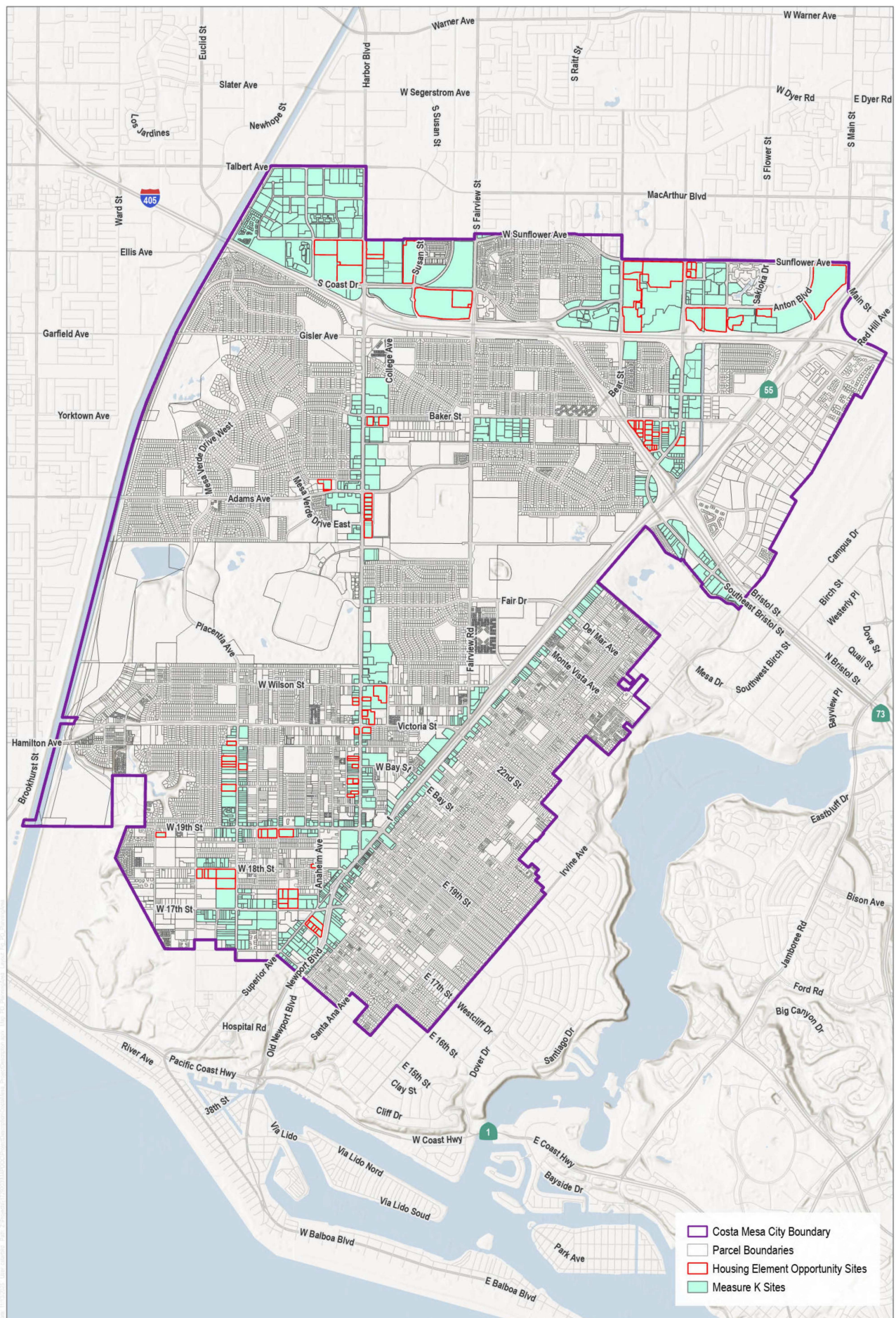
SOURCE: Esri, Open Street Map

DUDEK



0 2,350 4,700
Feet

Neighborhoods Where We All Belong Zoning Updates and Housing Element Implementation



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

FIGURE 2

Planning Area



November 19, 2025

Charles Alvarez, Chairperson
Gabrielino-Tongva Tribe
23454 Vanowen Street
West Hills, CA, 91307

Re: Notification of the Proposed Neighborhoods Where We All Belong Zoning Updates and Housing Element Implementation Pursuant to Assembly Bill 52

Dear Mr. Charles Alvarez,

Pursuant to Assembly Bill 52 (AB 52) (California Public Resources Code Section 21080.3.1[b]), your tribe has submitted a request to the City of Costa Mesa (City) for notification of preparation of an environmental impact report (EIR), negative declaration (ND), or mitigated negative declaration (MND) for projects that are within the geographic area traditionally and culturally affiliated with your tribe.

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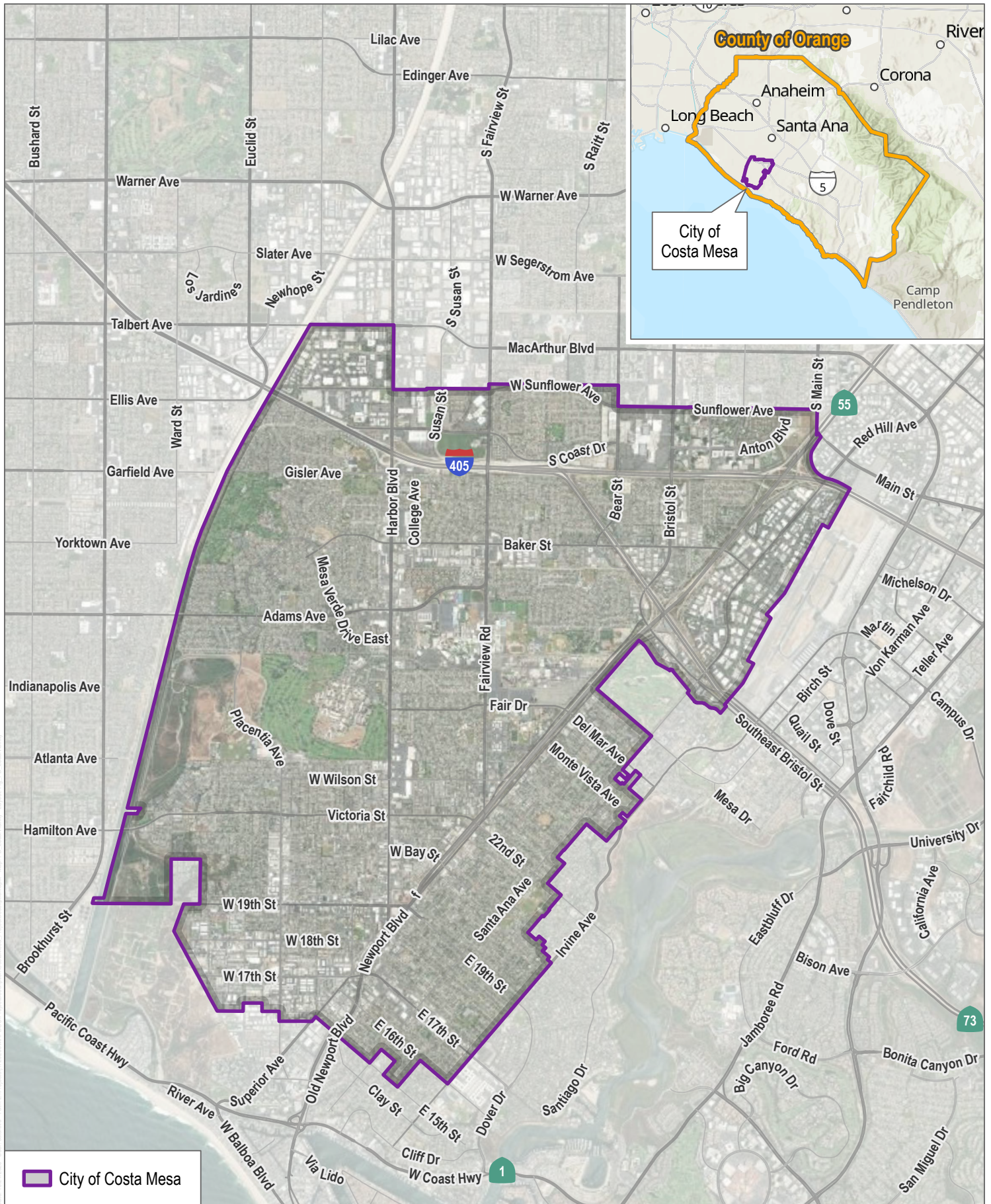
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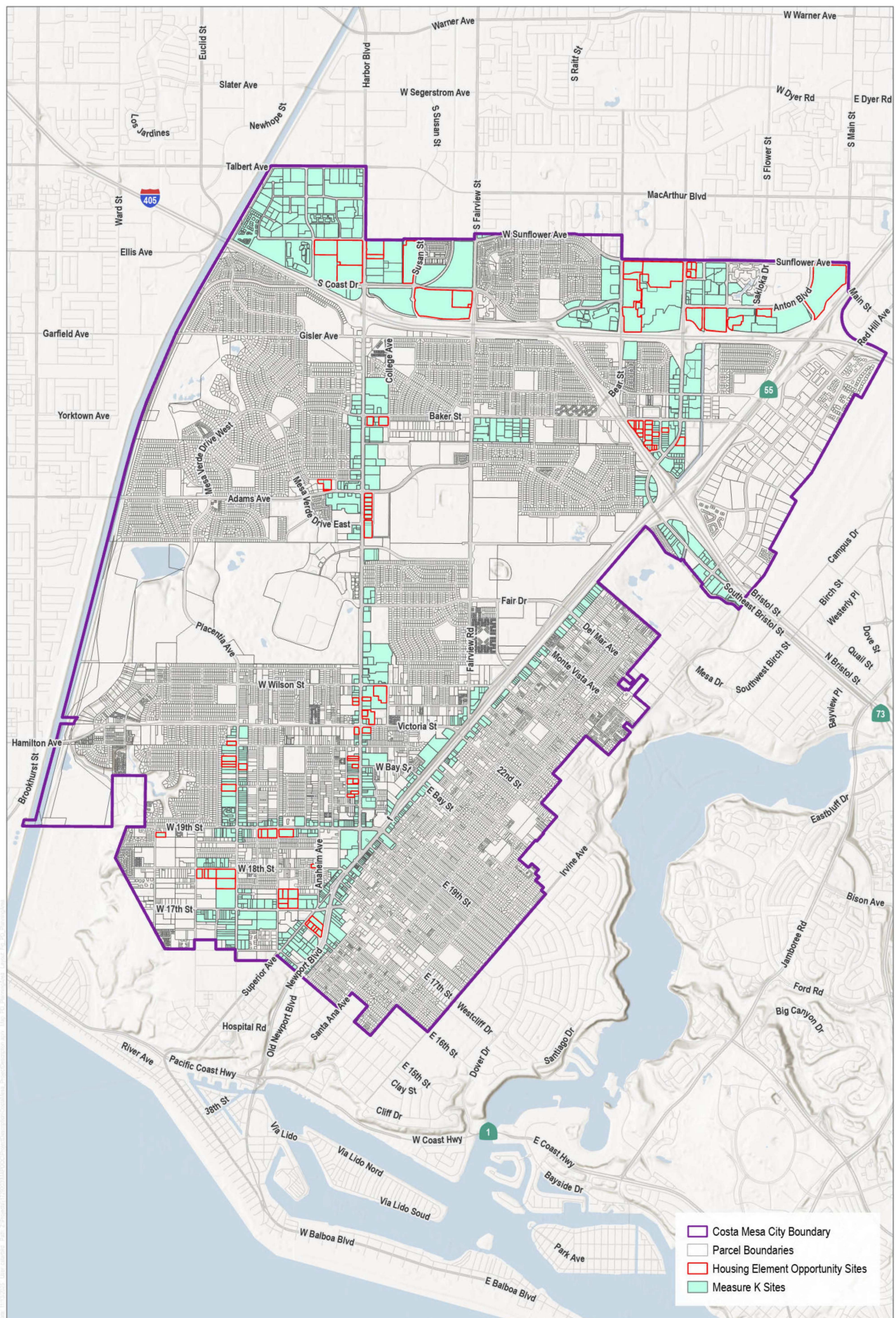
SOURCE: Esri, Open Street Map

DUDEK



0 2,350 4,700
Feet

Neighborhoods Where We All Belong Zoning Updates and Housing Element Implementation



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



November 19, 2025

Sam Dunlap, Cultural Resource Director
Gabrielino-Tongva Tribe
P.O. Box 3919
Seal Beach, CA, 90740

Re: Notification of the Proposed Neighborhoods Where We All Belong Zoning Updates and Housing Element Implementation Pursuant to Assembly Bill 52

Dear Mr. Sam Dunlap,

Pursuant to Assembly Bill 52 (AB 52) (California Public Resources Code Section 21080.3.1[b]), your tribe has submitted a request to the City of Costa Mesa (City) for notification of preparation of an environmental impact report (EIR), negative declaration (ND), or mitigated negative declaration (MND) for projects that are within the geographic area traditionally and culturally affiliated with your tribe.

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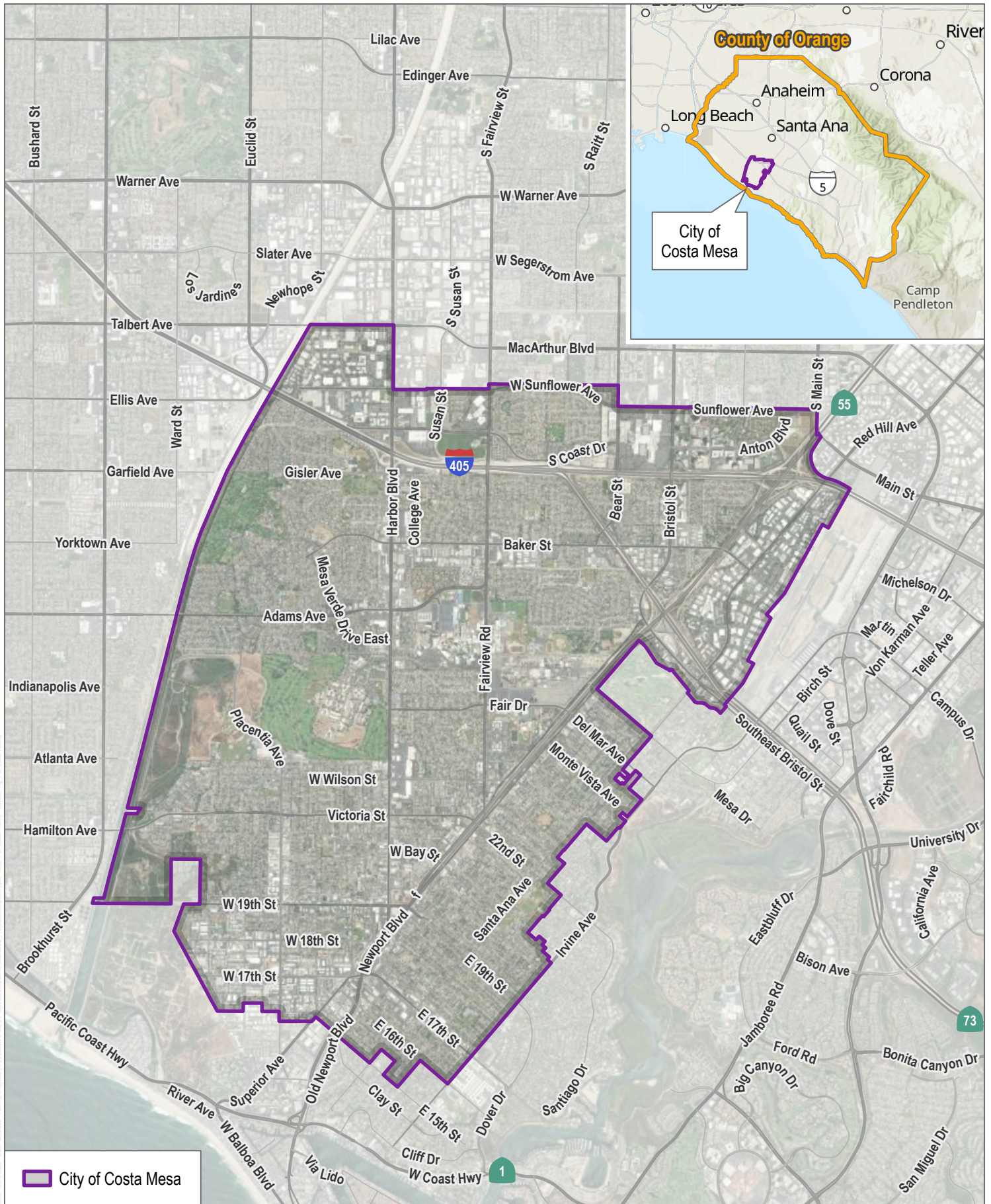
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Michelle Halligan
Senior Planner

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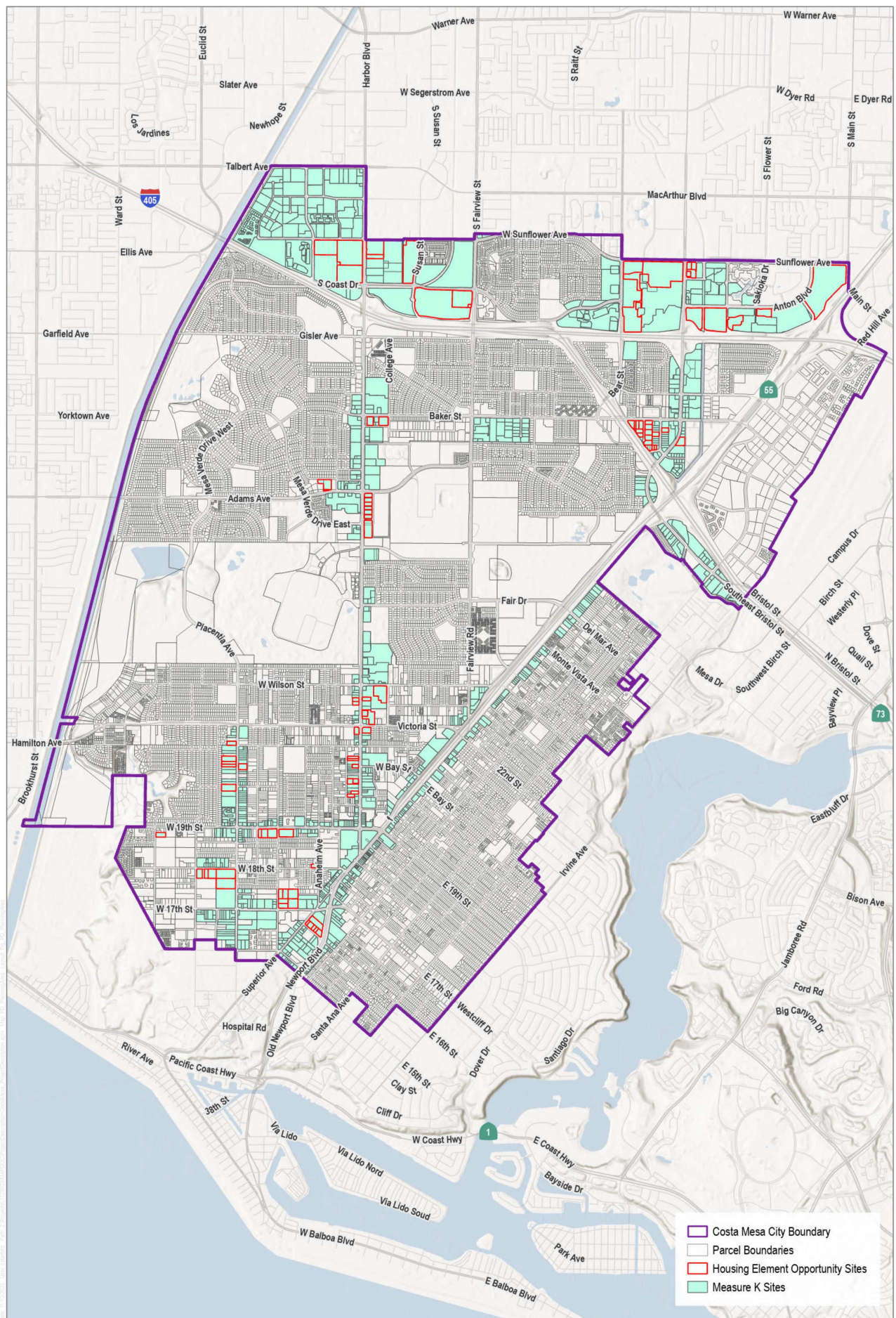
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DUDEK



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Feet

Neighborhoods Where We All Belong Zoning Updates and Housing Element Implementation



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



November 19, 2025

Joyce Perry, Cultural Resource Director
Juaneno Band of Mission Indians Acjachemen Nation - Belardes
4955 Paseo Segovia
Irvine, CA, 92603

Re: Notification of the Proposed Neighborhoods Where We All Belong Zoning Updates and Housing Element Implementation Pursuant to Assembly Bill 52

Dear Ms. Joyce Perry,

Pursuant to Assembly Bill 52 (AB 52) (California Public Resources Code Section 21080.3.1[b]), your tribe has submitted a request to the City of Costa Mesa (City) for notification of preparation of an environmental impact report (EIR), negative declaration (ND), or mitigated negative declaration (MND) for projects that are within the geographic area traditionally and culturally affiliated with your tribe.

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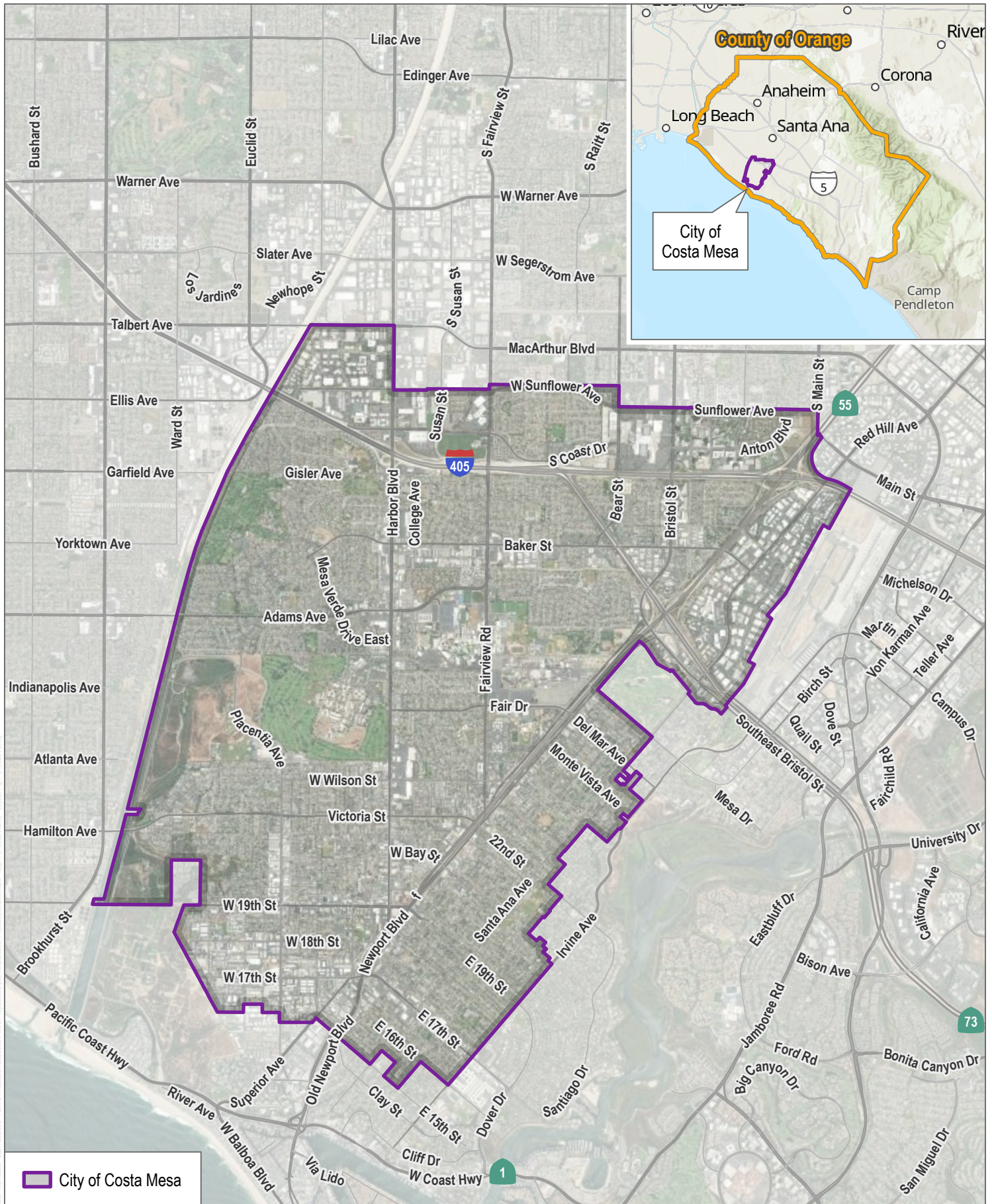
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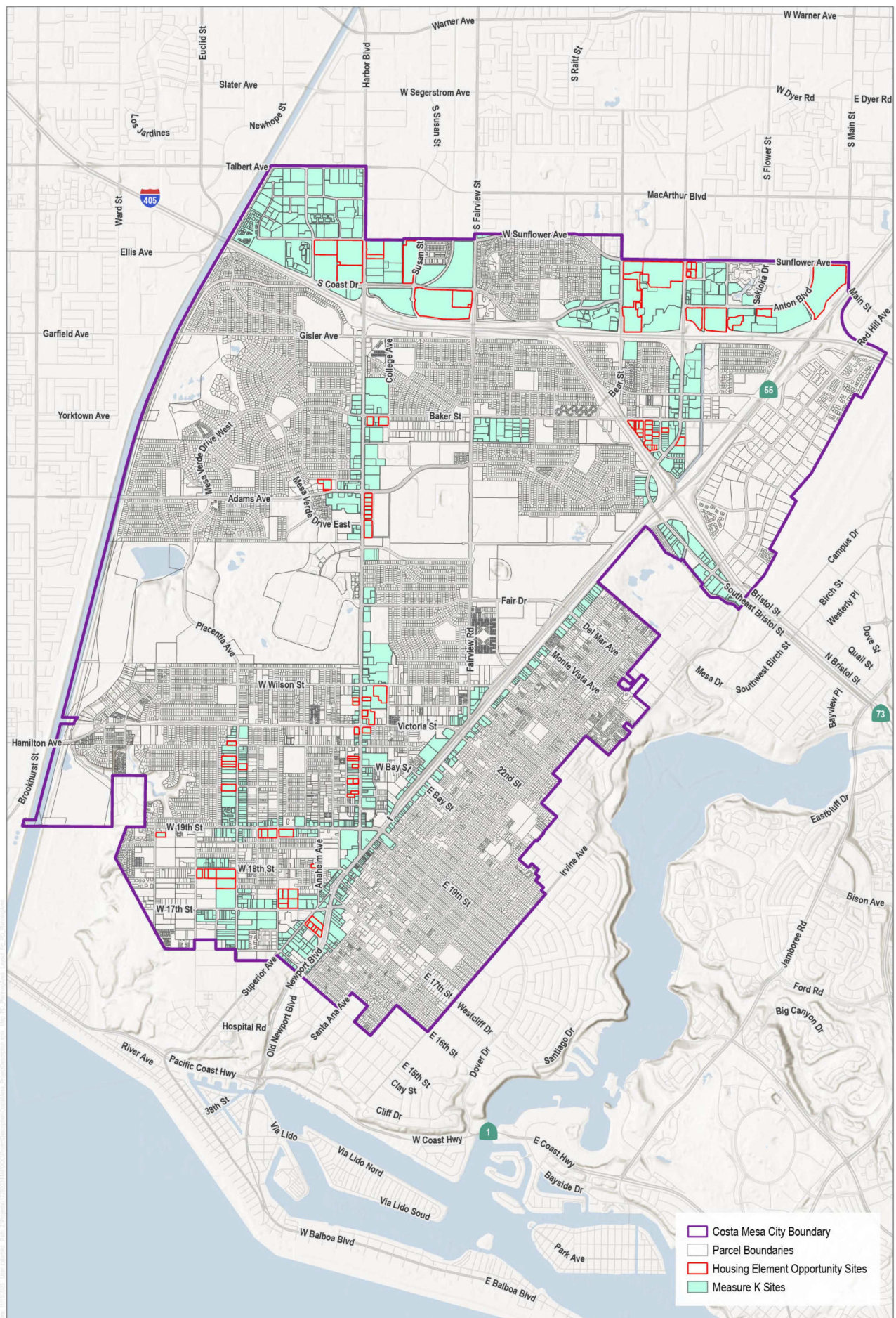
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0 2,350 4,700
Feet

Neighborhoods Where We All Belong Zoning Updates and Housing Element Implementation



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



November 19, 2025

Nathan Banda, Chairman
Juaneno Band of Mission Indians Acjachemen Nation 84A
31411-A La Matanza Street
San Juan Capistrano, CA, 92675

Re: Notification of the Proposed Neighborhoods Where We All Belong Zoning Updates and Housing Element Implementation Pursuant to Assembly Bill 52

Dear Mr. Nathan Banda,

Pursuant to Assembly Bill 52 (AB 52) (California Public Resources Code Section 21080.3.1[b]), your tribe has submitted a request to the City of Costa Mesa (City) for notification of preparation of an environmental impact report (EIR), negative declaration (ND), or mitigated negative declaration (MND) for projects that are within the geographic area traditionally and culturally affiliated with your tribe.

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At full buildout in 2056, the project studies an increased capacity for the development of approximately 21,522 dwelling units and approximately 17,306,003 square feet of commercial uses. Given that 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, the net new non-residential

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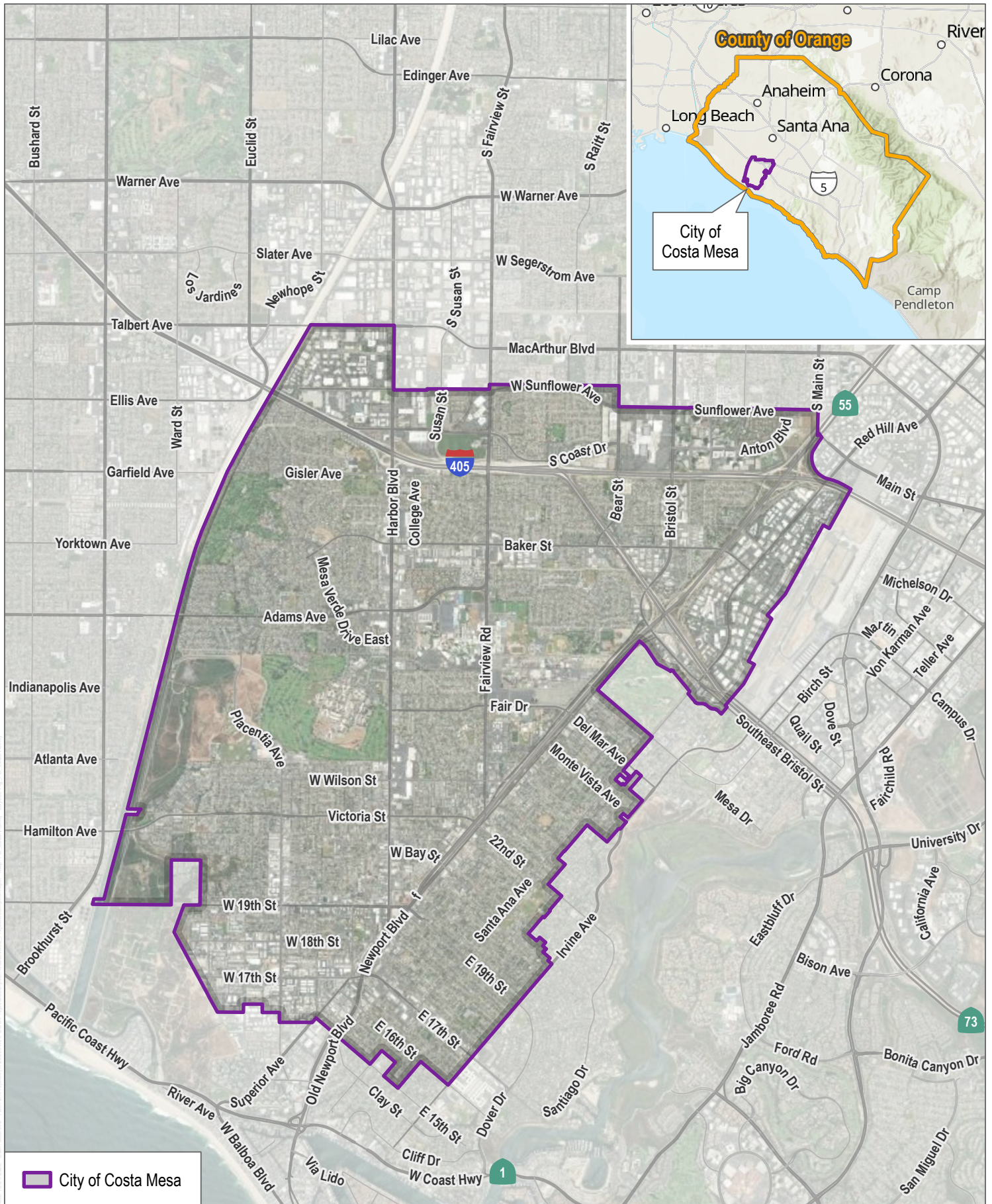
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Sincerely,

Michelle Halligan
Senior Planner

Attached:

Figure 1, Regional Location and Local Vicinity
Figure 2, Planning Area



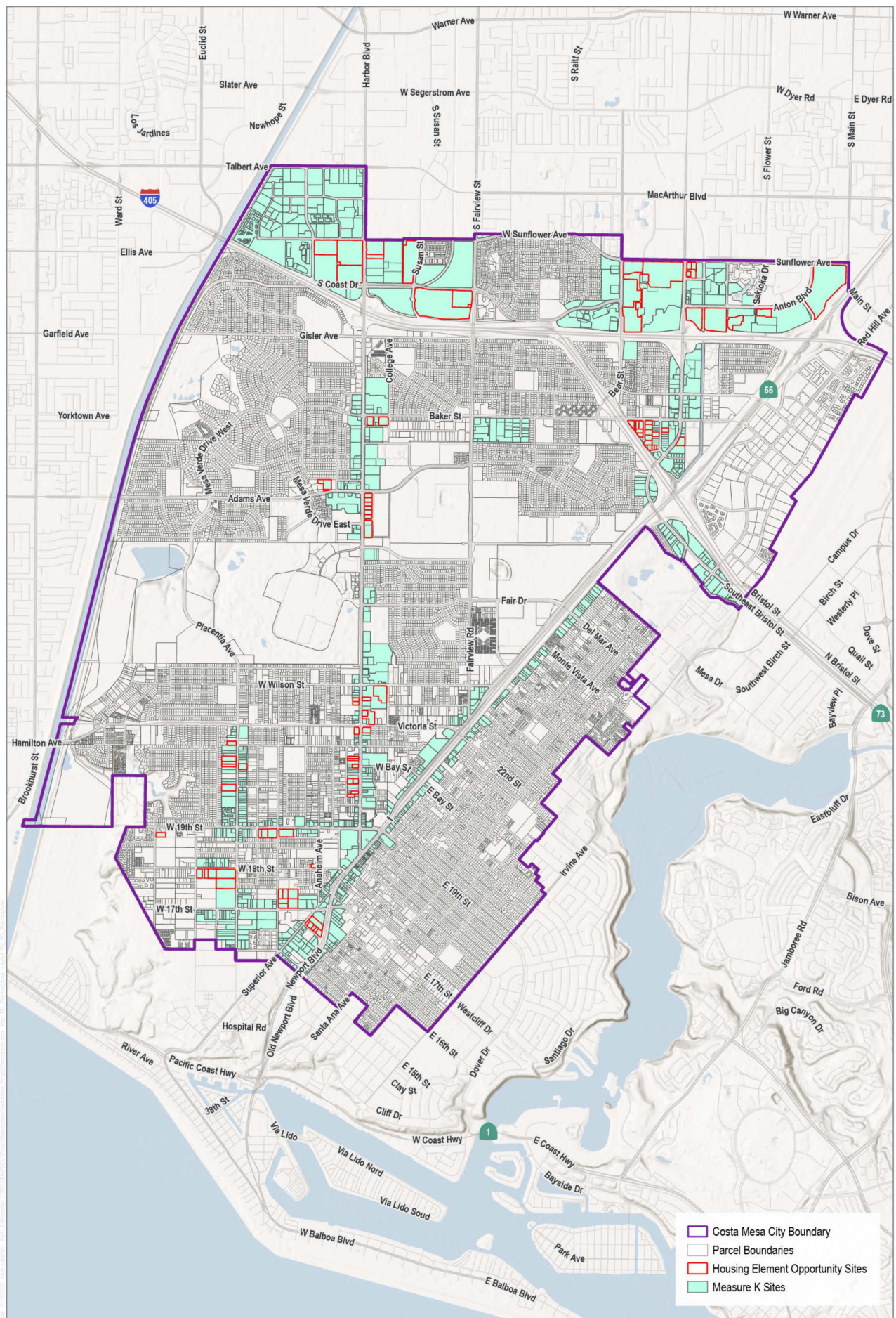
SOURCE: Esri, Open Street Map

DUDEK



0 2,350 4,700
Feet

Neighborhoods Where We All Belong Zoning Updates and Housing Element Implementation



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



November 19, 2025

Shannon Wingfield, Secretary
Juaneno Band of Mission Indians Acjachemen Nation 84A
31411-A La Matanza Street
San Juan Capistrano, CA, 92675

Re: Notification of the Proposed Neighborhoods Where We All Belong Zoning Updates and Housing Element Implementation Pursuant to Assembly Bill 52

Dear Ms. Shannon Wingfield,

Pursuant to Assembly Bill 52 (AB 52) (California Public Resources Code Section 21080.3.1[b]), your tribe has submitted a request to the City of Costa Mesa (City) for notification of preparation of an environmental impact report (EIR), negative declaration (ND), or mitigated negative declaration (MND) for projects that are within the geographic area traditionally and culturally affiliated with your tribe.

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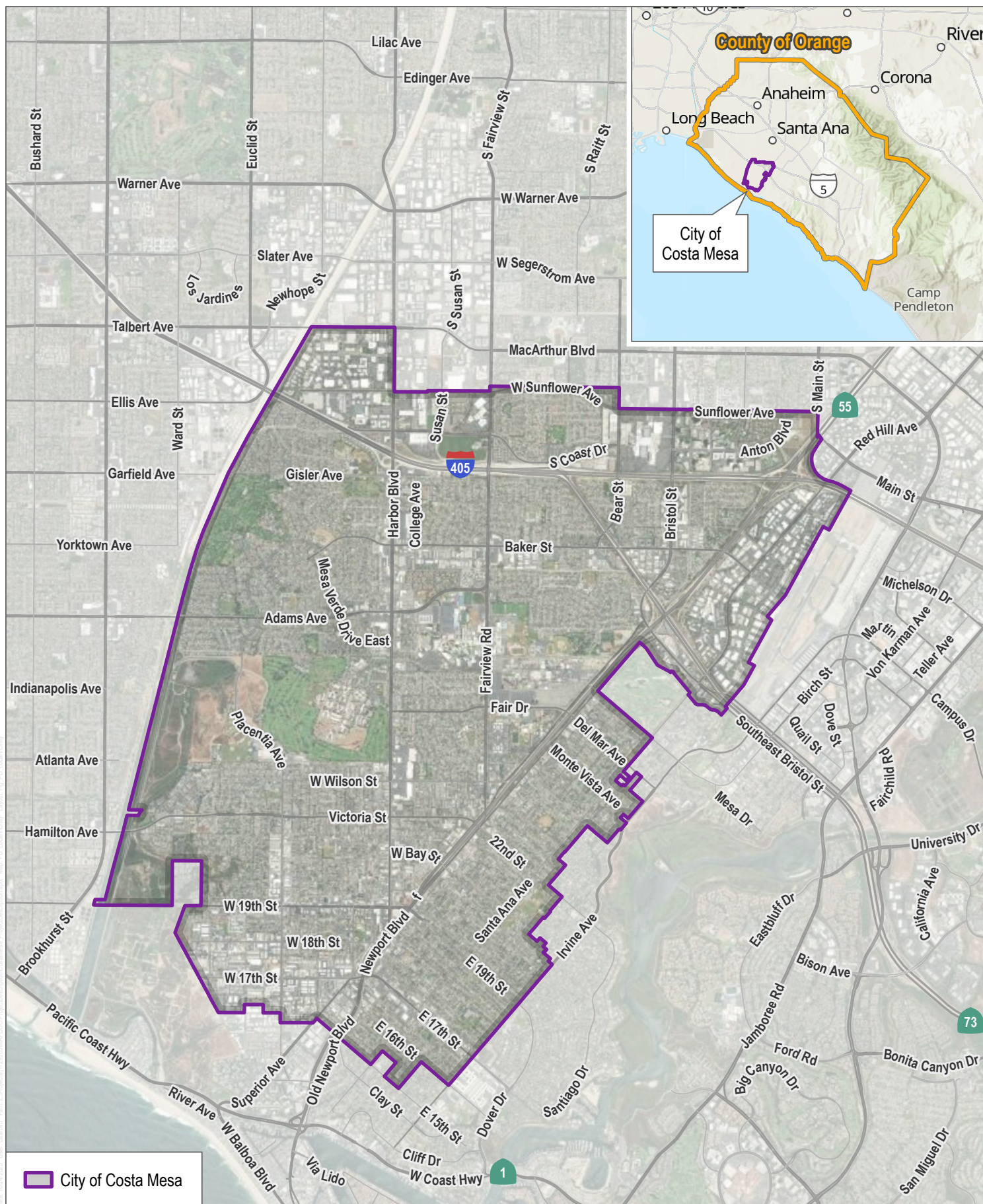
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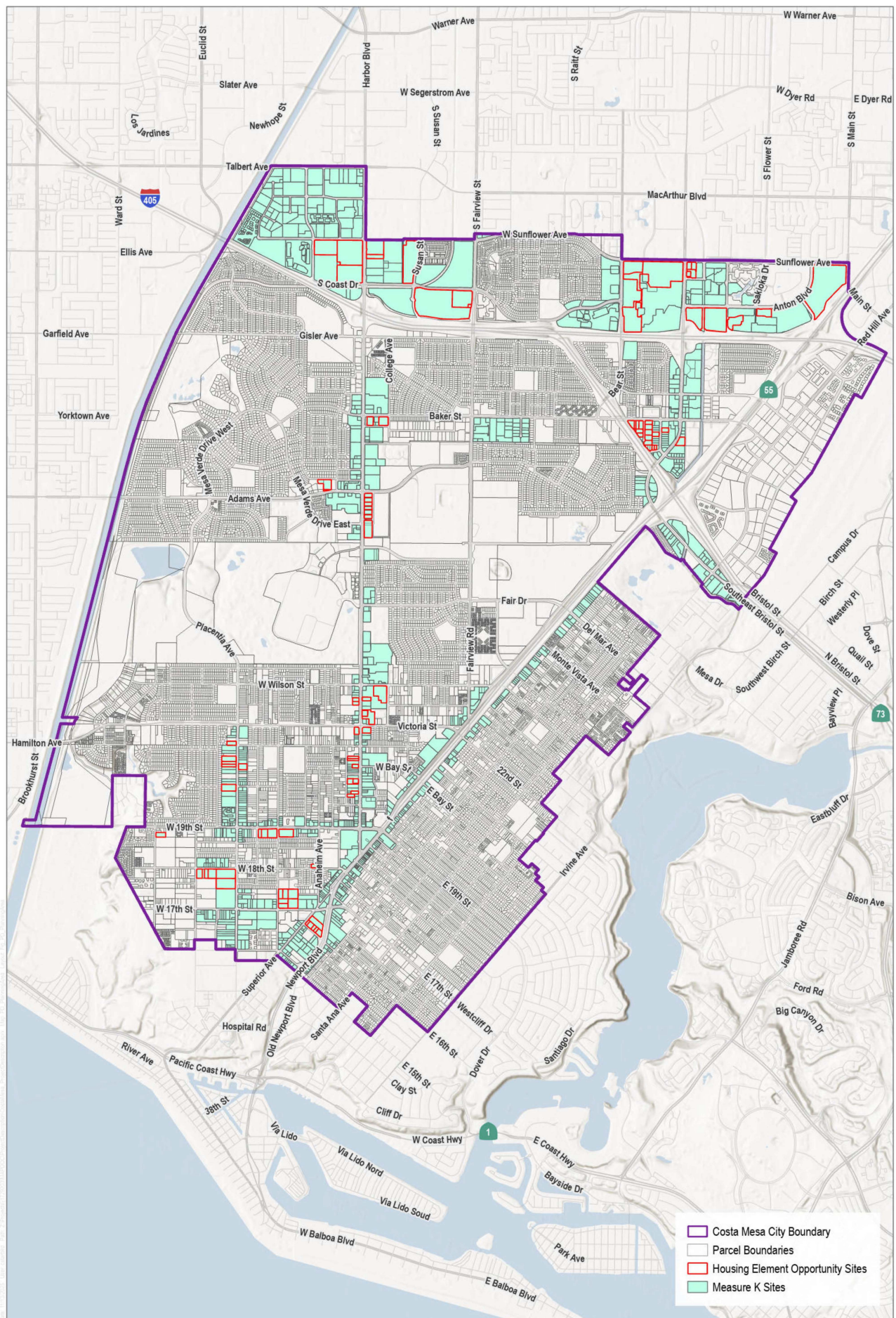
Sincerely,

Michelle Halligan
Senior Planner

Attached:

Figure 1, Regional Location and Local Vicinity
Figure 2, Planning Area





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



November 19, 2025

Heidi Lucero, THPO/MLD
Juaneno Band of Mission Indians Acjachemen Nation 84A
31411-A La Matanza Street
San Juan Capistrano, CA, 92675

Re: Notification of the Proposed Neighborhoods Where We All Belong Zoning Updates and Housing Element Implementation Pursuant to Assembly Bill 52

Dear Ms. Heidi Lucero,

Pursuant to Assembly Bill 52 (AB 52) (California Public Resources Code Section 21080.3.1[b]), your tribe has submitted a request to the City of Costa Mesa (City) for notification of preparation of an environmental impact report (EIR), negative declaration (ND), or mitigated negative declaration (MND) for projects that are within the geographic area traditionally and culturally affiliated with your tribe.

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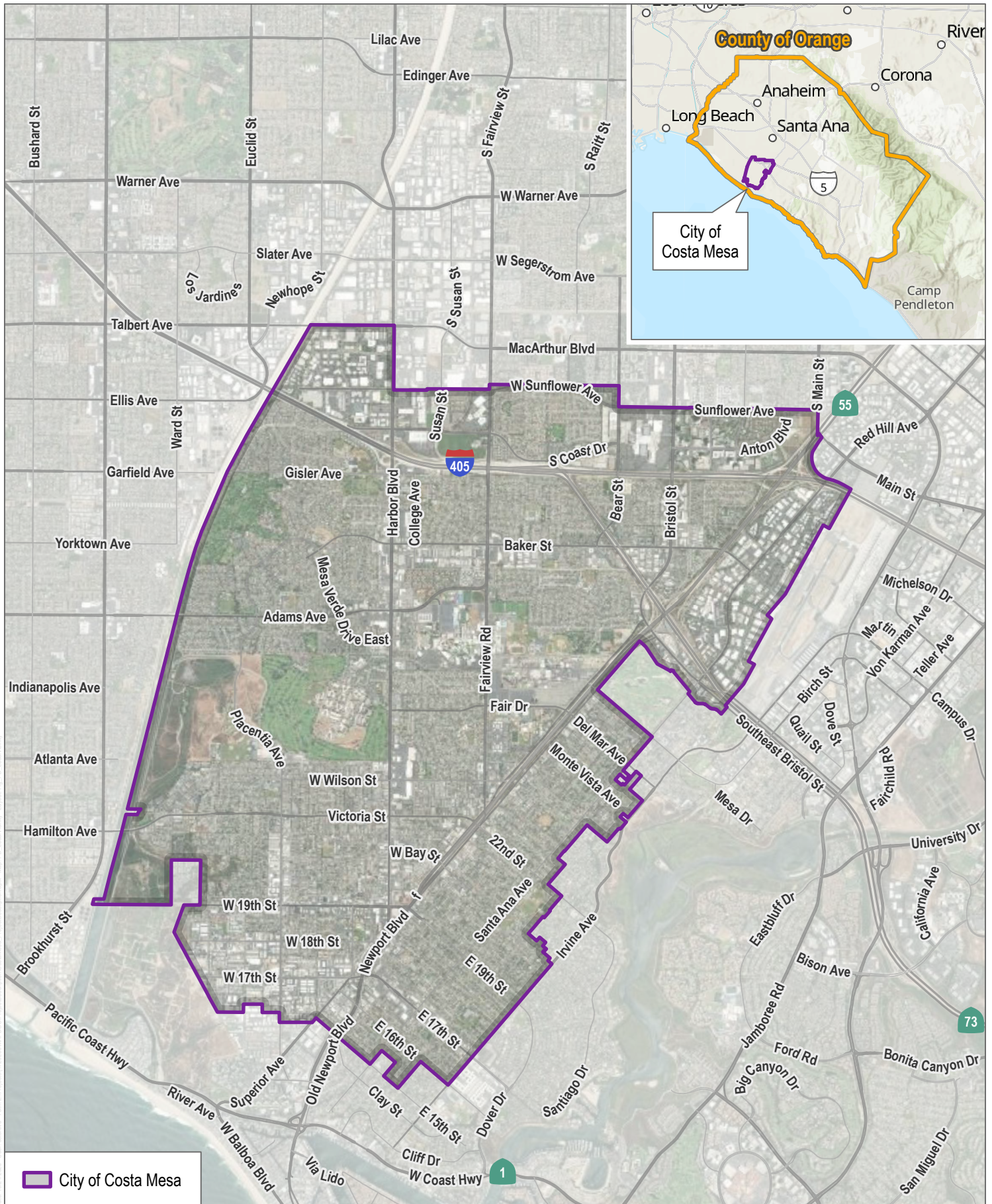
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Sincerely,

Michelle Halligan
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Figure 2, Planning Area



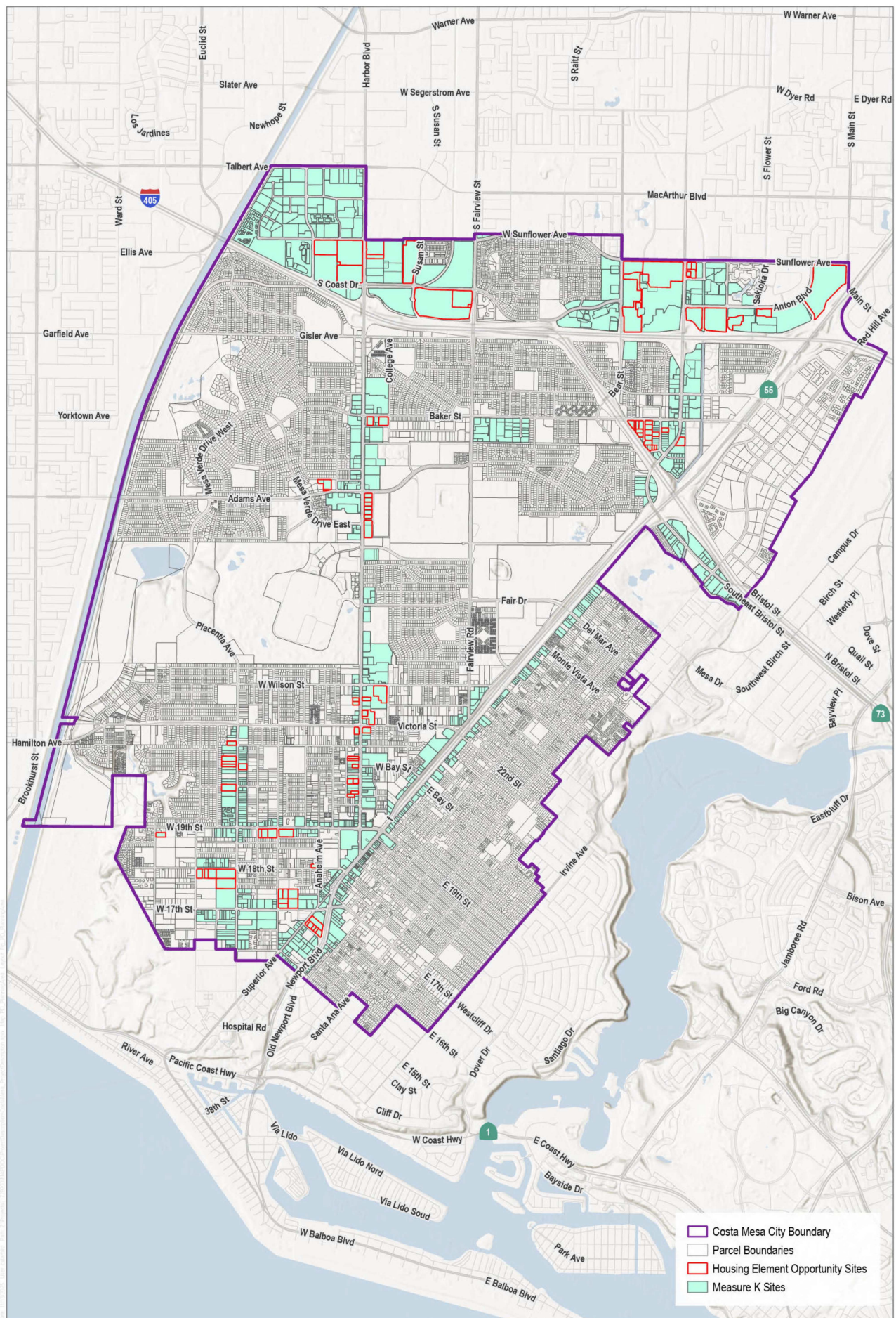
SOURCE: Esri, Open Street Map

DUDEK



0 2,350 4,700
Feet

Neighborhoods Where We All Belong Zoning Updates and Housing Element Implementation



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

FIGURE 2

Planning Area



November 19, 2025

Shasta Gaughen, Tribal Historic Preservation Officer
Pala Band of Mission Indians
PMB 50, 35008 Pala Temecula Road
Pala, CA, 92059

Re: Notification of the Proposed Neighborhoods Where We All Belong Zoning Updates and Housing Element Implementation Pursuant to Assembly Bill 52

Dear Ms. Shasta Gaughen,

Pursuant to Assembly Bill 52 (AB 52) (California Public Resources Code Section 21080.3.1[b]), your tribe has submitted a request to the City of Costa Mesa (City) for notification of preparation of an environmental impact report (EIR), negative declaration (ND), or mitigated negative declaration (MND) for projects that are within the geographic area traditionally and culturally affiliated with your tribe.

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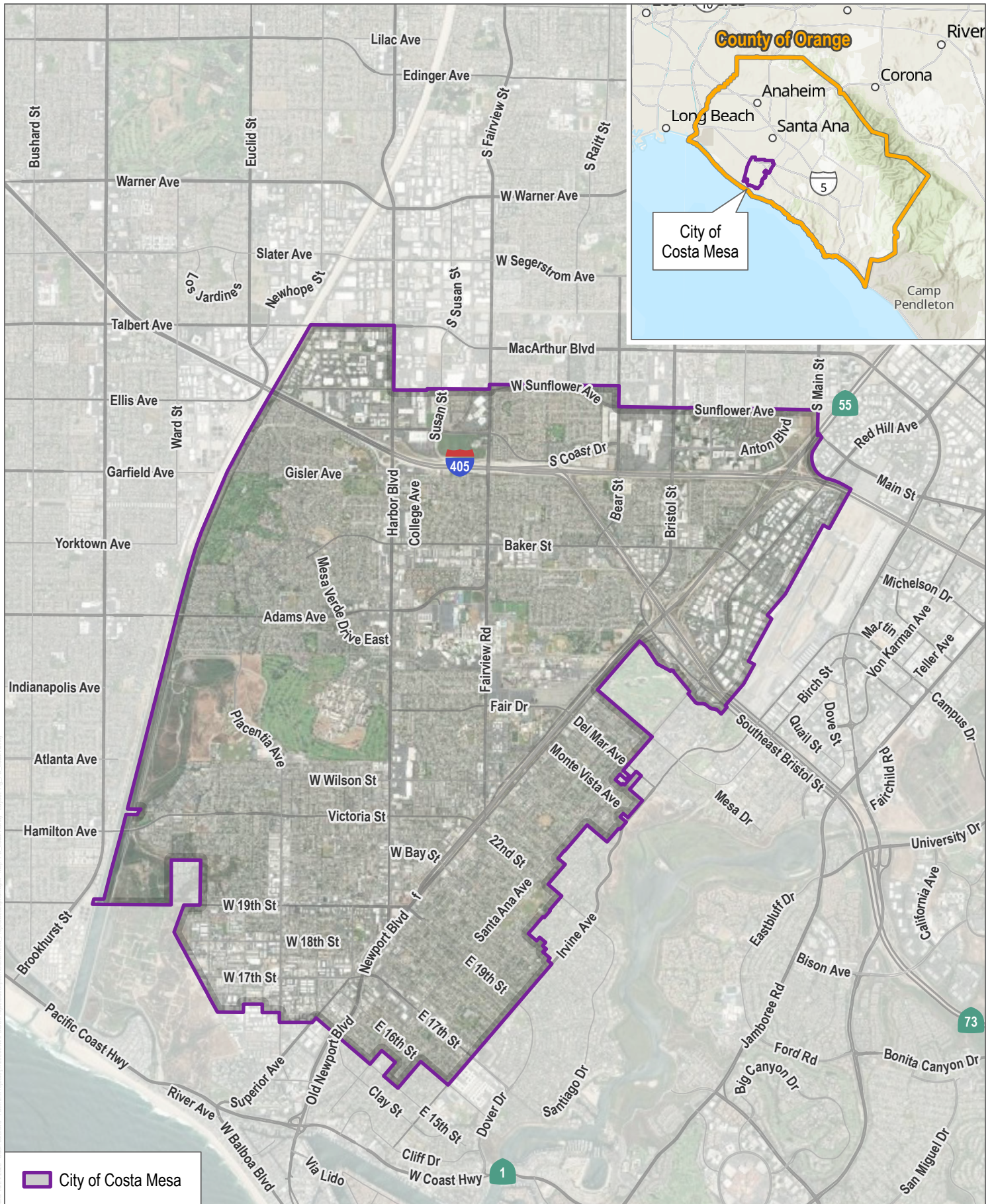
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Sincerely,

Michelle Halligan
Senior Planner

Attached:

Figure 1, Regional Location and Local Vicinity
Figure 2, Planning Area



SOURCE: Esri, Open Street Map

FIGURE 1

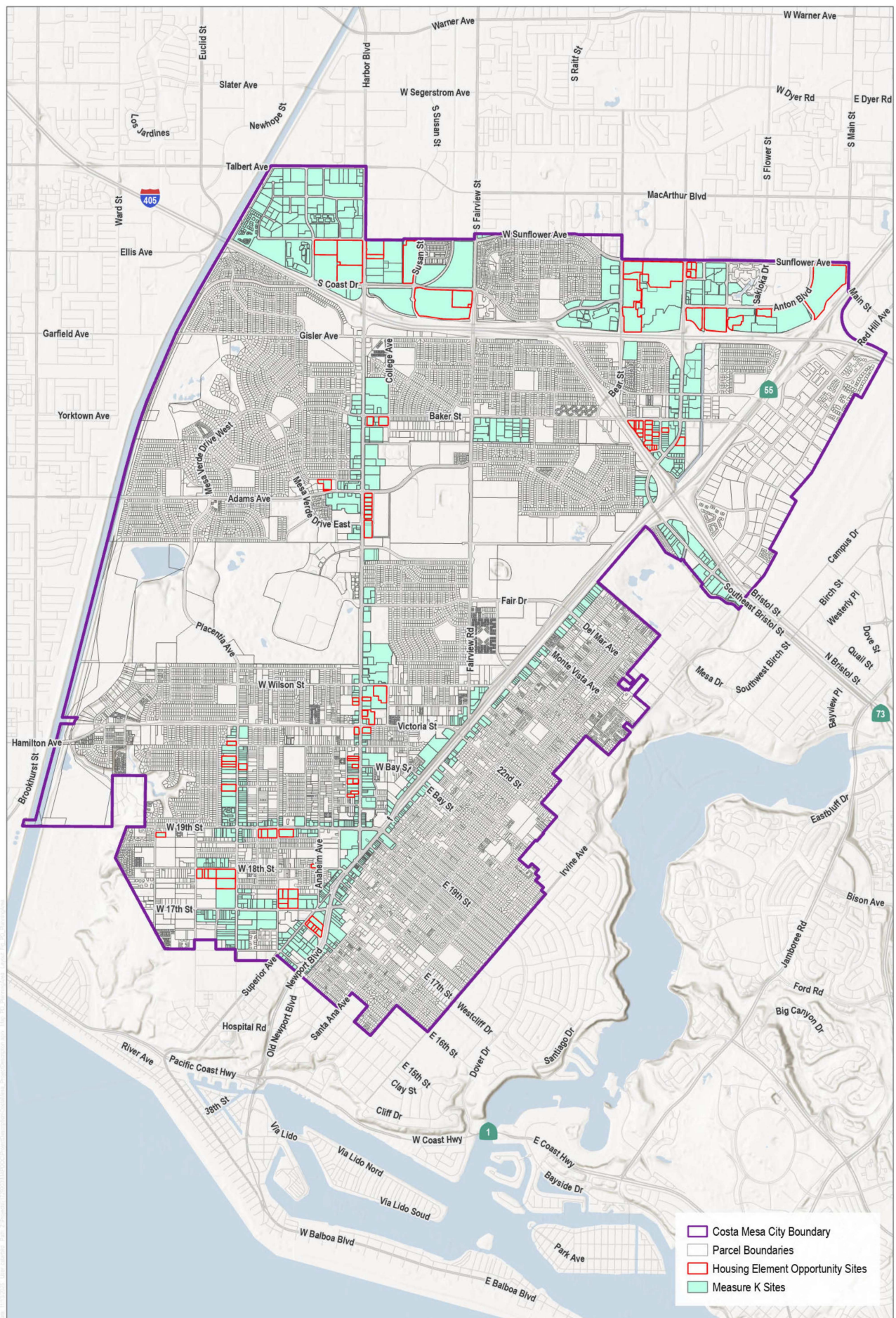
Regional Location and Local Vicinity

Neighborhoods Where We All Belong Zoning Updates and Housing Element Implementation

DUDEK



0 2,350 4,700 Feet



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



November 19, 2025

Christopher Nejo, Legal Analyst/Researcher
Pala Band of Mission Indians
PMB 50, 35008 Pala Temecula Road
Pala, CA, 92059

Re: Notification of the Proposed Neighborhoods Where We All Belong Zoning Updates and Housing Element Implementation Pursuant to Assembly Bill 52

Dear Mr. Christopher Nejo,

Pursuant to Assembly Bill 52 (AB 52) (California Public Resources Code Section 21080.3.1[b]), your tribe has submitted a request to the City of Costa Mesa (City) for notification of preparation of an environmental impact report (EIR), negative declaration (ND), or mitigated negative declaration (MND) for projects that are within the geographic area traditionally and culturally affiliated with your tribe.

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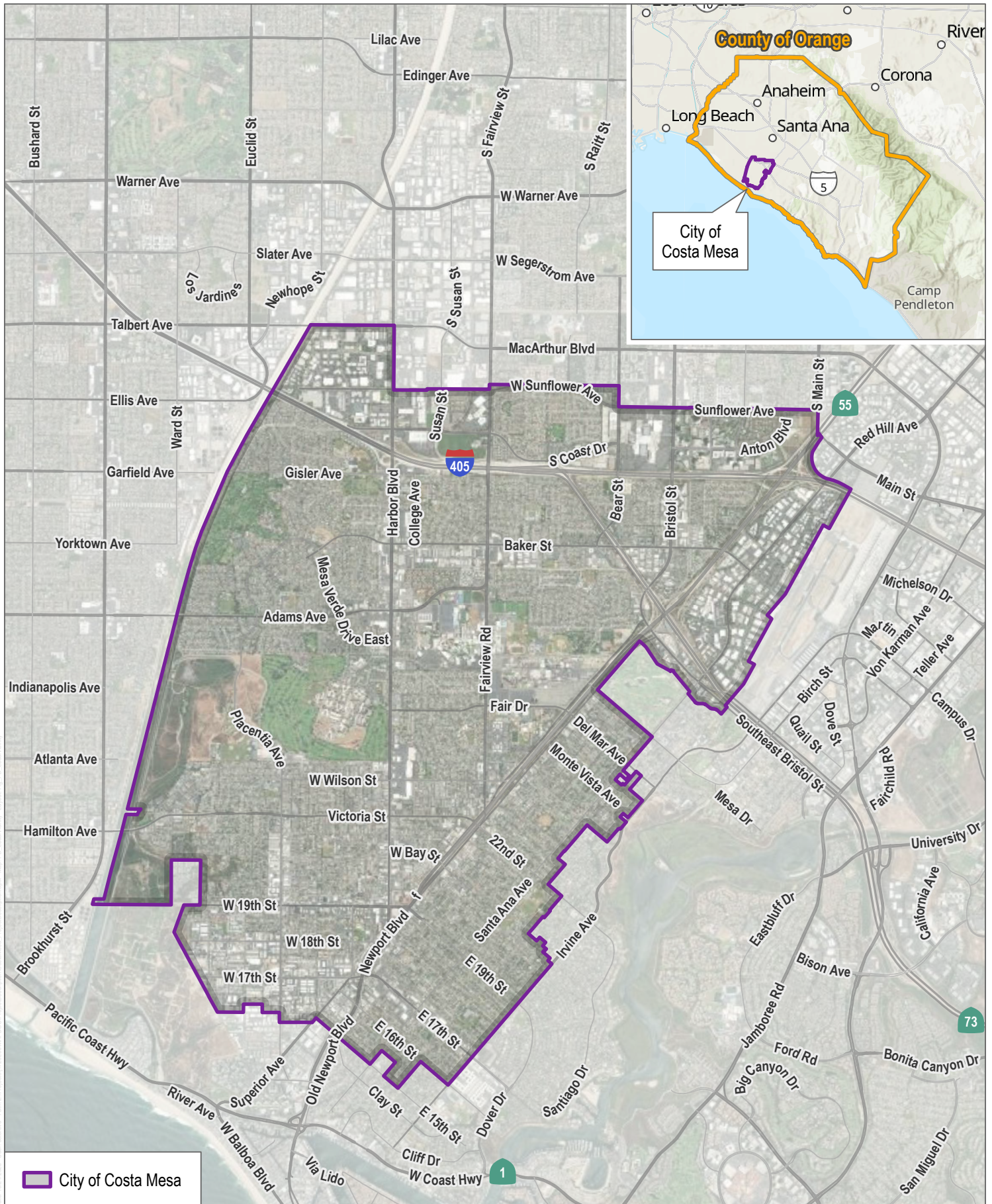
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Sincerely,

Michelle Halligan
Senior Planner

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Figure 1, Regional Location and Local Vicinity
Figure 2, Planning Area



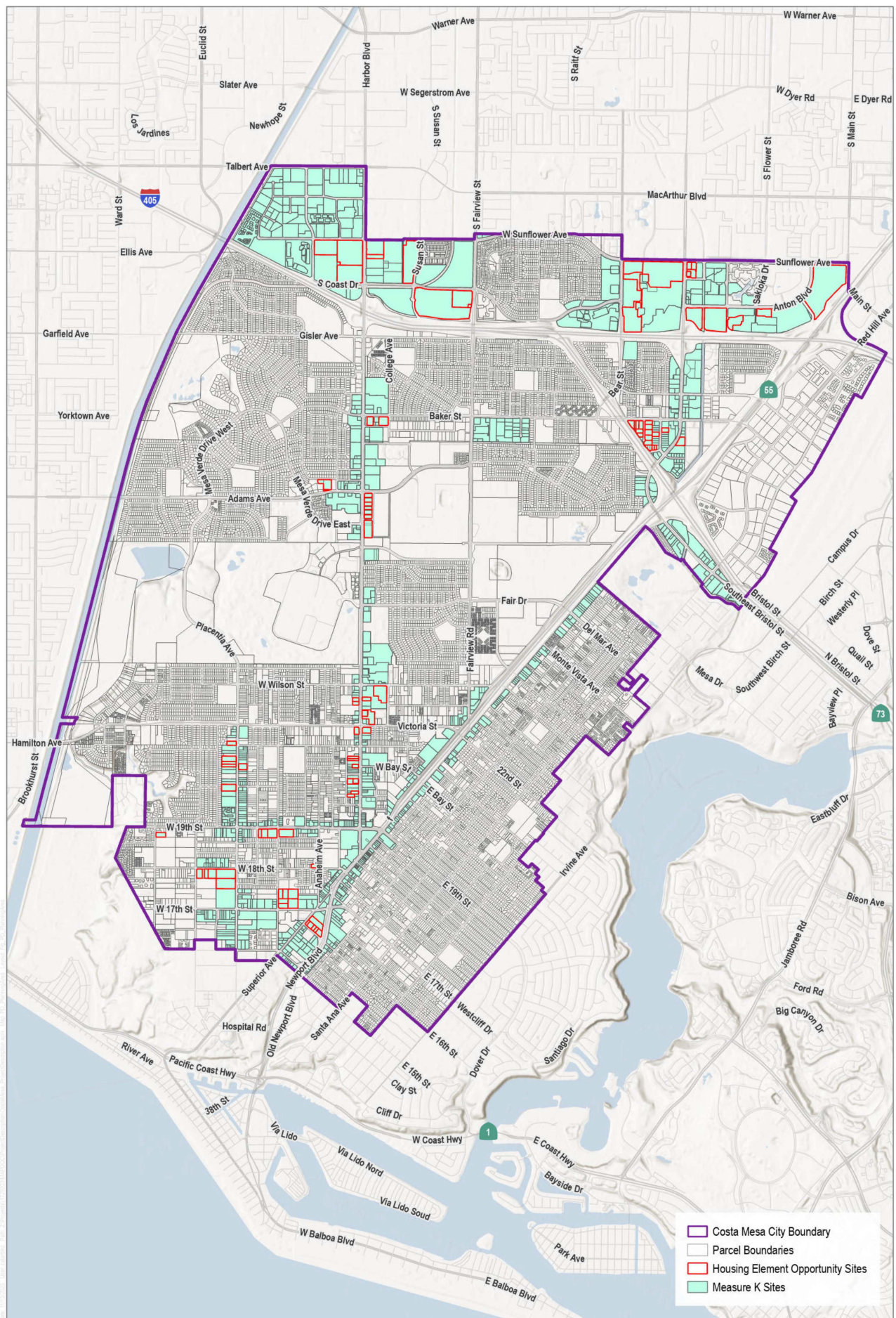
SOURCE: Esri, Open Street Map

DUDEK



0 2,350 4,700 Feet

Neighborhoods Where We All Belong Zoning Updates and Housing Element Implementation



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

FIGURE 2

Planning Area



November 19, 2025

Alexis Wallick, Assistant THPO
Pala Band of Mission Indians
PMB 50, 35008 Pala Temecula Road
Pala, CA, 92059

Re: Notification of the Proposed Neighborhoods Where We All Belong Zoning Updates and Housing Element Implementation Pursuant to Assembly Bill 52

Dear Ms. Alexis Wallick,

Pursuant to Assembly Bill 52 (AB 52) (California Public Resources Code Section 21080.3.1[b]), your tribe has submitted a request to the City of Costa Mesa (City) for notification of preparation of an environmental impact report (EIR), negative declaration (ND), or mitigated negative declaration (MND) for projects that are within the geographic area traditionally and culturally affiliated with your tribe.

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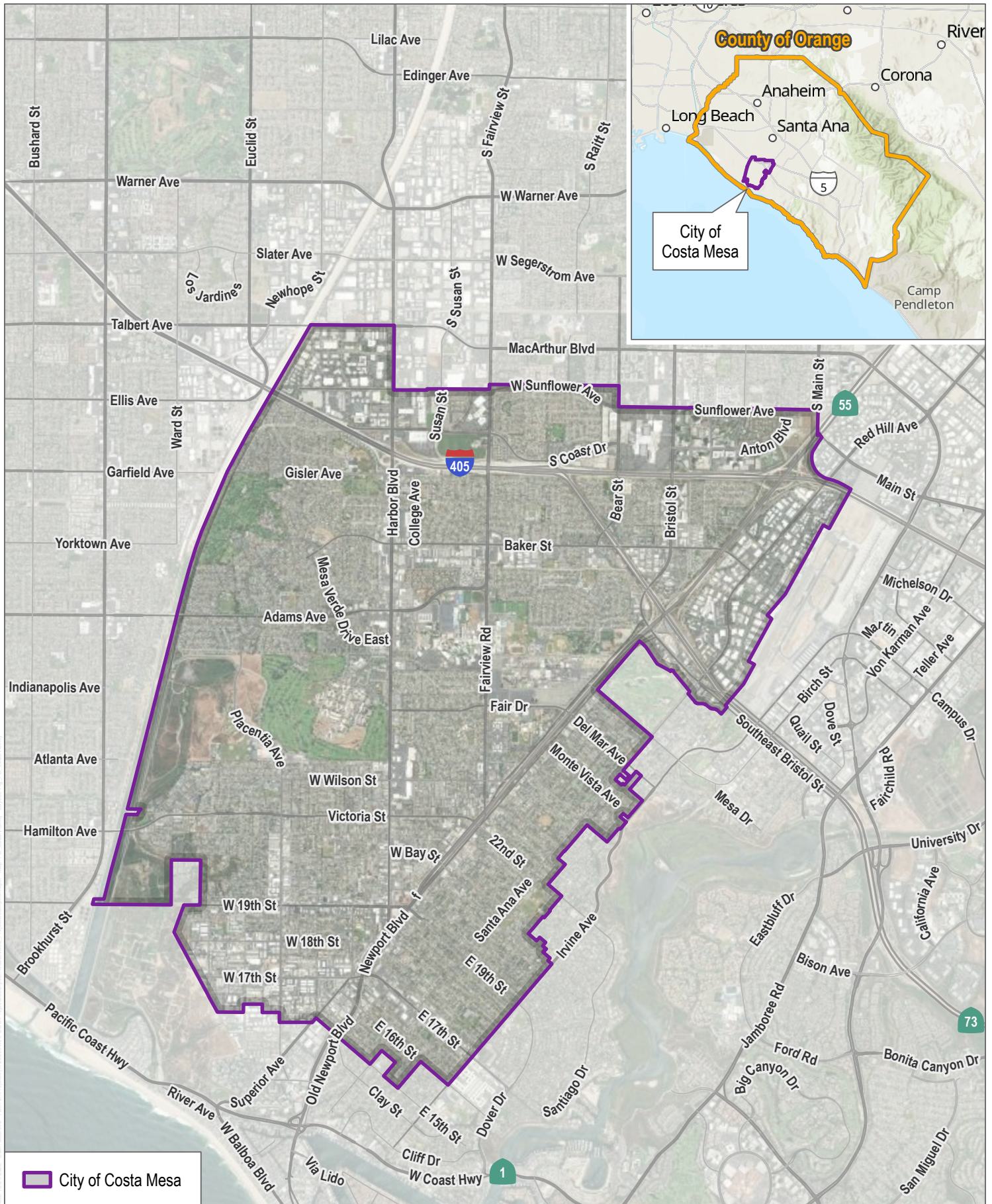
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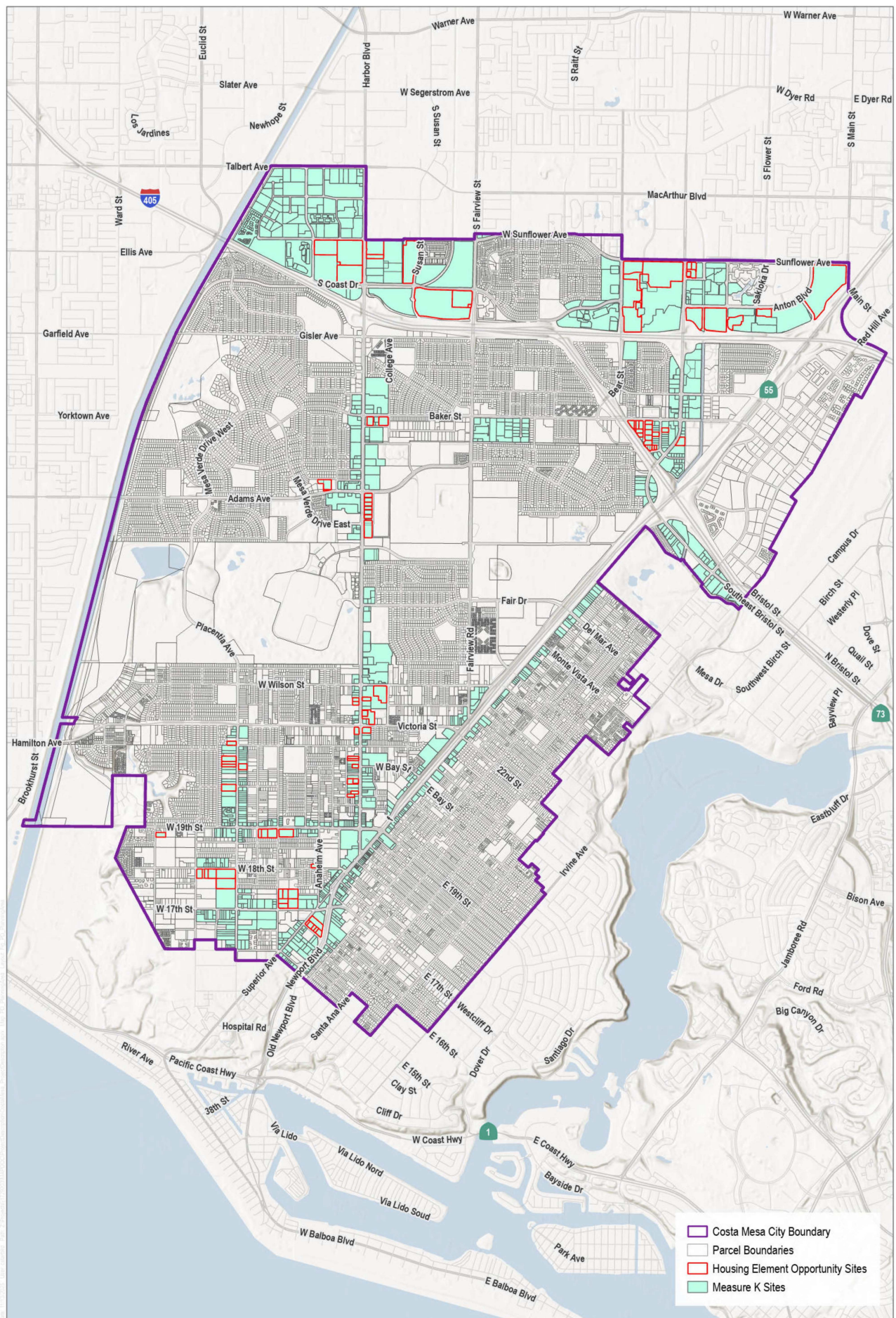
Sincerely,

Michelle Halligan
Senior Planner

Attached:

Figure 1, Regional Location and Local Vicinity
Figure 2, Planning Area





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



November 19, 2025

Mercedes Estrada, Cultural Director
Santa Rosa Band of Cahuilla Indians
P.O. Box 391820
Anza, CA, 92539

Re: Notification of the Proposed Neighborhoods Where We All Belong Zoning Updates and Housing Element Implementation Pursuant to Assembly Bill 52

Dear Ms. Mercedes Estrada,

Pursuant to Assembly Bill 52 (AB 52) (California Public Resources Code Section 21080.3.1[b]), your tribe has submitted a request to the City of Costa Mesa (City) for notification of preparation of an environmental impact report (EIR), negative declaration (ND), or mitigated negative declaration (MND) for projects that are within the geographic area traditionally and culturally affiliated with your tribe.

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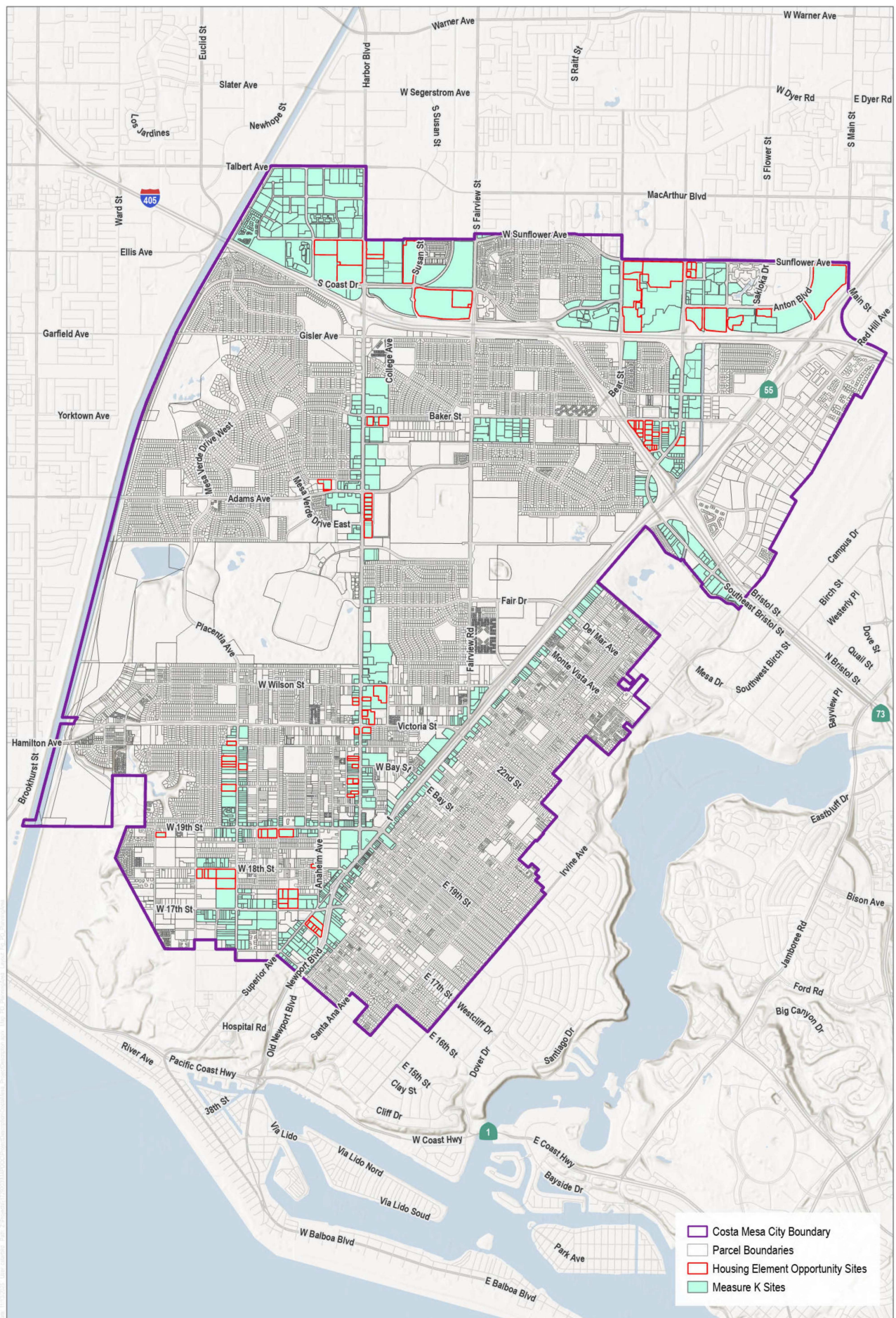
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Michelle Halligan
Senior Planner

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Figure 1, Regional Location and Local Vicinity
Figure 2, Planning Area



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

FIGURE 2

Planning Area



November 19, 2025

Steven Estrada, Tribal Chairman
Santa Rosa Band of Cahuilla Indians
P.O. Box 391820
Anza, CA, 92539

Re: Notification of the Proposed Neighborhoods Where We All Belong Zoning Updates and Housing Element Implementation Pursuant to Assembly Bill 52

Dear Mr. Steven Estrada,

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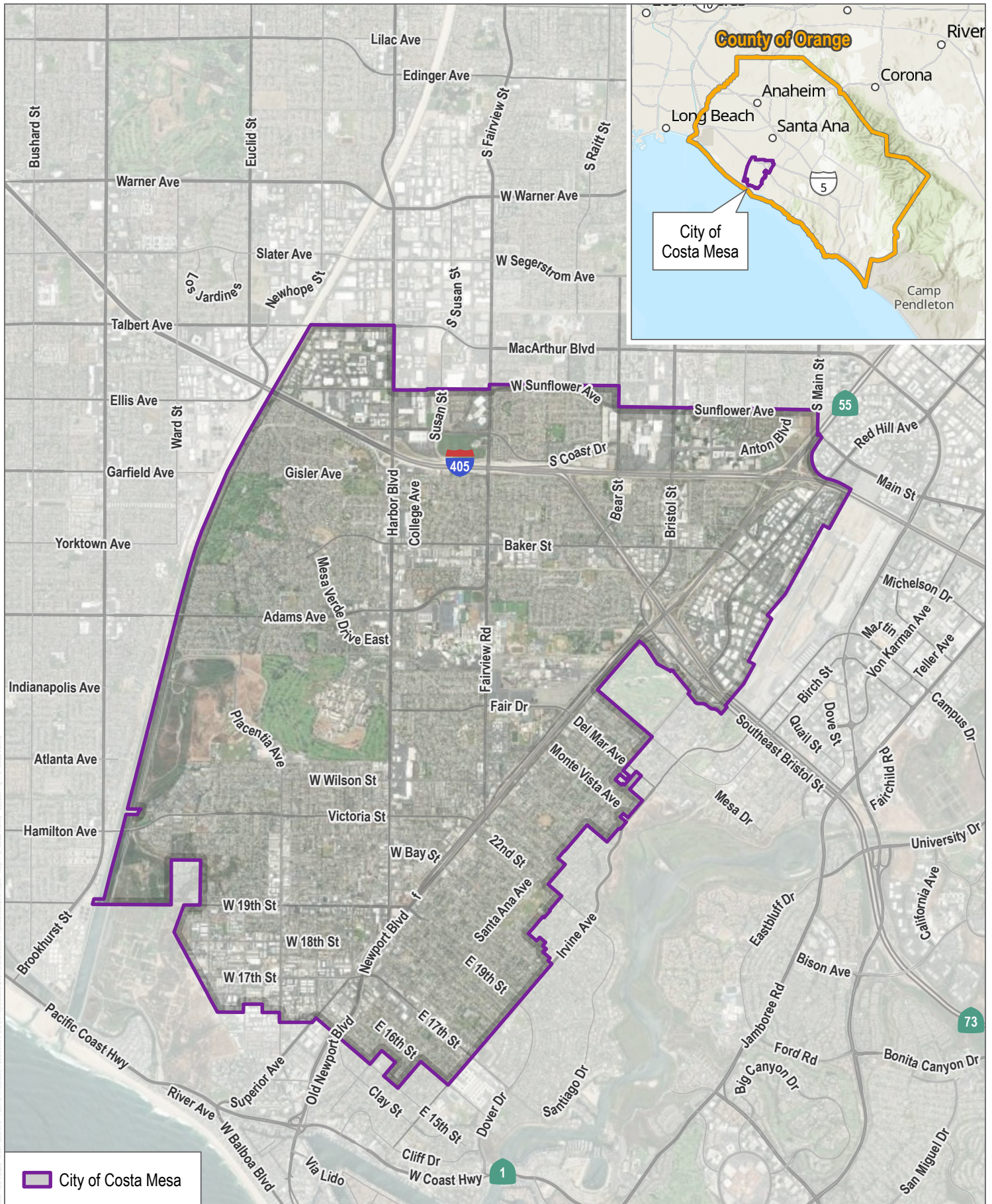
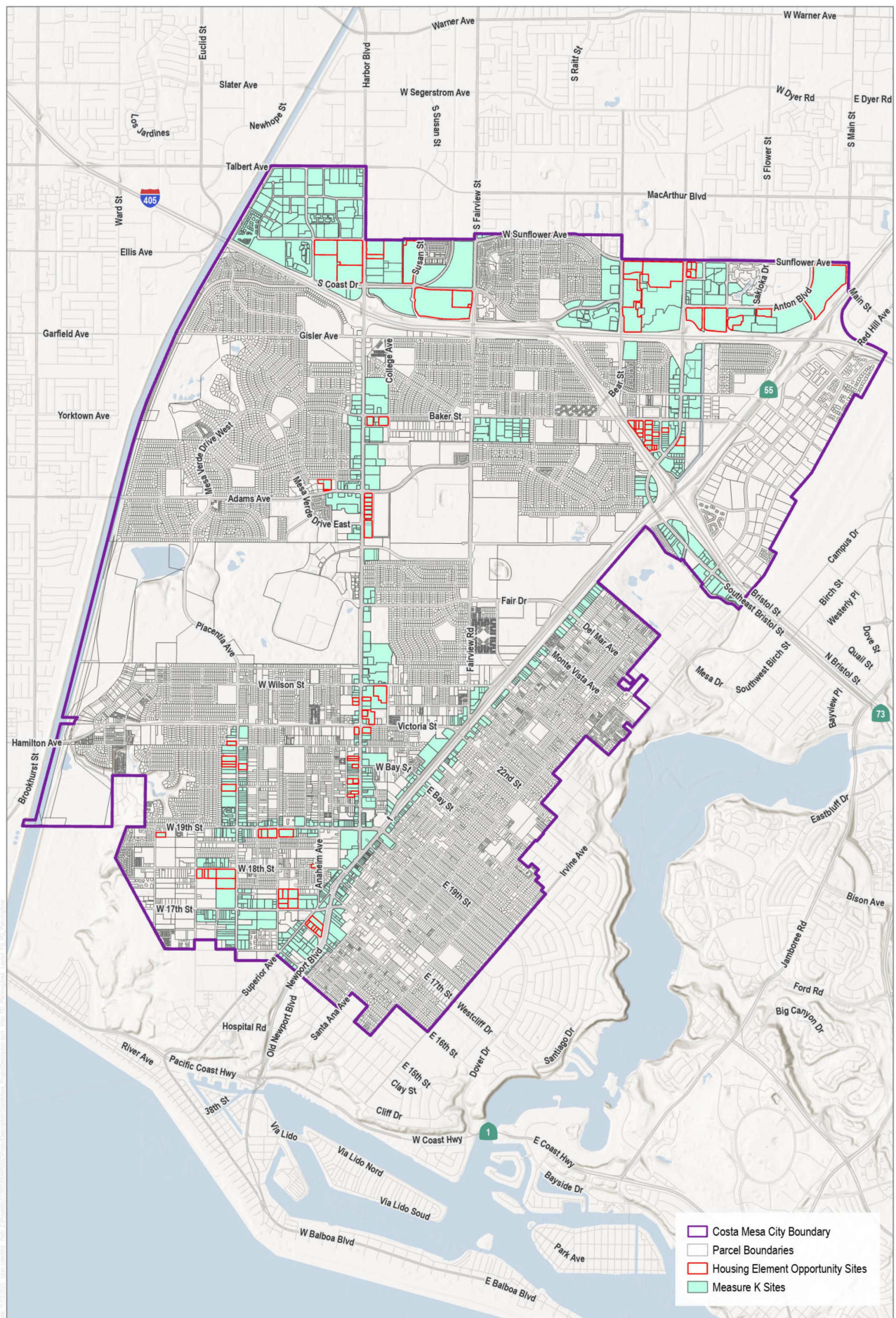


FIGURE 1

Regional Location and Local Vicinity

Neighborhoods Where We All Belong Zoning Updates and Housing Element Implementation



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

FIGURE 2

Planning Area



November 19, 2025

Vanessa Minott, Tribal Administrator
Santa Rosa Band of Cahuilla Indians
P.O. Box 391820
Anza, CA, 92539

Re: Notification of the Proposed Neighborhoods Where We All Belong Zoning Updates and Housing Element Implementation Pursuant to Assembly Bill 52

Dear Ms. Vanessa Minott,

Pursuant to Assembly Bill 52 (AB 52) (California Public Resources Code Section 21080.3.1[b]), your tribe has submitted a request to the City of Costa Mesa (City) for notification of preparation of an environmental impact report (EIR), negative declaration (ND), or mitigated negative declaration (MND) for projects that are within the geographic area traditionally and culturally affiliated with your tribe.

The City of Costa Mesa has initiated preparation of an Initial Study and Notice of Preparation for a Draft EIR for the Neighborhoods Where We All Belong Zoning Updates and Housing Element Implementation ("project") located within 1,079 parcels in the City of Costa Mesa, Orange County, California. In compliance with AB 52 requirements, and as Lead Agency, the City hereby extends an invitation to consult on the proposed project. The City proposes to implement portions of the Housing Element as required by State Housing Law. Implementation of Housing Element programs include rezoning of Housing Element sites and Measure K 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. 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 a necessary buffer of additional residential development capacity. As such, 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.

At full buildout in 2056, the project studies an increased capacity for the development of approximately 21,522 dwelling units and approximately 17,306,003 square feet of commercial uses. Given that 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, the net new non-residential

buildout to be studied for all Measure K sites is anticipated to be approximately 10,630,361 square feet.

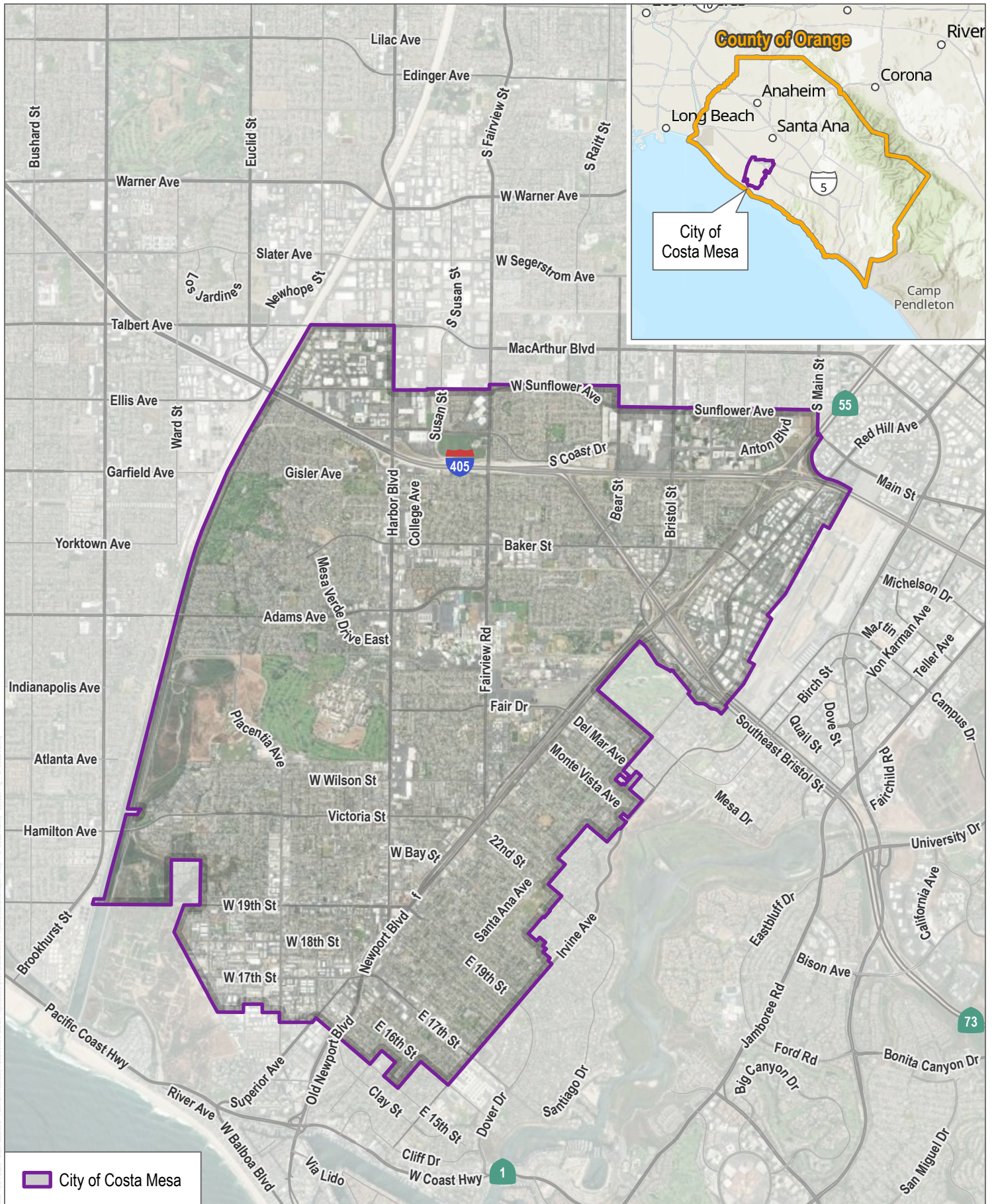
If you desire to consult with the City on review of this project regarding potential impacts to tribal cultural resources (as defined in Public Resources Code § 21074), please provide a written request for consultation to the address above or via email to neighborhoods@costamesaca.gov. Please respond in writing within 30 days of receipt of this letter if you wish to consult pursuant to AB 52 and include the name of a designated lead contact person and their contact information. Should the City not receive a response from your tribe within the allotted 30 days, it will be presumed that you have declined consultation. If you have any immediate questions or need additional information, please contact me at (714) 754-5608 or at the email previously noted.

Sincerely,

Michelle Halligan
Senior Planner

Attached:

Figure 1, Regional Location and Local Vicinity
Figure 2, Planning Area



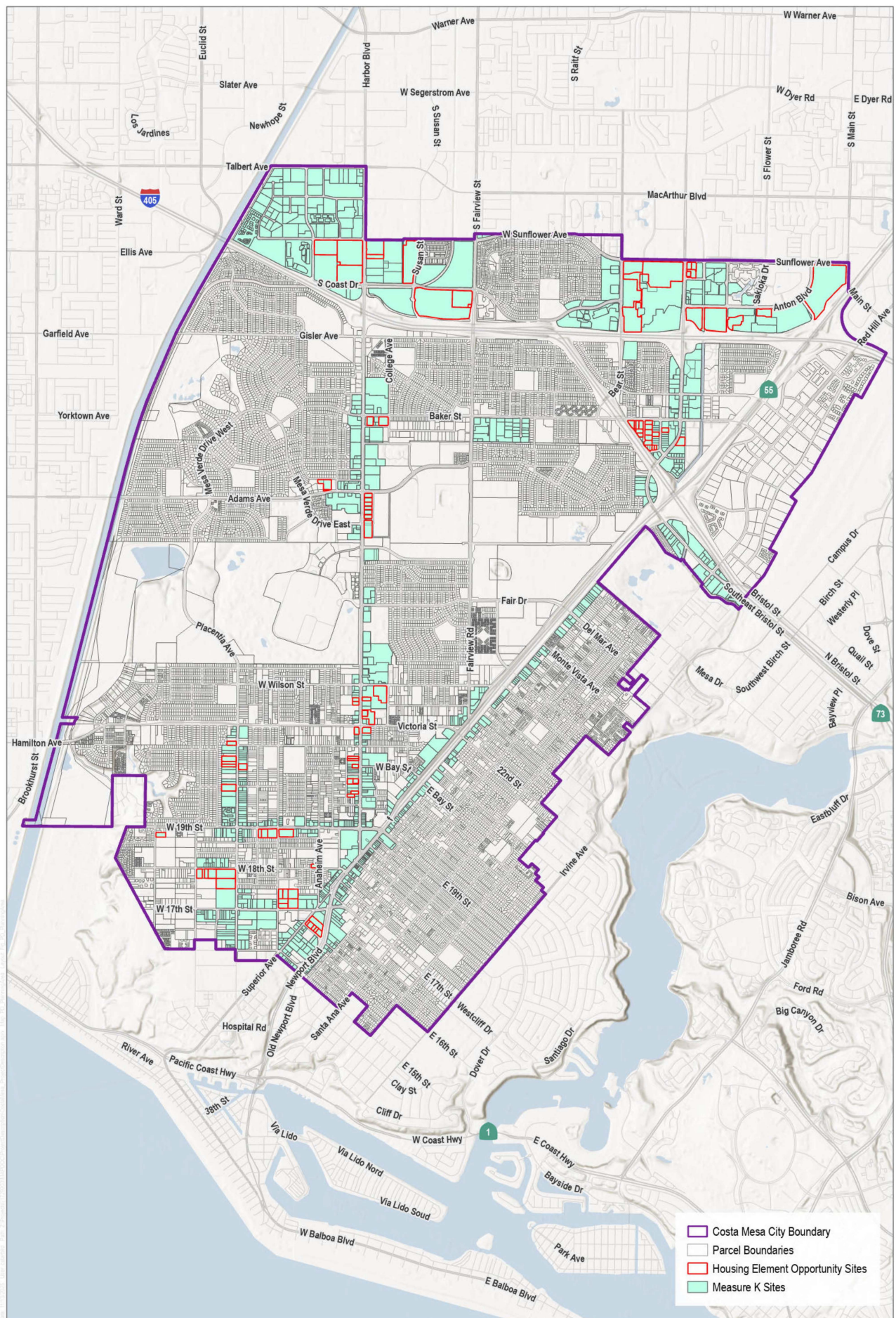
SOURCE: Esri, Open Street Map

DUDEK



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Feet

Neighborhoods Where We All Belong Zoning Updates and Housing Element Implementation



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



November 19, 2025

Jessica Valdez, Cultural Resource Specialist
Soboba Band of Luiseno Indians
P.O. Box 487
San Jacinto, CA, 92581

Re: Notification of the Proposed Neighborhoods Where We All Belong Zoning Updates and Housing Element Implementation Pursuant to Assembly Bill 52

Dear Ms. Jessica Valdez,

Pursuant to Assembly Bill 52 (AB 52) (California Public Resources Code Section 21080.3.1[b]), your tribe has submitted a request to the City of Costa Mesa (City) for notification of preparation of an environmental impact report (EIR), negative declaration (ND), or mitigated negative declaration (MND) for projects that are within the geographic area traditionally and culturally affiliated with your tribe.

The City of Costa Mesa has initiated preparation of an Initial Study and Notice of Preparation for a Draft EIR for the Neighborhoods Where We All Belong Zoning Updates and Housing Element Implementation ("project") located within 1,079 parcels in the City of Costa Mesa, Orange County, California. In compliance with AB 52 requirements, and as Lead Agency, the City hereby extends an invitation to consult on the proposed project. The City proposes to implement portions of the Housing Element as required by State Housing Law. Implementation of Housing Element programs include rezoning of Housing Element sites and Measure K 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. 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 a necessary buffer of additional residential development capacity. As such, 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.

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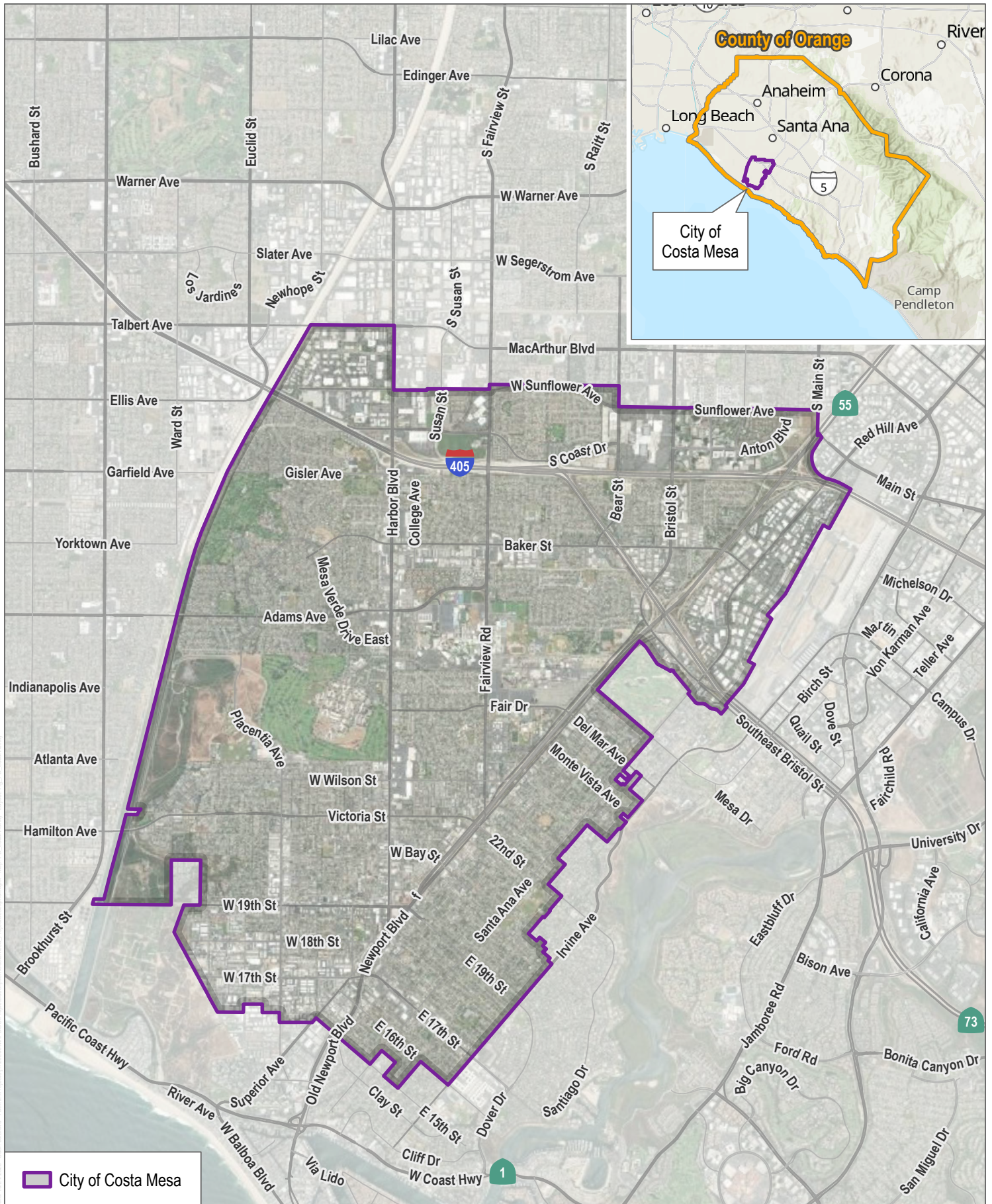
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Sincerely,

Michelle Halligan
Senior Planner

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Figure 2, Planning Area



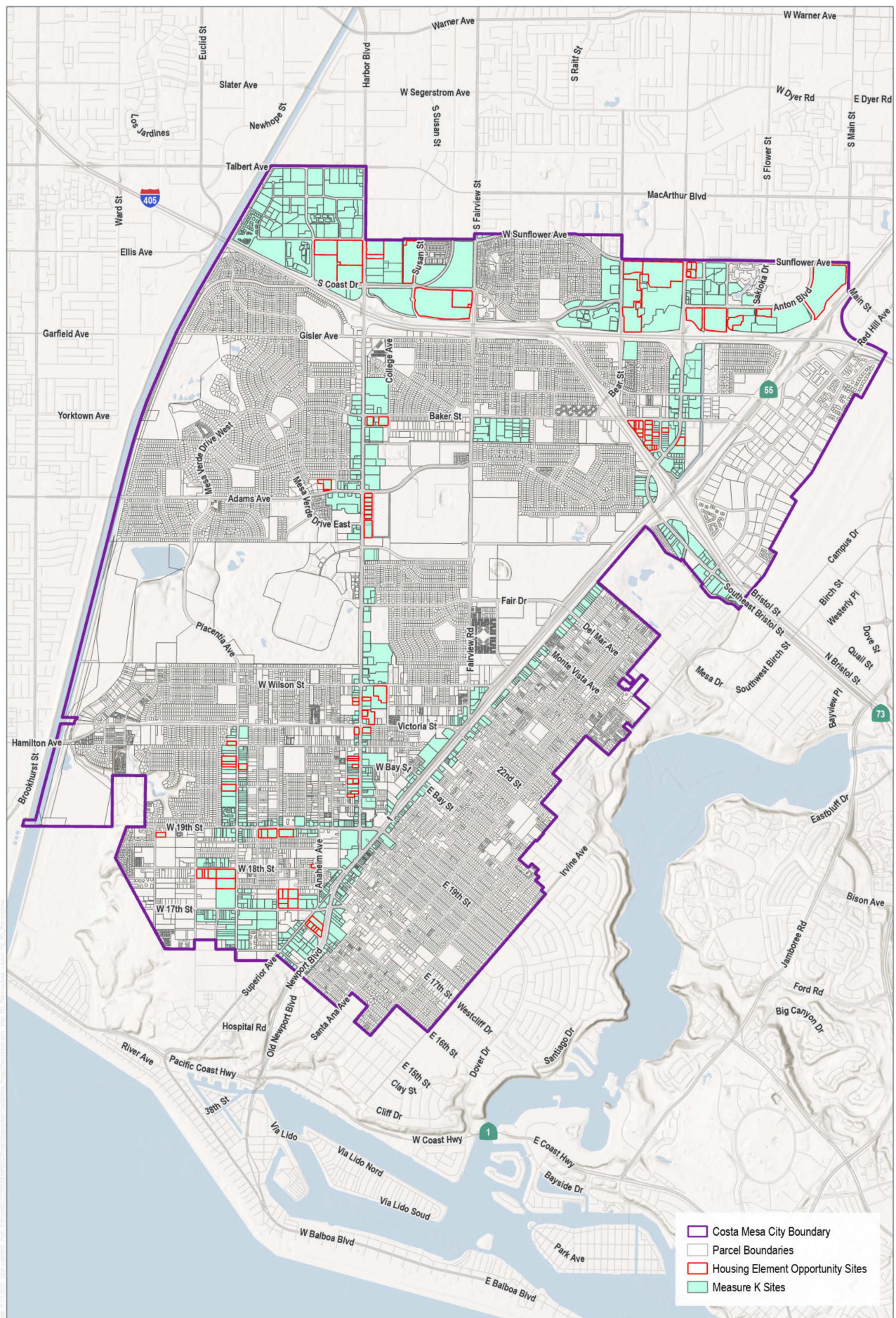
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DUDEK



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Feet

Neighborhoods Where We All Belong Zoning Updates and Housing Element Implementation



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

FIGURE 2

Planning Area



November 19, 2025

Joseph Ontiveros, Tribal Historic Preservation Officer
Soboba Band of Luiseno Indians
P.O. Box 487
San Jacinto, CA, 92581

Re: Notification of the Proposed Neighborhoods Where We All Belong Zoning Updates and Housing Element Implementation Pursuant to Assembly Bill 52

Dear Mr. Joseph Ontiveros,

Pursuant to Assembly Bill 52 (AB 52) (California Public Resources Code Section 21080.3.1[b]), your tribe has submitted a request to the City of Costa Mesa (City) for notification of preparation of an environmental impact report (EIR), negative declaration (ND), or mitigated negative declaration (MND) for projects that are within the geographic area traditionally and culturally affiliated with your tribe.

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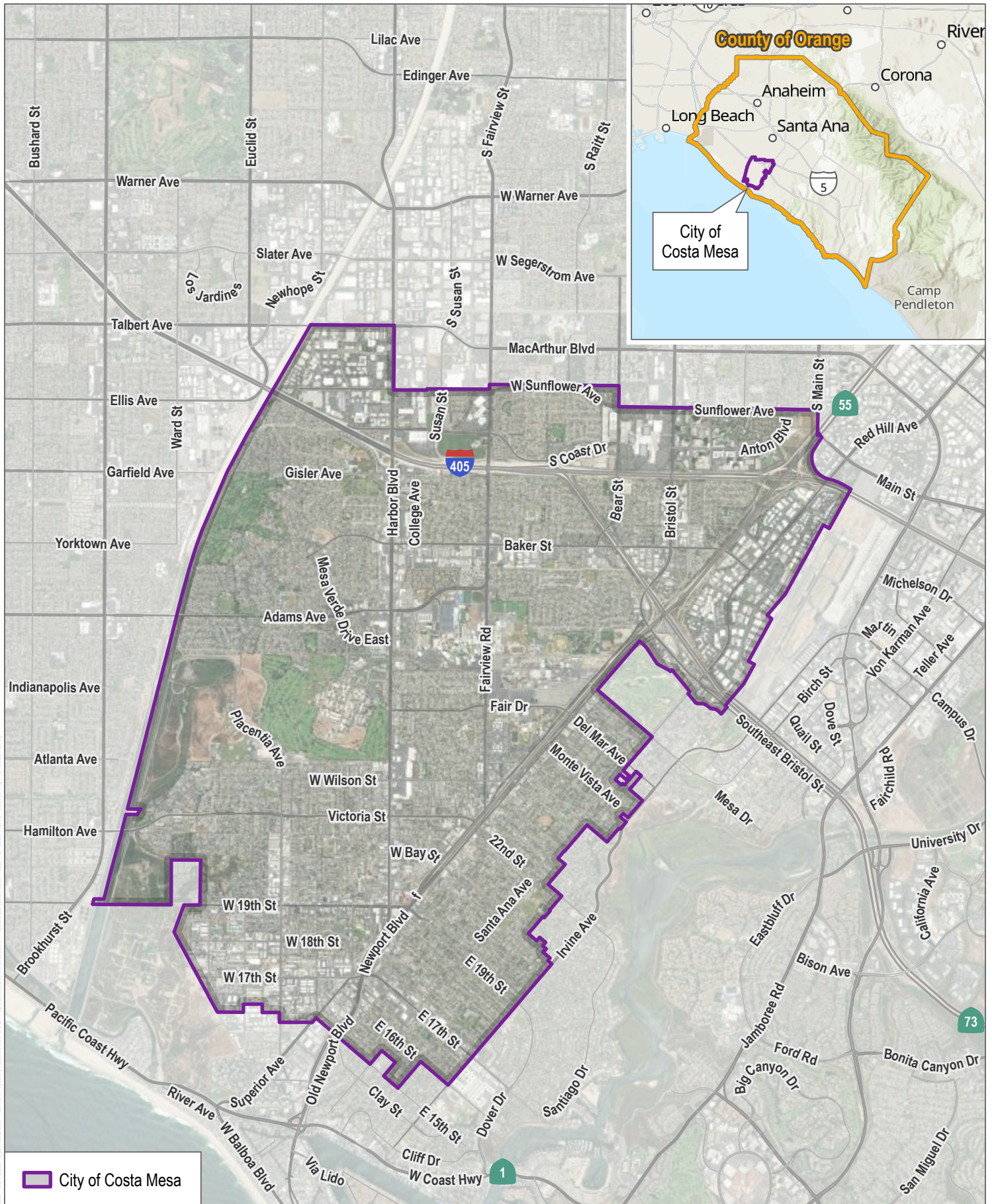
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Michelle Halligan
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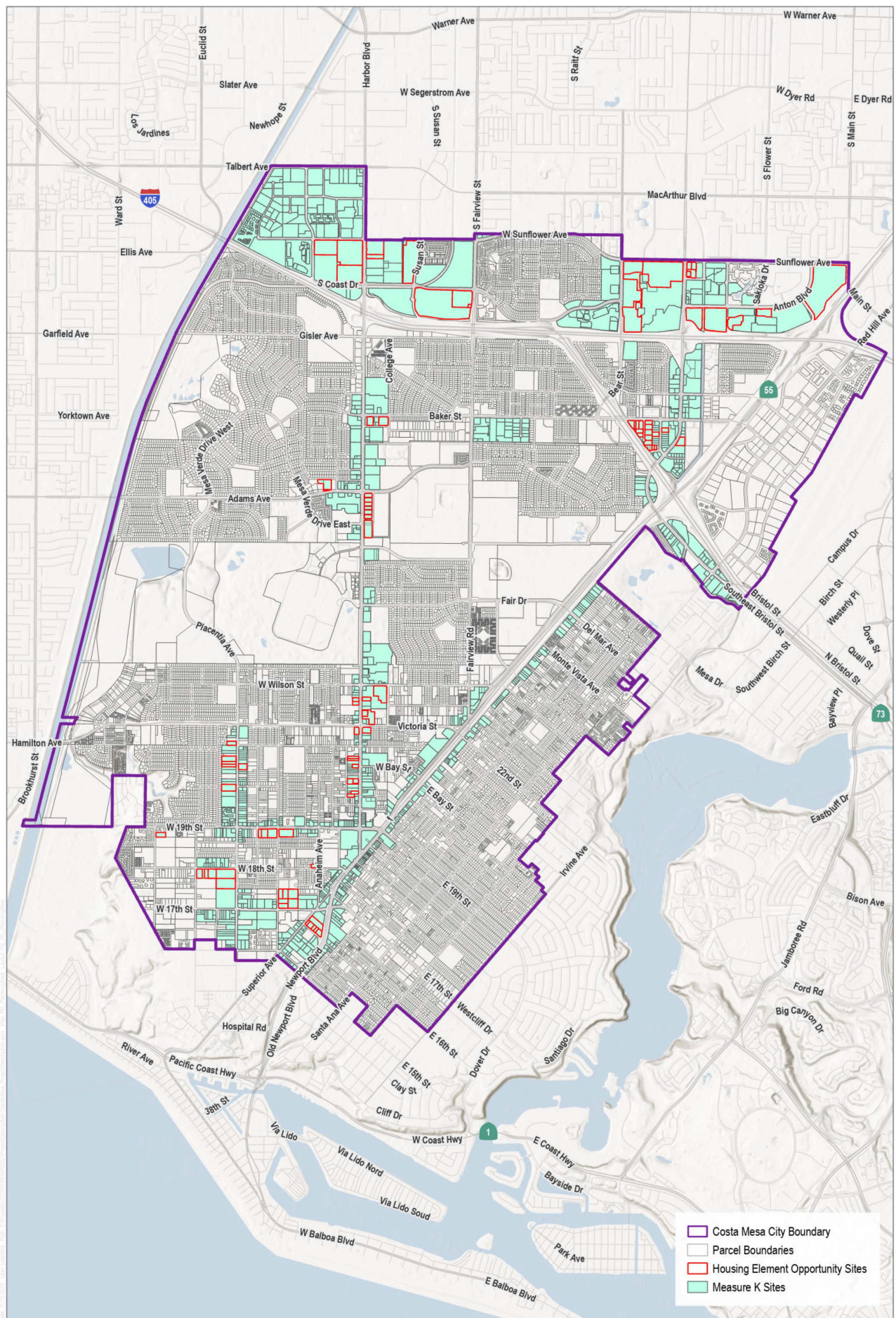
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DUDEK



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Neighborhoods Where We All Belong Zoning Updates and Housing Element Implementation



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



November 19, 2025

Erica Schenk, Chairperson
Cahuilla Band of Indians
52701 CA Highway 371
Anza, CA, 92539

Re: Notification of the Proposed Neighborhoods Where We All Belong Zoning Updates and Housing Element Implementation Pursuant to Senate Bill 18

Dear Ms. Erica Schenk,

The City of Costa Mesa (City) has initiated preparation of an Initial Study and Notice of Preparation for a draft environmental impact report for the Neighborhoods Where We All Belong Zoning Updates and Housing Element Implementation ("project") located within 1,079 parcels in the City of Costa Mesa, Orange County, California.

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requirements, the City is providing this letter as notification of the opportunity to consult on the project.

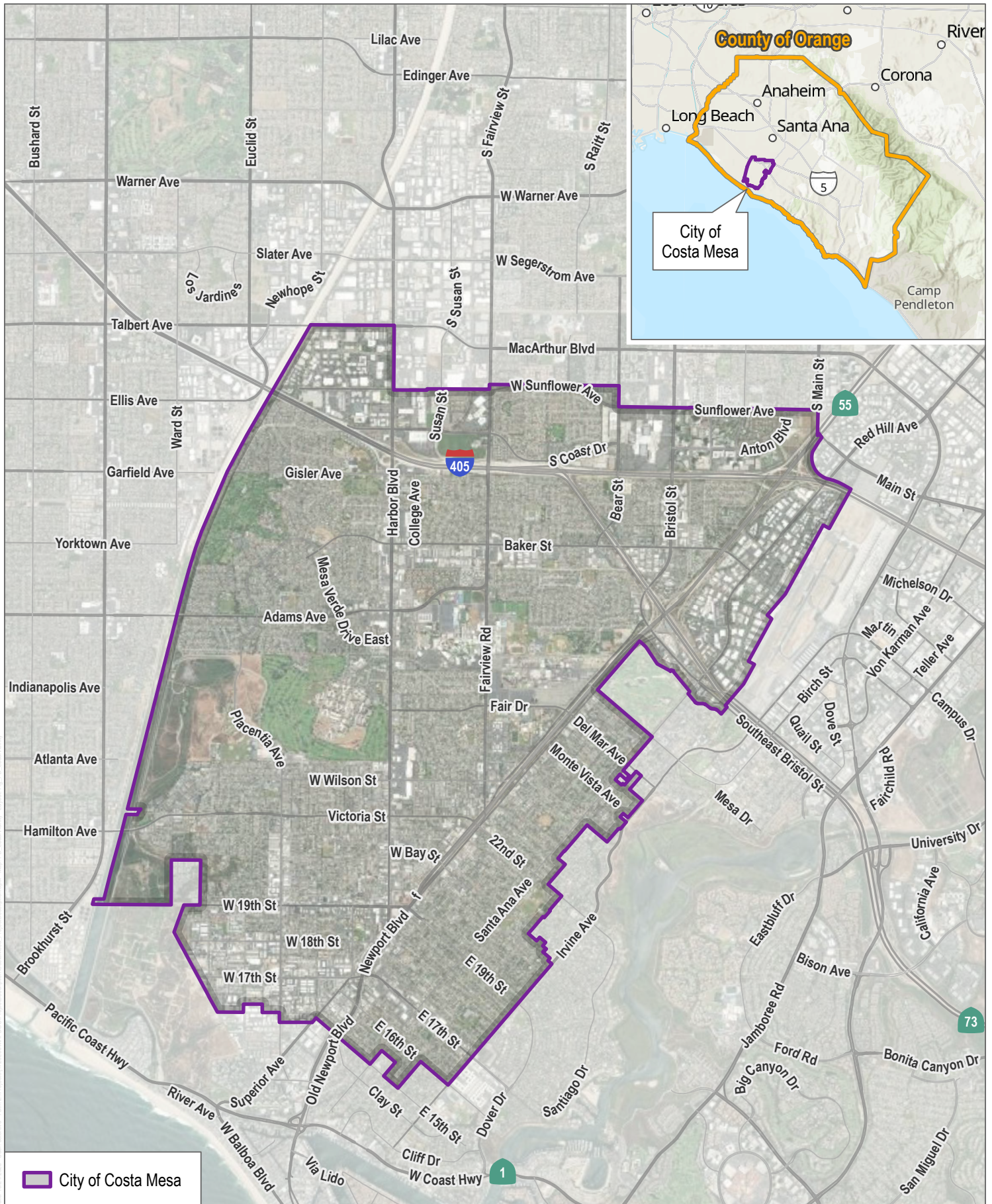
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Sincerely,

Michelle Halligan
Senior Planner

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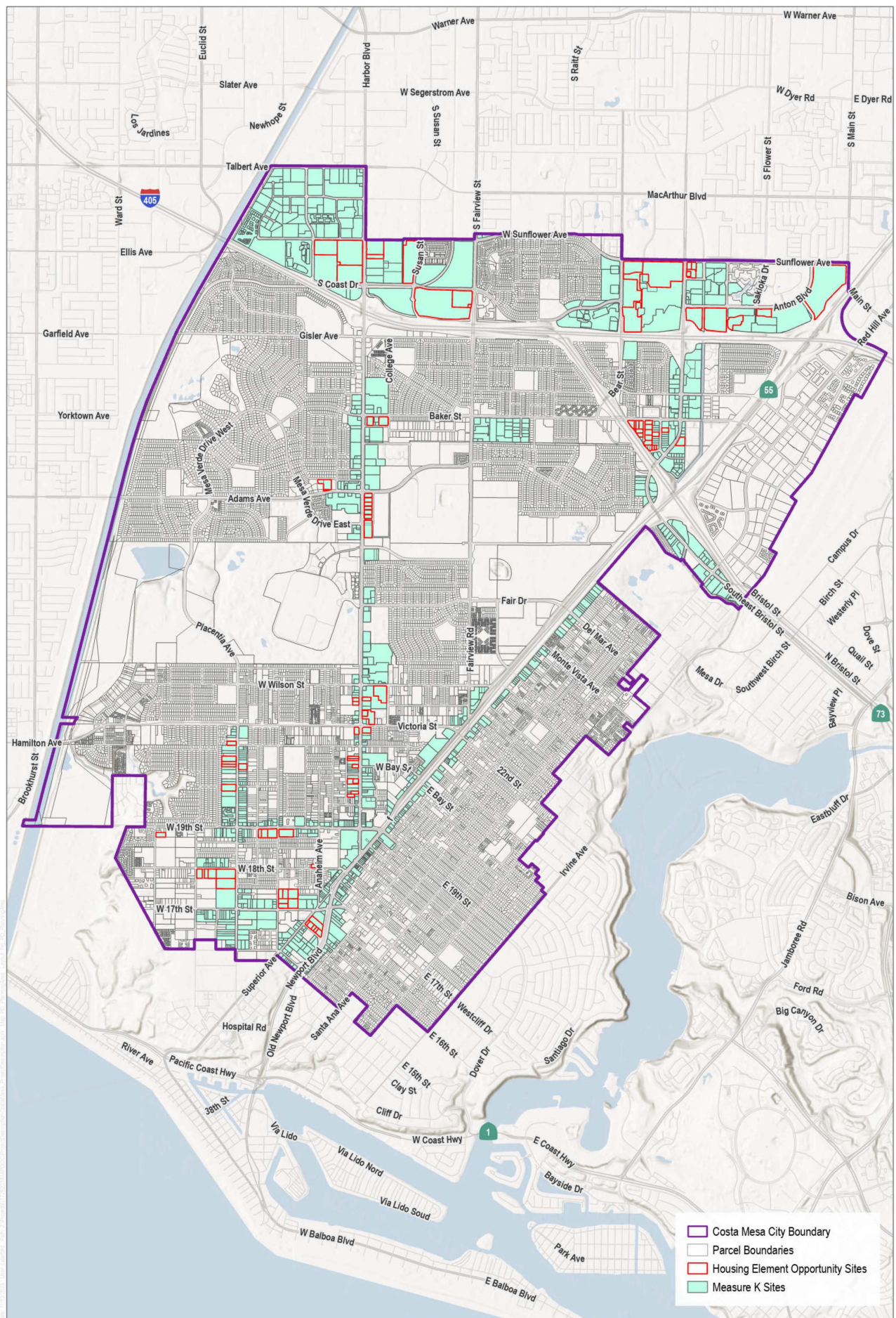
SOURCE: Esri, Open Street Map

DUDEK



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Feet

Neighborhoods Where We All Belong Zoning Updates and Housing Element Implementation



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



November 19, 2025

Anthony Madrigal, Tribal Historic Preservation Officer
Cahuilla Band of Indians
52701 CA Highway 371
Anza, CA, 92539

Re: Notification of the Proposed Neighborhoods Where We All Belong Zoning Updates and Housing Element Implementation Pursuant to Senate Bill 18

Dear Mr. Anthony Madrigal,

The City of Costa Mesa (City) has initiated preparation of an Initial Study and Notice of Preparation for a draft environmental impact report for the Neighborhoods Where We All Belong Zoning Updates and Housing Element Implementation ("project") located within 1,079 parcels in the City of Costa Mesa, Orange County, California.

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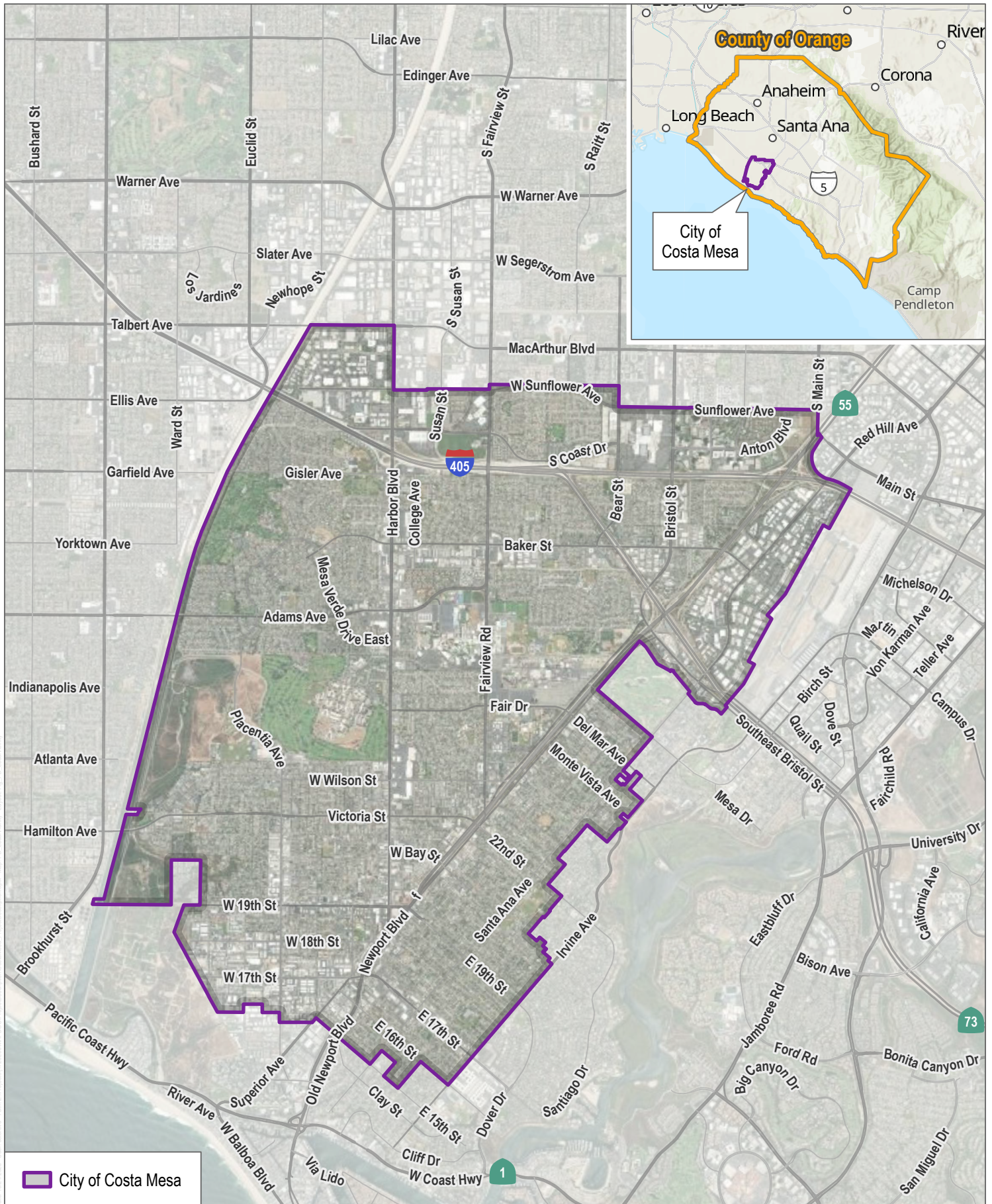
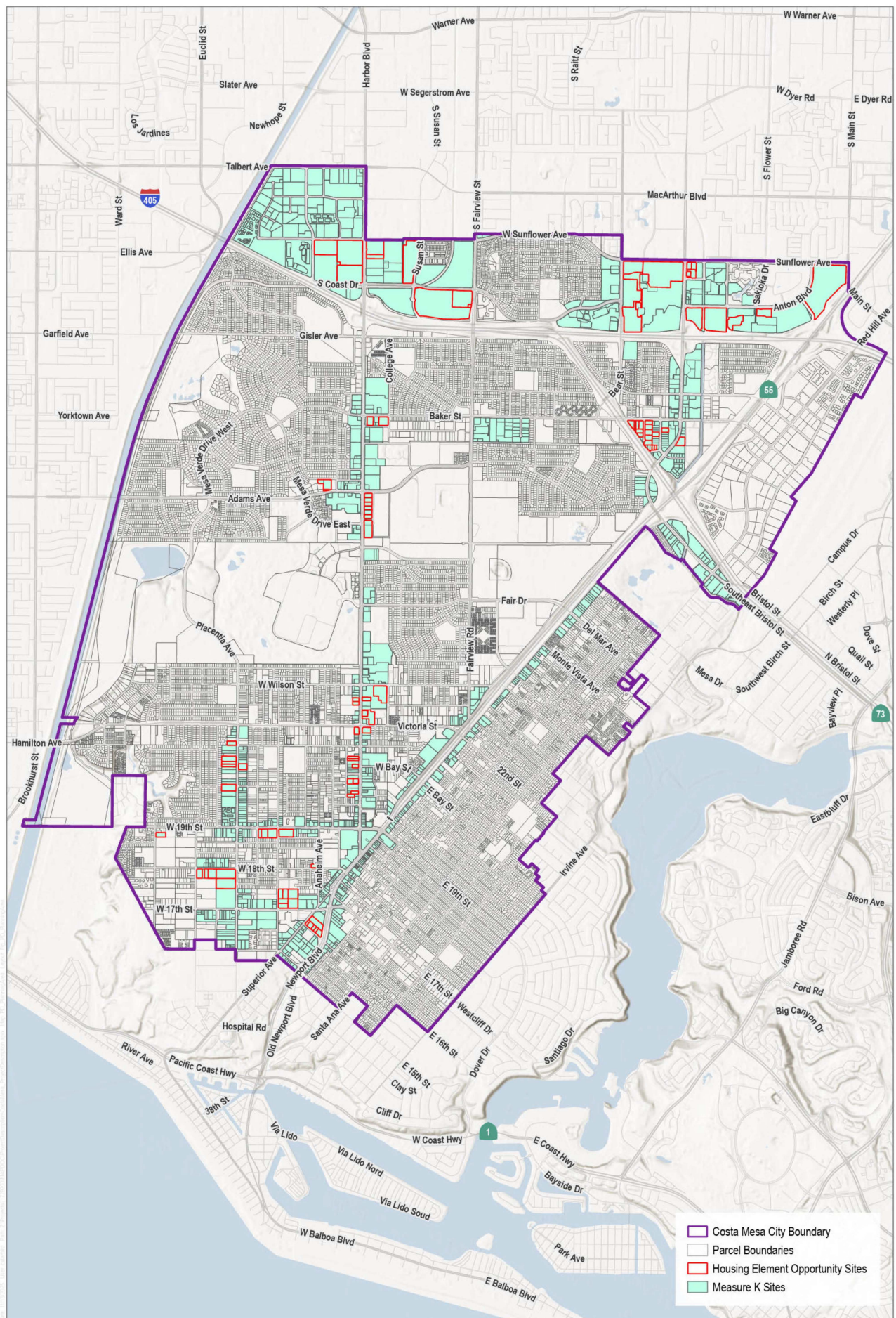


FIGURE 1

Regional Location and Local Vicinity

Neighborhoods Where We All Belong Zoning Updates and Housing Element Implementation



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



November 19, 2025

BobbyRay Esparza, Cultural Director
Cahuilla Band of Indians
52701 CA Highway 371
Anza, CA, 92539

Re: Notification of the Proposed Neighborhoods Where We All Belong Zoning Updates and Housing Element Implementation Pursuant to Senate Bill 18

Dear Mr. BobbyRay Esparza,

The City of Costa Mesa (City) has initiated preparation of an Initial Study and Notice of Preparation for a draft environmental impact report for the Neighborhoods Where We All Belong Zoning Updates and Housing Element Implementation ("project") located within 1,079 parcels in the City of Costa Mesa, Orange County, California.

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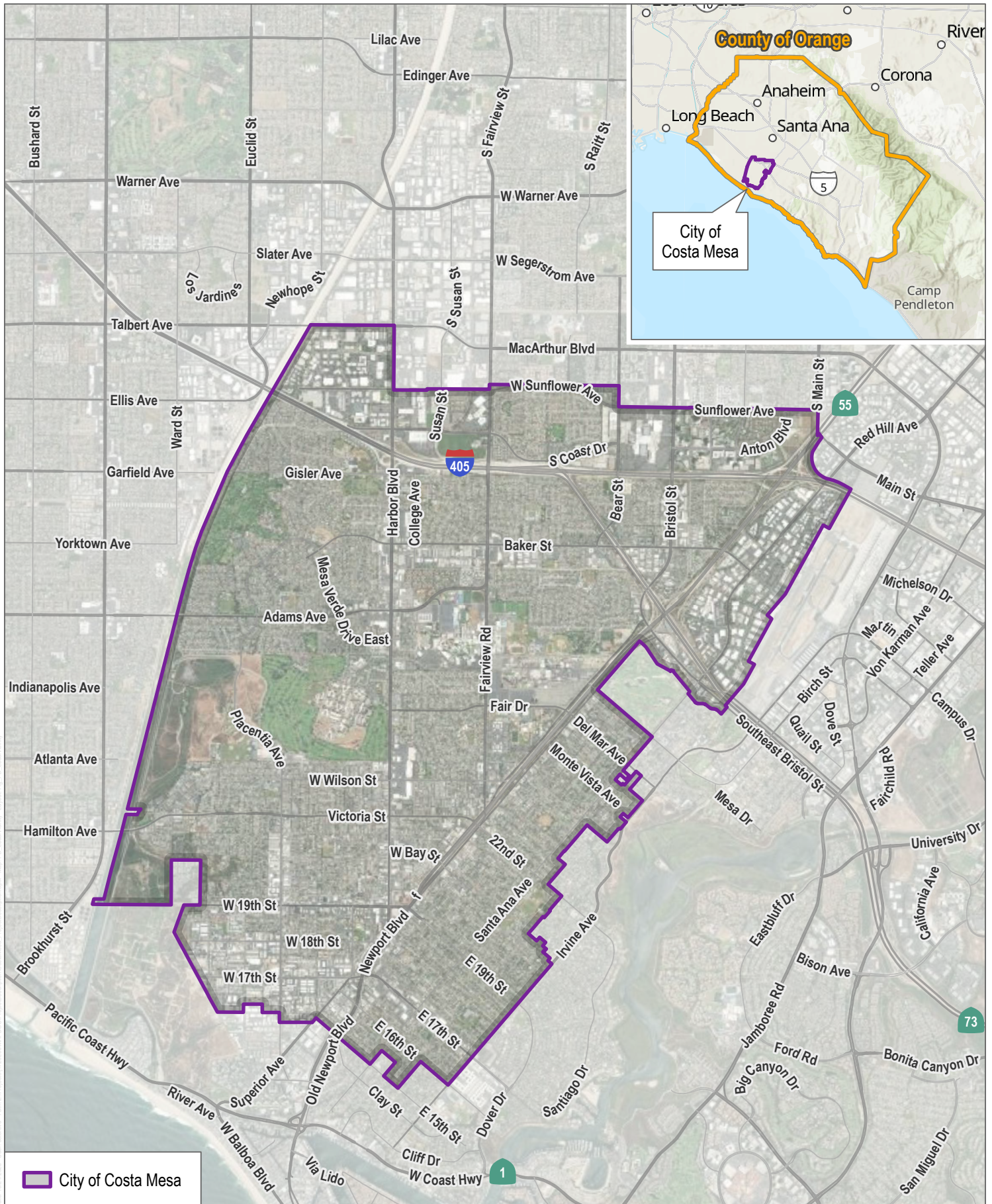
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Sincerely,

Michelle Halligan
Senior Planner

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Figure 2, Planning Area

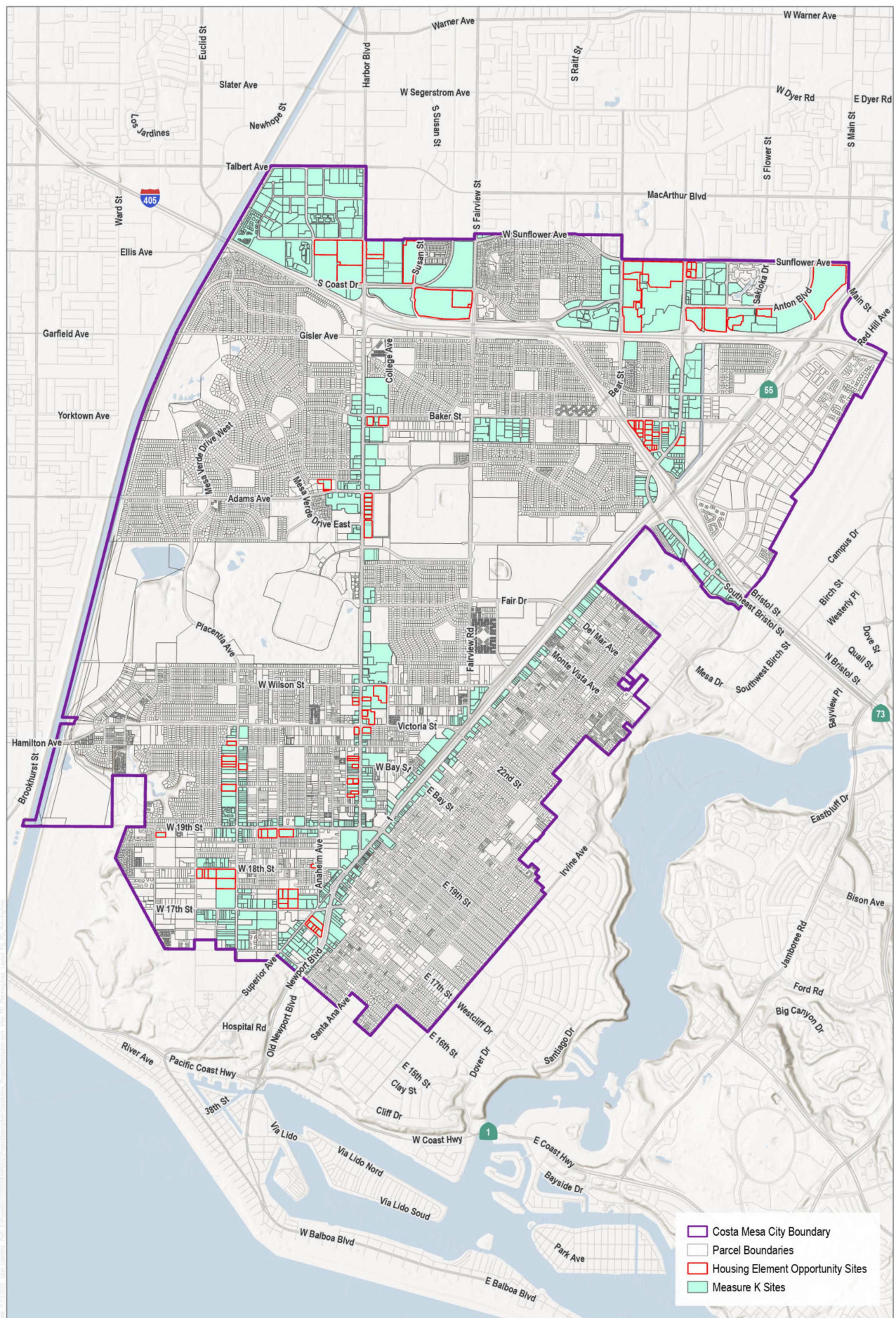


SOURCE: Esri, Open Street Map

FIGURE 1

Regional Location and Local Vicinity

Neighborhoods Where We All Belong Zoning Updates and Housing Element Implementation



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



November 19, 2025

Andrew Salas, Chairperson
Gabrieleno Band of Mission Indians - Kizh Nation
P.O. Box 393
Covina, CA, 91723

Re: Notification of the Proposed Neighborhoods Where We All Belong Zoning Updates and Housing Element Implementation Pursuant to Senate Bill 18

Dear Mr. Andrew Salas,

The City of Costa Mesa (City) has initiated preparation of an Initial Study and Notice of Preparation for a draft environmental impact report for the Neighborhoods Where We All Belong Zoning Updates and Housing Element Implementation ("project") located within 1,079 parcels in the City of Costa Mesa, Orange County, California.

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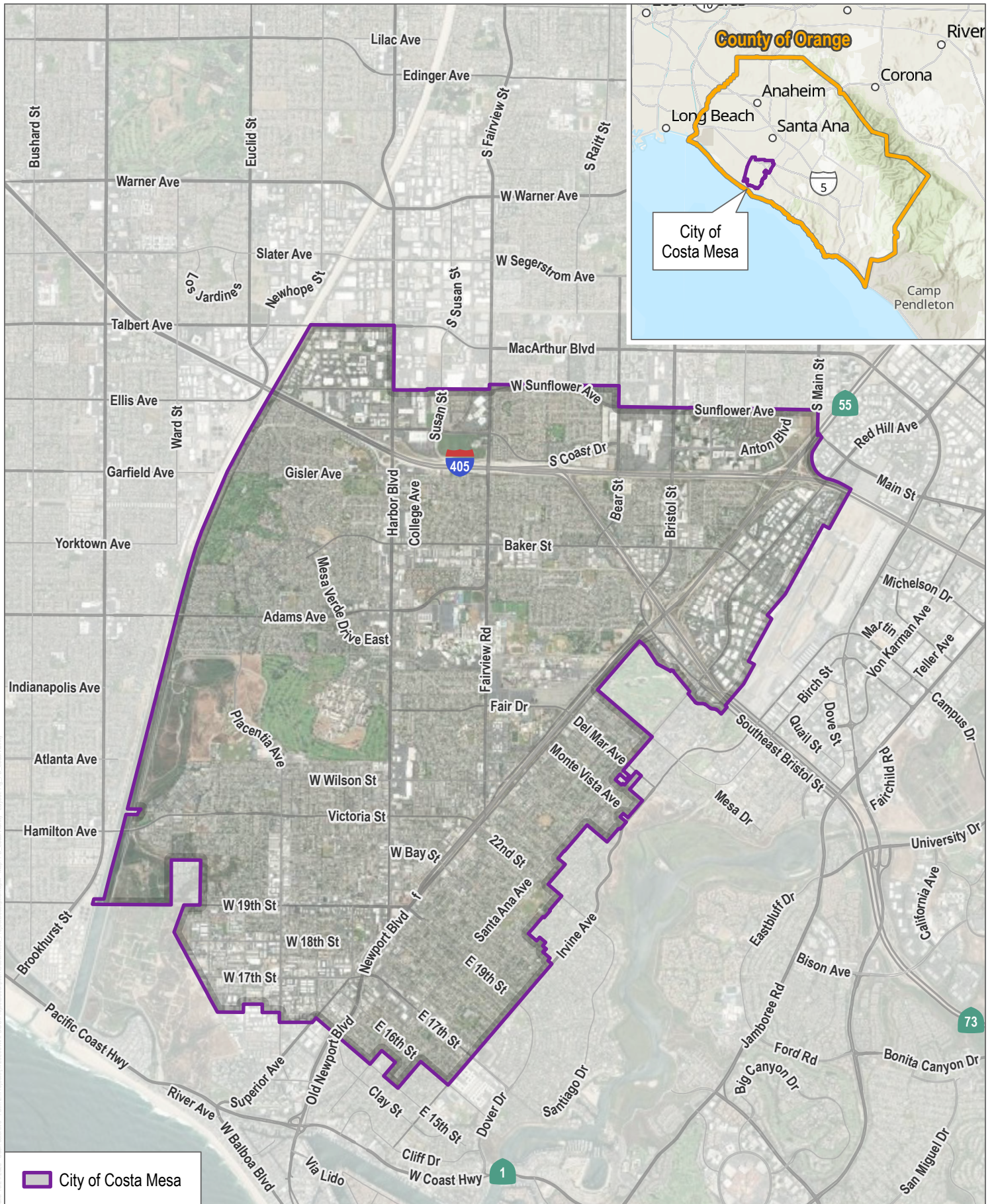
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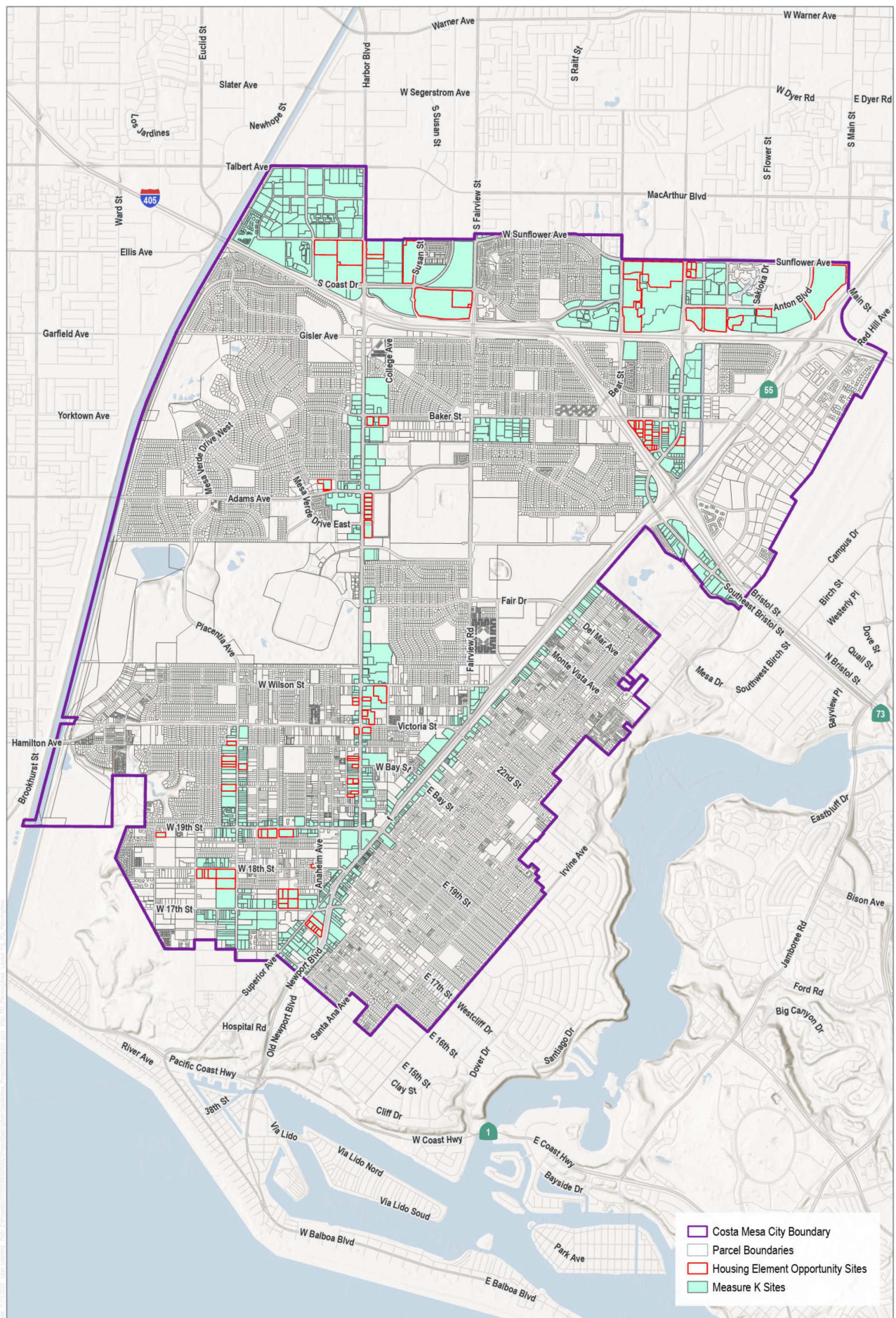
Michelle Halligan
Senior Planner

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Figure 1, Regional Location and Local Vicinity
Figure 2, Planning Area



SOURCE: Esri, Open Street Map



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



November 19, 2025

Christina Swindall Martinez, Secretary
Gabrieleno Band of Mission Indians - Kizh Nation
P.O. Box 393
Covina, CA, 91723

Re: Notification of the Proposed Neighborhoods Where We All Belong Zoning Updates and Housing Element Implementation Pursuant to Senate Bill 18

Dear Ms. Christina Swindall Martinez,

The City of Costa Mesa (City) has initiated preparation of an Initial Study and Notice of Preparation for a draft environmental impact report for the Neighborhoods Where We All Belong Zoning Updates and Housing Element Implementation ("project") located within 1,079 parcels in the City of Costa Mesa, Orange County, California.

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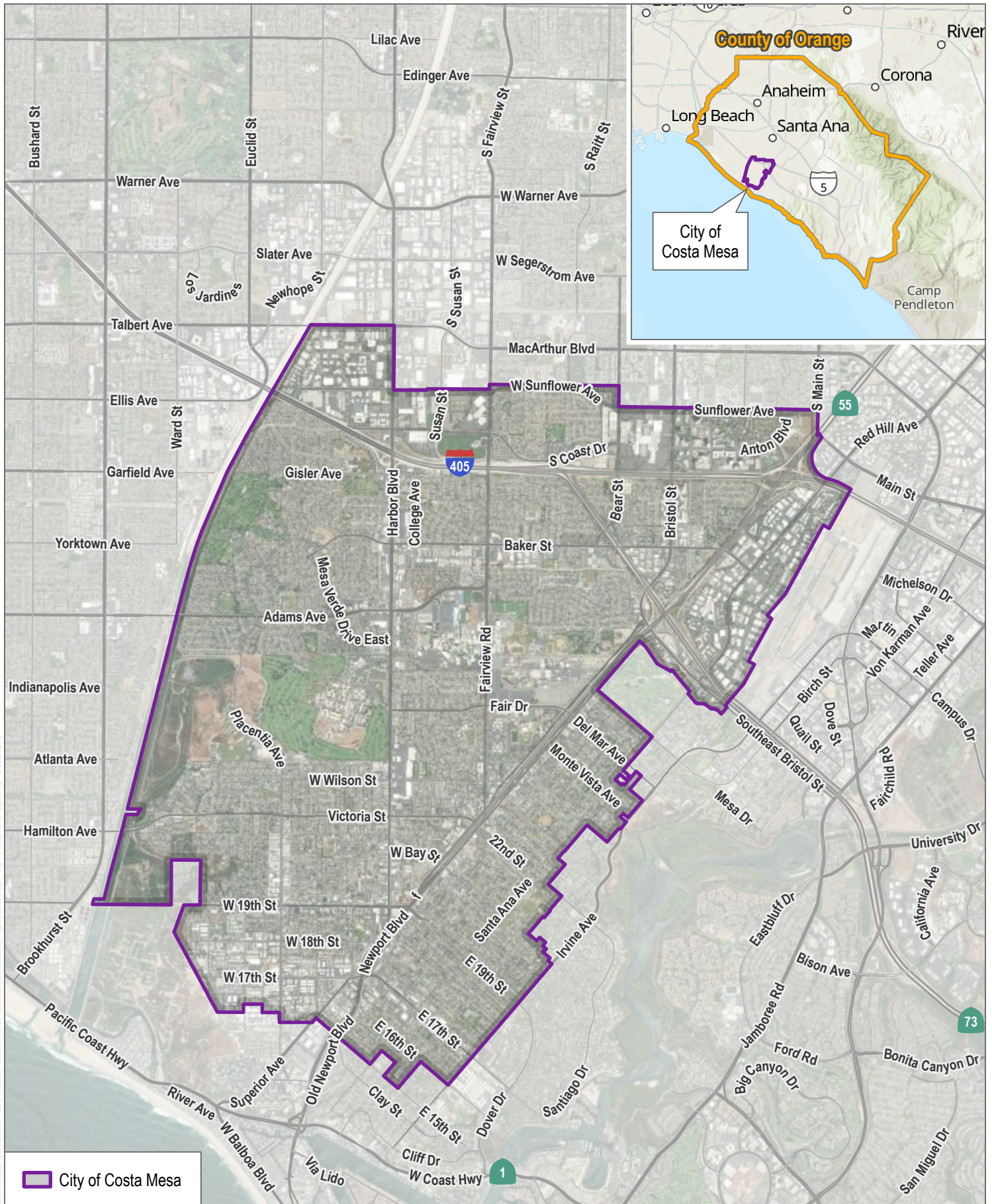
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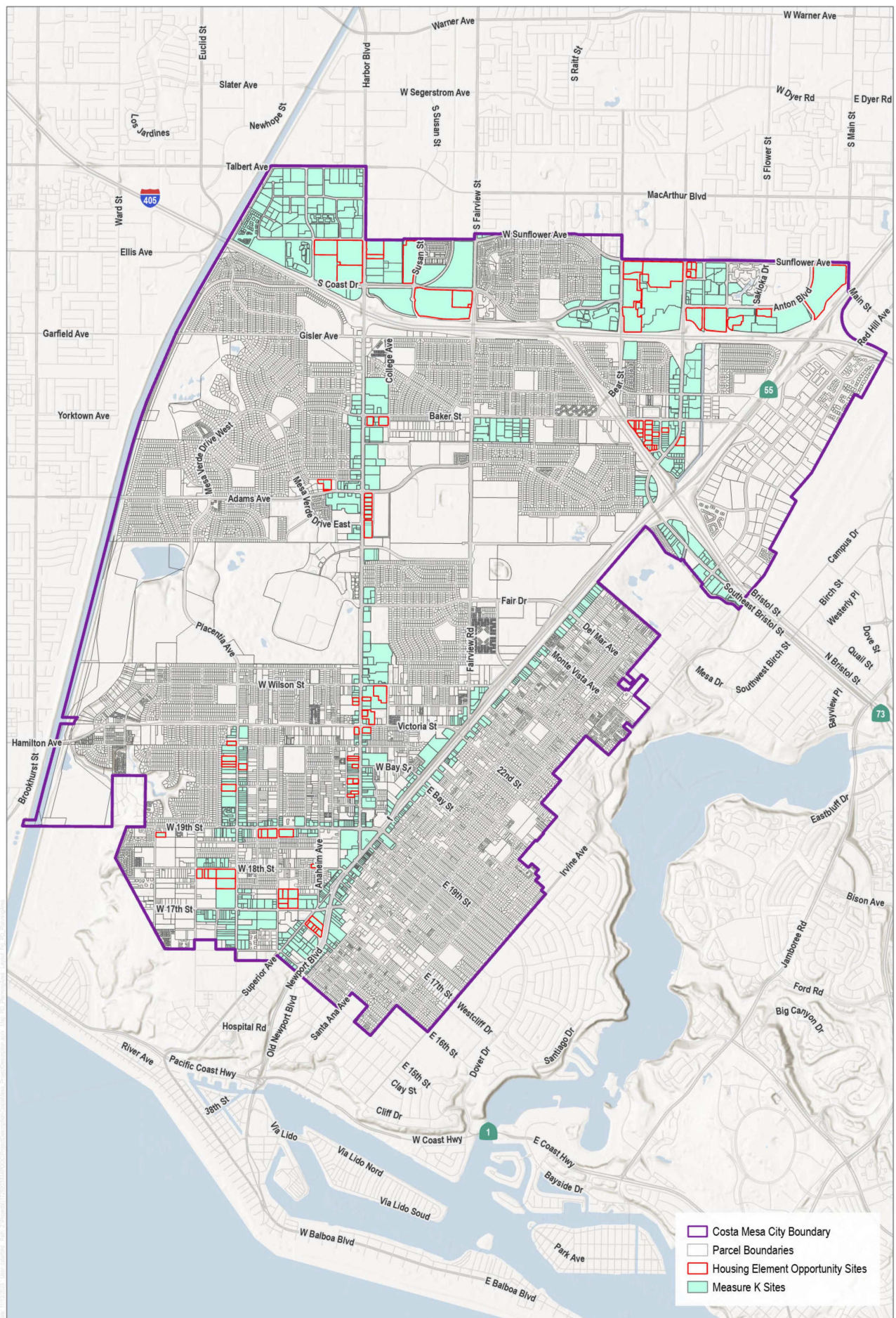
Sincerely,

Michelle Halligan
Senior Planner

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Figure 1, Regional Location and Local Vicinity
Figure 2, Planning Area





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

FIGURE 2

Planning Area



November 19, 2025

Anthony Morales, Chairperson
Gabrieleno/Tongva San Gabriel Band of Mission Indians
P.O. Box 693
San Gabriel, CA, 91778

Re: Notification of the Proposed Neighborhoods Where We All Belong Zoning Updates and Housing Element Implementation Pursuant to Senate Bill 18

Dear Mr. Anthony Morales,

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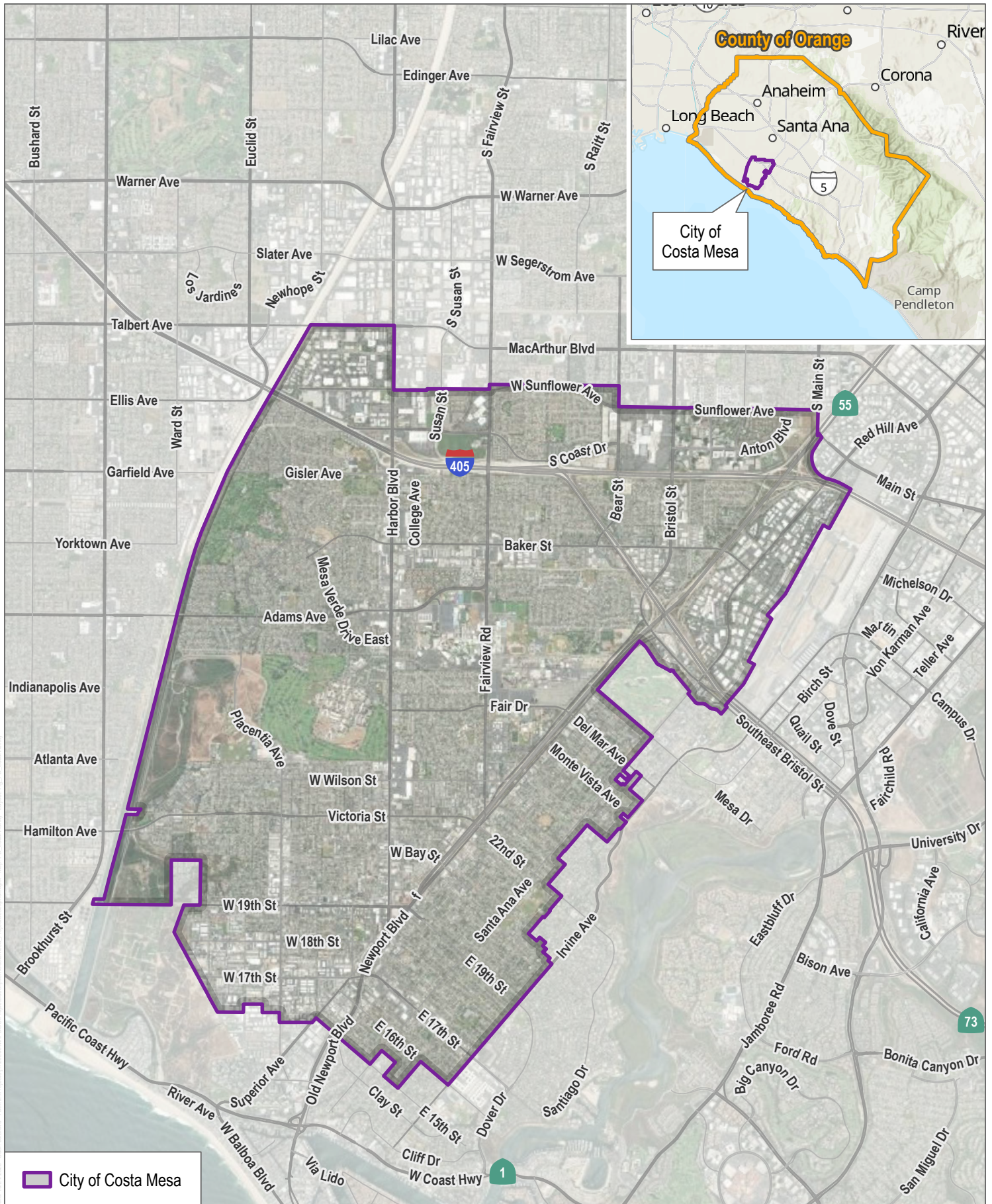
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Sincerely,

Michelle Halligan
Senior Planner

Attached:

Figure 1, Regional Location and Local Vicinity
Figure 2, Planning Area



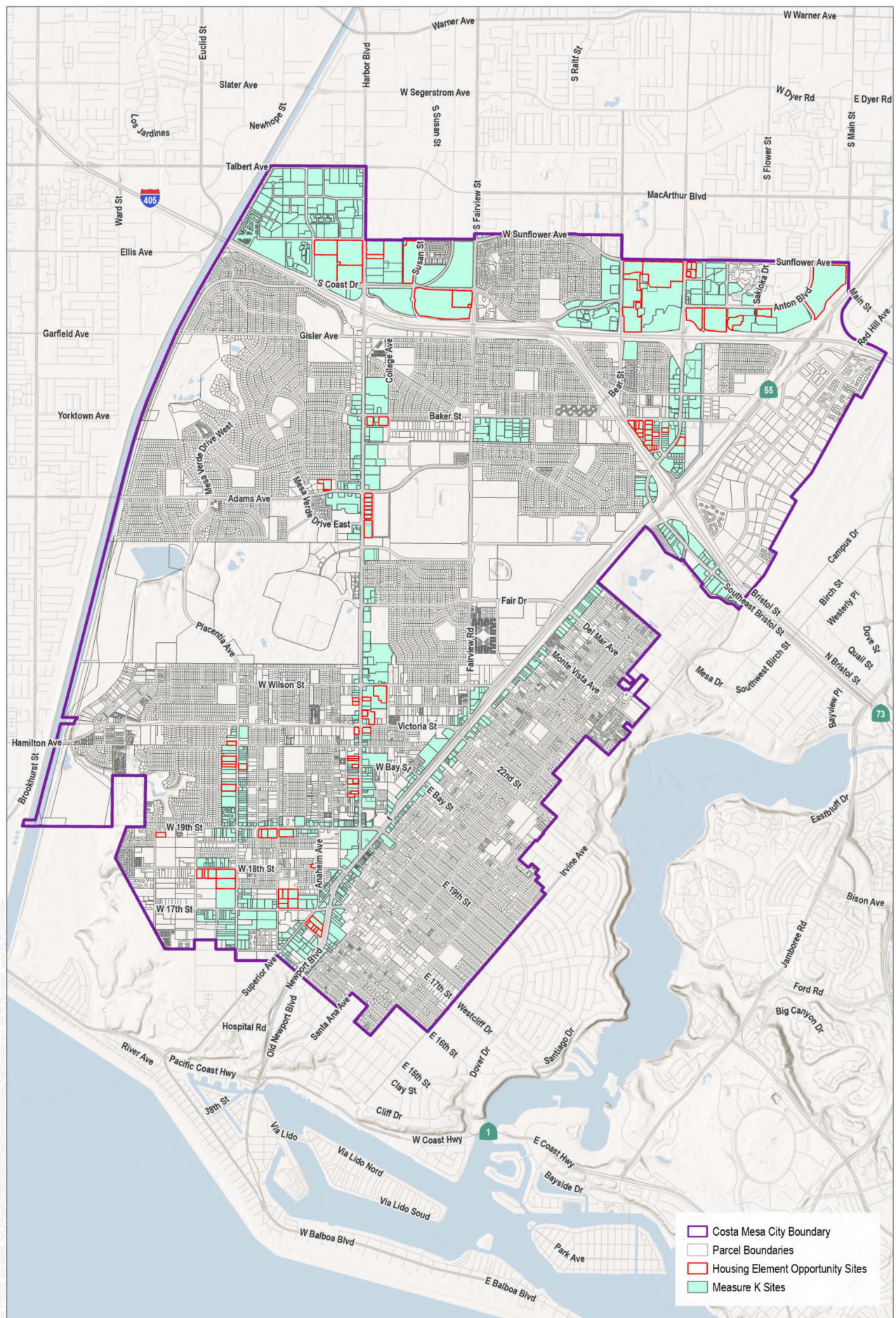
SOURCE: Esri, Open Street Map

DUDEK



0 2,350 4,700
Feet

Neighborhoods Where We All Belong Zoning Updates and Housing Element Implementation



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

FIGURE 2

Planning Area



November 19, 2025

Christina Conley, Cultural Resource Administrator
Gabrielino Tongva Indians of California Tribal Council
P.O. Box 941078
Simi Valley, CA, 93094

Re: Notification of the Proposed Neighborhoods Where We All Belong Zoning Updates and Housing Element Implementation Pursuant to Senate Bill 18

Dear Ms. Christina Conley,

The City of Costa Mesa (City) has initiated preparation of an Initial Study and Notice of Preparation for a draft environmental impact report for the Neighborhoods Where We All Belong Zoning Updates and Housing Element Implementation ("project") located within 1,079 parcels in the City of Costa Mesa, Orange County, California.

The City proposes to implement portions of the Housing Element as required by State Housing Law. Implementation of Housing Element programs include rezoning of Housing Element sites and Measure K 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. 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 a necessary buffer of additional residential development capacity. As such, 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.

At full buildout in 2056, the project studies an increased capacity for the development of approximately 21,522 dwelling units and approximately 17,306,003 square feet of commercial uses. Given that 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, the net new non-residential buildout to be studied for all Measure K sites is anticipated to be approximately 10,630,361 square feet.

Since the project includes a General Plan Amendment and Specific Plan Amendments, the City is providing notification to Native American tribes/groups identified on the Native American Heritage Commission's (NAHC) official Senate Bill 18 (SB 18) California Tribal Consultation List. The NAHC identified your organization on this contact list and in compliance with SB 18

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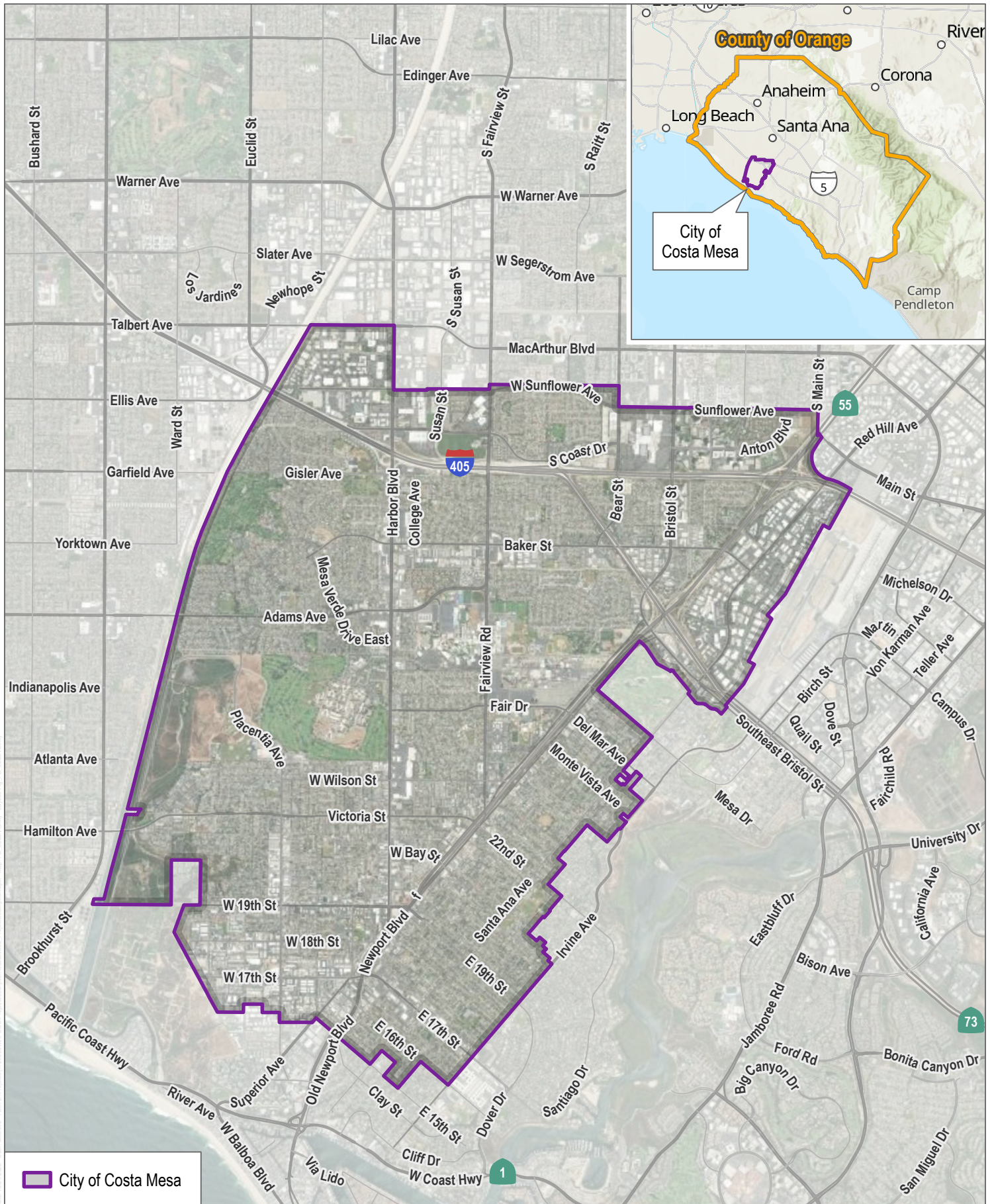
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Sincerely,

Michelle Halligan
Senior Planner

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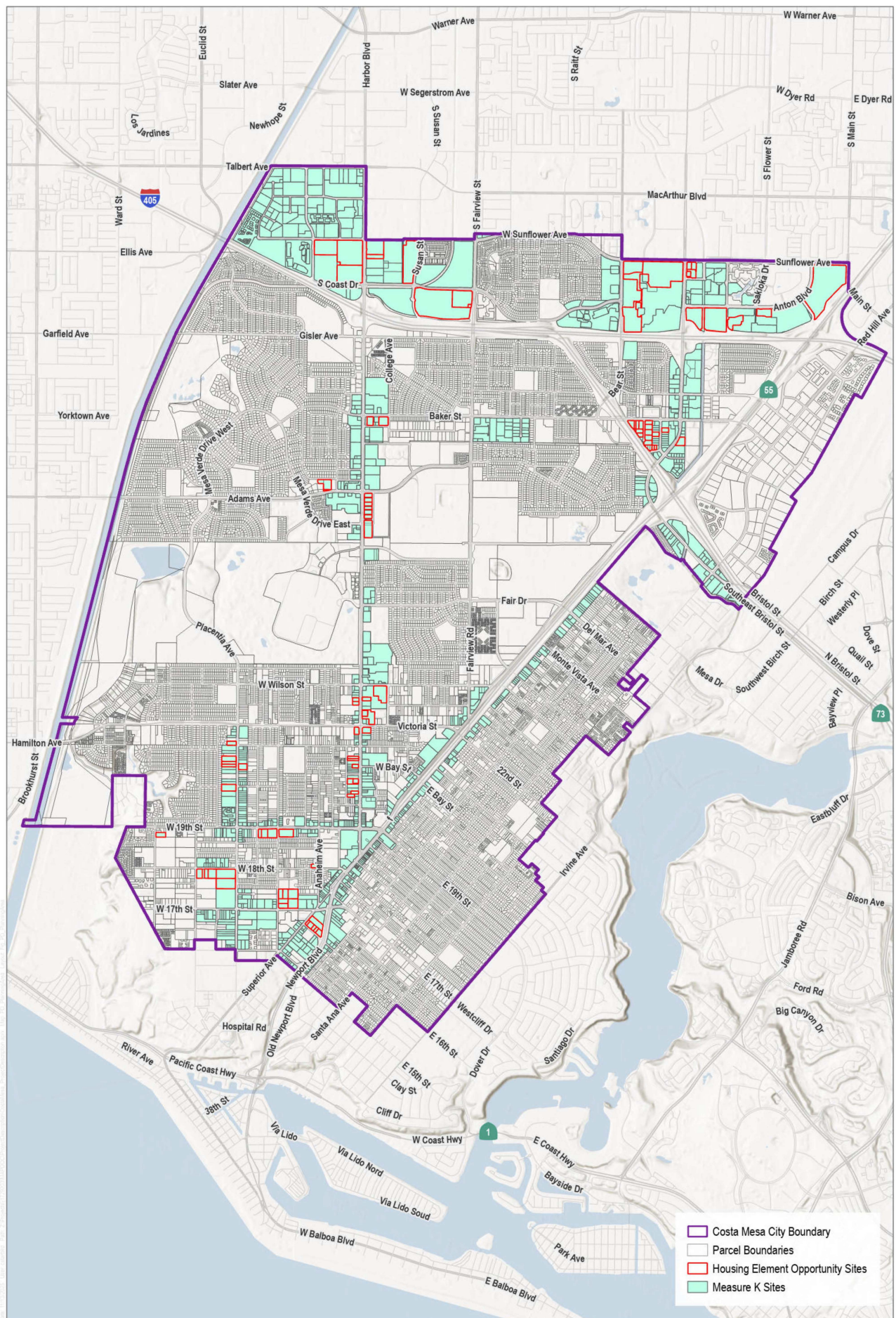
SOURCE: Esri, Open Street Map

DUDEK



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Neighborhoods Where We All Belong Zoning Updates and Housing Element Implementation



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



November 19, 2025

Robert Dorame, Chairperson
Gabrielino Tongva Indians of California Tribal Council
P.O. Box 490
Bellflower, CA, 90707

Re: Notification of the Proposed Neighborhoods Where We All Belong Zoning Updates and Housing Element Implementation Pursuant to Senate Bill 18

Dear Mr. Robert Dorame,

The City of Costa Mesa (City) has initiated preparation of an Initial Study and Notice of Preparation for a draft environmental impact report for the Neighborhoods Where We All Belong Zoning Updates and Housing Element Implementation ("project") located within 1,079 parcels in the City of Costa Mesa, Orange County, California.

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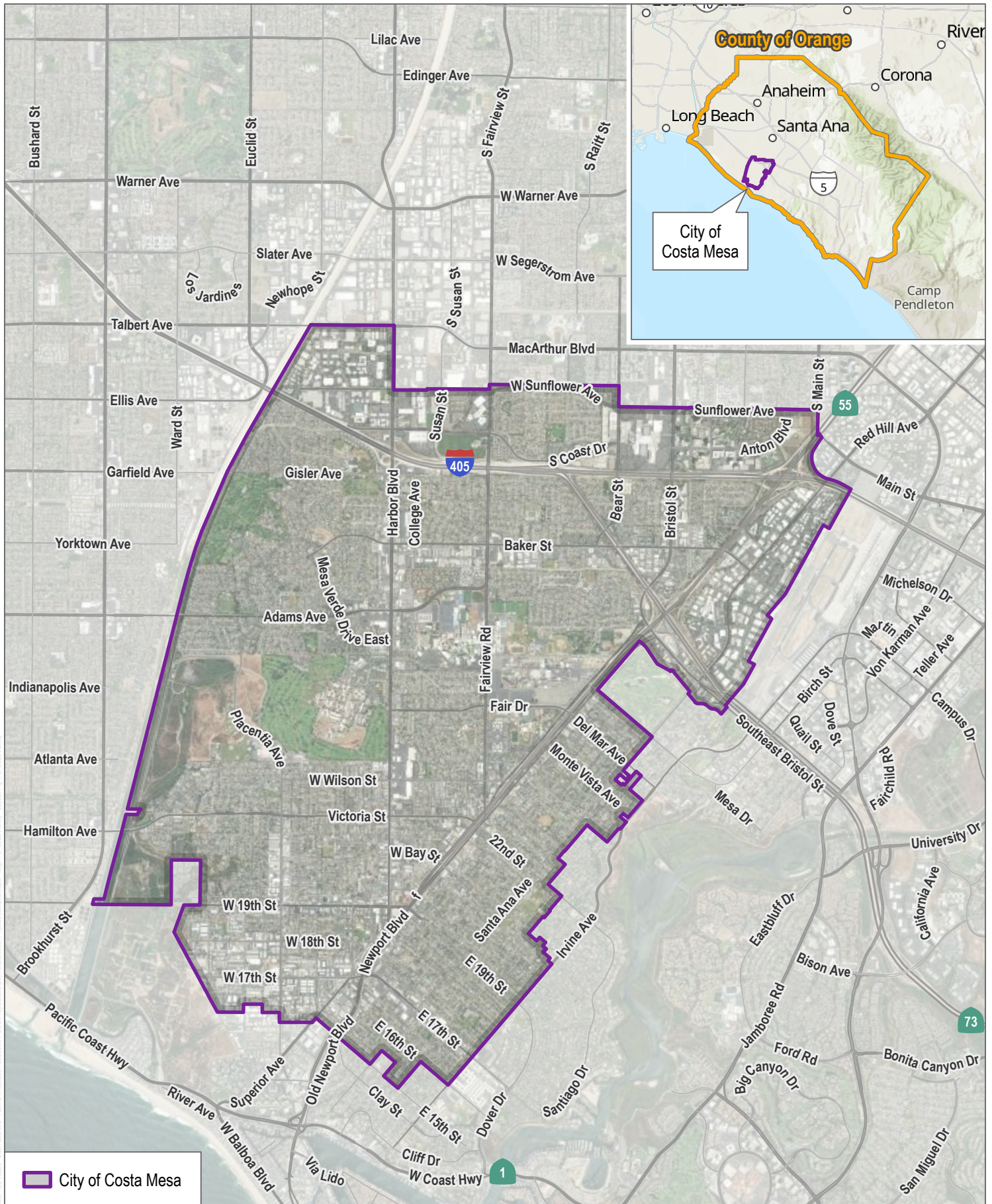
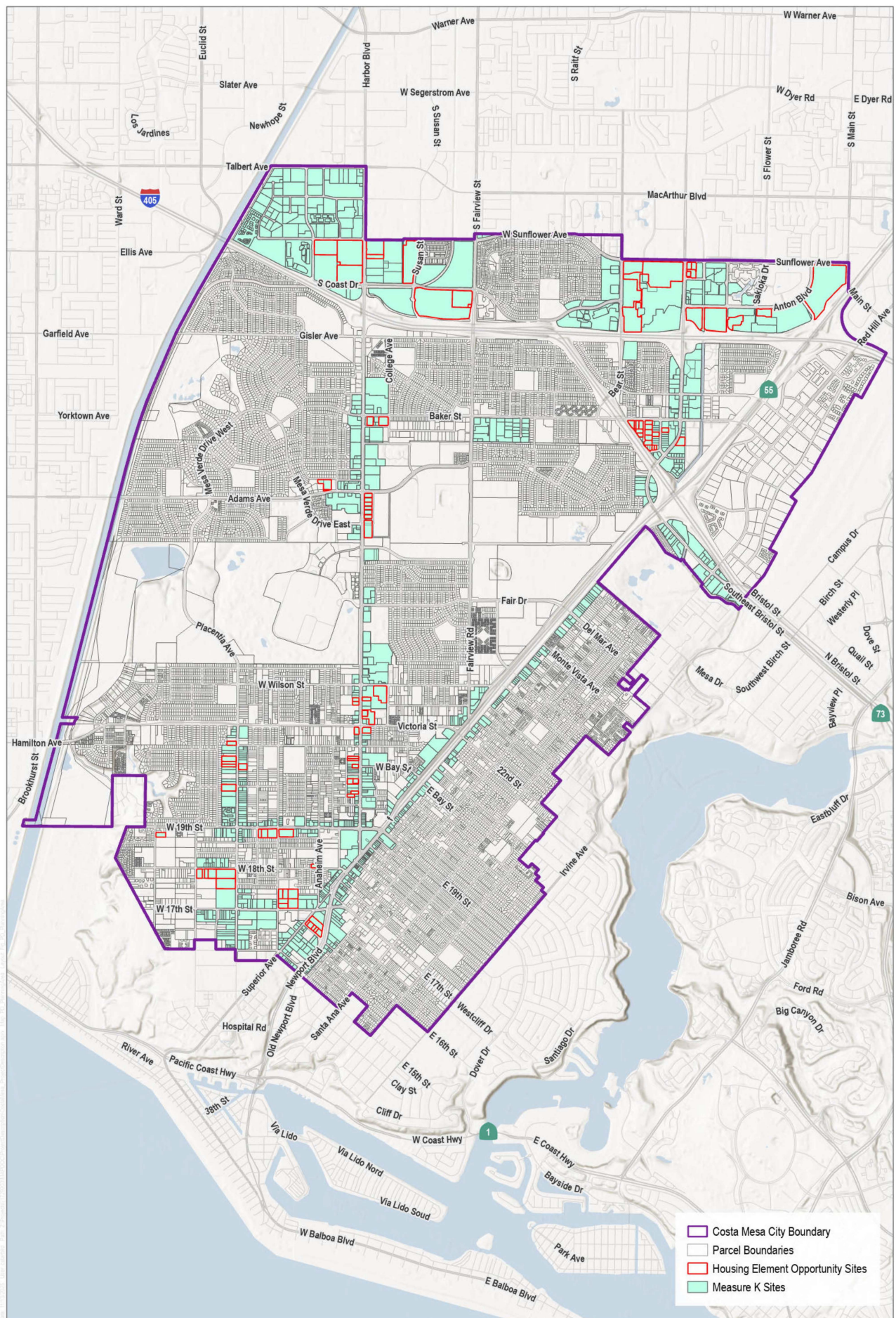


FIGURE 1

Regional Location and Local Vicinity

Neighborhoods Where We All Belong Zoning Updates and Housing Element Implementation



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



November 19, 2025

Sandonne Goad, Chairperson
Gabrielino/Tongva Nation
13191 Crossroads Parkway North, Suite 375
City of Industry, CA, 91746

Re: Notification of the Proposed Neighborhoods Where We All Belong Zoning Updates and Housing Element Implementation Pursuant to Senate Bill 18

Dear Ms. Sandonne Goad,

The City of Costa Mesa (City) has initiated preparation of an Initial Study and Notice of Preparation for a draft environmental impact report for the Neighborhoods Where We All Belong Zoning Updates and Housing Element Implementation ("project") located within 1,079 parcels in the City of Costa Mesa, Orange County, California.

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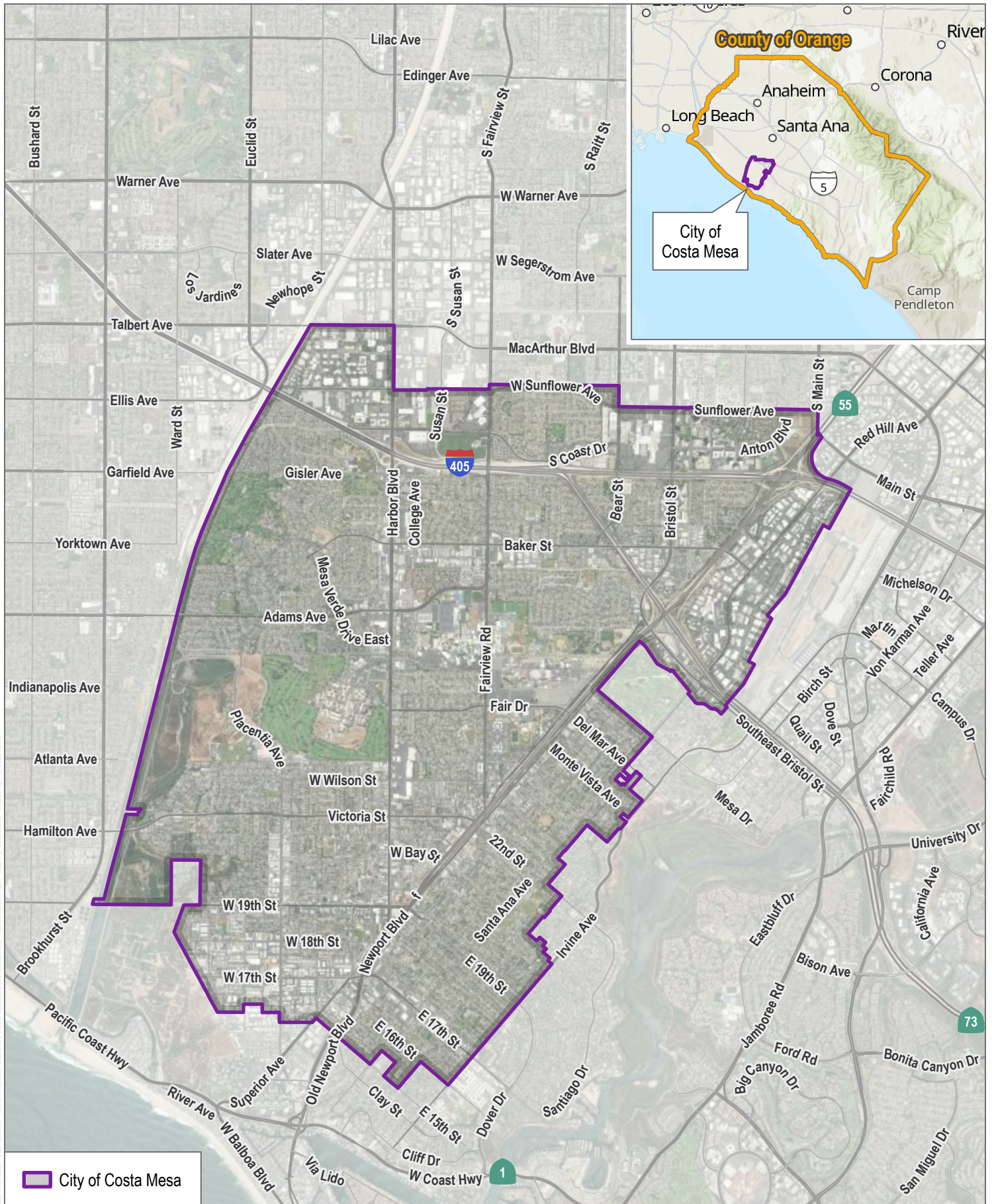
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Sincerely,

Michelle Halligan
Senior Planner

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Figure 2, Planning Area



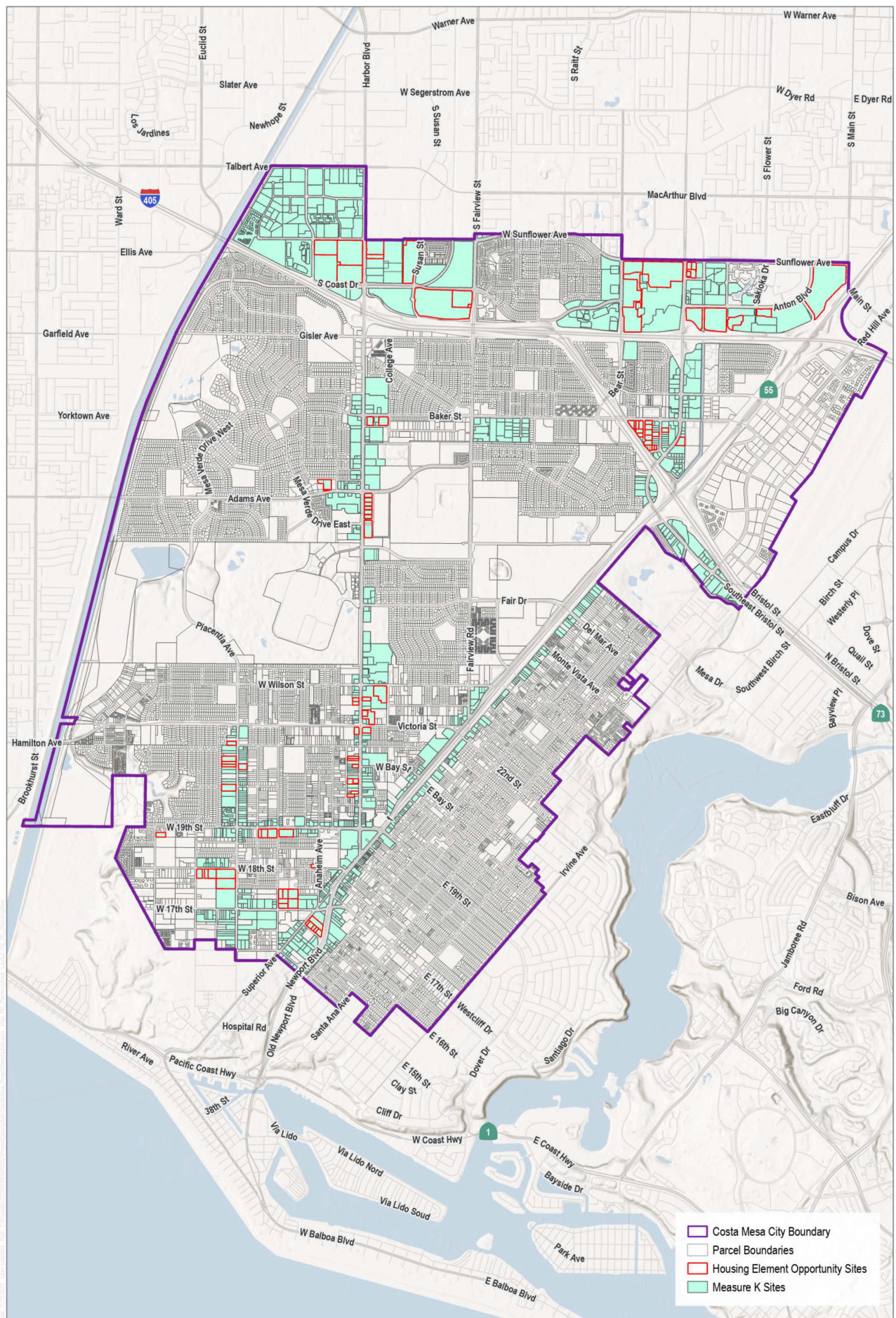
SOURCE: Esri, Open Street Map

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Neighborhoods Where We All Belong Zoning Updates and Housing Element Implementation



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

FIGURE 2

Planning Area



November 19, 2025

Charles Alvarez, Chairperson
Gabrielino-Tongva Tribe
23454 Vanowen Street
West Hills, CA, 91307

Re: Notification of the Proposed Neighborhoods Where We All Belong Zoning Updates and Housing Element Implementation Pursuant to Senate Bill 18

Dear Mr. Charles Alvarez,

The City of Costa Mesa (City) has initiated preparation of an Initial Study and Notice of Preparation for a draft environmental impact report for the Neighborhoods Where We All Belong Zoning Updates and Housing Element Implementation ("project") located within 1,079 parcels in the City of Costa Mesa, Orange County, California.

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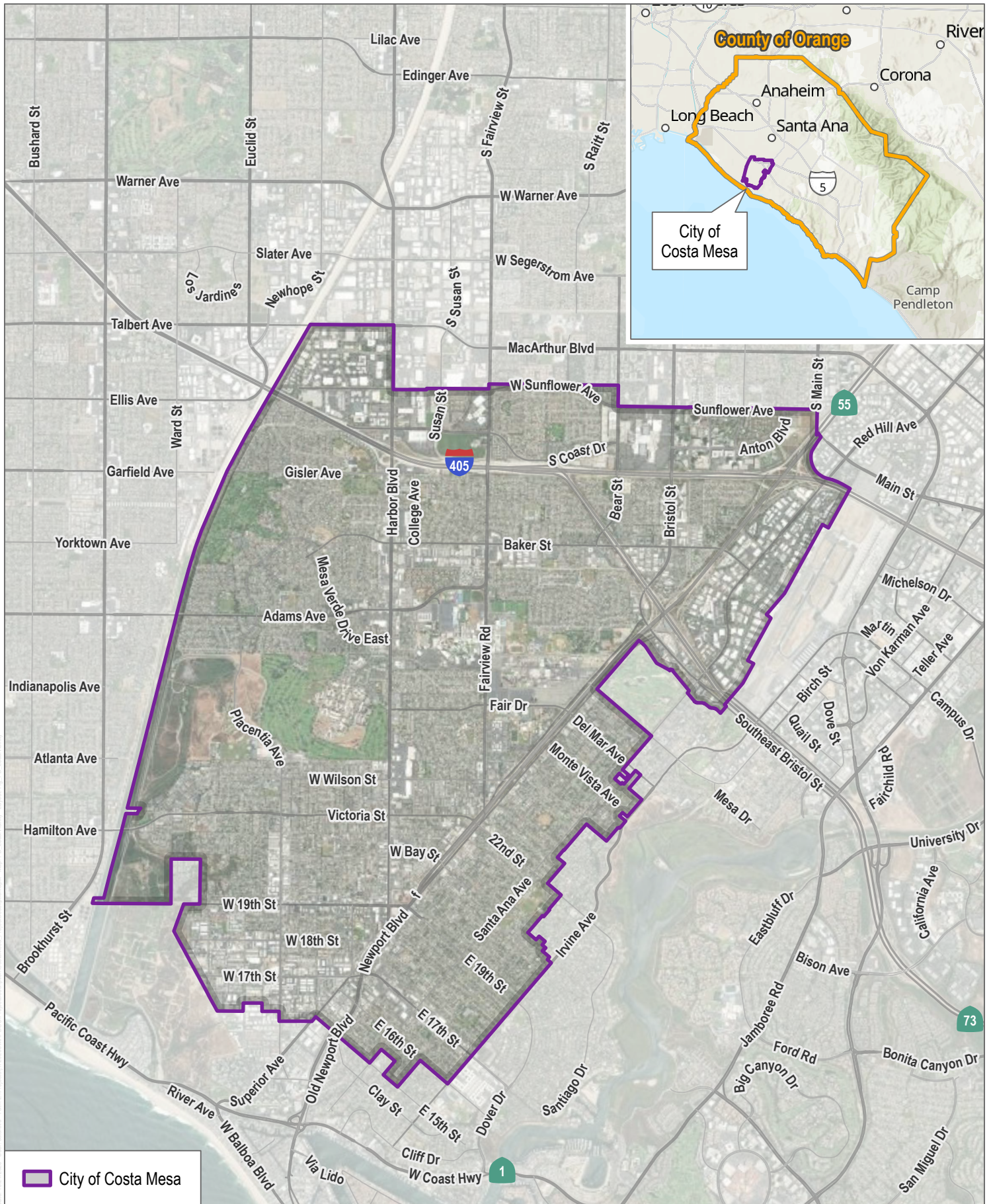
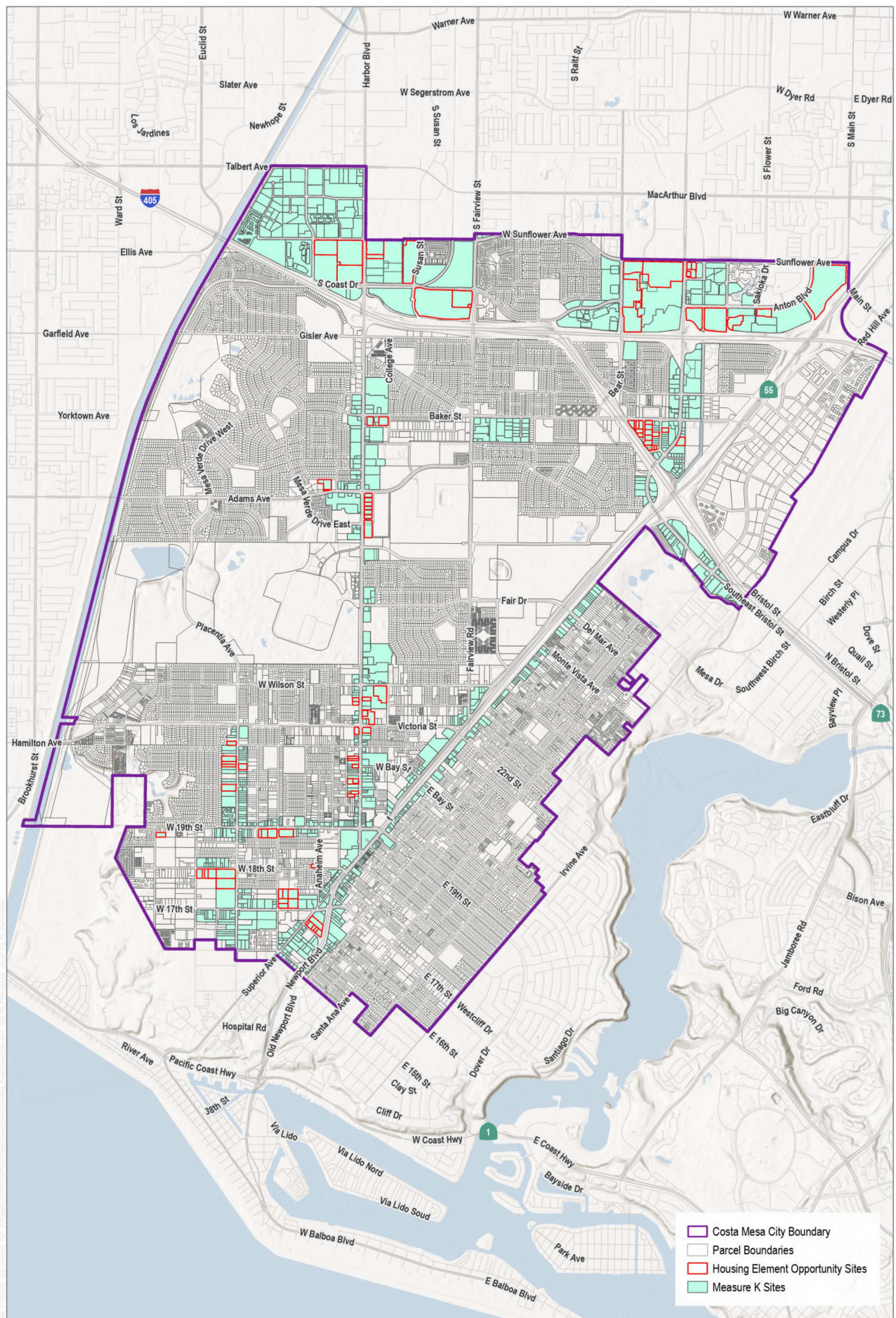


FIGURE 1

Regional Location and Local Vicinity



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



November 19, 2025

Sam Dunlap, Cultural Resource Director
Gabrielino-Tongva Tribe
P.O. Box 3919
Seal Beach, CA, 90740

Re: Notification of the Proposed Neighborhoods Where We All Belong Zoning Updates and Housing Element Implementation Pursuant to Senate Bill 18

Dear Mr. Sam Dunlap,

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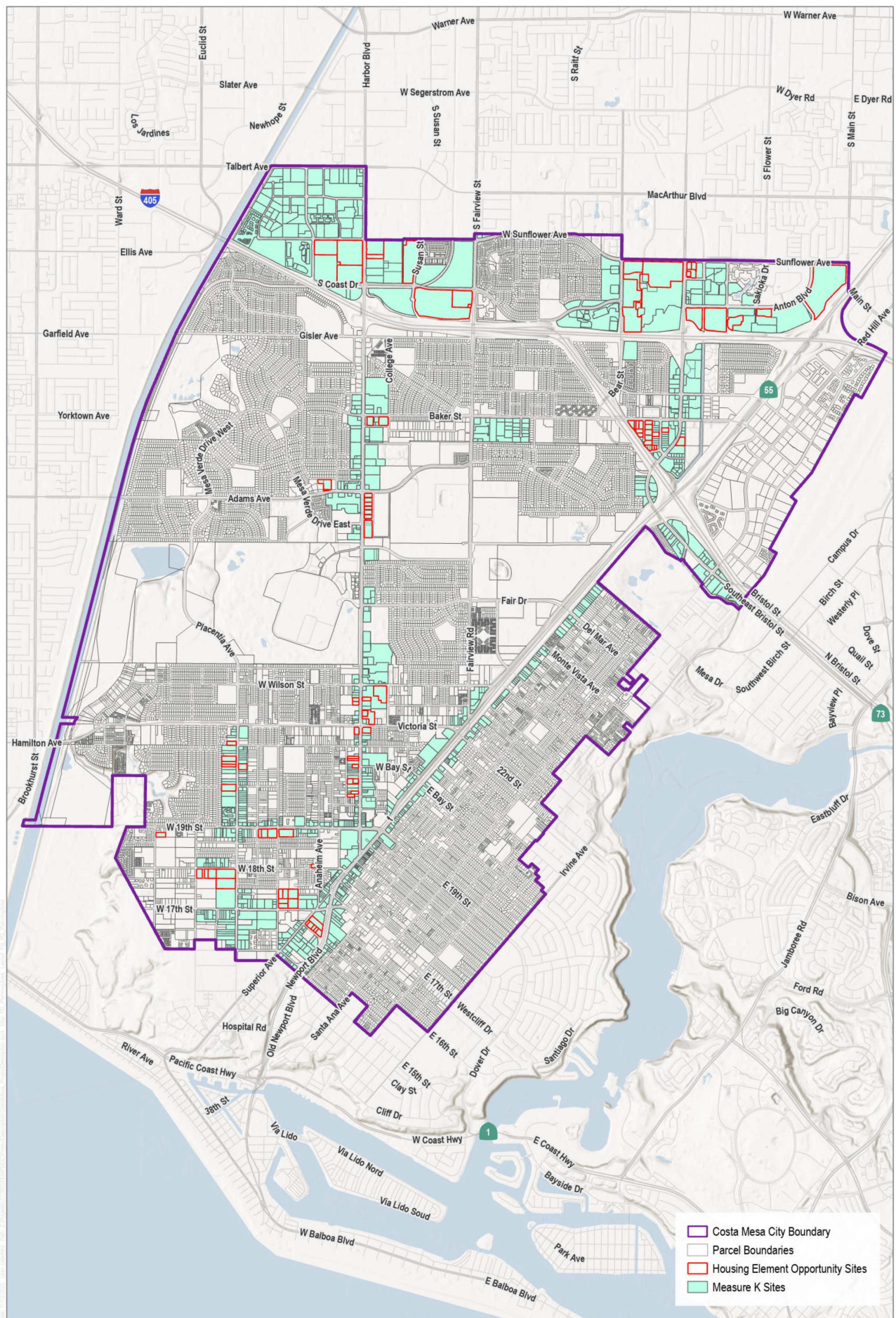
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Sincerely,

Michelle Halligan
Senior Planner

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Figure 1, Regional Location and Local Vicinity
Figure 2, Planning Area



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

FIGURE 2

Planning Area



November 19, 2025

Joyce Perry, Cultural Resource Director
Juaneno Band of Mission Indians Acjachemen Nation - Belardes
4955 Paseo Segovia
Irvine, CA, 92603

Re: Notification of the Proposed Neighborhoods Where We All Belong Zoning Updates and Housing Element Implementation Pursuant to Senate Bill 18

Dear Ms. Joyce Perry,

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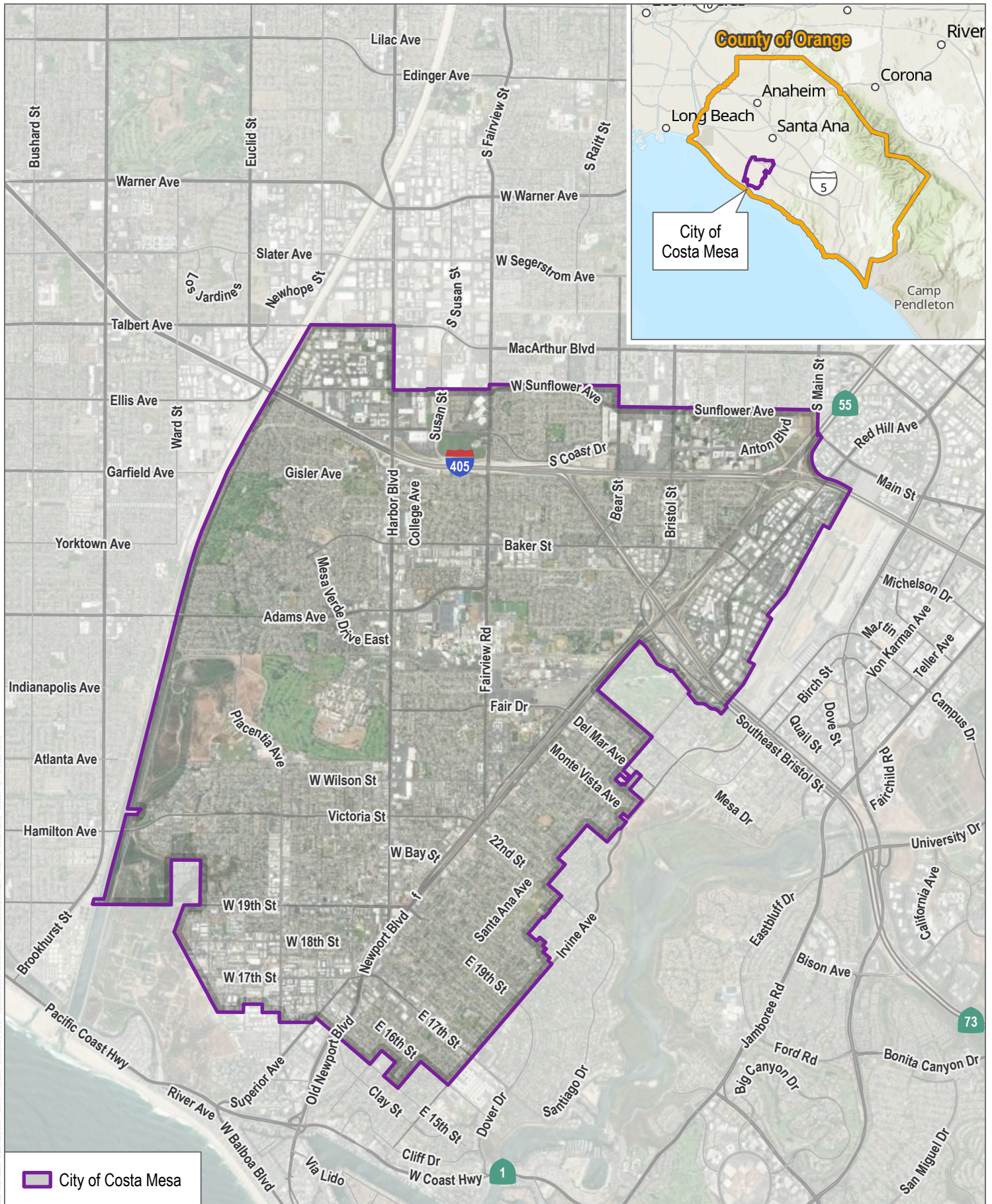
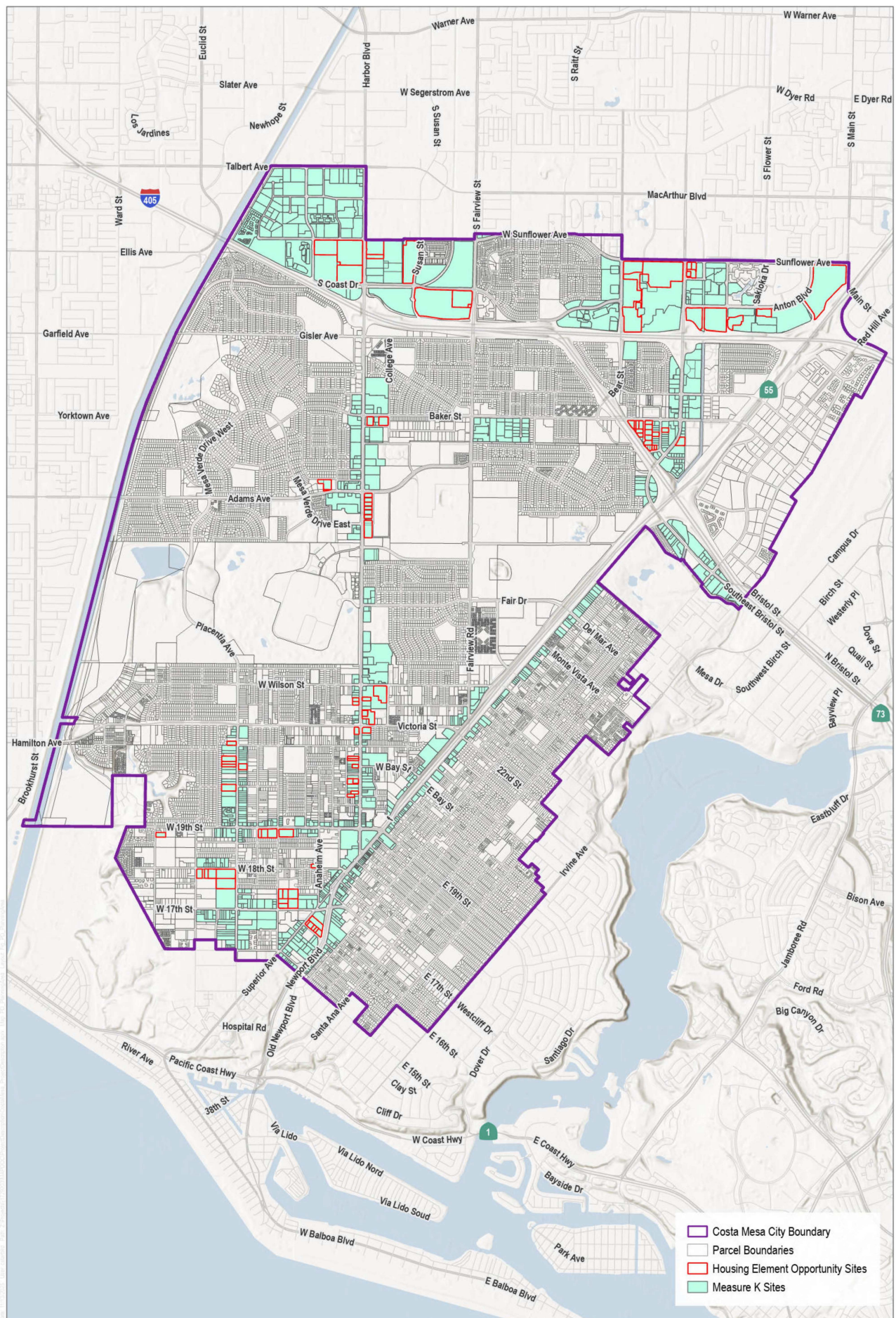


FIGURE 1

Regional Location and Local Vicinity

Neighborhoods Where We All Belong Zoning Updates and Housing Element Implementation



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

FIGURE 2

Planning Area



November 19, 2025

Heidi Lucero, THPO/MLD
Juaneno Band of Mission Indians Acjachemen Nation 84A
31411-A La Matanza Street
San Juan Capistrano, CA, 92675

Re: Notification of the Proposed Neighborhoods Where We All Belong Zoning Updates and Housing Element Implementation Pursuant to Senate Bill 18

Dear Ms. Heidi Lucero,

The City of Costa Mesa (City) has initiated preparation of an Initial Study and Notice of Preparation for a draft environmental impact report for the Neighborhoods Where We All Belong Zoning Updates and Housing Element Implementation ("project") located within 1,079 parcels in the City of Costa Mesa, Orange County, California.

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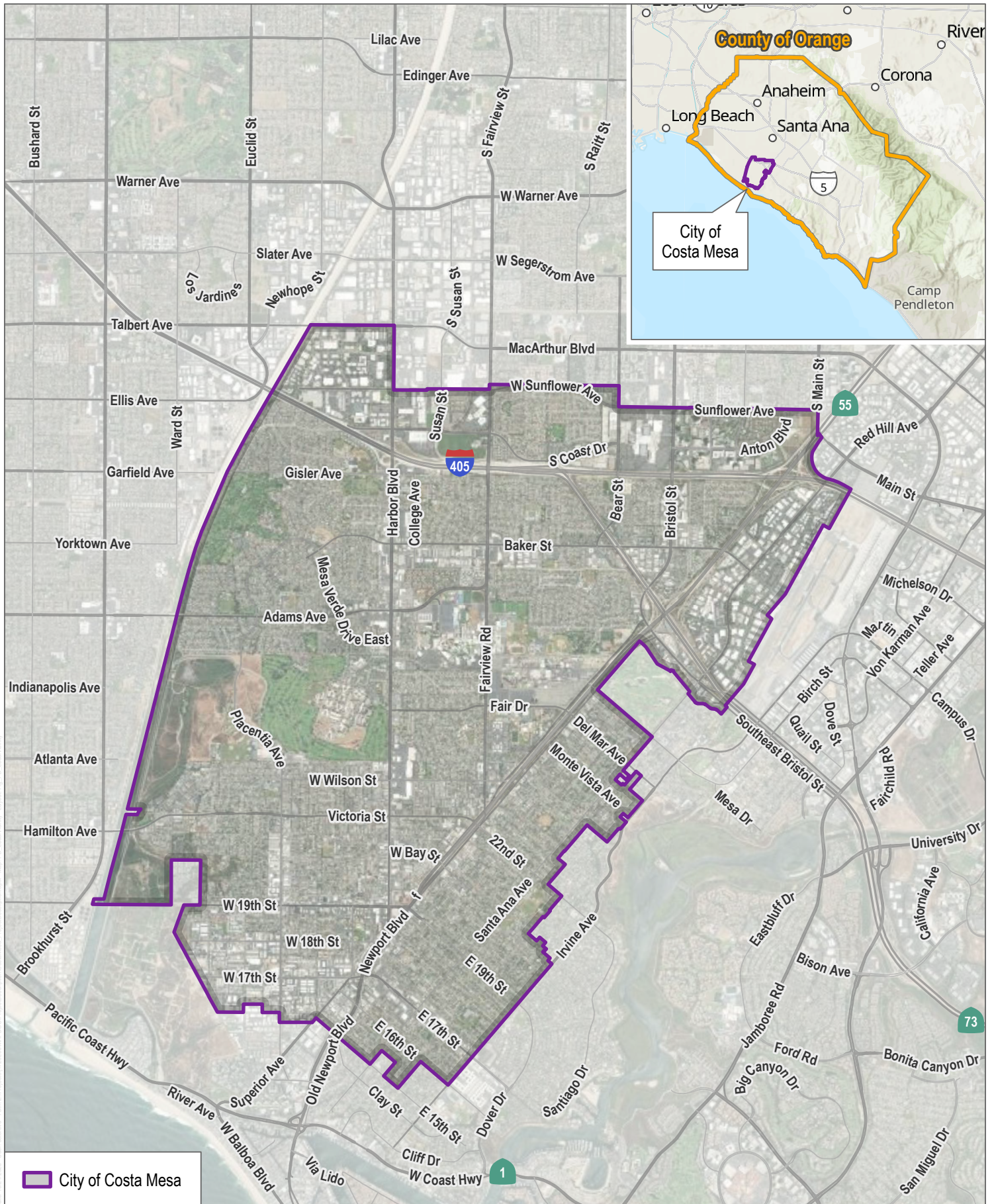
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Senior Planner

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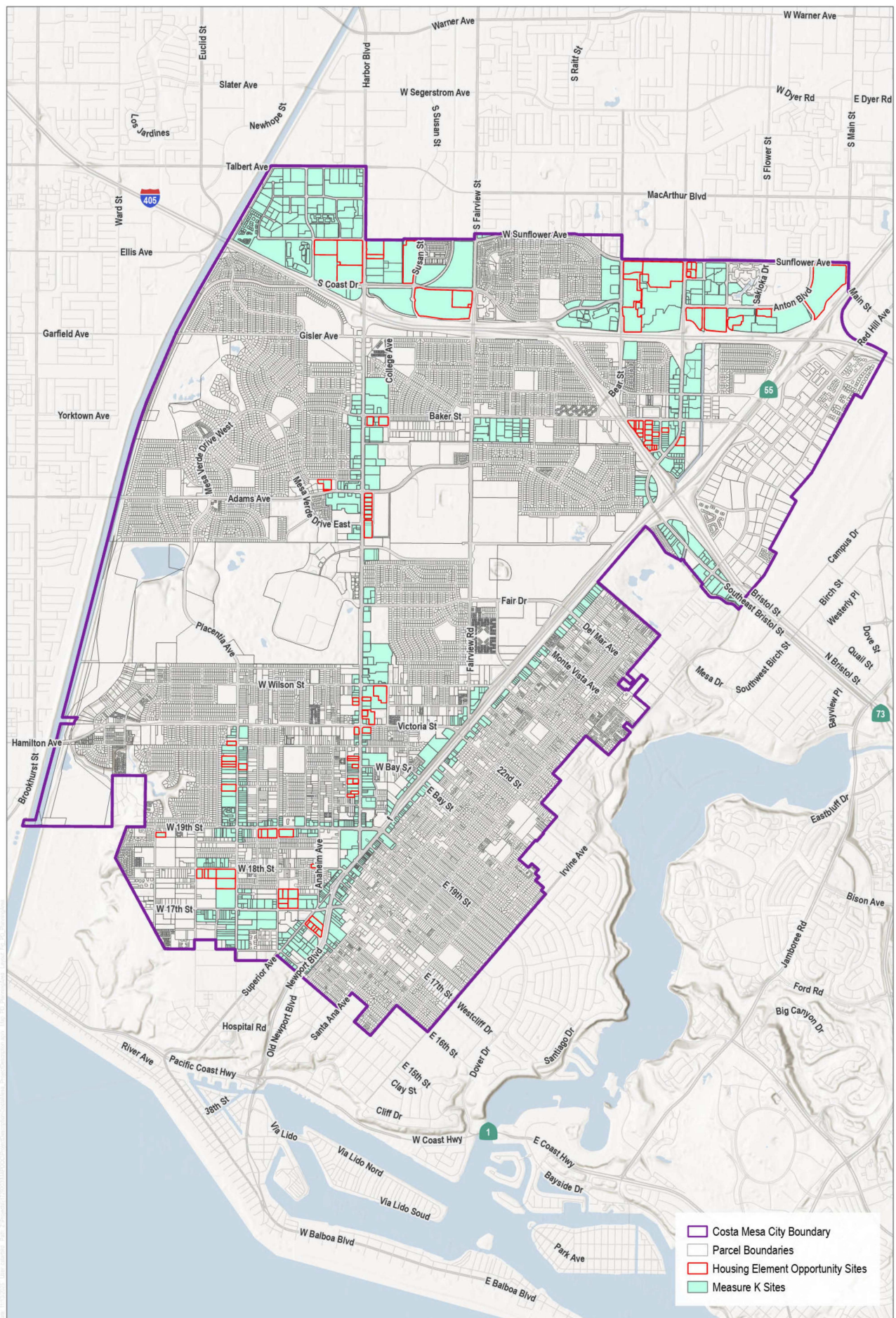
SOURCE: Esri, Open Street Map

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Neighborhoods Where We All Belong Zoning Updates and Housing Element Implementation



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



November 19, 2025

Shannon Wingfield, Secretary
Juaneno Band of Mission Indians Acjachemen Nation 84A
31411-A La Matanza Street
San Juan Capistrano, CA, 92675

Re: Notification of the Proposed Neighborhoods Where We All Belong Zoning Updates and Housing Element Implementation Pursuant to Senate Bill 18

Dear Ms. Shannon Wingfield,

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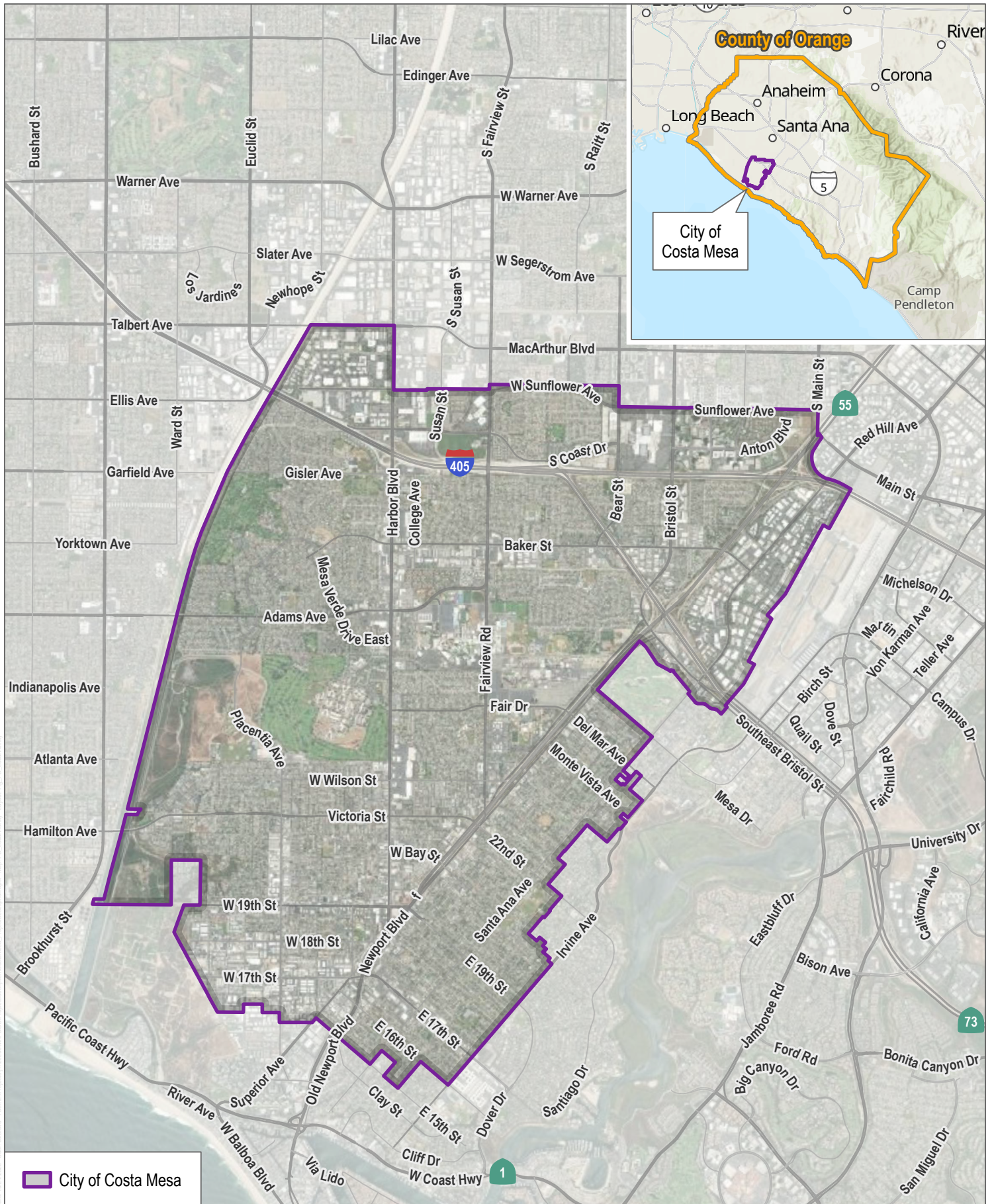
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Michelle Halligan
Senior Planner

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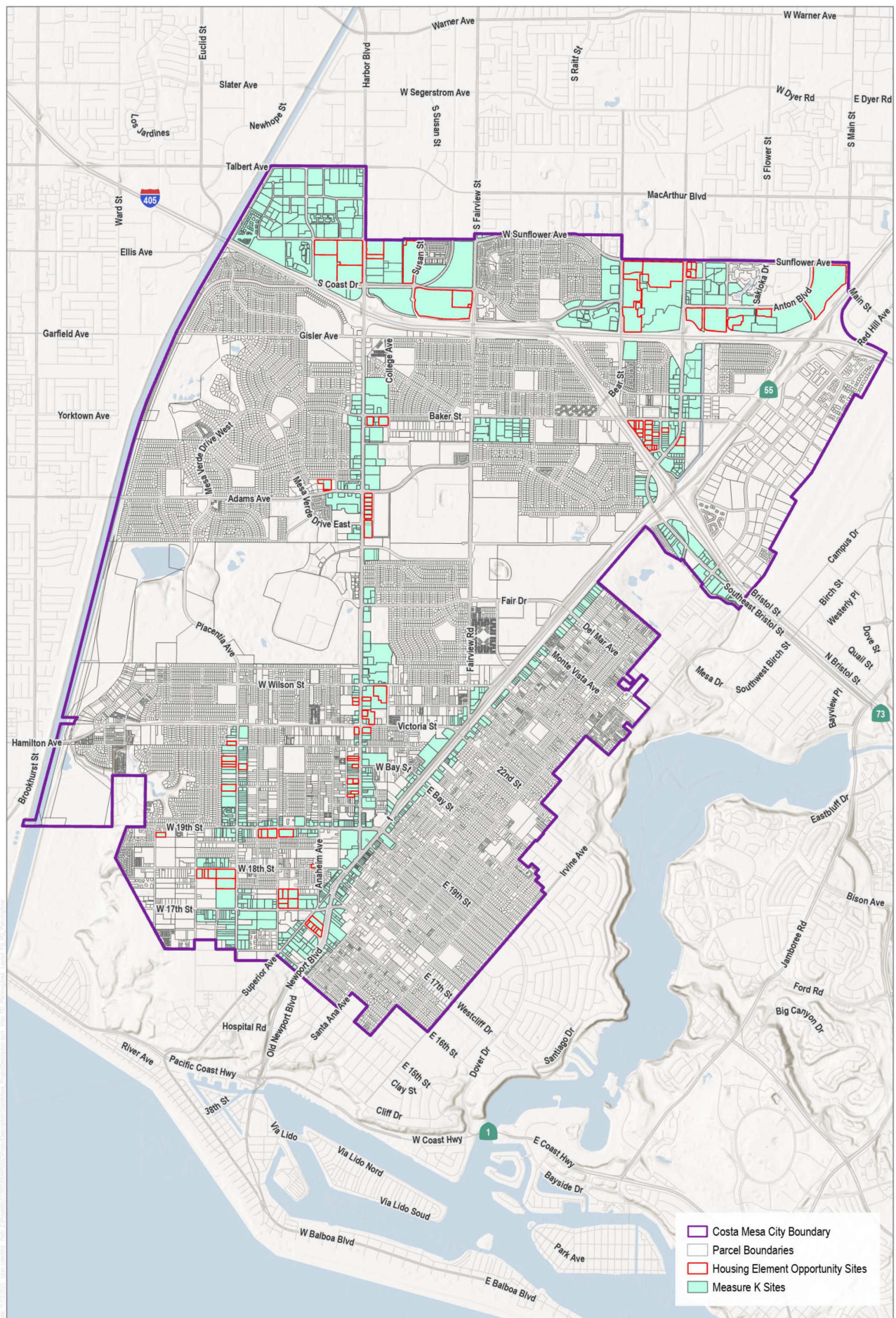
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Neighborhoods Where We All Belong Zoning Updates and Housing Element Implementation



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



November 19, 2025

Nathan Banda, Chairman
Juaneno Band of Mission Indians Acjachemen Nation 84A
31411-A La Matanza Street
San Juan Capistrano, CA, 92675

Re: Notification of the Proposed Neighborhoods Where We All Belong Zoning Updates and Housing Element Implementation Pursuant to Senate Bill 18

Dear Mr. Nathan Banda,

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The City proposes to implement portions of the Housing Element as required by State Housing Law. Implementation of Housing Element programs include rezoning of Housing Element sites and Measure K 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. 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 a necessary buffer of additional residential development capacity. As such, 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.

At full buildout in 2056, the project studies an increased capacity for the development of approximately 21,522 dwelling units and approximately 17,306,003 square feet of commercial uses. Given that 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, the net new non-residential buildout to be studied for all Measure K sites is anticipated to be approximately 10,630,361 square feet.

Since the project includes a General Plan Amendment and Specific Plan Amendments, the City is providing notification to Native American tribes/groups identified on the Native American Heritage Commission's (NAHC) official Senate Bill 18 (SB 18) California Tribal Consultation List. The NAHC identified your organization on this contact list and in compliance with SB 18

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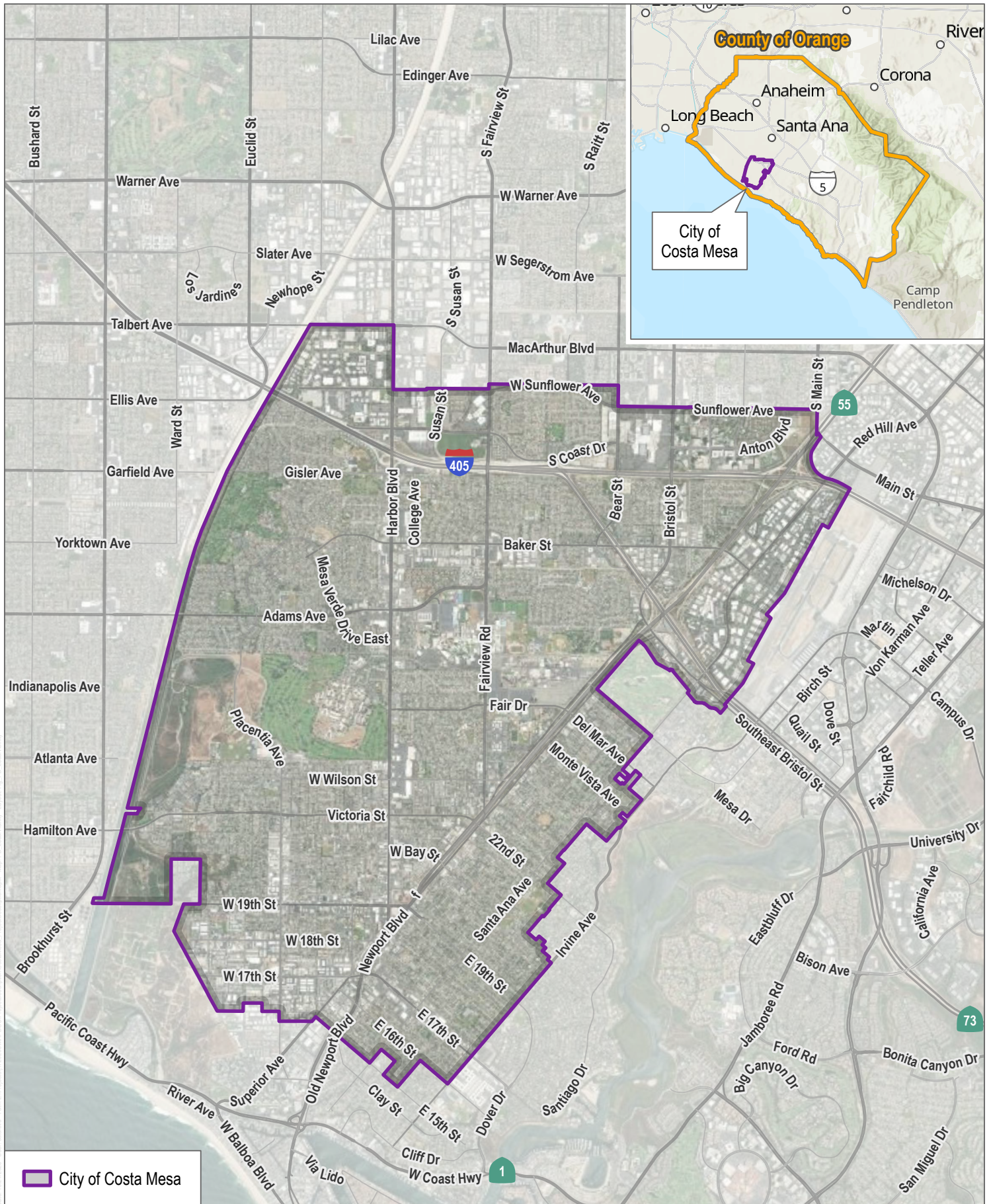
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Sincerely,

Michelle Halligan
Senior Planner

Attached:

Figure 1, Regional Location and Local Vicinity
Figure 2, Planning Area



SOURCE: Esri, Open Street Map

DUDEK

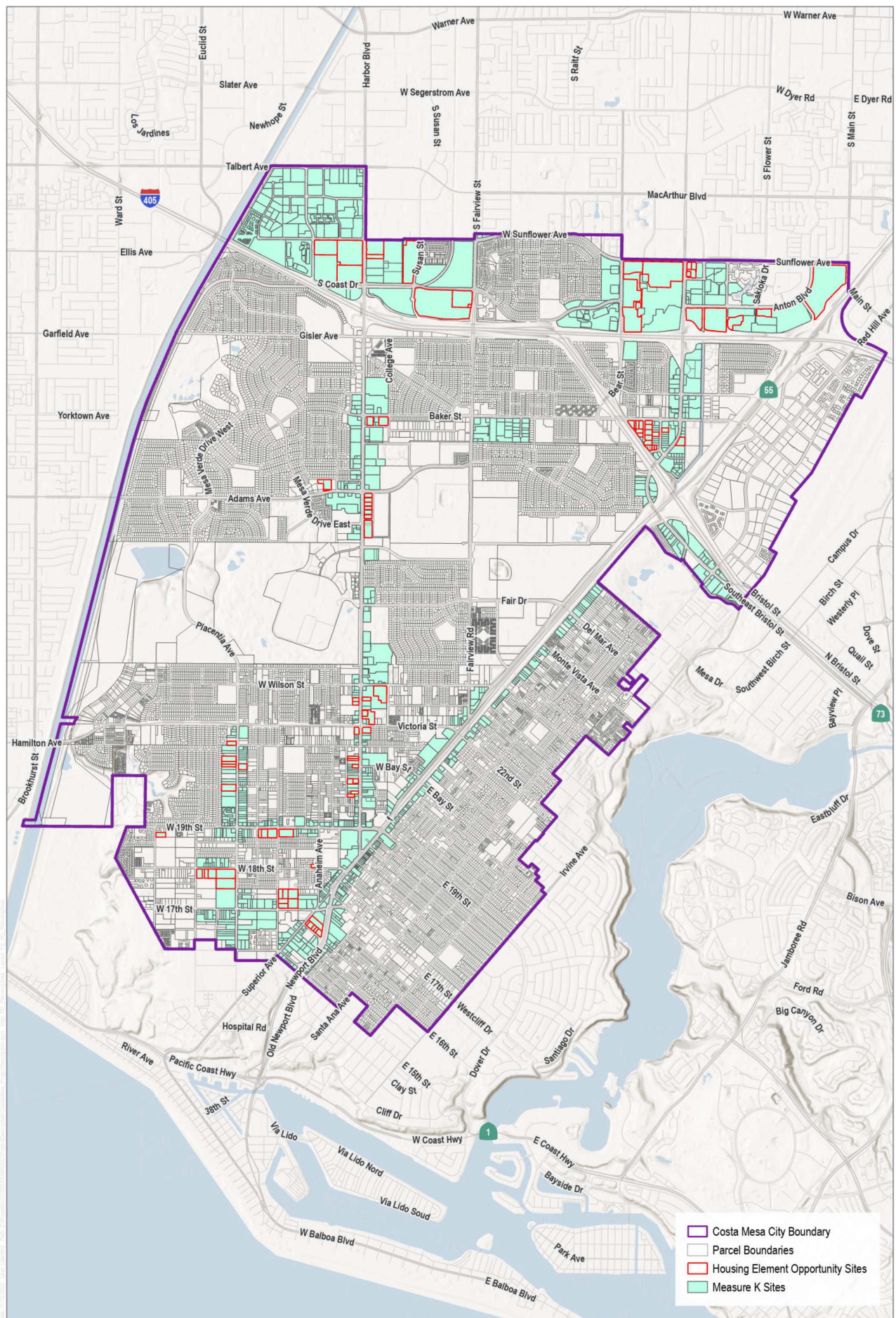


0 2,350 4,700 Feet

FIGURE 1

Regional Location and Local Vicinity

Neighborhoods Where We All Belong Zoning Updates and Housing Element Implementation



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



November 19, 2025

Shasta Gaughen, Tribal Historic Preservation Officer
Pala Band of Mission Indians
PMB 50, 35008 Pala Temecula Road
Pala, CA, 92059

Re: Notification of the Proposed Neighborhoods Where We All Belong Zoning Updates and Housing Element Implementation Pursuant to Senate Bill 18

Dear Ms. Shasta Gaughen,

The City of Costa Mesa (City) has initiated preparation of an Initial Study and Notice of Preparation for a draft environmental impact report for the Neighborhoods Where We All Belong Zoning Updates and Housing Element Implementation ("project") located within 1,079 parcels in the City of Costa Mesa, Orange County, California.

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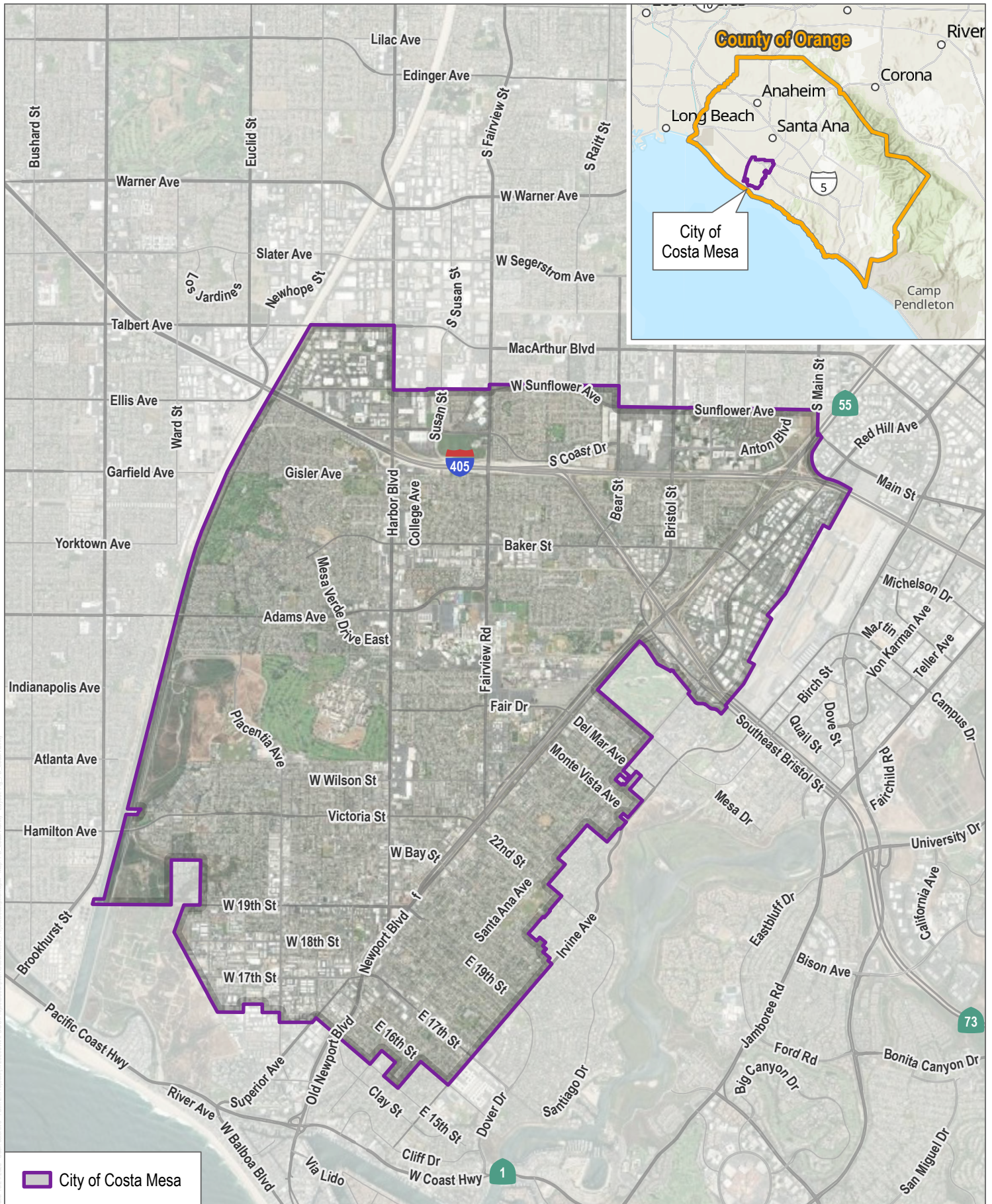
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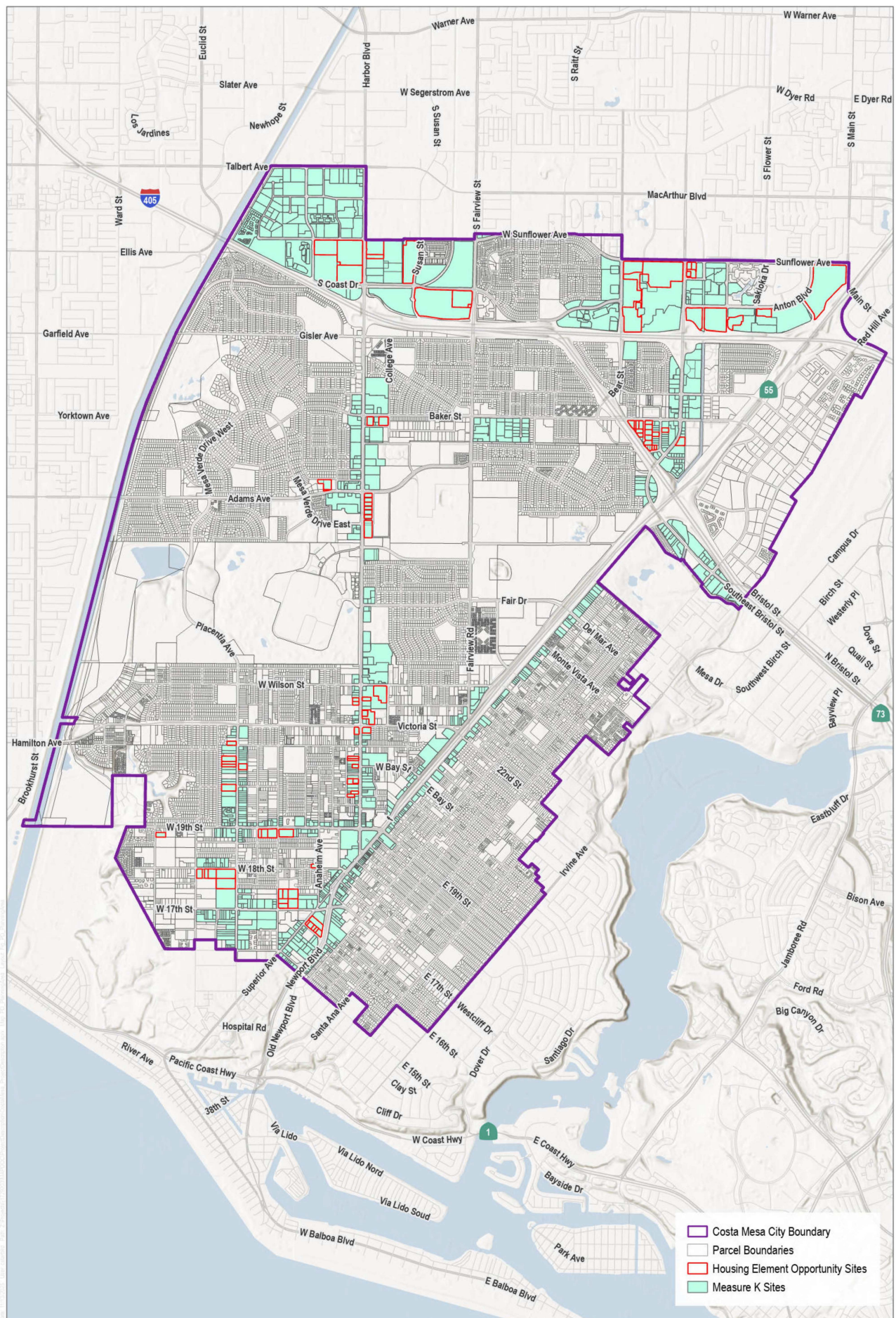
Michelle Halligan
Senior Planner

Attached:

Figure 1, Regional Location and Local Vicinity
Figure 2, Planning Area



SOURCE: Esri, Open Street Map



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

FIGURE 2

Planning Area



November 19, 2025

Alexis Wallick, Assistant THPO
Pala Band of Mission Indians
PMB 50, 35008 Pala Temecula Road
Pala, CA, 92059

Re: Notification of the Proposed Neighborhoods Where We All Belong Zoning Updates and Housing Element Implementation Pursuant to Senate Bill 18

Dear Ms. Alexis Wallick,

The City of Costa Mesa (City) has initiated preparation of an Initial Study and Notice of Preparation for a draft environmental impact report for the Neighborhoods Where We All Belong Zoning Updates and Housing Element Implementation ("project") located within 1,079 parcels in the City of Costa Mesa, Orange County, California.

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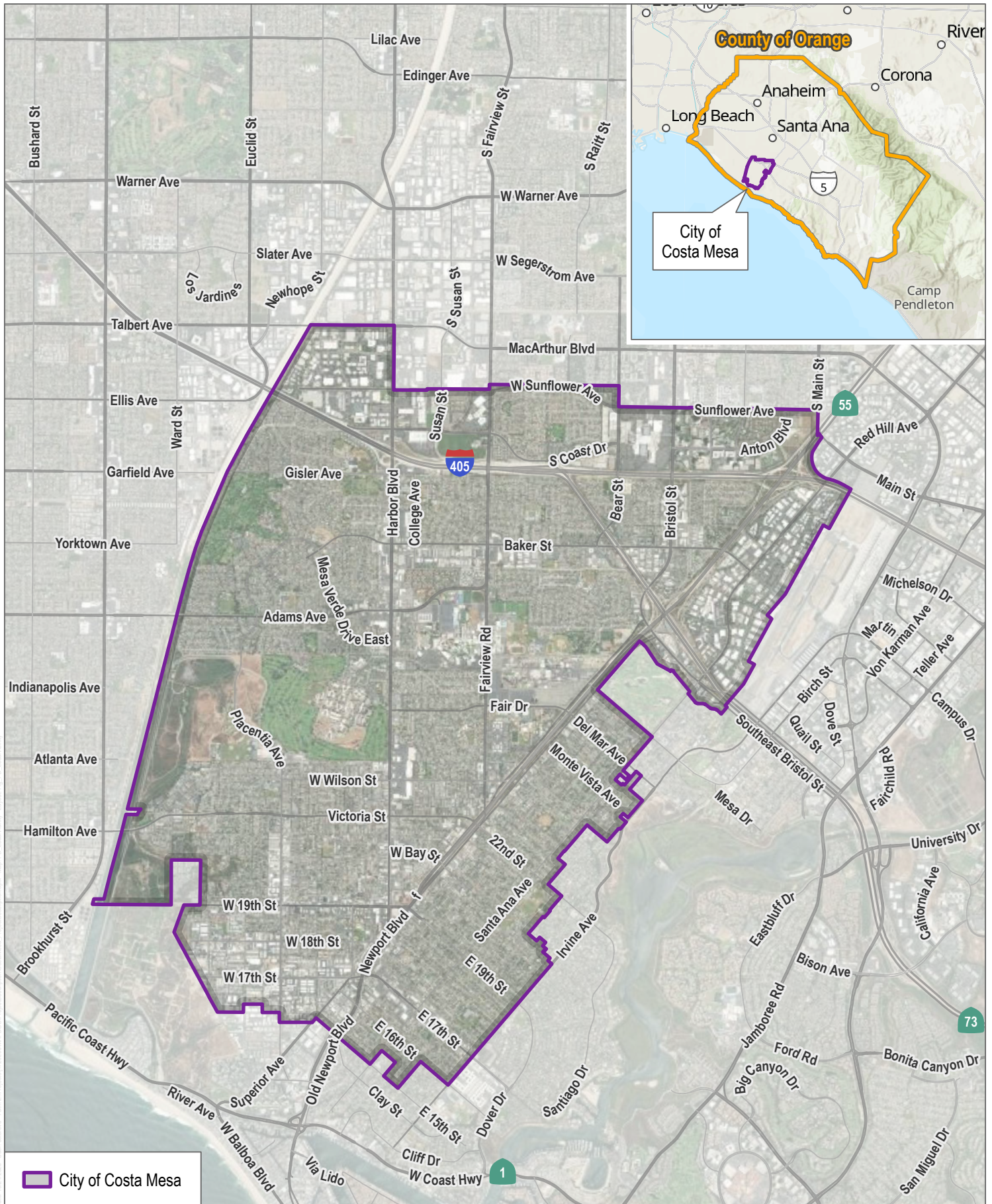
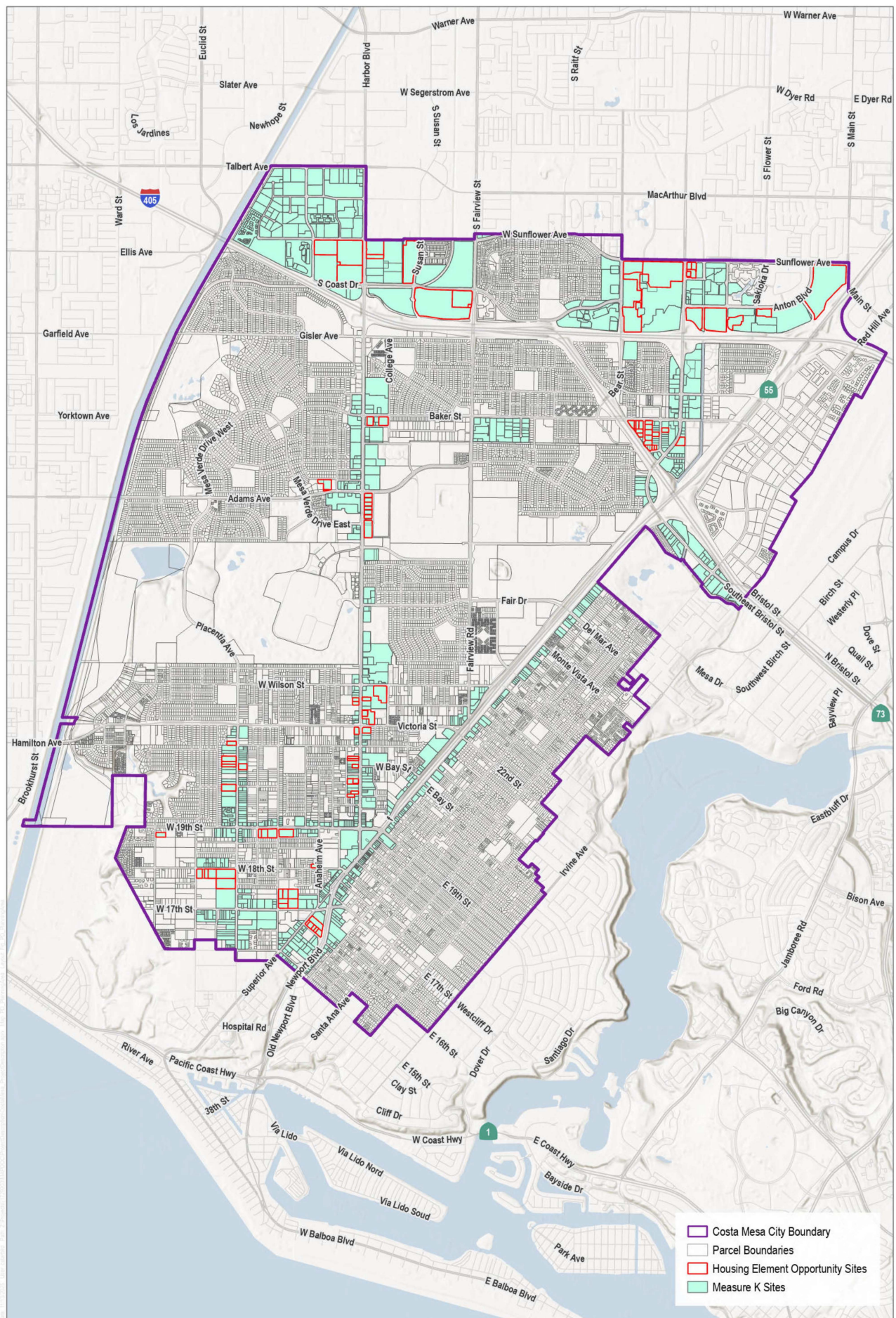


FIGURE 1

Regional Location and Local Vicinity

Neighborhoods Where We All Belong Zoning Updates and Housing Element Implementation



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



November 19, 2025

Christopher Nejo, Legal Analyst/Researcher
Pala Band of Mission Indians
PMB 50, 35008 Pala Temecula Road
Pala, CA, 92059

Re: Notification of the Proposed Neighborhoods Where We All Belong Zoning Updates and Housing Element Implementation Pursuant to Senate Bill 18

Dear Mr. Christopher Nejo,

The City of Costa Mesa (City) has initiated preparation of an Initial Study and Notice of Preparation for a draft environmental impact report for the Neighborhoods Where We All Belong Zoning Updates and Housing Element Implementation ("project") located within 1,079 parcels in the City of Costa Mesa, Orange County, California.

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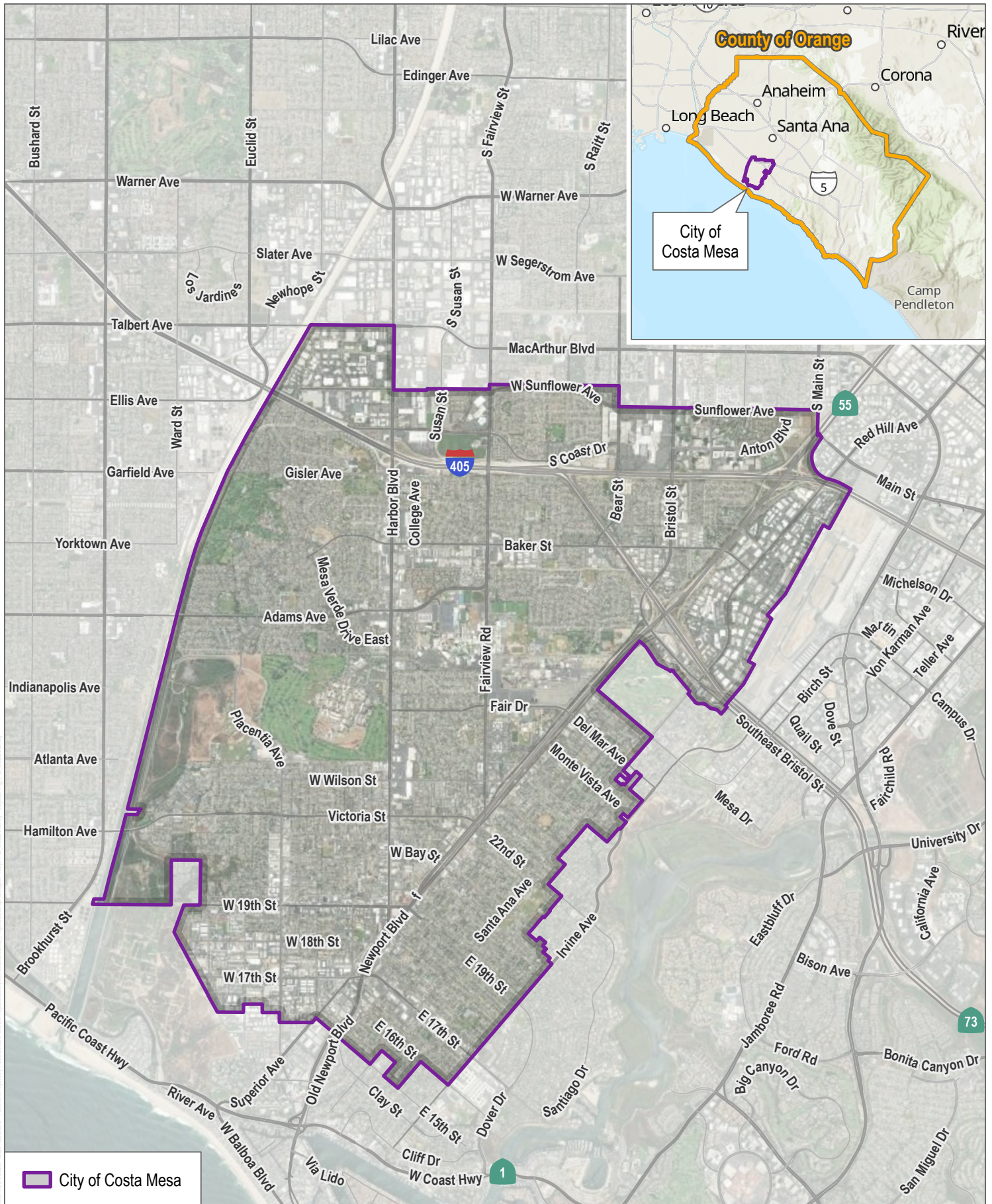
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Sincerely,

Michelle Halligan
Senior Planner

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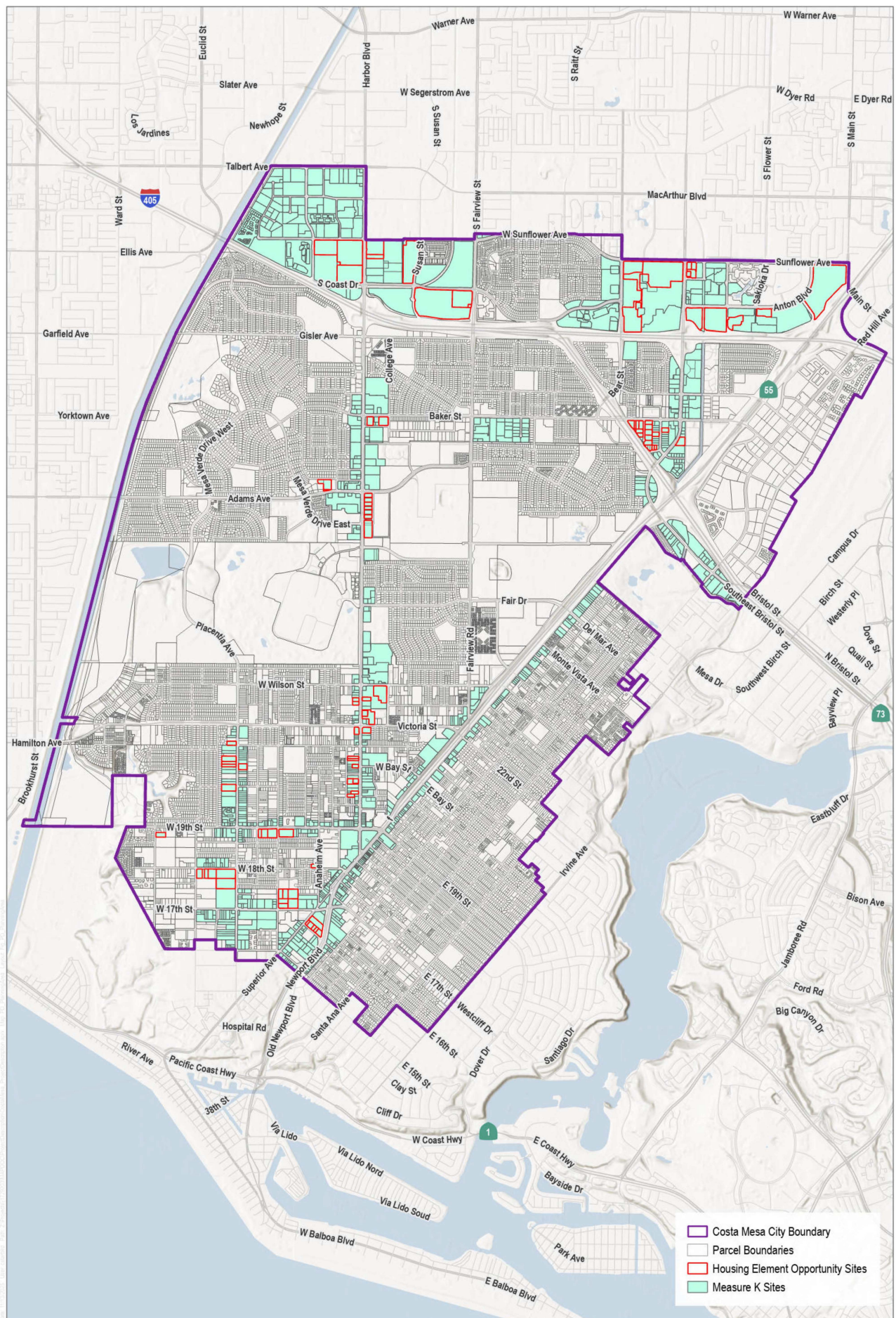
SOURCE: Esri, Open Street Map

DUDEK



0 2,350 4,700
Feet

Neighborhoods Where We All Belong Zoning Updates and Housing Element Implementation



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

FIGURE 2

Planning Area



November 19, 2025

Steven Estrada, Tribal Chairman
Santa Rosa Band of Cahuilla Indians
P.O. Box 391820
Anza, CA, 92539

Re: Notification of the Proposed Neighborhoods Where We All Belong Zoning Updates and Housing Element Implementation Pursuant to Senate Bill 18

Dear Mr. Steven Estrada,

The City of Costa Mesa (City) has initiated preparation of an Initial Study and Notice of Preparation for a draft environmental impact report for the Neighborhoods Where We All Belong Zoning Updates and Housing Element Implementation ("project") located within 1,079 parcels in the City of Costa Mesa, Orange County, California.

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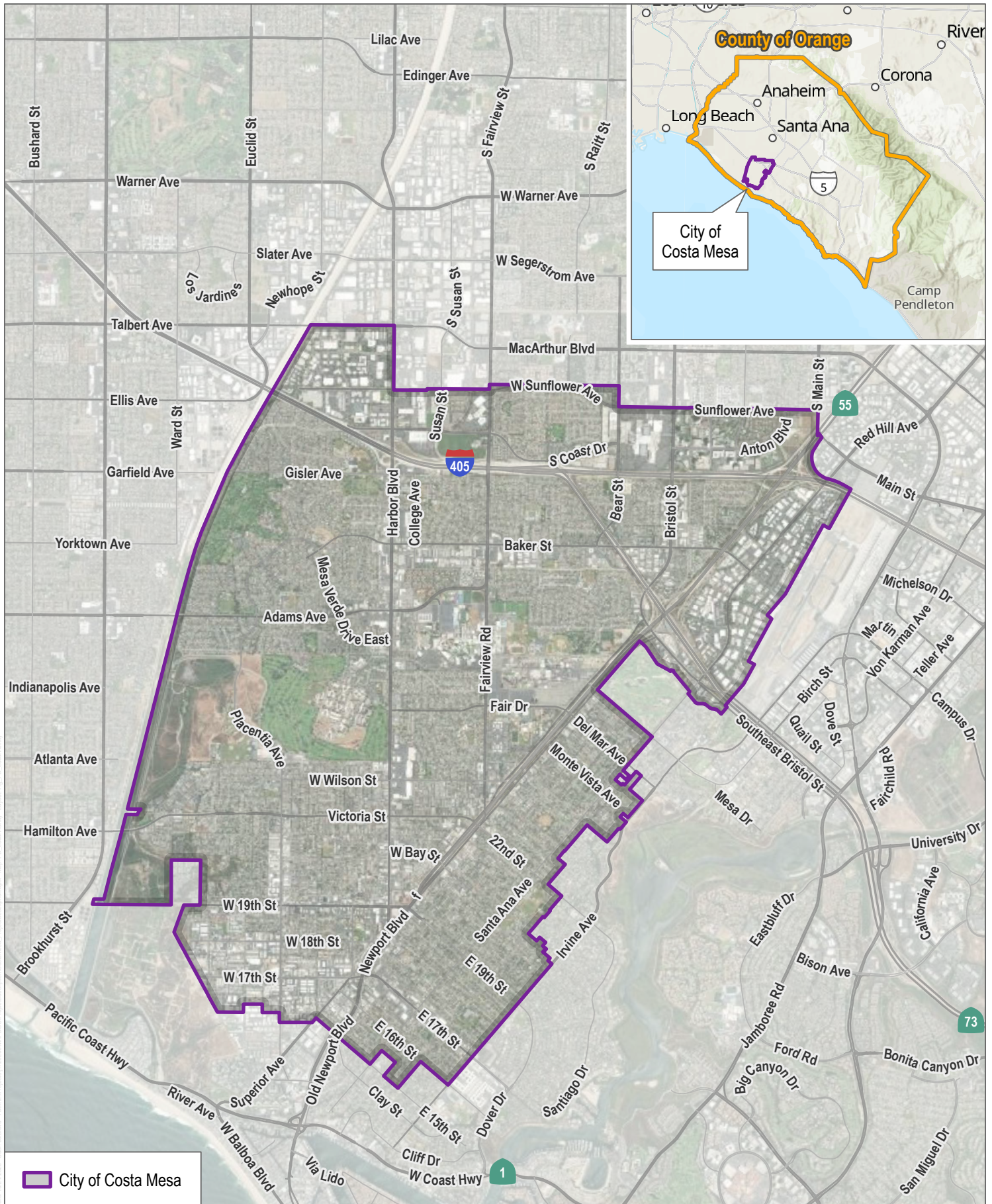
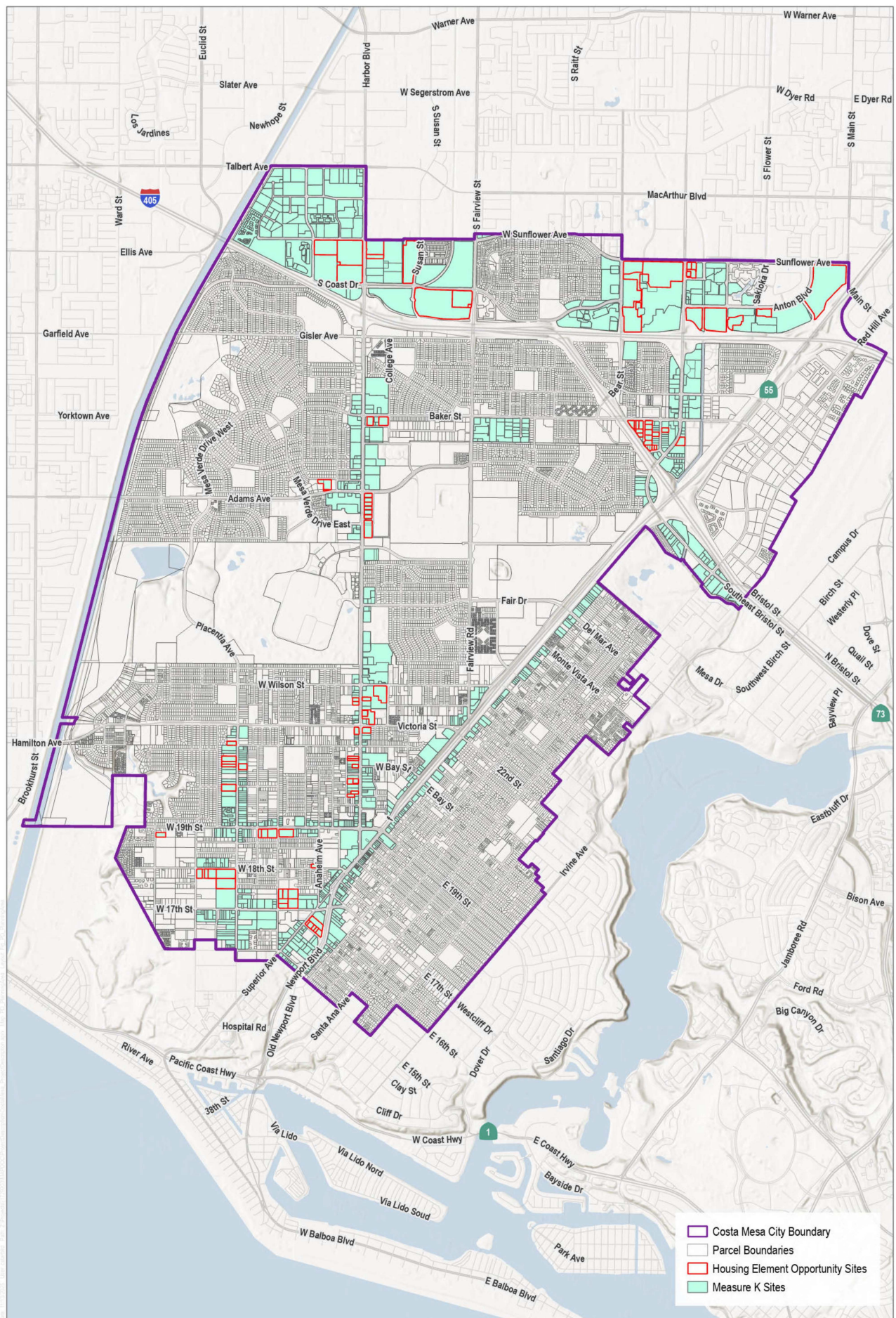


FIGURE 1

Regional Location and Local Vicinity



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



November 19, 2025

Mercedes Estrada, Cultural Director
Santa Rosa Band of Cahuilla Indians
P.O. Box 391820
Anza, CA, 92539

Re: Notification of the Proposed Neighborhoods Where We All Belong Zoning Updates and Housing Element Implementation Pursuant to Senate Bill 18

Dear Ms. Mercedes Estrada,

The City of Costa Mesa (City) has initiated preparation of an Initial Study and Notice of Preparation for a draft environmental impact report for the Neighborhoods Where We All Belong Zoning Updates and Housing Element Implementation ("project") located within 1,079 parcels in the City of Costa Mesa, Orange County, California.

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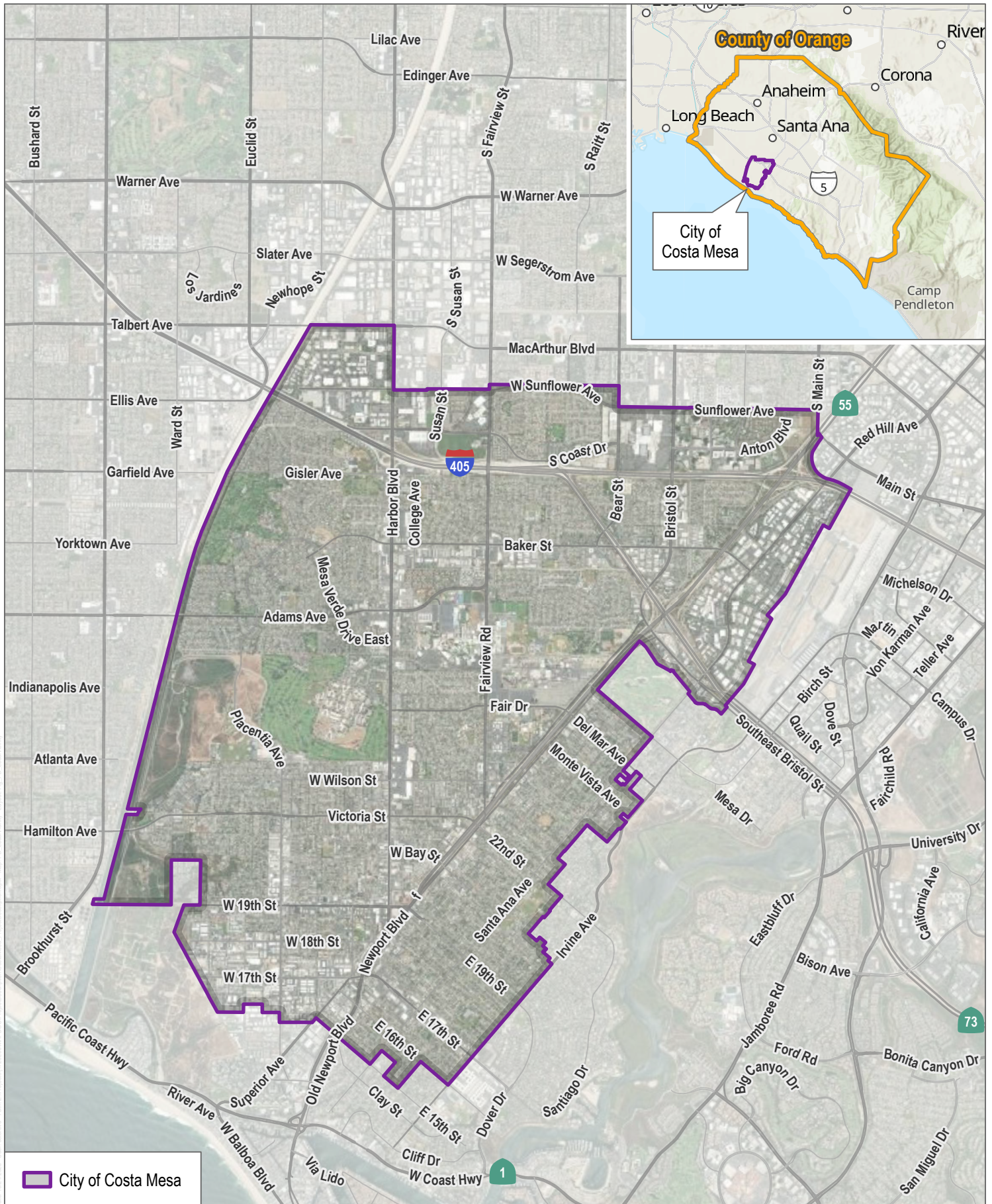
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Sincerely,

Michelle Halligan
Senior Planner

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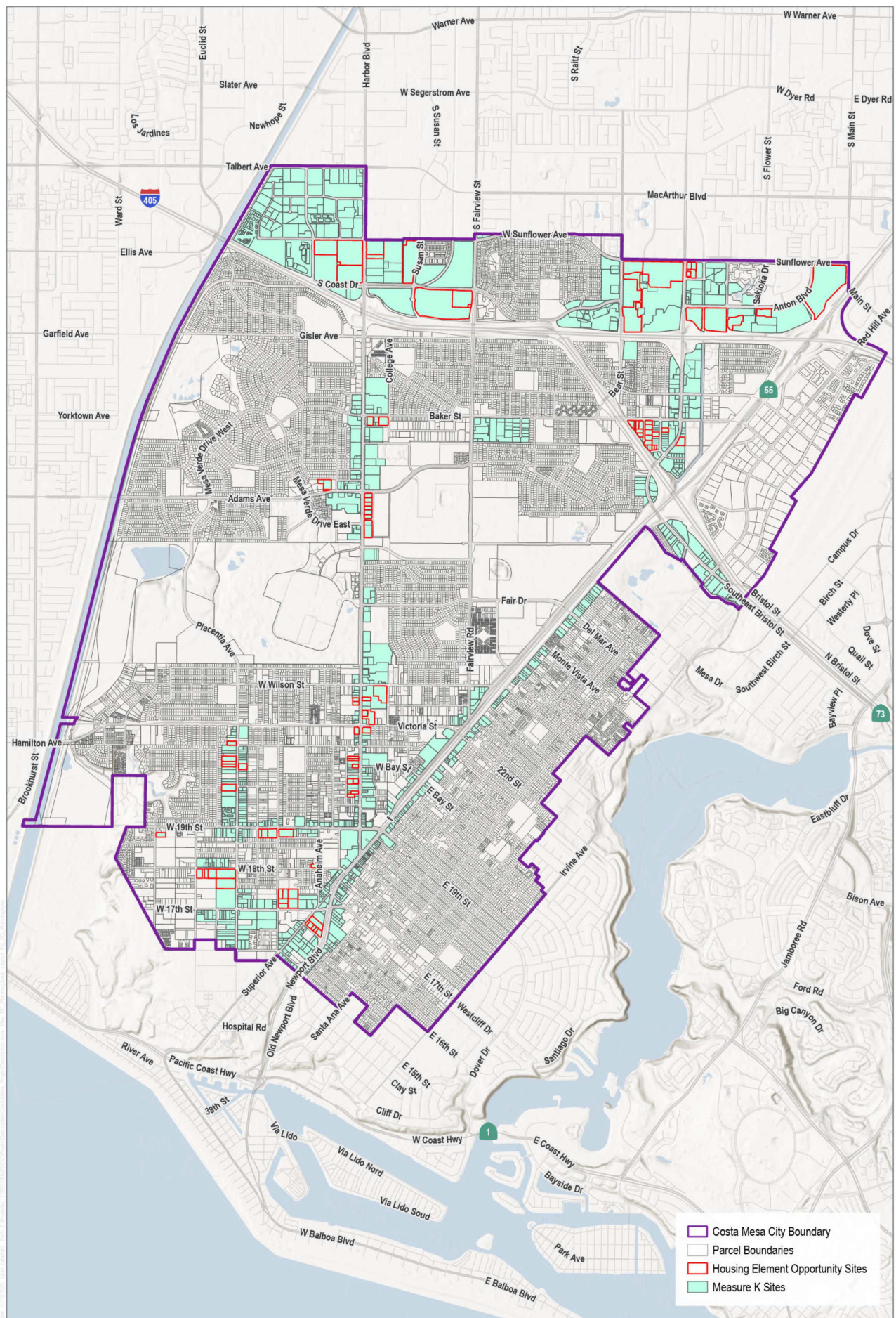
SOURCE: Esri, Open Street Map

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Feet

Neighborhoods Where We All Belong Zoning Updates and Housing Element Implementation



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



November 19, 2025

Vanessa Minott, Tribal Administrator
Santa Rosa Band of Cahuilla Indians
P.O. Box 391820
Anza, CA, 92539

Re: Notification of the Proposed Neighborhoods Where We All Belong Zoning Updates and Housing Element Implementation Pursuant to Senate Bill 18

Dear Ms. Vanessa Minott,

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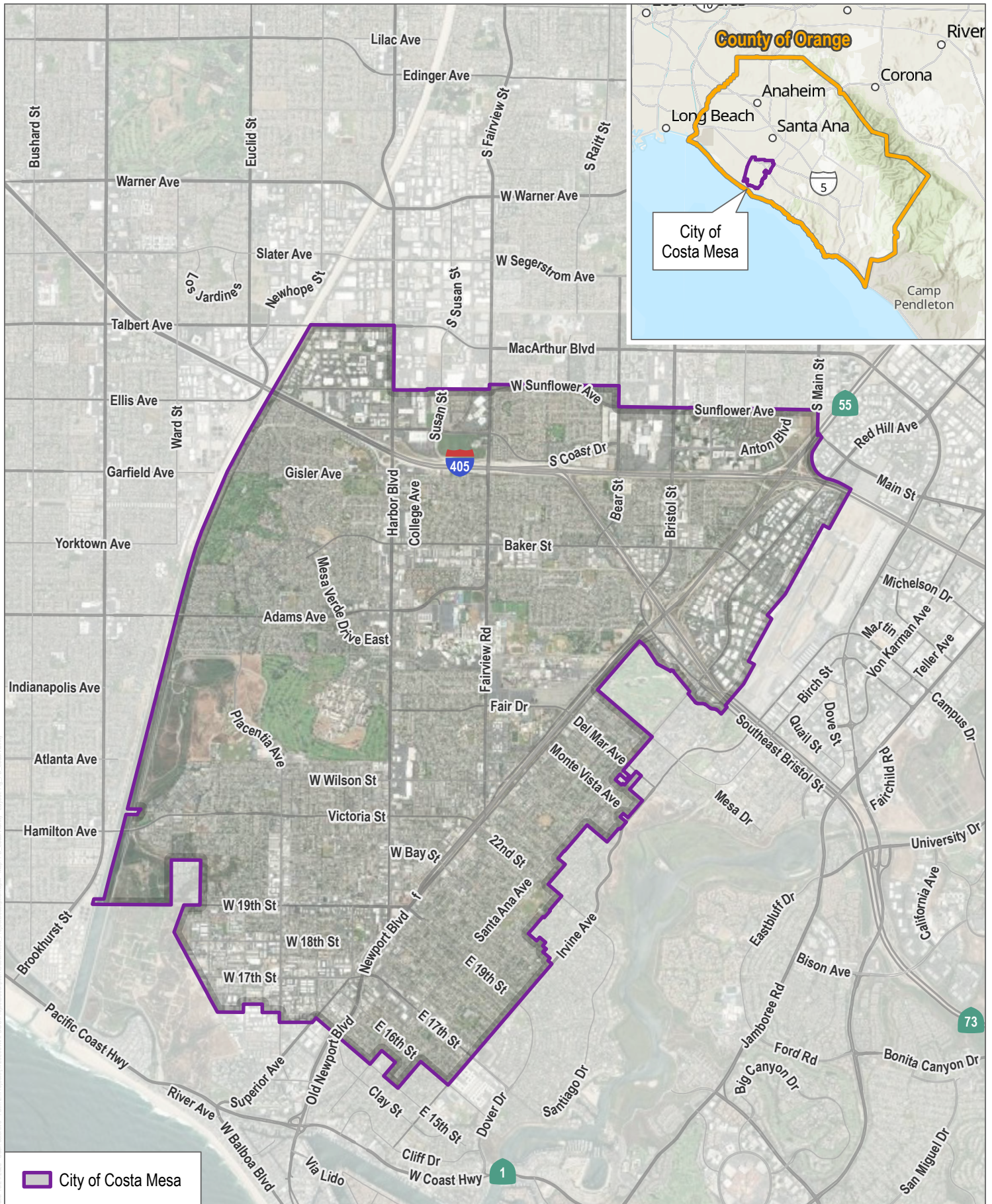
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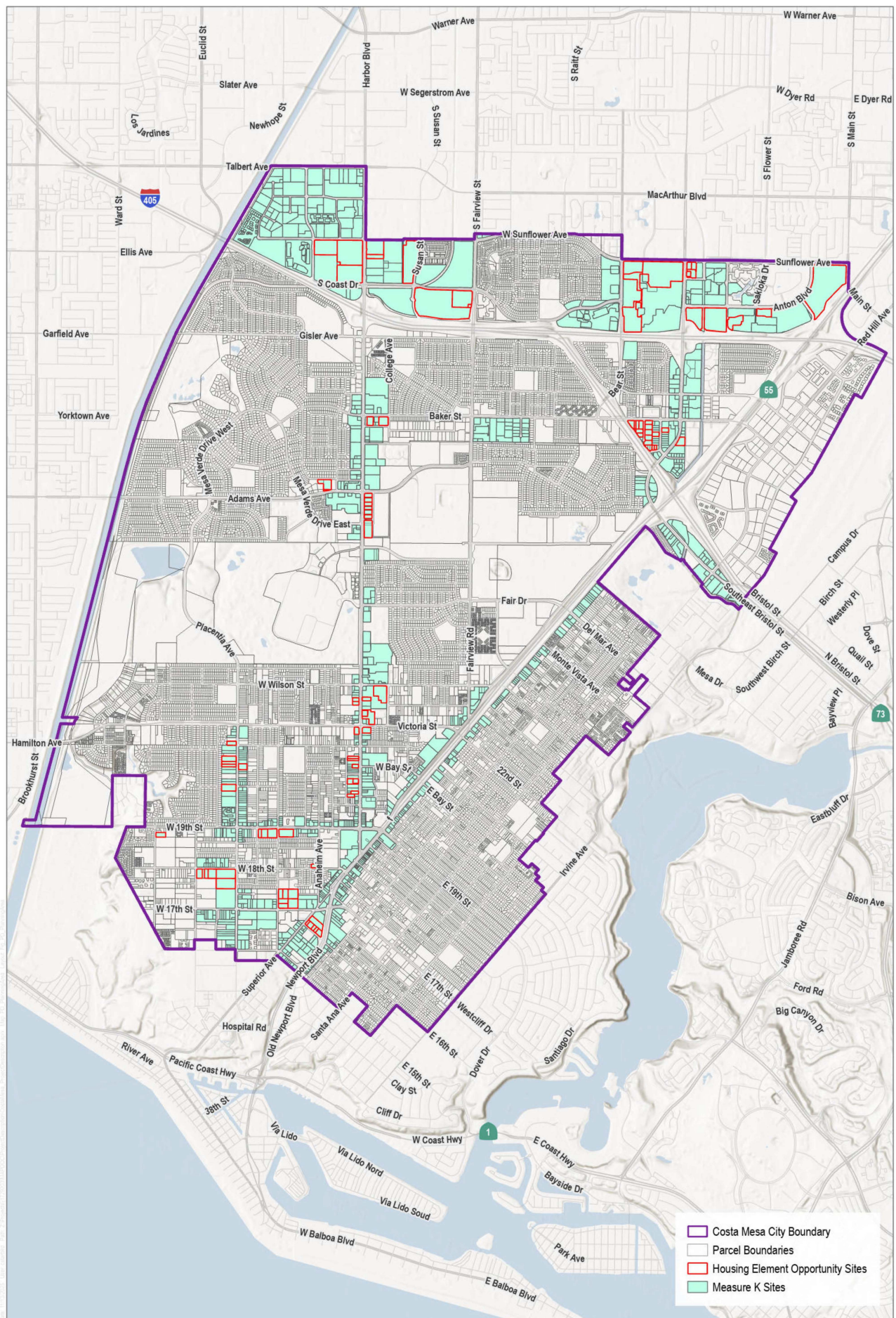
Sincerely,

Michelle Halligan
Senior Planner

Attached:

Figure 1, Regional Location and Local Vicinity
Figure 2, Planning Area





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



November 19, 2025

Joseph Ontiveros, Tribal Historic Preservation Officer
Soboba Band of Luiseno Indians
P.O. Box 487
San Jacinto, CA, 92581

Re: Notification of the Proposed Neighborhoods Where We All Belong Zoning Updates and Housing Element Implementation Pursuant to Senate Bill 18

Dear Mr. Joseph Ontiveros,

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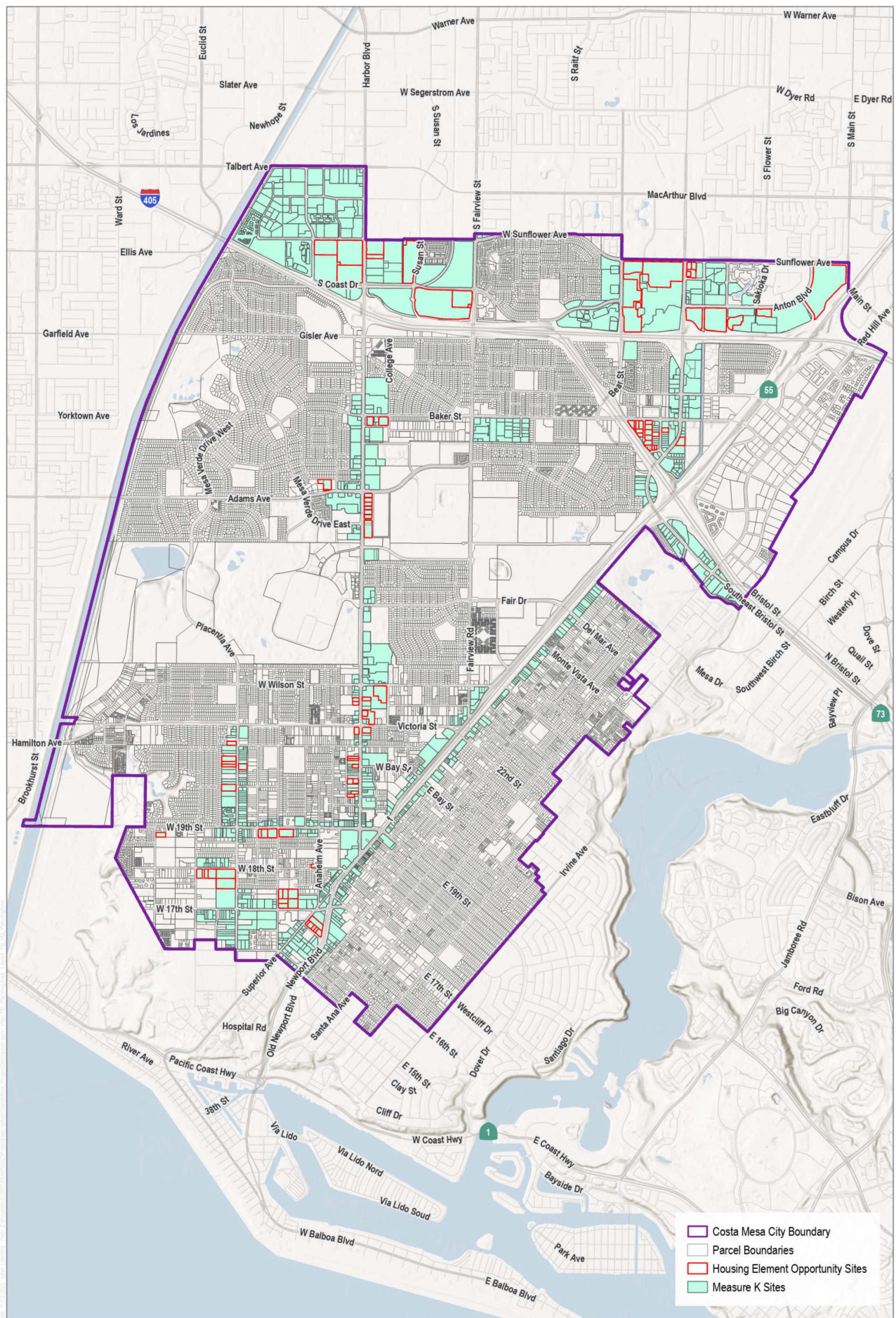
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Michelle Halligan
Senior Planner

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Figure 2, Planning Area



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



November 19, 2025

Jessica Valdez, Cultural Resource Specialist
Soboba Band of Luiseno Indians
P.O. Box 487
San Jacinto, CA, 92581

Re: Notification of the Proposed Neighborhoods Where We All Belong Zoning Updates and Housing Element Implementation Pursuant to Senate Bill 18

Dear Ms. Jessica Valdez,

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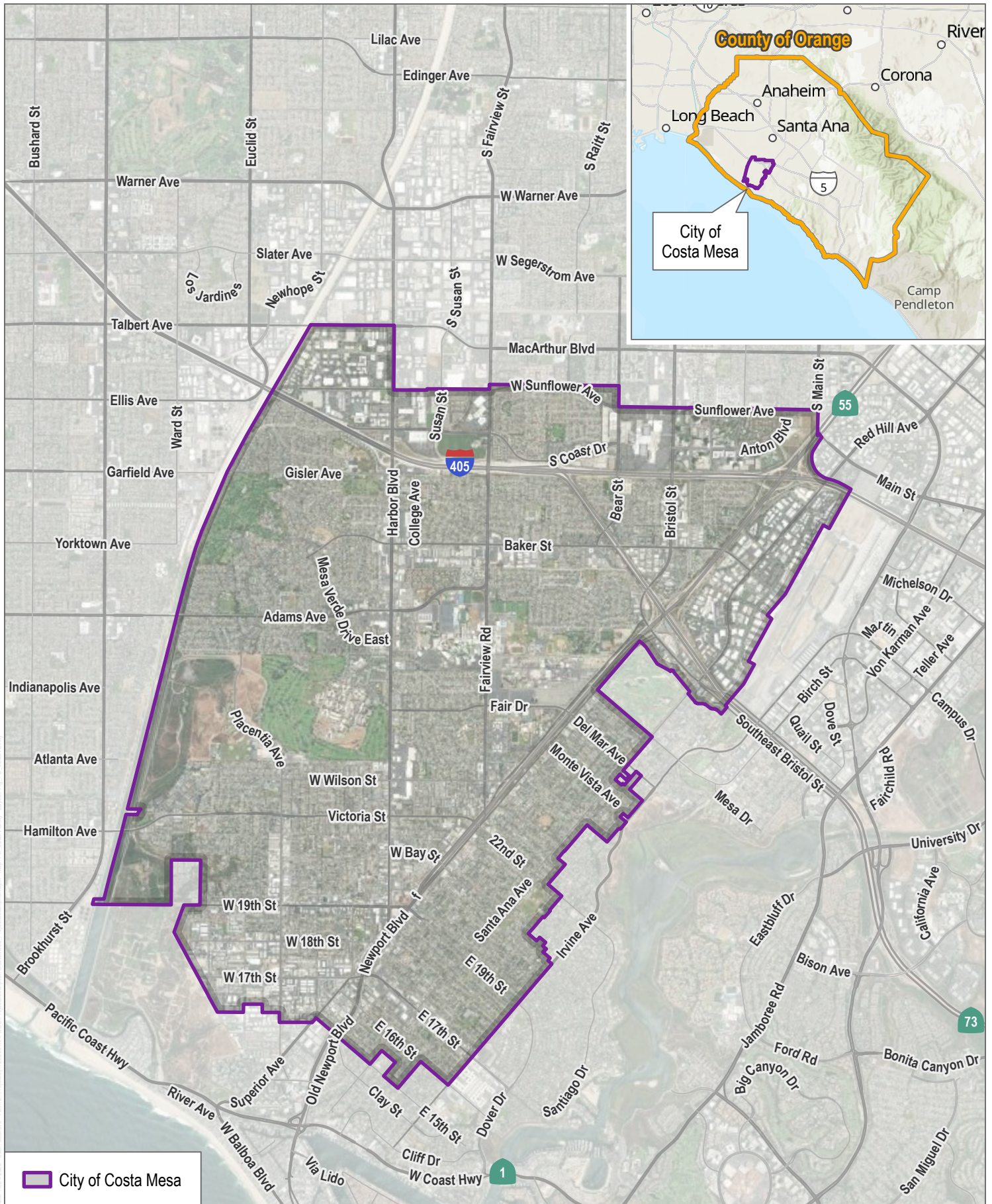
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Michelle Halligan
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Figure 1, Regional Location and Local Vicinity
Figure 2, Planning Area



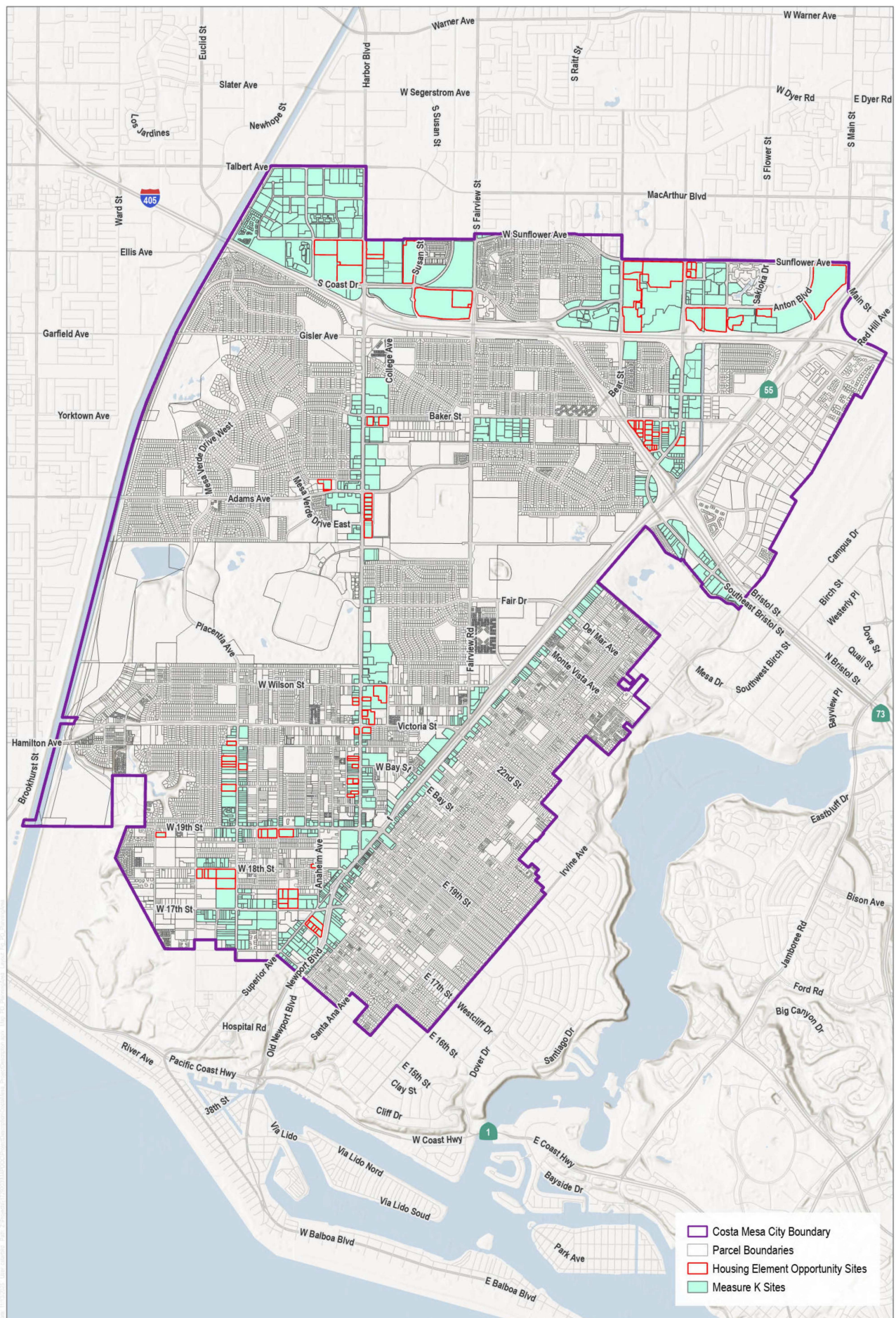
SOURCE: Esri, Open Street Map

DUDEK



0 2,350 4,700
Feet

Neighborhoods Where We All Belong Zoning Updates and Housing Element Implementation



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

FIGURE 2

Planning Area

