



# FAIRVIEW

## DEVELOPMENTAL CENTER

### ■ SPECIFIC PLAN



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Public Review Draft

Prepared by PlaceWorks

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# EXECUTIVE SUMMARY

Nearly 95 acres of land available for development in Costa Mesa is a transformative opportunity. State disposition of the Fairview Developmental Center (FDC) property has prioritized housing to address the pressing need to increase housing supply for workforce, veteran, individuals with developmental disabilities, and others. Most importantly, it is an opportunity to create a vibrant, walkable, mixed-income, mixed-use neighborhood unique to Costa Mesa and responsive to the City's future.

This Specific Plan is the regulatory framework for future development. It documents the history of the site; provides land use, circulation, and infrastructure requirements; and establishes clear standards and guidelines for processing development applications and overall implementation of the Specific Plan. It also provides a structured process for administration and implementation. The FDC site has historically housed and cared for people, a legacy that will continue through implementation of this Specific Plan.



## ***Specific Plan and Document Structure***

A specific plan is a land use tool used to implement a city's general plan. It establishes a link between implementing policies of the general plan and the future development of a defined area of a city, which could be a single parcel or multiple properties. The Specific Plan itself is a special set of development standards and must be consistent with a city's general plan and zoning code (see Chapter 2 for more about the purpose, intent, and authority of this Specific Plan).

The FDC Specific Plan (FDCSP) comprises seven chapters. Each chapter covers a topical area and identifies a purpose. The order of information intentionally guides the reader through the past, present, and future of the site according to the statutory requirements for a specific plan in Section 65451 of the California Government Code (see Chapter 2, Section 2.4, *Plan Authority*).

**Chapter 1, Location & History**, documents the location, history of the FDC property and state law pertaining to operations and reuse of the site.

**Chapter 2, Context**, provides existing conditions, and the purpose, authority, and intent of the Specific Plan and summarizes the planning process, including community outreach.

**Chapter 3, Vision & Guiding Principles**, establishes the vision and guiding principles which serve as a guide for this Specific Plan and future development.

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**Chapter 4, Land Use & Urban Design,** provides the conceptual land use plan, statistical summary, and objectives for housing developments and overall urban design on the Specific Plan site.

**Chapter 5, Mobility,** describes the roadway network, including the different types of roadways and their requirements, bicycle and pedestrian connections, and intersections improvements.

**Chapter 6, Open Space,** identifies the kinds of open space that will be incorporated within the Specific Plan area, and those that can be implemented as part of future development.

**Chapter 7, Infrastructure & Public Services,** provides information on the facilities and infrastructure needed to support future development, including electricity and natural gas, water and sewer, waste management, and nearby public services.

**Chapter 8, Administration & Implementation,** outlines the processes and procedures for development approvals as well as implementation of the Specific Plan, including conceptual phasing.



1

# History & Disposition Process



### 1.1 Purpose

The purpose of this chapter is to provide background information about the Specific Plan site. This includes its location, history of the Fairview Developmental Center (FDC) and relevant information about the site as a state-owned property. This context sets the foundation for the Specific Plan elements described in the following chapters.

### 1.2 Location and History

The Fairview Developmental Center (FDC) is an approximately 110-acre site nestled within the Costa Mesa Country Club and accessed from Fair Drive and Merrimac Way. The FDCSP includes 95 acres of the 110-acre site. The adjacent multi-family property, Harbor Village, is owned by the State of California and leased to a long-term housing operator. Other nearby uses include the Harbor Shopping Center across Harbor Boulevard and additional multi-family housing south of the golf course, including the Joann Street neighborhood. Figure 1-1, *Local Vicinity*, shows the FDC property and adjacent uses.



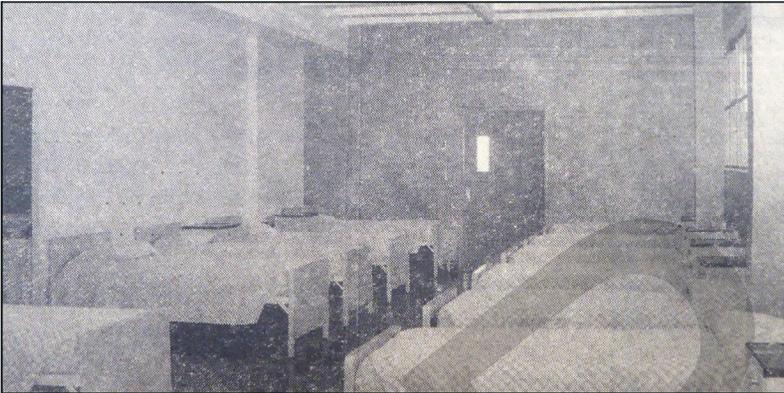
*Historical Resources Inventory and Evaluation Report Fairview Development Center Costa Mesa, California (2020); Photograph printed in Costa Mesa Historical Society, Images of America: Costa Mesa, 1940-2003 (Charleston, South Carolina: Arcadia Publishing, 2016), 49*

Figure 1-1: Local Vicinity





Historical Resources Inventory and Evaluation Report Fairview Development Center Costa Mesa, California (2020); (photograph published in "Fairview: Costa Mesa State Hospital will have a New Name, Image," January 10, 1983, Fairview State Hospital Clippings File, from the Collections of CMHS)



Historical Resources Inventory and Evaluation Report Fairview Development Center Costa Mesa, California (2020) Lee Payne, Staff Photographer, photograph published in Costa Mesa Globe-Herald and Pilot: Fairview Hospital Special Edition, May 4, 1961, 9.



Historical Resources Inventory and Evaluation Report Fairview Development Center Costa Mesa, California (2020); Lee Payne, Staff Photographer, photograph published in Costa Mesa Daily Globe-Herald: Fairview State Hospital Dedication Issue, May 4, 1961, 2, from the Collections of the Costa Mesa Historical Society, Costa Mesa, California [CMHS].

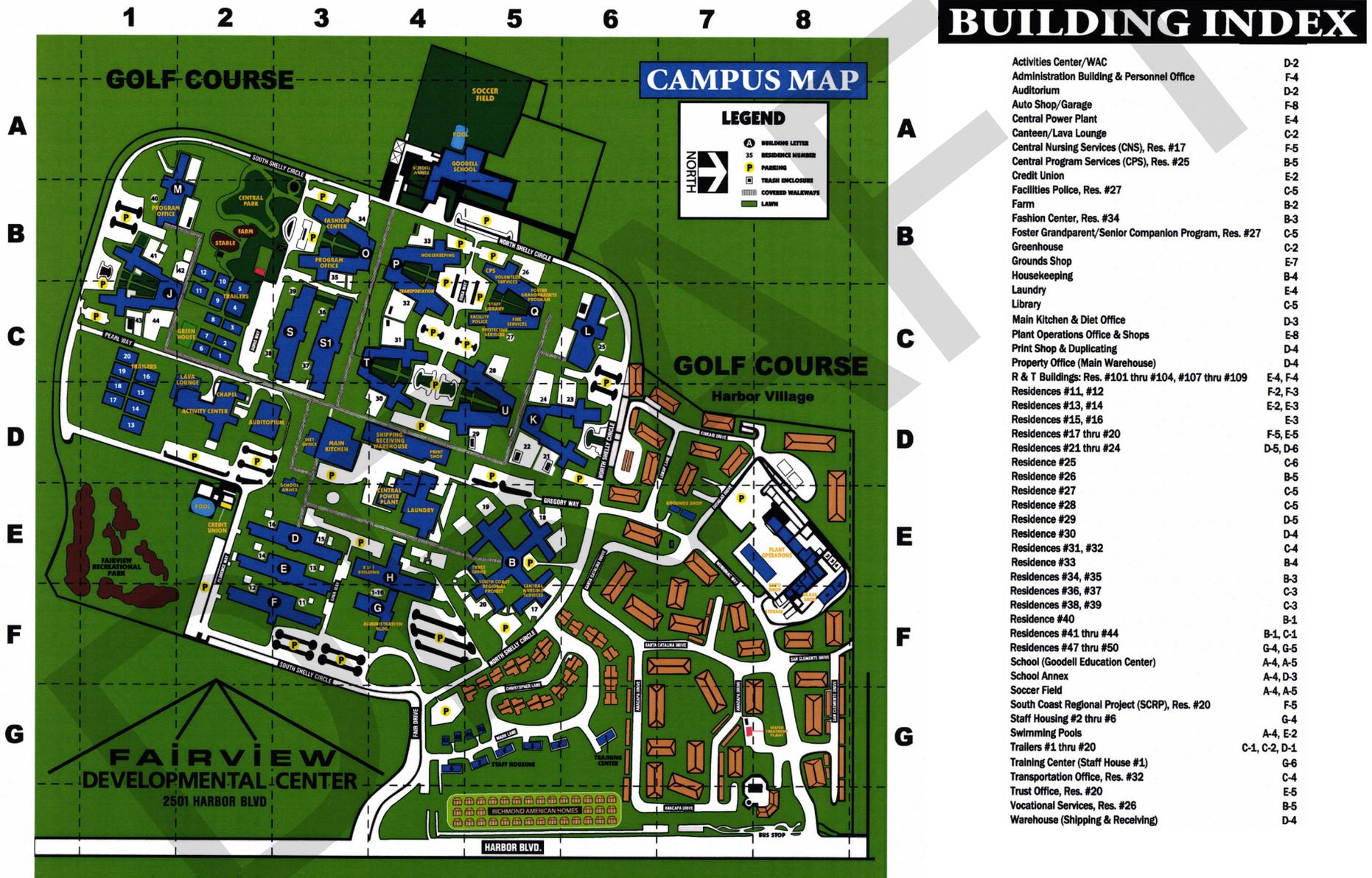
## 1.2.1 Fairview Developmental Center History

The FDC was one of three State-operated facilities built in the 1950s to meet expanding demand for facilities focused on mental illness, and beds were also added to care for severe developmentally disabled individuals. The FDC opened in 1959 as the "Fairview State Hospital." The hospital provided general acute care, skilled nursing care, intermediate care, and acute crises services to individuals with intellectual and developmental disabilities. This was due to the expanding population of baby boomers and increased demand from families seeking access to public care. The history of FDC reflects the changing understanding of developmental disability in modern America. Post-war, public mental health institutions in California grew rapidly, with new hospitals developed and existing facilities expanded. The FDC was the third-newest state hospital facility established during this time period.

To develop the hospital, the State purchased 750 acres from George H. Capron for \$410,000 and certain mineral rights in 1950. The center consists of 39 buildings built between 1953 and 1974. The FDC was designed to house up to 4,125 residents and had an initial bed capacity of 2,622. Facilities also included a work activity center, auditorium, park, recreational campsite (referred to as "Shannon's Mountain"), and a library.

Since 1979 the property has totaled about 115 acres including the 5-acre plant operations site off of Merrimac Way and staff housing along Mark Lane, as shown in Figure 1-2, *Campus Map*. Over time, surplus land was sold to the City of Costa Mesa with the stipulation that it be preserved as open space. Today those areas are Fairview Park and the Costa Mesa Country Club.

Figure 1-2: Campus Map



### 1.2.2 State-Owned Property

The FDC is a State-Owned and-operated facility regulated by many legislative bills. In the late 1960s the state of California approved a series of legislative acts that fundamentally transformed the delivery of care for mental health and individuals with developmental disabilities. Two acts—the Lanterman Mental Retardation Services Act of 1969 and subsequent Lanterman Developmental Disabilities Services Act in 1976—not only acknowledged the civil liberties of these individuals but improved facilities, requiring living conditions to more closely resemble a home environment.

These bills also established Regional Centers, and as a result, life-long care in “large” hospital-like institutions was used less and less. Since the early 2000s, State legislation has recognized, provided money to plan for, and ultimately regulated interim use of and ultimate disposition of these State facilities. The side panel summarizes bills that directly influenced disposition of the FDC property and creation of this Specific Plan.

#### Disposition Process

Two state departments are responsible for the FDC property. The Department of General Services (DGS) and the Department of Developmental Services (DDS). Senate Bill 188 identified DGS as the lead agency of the disposition process for the property; therefore, this project is not subject to the Surplus Land Act. As the lead agency for operations at the FDC, DDS is expected to retain up to a 20-acre portion of the property, as authorized by Senate Bill 82. The state will initiate a process to select a Master Developer for the site who may purchase or lease the property.

#### **Lanterman Developmental Disabilities Services Act**

*The Lanterman Development Disabilities Services Act, AB 846, outlines the rights of individuals with developmental disabilities and their families. It also describes how regional centers can provide help to these individuals, what services are available, and various ways to access support. This act was passed in response to the lack of options for those with developmental disabilities and the need for greater services and support.*

*The act was an extension of 1965 legislation that authorized the establishment of two pilot regional centers in the state, one in San Francisco and one in Los Angeles. After the pilot regional centers were determined to be successful, the original Lanterman Mental Retardation Services Act, AB 225, was passed in 1969 to extend the network of regional centers. The act was renamed the “Lanterman Developmental Disabilities Services Act” in 1976 and expanded to include a wider range of developmental disabilities. It has been amended and expanded over time to provide more support and services to those with developmental disabilities.*

## Regional Emergency Operations Center

As a part of the redevelopment plan for the property, the California Governor’s Office of Emergency Services (Cal OES) approved a Southern Regional Emergency Operations Center (REOC) on 15 acres at the southwestern corner of the FDC site, shown on Figure 1-1, *Local Vicinity*. The REOC will remain in property ownership with the State, supporting full-time staff and establishing a regional hub for critical emergency management planning and emergency preparedness services in support of local agencies. The REOC is not within the Specific Plan boundary.

The approved plans include:

- A 39,000-square-foot, single-story office building
- A 21,000-square-foot support warehouse building
- A 120-foot-tall communications tower
- Parking that includes photovoltaic shade canopies
- A helipad was studied in the original plans but later deemed unnecessary

Construction of the REOC site commenced during preparation of this Specific Plan and is expected to be completed by the end of 2027. This will be the second emergency operations center in the state, intended to complement the existing State Operations Center in the city of Mather.

## State Regulation and Legislation

### **Senate Bill 82**

SB 82, passed in 2015, allows up to 20 acres of the Specific Plan area to be used for new housing for the developmentally disabled. 15 of these acres are for DDS housing, and the remaining five acres are for complex needs housing. The project permitted by the bill is Mixed-Income State Housing and was formerly known as “Shannon’s Mountain.” While the legislation allows for supportive housing on site requiring 20 percent of the units developed be available and affordable to Regional Center of Orange County (RCOC) consumers, the development options within this Specific Plan include integration with new housing throughout the Specific Plan area.

### **Senate Bill 188**

SB 188, passed in 2022, authorized DGS to enter into an agreement with the City of Costa Mesa for the city to develop a specific plan for the FDC property and to manage the land use planning process. The intent of the legislation is for expeditious planning and disposition for affordable and permanent supportive housing at the property.

*Regional Centers are community-based, non-profit agencies that provide assessments and coordinate services for individuals with developmental disabilities, overseen by the California Department of Developmental Services.*



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# Introduction

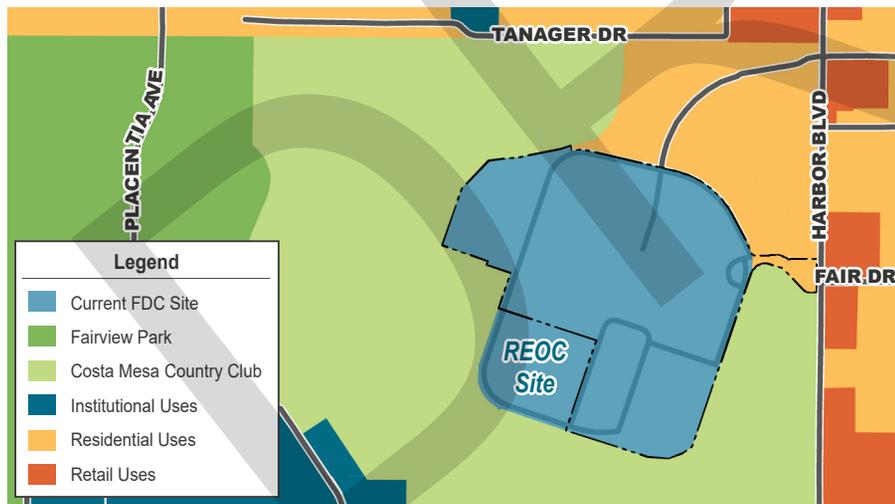
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## 2.1 Purpose

The purpose of this chapter is to provide an understanding regarding the context of the Plan area itself, and the surrounding area. This is a critical part of the specific plan process. Development should aim to fit into the existing area, enhance what currently exists and align with the community's vision for the future. This vision is outlined in the General Plan and will be brought to fruition through various planning tools, such as development standards and other established plans in the city. This chapter provides an overview of the planning context and relevant information for future development of the project site. Included in this chapter is an analysis of the project location and current uses; and the planning context, including the General Plan, zoning and other relevant plans. This information serves as the basis for this Specific Plan.

Figure 2-1: Surrounding Area

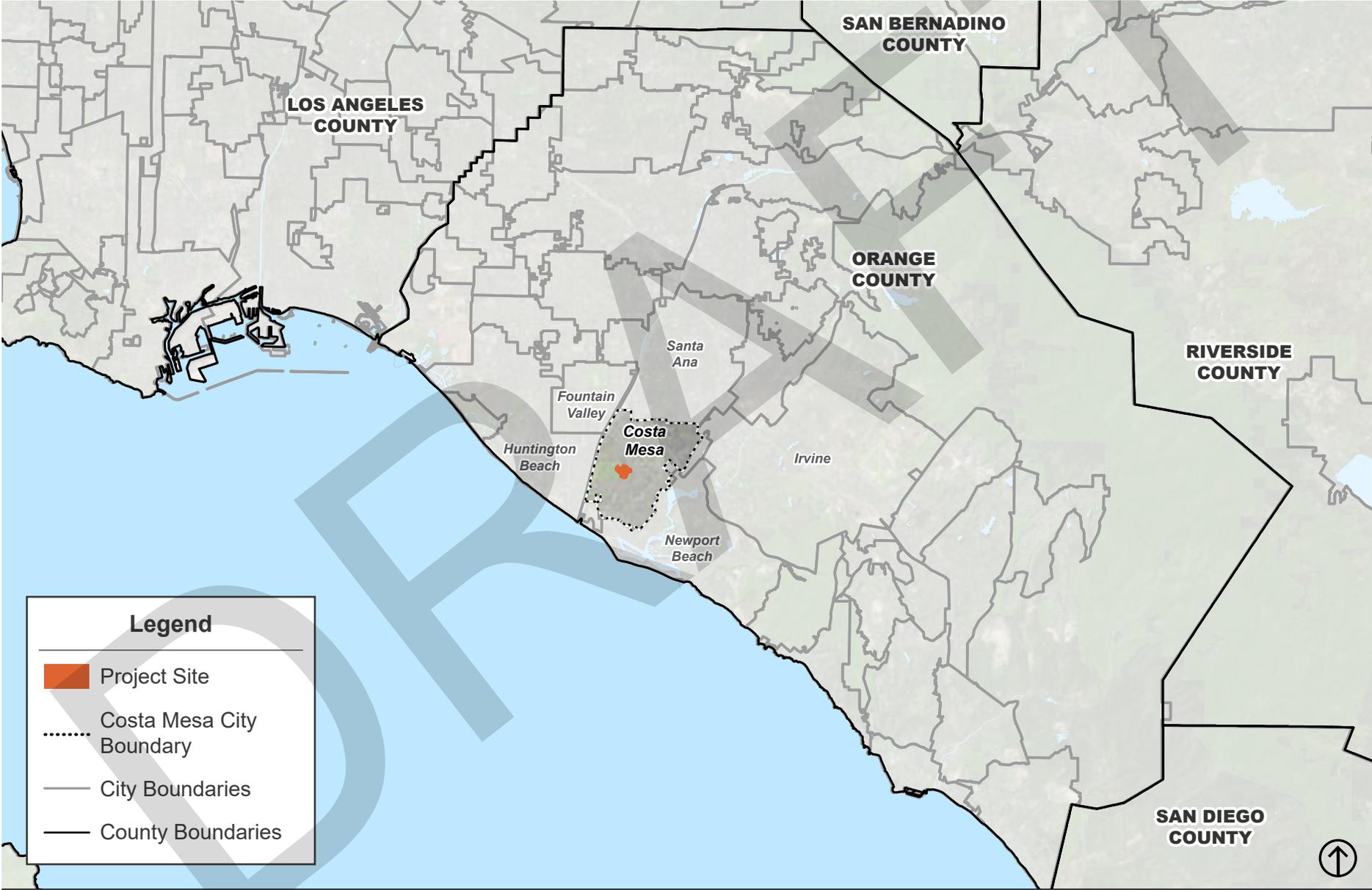


## 2.2 Location and Existing Uses

The Fairview Developmental Center Specific Plan (FDCSP) area covers approximately 95 acres of the existing 110-acre Fairview Developmental Center (FDC) property at 2501 Harbor Boulevard in the City of Costa Mesa in Orange County, California. The City of Costa Mesa is nestled between the cities of Huntington Beach, Fountain Valley, Santa Ana, Irvine, and Newport Beach (see Figure 2-2, *Regional Location Map*). Within Costa Mesa, the Plan area is just west of Harbor Boulevard and south of Tanager Drive. The Costa Mesa Country Club surrounds it to the east, south, and west. There are some residential uses, including the Harbor Village Apartments, directly north of the project site as well as residential and commercial uses east along Harbor Boulevard and to the north of Tanager Drive. Orange Coast College is east of Harbor Boulevard. Fairview Park and Estancia High School are just west of the Costa Mesa Country Club (see Figure 2-1, *Surrounding Area*). This creates a wide range of uses around the Plan area, including recreational, open space, educational, residential, and commercial land uses.

As discussed in Chapter 1, this Specific Plan guides the future redevelopment of the FDCSP plan area. The site is developed from the time when the facility was in full operational use. The existing development includes buildings, parking areas, other paved areas, landscaping/grass areas, and associated infrastructure (street network, water, sewer, utilities, etc.). While these buildings and infrastructure are still on-site, the facility was shut down in late 2025.

Figure 2-2: Regional Location



## 2.3 Planning Context

The current land use policy and regulations for the City and plan area informed the creation of this Specific Plan. The two most important land use tools that guide planning decisions are the General Plan and Zoning Code. Current designations and standards for both are discussed below as well as the amendments required for consistency with this Plan.

### 2.3.1 General Plan

A general plan is a long-term planning document that helps set policy to guide future land use and development in a jurisdiction by providing policy direction through an established vision and subsequent goals, objectives, and policies. The City of Costa Mesa adopted the Costa Mesa General Plan in 2016, with a time horizon from 2015 to 2035.

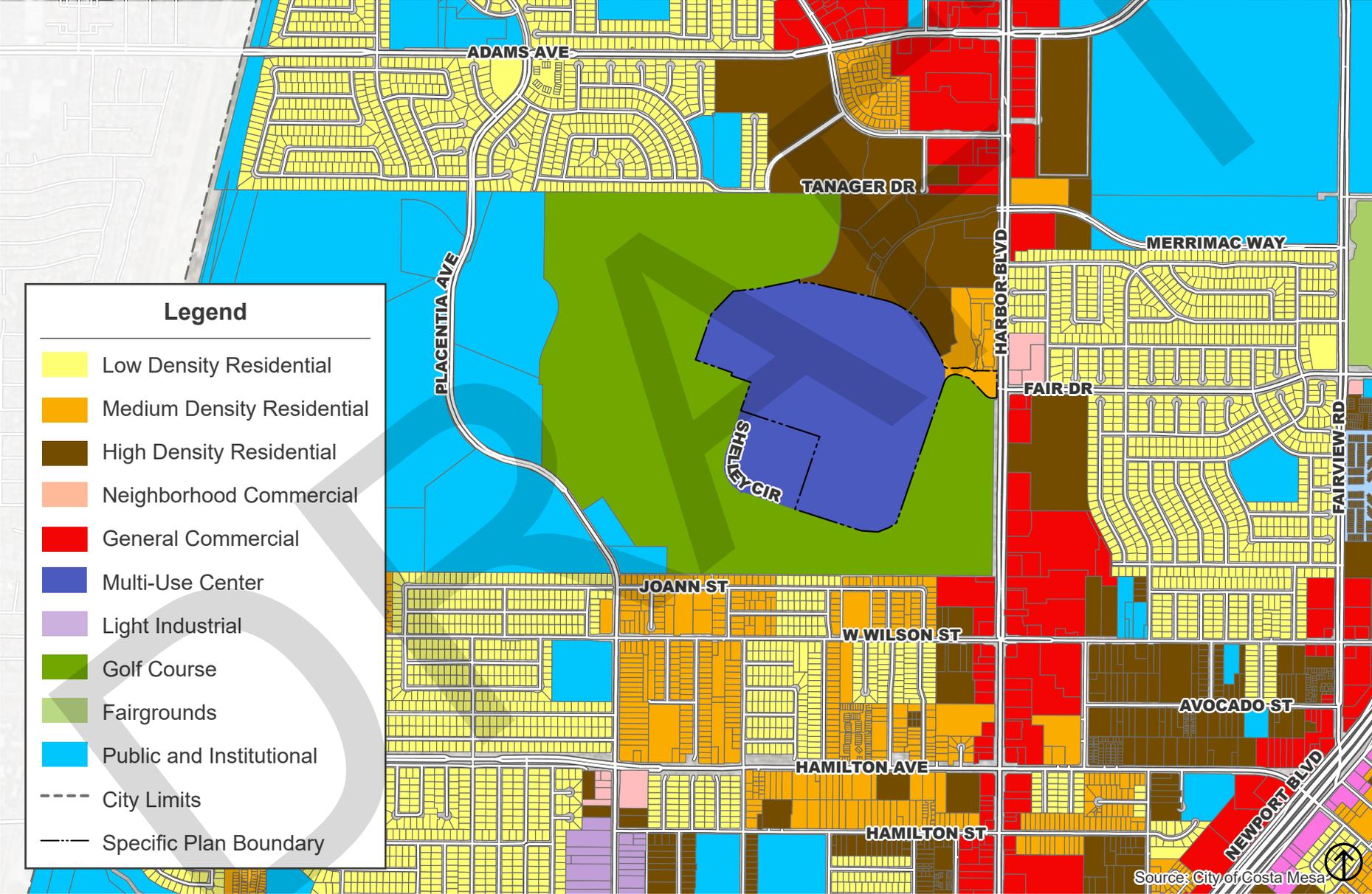
California law requires local jurisdictions to include a minimum of seven mandatory general plan elements that include the following: Land Use, Circulation, Housing, Conservation, Noise, Safety, and Open Space. Each jurisdiction has authority to include additional elements for issues important to the long-term development of the community and may combine elements. As such, Costa Mesa includes three additional elements: a Growth Management Element, a Community Design Element and a Historic and Cultural Resources Element. In addition, Costa Mesa includes recreation policies within its Open Space and Recreation Element. A series of amendments to some of the Costa Mesa's General Plan Elements are required for internal consistency which include and may not be limited to: the Land Use Element, Circulation Element, and Housing Element. The implementation of the General Plan ensures that development in the City is consistent with the community's vision for the future.

### **Costa Mesa: A Vision for Land Use and Mobility**

*"Costa Mesa is a vibrant community where residents and visitors can enjoy all our City has to offer. From the youthful and eclectic to the established and historical, our community features opportunities unparalleled in Southern California. Our neighborhoods are diverse, distinctive, and safe. Our commercial districts offer world-class shopping and are home to thriving businesses including the creative class, technology, and automotive ventures. Every day, hundreds of children and adults enjoy our abundant parks and open spaces. The City offers exciting and unique cultural opportunities that draw visitors from all over Southern California and enrich the lives of our residents. The founding principles that established our community as a great place to live and own a business are still in place. We anticipate, adapt, and plan ahead. As a result, we are able to respond to regional influences in ways that continue to move Costa Mesa in positive directions. The City ensures new development is economically and environmentally sustainable, and is compatible in scale and character with our neighborhoods."*

*Costa Mesa, City of. 2016. 2015-2035 General Plan.*

Figure 2-3: Existing General Plan Land Use



The goals and vision of this Specific Plan, described in greater detail in Chapter 3, Vision and Guiding Principles, align with the goals and vision of the General Plan, especially the Land Use, Housing, and Open Space and Recreation elements.

### Land Use Element

The Land Use Element is the most important General Plan element for new development and its physical form in the City because it indicates the location and extent of development that is permitted.

The Land Use Element also specifies land use designations for all parcels within the Costa Mesa city limits (see Figure 2-3, *Existing General Plan Land Use*). The Land Use Element designated a majority of the Plan area Multi-Use Center, a designation that only applies to the FDC site. A small area around Fair Drive was designated Medium-Density Residential. As described in the General Plan, the designation was intended to integrate a range of land uses with low-to-moderate intensities that are urban in character. This designation allowed for 582 total residential units in a range of intensities. However, through the Specific Plan process, the Land Use Element was amended to align with this Plan, and the Housing Element, as described in Section 2.3.3, which allows for increased residential density on the site, consistent with this Specific Plan. This Specific Plan is an implementation tool consistent with the Land Use Element.

Directly surrounding the Plan area to the east, west, and south, the land is designated Golf Course. Directly adjacent to the north, land is designated High Density Residential (20 du/ac) or Medium Density Residential (12 du/ac). The areas beyond the adjacent land uses include:

- **Low Density Residential (8 du/ac):** accommodates detached single-family residences.
- **Medium Density Residential (12 du/ac):** supports single-and multi-family developments.
- **High Density Residential (20 du/ac):** intended for residential development.
- **Public Institutional:** includes uses, such as recreational and open spaces; levels of building intensity are minimal.
- **Neighborhood Commercial:** retail that caters to residents' convenience shopping and service needs, allowing for uses such as markets, drug stores, retail shops, financial institutions, service establishments, and support offices.
- **General Commercial:** allows for diverse commercial uses catering to local and regional needs; typically results in one- and two-story commercial buildings, a residential density of less than 20 dwelling units per acre, and a FAR from 0.25 to 0.75.



## Housing Element

The Housing Element outlines how the City will meet current and future housing needs for residents. It exists on a different schedule than the other elements of a general plan. California law requires jurisdictions to review and revise housing elements every eight years, and they have more specific and detailed requirements than other elements. Cities must demonstrate their ability to meet the Regional Housing Needs Assessment (RHNA) allocated to them by their respective association of governments. The Costa Mesa Housing Element was most recently updated in 2023 for the 2021-2029, 6th Housing Element Cycle.

As part of the Housing Element process, jurisdictions must conduct a site analysis and identify potential candidate housing sites by income category to meet the City's RHNA. Costa Mesa's 6th Cycle Housing Element identified the FDC site as one of these candidate sites, allocating 2,300 residential units of its RHNA to this site. This allocation includes 575 very low-income units, 345 low-income units, 690 moderate-income units, and 690 above moderate-income units. As mentioned previously, the General Plan Land Use Element was amended so the site could adequately accommodate this housing supply described in the Housing Element. This was the basis for determining the potential buildout of residential units described in this Specific Plan. Additionally, this Specific Plan is consistent with the goals and policies of the 2021-2029 adopted Housing Element.

## Open Space and Recreation Element

The Open Space and Recreation Element is intended to help ensure the sustainability of open space and recreational resources available to the community of Costa Mesa. The goals, policies, and objectives from this chapter of the General Plan work to protect, maintain, and enhance open spaces and recreational opportunities. This Specific Plan is consistent with the Open Space and Recreation Element of the General Plan.



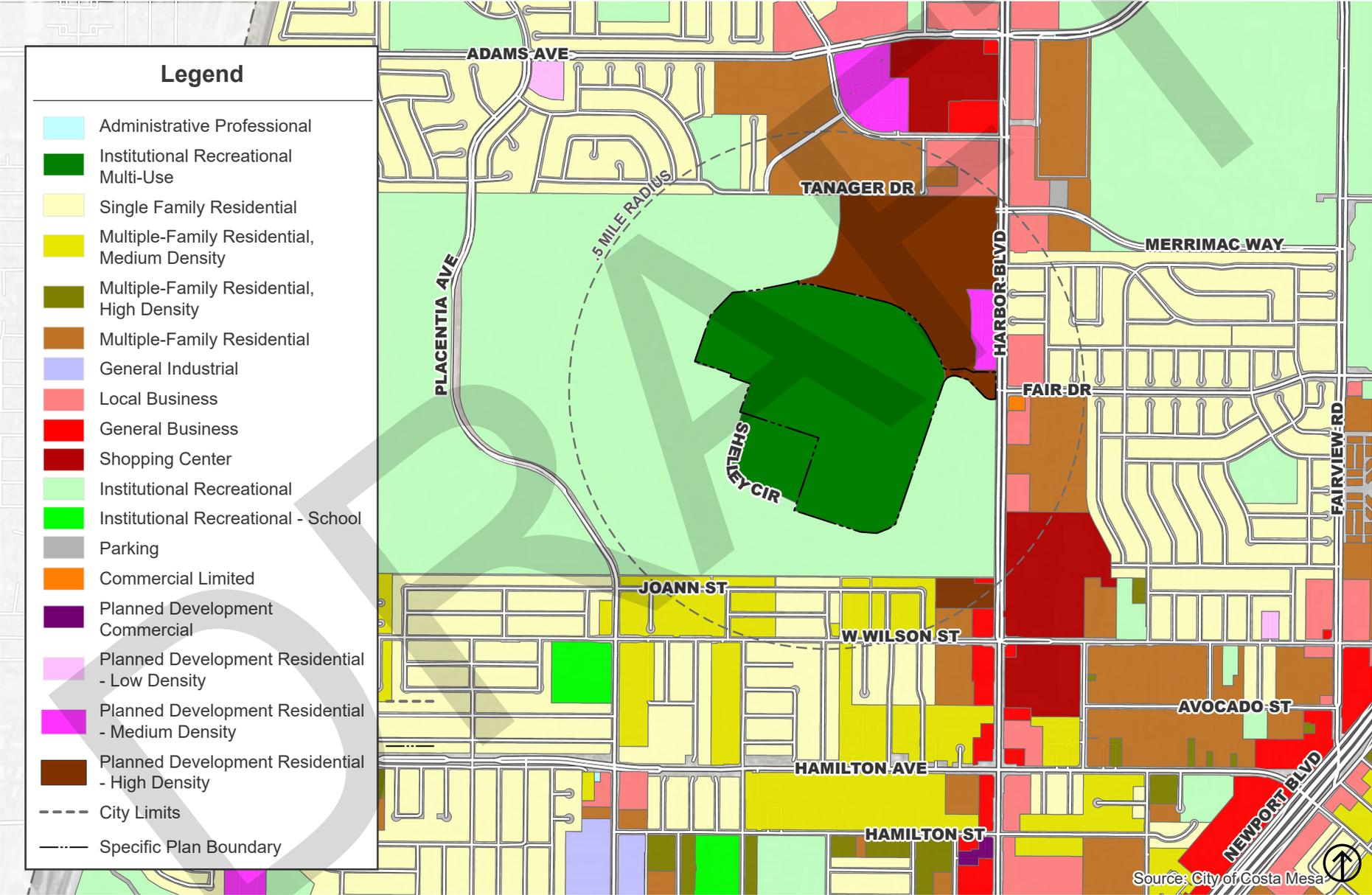
### 2.3.2 Current Zoning

The current zoning of the FDCSP site is primarily Institutional & Recreational–Multi-Use (I&R-MLT). This is the implementing zone for the Multi-Use Center General Plan Land Use designation (see Figure 2-4, *Current Zoning*). A small amount of Planned Development Residential–High Density (PDR-HD) can also be seen around Fair Drive, which is intended for residential uses and allows up to 20 dwelling units per acre. Future zoning for the FDCSP area is regulated by this Specific Plan as discussed in Section 2.3.3.

The land adjacent to the Plan area on the east, west, and south, where the golf course is zoned Institutional and Recreational (I&R). Just north of the Specific Plan area is zoned as Planned Development Residential–High Density (PDR-HD), with a small amount of Planned Development Residential–Medium Density (PDR-MD) near Fair Drive. The areas beyond the adjacent zoning designations include:

- **R1, Single-Family Residential:** intended to promote the development of single-family detached units on lots with a minimum lot size of 6,000 square feet and a maximum density of 7.26 dwelling units per gross acre.
- **R2, MD Multiple-Family Residential, Medium Density:** intended to promote the development of multi-family rental as well as ownership properties on lots with a minimum size of 12,000 square feet; the maximum density allowed is 12 dwelling units per gross acre, and lots with a minimum lot area of 6,000 to 7,260 square feet are allowed two dwelling units.
- **R3, Multiple-Family Residential:** intended to promote the development of multi-family rental as well as ownership dwelling units; the required minimum lot size is 12,000 square feet, and the maximum density allowed is 20 dwelling units per gross acre.
- **C-1, Local Business:** aims to cater to the community's business needs by offering a diverse range of goods and services in various locations, to minimize impacts on surrounding properties, particularly in areas with residential use nearby, through permitted and conditional uses.
- **C-2, General Business:** intended to offer a wide range of goods and services that are generally less compatible with sensitive land uses of a residential or institutional nature.

Figure 2-4: Current Zoning





## 2.3.3 Proposed General Plan and Zoning Designation for Site

Adoption of this Specific Plan requires approval of an amendment to the City's General Plan. The amendment includes text and map changes to the Land Use Element for consistency with this Plan and the Housing Element. The amendment was adopted by Resolution No. XXXX-XX.



Similarly, this Specific Plan replaced the current zoning designation. This Plan contains development standards, permitted uses, and administrative processes for any future development on the site, and serves as the implementation tool for the plan area. The City's Zoning Code and Zoning Map were updated to designate the property as the FDCSP by Ordinance XXXX-XX.



## 2.4 Plan Authority

This Specific Plan was prepared in conformance with California Government Code Title 7, Division 1, Chapter 3, Article 8, Section 65450 et seq.; the City of Costa Mesa General Plan; and the Costa Mesa Municipal Code (CMMC), and has been adopted by Resolution No. XXXX-XX.

The FDCSP serves as the zoning for the Plan area. The Plan addresses general provisions, permitted uses, development and design standards, and mobility and infrastructure improvements. Proposed development plans, tentative tract or parcel maps, and any other development approval pertaining to land or property governed by this Plan must be consistent with this Specific Plan.

The Plan supersedes the otherwise applicable City of Costa Mesa development standards, municipal code, and zoning code and regulations unless otherwise stated herein. Whenever the requirements and standards herein conflict with the CMMC—including the zoning code—this Plan shall take precedence. Where the Plan is silent, the CMMC shall apply, using the context and objectives of the FDCSP as a guide.

It is intended that public works projects, design review plans, detailed site plans, grading permits and building permits, or any other action requiring ministerial or discretionary approval applicable to this area be consistent with this Specific Plan.

### What is a specific plan?

*A specific plan is a land use tool that local governments use to regulate development in a focused area of the community. A city's general plan is the guide for growth and development citywide, a specific plan implements a general plan by focusing on the unique characteristics of a special area. Customized standards and land use regulations replace traditional zoning for that area. California Government Code, Title 7, Division 1, Chapter 3, Article 8, Sections 65450 through 65457, allows cities and counties to prepare specific plans to develop policies, programs, regulations, and guidelines to implement the jurisdiction's adopted general plan. As prescribed by law, a specific plan includes text and diagrams that generally describe:*

- *The distribution, location, and extent of all land uses.*
- *The standards and criteria by which new development will proceed.*
- *The proposed distribution, location, extent, and intensity of major components of public infrastructure, such as transportation and utility systems.*
- *A program of implementation measures, such as financing options, policies, regulations, and public works projects.*

*The FDCSP provides a master developer, City staff, the public, and decision makers with information on the overall intent for the FDCSP area, design standards to facilitate implementation, and future changes thereto.*

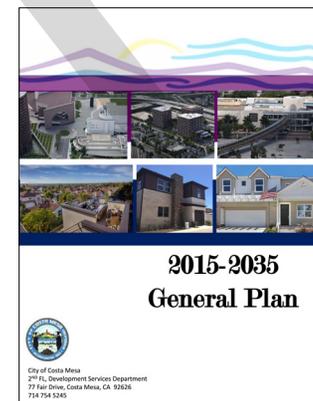
## 2.5 Relationship to Other Plans

This Specific Plan is consistent with the City of Costa Mesa's local planning documents. The following describes the regulatory setting of other planning documents and programs or agencies with regulatory oversight that influenced this Plan and should continue to be consulted throughout implementation of this Plan.

- City of Costa Mesa General Plan, 2016
- City of Costa Mesa Housing Element, 2023
- City of Costa Mesa Municipal Code
- City of Costa Mesa Arts & Culture Master Plan, 2021
- City of Costa Mesa Parks, Recreation, and Open Space Master Plan, 2018
- City of Costa Mesa Active Transportation Plan (ATP), 2018
- Orange County Transportation Authority Long Range Transportation Plan (LRTP), 2045
- Southern California Association of Governments, Connect SoCal: 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy
- Airport Land Use Commission, Airport Environs Land Use Plan for John Wayne Airport, 2008

### 2.5.1 City of Costa Mesa General Plan, 2015

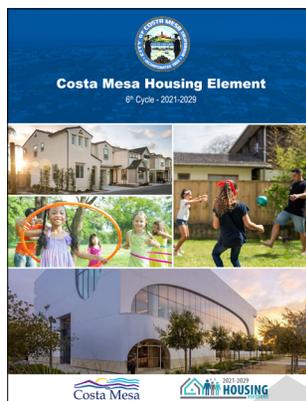
State law requires that each jurisdiction adopt a general plan that serves as a long-term framework to guide future development, public investment, and community programs based on the community's vision. The General Plan establishes goals and policies related to land use, mobility, community design, housing, open space, conservation, noise, and safety, which directly informed the development of this Specific Plan. The Specific Plan is an implementation tool of the General Plan to guide future development for the area.



### 2.5.2 City of Costa Mesa Housing Element, 2022

The Housing Element identifies the City's housing needs and establishes programs to facilitate production of housing across income levels, consistent with State requirements and the Regional Housing Needs Assessment (RHNA). As a major opportunity site identified in the Housing Element, the FDC site plays a key role in helping the City meet its RHNA obligations for the 2021–2029 planning period.

This Specific Plan incorporates a range of housing types and densities envisioned in the Housing Element and provides zoning, development standards, and implementation processes that directly support the City’s housing production strategies. The Plan’s focus on walkability, proximity to services, and multimodal transportation connections also advances Housing Element objectives related to fair housing, sustainable development patterns, and reducing barriers to housing for all community members.



## 2.5.3 City of Costa Mesa Municipal Code

The Costa Mesa Planning, Zoning and Development Code (Title 13 of the Municipal Code) governs property development in the City. As the primary regulatory document for development in the project, the Specific Plan establishes regulations that may differ from the Zoning Code requirements where necessary to effectively implement the General Plan and the Specific Plan vision. Where inconsistencies between the Zoning Code and Specific Plan occur, the Specific Plan shall prevail.

The Costa Mesa Code of Ordinances can be found at:

<https://ecode360.com/CO4918>

## 2.5.4 City of Costa Mesa Arts & Culture Master Plan, 2021

The Arts & Culture Master Plan sets a citywide vision for expanding public art, supporting creative expression, and strengthening Costa Mesa’s identity as the “City of the Arts.” The Specific Plan advances these goals by incorporating opportunities for public art, culturally oriented gathering spaces, and design features that celebrate local creativity. The Plan’s emphasis on walkability and community spaces helps extend arts and cultural experiences throughout the project area which further strengthens Costa Mesa’s identity and ensures that future development enriches the community’s creative and cultural landscape.

## 2.5.5 City of Costa Mesa Active Transportation Plan, 2018

The Active Transportation Plan (ATP) provides goals, programs, and actions to improve non-motorized travel infrastructure, increase safety, and promote cycling and walking as viable travel modes. This Specific Plan is consistent with the ATP’s objectives by encouraging pedestrian and bicycle connectivity within the project area and with surrounding neighborhoods, transit facilities, and commercial areas. Design elements such as sidewalks, multi-use paths, bike lanes, and trail connections will implement the ATP’s recommended network improvements. Coordination with the City’s ATP is intended to ensure that proposed non-motorized facilities are integrated into the broader active transportation network.

### 2.5.6 City of Costa Mesa Parks, Recreation, and Open Space Master Plan, 2018

The Parks and Open Space Master Plan guides the improvement and expansion of recreational facilities, open spaces, and trail connections citywide. It emphasizes accessible, high-quality parks that support community health, outdoor activity, and environmental sustainability. This Specific Plan aligns with the Parks and Open Space Master Plan by providing a connected network of parks, greenways, and multi-use paths within the project area. The Specific Plan's open space framework enhances local recreation opportunities, improves connectivity, and supports the City's broader goals for equitable and resilient outdoor environments.

### 2.5.7 Orange County Transportation Authority, Long Range Transportation Plan, 2045

The Long Range Transportation Plan (LRTP) is a countywide planning document that identifies strategies and projects to meet Orange County's mobility needs through 2045. While the LRTP is currently being updated, this Specific Plan recognizes the importance of coordinating with OCTA's planning efforts to ensure consistency with regional transportation priorities, including roadway improvements, transit service expansion, and multimodal connectivity. Proposed transportation improvements will be designed to support OCTA's objectives by enhancing

access to transit corridors, accommodating projected traffic volumes, and contributing to regional mobility goals. Continued consultation with OCTA will ensure that project implementation aligns with evolving LRTP recommendations and potential future connections to the site.

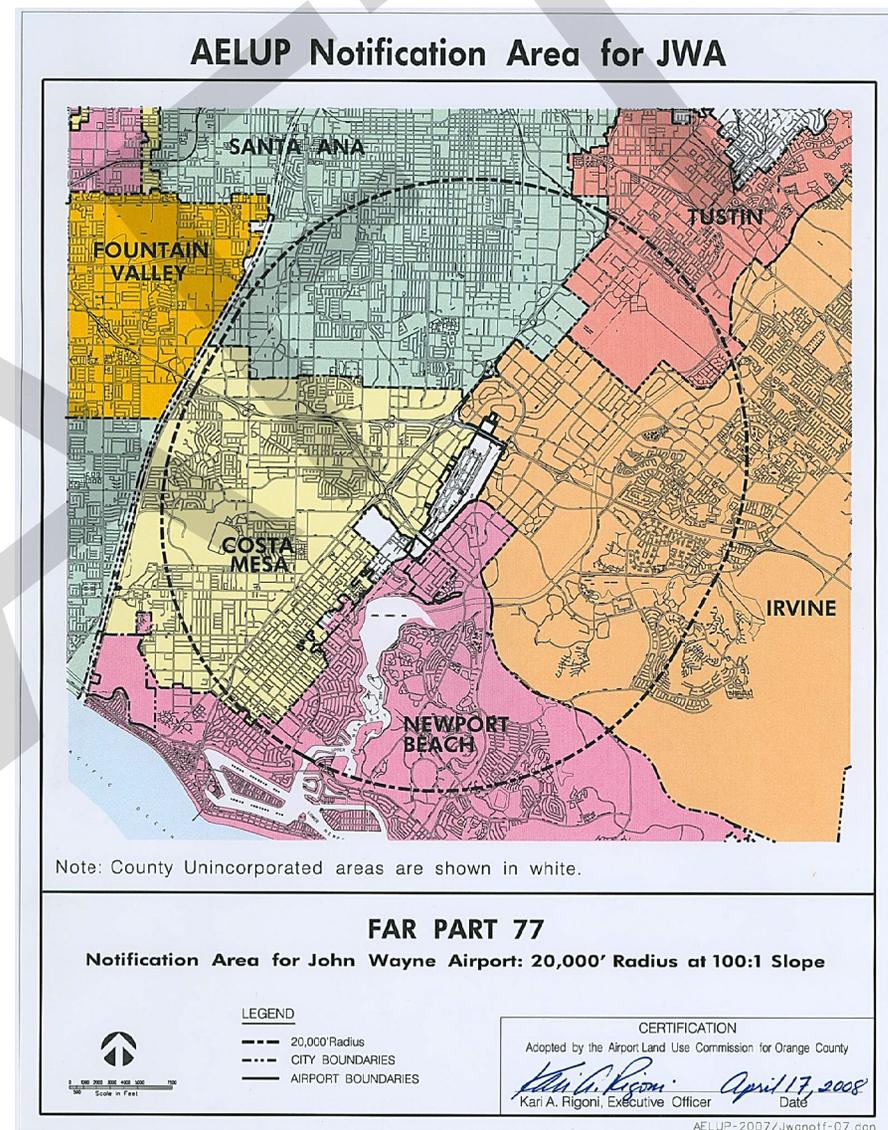
### 2.5.8 Southern California Association of Governments, Connect SoCal: 2020-2045 Regional Transportation Plan/ Sustainable Communities Strategy

Connect SoCal is a long-range regional plan that balances future mobility and housing needs with economic, environmental, and climate-related goals. This Specific Plan supports the Connect SoCal vision by promoting transit-oriented development, multimodal access, and infrastructure that accommodates growth consistent with regional sustainability objectives. Project design elements, including housing, employment, and transportation connections, are intended to align with SCAG's growth forecasts, reduce vehicle miles traveled, and enhance access to regional transit and active transportation networks. Coordination with SCAG ensures that the project contributes to regional goals for smart growth, air quality improvement, and climate adaptation strategies.

## 2.5.9 Airport Land Use Commission, Airport Environs Land Use Plan for John Wayne Airport, 2008

State law Section 65302.3 requires a city's general plan and specific plans to maintain consistency with the county's airport environs land use plan (AELUP). The AELUP establishes policies intended to protect public health and safety in areas surrounding airports and to support the long-term viability of airport operations. Infill development in an AELUP planning area must demonstrate compliance with all relevant policies and mitigation measures, including but not limited to sound attenuation requirements, height limitations, and occupancy restrictions. Pending proposed heights in the development application the Master Developer may be required to coordinate with the ALUC, see Chapter 8.

Figure 2-5: John Wayne Airport Land Use



## 2.6 The Planning Process

The planning process was the foundation for this Specific Plan. It involved a series of community outreach events, a market study, and discussions with both Local and State agencies. Through this process, a direction for the site was reached, rooted in public input as well as economic feasibility.

### 2.6.1 Community Outreach

Community participation was integral to creating a plan for the FDC that reflects Costa Mesa’s values and vision. Outreach began in 2023 with the first series of workshops. In the fourth workshop, participants were offered the opportunity to take a Land Use Concept Survey, which was used to inform the land use plan (see Chapter 4). Other outreach activities and resources included decision maker study sessions with both City Council and Planning Commission, stakeholder interviews, social media posts, and a project-dedicated website. All feedback informed this Specific Plan. Summaries for each event can be found in Appendix B.

### Community Workshops and Open Houses

The project held a series of five workshops/open houses, with two in-person meetings and one virtual meeting per workshop. Presentations and materials were provided in both English and



Outreach process poster from the Workshop 3 Series

Spanish. Detailed summaries and materials can be found in Appendix B, *Outreach Materials*. A brief overview is provided here.

### ***Workshop #1: November 2nd, November 3rd, November 6th, 2023***

Approximately 114 attendees participated in the first workshop at the Costa Mesa Senior Center and Zoom meeting, with 65 on the first night, 10 on the second, and 39 on the third. The first meeting night was held in English, the second was in Spanish, and last provided both English and Spanish online. The meeting began with introductions of City staff and consultants and a presentation outlining the project, site context, and other obligations, such as meeting Housing Element requirements. Time was given for questions from participants. Next, a group activity engaged attendees, asking them “What are the ingredients of a great neighborhood?” Around the room, community members worked in small groups, writing their response and ideas on posters. Each group reported out, and a discussion of reoccurring themes followed. Participants were notified of the next workshop, and the project’s website was promoted.

### ***Workshop #2: January 23rd, January 25th, January 9th, 2024***

Approximately 129 attendees participated in the second workshop at the Costa Mesa Senior Center and Zoom meeting, with 87 on the first night, 9 on the second, and 33 on the third. The first night was held in English, the second was in Spanish, and the last night last was held in both English and Spanish online. The meeting began with team introductions, followed by a presentation providing project background, timeline, and a summary of Workshop 1, while allowing time for questions from participants. The presentation included the draft Vision and Guiding Principles, and an open house with community members followed. Next, draft Circulation and Open Space Concepts were presented, with a poll for in-person participants and break-out room discussion for virtual participants for feedback. Comment cards were also used for feedback. Lastly, Cal OES presented plans for the Emergency Operation Center. Participants were notified of the next workshop, and the project’s website and StoryMap of existing conditions were promoted.



## Who Attended:

**454** TOTAL ATTENDEES

**342** IN-PERSON ATTENDEES **79** VIRTUAL ATTENDEES

## What we heard:

**1,625+** RESPONSES TO QUESTIONS

**295+** COMMENT CARDS RECEIVED

**344+** WRITTEN FEEDBACK COLLECTED

## Workshop #3: February 29th, March 4th, March 6th, 2024

Workshop #3 was held as an open house, with approximately 176 attendees participating over 3 nights. The first night was hosted close to the FDC site at the Costa Mesa Country Club and had 57 attendees. The second night was hosted at Harbor Iglesia Church with 94 people in attendance. The third night offered 25 participants a virtual opportunity to participate via Zoom. Each meeting was in both English and Spanish. The meeting offered 5 interactive stations for participants to learn about the project: Open House Information, Housing, Mobility and Traffic, Parks and Open Space, and Infrastructure. Participants had the opportunity to ask questions and engage in different activities at each station. Comment cards were also collected for additional feedback.

## Workshop #4: July 24th, July 25th, July 31st, 2024

Workshop #4 was held as an open house. Approximately 58 attendees came to the fourth workshop at the Costa Mesa Senior Center, with 24 at the first, 19 at the second, and 15 at the third. Each meeting was provided in both English and Spanish. The meeting was completed to review and discuss the three land use concepts for the Specific Plan: Fairview Promenade, Fairview Fields, Fairview Commons. The meeting began with a presentation in English and Spanish, explaining the project process, main factors, and the three concepts. The engagement was formatted in five interactive stations for participants to learn about the three concepts: Project Information and Land Use Concepts, Housing, Mobility and Traffic, Open Space and Parks, and Infrastructure and Site Development. After the stations, participants took a land use survey and gave feedback via comment cards. The workshop concluded with next steps and project timeline, including notification of pop-up events, survey results, and the presentations to Planning Commission and City Council.

## Workshop #5: March 24th, March 26th, March 30th, 2026

[placeholder]

### Planning Commission and City Council Meetings

There were seven City Council and Planning Commission Meetings that were either focused on or had sections about the FDCSP. The meetings informed participants and allowed for public comment. Presentation materials can be found in Appendix B.

### Website and Social Media

A dedicated project website provided a platform for community members and stakeholders to learn about the FDCSP. The website outlined the project and vision, summarized outreach efforts, documented existing conditions in an interactive mapping tool, and provided project resources. The website and social media posts were used to notify community members of upcoming outreach events and project updates.

## How we connected:

312+

RESIDENTS  
REACHED BY  
EMAIL

40,000

RESIDENTS  
REACHED BY  
MAILER

12,000

RESIDENTS  
REACHED  
BY WEEKLY  
NEWSLETTER

1,000

RESIDENTS  
REACHED  
PER SOCIAL  
MEDIA POST

### 2.6.2 FDCSP Market Study (2024)

As part of the FDCSP process, PlaceWorks prepared a market study for Costa Mesa. This analysis was produced in January 2024 to gain a better understanding of the market demands for the area. This study provides a general overview of the drivers of the current market, and projections for market conditions in the future, to guide public discussion while developing the Plan. The full market study can be found in Appendix C, and an overview of the findings used to inform the planning process and the Specific Plan is provided here.

#### Overview and Findings

The City's 2021-2029 Housing Element currently envisions that the redevelopment of the FDC will result in 2,300 new housing units, of which 575 would be very low-income housing units, 345 low-income housing units, and 690 moderate-income housing units. Given the limited supply and high demand for housing as well as State and City priorities for residential development on the FDC site, meeting and/or exceeding the Housing Element allocation is reasonable for future development. To support future households, the analysis also finds that between 29,500 to 55,900 square feet of gross floor area for retail businesses and another 76,500 square feet of gross floor area for other commercial businesses (such as office uses) could be accommodated. For the purposes of this Specific Plan, approximately 35,000 square feet of retail businesses and another 76,500 square feet of gross floor area for other commercial businesses (such as office uses) could be accommodated.

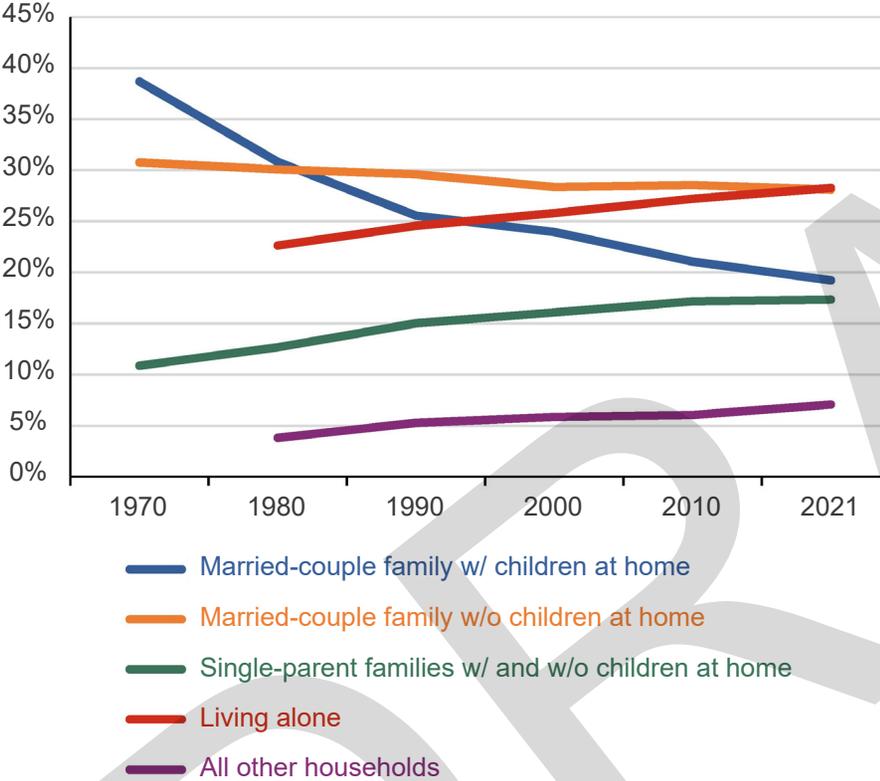
#### Housing Demand

Costa Mesa is largely made up of single-family detached and attached housing units, reflecting the historic trend of a population largely made up of family households with children. While the other significant portion of the City's housing supply is made up of multi-family units, the study indicates that the majority of households living in the City today, households that have moved into the City in the past year, and households expected to make up the housing market in the future will not have children, and will mostly be households of three persons or fewer.

At a national and regional level, trends show that families are shrinking, and the number of births and fertility rate have both been declining since 2007. This is reflected in the decrease in households of married couples with children under 18 and households with children under 18, regardless of marital status. Additionally, the number of single people who live alone is increasing.

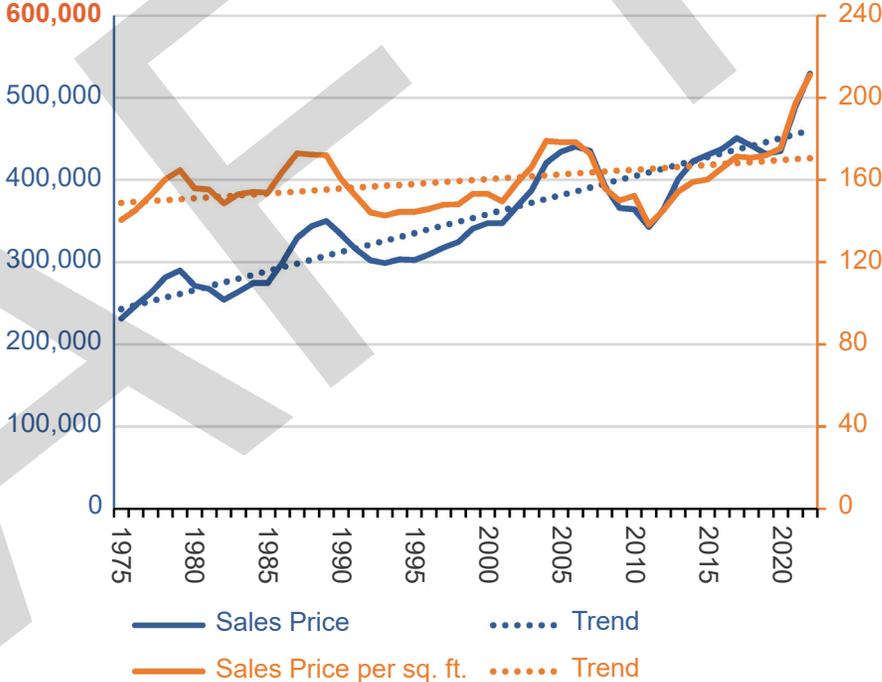
In many areas across the United States, including California, housing supply is not meeting housing demand. The number of new housing units built between 2009 and 2019 was substantially lower than the number of units needed per year and has only recently returned to the average annual housing production rates needed to keep pace with population shifts. Furthermore, housing units have been increasing in size since 1971, with single family households increasing 71 percent since then and multifamily units increasing 29 percent. While the numbers of new housing units are climbing back to an adequate level per year, there is now a mismatch in living arrangements and housing production, as the market continues to build predominantly larger, single-

Figure 2-6: Type of Household by Share of Total Number of Households, 1970–2021



Source: PlaceWorks, 2023, using data from the US Census Bureau, 2021 Public Use Microdata Set

Figure 2-7: Real Average Sales Price and Real Estate Average Sales per Square Foot for New Single Family Housing, 1971–2022



Source: PlaceWorks, 2023, using data from the US Census Bureau, 2021 Public Use Microdata Set

## Fairview Developmental Center Specific Plan

family detached housing units although there is a decline in households with children and smaller average household sizes. While a solution to this mismatch and unaffordable housing prices is building smaller housing units, there is a financial incentive to build larger units if the market continues to support it.

In Costa Mesa and the surrounding market area, which includes Fountain Valley and other nearby cities such as Huntington Beach and Newport Beach, there has been a slight decrease in household sizes since 2013 and a decrease in households with children. A majority of households are one- or two-person households. Many different housing characteristics of Costa Mesa households are described in the market study (see Appendix C), including incomes, household types, tenure, household sizes, multi-generational households, etc.

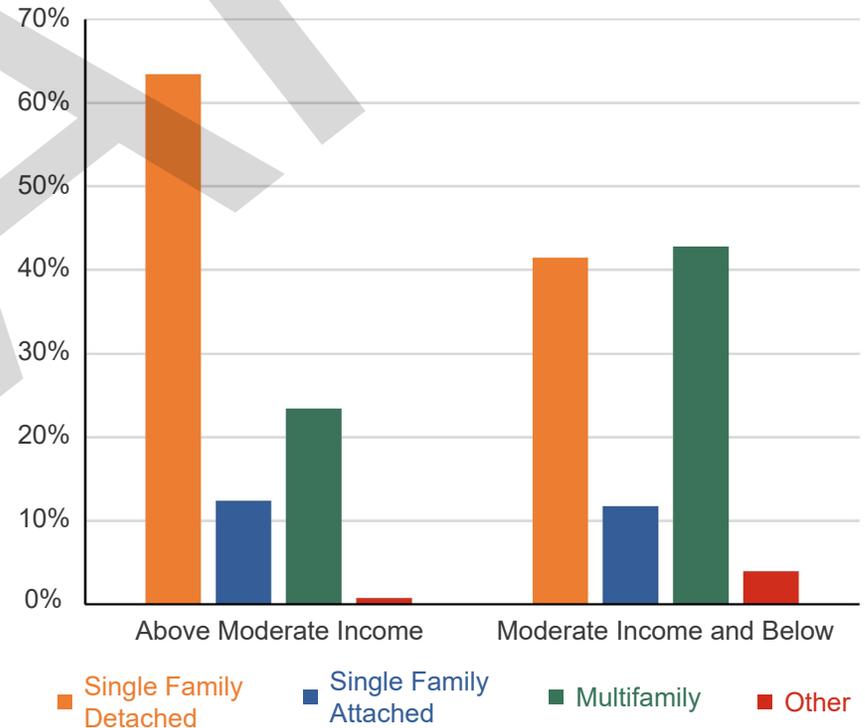
These characteristics highlight three main implications for the overall market area and, more specifically, for development in the Specific Plan area:

1. **Smaller Households:** The Specific Plan should facilitate units with fewer bedrooms to accommodate the smaller households moving into the area, and the overall trend for these housing types.
2. **Overcrowding and Overpayment:** The Specific Plan should provide options for existing over paying and overcrowded households.
3. **Housing and Age:** The Specific Plan should take into consideration the housing needs of those aged 65 and older, as well as the needs of children.

The redevelopment of the FDC is expected to create new market demand above and beyond that expected based on current

trends for both rental housing and ownership housing. This will help to alleviate overcrowding and provide affordable housing with easy access to nearby job centers and transit corridors. Costa Mesa is one of the main job centers in Orange County, with a combined net inflow of almost 39,000 workers across all economic sectors.

**Figure 2-8: Percentage of Households by Income Category and by Type of Housing, Costa Mesa Market Area, 2021**



Source: PlaceWorks, 2023, using data from the US Census Bureau, 2021 Public Use Microdata Set

## Non-residential Demand

The study also looked at the marked demand for non-residential uses. Due to the location of the site and its lack of visibility from Harbor Boulevard, it would be challenging to develop commercial uses that rely on attracting consumers, such as comparison goods retail. However, the future development would be able to support some amount of convenience goods and services that could be utilized by households residing in the Specific Plan area. The analysis outlined that the leasable area for retail businesses could be used for a range of commercial uses, including both comparison goods and convenience goods. The site would have greater potential for accommodating convenience goods and services, which include things like small grocery stores and restaurants, see Table 2-2.

### Comparison Goods

*Items that are purchased more infrequently.*

### Convenience Goods & Services

*Items that people need on a regular basis.*

The analysis also supports the inclusion of approximately 76,760 square feet of gross floor area for other commercial uses and non-commercial uses, including medical offices, professional offices, and personal care services.

The inclusion of non-residential uses in the Specific Plan area is suggested to be limited and would be supported primarily by the households living there. However, this does not mean non-residential uses are required in the development, or that it is not possible to include more commercial areas in the

development. These options would likely have other implications or requirements, such as increased traffic impacts or a need to attract customers from outside the Specific Plan area if more commercial activity were to be supported.

**Table 2-1: Retail Market Potential in Square Feet of Gross Floor Area**

Store Type	Recommended Plan Area Retail (Square Feet)
<b>CONVENIENCE GOODS &amp; SERVICES</b>	
Grocery stores	10,000 to 14,000
Specialty food stores	Up to 1,000
Beer, wine, and liquor stores	Up to 2,400
Health and personal care stores	10,000 to 12,500
Gasoline stations	2,000 to 3,000
Drinking places (alcoholic beverages)	Up to 1,500
Restaurants and other eating places	2,500 to 5,000
<b>CONVENIENCE GOODS &amp; SERVICES</b>	
Home furnishings stores	Up to 1,000
Clothing stores	2,000 to 3,000
Other general merchandise stores (NAICS 4523)	Up to 10,000
Other miscellaneous store retailers (NAICS 4539)	1,000 to 1,500
<b>TOTAL</b>	<b>29,500 to 55,900</b>

Source: PlaceWorks, 2023, using retail spending estimates from Claritas.



**3**

# **Vision & Guiding Principles**





## 3.1 Purpose

A vision is a forward-looking and aspirational statement that expresses the desired future state of a specific area or region. It serves as a guide for the planning and development of the land, encapsulating the long-term goals and values of the community. It is a reference point to ensure the land use plan reflects the collective vision and values of the community while achieving important housing goals set by the City and State. Overall, a vision statement paints a picture of what the specific plan hopes to achieve in terms of physical development, sustainability, connectivity, cultural and social integration, economic vitality, adaptability, and quality of life. This chapter presents the vision and Guiding Principles that will guide future development when implementing this Plan.

### ***Developing the Vision***

*The vision was developed using feedback from a series of events and meetings, including:*

- *Community and Stakeholder Interviews*
- *Community Workshops (English and Spanish)*
- *Planning Commission and City Council Study Sessions*

*The community offers valuable perspectives on the City and project area, drawing from their first-hand experiences of engaging with local spaces. For more information on these events, see Chapter 2 and Appendix B.*

## 3.2 Vision Statement

A distinctive place in Costa Mesa, the former Fairview Developmental Center, will be transformed into a collection of new neighborhoods that will cater to the diverse housing needs in the community. Surrounded primarily by the golf course, it will be designed to reflect what's important to the Costa Mesa community— an affordable, desirable place to live for families, young people, and seniors.

Residents of all backgrounds will have access to quality homes, fostering an environment where residents feel at home and included. Homes will be built in a variety of types and styles and available to a wide range of incomes and special needs. Buildings will be sustainably constructed using high-quality and innovative materials. The infrastructure systems and open spaces will capitalize on opportunities to design with nature and promote environmental protection.

It will be inviting: outdoor amenities will be within reach and plentiful, creating spaces for relaxation, socializing with friends, exercise, and play for all Costa Mesa residents. Streets will be designed to prioritize safety, encourage walking and biking, and reduce reliance on automobiles. The Shelley Trail and other internal paseos will create an additional network of walking and bicycling paths within the site and to surrounding trail systems.

The redevelopment of the Fairview Developmental Center will be a welcome addition to the City, rooted in the values of the community and lifestyle enjoyed by Costa Mesa residents.

## 3.3 Guiding Principles

The following principles shall guide the design and development of the FDC site:

### ***Principle #1: Ensure that Costa Mesa's housing goals are met for the FDC site.***

Residential development will be required to meet the City's housing goals, as identified in the City's 2021-2029 Housing Element or any future adopted Housing Element. This will include the residential units built by the Master Developer, as well as the planned housing to be built by the Department of Developmental Services. Affordable housing may be provided as stand-alone buildings or integrated with market-rate housing. Building design and use of materials for market-rate and affordable housing shall be of the same quality.



### ***Principle #2: Create vibrant and accessible open spaces.***

A variety of public open spaces are distributed throughout the site, including public parks, paseos, and trails. A combination of dedicated public park land, park improvements, and park in-lieu fees will be provided, as outlined in Title 12, Chapter XII, Special Fees Assessments, Article 4, Park and Recreation Impact Fees, of the CMMC. Public parks offer a variety of sports facilities, multipurpose fields, walking paths, playgrounds, and other community-serving amenities. The Shelley Circle Loop Trail will be located along the edge of the property, adjacent to the golf course, with a potential connection to the Tanager Trail. One or more paseos will provide an off-road walking and biking path across the site, connecting neighborhoods to parks and the Shelley Circle Loop Trail. Private and common open space amenities for each residential building will complement the public open spaces.

### ***Principle #3: Incorporate retail and community amenities to support residents.***

Future residents in the area will generate new demand for goods and services. Allow for and encourage local-serving businesses to be conveniently located within the Specific Plan area in either a ground-floor configuration with residential above or as a small center designed to be easily accessible by the neighborhoods. Other community amenities such as a library, art studio, fitness center, places of worship, or similar uses are also encouraged to provide social interactions.

### ***Principle #4: Encourage multimodal options for transportation.***

Walking, biking, or catching a bus should be the most attractive mode of transportation to and within the Specific Plan area. These alternative modes of transportation can help improve the overall quality of the area, but also makes travel more efficient for all. This can be achieved by ensuring an interconnected system of streets and trails and designing smaller block sizes. Safety measures on streets, including high-visibility crosswalks, buffered bike lanes, and convenient bus stops, will also be part of the solution. Car-sharing and other electric vehicle sharing options will be encouraged to minimize reliance on personal cars for daily travel. Site design for all uses must include adequate curbside pick-up and drop-off areas.



### ***Principle #5: Integrate the natural and built environment.***

The demolition and remediation of the FDC site will provide an opportunity for a new, holistic approach to designing buildings, spaces, and infrastructure that is more sustainable, healthy, and enjoyable. Weaving nature into the design and construction of buildings will be encouraged, including the use of passive heating and cooling, green infrastructure, and sustainable building materials. Designing outdoor spaces to mitigate heat and bring native plants and trees back to the area will enhance the quality of life.





4

# Land Use & Urban Design



### 4.1 Purpose

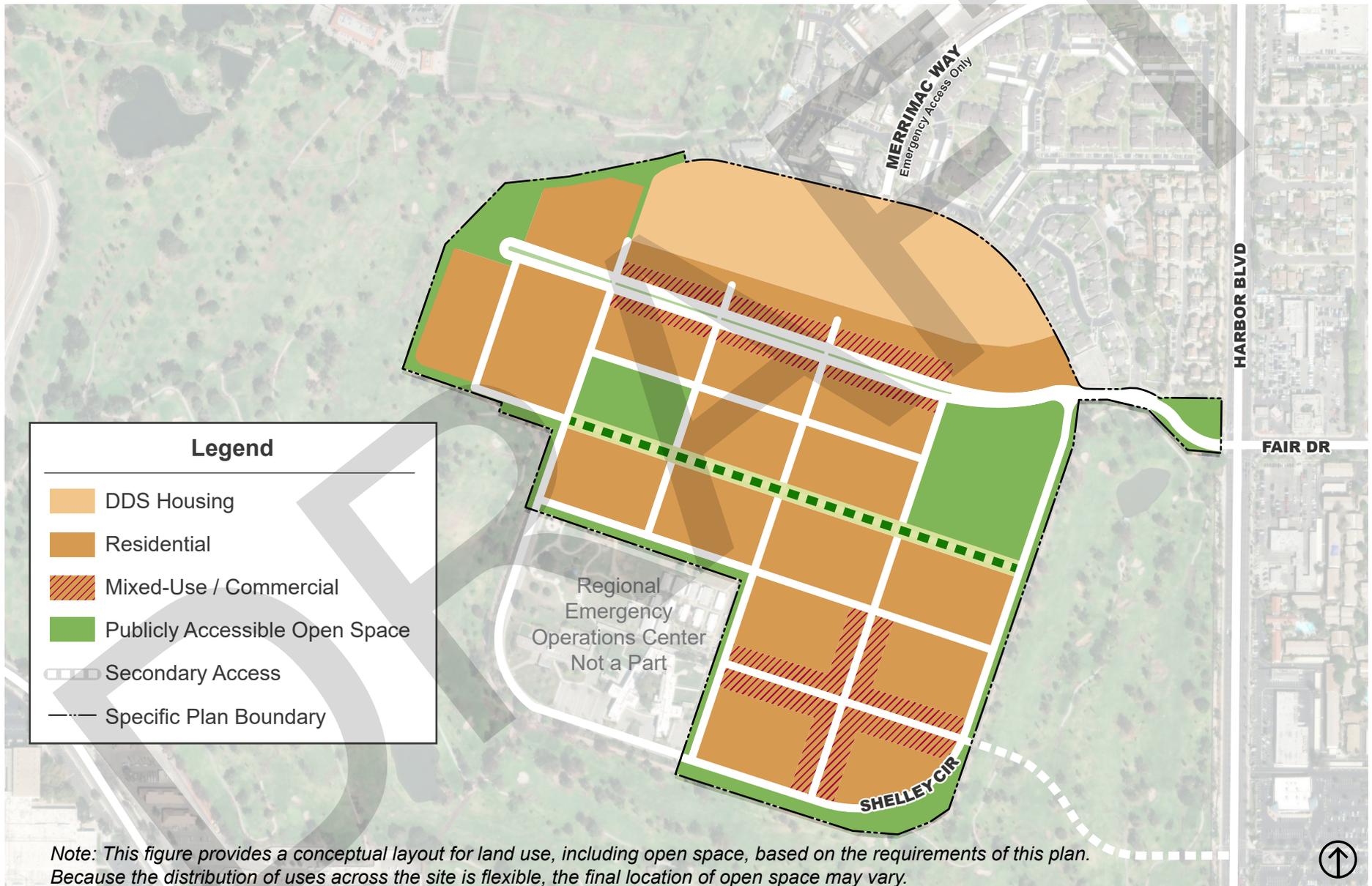
This chapter establishes the land use, development, and design regulations for redevelopment of the FDCSP area. This chapter must be used along with chapters 5, 6, and 7 which provide more detail about mobility, open space, and infrastructure respectively. Once selected, a Master Developer will provide a more detailed set of plans demonstrating how the components of this Plan are implemented. Consistent with the guiding principles in Chapter 3, objectives are provided throughout this chapter to support interpretation and implementation related to land use, urban design and housing.

### 4.2 Land Use Plan

The land use plan establishes the uses and a range for buildout of the Specific Plan area. The land use plan was created with input from the community and City decision makers, as described in Chapter 2. The Specific Plan area is anticipated to be a mixed-use community that allows for vertical and horizontal uses across the site. As a mixed-use community, some uses have flexibility for implementation; others, such as DDS Housing, shall have a dedicated area for future implementation. The sections below define the land uses and buildout for the site as well as the regulatory framework, also known as zoning. These land uses and where they are located on the site meet the following urban design objectives:

1. Allow for and encourage the siting of residential and commercial projects to actively engage streets, parks, and other public open spaces.
2. Create diverse mixed-use, mixed-income neighborhoods.
3. Locate parks and open space amenities throughout the FDC plan area to provide an inviting, comfortable and activated outdoor experience.
4. Design a land use plan and circulation network that prioritizes pedestrians and provides safe access to the FDC area for all modes of transportation.

Figure 4-1: Conceptual Land Use Plan



### 4.2.1 Buildout and Land Use Designations

Figure 4-1, provides the conceptual land use plan for the Specific Plan area with some flexibility in the final roadway alignments, location of commercial/ retail uses, and distribution of public open space. Table 4-1, *Statistical Summary*, provides the range of housing units, maximum non-residential square feet, and minimum open space requirement for the site. To supplement this section, Figure 4-2, *Conceptual Site Plan*, is an illustrative depicting possible implementation of the conceptual land use plan.

#### **Buildout**

As shown in Table 4-1, *Statistical Summary*, minimum and maximum buildout is provided for the site with a range of opportunities for both residential and commercial use. Publicly accessible Open Space has a minimum requirement and is also regulated by Chapter 6. Residential uses are further broken down into income requirements that must be met to implement the Plan. This buildout was informed by the City's Housing Element, State legislation, and the Market Study summarized in Chapter 2 and provided in Appendix C.

#### **Land Use Designations**

The following land use designations define the identified uses of the conceptual Land Use Plan as shown in Figure 4-1.

**Department of Developmental Services (DDS) Housing.** This designation includes approximately 15 acres of property to be retained by the State Department of Developmental Services

for the development of housing for the developmentally disabled (Very Low Income), and housing for moderate and above moderate households. Development in this designation is anticipated to be built at a lower scale than the rest of the site, creating a transition between the former FDC site and adjacent Harbor Village Apartments. See Section 4.4 for more information on the DDS site. On Figure 4-1 this designation is fixed and must be implemented in the area shown for DDS Housing.

**Residential.** This land use designation is intended to allow for a wide range of housing types available to a variety of income levels. The Residential category also allows for a range of senior living options, including independent and assisted living. Public and private recreational uses, daycare, and neighborhood-serving amenities are allowed. On Figure 4-1, *Conceptual Land Use Plan*, this designation is implemented by the Residential areas.

**Mixed-Use / Commercial.** Neighborhood-serving non-residential uses are encouraged in either a stand-alone or mixed-use configuration, including uses such as restaurants, coffee shops, small grocery and retail stores, pharmacies, studio and fitness facilities, and small office uses, including small scale medical office. This land use designation is flexible and floats across the site depending on the final roadway and open space design. Figure 4-1 depicts possible locations with high visibility and community accessibility that would be ideal for commercial retail uses.

**Publicly Accessible Open Space.** The Open Space designation is intended for various parks and open space uses that are open to the general public, including neighborhood parks, recreation centers and cultural facilities, and smaller pocket parks as well as

Table 4-1: Land Use Statistical Summary

Land Use	Development Minimum <sup>7</sup>	Development Maximum
<b>RESIDENTIAL<sup>1</sup></b>		
Very Low Income	575 units <sup>2</sup>	-
Low Income	345 units	-
Moderate Income	690 units	-
Above Moderate Income	690 units	-
<b>TOTAL UNITS<sup>4</sup></b>	<b>2,300 units</b>	<b>4,000 units<sup>6</sup></b>
<b>COMMERCIAL<sup>5</sup></b>	<b>10,000 square feet</b>	<b>35,000 square feet</b>
<b>PUBLIC OPEN SPACE<sup>3</sup></b>	<b>14 acres</b>	<b>No maximum</b>

NOTES:

1. Very Low, Low, Moderate, and Above Moderate income categories are defined in Chapter 2, Section B (2.), of the City’s 2021-2029 Housing Element. Mix of affordable units may be modified when submitting an Affordable Housing Plan; see Chapter 7, *Administration and Implementation*.
2. Very Low income units shall include 200 Permanent Supportive Housing Units in accordance with State Code Section 14670.31. Housing developed on-site by DDS may count toward meeting this requirement.
3. Public Open Space includes public parks, trails, plazas, and other types of open spaces available to the general public. It does not include private space that is considered an on-site amenity for multifamily housing and is primarily accessible by the residents of the development. For additional criteria, see Chapter 6, *Open Space*.
4. Total units include the residential development within the 15 acres of land retained by DDS.
5. Per Section 4.2.1, can be provided in a mixed-use or stand-alone building.
6. The maximum number of units provided in this table is consistent with the number of units analyzed in the EIR, this maximum does not preclude density bonus or other state laws that promote and streamline housing development.
7. A developer may propose an alternative means of compliance with the minimum requirements in this table by providing a different mix of very low low and moderate income housing as long as the overall number of affordable units is met. Alternatively, a developer may propose a lower number of total affordable units if the mix proposes deeper levels of affordability (e.g. there is an increase in extremely low, very low or low income categories). Compliance will be reviewed as part of the submitted affordable housing plan and determination made by the Community Development Director or designee, see Chapter 8.

trails for pedestrians and bicyclists. Flexibility in the final location and configuration of publicly accessible open space is defined in Section 4.3, *Open Space Plan*. Figure 4-1 shows conceptual locations for implementing this designation.

### 4.3 Urban Design

Urban design includes several key elements that develop the character of a place. These include, but are not limited to, urban form, views, open space, activity nodes, architectural character, streetscape, and the surrounding environment. When implementing the “Plans”—land use, housing, open space, mobility, and infrastructure—of this chapter, a Master Developer’s ultimate site and development plan shall implement the objectives of Section 4.1. Additionally, the final location and site design shall meet the following urban design objectives:

1. Locate and site community amenities such as commercial retail uses along a primary street frontage (As noted in Section 4.2.1, the commercial/retail component may be in a stand-alone building or group of buildings, incorporated on the ground floor of a residential building, or both). These amenities shall also be easily accessible to residents by either walking or riding a bicycle.
2. Design publicly accessible open space to create gathering areas for the neighborhoods, with outdoor amenities and spaces for dining, socializing, events, and other activities.

3. Design buildings so that uses open onto a street, plaza, or park, with parking on the street, side, or rear of the lot.
4. Allow for future expansion and flexibility in terms of use mix.
5. Provide a safe pedestrian experience to and from all the uses in the project.
6. Design loading and unloading areas to ensure that they do not interfere with pedestrian, bicycle or primary vehicular circulation.
7. Design parks and other open space areas to allow for natural surveillance, or “eyes on the street,” by maximizing the visibility of people, parking, and building entrances.
8. Incorporate existing, healthy trees as a design feature in landscaped areas or outdoor amenity spaces where feasible.

A visual representation that depicts the implementation of these objectives is shown on Figure 4-2, *Conceptual Site Plan*. Additional design objectives are incorporated in applicable sections throughout the rest of this chapter.

Figure 4-2: Conceptual Site Plan



# 4.4 Housing Plan

Housing—residential uses—is the primary land use for the Specific Plan area. Housing is identified by the City’s General Plan, 2021-2029 Housing Element, and in various State legislation described in Chapter 2. As depicted in Figure 4-2, a variety of housing product types are suitable for development in the Specific Plan area. These housing types are also described in Chapter 5. Additionally, this Plan requires that a certain number of affordable units be provided, as identified in Table 4-1, *Statistical Summary*. The affordability for income categories is dependent on the annual Median Family Income (MFI) for Orange County as determined by the State Department of Housing and Community Development. Table 4-2 provides the income category by percent of MFI. Tracking requirements for the Housing Plan are provided in Chapter 7, *Administration and Implementation*.

Future DDS housing will contribute to the total number of units for the Specific Plan area. The changing model of care, as discussed in Chapter 1, will require that units meet the needs of the disabled community. DDS will be responsible for the development of this portion of the property and may work with the Master Developer or choose a different approach for implementation.

The design of residential projects (market-rate and affordable) shall meet the following urban design objectives:

1. Design buildings to front onto streets, parks, the golf course, or common open spaces, except where properties front along the edge of the REOC.
2. Capitalize on views of the golf course, parks, or other open space features.
3. Orient buildings for energy efficiency (e.g., to capture day lighting, minimize heat gain, take advantage of prevailing breezes and for natural ventilation).
4. Architecturally treat all sides of a building to reflect a coherent architectural style through the use of materials, massing, articulation, and scale.
5. Promote pedestrian activity by placing entrances at or above street level and locating stairs near the building’s entrance.
6. Activate the ground floor of residential buildings with building amenities, such as recreation areas, co-working spaces, or other services.
7. Provide convenient pedestrian access from homes to adjacent streets or paseos.
8. Utilize alleys and/or side streets for driveway access where feasible to avoid curb cuts along backbone roads.
9. Screen parking structures with residential or commercial uses, landscaping, murals, or other architectural treatment.
10. Locate windows, balconies, and courtyards to offer views of sidewalks, open space areas, or other amenities.

## 4.4.1 Housing Types

The FDCSP has specific housing requirements as identified in the City’s 2021-2029 Housing Element and this table 4-1 of this Plan. Guiding principle #1—*ensure that Costa Mesa’s housing goals are met for the FDC site*—stresses the importance of housing for the Plan area. To meet these housing needs, a variety of housing and unit types are permitted and encouraged to foster a vibrant mixed-use/ mixed-income neighborhood. These include but are not limited to:

- Townhomes
- Multi-family dwellings
- Age-restricted buildings/units
- Income restricted buildings/units
- Permanent supportive housing units
- Single room occupancy units
- Mixed-use buildings

Future development may include for-sale and for-rent units. Units that qualify as affordable housing shall also comply with the tracking requirements of Chapter 8, *Administration and Implementation*.

The City encourages the development of for-sale housing and will consider certain concessions or incentives. Any concessions will need to be negotiated as part of a Development Agreement and may include: the delay in payment of park in-lieu fees until Certificate of Occupancy; the delay or reduction in other city fees; and other types of incentives.

Table 4-2: Income Categories

Income Category <sup>1</sup>	% Range of Median Family Income
Very Low Income	0–50%
Low Income	51–80%
Moderate Income	81–120%
Above Moderate Income	Greater than 120%

Source: City of Costa Mesa 2021-2029 Housing Element.

NOTES

1. See Table 4-1, Statistical Summary, for minimum unit requirement by Income Category.



A variety of housing types, including townhomes, are expected to be developed throughout the Specific Plan area.



Housing is prioritized for the FDCSP area with many uses- including temporary events- permitted to support residents and create a vibrant community.

## 4.5 Uses

As identified in the State's disposition process and bolstered by the Plan's vision and guiding principle as discussed previously in Section 4.4.1—residential uses shall be the predominant allowed use for the plan area.

Table 4-3, *Permitted and Conditionally Permitted Uses*, identifies the land uses that are permitted, require a Minor Conditional Use Permit, or are not permitted. Definitions of allowed land uses are provided in Appendix A, *Definitions*.

Any use not listed in Table 4-3 shall be prohibited unless deemed to be similar in nature to an allowable use, as determined by the Department Director, or designee through the provisions of Chapter 8, *Administration and Implementation*.

**Table 4-3: Permitted and Conditionally Permitted Uses**

<b>P - Permitted   MC - Minor Conditional Use Permit   N - Not Permitted TUP - Temporary Use Permit</b>		<b>Notes</b>
<b>RESIDENTIAL</b>		
Multi-family Residences	P	
Permanent Supportive Housing	P	
Common Interest Developments	P	
Single-Family Residence	P	
Single Room Occupancy Units	P	
Senior Housing	P	
<b>OFFICE</b>		
Administrative	P	
Professional	P	
Medical (non-urgent care, less than 10,000 sq ft)	P	
Dentist	P	
<b>RETAIL</b>		
Art Shop/Gallery	P	
Studios: arts, music, dance	P	
Bakery (Retail)	P	
Bank	P	
Bookstore	P	

Table 4-3: Permitted and Conditionally Permitted Uses (continued)

P - Permitted   MC - Minor Conditional Use Permit   N - Not Permitted	Notes	
Clothing/Apparel Store	P	
Coffee Shop	P	
Convenience Store	P	
Dry Cleaner	P	
Fitness and Health Center (Personal Training, Yoga, Pilates, Sauna, Cold Plung, etc. less than 10,000 sq ft)	P	
Florist Shop/Flower Stand	P	
Ice Cream/Frozen Yogurt Shop	P	
Jewelry Store	P	
Juice/ Smoothie Shop	P	
Liquor Store	MC	
Restaurant (with or without outdoor dining)	P	
Salon/Beauty Shop (Hair, Nails, etc.)	P	
Specialty Grocery Store (less than 10,000 sq ft)	P	
Tasting Room/Wine Bar/Neighborhood Bar (may include small batch brewery)	MC	
Tutoring	P	
<b>OTHER</b>		
Mixed-Use Buildings	P	
Home Occupations	P/MC	Per CMMC Section 13-164
Residential care facility, seven or more	MC	

**Table 4-3: Permitted and Conditionally Permitted Uses (continued)**

<b>P - Permitted   MC - Minor Conditional Use Permit   N - Not Permitted</b>	<b>Notes</b>	
Child Daycare Center	P	
Drive Thru Associated with Any Business	N	
School (Public or Private)	Y	
Public Facilities for Fire and Safety (Fire Station, Police Substation, etc.)	Y	
<b>RECREATIONAL AND SPECIAL EVENTS</b>		
Community Clubhouse (for residents only)	P	
Community Facilities/Library/Parks/Playground/Sports Fields (public)	P	
Temporary small performance area (in publicly accessible open space area)	TUP	
Temporary outdoor market (Farmers, Holiday, Vintage, etc.)	TUP	See Sections 4.5.1 and 4.5.2
Public events, including City-sponsored events, in conjunction with open space area	P	See Sections 4.5.1 and 4.5.2
Food Trucks (associated with a special event)	P	See Sections 4.5.1 and 4.5.2
<b>INTERIM USES</b>		
Temporary real estate and construction offices	P	
Recreational uses or other uses as described in Section 5.2.1	P	
<b>ACCESSORY USES</b>		
Accessory Dwelling and Junior Accessory Dwelling Units	P	Per CMMC Section 13-35

NOTES: Any use not specifically permitted, or permitted with a Minor Conditional Use Permit per this table, shall be reviewed by the Development Services Director to determine its similarity to another listed use. If no substantial similarity exists, the unlisted use shall require approval of a Minor Conditional Use Permit prior to establishment of the use. If there is a conflict between Table 13-30 of the Costa Mesa Municipal Code and this table, the Specific Plan shall prevail. See also Chapter 8, *Administration and Implementation*.

### 4.5.1 Temporary Uses and Special Events

In support of guiding principle #2—*create vibrant and accessible open spaces*—temporary uses and special events are expected and encouraged to activate public and private open space areas. Uses may include but are not limited to performances, fitness classes, food festivals, farmers markets, and holiday events. Temporary uses and special events may occur within open spaces and on roadways, including the Promenade, which may be temporarily closed to vehicular traffic for approved events. These uses must apply and pay fees for a special event permit per Section 10-386 of the CMMC. Temporary vending at these events are subject to Section 10-368 of the CMMC. Temporary Use Permits may be approved for up to three years with up to two, one-year extensions.

### 4.5.2 Food Trucks, Carts, and Kiosks

Food trucks, carts, and kiosks are permitted in conjunction with a special event and are subject to the requirements of Section 4.5.1 above. A special event plan that characterizes the location of carts, kiosks, and/or food trucks shall be submitted. The special event plan shall document ADA clear paths of travel, unobstructed pedestrian flow, and demonstrate that there is no identifiable health and safety risk.

### 4.5.3 Outdoor Dining

Outdoor dining areas are permitted in the FDCSP area as part of a restaurant, cafe, or other type of eating and/or drinking establishment and are subject to the provisions of the CMMC, Chapter V, Article 4, *Establishments Where Food or Beverages are Served*, Section 13-48. Outdoor dining areas are not permitted within any parking area of the FDCSP site. These areas may encroach into the setback along the Promenade.

## 4.6 Development and Design Standards

This section provides development and design standards specific to the FDCSP area; these standards supersede Title 13, Chapter V, Development Standards, of the CMMC, or any future citywide design standards. If this Plan is silent on a topic, the CMMC shall apply, or any future citywide design standards. The following sections outline the standards for buildings, parking, and open space areas. All buildings shall comply with California Building Energy Efficiency Standards (or future equivalent building code).



*Development and design standards show the form of the building and how buildings interact with the public realm.*



*The building height, massing, and scale contribute to its character.*

### 4.6.1 Building Form, Scale, and Massing

Building form and scale shall be regulated through height, density (dwelling units per acre), floor area ratio (FAR), and massing. Table 4-4 establishes the allowable density, FAR, and height standards for development in the FDCSP area.

Stepbacks and variations in massing shall be used to frame public spaces, transition to adjacent uses, and provide architectural variety. Multiple buildings with varying heights and massing are encouraged to support a human-scaled neighborhood environment. Figure 4-3, *Building Massing*, demonstrates how the standards of this section can be met.

#### ***REOC Building Height Limitations***

Building height shall be subject to limitations imposed by the communication tower on the REOC, as detailed in Appendix E. Development within the microwave path of the communication tower shall reduce building height or incorporate stepbacks to comply with the allowable height. This section supersedes the heights identified in Table 4-4. The communication tower requires approximately a width of 30 to 50 ft of clearance at certain height levels for direct line-of-sight communication with other towers, as described in Appendix E. Figure 4-4 provides a simplified guide for this criteria to demonstrate areas impacted by the height restrictions. Future development must demonstrate that buildings comply with the requirements through the application processes of Chapter 8.

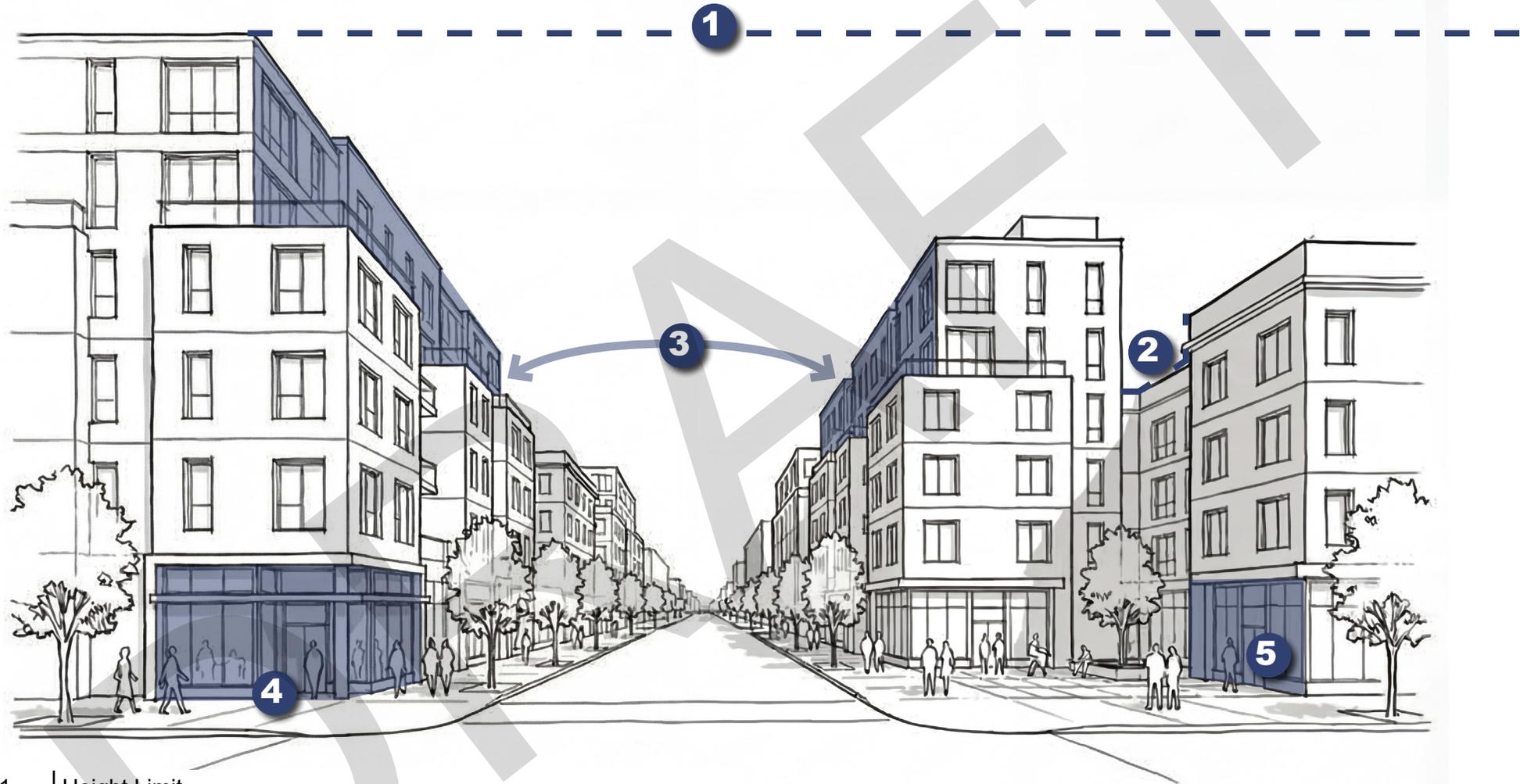
Table 4-4: Building Form, Scale, and Massing

Standard	Minimum	Maximum	Notes
<b>DEVELOPMENT INTENSITY</b>			
Floor Area Ratio (FAR)	-	0.40	0.25 max for Mixed-Use areas.
DDS Housing Density	32 du/ac	-	Units are included in the total maximum identified in Table 4-1.
Density	-	-	See Table 4-1 for maximum number of units.
<b>BUILDING HEIGHT</b>			
Residential	-	100 feet*	*Maximum height may be exceeded by 35 feet for two buildings.
DDS Housing	-	50 feet	
Mixed-Use	-	135 feet	
Commercial (standalone)	-	35 feet	
Parking Structure	-	**	**Equal to the height of the building(s) it serves <sup>1</sup>
<b>GROUND FLOOR HEIGHT</b>			
Residential	10 feet	-	
Mixed-Use	12 feet	-	
Commercial	25 feet	-	
<b>BUILDING SEPARATION</b>			
Primary Buildings	10 feet	-	Between 2 or more primary structures.

NOTE:

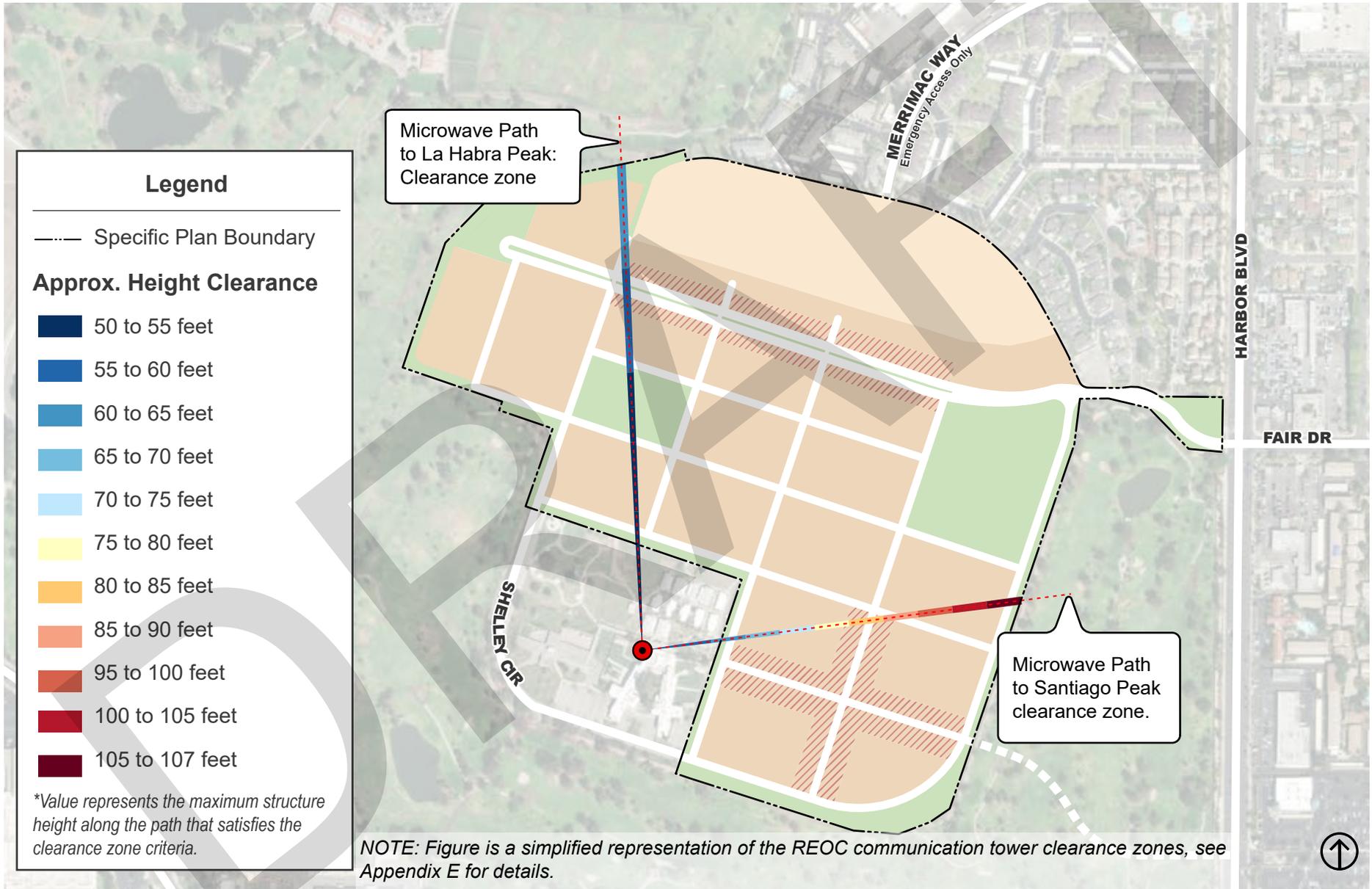
1. Building heights shall comply with height limitations associated with the Regional Emergency Operations Center communication tower, see Figure 4-3 and Appendix E.
2. If part of a wrap-style building height of parking structure may not exceed height of the residential portion of the building.

Figure 4-3: Building Form, Scale, and Massing



- |    |                         |
|----|-------------------------|
| 1. | Height Limit            |
| 2. | Massing Transition      |
| 3. | Stepback                |
| 4. | Corner Entry            |
| 5. | Human Scale Groundfloor |

Figure 4-4: REOC Tower Location and Antenna Clearance



## 4.6.2 .Building Orientation

To foster a pedestrian environment, main building entries in the FDCSP area shall be oriented toward the Promenade, a street, plaza, paseo or park.

### **Residential**

For residential buildings adjacent to the Promenade, primary ground-floor common entries or individual-dwelling-unit entries shall be oriented toward the street.

For residential buildings adjacent to all other road types, primary ground-floor common entries or individual-dwelling-unit entries may be oriented toward the street, paseo, or private drive.

### **Commercial and Mixed-Use**

Main building entries shall be oriented toward a street, plaza area, or park, unless a corner entry is required as defined below.

Corners at key intersections identified on Figure 4-5 shall provide entries or design features. Design features shall have a distinct but complementary design to the overall mass of the building. Corner design features may include:

- Increased building height at the corner by up to 10 feet, if applicable the height must comply with Appendix E;
- Open space in the form of a plaza or entry court; and/or
- Enhanced canopies, awnings, or marquees.
- Building entries.

Figure 4-5: Key Intersections

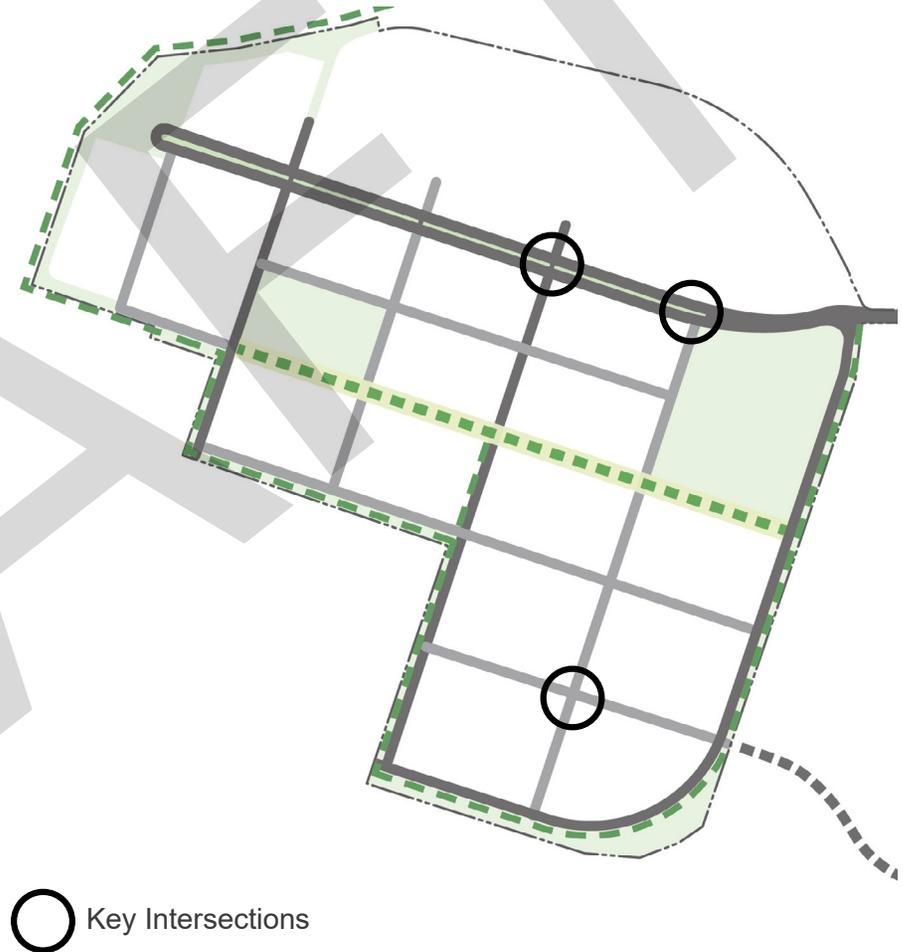
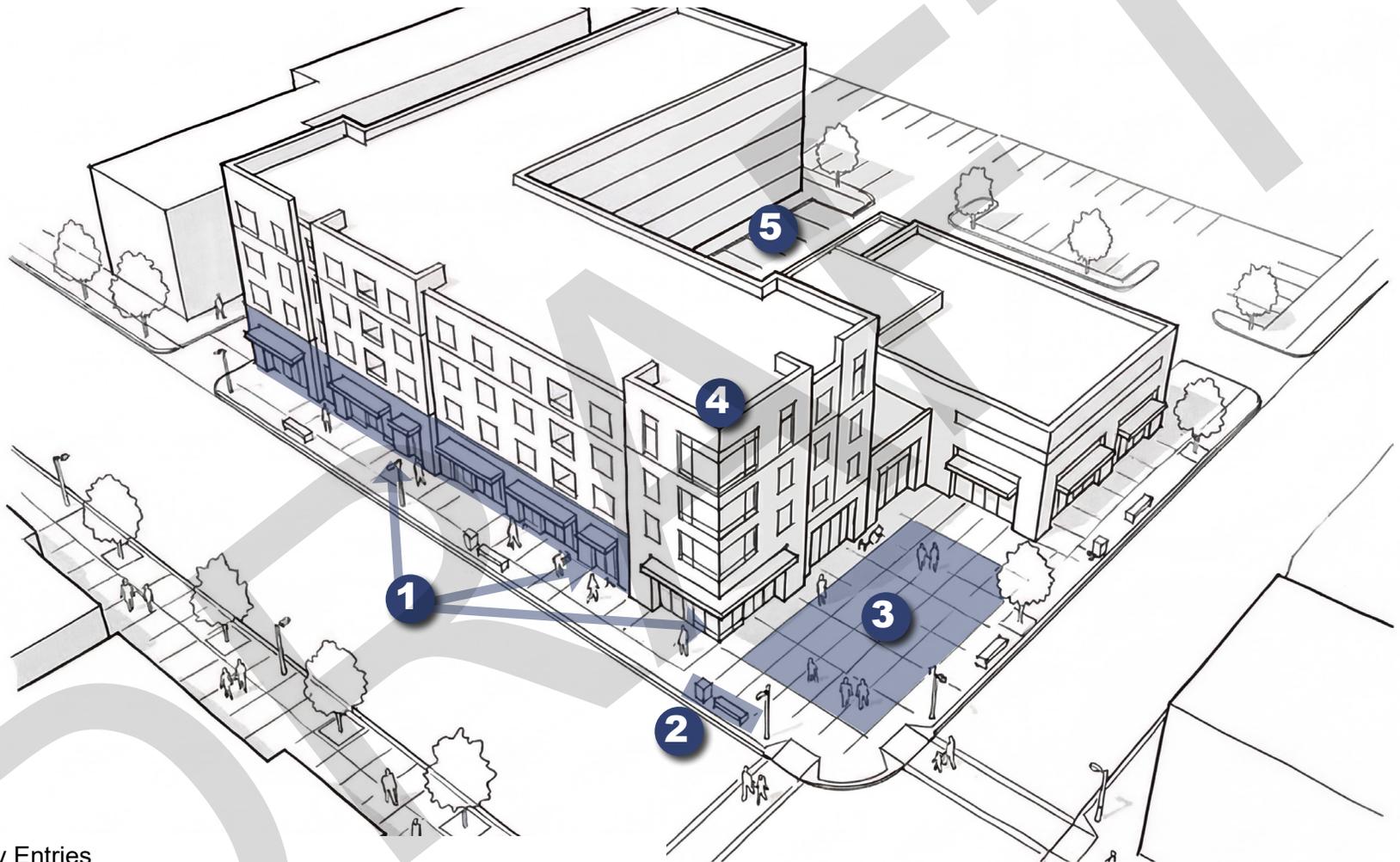


Figure 4-6: Building Orientation



- |    |   |
|----|---|
| 1. | Primary Entries                           |
| 2. | Street Furniture                          |
| 3. | Plaza                                     |
| 4. | Corner Design Feature (height and awning) |
| 5. | Secondary Entries                         |

### 4.6.3 Setbacks

Setbacks define the minimum distance between buildings and streets, creating areas that contribute to the public realm. Required setbacks are established in Table 4-5.

Within required setback areas, the following are allowed:

- Landscaping/ hardscape
- Outdoor dining and seating
- City-approved public art
- Pedestrian paths
- Green infrastructure (e.g. bioswales)
- Lighting
- Street furniture
- Publicly accessible open space
- Wayfinding signs
- Bike racks

All required setback areas shall be maintained.

### 4.6.4 Encroachments and Projections

Architectural elements, building stoops, and signs may encroach into a required setback area or into a public right-of-way subject to Design Review, per Chapter 8, and may require an encroachment permit subject to Section 15-13 of the CMMC. Encroachments shall not interfere with required ADA accessibility, emergency or fire access.

Projections such as roof or eaves overhangs, awnings, open unenclosed stairways, and chimneys and fireplaces, are allowed to encroach subject to Design Review, per Chapter 8, and must comply with Section 13-32 of the CMMC.

Table 4-5: Setbacks

Type	Minimum	Maximum
<b>BUILDING SETBACKS</b>		
The Promenade <sup>1</sup>	5 feet	15 feet
Local Roads <sup>1,2</sup>	10 feet	10 feet
Private Drives <sup>1</sup>	10 feet	-
Alley <sup>1</sup>	5 feet	-
Regional Emergency Operations Center <sup>3</sup>	25 feet	-
Golf Course	20 feet	-
Paseo	5 feet	-
Parking Structures <sup>1,4</sup>	5 feet	-



*The setback areas may contain landscaping and planters, street furniture, lighting, and outdoor dining.*

NOTES:

1. Measured from back of sidewalk.
2. Applies to public roads including Shelley Circle.
3. Measured from property line.
4. Setback Must be landscaped.

### **Architectural Materials:**

- Textured masonry like brick or stone
- Wood or engineered wood accents or slats, shade canopies
- Windows
- Smooth or lightly textured stucco
- Cast in place concrete
- Fiber-cement panel systems
- Metal accent elements
- Green walls and other natural materials
- Other materials as approved by the Planning Division

## **4.6.5 Frontages**

A building frontage is the portion of the building facing a street. How the frontage is designed contributes to the neighborhood character and the extent to which a pedestrian-oriented environment is created.

Common entries to a residential or mixed-use building shall provide at least two of the following:

- Pedestrian-level articulation using materials (as defined in the callout box to the right).
- Ground-floor activation through leasing offices, common spaces, or recreation areas.
- Common entrances at building corners.

Individual-dwelling-unit entries facing the street shall include at least two of the following:

- Access through a courtyard with minimum dimensions sufficient for pedestrian circulation and unit access, generally no less than 12 feet in width and 25 feet in length, or equivalent area.
- A minimum grade separation of 2 feet from the existing grade to the finished floor, excluding units designed to meet ADA requirements.
- An entry patio, porch, or stoop with enclosure walls and/or railing. See minimum open space dimensions in Chapter 6.

Figure 4-7: Building Frontage



- |    |  |
|----|--|
| 1. | Street Facing Entry                                  |
| 2. | Pedestrian-level Articulation                        |
| 3. | Front Yard Landscape Zone                            |
| 4. | Porch / Stoop Transition with Grade Separation       |
| 5. | Pedestrian Oriented Frontage with Street Tree Canopy |

### 4.6.6 Lighting

Lighting shall be designed to enhance safety and visibility while minimizing glare and light spillover.

- Pedestrian-scale lighting shall be provided along streets, paseos, open spaces, and building entrances.
- Lighting shall be directed downward and shielded to minimize impacts from light spillage on adjacent properties.

### 4.6.7 Trash, Recycling and Utility Enclosures

Trash and recycling facilities and utilities shall be designed to minimize visual and operational impacts and shall not impede vehicle, bicycle or pedestrian accessibility..

- All trash enclosures and utilities shall be screened from public streets, alleys, and adjacent properties.
- Trash enclosures and utility areas shall be physically integrated into the project and shall include an off-street loading area and other requirements of the Costa Mesa Sanitary District or utility provider.
- Trash enclosure areas shall comply with Section 13-73 of the CMMC.

### 4.6.8 Fences, Walls, Netting, and Safety

Fences and walls shall be designed for safety while contributing to the overall design character of the area.

- All fences and walls shall comply with Section 13-75 of the CMMC.
- Gated neighborhoods are prohibited.
- Perimeter fencing and netting for golf course safety shall be installed consistent with the netting used at the REOC. Final location for netting shall be approved by the Community Development Department, who will confer with the golf course operator and developer prior to determining final location.
- The developer shall coordinate with Costa Mesa Police Department to implement cameras at all entrances to the FDCSP site, see Chapter 8, *Administration and Implementation*.

### 4.6.9 Signage

Submittal of a Planned Signing Program (PSP) is required for the FDCSP site. A cohesive exterior sign program shall establish the placement and design criteria for all on-site signs. Sign types may include, but are not limited to:

- Freestanding signs.
- Wall signs.

- Projecting signs.
- Monument signs.
- Building identification.
- Tenant identification.
- Landmark signage or interpretive signage acknowledging history of the site.

The PSP shall also include the following for each sign type:

- Sign size, area, letter size, font style, and color palette.
- Sign construction materials and illumination method and/or type of lighting.
- General location requirements.
- Note of other architectural or environmental considerations.

Section 13-116, *Signs Adjacent to Residential Zones*, and Section 13-117, *Maintenance of Permanent Signs*, Article 3, Sign Regulations, of the CMMC shall apply. Signage

### 4.6.10 Historic Requirements

As part of the state's disposition process and through the preparation of this Specific Plan and accompanying EIR, an Historical Resources Inventory and Evaluation Report were conducted for the site. Under the National Register of Historic Places criteria the FDCSP qualified as an eligible historic landscape or historic district. The proposed specific plan project will include removal of all or a significant portion of the FDC, which is impact the site's historic district designation. Qualifying under NRHP/CRHR Criteria A/1 the district has significance at

the local level for the important role it played in the evolution of public institutional mental health care. And at the state level it also qualified under NRHP/CRHR Criteria C/3 as a representative example of post-war state hospital campus.

However, it was found that neither FDC as a whole, nor any individual resources within the FDC meet the eligibility requirements to be a California Historical Landmark.

Requirements for the historic district designation:

- Prior to any ground-disturbing activities or alterations that may impact the FDC complex, a Historic American Buildings Survey (HABS)-style documentation shall be completed by a qualified architectural historian. The documentation should include a historical narrative, physical description of the historic district, scaled district map, and high-resolution digital photographs. The final documentation should be submitted to the City and a local archive or publicly accessible repository for archival purposes and should be approved by the City prior to demolition of the FDC.
- At least two interpretive panels shall be installed along the multi-use trail within the FDCSP area. The panels should contain material documenting the history of the FDC, its place in the broader history of the City of Costa Mesa, and the place of state developmental centers in the general history of the State of California and its people. The two panels should address different topics relevant to the above themes, and should include both pictures and explanatory text.



SECRET

**5**

# Mobility



### 5.1 Purpose

The purpose of this chapter is to provide context and standards for connecting new this future community with existing streets. The redevelopment of the area will involve a new internal network of on street and off-street facilities to provide access throughout the site. The mobility plan also addresses how all modes of transportation will be accommodated.

### 5.2 Mobility Plan

The mobility plan and overall roadway network for the Specific Plan area were designed with input from the community and industry best practices. The following objectives have been established to guide implementation:

1. Provide an interconnected network of streets composed of smaller blocks that create a walkable grid pattern. Blocks can be designed with mid-block alleys and paseos to further enhance mobility and access, especially for pedestrians and bicyclists.
2. Allow shared use of mid-block alleys by motorists, bicyclists, and pedestrians, as appropriate. These through-connections should be designed to encourage slow vehicle speeds and clearly signed for shared use with pedestrians and bicyclists.
3. Avoid cul-de-sacs unless physical conditions provide no practical alternative.

4. Incorporate existing, healthy trees within the streetscape to the extent possible.
5. Incorporate a native focused street tree palette that provides shade and variety of shapes and colors.
6. Curtail speeding by keeping lane widths as narrow as possible.
7. Design curb lanes for multiple uses where possible, including passenger pick-up/drop-off, shuttle or bus boardings where applicable, bicycle or scooter parking, and loading zones.
8. Provide a network of bike facilities throughout the site, with connections to the off-street bike path along Harbor Boulevard and to the Tanager and Joann Street Bicycle Trails.
9. Provide dedicated pedestrian crossings in high-traffic areas to ensure the safety and convenience of walkers.
10. Design streets to accommodate community events, such as farmers markets and seasonal celebrations, through temporary street closures to be used as programmable open space.

The following sections describe how existing and proposed elements of the mobility plan implement these objectives.

## 5.2.1 Circulation Standards

The circulation system within the Specific Plan area shall support a safe, connected, and multimodal environment that prioritizes pedestrians and cyclists while accommodating vehicles, emergency access, and service functions.

- Streets shall be designed to support all modes of travel, including pedestrians, bicycles, vehicles, and transit, if applicable.
- Emergency vehicle access shall be provided to all buildings and shall comply with the Costa Mesa Fire & Rescue requirements.
- Street design shall be consistent with the street typologies identified in this chapter.
- Mid-block alleys may be used to provide access to parking and other building services.

### 5.2.2 Existing Roadway Network

The existing roadway network provides the context for designing a new circulation network for the Plan area. This network is provided on Figure 5-1, *Existing Roadway Network*, which shows the existing area roadway infrastructure in the vicinity of the site. The major roadways closest to the Specific Plan area are described below:

#### **State Route (SR-55)**

The closest regional highway is State Route 55 (SR-55), east of the Specific Plan area. It is an eight-lane (four in each direction), north-south freeway route from Yorba Linda to the coastal cities in Orange County. The closest interchanges are at Fair Drive and Victoria Street.

#### **Harbor Boulevard**

Harbor Boulevard is a north-south major arterial roadway running just east of the Specific Plan area. It is six lanes (three in each direction), with a center median providing turn lanes into commercial developments along the roadway, where appropriate. In the project vicinity, there are signalized intersections at Merrimac Way, Fair Drive, the Harbor Center Shopping Center, and Wilson Street.

#### **Fair Drive**

Fair Drive is the main entrance into the Specific Plan Area. It is an east-west primary arterial. East of Harbor Boulevard, it is four lanes (two in each direction) with a center two-way left-turn lane.

West of Harbor Boulevard, the road narrows to a two-lane local street that connects to the current FDC site. This will remain the primary entrance into the Specific Plan area.

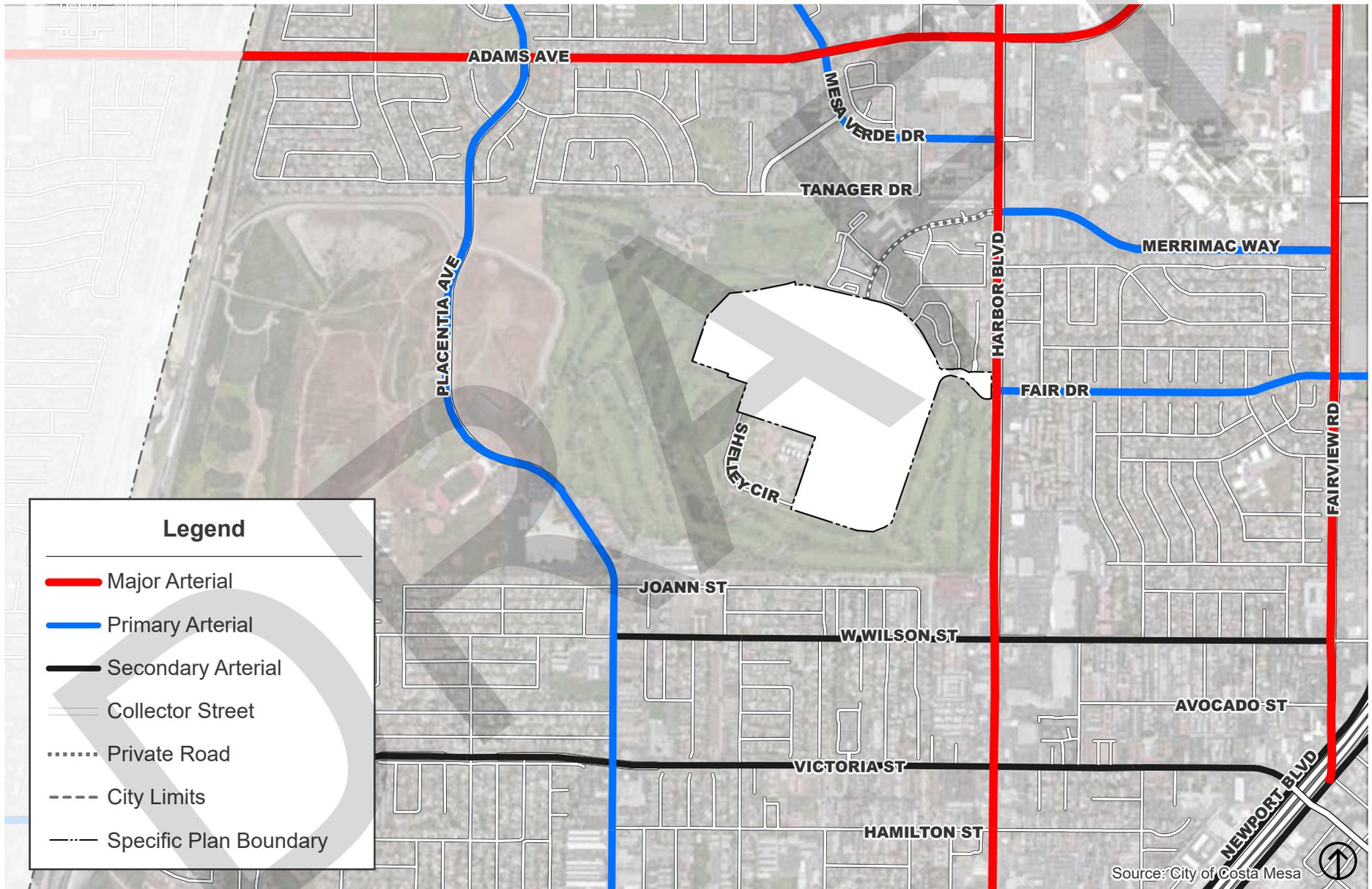
#### **Merrimac Way**

Merrimac Way is a two-lane, east-west primary arterial east of Harbor Boulevard. West of Harbor Boulevard it is a two-lane private road that leads to the Harbor Village Apartments and ends at the FDC site. While this roadway currently provides access to the FDC site, its use will only be for emergency access in the future. See Section 5.2.3 for more information on the proposed roadways into and throughout the site as part of this Specific Plan.

#### **Shelley Circle**

Currently, internal circulation on the FDC site is accommodated by Shelley Circle, a primary local roadway with two lanes, one in each direction. A sidewalk lines the inner portion of the circle. Shelley Circle can be accessed at two points: Fair Drive and Merrimac Way. This roadway loops around the FDC site, with smaller private roadways extending from it to provide circulation between existing buildings. Shelley Circle has recently been improved through the Regional Emergency Operations Center project and will be maintained, but connections to the internal roadway system will be adjusted with future development. See Section 5.2.3 for more information on the proposed roadways into and throughout the site as part of this Specific Plan.

Figure 5-1: Existing Roadway Network



### 5.2.3 Proposed Roadways Network

The proposed roadways for the Specific Plan area provide various types of streets to accommodate all modes of transportation. Figure 5-2, *Proposed Roadway Network*, depicts the proposed roadway network. Street classifications specific to the Specific Plan site include:

- Promenade
- Local Road
- Shelley Circle
- Secondary Access

A grand entry via a **Promenade** from Fair Drive welcomes motorists, cyclists, and pedestrians into the community.

**Shelley Circle** provides another prominent connection, with access from the Promenade south to the Regional Emergency Operations Center (REOC).

Internal connections are through **local roads** that create walkable blocks and form a gridded street network. These streets may be public or private.

A **secondary access** road will be required for additional safe ingress and egress for development of more than 2,300 residential units. The secondary access is planned via a new street is proposed through the golf course connecting to the existing intersection at Harbor Boulevard and the Harbor Shopping Center Driveway aligned with the shopping center east

of Harbor Boulevard. This roadway alignment will be finalized with a Master Developer and a redesign and/or reconfiguration of impacted golf course holes is required (see Chapter 8, *Administration and Implementation*).

Merrimac Way is a private drive and will only provide future **emergency access** through the Harbor Village Apartments.

The mobility plan is designed to be flexible as long as the objectives are met and pedestrians are prioritized. The only exceptions to this are for the paseo and the roads that have been identified as backbone roadways in Figure 5-3, *Backbone Roadway Network*, which shall be implemented as the foundation of the Plan; however, the location of streets composing the grid system may vary depending on the final block layout and configuration. All streets and trails shall comply with the cross-sections provided on Figures 5-4 through 5-11, subject to review by the Public Works Director. These figures depict how infrastructure for vehicles, pedestrians, and cyclists provides safe circulation for all users. Cross-sections are provided for the Promenade, the secondary access road, and Shelley Circle, as well as two options for local roadways; one with on-street parking and one without. Details for each type of connectivity are described in the sections below.

Figure 5-2: Proposed Roadway Network

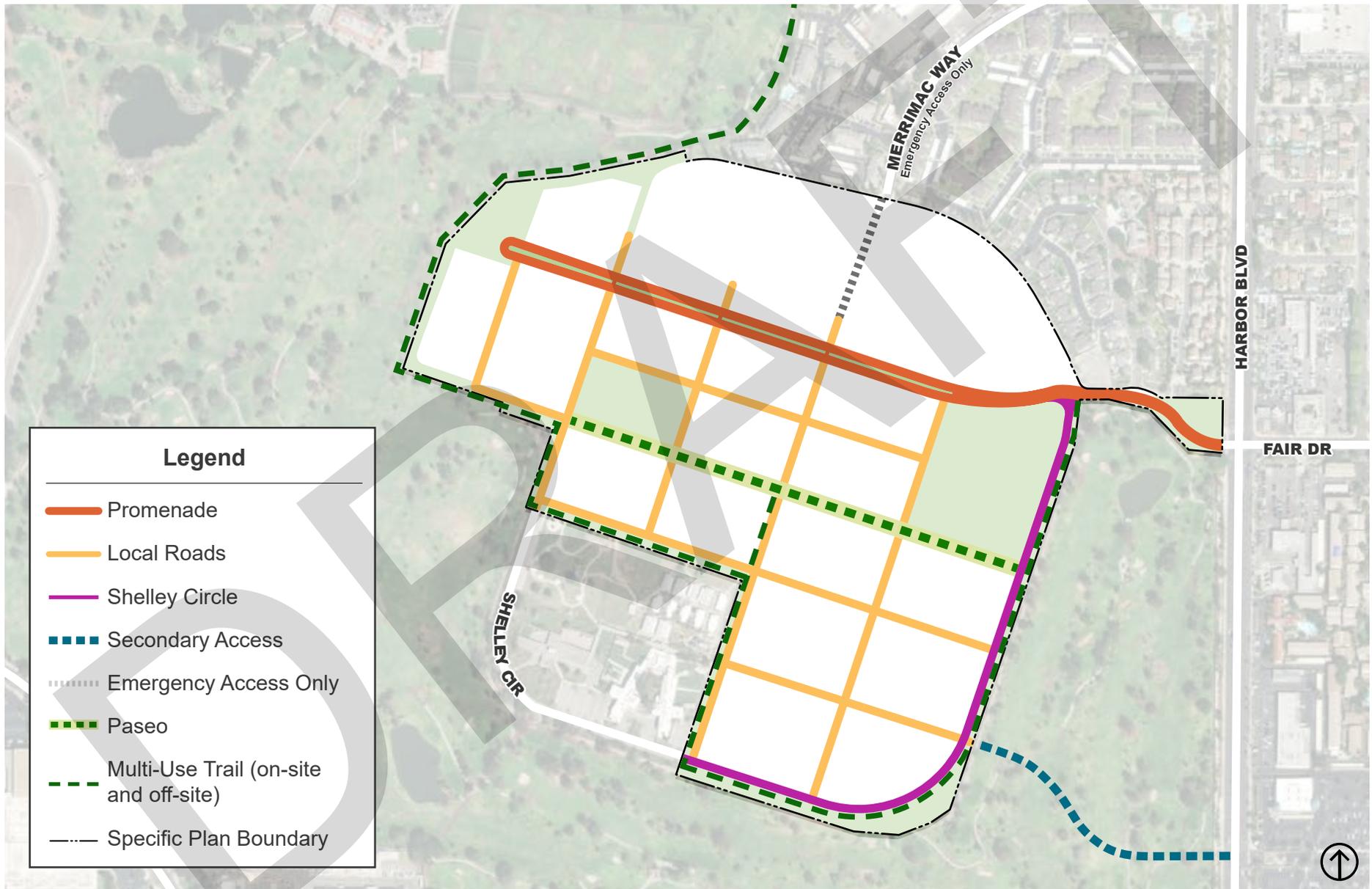
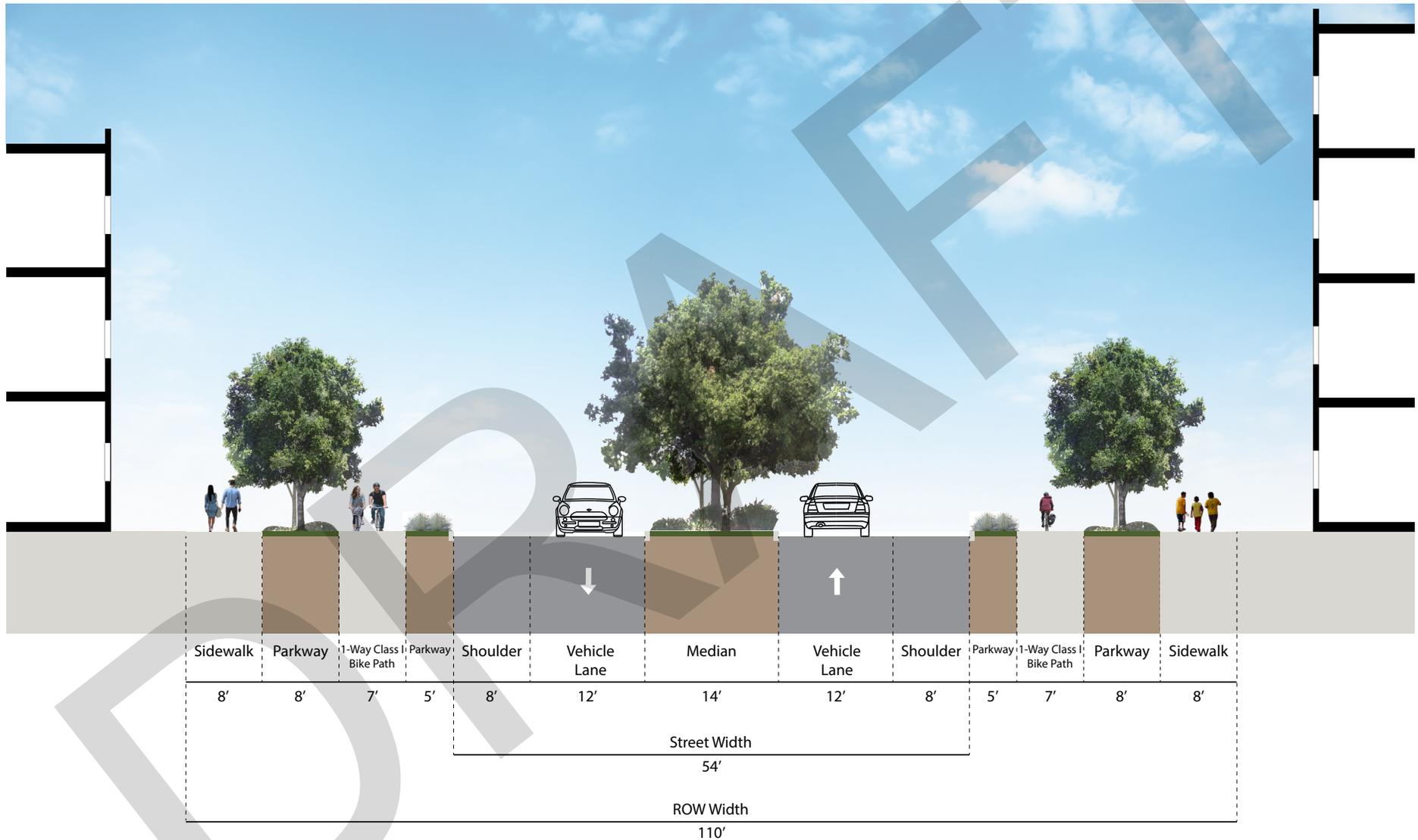


Figure 5-3: Backbone Roadway Network

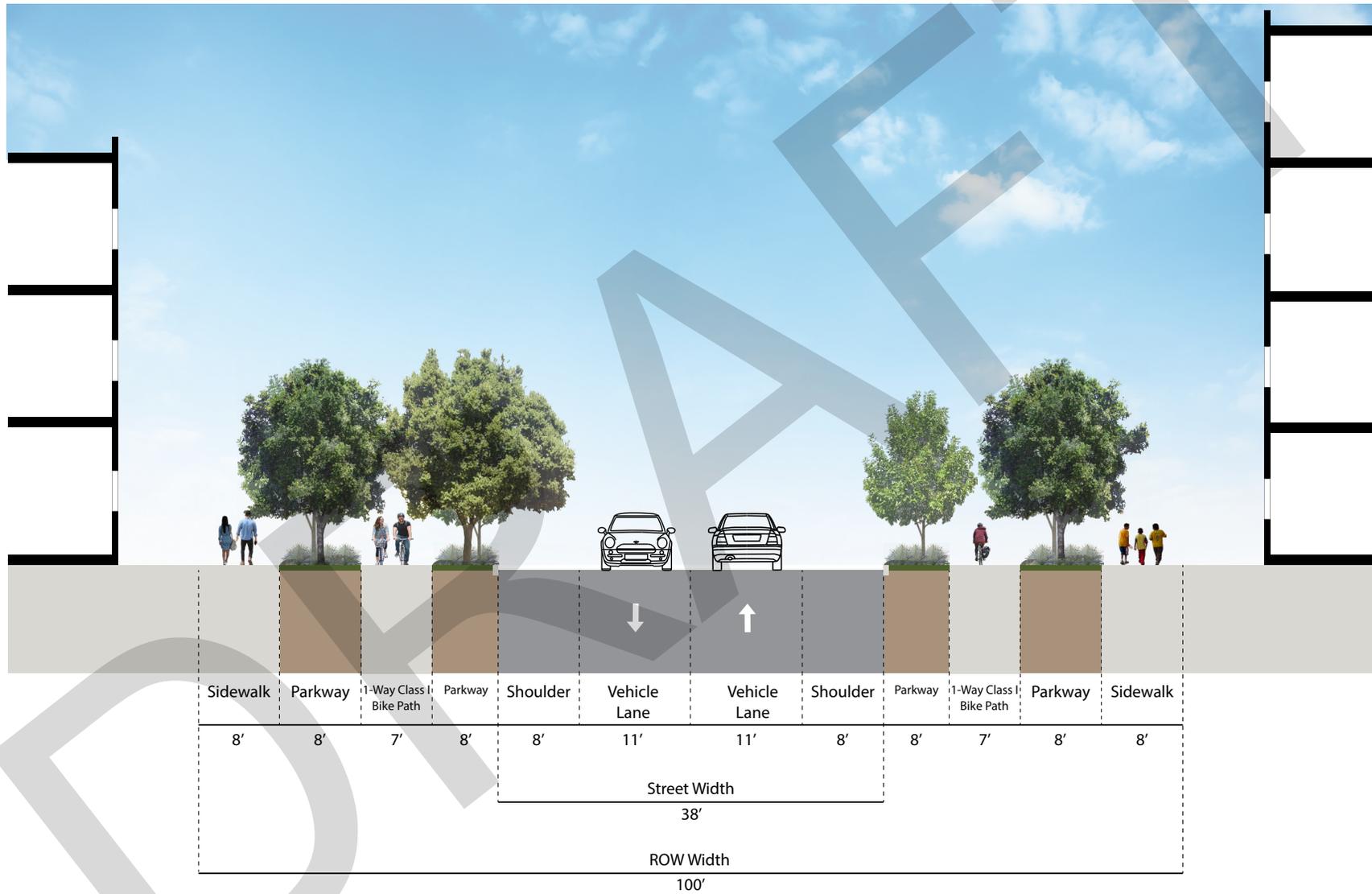


Figure 5-4: Promenade Street Section Option 1



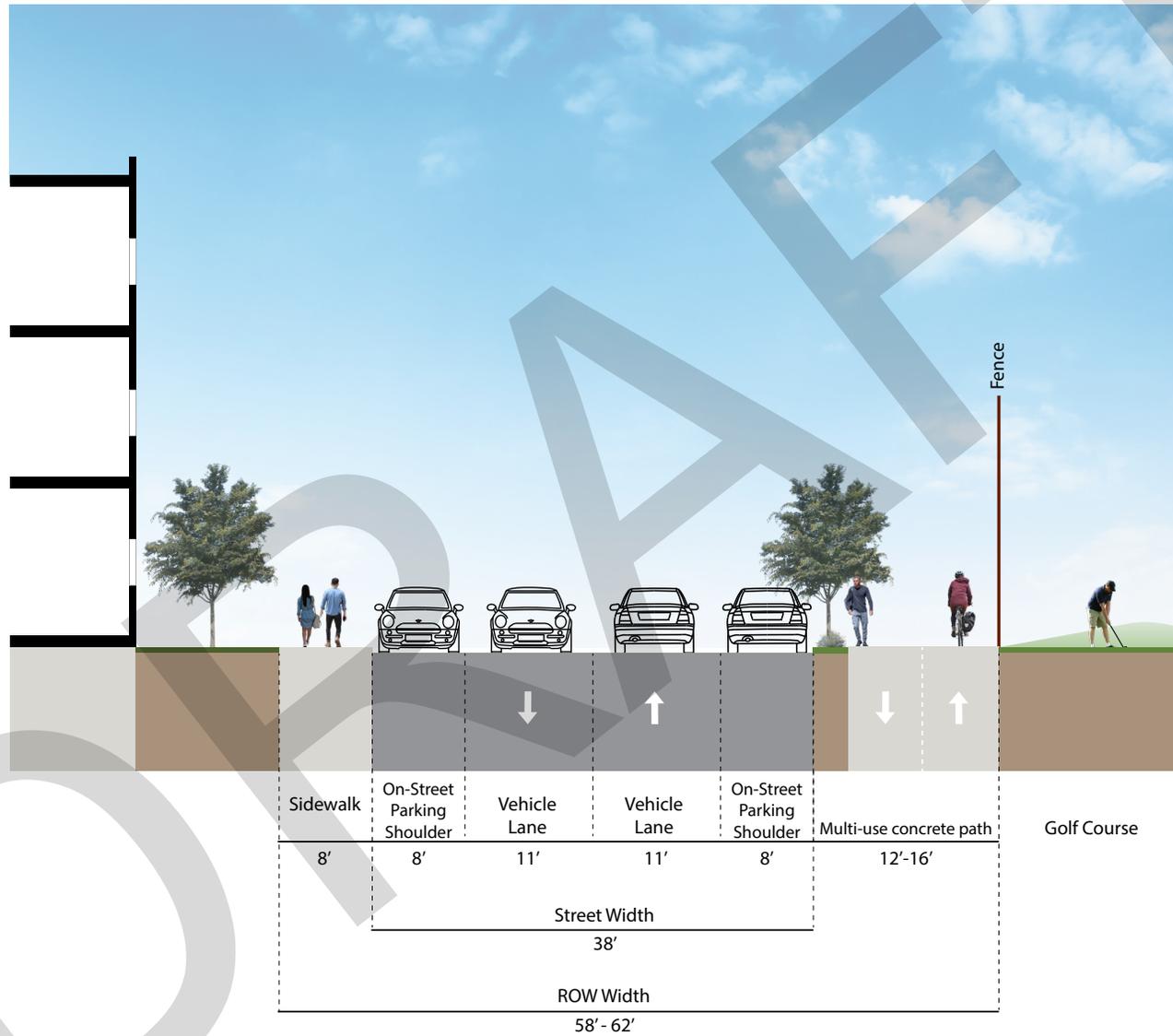
Promenade Option 1: (25 mph), Total Width: 110'

Figure 5-5: Promenade Street Section Option 2



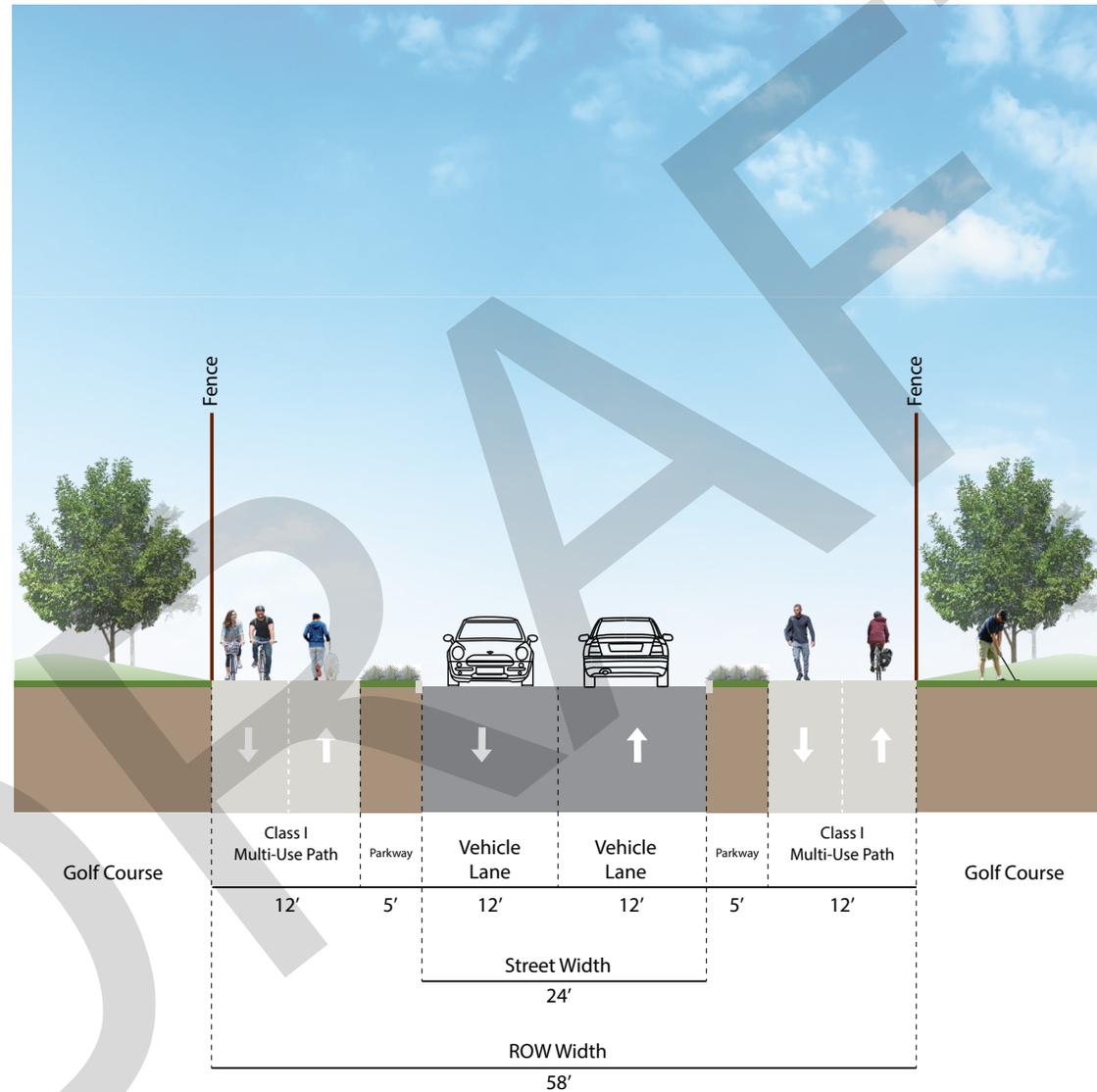
Promenade Option 2: (25 mph), Total Width: 100'

Figure 5-6: Shelley Circle Street Section



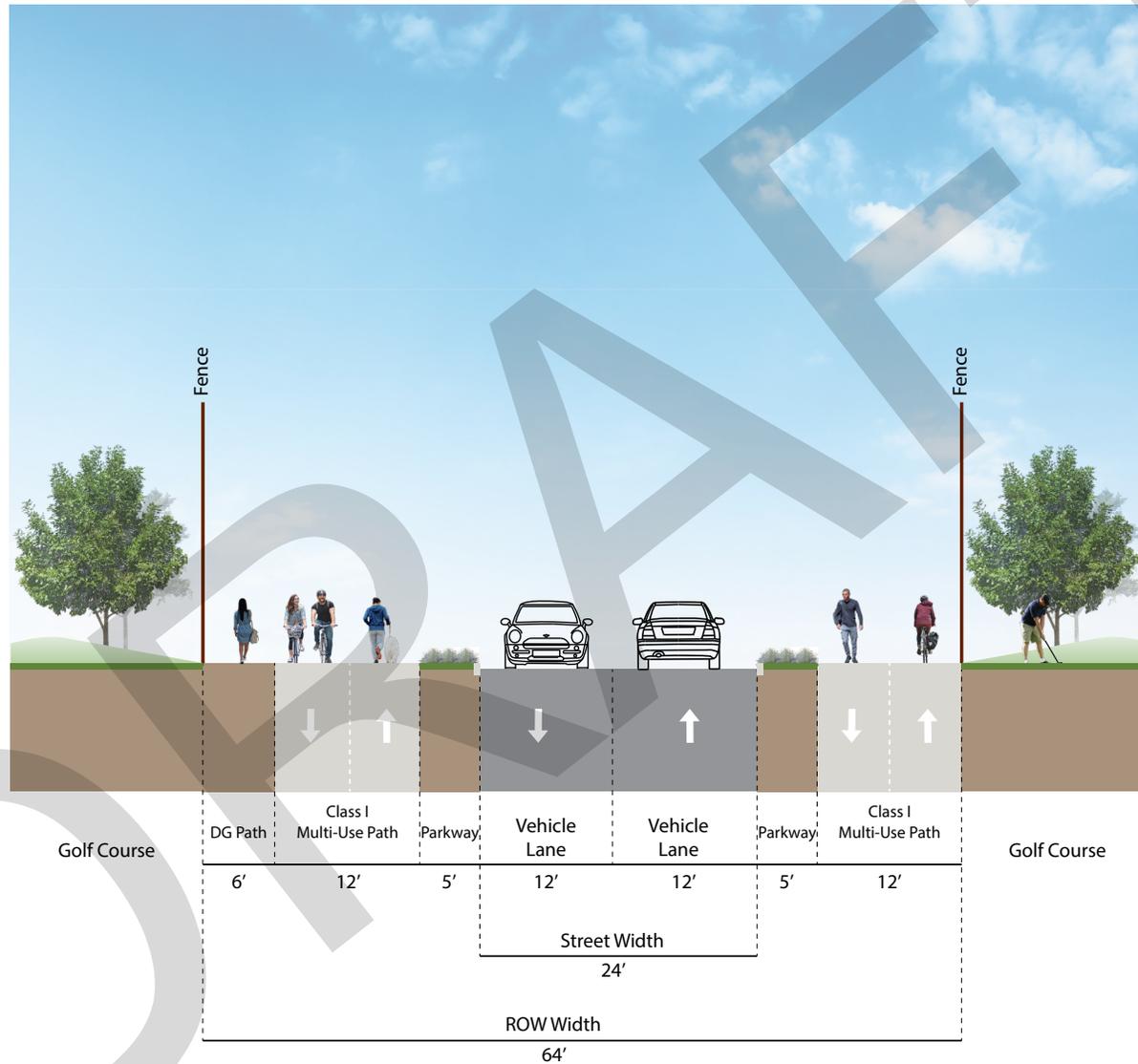
**Shelley Circle:** (25 mph), Total Width: 58' - 62'

Figure 5-7: Secondary Access through the Golf Course Option 1



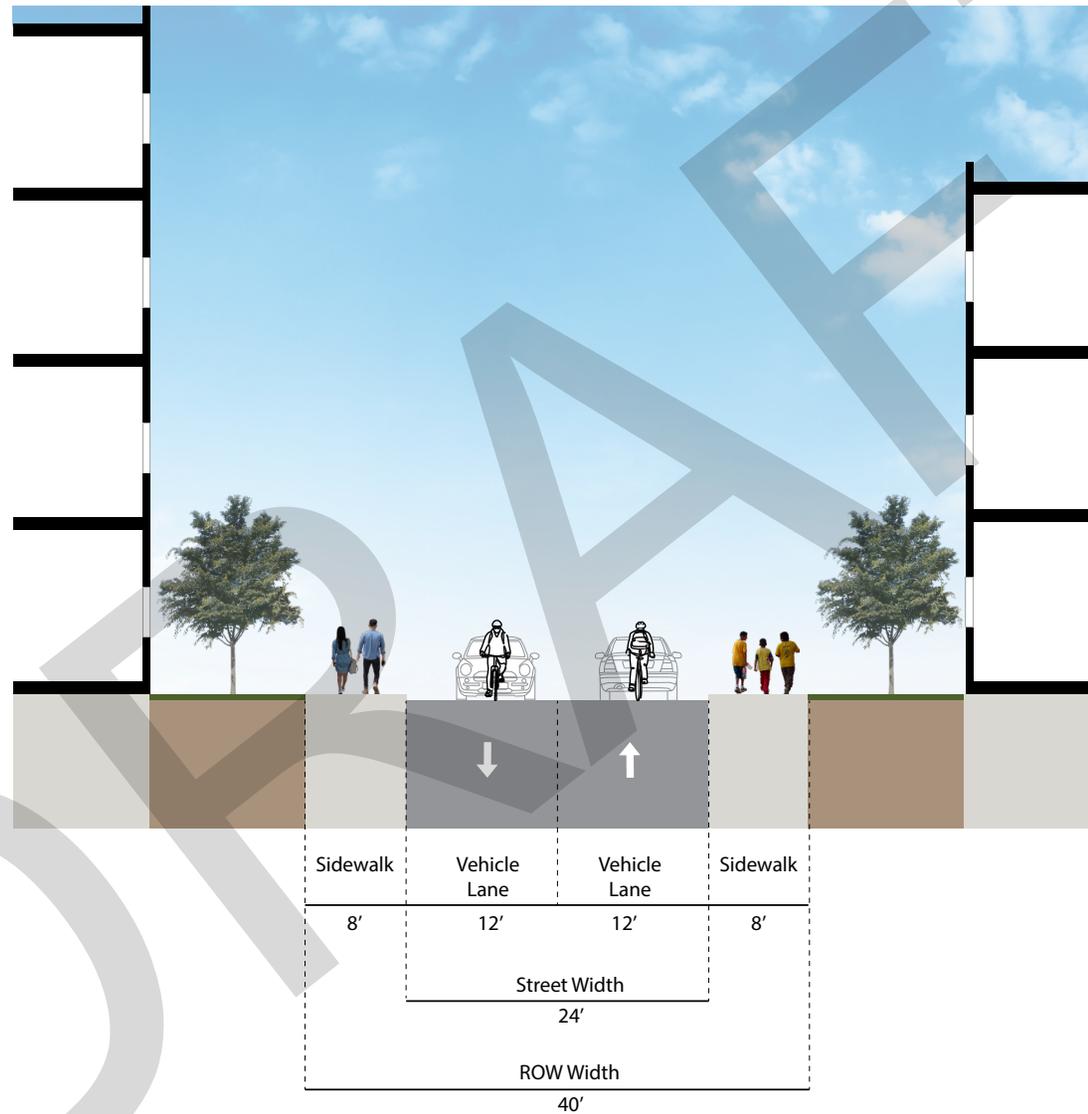
Secondary Access through the Golf Course, Option 1: (25 mph), Total Width: 58'

Figure 5-8: Secondary Access through the Golf Course Option 2



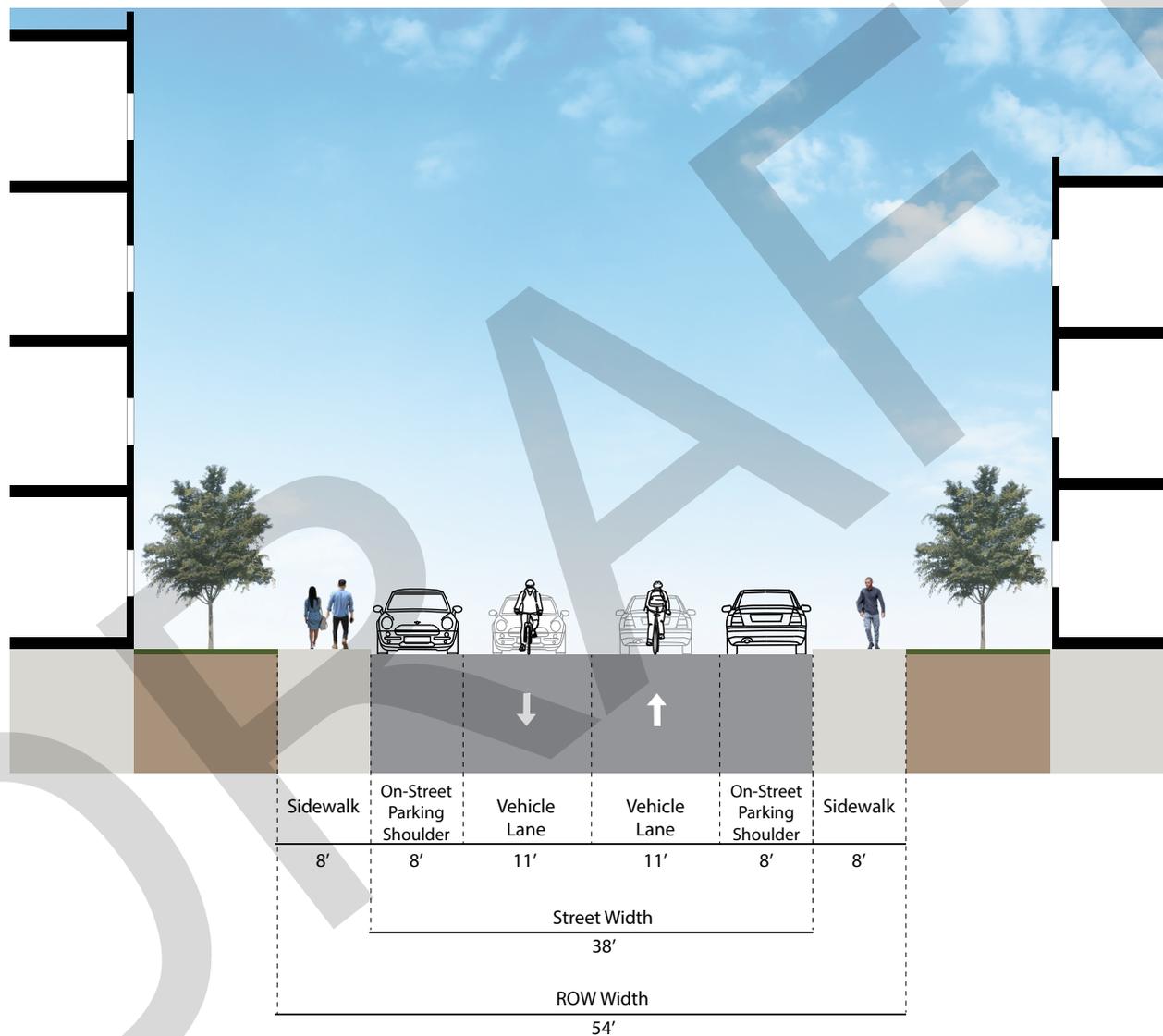
Secondary Access through the Golf Course, Option 2: (25 mph), Total Width: 64'

Figure 5-9: Local Road, No Parking Street Section



Local Road With Class III and No On-Street Parking: (25 mph), Total Width: 40'

Figure 5-10: Local Road with Parking Street Section



Local Road With Class III and On-Street Parking: (25 mph), Total Width: 54'

Figure 5-11: Multi-Use Trail Section



**Multi-use Trail/Class I Bike Facilities:** Total Width: 12' - 16'

## 5.2.4 Pedestrian Connectivity

The Specific Plan area is intended to be a pedestrian-oriented community. A strong pedestrian network is crucial for ensuring that community members and visitors can move throughout the Specific Plan Area in a safe and comfortable manner. New pedestrian infrastructure shall connect to the existing network in the surrounding area, enhancing the environment through a range of improvements, including multi-use paths, The Promenade, paseos, and sidewalks.

### Existing

Many of the streets near the site have existing pedestrian infrastructure, such as sidewalks and crosswalks. Traditional sidewalks—generally ranging between three and seven feet in width—line both sides of many nearby streets, including Harbor Boulevard, Victoria Street, Wilson Street, Fair Drive, Mesa Verde Drive East, Adams Avenue, Placentia Avenue, and most of Merrimac Way. Approximately one-to-two miles west of the Specific Plan site is the Santa Ana River Trail which provides regional connectivity, a multi-use trail that follows along the Santa Ana River. Pedestrians and cyclists can use this trail to access well-known open space areas in the City such as Fairview Park, Talbert Nature Preserve, and Talbert Regional Park.

Within the FDC site is a narrow sidewalk along the south side of Merrimac Way, from Harbor Boulevard leading to Shelley Circle. Shelley Circle is lined internally with a single sidewalk for most of the roadway. An interim sidewalk will be added to Shelley Circle as infrastructure and roadway improvements are made for the REOC. Additional pedestrian enhancements are required for the area as described below.

## Proposed

As a pedestrian-first community the Specific Plan prioritizes safety and comfort for pedestrians. This includes ample eight-foot sidewalks, a central paseo, and a separated multi-use trail along Shelley Circle. Additional standards for lighting and landscaping are provided in Chapter 5, Development Standards. As identified on the Street Sections in Figures 5-4 through 5-11, pedestrians will have connections both on-street and off-street making it easy to walk to parks, retail, and restaurants within the community.



*Pedestrians will have multiple options for circulation throughout the area, sidewalks, trails, and a central paseo are key components of this Plan.*

### 5.2.5 Bicycle Connectivity

Many people in Costa Mesa already use bicycles as a means of transportation, and this Specific Plan further encourages residents and visitors to do so. Existing bike infrastructure facilitates safe circulation throughout the City, and proposed infrastructure in the Specific Plan will enhance the existing network to and within the Specific Plan area.

#### Existing

Costa Mesa maintains an extensive network of bicycle infrastructure throughout the City, allowing bicycles to be safely used as a means of transportation across the City and to major nearby destinations. Much of the existing bikeway infrastructure also connects to regional infrastructure, such as the Santa Ana River Trail. The City of Costa Mesa adopted an Active Transportation Plan (ATP) in 2018 to guide improvements to the existing circulation network and outlines proposed improvements to the City's bike infrastructure network. This can be seen in Figure 5-12, *Existing and Proposed Surrounding Bicycle Network*. Bicycle infrastructure is classified into four categories, established by the Caltrans Bicycle Infrastructure Classification System and reaffirmed in the City's ATP.

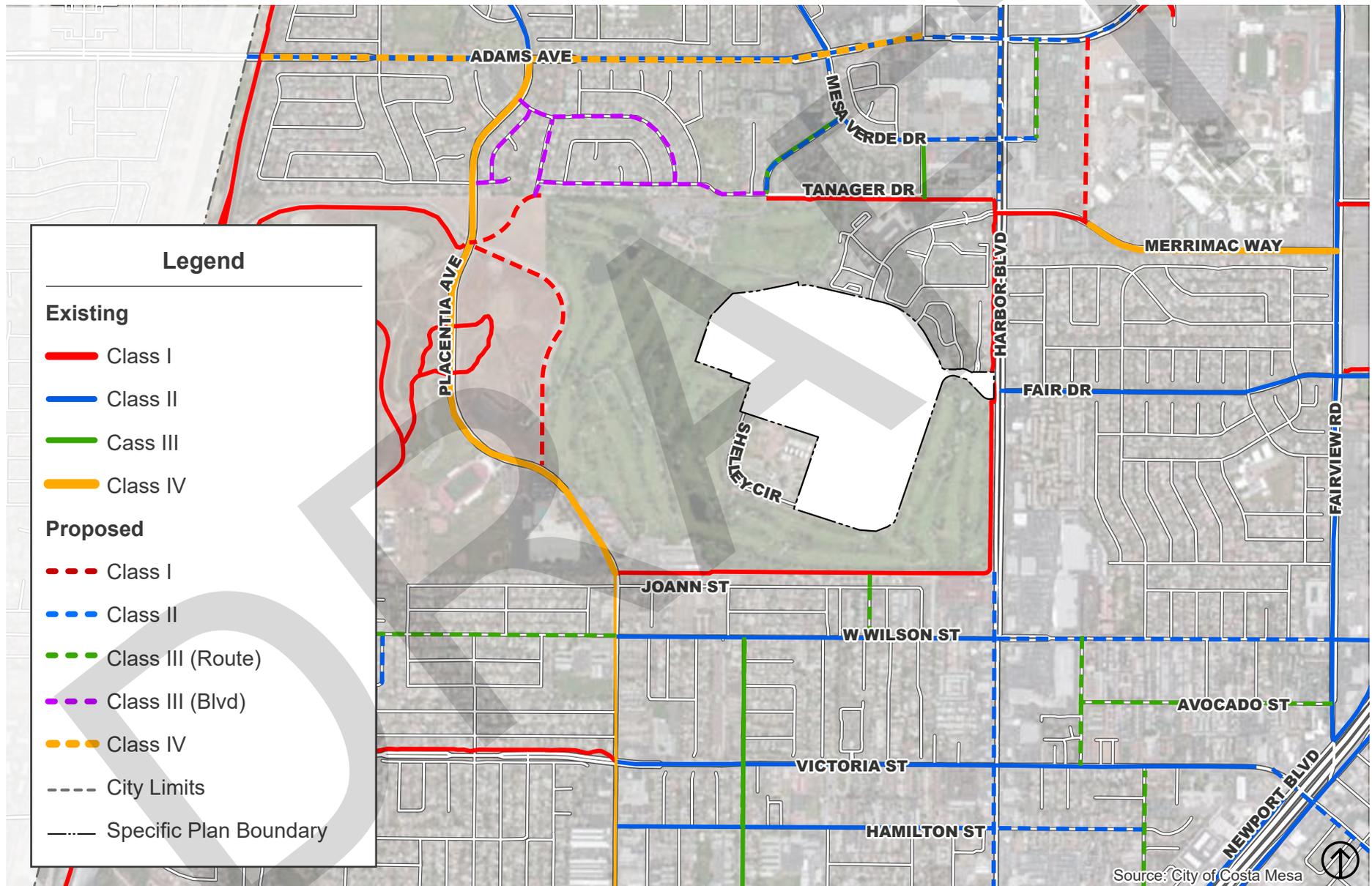
- Class I: Off Street Paved Bicycle Paths and/or Trails
- Class II: On-Street Striped and Signed Bicycle Lanes
- Class III: On-Street Shared-Lane Signed Bicycle Routes (includes designation for route and boulevard)
- Class IV: On-Street and Separate Bikeway (Cycle Track)

Class I bike lanes currently exist to the north, east, and south of the site along the southern boundary of the Costa Mesa Country Club, along Harbor Boulevard, and parallel to Tanager Drive from the Harbor Boulevard intersection to Golf Course Drive. Many of the trails throughout the community are anticipated to be multi-use paths providing additional connectivity for pedestrians and bicyclists.

#### Proposed

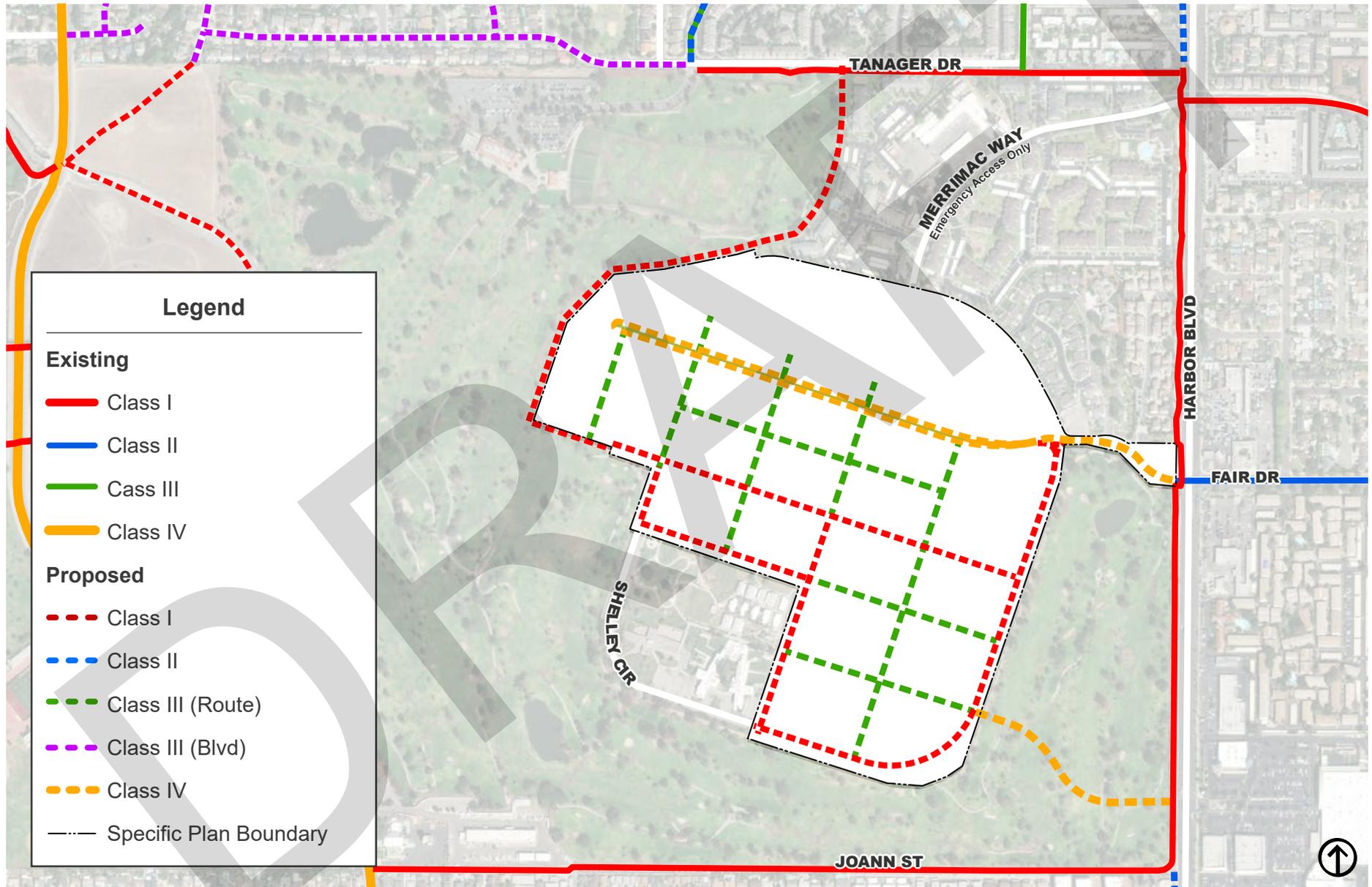
The Specific Plan proposes a network of bikeways that provide safe bicycling options throughout the area and connect to the City's existing bikeway network. The bicycle network for this Specific Plan consists of on-street and off-street facilities, including Classes I, III, and IV options, as depicted on Figure 5-13, *Proposed Bicycle Network*. Class IV paths are provided on Shelley Circle along a separated multi-use path that connects around the boundary of the site up to the Tanager Trail. An on-site multi purpose paseo provides a central connection through the new neighborhood. Off-site facilities include the southbound Class II bike lane on Harbor Boulevard connecting to the Joann Trail. Heading east toward Placentia Avenue on Joann Trail provides access to Estancia High School, Fairview Park, and the Santa Ana River Trail. To the west, Merrimac Way and Fair Drive both provide Class II bike lanes that connect to the nearby campus of Orange Coast College and the OC Fairgrounds and Event Center.

Figure 5-12: Existing and Proposed Surrounding Bicycle Network



Source: City of Costa Mesa

Figure 5-13: Proposed Bicycle Network



## 5.2.6 Intersections

On-site and off-site improvements will be needed to ensure efficient movement of traffic for the proposed buildout for FDC. Figure 5-14 shows the required intersection improvements for two existing adjacent intersections with Harbor Boulevard. Changes can be accommodated within the existing right-of-way. As previously discussed, secondary access through the golf course is a new roadway that would intersect the existing intersection with the Harbor Shopping Center, also shown on Figure 5-14. Roadway considerations also need to be met for vehicles that will access the REOC. The backbone roads on Figure 5-3 also identify Shelley Circle as a roadway that must meet the requirements for vehicles associated with the REOC. Figure 5-15, *REOC Turning Radius Vehicle Size*, identifies the required turn radius for those vehicles.

Figure 5-14: Intersection Improvements

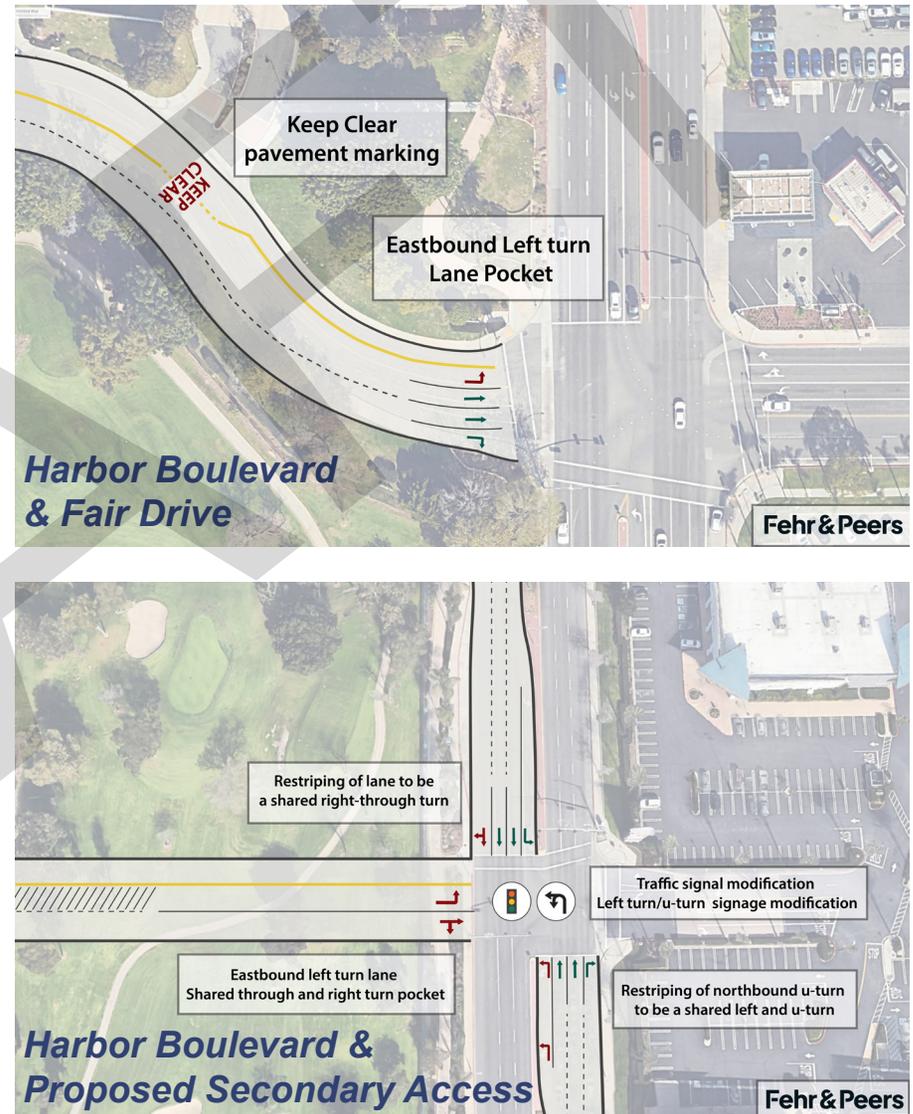
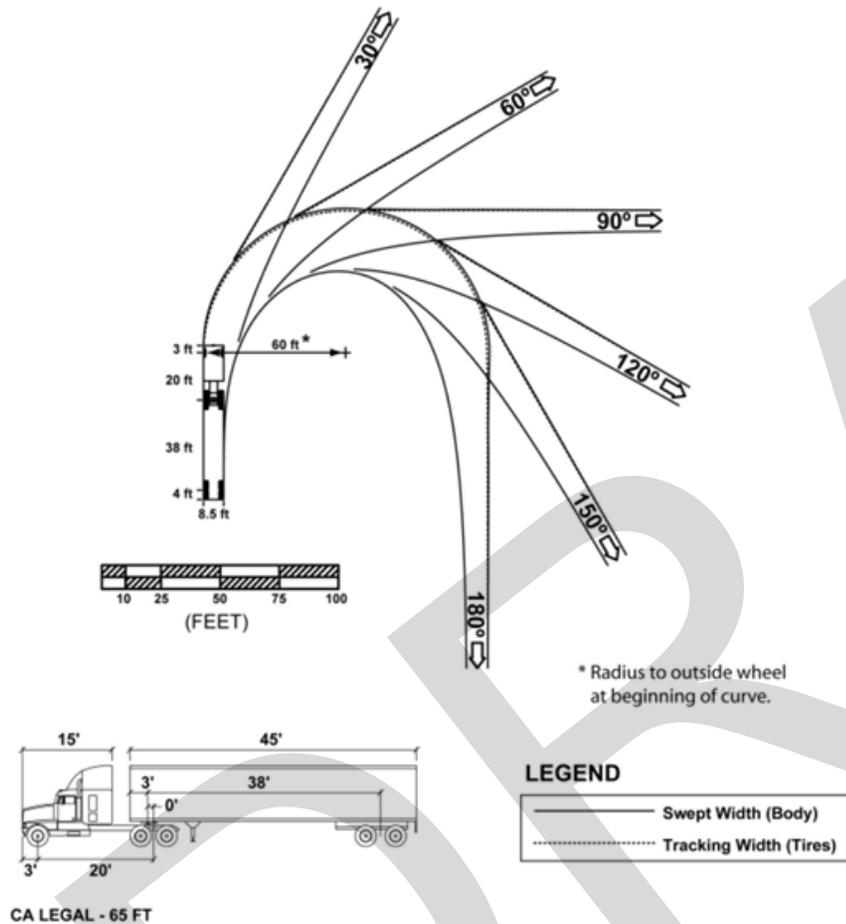


Figure 5-15: REOC Turning Radius Vehicle Size



Source: Caltrans, Highway Design Manual, 7th edition, Chapter 400.

## 5.2.7 Public Transit

Public transit services in the City of Costa Mesa are provided by the Orange County Transportation Authority (OCTA), which operates both fixed route and paratransit service across all cities in Orange County. Figure 5-16, *Bus Stops and Transit Routes*, shows the bus routes operating near the Specific Plan area and nearby bus stops. Relevant information about the nearby routes can be seen below in Table 5-1, *Bus Routes*

Paratransit services are also provided by OCTA through OC ACCESS. This service provides transit options for residents who are unable to use traditional fixed-route transit services due to physical or cognitive limitations. OC ACCESS provides service within  $\frac{3}{4}$  mile of traditional fixed routes, which includes the full site. The City of Costa Mesa had been testing Let's Go Costa Mesa, a three year grant-funded pilot microtransit program. The grant funding will conclude around October 2027, and the continuation of the program will be evaluated by City Council.

As the Fairview Developmental Center Specific Plan is implemented and population and transit demand increase, the City and Master Developer will work with OCTA to provide relevant service and/or stops for the area.

Table 5-1: Bus Routes

Bus Route	Nearest Stop	Starting Location	Ending Location
43	Harbor & Merrimac	Fullerton	Costa Mesa
47	Harbor & Wilson	Fullerton	Balboa
178	Harbor & Adams	Huntington Beach	Irvine

Figure 5-16: Bus Stops and Transit Routes





*All modes of transportation should be planned for throughout the Specific Plan area.*

### 5.2.8 Parking Standards

Parking in the FDCSP area shall be designed to support development needs while minimizing visual impacts and reinforcing a pedestrian-oriented environment, and shall be provided in accordance with Table 5-2.

- Surface parking shall not be located between a residential building and its primary street frontage.
- Parking structures shall be screened from public streets through building placement, architectural treatment, or landscaping.
- Bicycle parking shall be provided consistent with Table 5-2.
- A Parking Management Plan with parking study shall be submitted for the FDC area addressing the following: shared parking between residential and commercial, curb side drop-off and pick-up locations, EV chargers, and may include other measures that demonstrate adequate parking would be provided for all uses identified in Table 5-2.

Table 5-2: Parking Requirements

Use/Unit Type	Minimum Number of Parking Spaces <sup>1</sup>	Unit
<b>COMMERCIAL</b>		
Retail, Office, Food & Beverage <sup>2</sup>	4	Per 1,000 sf
<b>RESIDENTIAL</b>		
Affordable <sup>3</sup>	No minimum	Per Unit
Market Rate Studio and 1 Bedroom	1.25 (includes .25 guest)	Per Unit
Market Rate 2 Bedroom+	2.25 (includes .25 guest)	Per Unit
<b>EV CHARGING</b>		
EV Capable	.10	Per Total Spaces
EV Ready	.25	Per Total Spaces
<b>OPEN SPACE</b>		
Public Parks (including playgrounds) <sup>4</sup>	5	Per Acre
Courts <sup>4</sup>	2	Per Court
Fields <sup>4</sup>	30	Per Field
<b>BICYCLE PARKING</b>		
Residential	4 per multifamily building	Per Building
Retail and Commercial	5% of required vehicle parking	% Per Total Vehicle Spaces
Public Parks and Trails	2	Per .5 acre of Park/ Trail

## NOTES:

1. Parking rates may be superseded by State legislation, including AB 2097.
2. Outdoor dining associated with food & beverage establishments are excluded from parking requirements.
3. Affordable includes Very Low, Low, Moderate, Senior, Permanent Supportive, and Special Needs.
4. On-street parking may be used to satisfy and/or contribute to this requirement.



**6**

# **Open Space, Landscaping & Public Art**



### 6.1 Purpose

Open space is an important part of a community, providing a space for both active and passive use of outdoor areas. These areas foster social interaction, allow for relaxation, and can be programmed for community events. This chapter provides the plan elements, standards, and direction for Open Space, Trails, Landscaping, and Public Art for the Specific Plan area.

The following additional set of design objectives shall guide the final open space and trails for the Specific Plan area:

1. Locate and configure park sites to be easily accessed by residents of all ages via sidewalks, bicycle paths, and trails.
2. Link trails to create a fitness loop within and around the Specific Plan area.
3. Link on-site trails to off-site trails, including the Tanager Trail and the Joann Street Trail.
4. Create unique places within parks and other open spaces areas through landscape design, art, and/or programming.
5. On-street parking (including diagonal parking) may be used where feasible to meet off-street parking requirements for public parks to maximize the available land area for park amenities.
6. Community-serving uses or programming, shall be provided and coordinated with the City's Parks and Community Services Department and any current or future adopted Park's Master Plan.
7. Direct noise and lighting impacts from sports fields away from homes to the extent feasible.
8. Design publicly accessible and common open space amenities, including plazas and other outdoor gathering areas, with ample shade, seating, lighting, and native plantings.
9. Preserve or reuse existing trees where feasible.
10. Locate and incorporate restaurant patios adjacent to publicly accessible open space areas to encourage the enjoyment of open space facilities.
11. Any trees removed shall be replaced consistent with City requirements at a 2:1 ratio (two new trees for each tree removed).
12. Utilize creative options such as programmable streets to increase the amount of public open space available for special events.

Figure 6-1: Conceptual Site with Open Space



## 6.2 Open Space and Trails Plan

The open space plan is comprised of multiple categories of open space. These categories are defined below but are not identified on a figure because a Master Developer, with City approval, will provide additional detail regarding where and what type of open space will be developed in a development application (see Chapter 8). The minimum amount of publicly accessible open space as provided in Table 4-1 shall be provided, and the requirements of this chapter can be met through a combination of the following types of spaces. Section 6.2.1 provides the standards for each type of open space.

**Common Open Space.** These open space areas are privately owned and maintained but are shared spaces and can be accessible to the public. Examples include, and are not limited to, courtyards, plazas, pool areas, rooftop decks, and playgrounds.

**Public Open Space.** These open space areas are publicly accessible but could be maintained by the City or property owner. Anyone living in the community or visiting the Specific Plan area would have access. Examples include trails, pedestrian paths, parks, and temporary open spaces such as street closures.

**Private Open Space.** These open space areas are private and only accessible to the property owner or lessee. Examples include balconies, enclosed patios and rooftop amenities.

**Paseo.** One paseo, generally east–west through the site has been identified in the Plan to provide a centralized pedestrian

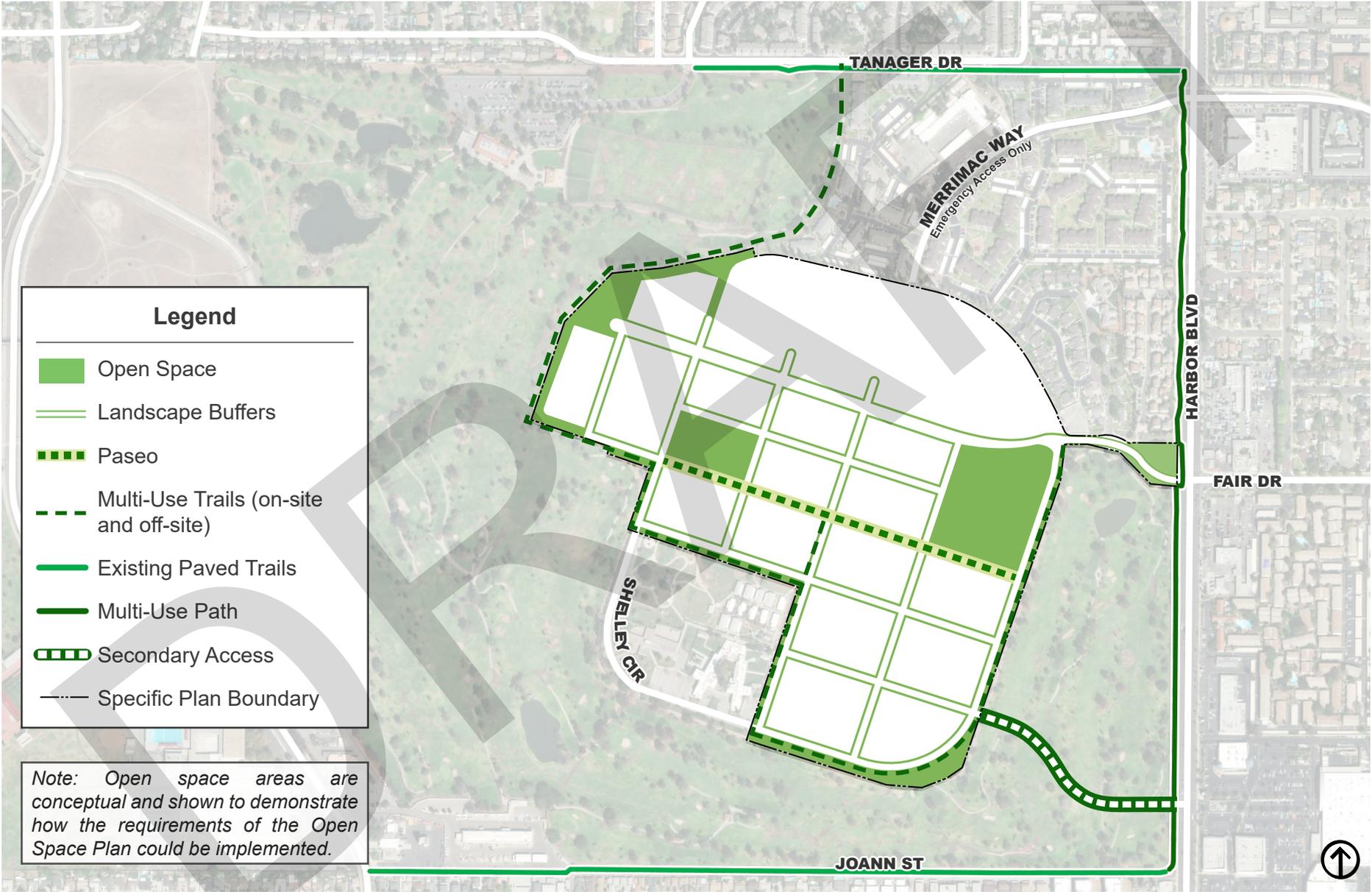
amenity directly in the heart of the community. Different from a trail this community-centered connection should have buildings or open space on either side. The paseo will have special paving and pedestrian-scaled lighting and provide amenities such as landscaping and/or planters, seating, and possibly public art.

**Pedestrian Paths.** A linear open space for non-vehicular use, located between buildings or blocks, providing walkable connections. May be located in a setback area.

**Trails.** Multi-Use Trails provide connections from the surrounding Costa Mesa Community from the FDCSP site, see Section 6.2.2 and Chapter 5 for more details.

Figure 6-1, *Proposed Open Space and Trails Plan*, provides a conceptual layout depicting the minimum requirement for publicly accessible open space, including a central paseo consistent with Chapter 4, *Land Use and Urban Design*.

Figure 6-2: Proposed Open Space and Trails Plan



## 6.2.1 Open Space Standards

Open space areas are an important part of community building and general site design for the Specific Plan area. Open space shall be distributed throughout the plan area and can be categorized into three general types: Common, Private, and Public. A fourth type, the Paseo, shall serve as a key element of the public open space network and is further defined in this section. All open space shall comply with the standards of this section and Table 6-1.

### Public Open Space

- Public open space may be dedicated and owned by the City or privately owned and maintained with a public access agreement, and shall require approval by the Parks and Community Services Department.
- Shall provide dedicated areas for all ages, including children and elderly.
- Shall be consistent with the city’s adopted and future updates to the Parks Master Plan.
- Public open space may contain active and/or passive recreational uses.
- Public open space shall include areas dedicated for all ages, including children and elderly.
- A minimum of 14 acres of publicly accessible open space shall be provided within the Specific Plan area.
- Stand-alone commercial centers shall include a privately owned, publicly accessible gathering area, with outdoor amenities and spaces for dining, socializing, events, and

other activities. The minimum size shall be 5,000 square feet.

- Public open spaces shall be consistent with any adopted or future adopted Parks Master Plan.

**Table 6-1: Open Space Requirements**

	Minimum
<b>OPEN SPACE</b>	
Residential	90 sq feet per unit <sup>1</sup>
Commercial	5,000 sq feet <sup>3</sup>
Public <sup>2</sup>	4.26 acres per 1,000 people

**NOTES:**

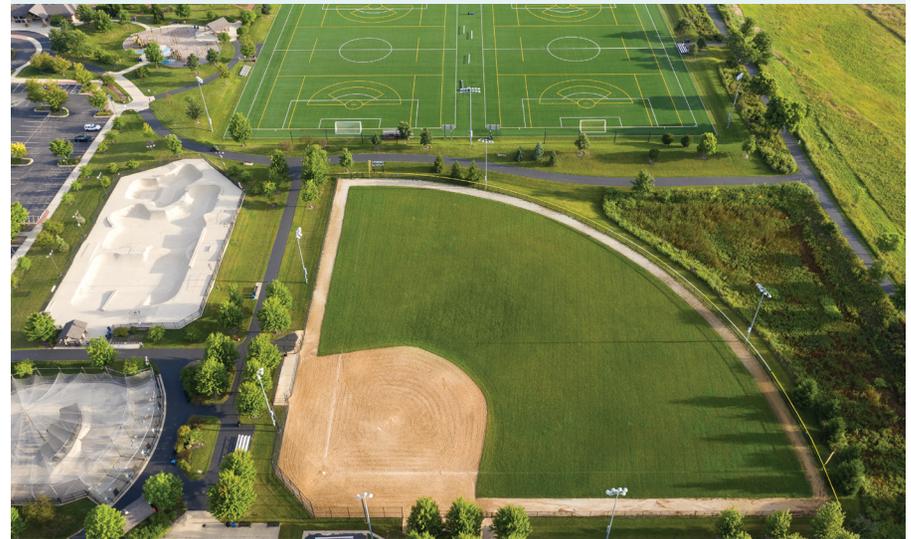
1. May consist of outdoor/indoor common areas; private open space; and privately owned, publicly accessible open space, such as park areas and plazas.
2. Can be met through land dedication, park improvements, and in-lieu fees; however, no less than 14 acres of publicly accessible open space shall be provided for the Specific Plan site (see also Chapter 4). May also count privately owned, publicly accessible open spaces toward this requirement, as approved by the Parks and Community Services Department.
3. If commercial is provided in a standalone configuration.

### Common Open Space

- Common or shared open spaces within multifamily projects may be located on roofs, upper decks, parking podiums, or at ground level.
- Common open space shall have a minimum dimension of 15 feet in all direction.
- Indoor common open spaces may include recreation/fitness facilities, event rooms or gathering areas, shared workspaces, and similar indoor uses.
- Pedestrian walkways shall connect common open spaces to building entrances, private drives, or public streets.

### Private Open Space

- Balconies shall have a minimum area of 60 square feet with a minimum dimension of 6 feet in each direction.
- Balconies shall be recessed a minimum of one foot into the building facade.
- No balcony shall overhang the public right-of-way.
- Private patios or porches shall have a minimum area of 80 square feet, shall be contiguous to the unit served, and shall include fencing with a maximum height of six (6') feet.
- Rooftop amenities may include shade structures that exceed the building height by 10 feet.



*Open space areas should provide active and passive opportunities for community engagement.*



*Active and passive open space amenities can include sports fields, trails, a central paseo, playgrounds, and landscaped areas with benches and a peaceful view of the golf course.*

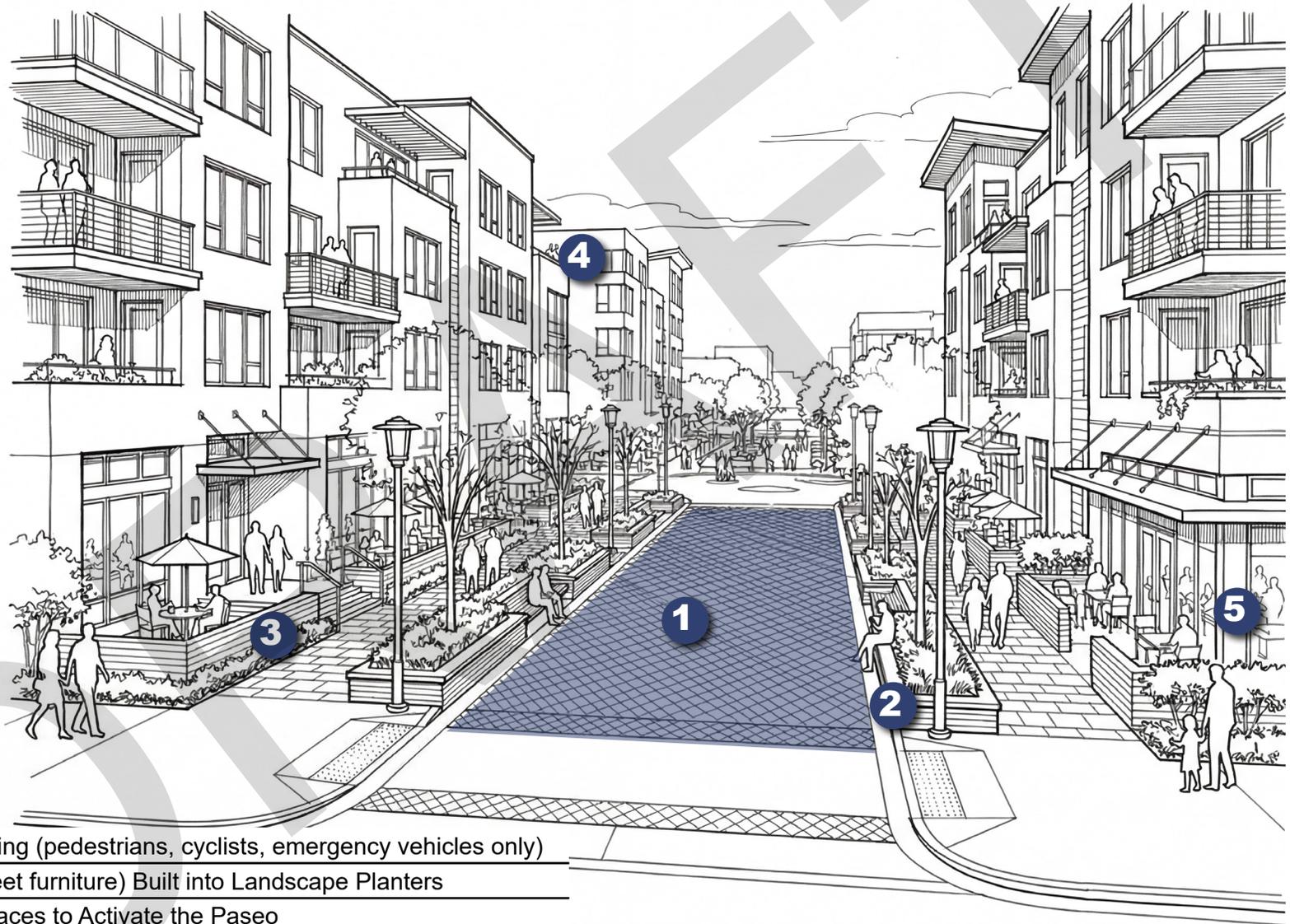
### **Pedestrian Paths**

- The minimum clear width of a pedestrian path shall be 16 feet.
- Lighting shall be provided consistent with Chapter 4 of this Plan.

### **Paseo**

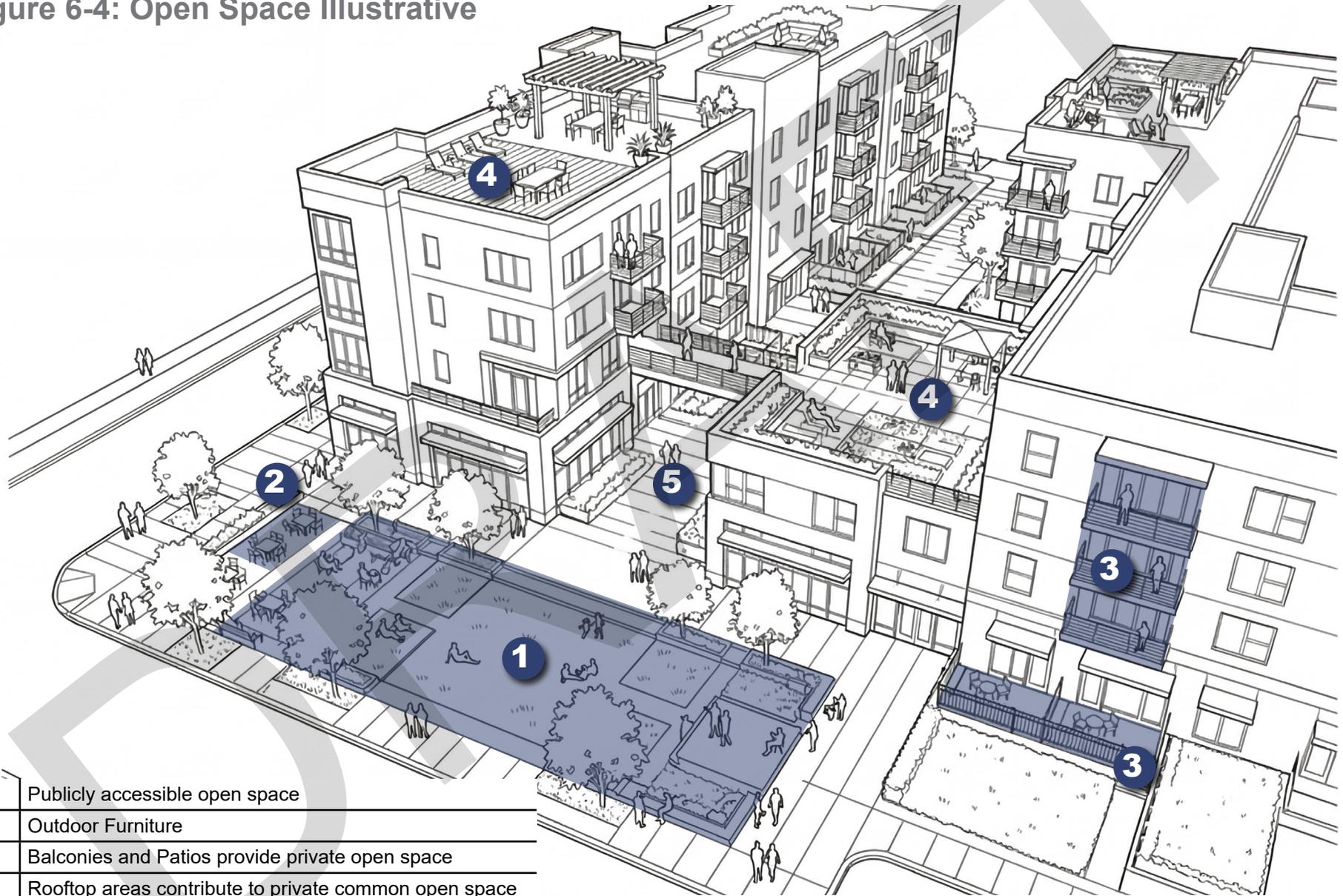
- Paseos shall be open to the public and designed primarily for pedestrian use.
- Where a paseo is required to provide Fire Department access to buildings with portions located more than 150 feet from an approved fire access point, the minimum clear width shall be increased to 20 feet, as required per California Fire Code.
- Paseos shall connect to streets, open spaces, trails, plazas, and building entrances where feasible.
- Lighting, landscaping, and seating shall be provided to enhance safety and comfort.
- Ground-floor uses adjacent to a paseo shall include active uses, residential entries, common spaces, or patios where feasible.
- Public art shall be implemented, where feasible, as described in Section 6.4.

Figure 6-3: Paseo



- |    |  |
|----|--|
| 1. | Decorative Paving (pedestrians, cyclists, emergency vehicles only) |
| 2. | Seat Walls (street furniture) Built into Landscape Planters        |
| 3. | Patios and Terraces to Activate the Paseo                          |
| 4. | Variation in Building Massing and Height                           |
| 5. | Human Scale Ground-floor   |

Figure 6-4: Open Space Illustrative



- |    |   |
|----|---|
| 1. | Publicly accessible open space                        |
| 2. | Outdoor Furniture                                     |
| 3. | Balconies and Patios provide private open space       |
| 4. | Rooftop areas contribute to private common open space |
| 5. | Pedestrian Path                                       |

## 6.2.2 Trails

On-site and off-site trails for active transportation travel will provide connections to the rest of the Costa Mesa community, integrating this new neighborhood with the rest of the City. Existing connections include the Tanager Drive Trail to the north and Joann Street Bicycle Trail to the south, as shown on Figure 6-1. These two trails can also connect via existing and planned bikeways on Placentia Avenue, Fair Drive, Wilson Street, Mesa Verde Drive East, Harla Avenue, Merrimac Way, Golf Course Drive, and Harbor Boulevard. Bikeways are described in more detail in Chapter 5.

Multi-use trails are encouraged throughout the Specific Plan site and the final location for many connections will be identified through the Master Developer's site plan application. The multi-use trail, as depicted on Figure 6-1 and further detailed in the street sections in Chapter 5, is a requirement for implementation of this plan.



*Multi-use trails are an important part of the open space plan and mobility plan for the FDCSP area.*

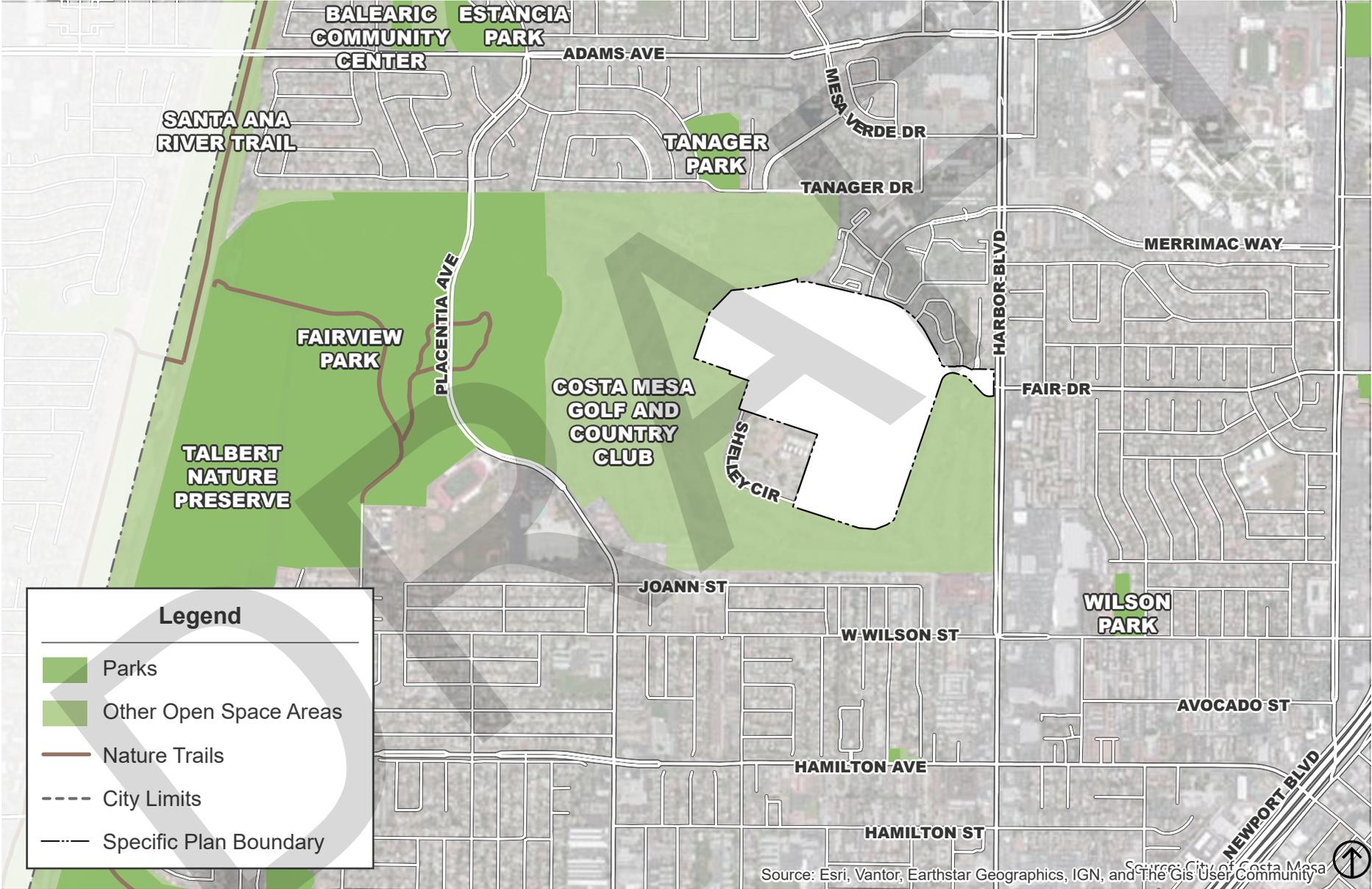


*Nearby city parks provide open space and recreation facilities available for the public to use.*

### 6.2.3 Nearby City Parks

The Costa Mesa Parks and Community Services Department manages many of the recreation facilities, programs, and services in Costa Mesa, including the public parks. There are 32 parks across the City, ranging from under one acre to over 200 acres. See Figure 6-4, *Nearby City Parks and Open Space*, for those near the Specific Plan site. Publicly accessible open space will be provided through implementation of this Plan. Section 4.3 outlines the open space and recreation plan for the Specific Plan area.

Figure 6-5: Nearby City Parks and Open Space





*Landscape features could include street furniture such as integrated seat walls and benches.*

## 6.3 Landscaping and Trees

Landscaping shall be provided throughout the FDCSP area to enhance aesthetics, provide shade, manage stormwater, and pursuant to Section 13-105 of the CMMC, contribute to environmental quality.

- The Master Developer shall prepare a program for preservation, relocation and replacement of existing on-site and impacted off-site trees demonstrating all applicable requirement of the FDCSP. Relocated trees may be used for streetscape, parks, paseo, publicly accessible open space, private outdoor areas and within setback.
- Existing trees removed during development shall be replaced on-site at a ratio of two new trees for every one tree that is removed.
- Existing trees may be boxed and relocated on-site. Relocation must be performed by qualified personnel following recognized ISA Best Management Practices, including proper root pruning, secure anchoring, supplemental irrigation, and soil preparation. After relocation trees must be monitored, irrigated, maintained and inspected to promote establishment and long-term survival. See Appendix F for an inventory of the trees on the FDC site.
- Tree preservation may include tree extraction, staging, and relocation within the FDCSP site.
- Replacement trees shall be boxed/contained trees from

- local, quality native and non-native nursery tree stock.
  - Landscaping, trees, and other plant material shall comply with Section 13-106 of the CMMC.
  - Street trees shall be provided along all public and private streets.
  - Landscaping shall be used to screen parking areas, utilities, and services through the use of planting islands and perimeter landscaping.
  - Landscaping shall comply with applicable water efficiency standards and City requirements per Section 13-107 of the CMMC.
  - Pursuant to the Migratory Bird Treaty Act and CDFG Code, removal of any trees, shrubs, or any other potential nesting habitat shall be conducted outside of the avian nesting season. The nesting season generally extends from early February through August.
- furnishings appropriate for the type, size, and character of the amenity or feature.
  - Furnishings include, seating, tables, shade elements, waste, recycling, and compost receptacles, bicycle parking, lighting, and other features.
  - Site lighting shall be provided for safety, to identify ingress and egress, and be integrated into the overall landscape design.

### 6.3.1 Hardscape, Outdoor Furnishings and Amenities

- Special paving treatments shall be used at pedestrian crossings, plazas, and entry points to reinforce walkability and visibility.
- Hardscape elements such as walls, planters, and seat edges shall be designed with durable materials that complement surrounding architecture.
- Universal accessibility shall be thoughtfully integrated into all public areas.
- Parks, plazas, and open spaces shall include site

### 6.4 Public Art

Public art contributes significantly to the public experience and identity of a place. It stimulates creativity and imagination and can add a unique human quality to the outdoor environment. Costa Mesa is the City of Arts, consistent with the City's motto redevelopment of the Fairview Developmental Center property shall integrate art and art education. The following guidelines address the development, placement, and selection of artwork:

- Public art within the FDCSP area is subject to the requirements of the City's adopted Arts & Culture Master Plan and subsequent updates.
- Public art associated with commercial uses should invite interaction, reflect local context, and contribute to placemaking in public spaces and along key pedestrian routes.
- The design and placement of public art shall consider its physical impact on its surroundings, such as buildings, open spaces, and pedestrian circulation, to ensure compatibility and visibility.
- Artwork should be sited so as not to obstruct pedestrian movement, compete with storefront visibility, or impede vehicular sightlines.
- Murals, bas-relief, or integrated art elements should be used to enhance building facades and activate otherwise blank walls.
- Public art shall be constructed of durable materials suitable for outdoor conditions and should be appropriately lit to ensure visibility during evening hours.

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7

# Infrastructure & Public Services



### 7.1 Purpose

The purpose of this chapter is to provide information about the infrastructure and utilities that previously supported the FDC, and what improvements will be required for the redevelopment of the site as described in this Specific Plan. This chapter also identifies nearby public services that will provide facilities and support to community members.

### 7.2 Infrastructure, Utilities and Public Services

Adequate infrastructure is required to support redevelopment for residents and businesses. This section discusses the existing utilities and infrastructure currently servicing the FDC site, as well as the new, upgraded infrastructure that will be required to accommodate the redevelopment proposed in this Specific Plan. In this plan, utilities and infrastructure refer to dry utilities such as electricity and gas in addition to wet utilities such as water, sewer, and drainage.

#### 7.2.1 Electricity and Natural Gas

Electrical service to support the current buildings on the FDC site is provided by Southern California Edison (SCE). The

existing system feeds an on-site central “power plant.” From there, electrical power is distributed through transformers in and around on-site buildings for service. Redevelopment proposed by this Specific Plan will require updated infrastructure. None of the existing supporting utilities are feasible to keep onsite and it will all need to be modernized to meet current code requirements. SCE previously confirmed that it has the capacity in the area to service the redevelopment, and it will oversee the installation of typical facilities needed for electrical service around the property. This will require further coordination between the Master Developer and SCE to reconfirm capacity remains available and to determine exact points of connection for new infrastructure.

Natural gas service is currently provided by Southern California Gas Company (SoCal Gas). Similar to the electrical services, natural gas is provided by a single meter and then distributed across the site. All distribution lines and appurtenances beyond this gas meter are owned by the state. Also similar to the electrical services, all facilities supporting the current gas system will need to be removed and replaced with a typical system. In coordination with the selected master developer, it is anticipated that SoCal Gas will remove the existing facilities and require a new typical gas service system to support redevelopment. The new system will connect to the existing high pressure distribution system found in Harbor Boulevard.

In conclusion, new infrastructure for all dry utilities will need to be installed throughout the site to support redevelopment. The selected Master Developer will coordinate with the gas and electric companies for related utility infrastructure needs at the site. It is encouraged that the Master Developer relies fully on electric power for any redevelopment.

## 7.2.2 Water and Sewer

### Water

Water service in Costa Mesa is provided by the Mesa Water District (MWD), which uses groundwater from the local Orange County Groundwater Basin and recycled water from the Orange County Water District (OCWD). In emergencies, it will obtain potable water from the regional wholesaler, Municipal Water District of Orange County (MWDOC). The Specific Plan site currently receives water from a main water line that runs under Harbor Boulevard, which then enters an on-site system of smaller water lines (see Figure 7-1, *Existing Water System Facilities*). The system currently provides service to existing uses and has no major issues in terms of supply, pressure, or fire flows; however, future development will require project-specific evaluation of domestic demand and fire protection needs. Final infrastructure sizing, looping, hydrant spacing, and pressure/flow performance shall be confirmed through detailed engineering and coordination with the Mesa Water District and Costa Mesa Fire & Rescue during subsequent planning, mapping, and building permit phases.

[A technical study is forthcoming from the Costa Mesa water district, which will analyze supply and demand and identify water facilities that will be required to support redevelopment. The District has indicated that water supply will be available to support City water needs and future growth.] Proposed improvements to the water system are shown in Figure 7-2, *Proposed Water System Facilities*.

In 2020, the District issued a \$70 million Capital Improvement Program Renewal in addition to their annual Capital Replacement and Refurbishment Program. From 2018-2025, total capital spending on the water system included approximately \$80-\$90 million representing significant investments throughout the entire system.

### Wastewater

The Costa Mesa Sanitary District (CMSD) maintains 224 miles of gravity sewers around the City (see Figure 7-2, *Existing Sewer Facilities*). The FDC site currently has private on-site sewer that connects to a CMSD sewer main via a private line in Merrimac Way. Data collected during the monitoring of the two nearby manholes along Harbor Boulevard indicated that the sewer system is in good condition and has ample available capacity. The wastewater is conveyed north in the CMSD sewer system to the Orange County Sanitation District (OCSD) trunk sewer facility at Baker Street, where the water is treated and recycled.

Development of the Specific Plan area will require the following improvements:

- Upsize one of the two parallel existing 15-inch sewer lines from the existing point of connection at Fair Drive to Merrimac Way with an 18-inch line or greater (approximately 1,860 Linear Feet (LF))
- Upsize the 18-inch from Merrimac Way to Baker Street to 21-inch or greater (approximately 4,240 LF)
- Total estimated lineal feet of sewer replacement or upsizing is 6,100 LF.
- Further evaluation and analysis in coordination with

CMSD will be required to determine final sizing and cost sharing responsibilities.

The existing onsite sewer system will be demolished during construction of the FDC site, and a new onsite sewer system will be installed to accommodate the flows associated with construction associated with the Specific Plan. The new onsite sewer system (see Figure 7-3, *Proposed Sewer Facilities*), will continue to be discharged to an existing point of connection at Fair Drive. The onsite sewer system is anticipated to range from 8-to 12-inch diameter pipes.

### Stormdrain

The City of Costa Mesa has approximately 42 miles of stormdrains and over 1,100 catch basins across the community. The stormdrain system is maintained by the City, including clearing blocked drains, removing debris from drains/basins, and repairing any damaged pipes. On the FDC site, the system primarily discharges via surface flow to the Costa Mesa Country Club (golf course) to the west. Runoff at the golf course is then collected through a network of inlets that lead to the City storm drain systems (see Figure 7-4, *Existing Storm Drain Facilities*).

Prior to construction of the FDC site, the City will require the following studies and improvements (see Chapter 8, some conditions may be phased):

1. Pipe condition analysis, using closed-circuit television (CCTV), of the existing 36-inch storm drain that accepts drainage from the FDC site;
2. Replacement of the corrugated metal pipe (CMP) portion of the storm drain with reinforced-concrete pipe (RCP);
3. Realignment of the 36" RCP storm drain to avoid the lake;
4. Future study to determine capacity of the existing 36-inch storm drain;
5. Balance proposed condition 25-year peak flow to match existing 25-year peak flow including on-site detention if necessary.
6. Prepare detailed hydrology & hydraulics report for City review and approval based on the approved TTM.

These changes and infrastructure upgrades will create a new storm drainage network (see Figure 7-5, *Proposed Storm Drain Facilities*) which can accommodate the development levels proposed in this Specific Plan.

Figure 7-1: Existing Water System Facilities

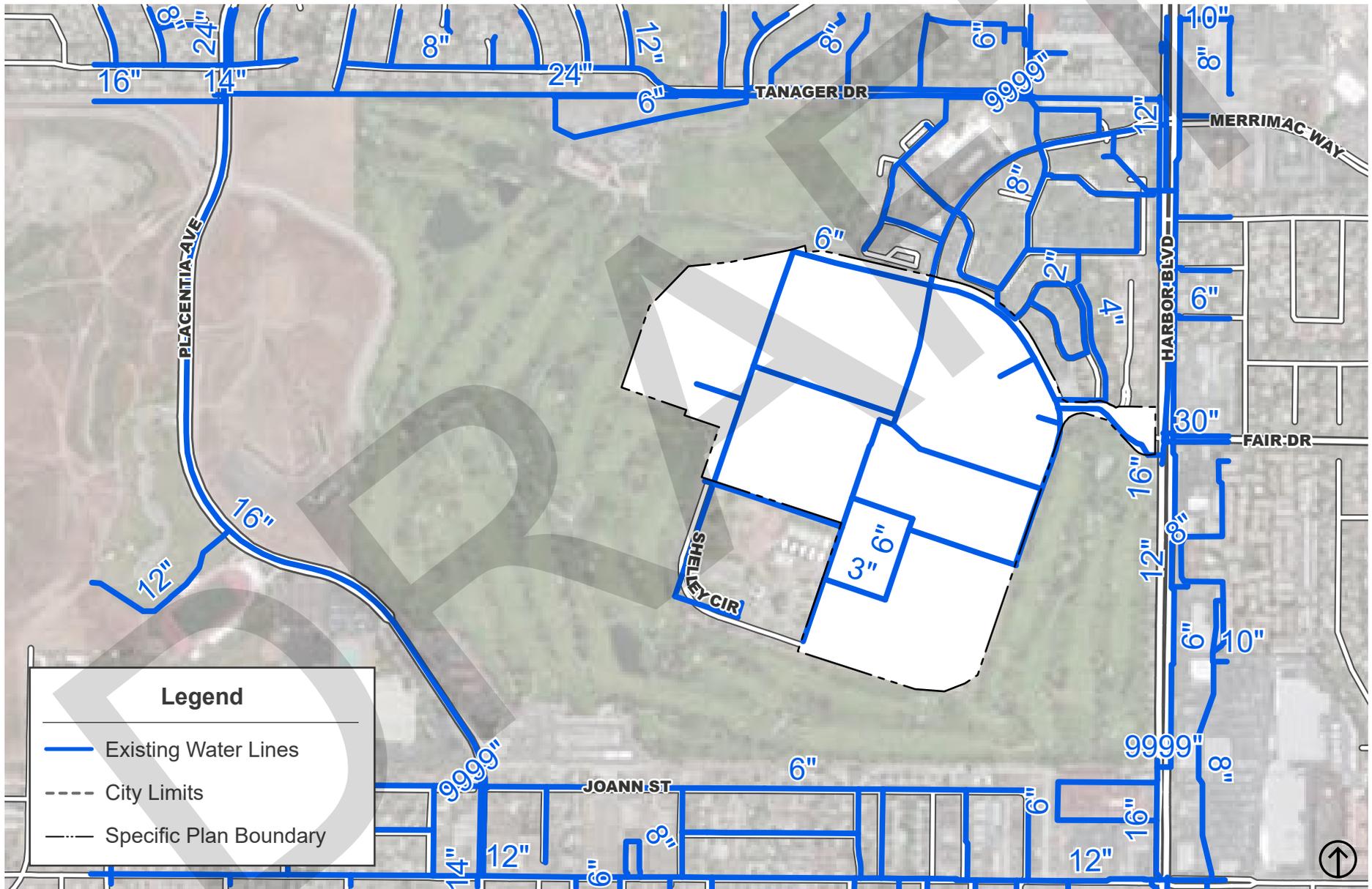


Figure 7-2: Proposed Water System Facilities

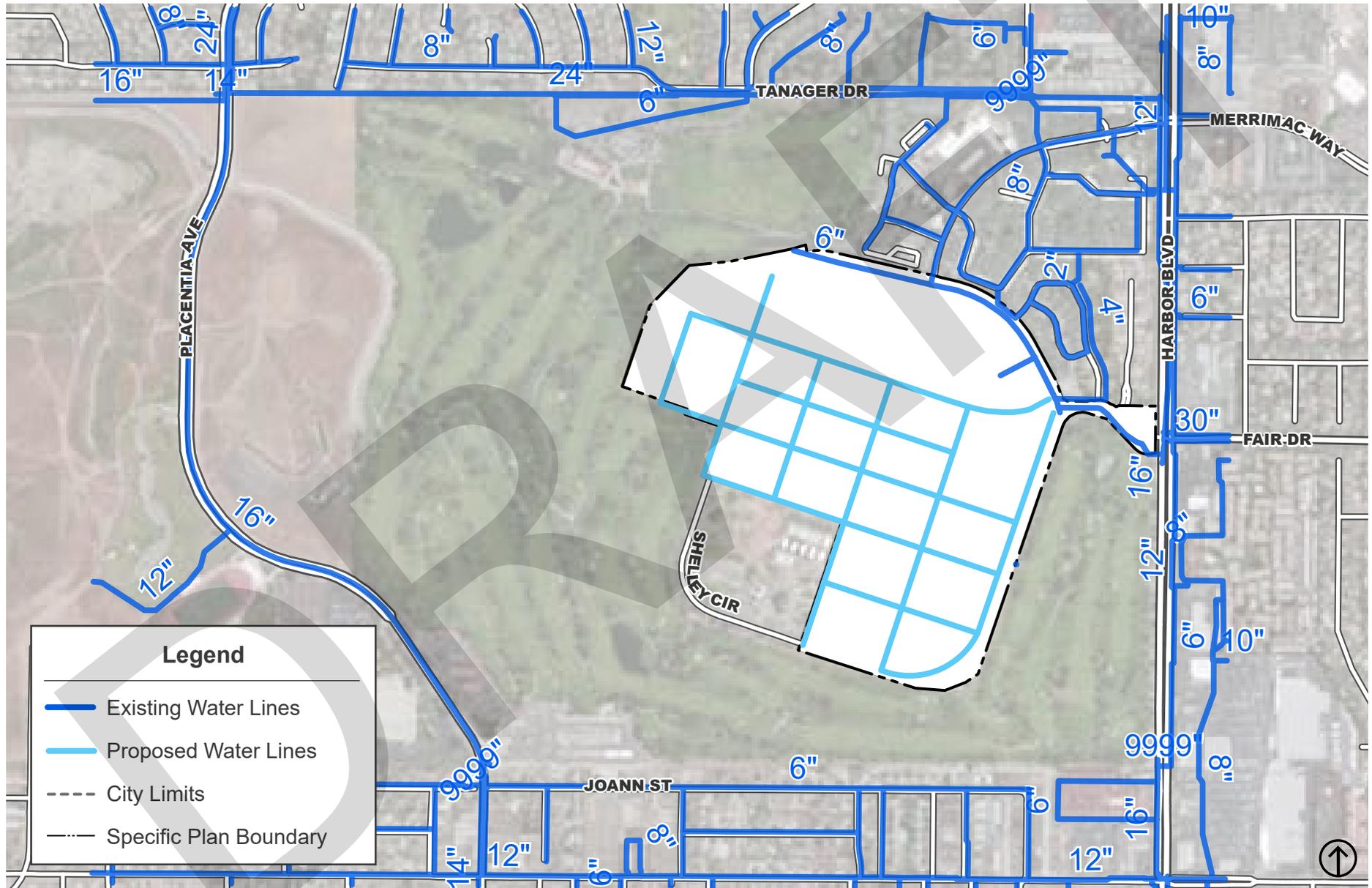


Figure 7-3: Existing Sewer Facilities

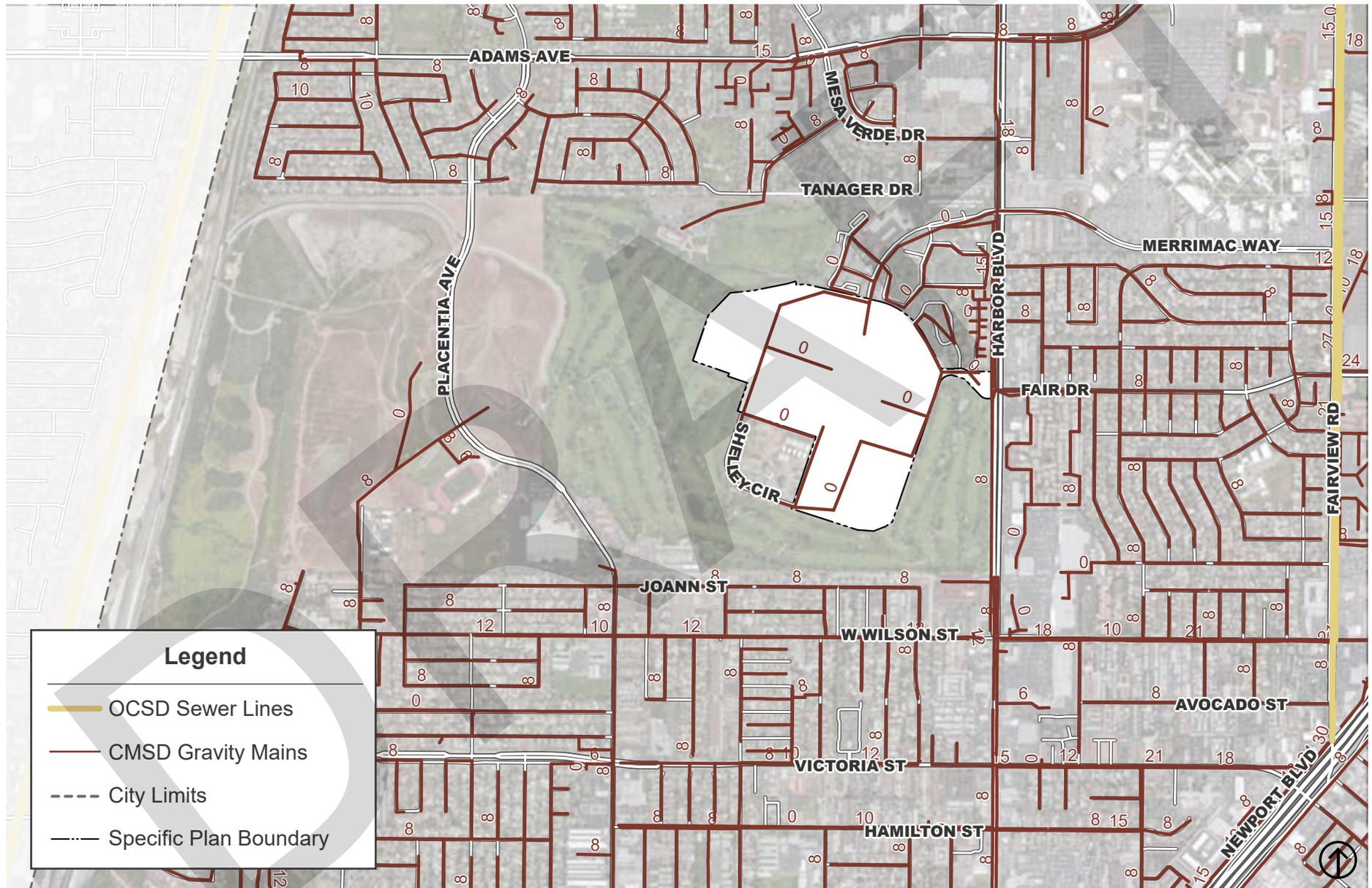
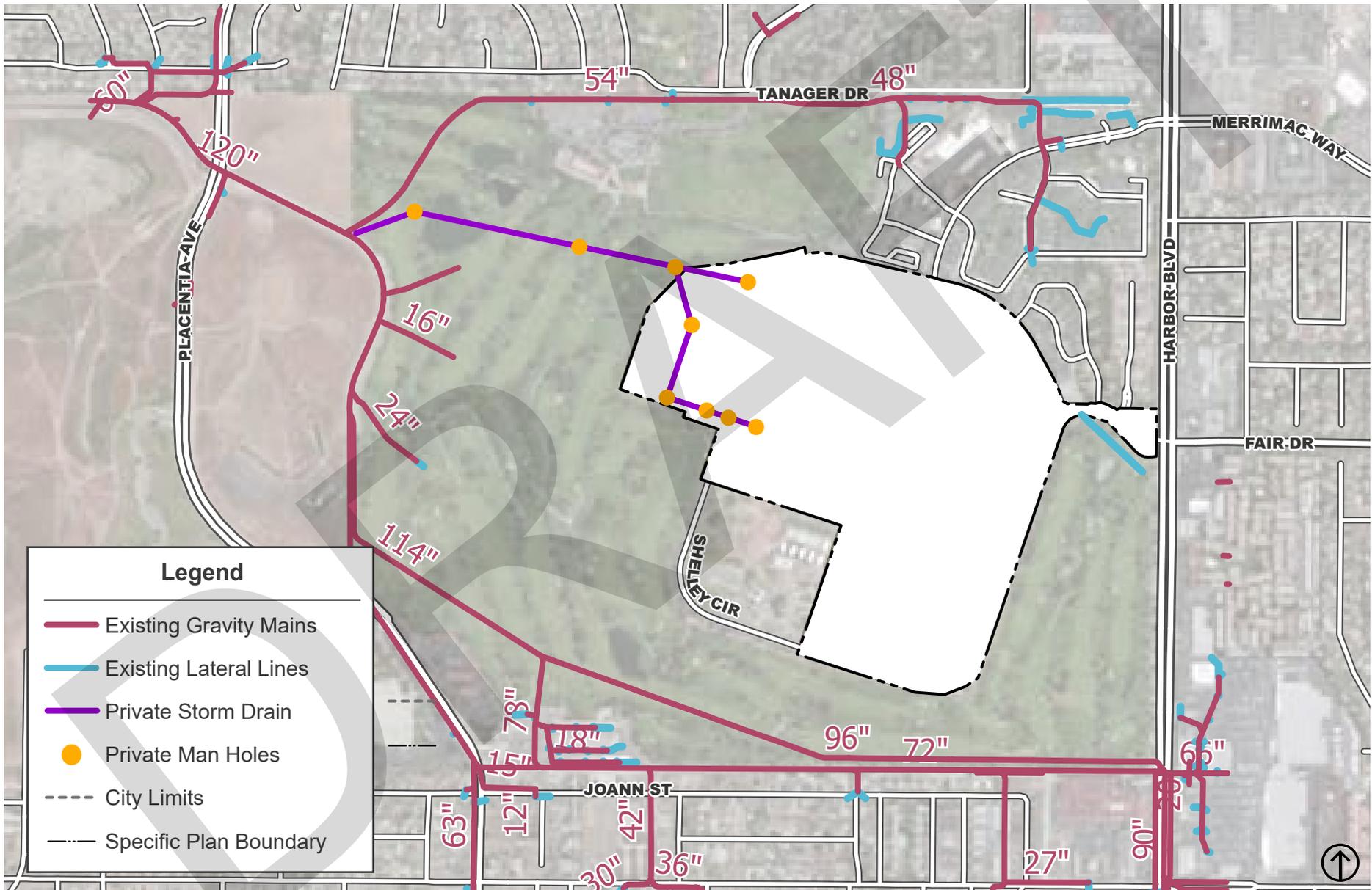


Figure 7-4: Proposed Sewer Facilities



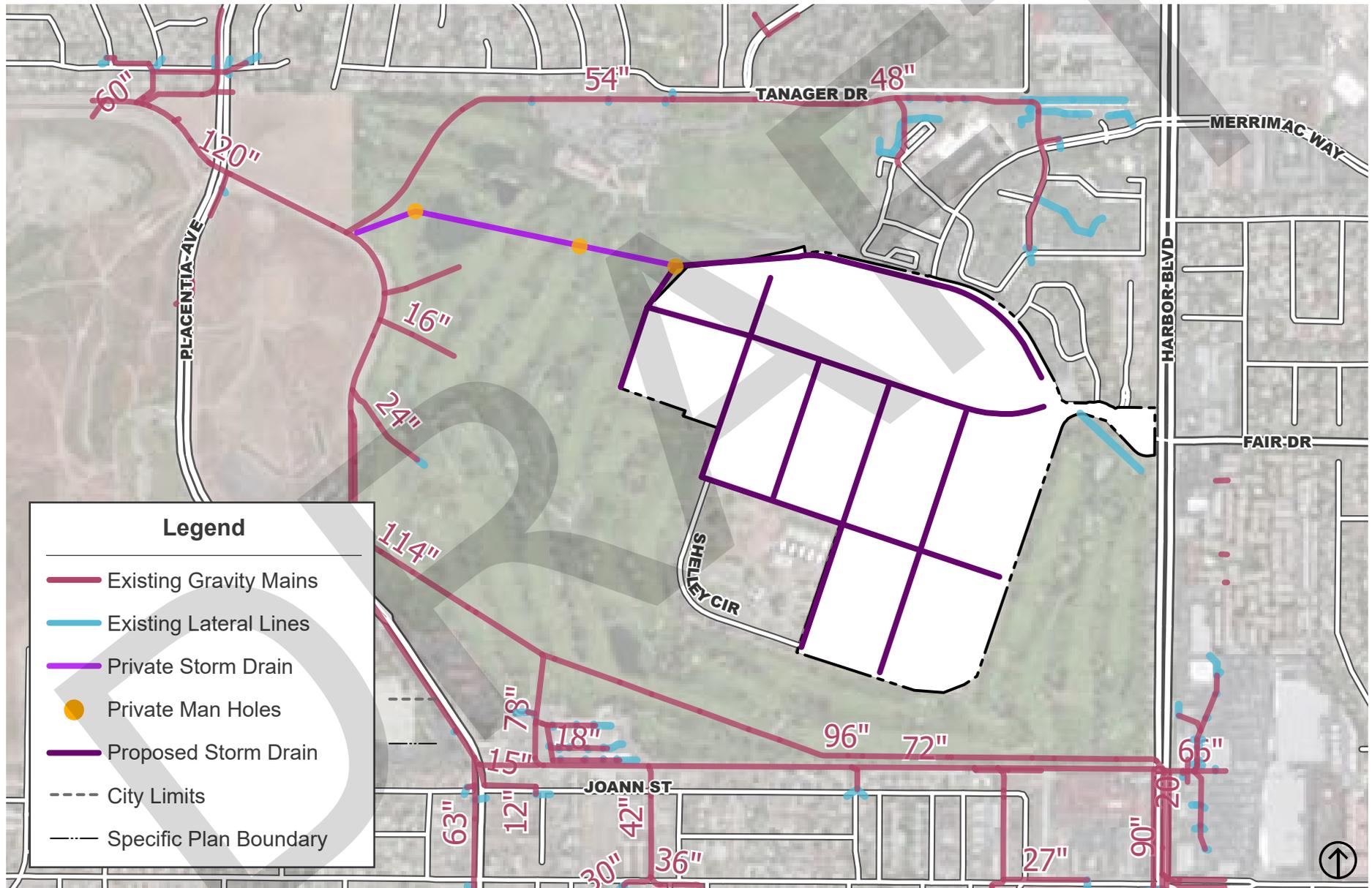
Figure 7-5: Existing Storm Drain Facilities



**Legend**

- Existing Gravity Mains
- Existing Lateral Lines
- Private Storm Drain
- Private Man Holes
- City Limits
- Specific Plan Boundary

Figure 7-6: Proposed Storm Drain Facilities



### 7.2.3 Waste Management and Recycling

Waste management and recycling services are required for construction and demolition as well as for ongoing service once new housing and commercial businesses are built. The City of Costa Mesa has requirements for both types of waste.

#### Construction and Demolition Waste

The City's Municipal Code requires that all project-related construction and demolition divert 65 percent of nonhazardous project waste from the landfill by recycling or salvage. Asphalt, concrete, excavated soil, and land-clearing debris can all be diverted. Other materials include but are not limited to cardboard, plastic, lumber, drywall, concrete, brick, and other masonry. The City offers options for waste hauling, either through a franchise waste hauler or self-hauling. Coordination with the City's Public Works Department is required prior to issuance of a building permit.

#### Residential and Commercial Waste

Multi-family properties of five or more units and commercial businesses may select a waste collection and recycling hauler from the City's approved list. Single-family residential service and multi-family properties of three units or less are managed by the Costa Mesa Sanitary District—the current provider is CR&R.

See Chapter 4, Section 4.6.7, for trash and recycling enclosure requirements.

### 7.2.4 Public Services

It is important for new developments in Costa Mesa to have access to the public services that are readily available to residents. These include, but are not limited to, fire protection, police services, schools, and libraries. These services can be seen in Figure 7-6, *Public Services*. It is important to note that this Specific Plan does not identify or propose new public safety facility sites but also does not preclude the siting of future public safety facilities or support functions within the Specific Plan area. If a future need is identified, such facilities will be accommodated, consistent with applicable City review and implementation actions.

#### Police

Police services are provided by the Costa Mesa Police Department. The Costa Mesa Police Department headquarters is located at 99 Fair Drive, approximately 0.85 mile east of the Plan area. Due to the distance from the Police headquarters and the proximity to Harbor Boulevard, a substation is needed within the Specific Plan area, either separate from, or connected to, a Fire Department substation. This is due to an increase in population from the residential and commercial uses at the site which will necessitate additional personnel commensurate to the current ratio of Police personnel to the population.

### Fire

Fire protection and emergency services are provided by the Costa Mesa Fire and Rescue Department. The department has six fire stations around the City, and the three closest stations to the Plan area are:

- Fire Station 1 (1570 Adams Avenue): approximately 0.9 miles away from the Specific Plan entrance at Harbor Boulevard and Fair Drive and 1.7 miles from the proposed REOC site.
- Fire Station 5 (2450 Vanguard Way): approximately 0.9 miles away from the Specific Plan entrance at Harbor Boulevard and Fair Drive and 1.7 miles from the proposed REOC site.
- Fire Station 4 (2300 Placentia Avenue): approximately 1.4 miles away from the Specific Plan entrance at Harbor Boulevard and Fair Drive and 2.2 miles from the proposed REOC site.

As redevelopment occurs, fire protection needs may evolve due to changes in population, building intensity, roadway network conditions, and travel patterns. The Master Developer shall coordinate with Costa Mesa Fire & Rescue and applicable agencies to confirm emergency access, fire lane geometry, turning radii, vertical clearances, hydrant spacing, and required fire flows. Project phasing shall incorporate any identified fire protection improvements needed to maintain effective emergency response and public safety up to and including the placement of a fire station on-site or another acceptable location.

### Schools

The Specific Plan area is in the Newport-Mesa Unified School District (NMUSD). NMUSD oversees 44 schools—12 preschools, 22 elementary schools, an independent study school, an intermediate school (grades 7-8), a middle school (grades 7-8), 2 middle/high schools (grades 7-12), 4 high schools (grades 9-12), and an adult education program, across the cities of Costa Mesa, Newport Beach, and Corona del Mar. The schools near the Specific Plan area that could serve future residents are:

- Adams Elementary School (2850 Clubhouse Road): approximately 1.6 miles to the Specific Plan entrance.
- TeWinkle Middle School (3224 California Avenue): approximately 2.0 miles to the Specific Plan entrance.
- Estancia High School (2323 Placentia Avenue): approximately 1.6 miles to the Specific Plan entrance.

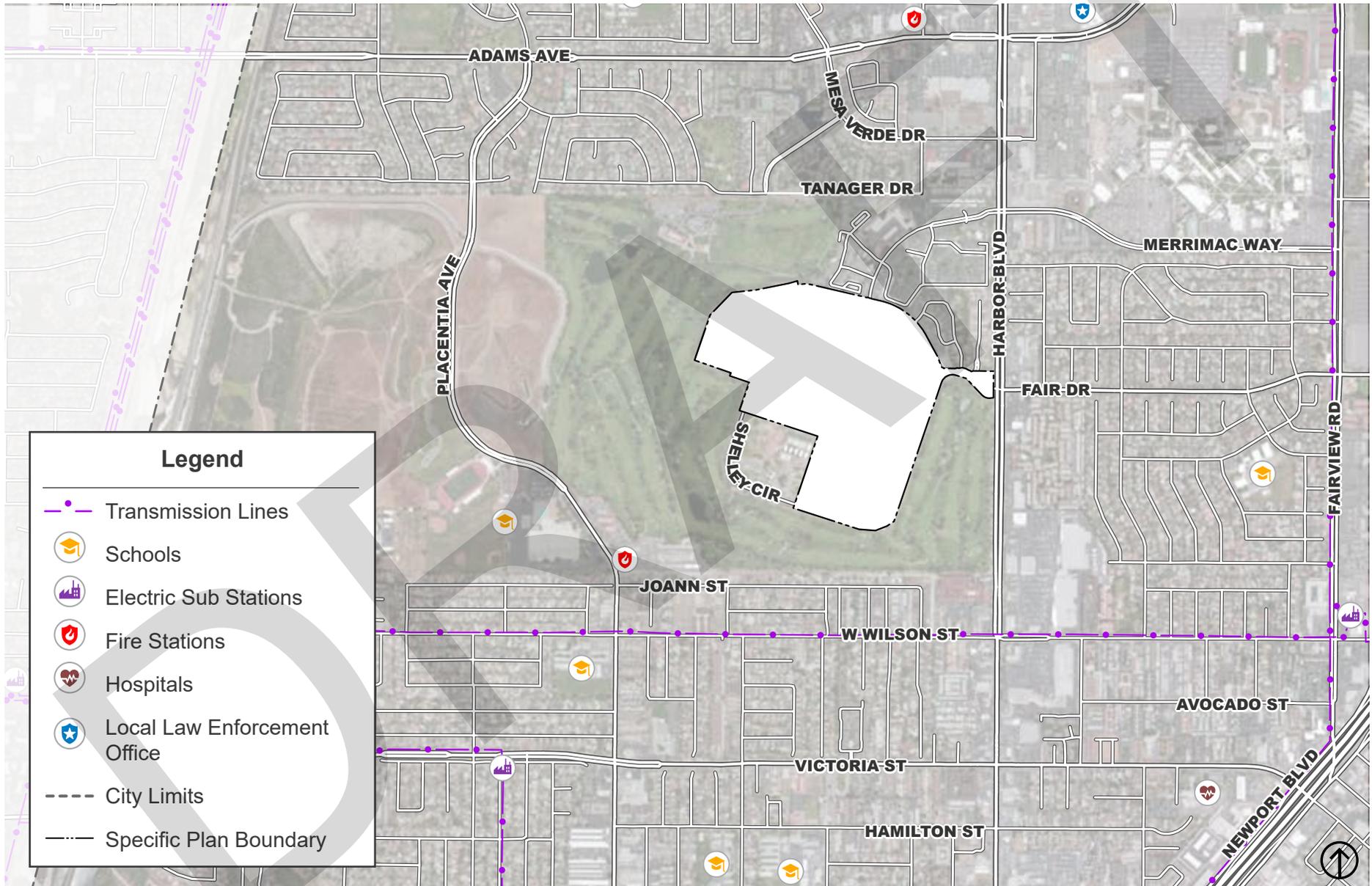
### Library

Libraries in Costa Mesa are operated as part of the Orange County Public Libraries. The two branch libraries in the City:

- The Donald Dungan Library (1855 Park Avenue): approximately 1.9 miles to the Specific Plan entrance.
- The Mesa Verde Library (2969 Mesa Verde Drive): approximately 1.6 miles to the Specific Plan entrance.

In addition to book and media check-out programs, the libraries also provide additional services and resources, including: hotspots, laptops and charger kiosks, public computers, Wi-Fi, wireless printing, private study rooms, and technology tutoring.

Figure 7-7: Public Services





# RAFFET



8

# Administration & Implementation



# 8.1 Purpose

A specific plan is required to contain a program of implementation measures consisting of, but not limited to, regulations, programs, infrastructure projects, and financing measures. This chapter provides the requirements and actions for the administration and implementation of the FDCSP. Administration of the Plan includes review and approval processes, as well as modification and amendment procedures. The implementation section outlines actions and a conceptual phasing plan for short-, mid-, and long-term development of the FDC site. Financing measures for implementing development proposals, and necessary capital improvements are also identified.

# 8.2 Administration

## 8.2.1 Adoption and Applicability

This Plan was prepared in conformance with California Government Code Title 7, Division 1, Chapter 3, Article 8, Section 6540 et seq.; the City of Costa Mesa General Plan; and the Costa Mesa Municipal Code (CMMC), and has been adopted by Resolution No. XXXX-XX.

The Plan establishes the land uses and zoning for the Plan area. The FDCSP addresses general provisions, permitted uses, development and design standards, and mobility and infrastructure improvements. Proposed development plans, tentative tract or parcel maps, and any other development

approval pertaining to land or property governed by this Plan must be consistent with this Fairview Developmental Center Specific Plan.

The Plan supersedes the otherwise applicable City of Costa Mesa development standards, municipal code, and zoning code and regulations unless otherwise stated herein. Whenever the requirements and standards herein conflict with the CMMC—including the zoning code—this Plan shall take precedence. Where the Plan is silent, the CMMC shall apply, using the context and objectives of the FDCSP as a guide. This Plan is subject to state laws such as, but not limited to, the Housing Accountability Act and all future legislation.

## 8.2.2 Responsibility and Enforcement

The City of Costa Mesa Community Development Department, its Director, or designees shall be responsible for administering this Specific Plan in accordance with the requirements of this document, all governing and applicable State and federal laws, the City of Costa Mesa's General Plan, and the CMMC.

## 8.2.3 Severability

If any portion of this Specific Plan and its regulations are declared invalid or ineffective in whole or in part by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Plan.

### 8.2.4 Interpretation

In the event of ambiguity concerning the content or application of the Plan, the ambiguity shall be determined by the Community Development Department, Director or designee(s). Such interpretations shall be consistent with the vision, goals, policies, purposes, and intent established in this Plan. See also “Specific Plan Conformity and Minor Conditional Use Approvals” in Section 8.2.7. Any appeals of interpretations shall go forward to Planning Commission.

### 8.2.5 Environmental Review

The FDCSP was adopted in compliance with the requirements of the California Environmental Quality Act (CEQA) (California Public Resources Code Sections 21000 et seq.). Pursuant to Section 15168(c), *Use with Later Activities*, of the CEQA Guidelines, later activities in the program, such as those implementing the Plan, can be approved as being within the scope of the project covered by the Program EIR and associated Mitigation Monitoring and Reporting Program, and no new environmental document would be required, pursuant to CEQA Guidelines Section 15162. If a later activity causes substantial changes or would have effects that were not examined in the Program EIR, a new initial study would need to be prepared, leading to either an EIR or a Negative Declaration. That later analysis may tier from the Program EIR as provided in CEQA Guidelines Section 15152.

In addition to the CEQA provisions noted above, pursuant to State CEQA Guidelines Section 15183, later projects that are consistent with the development density established by the Specific Plan and/or General Plan shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site.

### 8.2.6 Application Review and Processing

This section provides the review and approval authority for the implementation of the Specific Plan, as authorized by CMMC Title 13, Planning, Zoning and Development, Chapter III, Planning Applications.

#### Preliminary Review Application

Prior to a formal Tentative Map submittal, the Master Developer shall submit a preliminary review application that includes a conceptual map and supporting documentation to demonstrate conformance with the Specific Plan. The conceptual map shall divide the FDCSP site into Planning Subareas detailing the development program and phase. Details in the preliminary review application shall include, but not be limited to:

1. Legal description (metes and bounds) of the overall Planning Area boundary and graphic depiction of each Planning Subarea, if applicable.

## Fairview Developmental Center Specific Plan

2. The general location, acreage and type of land use for each Planning Subarea.
3. Proposed maximum number of dwelling units for each Planning Subarea.
4. Proposed maximum number of gross and net acres for non-residential land uses, including community facilities and service stations, if applicable.
5. Identification of applicable project design features, mitigation measures and Development Agreement stipulations unique to the Planning Area.
6. Residential development typologies, unit count by lot or block, including affordable housing location and affordability levels and a broad color palette shall be provided for the exterior walls and roofing materials of future homes and businesses.
7. Backbone circulation and location of local roads.
8. Estimated acres of park, recreation and other open space uses and location of parks, paseo, and trails.
9. Construction phasing/staging, including demolition and remediation.
10. General phasing of infrastructure for the entire planning area, including arterial highway locations (including secondary and collector arterials, if appropriate and known), sewer, storm drainage and a Runoff Management Plan (ROMP), Master Plan of Drainage (MPD), including the location of water quality facilities.
11. Preliminary conceptual grading at 10-foot contours.
12. HABS Report (see Section 4.6.10).
13. Other relevant programs, policies and guidelines contained in The Plan, as may be required for consideration, together with a description of how they are being implemented by the Area Plan.

The Master Developer may submit additional materials that further demonstrate their conformance to this Plan. Additional focused studies may be required as part of this application.

### Tentative Map Application

A Tentative Map shall be required for the site area controlled by the Master Developer, in accordance with Title 13, Chapter XI, Subdivisions of the CMMC.

#### *Minor Map Amendment (MMA)*

This Specific Plan establishes a process to authorize limited modifications to an approved Tentative Map that remains in substantial conformance with the conditions of approval and does not increase the project's environmental impacts. The Community Development Department Director, or designee, has the sole discretion to determine whether an MMA is the appropriate process for proposed tentative map or phasing plan changes prior to final map recordation. A MMA shall only be used to process changes to the project for an increase or decrease of no more than 10 percent. Only changes that reduce, or do not affect, a project's environmental impact would be eligible.

An MMA may be applied for minor changes that may include, but are not limited to:

1. Moving units from one phase to another with no increase or decrease in overall unit count;
2. Minor shifting of lot lines in any direction that does not result in safety impacts to the infrastructure or roadway network;
3. Minor pad elevation height changes;
4. Minor changes in project grading that do not result in a

significant environmental impact;

5. Minor shifts in alignment of local roadways or the required Backbone Roads;
6. Revising private roadways such that they are shown as separate lots or including them within lots;
7. Changes to residential product type or building footprint within a lot, as long as consistency with the development standards is maintained and there is no increase in unit count for that particular lot.

### Specific Plan Conformity and Minor Conditional Use Approvals

Development applications must be consistent with the purpose, intent, requirements, and standards, of this Specific Plan. The preliminary application process in Section 8.2.6, describes the process for initiating an application for the proposed development's consistency with this Specific Plan. The Vision and Guiding Principles (Chapter 3) shall be used to determine conformance to the Specific Plan and consulted when a use determination and/or interpretation (Section 8.2.4) is being made. Any use requiring a Minor Conditional Use Permit (Table 4-3) shall be reviewed by the Planning Manager to determine its similarity to another listed use and suitability within the Specific Plan area. Additional approvals, such as granting a Modification, Section 8.2.6(B), require demonstrated compatibility and conformance.

**Table 8-1: Development Application Process and Review Authority**

<b>Review Authority</b>	<b>Application Type<sup>1</sup></b>	<b>Appeal Authority</b>
Planning Division	<ul style="list-style-type: none"> <li>■ Building Permits</li> <li>■ Occupancy and Use Approval</li> <li>■ Reasonable Accommodation</li> <li>■ Special Event Plan</li> </ul>	Zoning Administrator
Community Development Director	<ul style="list-style-type: none"> <li>■ Affordable Housing Plan</li> <li>■ Minor Modification</li> <li>■ Minor Conditional Use Permit</li> <li>■ Specific Plan Conformity</li> <li>■ Phasing Plan Adjustment</li> <li>■ Planned Sign Program</li> </ul>	Planning Commission
Planning Commission	<ul style="list-style-type: none"> <li>■ Conditional Use Permit</li> <li>■ Density Bonus</li> <li>■ Major Modification/ Variance</li> <li>■ Review Tentative Parcel Map</li> <li>■ Tentative Tract Map</li> </ul>	City Council
City Council	<ul style="list-style-type: none"> <li>■ Development Agreement</li> <li>■ Final Tract Map</li> <li>■ Specific Plan Amendment</li> </ul>	None
<p><b>NOTE:</b></p> <p>1. When required, mailed notices shall comply with Title 13, Chapter III Planning Applications, Section 13-29(d)(1), of the CMMC.</p>		

## Modifications

Following approval, written documentation requesting a proposed modification—Minor or Major—must be submitted for the review. Such submittals must be accompanied by any supporting technical studies and documentation as requested.

### Minor Modifications

A minor modification is a deviation from the development and/or design standards of this Specific Plan (Chapter 4) that may be granted by the Economic and Development Services Department Director, or designee. A list of Minor Modifications is provided in Table 8-2.

### Major Modifications/ Variance

A major modification is a deviation from this Specific Plan that is not specified as an interpretation (Section 8.2.4) or minor modification (Table 8-2); by approval of a conditional use permit or minor conditional use permit; and does not warrant a Specific Plan Amendment. Major Modifications may be granted by the Planning Commission. Major Modifications include:

- A deviation in a development or design standard at a percentage greater than what is allowed under a Minor Modification (Table 8-2).
- Any proposed change determined by the Director to be a Major Modification.

## Findings

When granting approval of the planning applications for a development project, as specified above, the final review authority shall find that the evidence presented in the administrative record substantially meets all required conditions listed here:

1. Granting the deviation and/or modification will not allow a use, density, or intensity which is not in accordance with the Housing Element and this Specific Plan.
2. The proposed development or use is substantially compatible with developments in the same general area and would not be materially detrimental to other properties within the area.
3. Granting the modification will not be materially detrimental to the health, safety, and general welfare of the public or otherwise injurious to property or improvements within the immediate neighborhood.

## Affordable Housing and Density Bonus

Affordable housing requirements for the FDCSP area are provided in Chapter 4, Table 4-1 and further described in Section 4.4. Tracking requirements are provided in Section 8.3. Development in the FDCSP area is exempt from the City’s Affordable Housing Inclusionary Ordinance pursuant to Section 13-329, Chapter XVII, of the CMMC. Density bonus projects are subject to Government Code Section 65915, et seq. and CMMC Title 13, Chapter IX, Article 4, Density Bonus and other Incentives.

Table 8-2: Minor Modifications

Minor Modifications	
	Adjustments to development and design standards by no more than 20 percent.
	Adjustments to parking standards by no more than 10 percent.
	Adjustments to the Affordable Housing Plan, see Section 8.3.6, <i>Affordable Housing Requirements/ Program</i> .
	Adjustments to allowable projections and encroachments if consistent with the building code.
	Addition or update of information to this Specific Plan—text and/or map changes—for the purposes of clarification provided that the edit is still consistent with the intent of the Plan and does not constitute a major modification or amendment.
	Adjustments to the Circulation Plan, including ultimate roadway alignment, lane configuration, bike lanes, sidewalks and trails, and traffic controls, also requires approval by the Public Works Department, Transportation Services Manager.
	Use determinations for land uses not specified in Chapter 5, Development and Design Standards, but similar in intent and character subject to interpretation by the Director, as specified in Section 7.2.4, <i>Interpretation</i> .

### Specific Plan Amendments

A Specific Plan Amendment may be initiated by the Master Developer, City Council, Planning Commission, or City Staff in the event of the following:

1. A proposed change in the net acres per land use designation (Table 4-1).
2. A proposed change to the maximum allowable number of dwelling units and/or non-residential square feet (Table 4-1).
3. A proposed change to the number of Affordable Housing Units identified in (Table 4-1) that cannot be met through an alternative means of compliance.
4. A change in use not allowed in the FDCSP that cannot be addressed through Section 8.2.4.
5. Proposed change to the roadway network not identified in Chapter 5, *Mobility*.
6. A proposed change to the Specific Plan area boundary.

A Specific Plan Amendment may require additional studies or analysis, as requested by the City and/or required by CEQA.

## 8.3 Implementation

### 8.3.1 Conceptual Phasing

Buildout of the Specific Plan area is anticipated to take place in multiple phases, potentially over an 15-20 year horizon. The Community Development Director, or designee, has the authority to approve an adjustment to the phasing plan. Adjustments are not considered a modification or an amendment to the plan unless otherwise stated in an executed Development Agreement. An updated diagram and table with units by phase shall be submitted to the Director, or designee, and be kept on file with the Planning Division. If a Development Agreement is in place for the property, all aspects of the phasing plan shall comply with the terms of the agreement including but not limited to affordable housing, infrastructure and other site improvements.

### 8.3.2 Site Preparation

It is anticipated that the State will leave the FDC property with the existing buildings still standing on the site, including parking lots, utilities, walkways, and landscape areas. Several State-initiated reports indicate that buildings constructed in the 1950s and 1960s have considerable lead- and asbestos-containing materials that will need to be remediated with demolition. The site likely contains hazardous materials from the existing utility infrastructure and expected contaminated soils. Prior to beginning demolition, the owner, beneficiary or trustee shall contact the South Coast Air Quality Management District. Additionally, the owner, beneficiary or trustee shall provide an Erosion Control Plan which addresses Best Management Practices. It is anticipated that these efforts,

in addition to grading, will adequately prepare the site for new development. Infrastructure improvements related to mobility and utilities are provided in Chapter 5, *Mobility*, and Chapter 7, *Infrastructure and Public Services*, and specific tasks are identified in Table 8-3.

### 8.3.3 Interim Conditions and Requirements During Construction

All portions of the Specific Plan area are subject to the following operational standards. Any vacant land or portions of the Specific Plan area under active construction, including demolition, grading and excavation, and above-ground building activities, shall be maintained in a visually attractive manner with the following criteria, including:

**Fencing.** The owner, beneficiary or trustee shall install a minimum six foot (6') high chain link fence with dust control covers adjacent to the property boundaries, or other alternative fencing acceptable to the City's Building Official or Code Enforcement Manager that is adequate to protect the public health, and welfare, unless the City officials determine that the installation of such fencing will be detrimental to the public safety and welfare.

- Any fencing required under this section may additionally require screening if deemed necessary in order to protect the safety, adjacent properties from dust, streetscape and overall appearance of the site. The Building Official or Code Enforcement Manager may enforce fencing standards for vacant areas consistent with this section.

- If fencing is proposed for long-term vacant sites (for example, vacancy anticipated for more than 12 months vs. active construction sites) with no berms, then fencing shall be permanently installed into the ground and set back three feet to provide for landscaping to be installed and maintained in the front.
- Any decorative or graphic elements on fencing must be approved by the City and shall not contain any advertising.

**Screening.** Screening shall be provided at all temporary chain link fencing and shall include graphics and visuals that promote the project and the City of Costa Mesa.

**Stormwater.** A stormwater pollution prevention plan shall be approved by the Public Works Division and Best Management Practices must be effectively implemented at all times to prevent soil, debris or runoff from affecting right-of-way through erosion or other means.

**Storage.** Open storage is prohibited on a vacant lot or site within the FDCSP area. Vehicle storage such as cars, trucks, vans, motorcycles and buses is not permitted. Vacant lots are permitted to be used for construction staging, construction parking, and site security trailers while any portion of the site is under construction.

**Property Maintenance.** The FDCSP area shall be kept clear of debris, litter, rubbish, overgrown weeds, graffiti, and other elements that contribute toward blight.

**Lighting.** Exterior security lighting shall illuminate areas with visibility from a street or alley, however, the lights shall be shielded to avoid lighting adjacent properties.

### 8.3.4 Development Impact Fees

A future FDCSP impact fee program may be initiated in addition to a citywide development impact fees. Development impact fees are a potential funding source for maintenance of parks, recreational open space, public services and other services that impact City resources. These fees, will be paid by a developer and may only be used to pay for improvements necessitated by implementation of the FDCSP and only in an amount proportionate to the new development's share of the benefit. The fees can be combined with other funding sources to pay for an improvement that serves both new and existing residents or businesses. A nexus study—which calculates the new increment of development, estimates the portion of an improvement project attributable to that increment of growth, and allocates the fee for the FDC—is required by state law for implementation. Cities can, and usually do, have more than one impact fee, with each fee dedicated to an individual category of improvements, such as public safety, facilities, parks, etc.

### 8.3.5 Affordable Housing Requirements/ Program

Conformance with the FDCSP requires that the minimum number of affordable housing units per income category is met, as identified in Table 4-1. The Master Developer shall submit an Affordable Housing Implementation Plan detailing how the requirements of this Specific Plan will be implemented. The Plan shall include but is not limited to the following information:

1. The location, structure, proposed tenure, and size of the proposed market rate and affordable units, including bedroom count.
2. The total number of affordable units to be provided per development application.
3. A floor plan and site plan depicting the location of the affordable units.
4. The applicable affordable income levels for each affordable unit.
5. The mechanisms that will be used to ensure that the affordable units remain affordable for the required term.
6. A fair housing marketing plan for the process by which qualified households will be reviewed and selected to rent or own affordable units.
7. Construction phasing plan schedule with the anticipated completion and opening date, as applicable within the FDCSP Conceptual Phasing Plan.

### ***Affordable Housing Agreement Requirements***

Upon final project approval, the developer shall execute and record an affordable housing agreement in a form approved by the city attorney, prior to approval of any final or parcel map or issuance of any building permit, whichever occurs first, and that at a minimum specifies the number, type, location, size, and phasing of all affordable units, provisions for income certification and screening of potential renters of the affordable units, consistent with this Specific Plan.

### ***Alternative Means of Compliance***

A developer may propose an alternative means of compliance with the minimum requirements in this table by providing a different mix of very low low and moderate income housing as long as the overall number of affordable units is met. Alternatively, a developer may propose a lower number of total affordable units if the mix proposes deeper levels of affordability (e.g. there is an increase in extremely low, very low or low income categories). Compliance will be reviewed as part of the submitted affordable housing plan and determination made by the Community Development Director or designee.

### ***Modifications***

If a change to the required affordable housing cannot be met through an alternative means of compliance and a Master Developer proposes a deviation from the affordable housing units identified in Table 4-1, the Community Development Director may approve the modification to the number and income level of units as long as the following are met:

- The total number of housing units does not exceed the total maximum number of units in Table 4-1.
- The total number of housing units is not less than the minimum number of units in Table 4-1.
- Very Low, Low, and Moderate Income units can be accommodated elsewhere in the City and the change would not result in “no net loss”.

Table 8-3: Implementation and Conceptual Phasing

Action Items	Timing <sup>1</sup>	Responsible Party <sup>2</sup>	Funding
<b>PRELIMINARY</b>			
Prepare Nexus Study, Establish and Adopt FDCSP Development Fee(s)	Short-term	City	City General Fund
Preliminary and Development Review Applications	Short-term	Master Developer	Private
Coordination with John Wayne/County Airport Land Use Commission	Short-term	Master Developer	Private
<b>PHASE I: SITE PREPARATION</b>			
Construction Fencing	Short-term	Master Developer	Private
Building Demolition	Short-term and likely completed in stages	Master Developer	Private
Soil Remediation	Short-term and likely completed in stages	Master Developer	Private
Additional Tree Study and Removal	Corresponds with other site preparation actions	Master Developer	Private
Grading (and associated storm drain improvements and erosion control)	Short-term and likely completed in stages with building demolition/remediation	Master Developer	Private
<b>PHASE II: BACKBONE INFRASTRUCTURE</b>			
Relocation or Abandonment of State Storm Drain through Golf Course (off-site)	Expect to be concurrent with initial grading operations	Master Developer	Private
Stormwater System	Concurrent with grading	Master Developer	Private
Sewer System	Concurrent with grading	Master Developer	Private
Water System	Concurrent with grading	Master Developer	Private

Action Items	Timing <sup>1</sup>	Responsible Party <sup>2</sup>	Funding
Backbone Road Network (Per Mobility Plan, Chapter 5) – including all improvements (on-street parking, bike lanes, sidewalks, etc.)	After grading and wet utility installation	Master Developer	Private
Other Local Roads including all improvements (on-street parking, bike lanes, sidewalks, etc.)	As needed to support the delivery of pads to homebuilders	Master Developer	Private
Electricity	Concurrent with roadways	Master Developer	Private
Natural Gas (For Commercial Areas Only)	Concurrent with the delivery of commercial pad(s)	Master Developer	Private
Relocation of REOC Shelley Circle Detention/ Retention Areas	Concurrent with final improvements to Shelley Circle	Master Developer	Private
Secondary Access Road and Golf Course Hole Relocation	Triggered by total number of Proposed Units - May be implemented in later phase of development	Master Developer	Private
Intersection Improvements Harbor Boulevard and Fair Drive	Mid-term	Master Developer	Private
Intersection Improvements Harbor Boulevard and Shopping Center/ Secondary Access	Triggered by total number of Proposed Units - May be implemented in later phase of development	Master Developer	Private
<b>PHASE III: DEVELOPMENT AREAS</b>			
Deliver Development Pads for Affordable and DDS Housing (Per VTTM)	Stages concurrent with grading, roads, and infrastructure improvements	Master Developer	Private
Deliver Parcels to Homebuilders	Stages concurrent with grading, roads, and infrastructure improvements	Master Developer	Private
On-Site Parks and Trails (including historic interpretive panels)	Based on final Conditions of Approval	Master Developer	Private

## Fairview Developmental Center Specific Plan

Action Items	Timing <sup>1</sup>	Responsible Party <sup>2</sup>	Funding
Off-Site Multi-Use Trail connecting to Tanager Trail	Based on final Conditions of Approval	Master Developer	Private

NOTES:

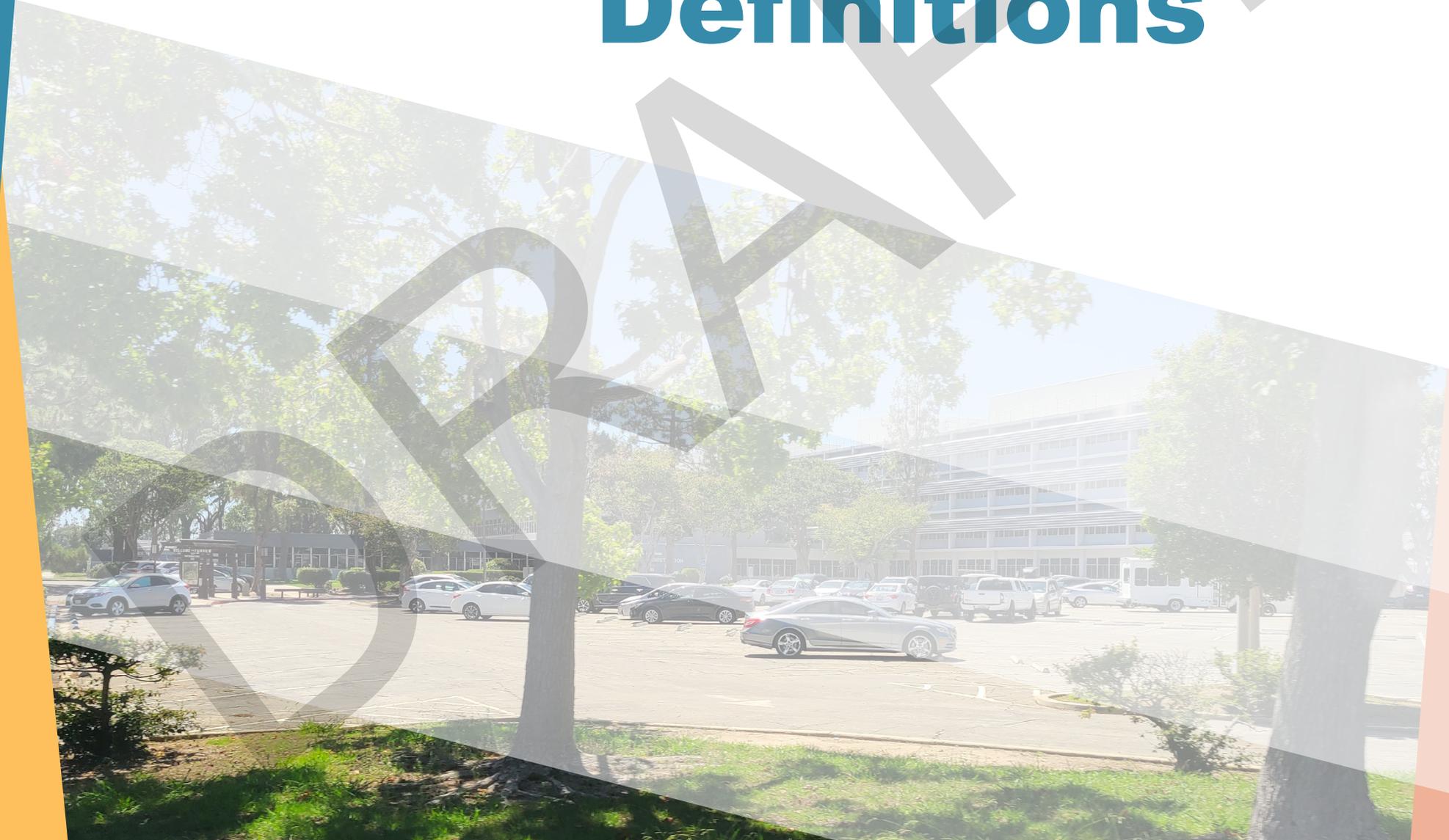
1. Short-term 1 to 5 years | Mid-term 5 to 10 years | Long-term 10 to 20 years
2. Responsibility may be passed along to individual builders in the event that not all development is built by the Master Developer.

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**APPENDIX A**

**Definitions**



## Use Definitions

### **Affordable Housing.**

Housing which is deed-restricted for individuals or households qualifying as low-income. Low-income households are identified as households making 50 – 80% of the Median Family Income (MFI).

### **Approval, discretionary.**

Approval of permits which require a greater level of scrutiny and discretion when determining issuance, involving a longer review process, public input, and often CEQA review.

### **Approval, ministerial.**

Approval of permits which require no discretion, so long as certain clear requirements are met. Ministerial approvals generally do not require CEQA review.

### **CEQA Review.**

A state-mandated environmental review under the California Environmental Quality Act (CEQA) requiring public agencies to evaluate and disclose the potential environmental impacts of a proposed project.

### **Community Clubhouse.**

A building which provides facilities and equipment for recreational purposes to residents of a community.

### **Density (Residential).**

The number of housing units within a specific area, generally per acre.

### **Density Bonus.**

An incentive provided to developers allowing a development to have a greater density than the allowable gross residential density permitted by local regulations.

### **Design Guidelines.**

A series of recommendations providing direction for applying established design principles to new developments.

### **Development and Design Standards.**

A set of mandatory, quantifiable requirements for developments in an area that ensure consistency with established design principles.

### **Environmental Impact Report (EIR).**

A detailed report which documents the potential environmental effects of a project under the California Environmental Quality Act (CEQA).

### **Floor-Area Ratio (FAR).**

The ratio of the floor area of a building in relation to the land area that it is on.

### **General Plan Amendment.**

A formal adjustment or change to the city's General Plan which is approved by the local legislative body.

### **General Plan.**

A long-term planning document that guides a jurisdiction's future growth and development by providing policy direction through an established vision and subsequent goals, objectives, and policies.

### **Goods and Services, Convenience.**

Retail items and services which people need on a regular basis, generally encouraging them to be located throughout areas and close to households.

### **Goods, Comparison.**

Retail items that consumers purchase more infrequently or rarely, promoting larger-scale retailers and concentration of these retailers.

### **Home Occupation.**

A secondary commercial use activity within a dwelling unit, incidental to the residential use, for the purpose of producing income.

### **Housing, Multifamily.**

Housing which contains two (2) or more dwelling units designed for the independent occupancy of two (2) or more households.

### **Housing, Single-Family.**

A detached, free-standing residential building located on its own land which is generally occupied by a single household or family.

### **Market-Rate Housing.**

Housing which is non-subsidized and priced according to the areas existing supply and demand.

### **Master Developer.**

A developer who is in charge of leading and managing the construction of large-scale developments, generally including multiple projects.

### **Master Plan.**

A long-term strategic planning document guiding development within a certain area, ensuring growth that aligns with a community's vision.

### **Mixed-use development.**

The development of lot(s) or structure(s) with two or more different land uses such as, but not limited to a combination of residential, office, retail, public, or entertainment in a single or physically integrated group of structures.

### **Modification, Major.**

A discretionary entitlement, usually granted by the planning commission, which permits departure from the strict application of the development standards contained in this Specific Plan, based on specified findings (See Chapter 7).

### **Modification, Minor.**

A discretionary entitlement which permits limited deviation from the strict application of the development standards contained in this Specific Plan, based on specified findings (See Chapter 7).

### **Open space.**

May consist of common, private, and public areas set aside for active and passive use by residents and visitors to the community. May also include paseos and trails.

### **Open space, common.**

An area of land or contained within a building reserved primarily for the leisure and recreational use of all residents of a development or common interest development and owned in common by them, generally through a homeowners' association.

### **Open space, private.**

An area of land located adjacent to an individual dwelling unit, owned or leased and maintained by its residents, and reserved exclusively for their use.

### **Parkway.**

The area of a street that lies between the curb and the adjacent property line or physical boundary definition, which is used for landscaping and/or passive recreational purposes.

### **Permanent Supportive Housing.**

Permanent housing which provides housing assistance and supportive services to households in which at least one member lives with a disability.

### **Permitted use.**

Any use allowed in a land use designation without requiring a discretionary approval, and subject to the provisions applicable to that district.

### **Permitted Uses.**

Land uses which are legally permitted within a specified district as designated by this Specific Plan.

### **Regional Center.**

Community-based, non-profit agencies that provide assessments and coordinate services for individuals with developmental disabilities, overseen by the California Department of Developmental Services.

### **Regional Housing Needs Assessment (RHNA).**

A state-mandated process in California which requires jurisdictions to plan for a determined number of new housing units at various income levels. This allocation is updated every six to eight years and aids in planning for the housing needs across the state.

### **Residential Care Facility.**

Facilities which provide care and non-medical support to individuals requiring aid for daily activities. These are commonly referred to as assisted living homes or board and care homes.

### **Senior Housing.**

Housing which is designated for seniors (generally above the age of 55) and provides living options that include additional services and activities for aging adults.

### **Setback.**

The required minimum distance between a building and the lot line, or another structure.

**Single Room Occupancy Units.**

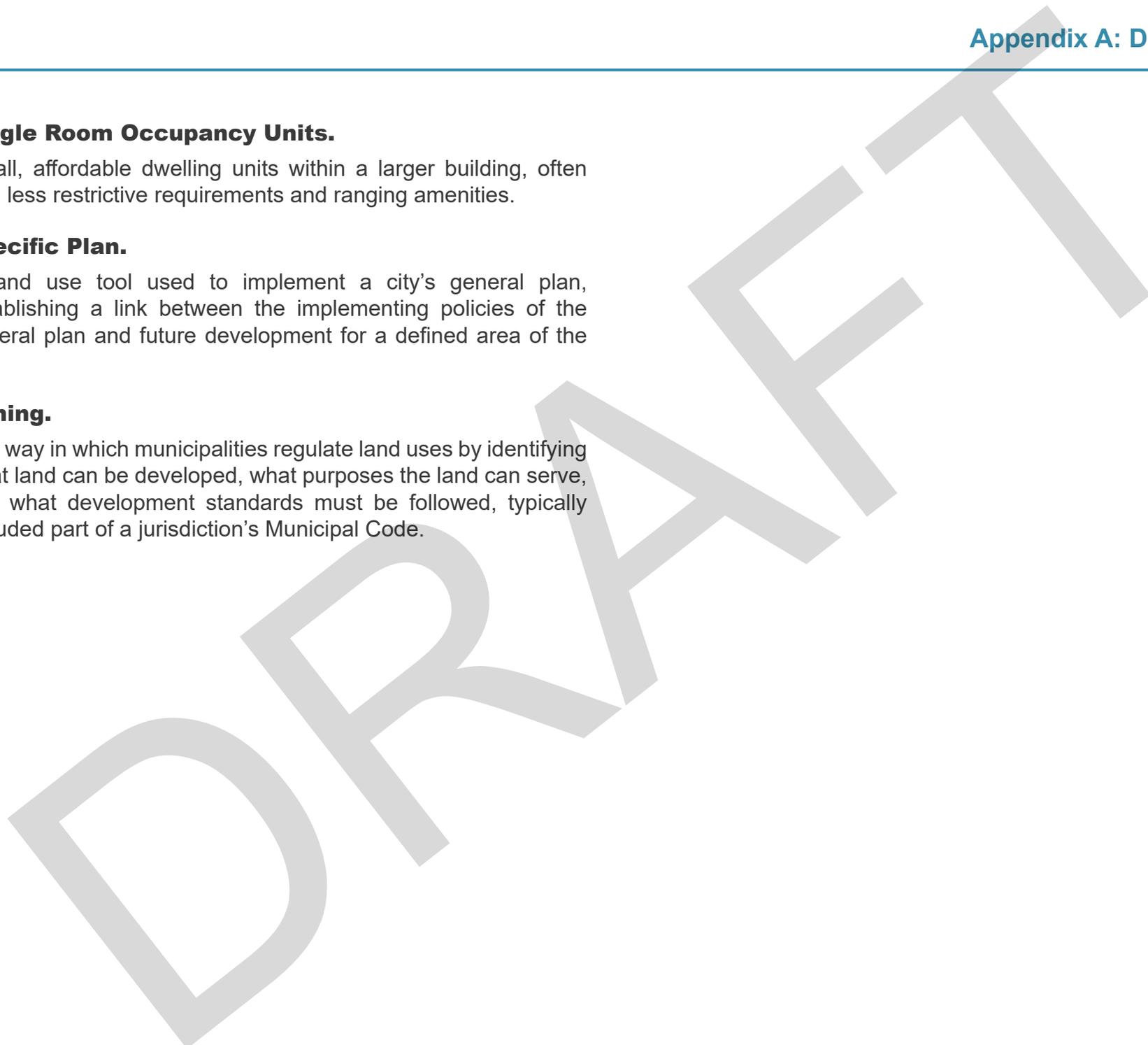
Small, affordable dwelling units within a larger building, often with less restrictive requirements and ranging amenities.

**Specific Plan.**

A land use tool used to implement a city’s general plan, establishing a link between the implementing policies of the general plan and future development for a defined area of the city.

**Zoning.**

The way in which municipalities regulate land uses by identifying what land can be developed, what purposes the land can serve, and what development standards must be followed, typically included part of a jurisdiction’s Municipal Code.



**APPENDIX**

**B**

# Outreach

To see more information about outreach, please visit:  
<https://fdcplan.com/participate/>



**APPENDIX**

**C**

**Market  
Study**



**Market Study**  
**Fairview Developmental Center Specific Plan**

DRAFT January 2024, revised 11/2024

DRAFT

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# Summary

The City of Costa Mesa is preparing a specific plan to guide the redevelopment of the currently state-owned Fairview Developmental Center. Although the state intends to solicit a master developer to purchase and redevelop the site, the specific plan provides an opportunity for the community to weigh-in on the type of development—the uses, the scale, the amenities, and so forth.

This report describes the market demand for housing and non-residential uses. Its purpose is to support public discussion about desired types of development and to support the preparation of the specific plan. Market demand is not the only consideration in planning; certainly, community values and aspirations should influence future development. Nevertheless, a plan for development that does not build on market demand is a plan that cannot be developed. Thus, this report is intended to provide a basic overview of the key drivers of market demand.

As currently envisioned in the city's General Plan, the redevelopment will result in 2,300 new housing units, with a majority of these offered to income-qualified households at an affordable rent or sales price. It is also currently envisioned that the plan would provide commercial uses and amenities that serve the community that develops in the plan area.

## CHANGES IN HOUSING

Costa Mesa was mostly built-out in an earlier era, primarily characterized by single-family detached housing and family households with kids. As discussed in this report, the majority of households living in the city today, the majority of households that have moved into the city in the past year, and the majority

(but not all) of households expected to make up market demand for new housing in the plan area will not have children. Most will be one-, two-, and three-person households, although there will also be some larger families.

These changes in households are the result of decades of slow, incremental change. Nevertheless, they indicate that the housing market will need fewer bedrooms, smaller units, and more multifamily and single-family attached housing.

## HOUSING NEEDS FOR MODERATE-INCOME AND LOWER HOUSEHOLDS

The analysis presented in this report shows that, over the past ten years, the number of very low income and extremely low-income households has decreased, while the number of acutely low income (the lowest income category), low income, and moderate-income households has increased in Costa Mesa. It is not clear why there has been a decline in the number of extremely low and very low-income households (and this out migration has happened countywide too), but the report shows that overcrowding and unaffordable housing costs are problems faced by many households across these income groups.

The currently envisioned development of 575 very low-income housing units, 345 low-income housing units, and 690 moderate-income housing units provides an opportunity to address both the expected growth in these households as well as the existing conditions of overcrowding and unaffordable housing costs.

## HOUSING NEEDS FOR ABOVE MODERATE-INCOME HOUSEHOLDS

The currently envisioned development also includes 690 housing units for households with above moderate incomes. These households represent the majority of expected growth in the city. Furthermore, this housing provides the opportunity for a master developer to offset some of the costs of land and infrastructure for affordable housing. The analysis suggests that households with above moderate income could account for 800 new households per year in Costa Mesa during the period when new housing will be available for rent or purchase in the plan area.

## NON-RESIDENTIAL DEVELOPMENT

Finally, the plan area could also provide retail and other commercial development to serve the needs of the new residents in the plan area. The analysis recommends that the plan accommodate 29,500 to 55,900 square feet of gross floor area for retail businesses and another 76,500 square feet of gross floor area for other commercial businesses, such as a fitness center and medical and professional offices.

The plan does not necessarily need to accommodate non-residential uses, which will reduce the land area available for housing. However, eliminating the non-residential uses could increase traffic as plan area residents have to leave to purchase basic goods and services. The city is likely to receive a similar amount of sales tax, whether households shop in the plan area or patronize businesses along Harbor Boulevard and elsewhere in Costa Mesa. Similarly, the plan could accommodate more non-residential uses, but this, too, could

increase traffic as these businesses would need to attract more customers from outside of the plan area.

## TRADEOFFS

The specific plan will represent a collection of tradeoffs, from the number of subsidized affordable housing units to the number of market rate housing units that help subsidize the affordable housing development; from the amount of retail floor area to the amount of landscaped open space. This report helps highlight the market demand to inform the necessary discussion about tradeoffs and the community's vision for the future of the Fairview Developmental Center.

# 1. Introduction

This report describes the long-term demand for housing and nonresidential uses that may drive redevelopment of the Fairview Developmental Center. The report is intended to inform public discussion during the planning process and provide guidance for the ultimate land use plan.

The analysis primarily focuses on the overall demand for market rate housing development in Costa Mesa, the economic and market conditions underpinning that demand, and the types of housing that are needed. Market rate housing will generate the revenue that will enable a master developer to provide infrastructure and community amenities to support the development of affordable housing and the development of housing to further the CA Department of Developmental Services Mission. Thus, the report also addresses affordable housing because the development of affordable housing is a fundamental component of the redevelopment of the Fairview Developmental Center. As discussed in the report, nonresidential uses for the plan area will likely be ancillary to the residential components, and the demand will be driven by the households living in the plan area.

The study begins with an overview of the national and state context for housing development. This broad overview is important because many of the market factors that are analyzed for the residential market area reflect long-term demographic and social changes. The decreasing average size of households, for example, has been occurring across the US for decades. This is not something that city policy can change, but it is something that the Specific Plan must account for.

Cities play a critical role in housing development: they regulate the locations where new housing can be developed and the density and other development standards with which new housing development must comply. In so doing, cities influence the price of land and the financial feasibility of new development. However, an individual city's influence and its ability to promote housing production are very limited relative to everything else that goes into making a housing development happen, such as the acceptable risk and necessary rate of return required by the equity investors and banks that fund new development, the availability of construction workers to do the actual construction, the availability and cost of construction materials, or the interest rates that determine how much households can pay to purchase new housing.

After the national context overview, the study provides detailed data and analysis about the factors that determine the long-term demand for housing and the types of housing. This section also looks at the difference in these market factors for households with incomes above moderate (i.e., above 120 percent of the area median income) and households with moderate incomes (i.e., 80 to 120 percent of the area median income) or below. In preparing this study, the consultants interviewed housing industry stakeholders, including market rate developers and affordable housing developers. Their insights are reflected in the analysis.

The study projects demand for new housing units by type and price point. As discussed in the report, it will likely be several years before on-site housing production begins and before new housing is available on the market. A project of this size could easily be a 10- to 20-year development. Thus, the focus of the projections is this longer-term demand rather than demand over the next two to

three years. Projections for future housing demand are also complicated because trends and publicly available data were interrupted by the COVID-19 pandemic and because the plan area represents a unique opportunity for large-scale development that rarely occurs in coastal Orange County. Finally, the demand for nonresidential uses is presented based on the number of housing units anticipated for the plan area.

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## 2. National and Regional Housing Market Context

The local demand for housing is driven by the regional demand for housing and the degree to which a home in the local market meets the needs of households moving to or relocating in the region. This chapter explores national and regional trends that can be expected to influence the types of housing that might be best suited to the needs for regional household growth.

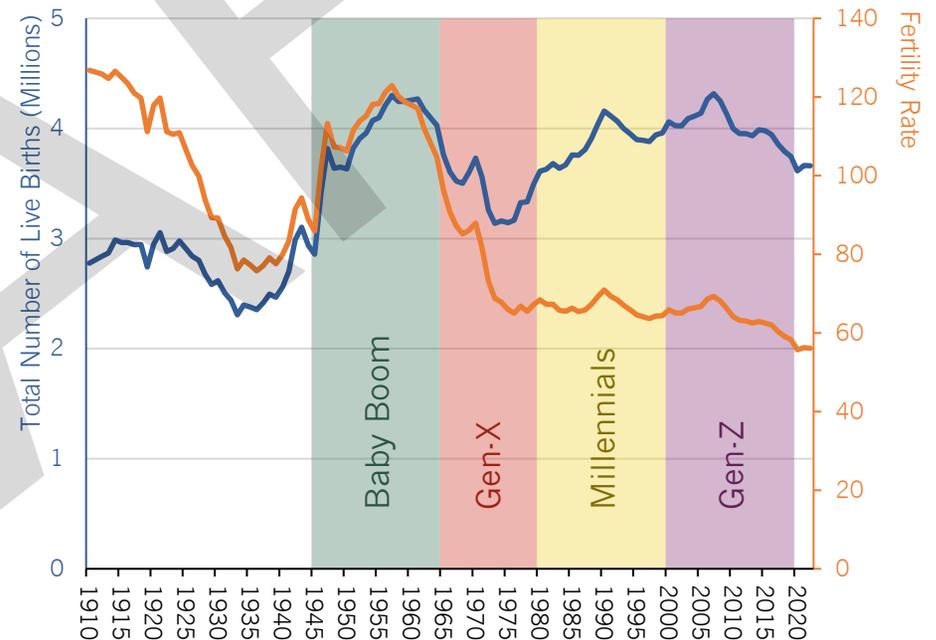
### LONG-TERM DEMOGRAPHIC TRENDS

#### Generational Dynamics

One can regularly come across headlines and articles discussing differences among the generations, especially Baby Boomers and Millennials but also Gen-X and Gen-Z. While these discussions tend to debate the social and cultural differences among the different age groups, there are very real changes in the number of births (which affects the total population) and the fertility rate (which affects the average size of families).

Figure 1 shows the number of live births and the fertility rate (the number of live births per 1,000 women aged 15 to 45) in the US for each year from 1910 to 2022. It also shows descriptive labels for the four most recent generations. There are alternative demarcations posited by different experts and pundits, but the boundaries for each generation shown in Figure 1 are aligned with five-year age cohorts, which simplifies the use of Census Bureau data. Thus, the Baby Boom began in 1945, Gen-X in 1965, the Millennials in 1980, and Gen-Z in 2000 and ending in 2019, with a new, as-yet-to-be named generation beginning in 2020.

Figure 1: Number of Live Births, Fertility Rates, and Approximate Generational Labels, United States, 2009 to 2022



Source: PlaceWorks, 2023, using data from the US Centers for Disease Control, National Vital Statistics System (2022 data is preliminary).

What the data shows is that the total population has grown in waves, with the largest being the Baby Boom and the Millennials, and troughs or plateaus with

Gen-X and Gen-Z. In contrast, the fertility rate, after a steep decline following the introduction of the birth control pill,<sup>1</sup> remained fairly constant from the mid-1970s until 2007. As the data in Figure 1 from US Centers for Disease Control, National Vital Statistics System show, the number of births and the fertility rate have been declining since 2007.

The waves of population have consequences for employment and the economy, housing demand, and even taxes and demands for public services. More importantly, the flatness and late decline in fertility rates suggests (and is shown to be the case below) that nationally families are smaller than those during the Baby Boom and have gotten even smaller in recent years.

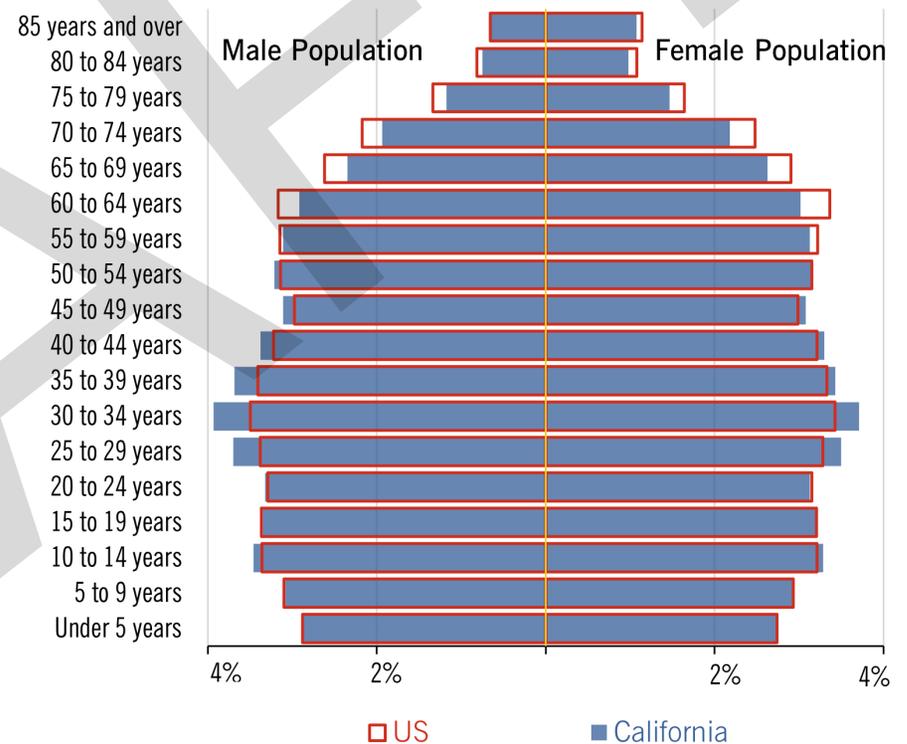
One final demographic measure is total fertility rate, which is not shown in the chart. This measure is the expected number of lifetime births per 1,000 women given current birth rates by age. A total fertility rate of 2,100.0 births per 1,000 women is considered necessary to replace a population over time. The US total fertility rate in 2018 was 1,729.5 (and 1,632.0 in California). With the exception of 2007, the US total fertility rate has not exceeded 2,100 since 1971. Were it not for immigration, the US population would be declining over time.

### Age Distribution in California

The resulting age distribution for the US population is similar to that in California. Figure 2 shows the population in California and across the US by age and sex, as a percentage of the total population.

<sup>1</sup> The decline is largely attributed to the introduction of the birth control pill. The FDA approved the pill to regulate menstruation in 1957, the year in which the fertility rate reached its highest level since 1916. In

Figure 2: Population by Age Group and Sex as a Percentage of Total Population, California and the US, 2021



Source: PlaceWorks, 2023, using data from the US Census Bureau's 2021 American Community Survey, 1-Year Estimates.

1960 the FDA approved its use as an oral contraceptive. In 1965, the US Supreme Court effectively ended state and local laws limiting the use of the birth control pill to married couples.

For children and young adults under the age of 25, the share of total population is almost the same nationally as in the state. Then, the age groups from 25 to about 54 represent a larger share of California's total population than in the US. These groups would include Gen-X and Millennials. Finally, the population aged 55 and older account for a smaller share of California's population and a larger share of the US population. This group includes Baby Boomers and those older.

These age differences reflect two long-term migration trends. California, for several decades, has had a net domestic out-migration (more residents of California left for other state than residents of other states moved here), and previous analysis by the Public Policy Institute found that this out-migration was more prevalent among older residents than younger. More importantly, though, California also has a decades-long trend of foreign in-migration. In 2021, foreign-born residents accounted for 13.6 percent of the US population but 26.6 percent of California's population. However, the pace of foreign in-migration slowed between 2010 and 2020, which in large part led to the historic decline in statewide population. More importantly, though, foreign migrants tend to be younger than the average age and they tend to have larger family sizes.

These age differences suggest that California's economy may have less challenges with an aging population. With a larger share of the population in their 20s, 30s, and 40s, there should be more people moving out of their parents' homes, forming households, and buying their first homes. The under-building

of housing in the US discussed in US Housing Production section, below, can be expected to be more acute in California than in the US because of the age differences if indeed there is a larger share of the population moving into their own homes.

### Household Changes

With the fertility rate leveling off in the early 1970s and the oldest Baby Boomers moving out of their parents' houses, the ways in which Americans live together in households began a decades-long transition. Figure 3 shows the percentage of total households by type of household for the US from 1970 to 2021.<sup>2</sup>

During this period, the percentage of households that were married couples with children under the age of 18 at home declined from 39 percent to 19 percent, even though the number of babies being born was steadily rising from 1976 through 2007. This decline was slightly offset by an increase in the percentage of households that were single-parent families with children under the age of 18 at home, which increased from 5 percent in 1970 to 10 percent in 2020. Nevertheless, the percentage of households with children under the age of 18 at home, regardless of marital status, decreased to 29 percent of all households, down from 44 percent in 1970.

In contrast, the percentage of households that were married couples with no children at home hovered around 29 percent across five decades, declining to 28 percent in 2021. As mentioned above, the share of households that were a

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<sup>2</sup> The 2021 data are from the American Community Survey, which is conducted over the course of the calendar year. Thus, the 2021 data may reflect temporary shifts in living arrangements reflecting the impacts of the COVID-19 pandemic.

single parent with children increased from 5 percent to 10 percent, and the share that were single parents without children at home increased from 5 percent to 7 percent.

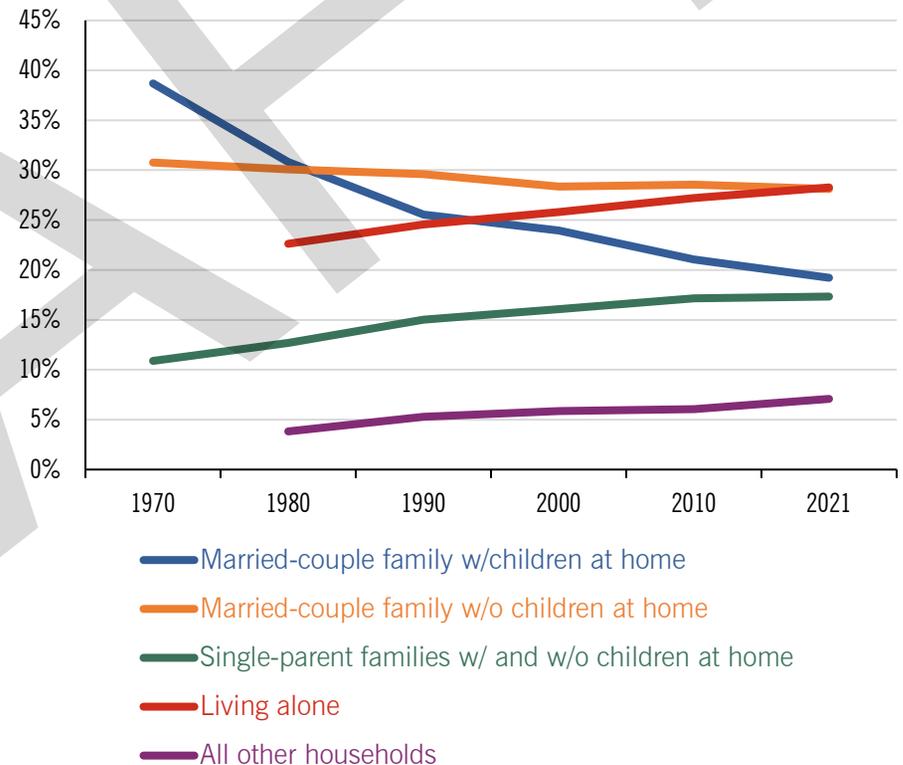
Perhaps the most dramatic change was the large increase in the share of households that were single people living alone, from 23 percent in 1980 (data were not published for 1970) to 28.3 percent in 2021, becoming the most prevalent type of household in the US. The two most common types of households—married couples without children living at home (28.1 percent) and single people living alone—account for 56 percent of all households.

From 1980 to 2021, the number of households in the US increased by 47.1 million. Households with children, regardless of marital status, accounted for 14.6 percent of the total household growth. Households without children (married couples, single householders living with one or more relatives, and singles living alone) accounted for 72.8 percent of the increase. Nonfamily households accounted for the remaining 12.6 percent of the increase in households.

### Households by Size

The number of households in the US increased from 63,401,000 in 1970 to 131,202,000 in 2022. The increase of 67,801,000 households represents an annual growth rate of 1.4 percent per year. However, the growth in households was largest among one- and two-person households, and increasingly larger households have increasingly lower rates of growth. The number of households with six or more persons declined during this period. Table 1 provides data on the changes in the number of households based on household size.

Figure 3: Type of Household by Share of Total Number of Households, United States, 1970 to 2021



Source: PlaceWorks, 2023, using data from the US Census Bureau. Decennial Censuses (2007 to 2000) and American Community Survey (2010 and 2021).

Table 1: Change in the Number of Households by the Number of Persons in Household, United States, 1970 and 2022

Number of Persons in Household	Total Increase	Annual Rate of Change	Share of Total Household Growth	Share of Household, 1970	Share of Households 2022
One	27,036,000	2.4%	39.9%	17.1%	28.9%
Two	27,216,000	1.8%	40.1%	28.9%	34.7%
Three	8,865,000	1.1%	13.1%	17.3%	15.1%
Four	6,200,000	0.9%	9.1%	15.8%	12.3%
Five	746,000	0.2%	1.1%	10.3%	5.6%
Six	-714,000	-0.4%	-1.1%	5.6%	2.1%
Seven or more	-1,546,000	-1.3%	-2.3%	5.0%	1.3%
Total	67,801,000	1.4%	100.0%	100.0%	100.0%

Source: PlaceWorks, 2023, using data from the Census Bureau's Current Population Survey.

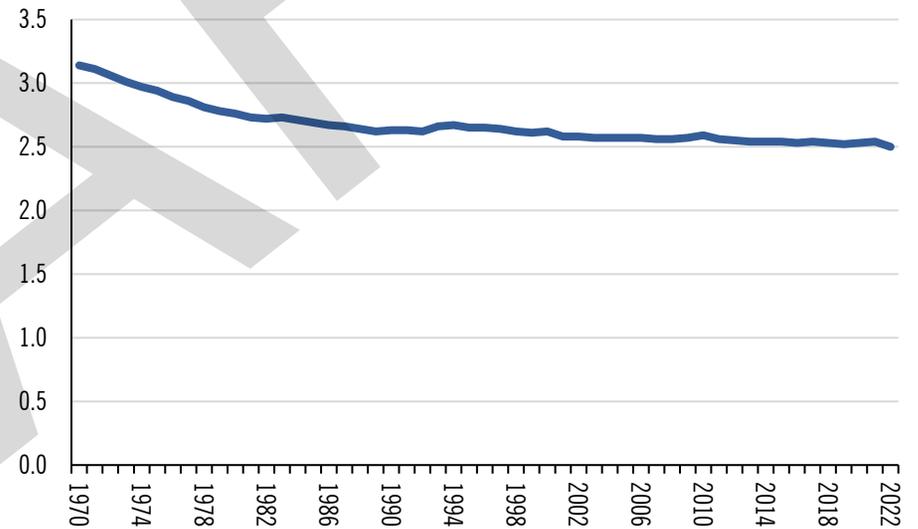
One- and two-person households accounted for 80 percent of household growth over the five decades and increased from 46 percent of the total number of households in 1970 to 64 percent of all households in 2022. In contrast, all larger household sizes experienced a decline in the share of total households.

### Average Household Size

Reflecting the higher growth in one- and two-person households and the decline in the number of households with six or more people, the average size of households has decreased. In 1970, the average household had 3.14 people.

By 2022, the average household size had decreased to 2.50 persons per household. Figure 4 shows the average household size from 1970 to 2022.

Figure 4: Average Number of Persons per Household, United States, 1970 to 2022



Source: PlaceWorks, 2023, using data from the US Census Bureau, Current Population Survey

The largest decrease in average household size occurred in the 1970s and 1980s, with a brief pause during and after the 1982 recession. In large part, this reflects Baby Boomers leaving their parents' homes and moving out on their own. Nevertheless, the average household size has generally decreased over the entire period, with brief pauses during and immediately after other recessions.

## Life Transitions

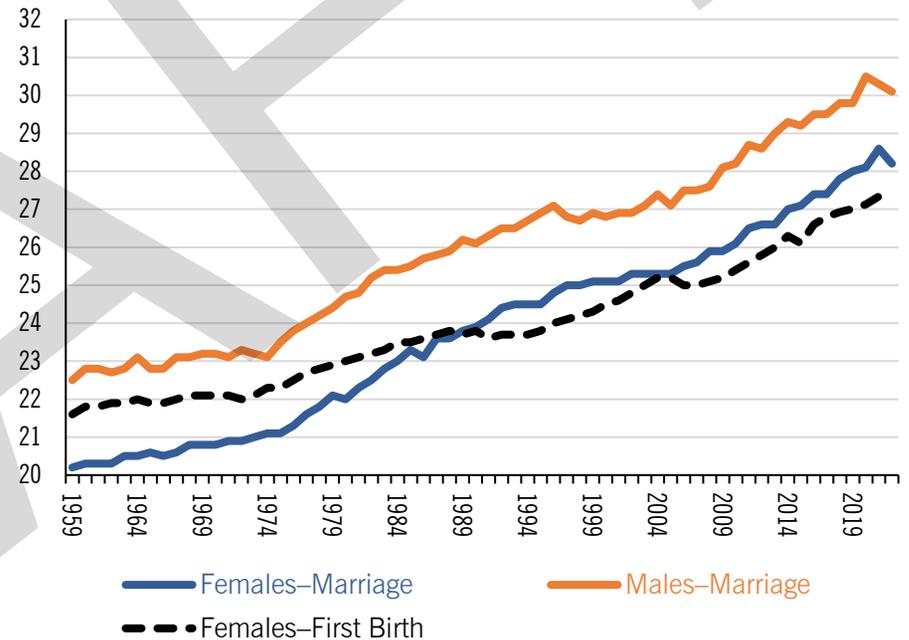
The age at which women first give birth and the age at which people first marry has been increasing for many decades. The delay in forming families has implications for the demand for housing. Indeed, one can surmise that the long-term increase in households with single people living alone results, in part, from the trend of people spending more of their lives between becoming adults and first forming families. Figure 5 shows the median age at marriage for men and woman and the mean age for women at first birth.

The median age at marriage was steadily increasing for men and women but began a more rapid increase beginning in 1975 for men and 1976 for women. The rate of increase slowed down in the late 1990s and then grew again starting in 2006. There was a decline from 2021 to 2022. For men, the median age at marriage increased from 23.2 in 1970 to 30.1 in 2022, an increase of 30 percent. For women, the median age at marriage increased from 20.8 in 1970 to 28.2 in 2022, an increase of 36 percent.

The mean age of women at first birth has been increasing since 1959, but the rate of increase was lower than the rate of increase in the median age at marriage. From 1959 to 1988, the mean age at first birth was higher than the median age at marriage. The mean age of women at first birth increased from 22.1 in 1970 to 27.3 in 2021, an increase of 24 percent.

The data for age at first marriage and age at first birth show that Americans are spending a larger portion of their life as single adults without children before they move into the family-forming stage of life and that this is a decades-long trend.

Figure 5: Median Age at First Marriage and Mean Female Age at First Birth, United States, 1959 to 2021 (Birth) and 2022 (Marriage)



Source: PlaceWorks, 2023, using marriage data from the US Census Bureau's Current Population Survey and birth data from the US Centers for Disease Control, National Vital Statistics System.

## RESIDENTIAL DEVELOPMENT TRENDS

### US Housing Production

Since the end of the recession related to the COVID-19 pandemic, the US housing market completed about 1.3 million new housing units. By previous economic expansions standards, this is slightly below average (1.4 million per year during economic expansions starting in December 1970), but somewhat remarkable given the supply-chain disruptions, high inflation, and the increase in interest rates over the past year. What is more remarkable, however, is that during the previous economic expansion, running from July 2009 to February 2019, the housing market produced only an average of 879,000 total new housing units per year. This is 38 percent below the annual average for economic expansions. Over the more than nine years of this economic expansion, this resulted in 5 million fewer housing units being built. Figure 6 on the following page shows the number of housing units completed each month at a seasonally adjusted annual rate. Table 2 provides the average annual housing production during each economic expansion since December 1970. When viewed in tandem, Table 2 and Figure 6 illustrate the monthly and average annual housing unit construction since 1970.

During the previous ten years, the housing market completed an average of 868,642 housing units per year. At the beginning of this period, 2009, the Millennials were between 10 and 29 years old. At the end of this period, 2018, the Millennials were between 19 and 38 years old. For Baby Boomers, the corresponding age ranges represent the years 1974 to 1983. During this time period, the housing market completed an average of 1,497,850 housing units per year. The housing market produced 72 percent more housing units for the period when Baby Boomers were forming families than it produced

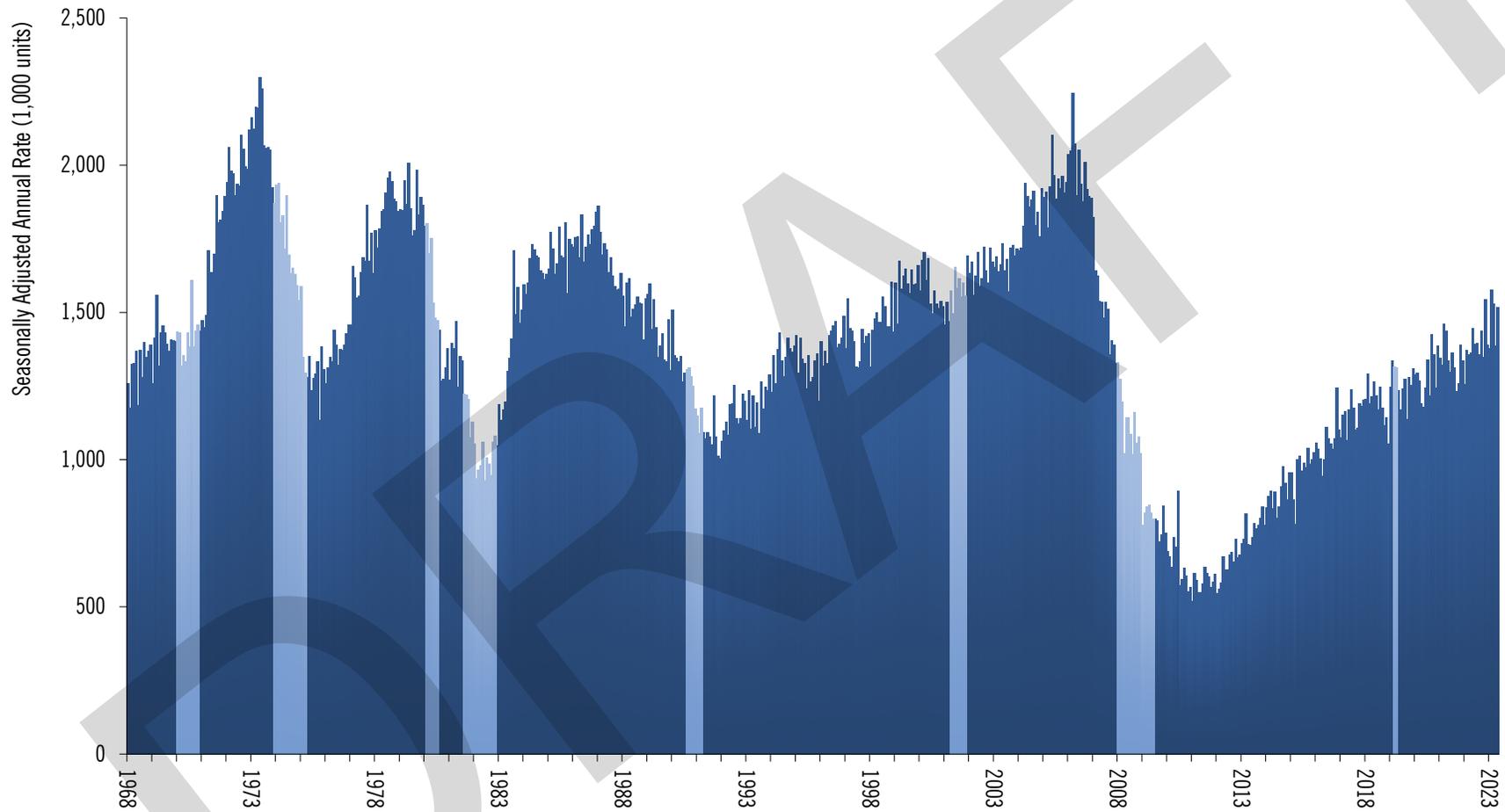
when Millennials were forming families, even though there were only 3.5 percent more babies born during the Baby Boom as were born for Millennials. It is no wonder that there is a housing crisis.

**Table 2: Average Annual Housing Unit Production During Economic Expansions, United States, December 1970 through May 2023**

Economic Expansion		Average Annual Housing Units Completed
Begin	End	
December 1970	November 1973	1,920,750
April 1975	January 1980	1,627,690
August 1980	July 1981	1,342,833
December 1982	July 1990	1,563,880
April 1991	March 2001	1,365,175
December 2001	December 2007	1,763,890
July 2009	February 2019	878,793
May 2019	May 2023	1,335,694

*Source: PlaceWorks, using housing production data from the US Census Bureau's Building Permits Survey and Survey of Construction, and economic expansion/contraction data from the National Bureau for Economic Research.*

Figure 6: Monthly Number of Housing Units Completed, United States, January 1968 to May 2023



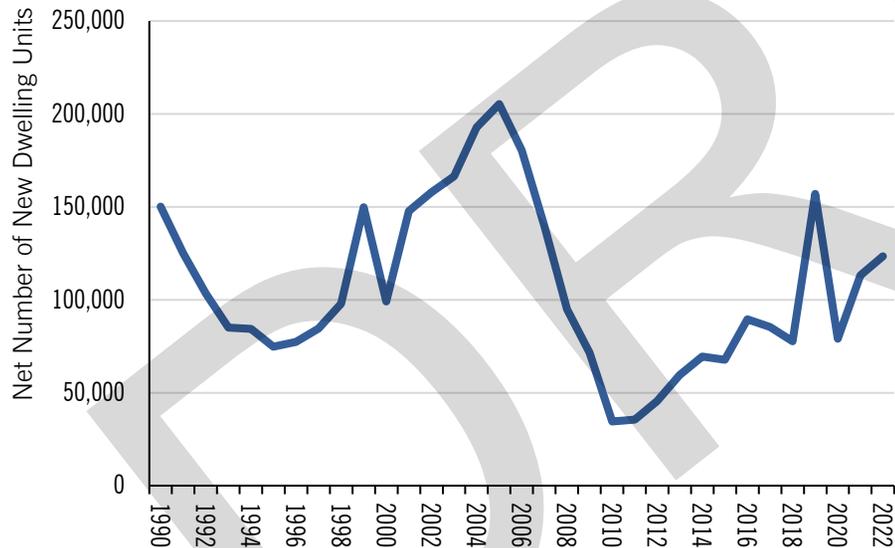
Note: Lighter-shaded areas indicate recessions.

Source: PlaceWorks, 2019, using data from the US Census Bureau.

## California Housing Production

It is a similar story in California, as shown in Figure 7. The average number of housing units constructed per year from 1990 to the 2008/09 recession was 128,300. Between that recession and the onset of the COVID-19 pandemic, the number of housing units constructed averaged only 72,600 per year, or 43 percent fewer. The market rebounded somewhat since then, averaging 118,100 units per year. Nevertheless, without the slowdown following the 2008/09 recession, the state would have an additional 669,000 housing units, or 4.5 percent more than there are today.

Figure 7: Net Annual Increase in Housing, California, 1990 to 2023



Source: PlaceWorks, 2023, using data from the CA Department of Finance.

## Housing Unit Size

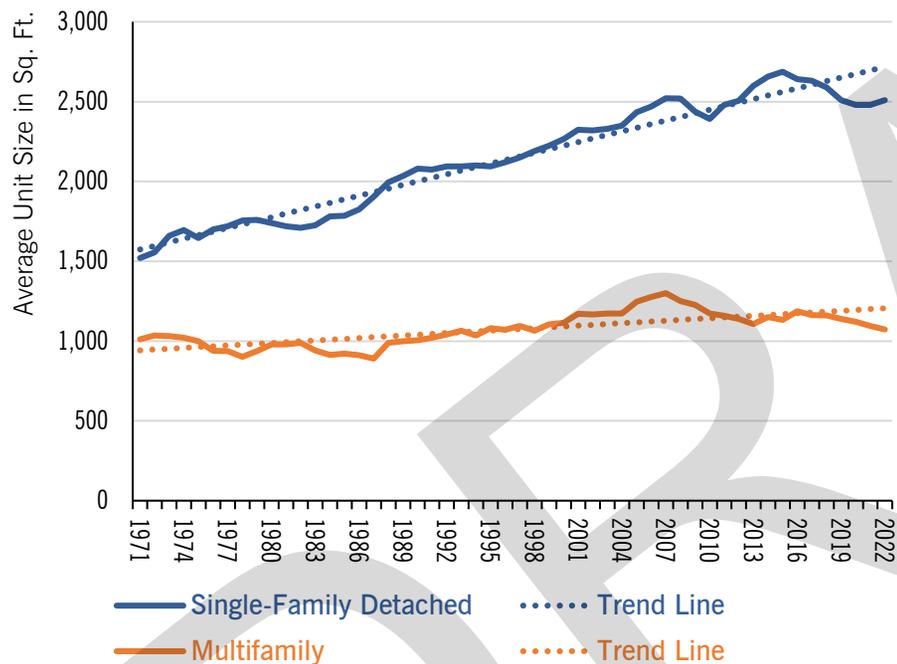
The size of housing units, both single-family detached and multifamily, have been increasing over time. Figure 8 shows the average unit size for each year, from 1971 to 2022.

The size of the average single-family housing unit has increased 77 percent, growing from 1,520 square feet in 1971 to a high of 2,687 square feet in 2015 before declining slightly to 2,509 in 2022. Over the past four and a half decades, the average house increased in size by about 25 square feet per year.

In contrast, the average unit size across multifamily housing units increased over this period by 29 percent, growing from 1,011 square feet in 1971 to a high of 1,300 square feet in 2007, or an increase of 8 square feet per year. The average unit size declined to 1,162 square feet in 2017.

Starting in 1999, the Census Bureau began reporting multifamily unit sizes for units intended for rental and those intended for sale. Since then, the average size of multifamily units intended for rental increased by 80 square feet, or 7.6 percent, to 1,130 square feet, which is only 119 square feet larger than the average size for all new multifamily units in 1971. In contrast, the average size of new multifamily units intended for sale increased by 265 square feet, or 19 percent, from 1,360 square feet in 1999 to 1,625 square feet in 2017.

Figure 8: Average Unit Size for Single-family Detached Housing and Multifamily Housing Completions, Actual and Trend, United States, 1971 through 2022



Source: PlaceWorks, 2023, using data from the US Census Bureau.

### Sales Price for New Single-Family Houses

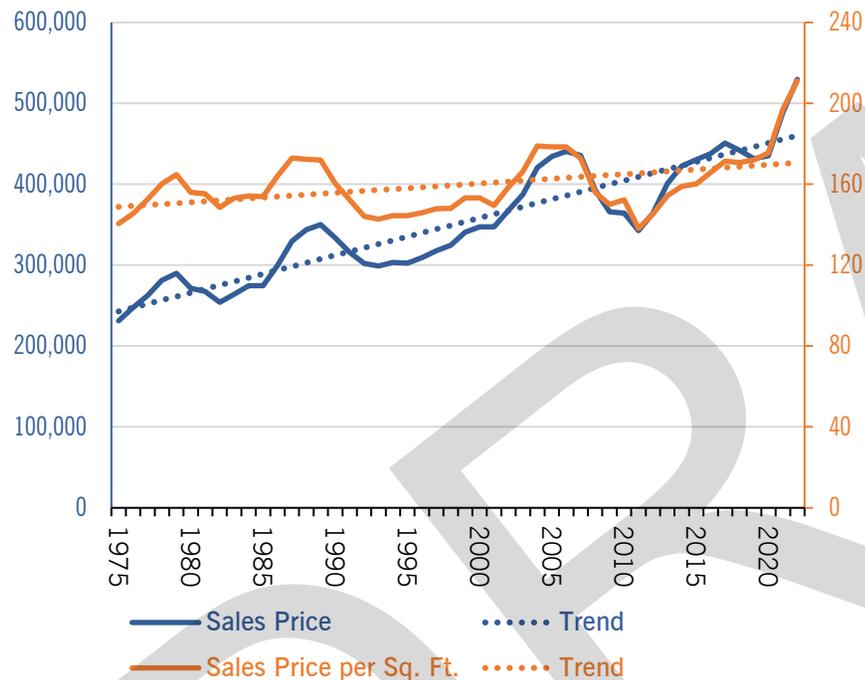
Over time, the sales price for new single-family housing has increased, even when adjusted for inflation. Figure 9 illustrates the inflation-adjusted sales price

and sales price per square foot increase between 1974 and 2022. From 1974 to 2022, the real (inflation-adjusted) average sales price increased about \$6,350 per year. However, much of that increase results from the high inflation of the past few years; from 1971 to 2019, the average increase was \$4,450. The average price of a new single family housing unit in the US in 2022 was \$530,000, compared to the inflation-adjusted price of \$231,00 in 1974 (unadjusted value of \$38,000) and \$432,000 in 2019 (unadjusted value of \$373,000). How did the price for new single-family housing increase so much? In large part, the price increase is a direct result of the market producing larger housing units.

The average sales price increased from \$148.42 per square foot (in inflation-adjusted 2022 dollars) in 1974 to \$211.12 per square foot in 2022. And again, this is partially affected by the high inflation of the past few years. The average sales price per square foot in 2019 was \$172.00 per square foot, in 2022 dollars.

From 1974 to 2022, the average inflation-adjusted price of a new single-family housing unit increased 86.7 percent, but the cost per square foot only increased 22.4 percent. Roughly three-fourths of the inflation-adjusted increase housing cost was a matter of building larger housing units. In some cases, a larger, more expensive house is an economic effect of rising land and entitlement costs. However, the larger housing sizes are also a response to a fundamental market change: where prior generations of Americans might buy a house to live in for the rest of their lives, more recent generations started trading up, once they had built up enough equity, they would buy a larger house and then another larger house.

Figure 9: Real Average Sales Price and Real Average Sales Price per Square Foot for New Single-family Housing, United States, 1971 to 2022



Source: PlaceWorks, 2023, using sales price and floor area data from the US Census Bureau's Characteristics of New Housing and the consumer price index for all urban consumers data from the US Bureau of Labor Statistics.

## IMPLICATIONS OF LONG-TERM NATIONAL TRENDS

The trends discussed in this chapter have implications for housing supply and demand in general and for housing production in Orange County and Costa Mesa.

### Generational Waves

The large number of people born between 1945 and 1964, the Baby Boomers, are in or entering retirement. Home ownership rates are the highest among this group. Over time, however, as they age, a portion of them can be expected to trade in their single-family housing for smaller housing, senior condos, or assisted living homes, thus increasing the supply of existing housing for sale.

The next large wave of population, the Millennials, were born, roughly, between 1980 and 2000. Many of those in this wave are well into the home-buying stage of life or about ready to enter those ages. With many Baby Boomers still living in their homes, this next wave of homebuyers is pushing the market and, in part, helping to support or drive up the cost of housing because the market has underbuilt housing since the 2008/09 recession.

### Mismatch Between Household Living Arrangements and National Housing Production

Since at least the 1970s, Americans have waited longer to marry and have children, fewer and fewer households even have children, more people live alone and in two-person households, and the average household size has declined. However, the US housing market has continued to produce predominantly single-family detached housing and has continued to build larger and larger houses. Perhaps one- and two-person households would continue to choose to live in larger single-family housing, but the data suggests that the

growing number of small households has less and less of an opportunity to choose smaller new housing units, especially in the ownership market.

### **Housing Market Not Producing Enough Housing**

The 2008/09 recession decimated the housing industry, and it has only just in the last year returned to the average level of housing production from 1968 to the March 2006 peak. In the previous economic expansion, the economy produced almost twice as many units per year as it has in this expansion.

The underbuilding of housing during and since the 2008/09 recession is a national challenge, although some areas and regions have fared better than others. It is also a California problem. The current challenges with high interest rates, lack of a sufficient labor force, and supply chain shortcomings still hamper the housing industry.

New housing production in Costa Mesa may be constrained by these national and regional housing industry constraints, but some of these are already moderating. Construction employment, while still below its pre-COVID high

(107,000 now versus 112,000 in 2019) is rebounding. And the Federal Reserve recently began lowering interest rates..

### **Larger Housing Units Increase Housing Costs**

Much of the long-term growth in inflation-adjusted prices for single-family housing correlates with the long-term increase in unit sizes. This would suggest that one approach to encourage the development of more moderately priced housing would be to facilitate the construction of smaller-size housing units. However, this is easier said than done. The financial incentive to the developer is to construct larger units to the degree that market demand will support such development. Furthermore, as costs for land, increased development standards, infrastructure, and development fees increase, the financial incentive to the developer is to build larger, more expensive units, again, to the degree that the market will bear.

# 3. Costa Mesa Housing Market

## MARKET AREA ANALYSIS

Unique characteristics influence the housing market in one city versus another, and even in one neighborhood versus another. However, the housing market is truly a regional market. Regions with growing economies are better able to retain existing residents and attract migrants from other regions, if not other nations. Conversely, regions with stagnant or declining economies find it challenging to retain existing residents, let alone attract migrants. The local housing market responds to growth or stagnation or decline of the region.

This chapter examines various factors that can influence the demand for housing for the future development of the Fairview Developmental Center. The housing market area used in the first half of this analysis consists of the US Census Bureau boundary that includes Costa Mesa and Fountain Valley. The discussion also references a larger comparison region, which adds Huntington Beach, Aliso Viejo, Laguna Hills, Newport Beach, and most of Irvine; as shown in Figure 10. There is a rich amount of data available for this Census Bureau boundary, especially regarding detailed household income, occupancy characteristics, and length of tenure at current residence. A smaller market subarea is used in the second half of this analysis, and it includes only Costa Mesa, Huntington Beach, and Newport Beach.

This chapter describes the characteristics of households in Orange County. It compares households earning a moderate income or less, defined as less than 120 percent of the area median income, to households earning an above moderate income, defined as 120 percent or more of the area median income.

Households earning a moderate income or less face more housing challenges than those earning an above moderate income.

Figure 10: Market Area Extent

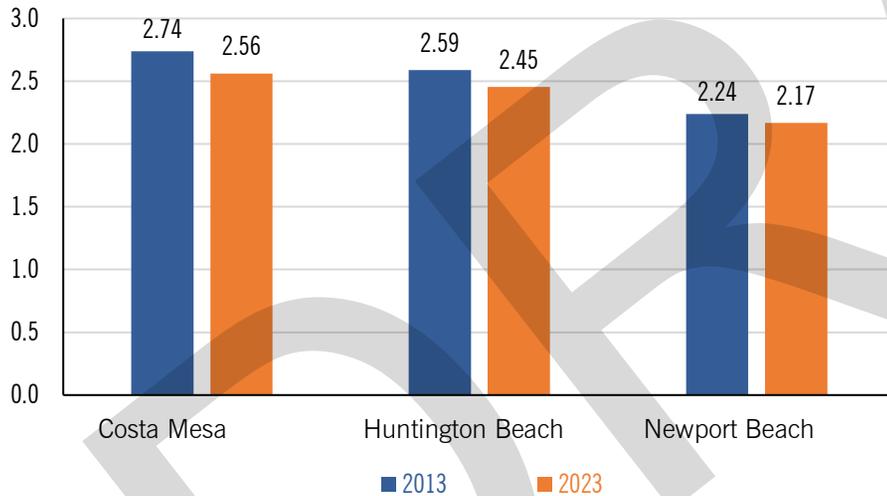


## HOUSEHOLD CHARACTERISTICS

### Household Size

Costa Mesa has the largest average household size when compared to two neighboring cities based on California Department of Finance Data, as shown in Figure 11. Between 2013 and 2023, Costa Mesa experienced a decrease in average household size, falling from 2.74 to 2.56, while average household sizes in neighboring jurisdictions experienced slight decreases as well.

Figure 11: Average Household Size, Market Area Cities, 2013 and 2023



Source: PlaceWorks, 2023, using data from the California Department of Finance, Table E-5.

Census Bureau data indicate that the decrease was largely fueled by a decline in households with children, which decreased from 31 percent of households in Costa Mesa to 27 percent of households between 2012 and 2022.

### Household Size and Household Income

Throughout the market area, households earning an above moderate-income have a larger average household size compared to households earning a moderate income or less. The percentage of households that have only one person accounts for most but not all of the differences in average household size across the income categories. Approximately 38 percent of households earning a moderate-income or less consist of a single individual, compared to approximately 13 percent of above moderate-income households. The percentage of two-person households is comparable across both income categories; however, the percentage of three- and four-person households earning above moderate income (39 percent) is greater than that of three- and four-person households earning a moderate income or less (21 percent). Table 3 summarizes household size data for households in the market area.

Table 3: Household Size by Income Category, Costa Mesa–Fountain Valley Market Area, 2023

	Above Moderate Income	Moderate Income and Below
Average Household Size	2.9	2.0
One-person households	13%	38%
Two-person households	35%	34%
Three-person households	21%	13%
Four-person households	18%	8%

Table 3 continued

	Above Moderate Income	Moderate Income and Below
Average Household Size	2.9	2.0
Five-person households	7%	4%
Six- or more person households	5%	3%

Source: PlaceWorks, 2023, using data from the US Census Bureau, 2023 Public Use Microdata Set.

Three or fewer person households account for 85 percent of households earning a moderate income or less, and 93 percent of households are made up of four or fewer persons. This suggests that the vast majority of the market area’s housing needs can be accommodated with housing units with three or fewer bedrooms. Furthermore, housing units with two or fewer bedrooms should accommodate the majority of households with three or fewer people.

### Household Type

Household type varies by household income. Table 4 provides data on household type by income category for the market area. Households earning an above moderate income are most commonly married couples without children at home, whereas households earning a moderate income and below are predominantly individuals living alone. Regardless of household income, the majority of households do not have children living at home.

Table 4: Household Type and Presence of Children under the Age of 18 by Income Category, Costa Mesa–Fountain Valley Market Area, 2021

	Above Moderate Income	Moderate Income and Below
Married couple w/ children at home	25%	11%
Married couple w/o children at home	39%	23%
Single parent w/ children at home	2%	4%
Other household w/ children at home	1%	2%
Other household w/o children at home	20%	21%
Living alone	13%	38%

Source: PlaceWorks, 2023, using data from the US Census Bureau, 2021 Public Use Microdata Set

### Multigenerational Households

The US Census Bureau defines a multigenerational household as a household with two or more adult generations. Although demographers often include grandparents raising grandchildren, these households are not included in the Census Bureau data. Table 5 provides multigenerational household data for the market area.

The Pew Research Center published a 2018 report that noted that the national population living in multigenerational households decreased from 21 percent in 1950 to 12 percent in 1980, and it has steadily increased since then, reaching 20 percent in 2016. Multigenerational households are not as common in the market area compared to national trends: only 5.6 percent of above moderate-income households are multigenerational, and 2.6 percent of households earning a moderate income or less are multigenerational.

Table 5: Multigenerational Households as a Share of Total Households and Share of Population by Income Category, Costa Mesa–Fountain Valley Market Area, 2021

	Above Moderate Income	Moderate Income and Below
Percent of Households	5.3%	2.6%
Percent of Household Population	9.9%	5.9%

Source: PlaceWorks, 2023, using data from the US Census Bureau, 2021 Public Use Microdata Set

### Length of Time at Current Residence

How long the typical household has lived at its current residence is typically correlated with household income. Generally, the higher the household income, the longer the household has lived at the current home.

For households in the market area, however, residency lengths are comparable across income categories. Approximately 53 percent of above moderate-income households have resided in their home for less than 10 years, compared to 50 percent of households earning a moderate income and below. Figure 12 shows the length of time households have resided at their current residence.

Figure 12: Length of Time at Current Residence by Income Category, Market Area, 2021



Source: PlaceWorks, 2023, using data from the US Census Bureau, 2021 Public Use Microdata Set

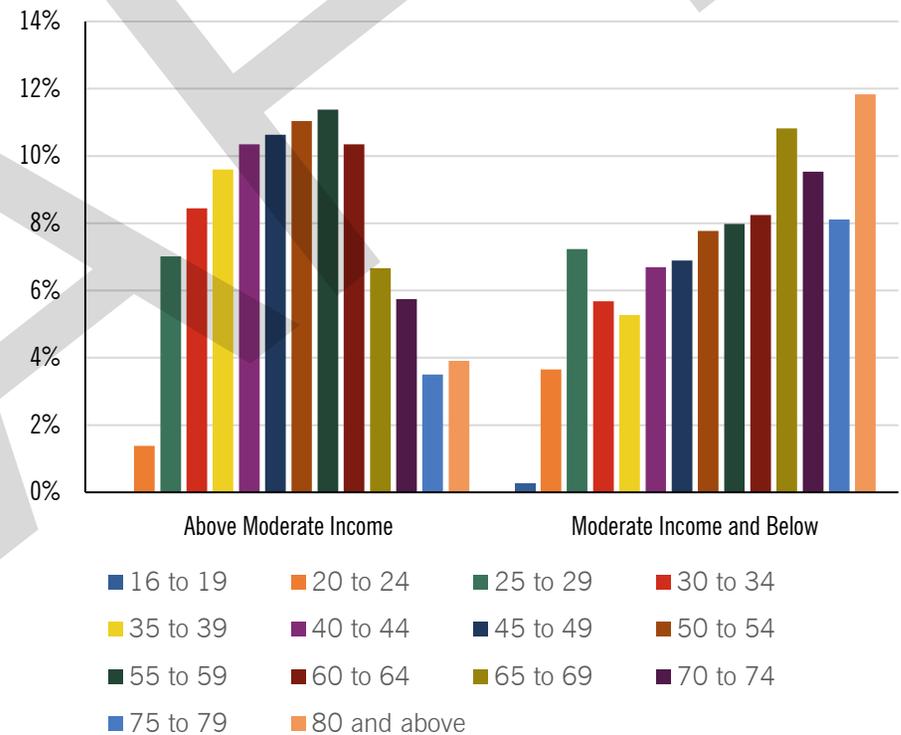
### Age of Householder

The average age of householders<sup>3</sup> varies slightly between the income categories: 51 years old for above moderate-income households and 57 years old for households earning a moderate income or less. There are large variations across income categories when looking at age cohorts. Figure 13 shows the age distribution for householders by income categories.

The age distribution for households earning above moderate income is representative of a bell curve, with the median shifted slightly left. The four largest cohorts are householders between the ages of 40 to 44, 45 to 49, 50 to 54, and 55 to 59, which logically tracks with prime earning years.

For households earning a moderate income or less, the average householder age skews slightly higher. The respective share for cohorts with a householder aged 35 years or older is equal, which suggests that new housing targeting households earning a moderate income or less will need to accommodate various stages of life, particularly empty-nesters and retirees.

Figure 13: Age Distribution of Householders by Income Category, Costa Mesa–Fountain Valley Market Area, 2021



Source: PlaceWorks, 2023, using data from the US Census Bureau, 2021 Public Use Microdata Set

<sup>3</sup> The householder is whomever the respondent to a Census Bureau survey identifies as such. The term householder has generally replaced “head of household” and applies regardless of tenure.

## HOUSING CHARACTERISTICS

### Type of Housing

Single-family detached dwellings are the most prevalent form of housing in the market area and comparison region. This is a remnant of past development patterns; according to data from DOF, single-family detached housing only accounted for 31 percent of the increase in housing in Orange County from 2021 to 2022. Occupancy of a single-family dwelling is correlated with income. Figure 14 shows the data on housing type by income category.

In the market area, just over 60 percent of households earning above moderate income live in a single-family detached dwelling. This figure drops to approximately 40 percent for households earning a moderate income or less, with more households occupying multifamily units and other dwelling types.

Figure 14: Percentage of Households by Income Category and by Type of Housing, Costa Mesa–Fountain Valley Market Area, 2021



Source: PlaceWorks, 2023, using data from the US Census Bureau, 2021 Public Use Microdata Set.

## Tenure

Housing tenure describes whether a housing unit is occupied by the owner or by a renter and, much like the type of housing unit occupied, is generally correlated with household income. Figure 15 shows ownership rates across product types by income category. Across the board, the majority of households residing in single-family attached and detached housing are homeowners. The rate of ownership is similarly high for households living in “Other” housing types, which include mobile homes and park model units. The vast majority of households living in multifamily housing are renters; however, some households do own and occupy multifamily units in condominium developments.

Figure 15: Homeownership Rate by Housing Unit Type and Income Category, Costa Mesa–Fountain Valley Market Area, 2021

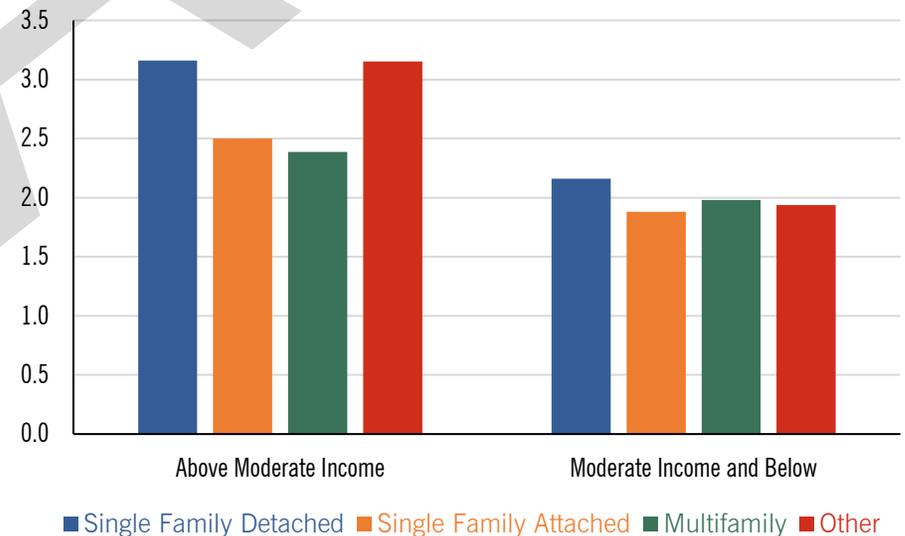


Source: PlaceWorks, 2023, using data from the US Census Bureau, 2021 Public Use Microdata Set.

## Household Size

The average household size for each type of housing increases with income. For above moderate-income households, household size decreases from 3.2 for households residing in single-family detached housing, to 2.5 for single-family attached housing, to 2.4 for multifamily housing. Average household size for households earning a moderate income or less is more consistent, decreasing slightly from 2.2 for single-family detached housing to approximately 2.0 for all other housing types. Figure 16 shows the average household size data.

Figure 16: Average Household Size by Housing Type and Income Category, Costa Mesa–Fountain Valley Market Area, 2021



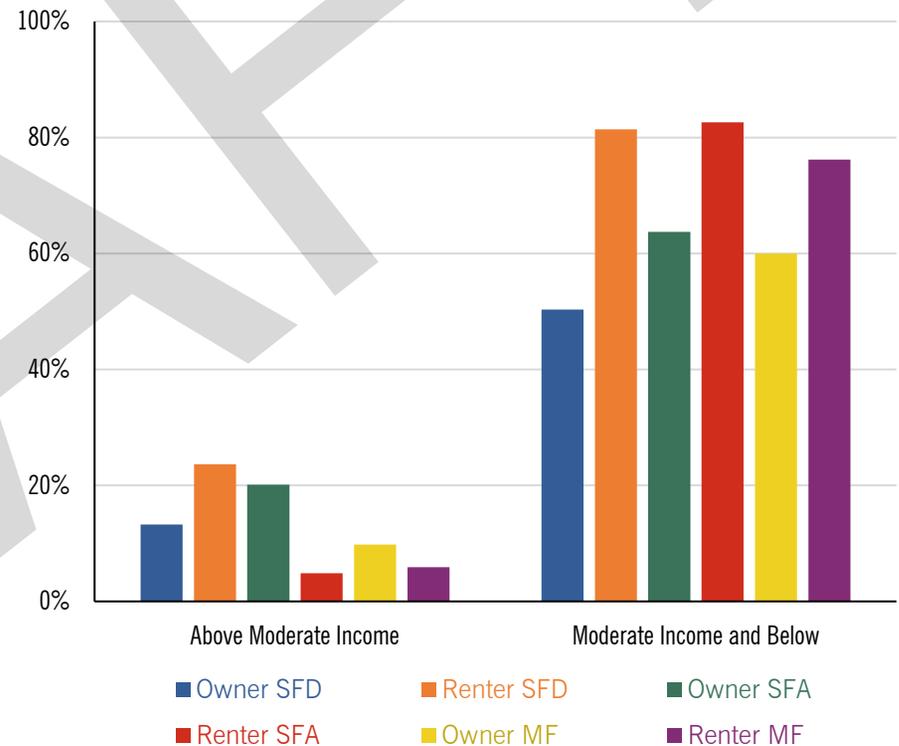
Source: PlaceWorks, 2023, using data from the US Census Bureau, 2021 Public Use Microdata Set.

## Housing Overpayment

Housing overpayment represents households that pay more than 30 percent of their household income for housing costs. For renters, housing cost includes rent and utilities, commonly referred to as gross rent. For owners, housing cost includes mortgage payments, PMI and property, insurance, taxes, and CFD/HOA fees. Figure 17 shows housing overpayment in the market area.

Fewer households earning an above moderate-income experience housing overpayment, while significantly more households earning a moderate income or less experience housing overpayment. Across the three most prevalent housing unit types—single-family detached, single-family attached, and multifamily—renter households earning a moderate income or less experience housing overpayment at a higher rate than owner households in the same income category.

Figure 17: Housing Overpayment by Housing Unit Type, Tenure, and Income Category, Costa Mesa–Fountain Valley Market Area, 2021



Source: PlaceWorks, 2023, using data from the US Census Bureau, 2021 Public Use Microdata Set.

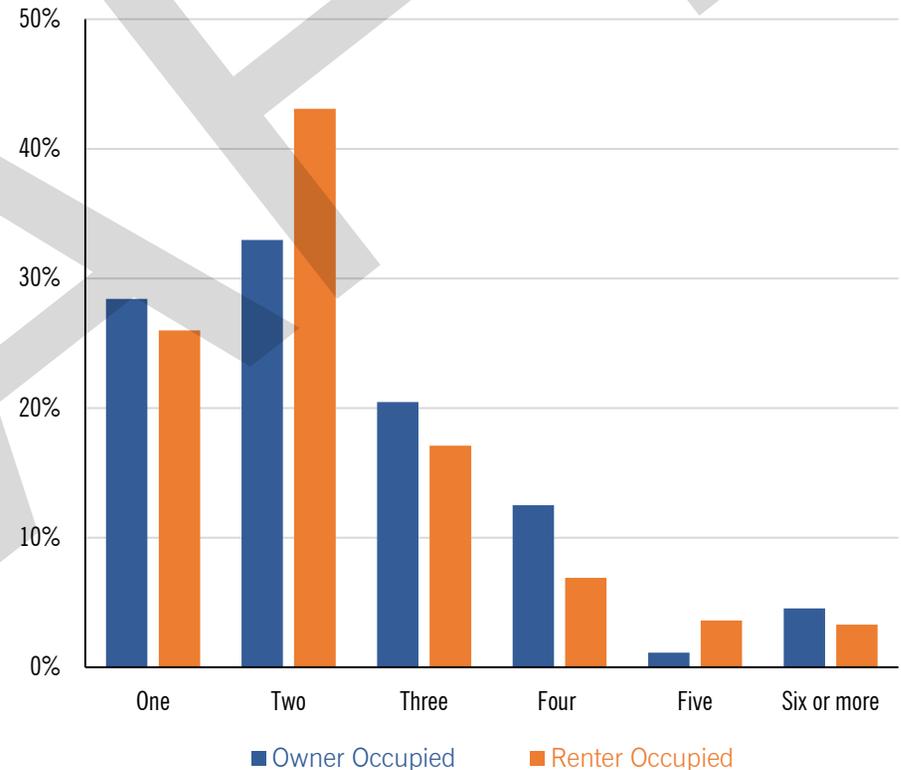
## CHARACTERISTICS OF HOUSEHOLDS THAT MOVED TO THE MARKET AREA IN THE PRIOR YEAR

An important question is whether the characteristics of those moving into the market area in the past year are similar to the characteristics of those who were already living here: the question being, who is moving here? Approximately 22 percent of those moving into a home in the Costa Mesa–Fountain Valley market area in the prior year purchased a home, and the remaining 78 rented. This section highlights relevant socioeconomic characteristics for the owner and renter households.

### Household Size

Both owner- and renter-occupied households that moved into the market area in the prior year averaged 2.1 persons per household. Figure 18 shows the proportion of households by number of people for both owner- and renter-occupied units. For both tenure types, two-person households are the most prevalent. Owner-occupied units have a higher proportion of households with three or more people, although renter households do not trail far behind. However, a noticeably higher proportion of renter households consist of two people.

Figure 18: Tenure by Number of Persons in Household, Costa Mesa–Fountain Valley Market Area, 2021

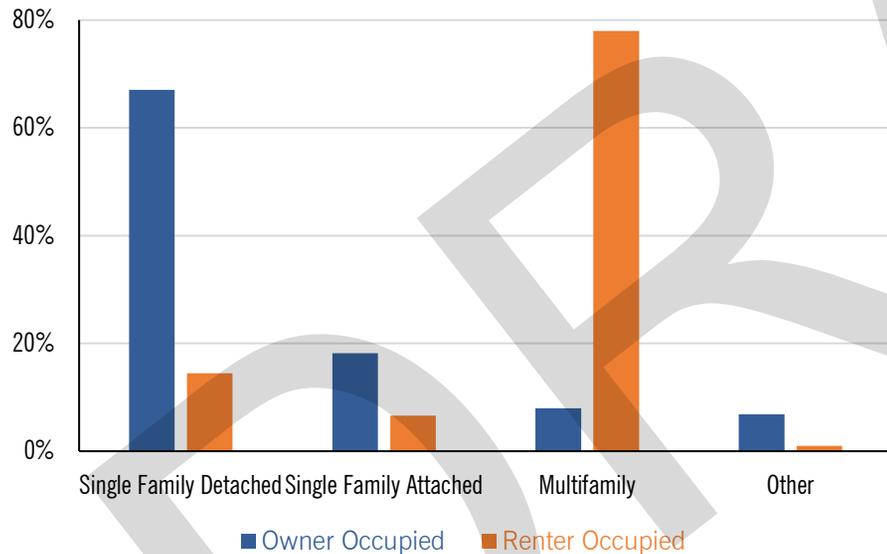


Source: PlaceWorks, 2023, using data from the US Census Bureau, 2021 Public Use Microdata Set

### Housing Type

Approximately 67 percent of households that recently bought a home in the market area purchased a single-family detached unit, and 18 percent purchased an attached unit. Among new renter households, 78 percent moved into multifamily housing Figure 19 illustrates the proportion of housing types by tenure.

Figure 19: Tenure by Housing Unit Type, Costa Mesa–Fountain Valley Market Area, 2021

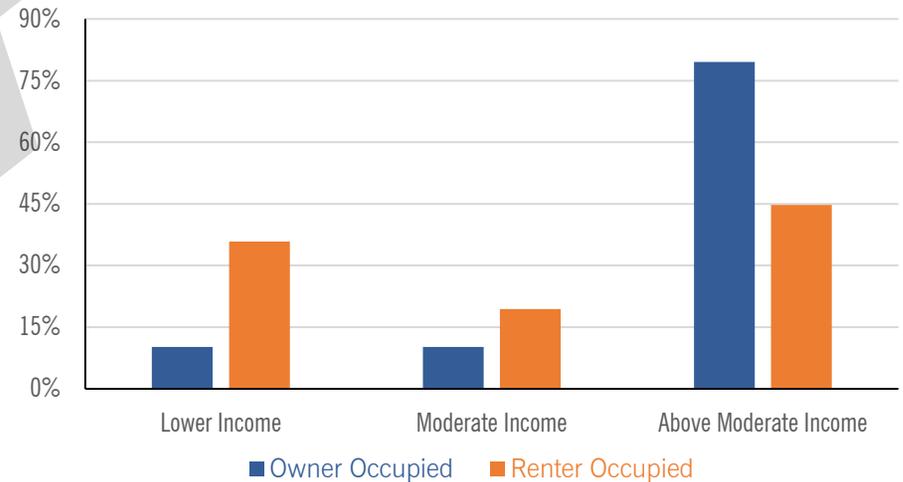


Source: PlaceWorks, 2023, using data from the US Census Bureau, 2021 Public Use Microdata Set

### Household Income

In the prior year, approximately 80 percent of households that purchased a home in the market area earned an above moderate income (more than 120 percent of the area median income). By comparison, approximately 45 percent of renter households that recently moved to the market area earn an above moderate income. A comparable proportion of owner and renter households earn a moderate income (80 to 120 percent of the area median income), but a larger proportion of renter households qualify as lower income (less than 80 percent of the area median income). Figure 20 shows the proportion of households broken down by income category and tenure.

Figure 20: Tenure by Household Income Category, Costa Mesa–Fountain Valley Market Area, 2021



Source: PlaceWorks, 2023, using data from the US Census Bureau, 2021 Public Use Microdata Set

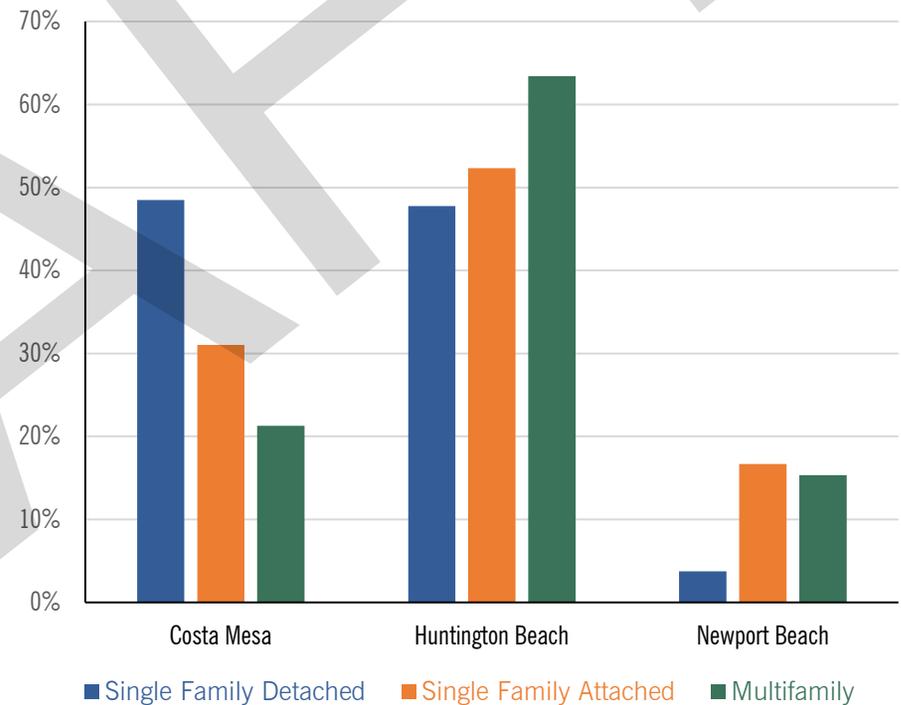
## CITY-LEVEL CHANGES

### Housing Type

From 2013 to 2023, according to data from the California Department of Finance, the number of housing units in three market area cities (Costa Mesa, Huntington Beach, and Newport Beach) increased by 7,445. Single-family detached housing accounted for 22 percent of that growth; single-family attached housing accounted for 15 percent; and multifamily provided the remaining 63 percent. In contrast, the comparable data for the county as a whole were: single-family detached 36 percent; single-family attached 16 percent; and multifamily 48 percent.

Costa Mesa accounted for 29 percent of all market area housing growth. More specifically, it accounted for 48 percent of the single-family detached housing growth, 31 percent of single-family attached housing growth, and 21 percent of the multifamily housing growth. In absolute numbers, Costa Mesa provided 335 single-family attached dwellings, 804 single-family detached dwellings, and 1,001 multifamily units.

Figure 21: Share of Market Area Housing Growth by Type of Housing, Costa Mesa, Huntington Beach, and Newport Beach., 2012 to 2022



Source: PlaceWorks, 2023, using data from the California Department of Finance, Table E-5.

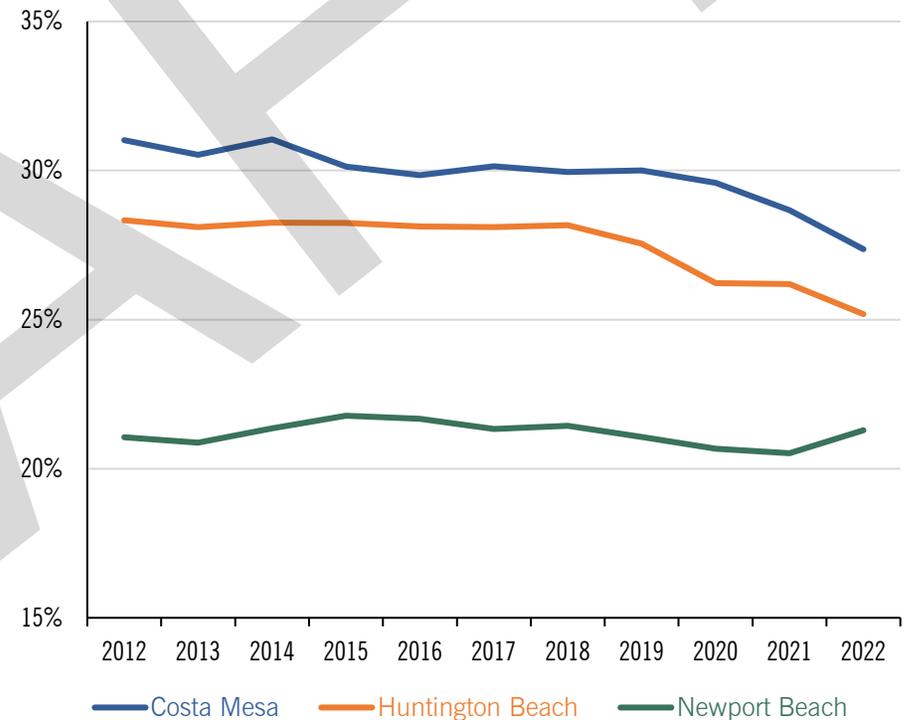
### Overcrowding

Occupancy by more than one person per room is used as a general proxy for overcrowding. Between 2012 and 2022, the proportion of Costa Mesa households that were overcrowded stayed at 5 percent. The proportion of overcrowded households in the other two neighboring cities increased slightly from 3.0 percent to 3.8 percent.

### Households With Children

Between 2012 and 2022, the total number of Costa Mesa households with children decreased by 4 percent, and the share of households with children decreased from 31 to 27 percent. Huntington Beach also saw a decrease in the proportion of households with children. Only Newport Beach recorded a net gain of total households with children during the same period. Figure 22 shows the trend in percentage of households with children for each city.

Figure 22: Percentage of Households with Children under the Age of 18, Costa Mesa, Huntington Beach, and Newport Beach, 2012 to 2022

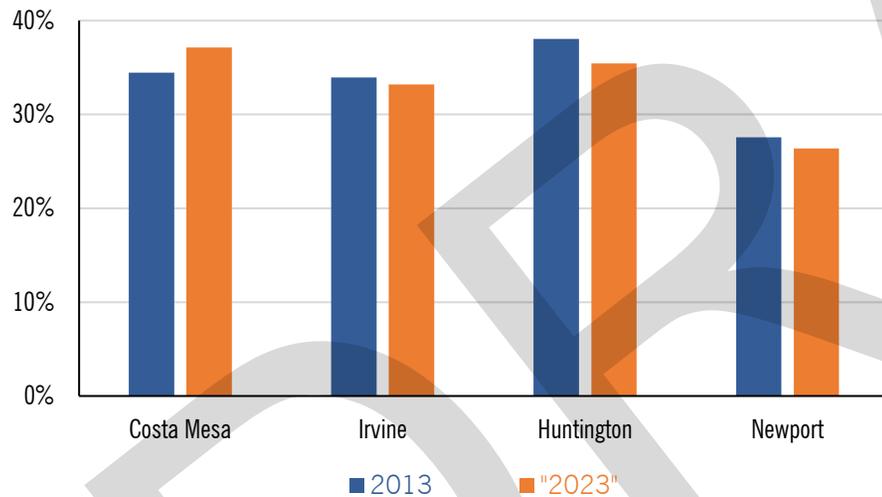


Source: PlaceWorks, 2023, using data from the US Census Bureau, 2022 American Community Survey 5-Year Estimates.

### Household Type

The majority of households (63 percent) in Costa Mesa in 2023 are one- and two-person households, a slight decrease from 66 percent in 2013. Figure 23 shows three-or-more-person households as a percentage of the total number of households in each Costa Mesa and the two neighboring cities in 2013 and 2023. Only Costa Mesa experienced an increase in this percentage.

Figure 23: Three or More Person Households as a Share of Total Households, Costa Mesa, Huntington Beach, and Newport Beach, 2013 and 2023



Source: PlaceWorks, 2023, using data from the US Census Bureau, 2022 American Community Survey 5-Year Estimates

## IMPLICATIONS OF MARKET CHARACTERISTICS

While the preceding discussion highlighted a multitude of interesting characteristics of the housing market, there are several key findings that should influence the Fairview Development Center Specific Plan.

### Smaller Households

The average household size in Costa Mesa decreased from 2013 to 2023 by slightly more than the average size in neighboring Huntington Beach and Newport Beach. Among those moving to the Costa Mesa-Fountain Valley market area in the last year, the average household size was 2.1, smaller than the citywide average household size of 2.56. Because smaller households have been moving to the area, the specific plan should facilitate units with few bedrooms. This does not mean the plan should exclude larger homes, because there are larger households. Nevertheless, smaller homes should be an important part of the mix, for both ownership and rental housing.

### Overcrowding and Overpayment

As will be shown in the following chapter, most of the population growth in the market area has been among households with above moderate incomes, and there has been an exodus of households with very low incomes. Nearly or more than 80 percent of moderate income or below moderate-income households are paying more than 30 percent of household income for housing, whether they rent single-family detached, single-family attached, or multifamily housing. Furthermore, 5 percent of Costa Mesa households were overcrowded, more so than in Huntington Beach and Newport Beach. Housing in the plan area should provide options for existing over-paying and overcrowded households in addition to accommodate new households moving to the area.

### Housing and Age

Residents aged 65 and older are more likely to have moderate household incomes or lower. In many cases this results from retirement and no longer earning a wage or salary. In some cases, these households have ample investments and pensions to live comfortably. Nevertheless, the data suggests that the housing needs of those aged 65 and older should be taken into consideration.

Similarly, the data suggests that a majority of households in the plan area will not have children at home. However, there will likely be many that do, even if not a majority. The specific plan should still accommodate safe routes to school, park amenities and recreation opportunities, and other needs of children.

# 4. Residential Market Demand Projections

## BACKGROUND

### Past Growth

The number of households residing in Costa Mesa increased over the last ten years, from 40,040 in 2013 to 42,400 in 2023, which is an increase of 2,360 or an annual growth rate of 0.6 percent per year. At the same time, the number of housing units grew at a slightly slower pace, 0.5 percent per year, and the household population<sup>4</sup> declined at a rate of 0.1 percent per year. Thus, the increase in households occurred with a declining vacancy rate and a declining average household size.

The city's ten-year growth experience is similar, although slightly slower, than growth countywide. Across Orange County, the number of households increased 0.9 percent per year, while the household population grew only 0.1 percent per year, and the number of housing units increased 0.9 percent per year.

### RHNA Housing Needs

For the 6th cycle Regional Housing Needs Assessment (RHNA), covering the period from October 2021 to October 2029, the state allocated a need of 1,341,827 housing units to the Southern California Association of Governments (SCAG). Of this, SCAG allocated 183,861 housing units to Orange County. Achieving this housing production target within eight years would require more than doubling the 10-year rate of housing development countywide.

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<sup>4</sup> The household population includes only residents residing in residential housing and excludes those living in college dormitories, nursing homes, and other types of group quarters.

Of the RHNA allocation to Orange County, SCAG allocated 11,760 total housing units to Costa Mesa. Achieving this housing production target in eight years would require more than a sixfold increase in the ten-year rate of housing production in the city, a 3.0 percent per year growth in housing.

In its October 2019 letter to SCAG regarding its determination of housing need in the SCAG region, the State Department of Housing and Community Development notes, "RHNA is ultimately a requirement that the region zone sufficiently in order for these homes to have the potential to be built, but it is not a requirement or guarantee that these homes will be built."

### Market Demand Projections

The question at hand is whether development under a specific plan for the Fairview Developmental Center will progress at a pace similar to that the city has experienced over the past ten years, or at a pace that would see the market produce Costa Mesa's allocation of regional housing needs, or at a pace in between.

There are reasons that the absorption rate might be slower and reasons it might be faster. This is complicated by the fact that, given the amount of demolition needed, the potential for some site remediation, and the scale of the project, it might easily be three to four years before new housing in the planning area goes on the market. Also, the scale of the potential development in the coastal area of Orange County is unprecedented in recent history, so there is no recent

comparable development to use as a guide. Thus, there is some speculation involved in projecting longer-term market demand.

The main reason that development might proceed more slowly is current market conditions, namely high interest rates. As of the fourth quarter of 2023, the average construction loan rate was over 12 percent. What will happen with interest rates is the subject of much speculation in the business press, but the general consensus is that rates are going to remain higher for longer than originally anticipated. Developers may be hesitant to invest too much in acquisition and entitlement of the project area site until there is more clarity on the future track for interest rates. In addition, there is a limit to the capacity of developers and the labor market to ramp up housing production substantially beyond what has been produced in recent years, although housing production throughout Orange County was accelerating in the three years leading up to the COVID-19 pandemic. Still, it is unlikely that production can ramp up to the level needed—nearly 23,000 housing units per year countywide—to achieve the 6th cycle RHNA target.

At the same time, there are other factors that may facilitate a faster pace of development. Cities and counties throughout Southern California have substantially expanded the zoning capacity for multifamily development. Theoretically, having more potential sites should translate into developers being able to acquire land more easily when they are ready to invest in multifamily development, and having more sellers should also act as downward pressure on land acquisition costs. Over the past ten years, multifamily housing accounted for about half of all new housing in Orange County, and nearly two-thirds when attached housing (duplexes, townhouses, etc.) is included. Thus, reducing market barriers to land acquisition for multifamily development could have a

substantive impact on multifamily construction. In addition, state requirements to ease housing regulation, such as requiring objective design standards, may also help to reduce entitlement time and facilitate increased housing production. Finally, as noted before, the pace of housing construction nationally has been steadily increasing since the recession-era lows in 2012. And in Orange County, housing production was also increasing steadily until the COVID-19 pandemic. Nevertheless, the market has bounced back since then, and the rate of housing construction is increasing. Thus, it is reasonable to assume that, if the economy holds up, housing production in Orange County will continue to grow, producing more housing than the ten-year trend even if it does not achieve the RHNA target by 2029.

## COMPARISON OF HOUSEHOLD PROJECTIONS

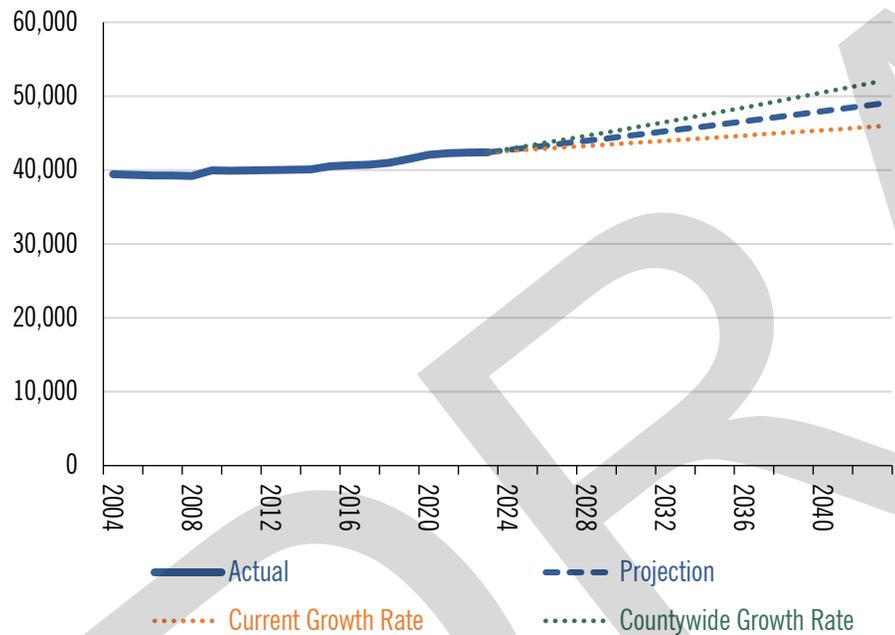
The following sections discuss several ways to project household growth that would drive demand for new housing in the plan area. It is important to note that, in addition to a potentially large amount of affordable housing being built in the plan area, Costa Mesa is also considering zoning changes to facilitate additional housing development along a limited number of corridor areas to meet the city's RHNA obligations. The projected household growth discussed below could be satisfied in the plan area, or in the corridor areas, or a combination of both, as well as through ADUs and other housing development elsewhere in the city.

### Local Trend Projection

The simplest projection is to assume that the rate of growth over the past 20 years will continue over the next 20 years. As discussed above, the pace of housing construction is likely to increase over the past trend, even if it does not grow to a rate that would produce the full RHNA allocation by 2029. Figure 24

shows the actual number of households and three projections for the number of households from 2023 to 2044.

**Figure 24: Total Number of Households, Actual 2004–2023 and Trend Projections 2024–2044, Costa Mesa**



Source: PlaceWorks, 2023, using data from the CA Department of Finance.

The low projection in Figure 24 reflects the trend in the total number of households in Costa Mesa over the past 20 years. The high projection reflects the total number of households if Costa Mesa were to grow at the countywide rate

over the next 20 years. The local trend projection in Figure 24 is the average between the city’s current growth rate and the countywide growth rate.

Under the projection, Costa Mesa would add 6,610 new households, growing at a rate of 0.73 percent per year for the next 20 years. In 2044, there would be 49,000 households living in the city.

### SCAG Forecast

Every four years, SCAG updates its forecasts for regional and local growth and housing development, and it uses the forecasts to develop the Regional Transportation Plan (RTP). SCAG used the forecasts prepared for the 2016 RTP in allocating RHNA housing needs to local jurisdictions for the 6th cycle housing element updates. However, it has since updated its forecasts to develop the 2020 RTP.

With the most recent iteration, SCAG forecasts that Costa Mesa would grow by 10,200 households, reaching a total of 52,600 households in 2044, as shown in Table 6. This represents a growth rate of 1.0 percent per year for the next 20 years. The SCAG growth rate is about 40 percent higher than the projection in Figure 24 and 170 percent higher than the rate of growth in households over the past 20 years. Yet this projection still does not accommodate the city’s full RHNA allocation over 20 years.

### Department of Finance Projection

The California Department of Finance (DOF) projects population and the number of households for the state and each of the counties. As shown in Table 6, the most recent DOF projections cover the period from 2020 to 2030 and are based on observed data through 2019. The projections reflect current trends and do not necessarily capture emerging trends, such as decreasing fertility rates or household sizes.

DOF projects that the number of households in Orange County will increase slightly more quickly from 2025 to 2030 than from 2020 to 2025. The projected 10-year household growth rate is 0.72 percent per year. Applying this growth rate to Costa Mesa yields a 20-year household growth of 6,520, which is similar but slightly less than the simple trend projection discussed above.

**Table 6: SCAG and DOF Forecasts and the Resulting Projections for Household Growth in Costa Mesa, 2024 to 2044**

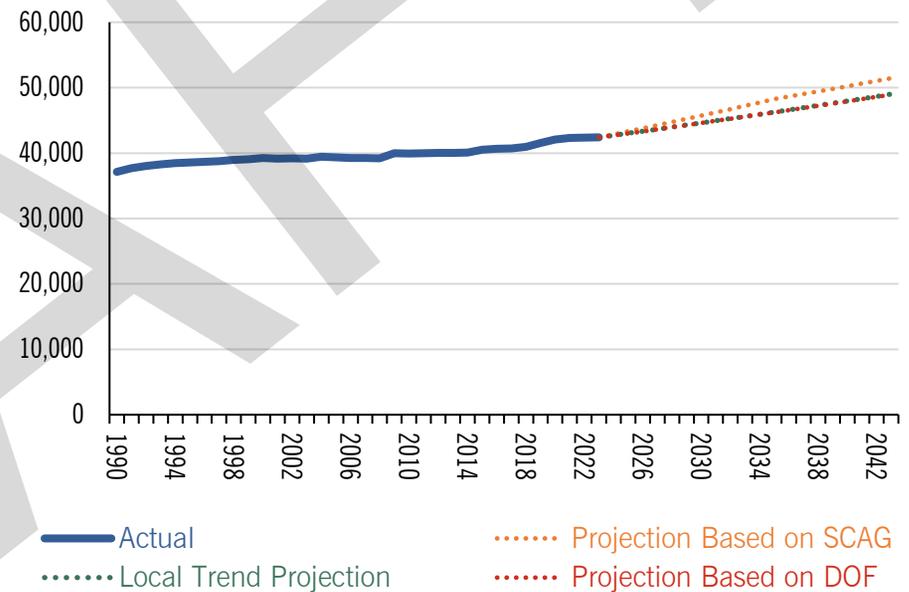
SCAG Household Forecast for Costa Mesa		DOF Household Forecast for Orange County	
2019	42,100	2020	1,054,000
2035	50,000	2025	1,090,000
2050	54,400	2030	1,131,000
Resulting 20-Year Projection for Costa Mesa		Resulting 20-year Projection for Costa Mesa	
2024	44,600	2024	42,700
2044	52,600	2044	49,500

Source: PlaceWorks, 2024, using data from the SCAG 2024 Connect SoCal (RTP) and the CA Department of Finance 2020 Household Projections for California Counties: 2020–2030 (P-4 Report).

### Projections Summary

The three projections produce similar results, varying from a low of 6,520 additional households by 2044 (the projection based on DOF countywide projection) to a high of 9,030 additional households (the projection based on SCAG’s forecasts). Figure 25 shows the actual number of households in Costa Mesa from 1990 through 2023 and the three projections through 2044.

**Figure 25: Total Number of Households, Actual and Comparison of Three Projections, Costa Mesa, 1990 to 2044**



Source: PlaceWorks, 2023.

One common factor limits the applicability of each trend for projecting market demand for housing in the plan area: they are all based on continuation of current trends. Costa Mesa and its neighboring cities are built out. The lack of land readily available for development has constrained the construction of new housing for many years, even decades. With only limited new housing there has been limited room for new households, even though Costa Mesa and coastal OC are considered very desirable places to live. This lack of housing to

satisfy demand shows up in low residential vacancy rates (the city’s DOF-reported vacancy rate is lower than the countywide average) and overcrowding (the city’s housing element shows that nearly 10 percent of housing in the city is overcrowded, second only to Santa Ana).

The Fairview Developmental Center is an unprecedented opportunity for new housing development in this part of Orange County. The approximately 2,300 new housing units can be expected to accommodate households that are cost burdened or living in overcrowded conditions as well as others that would not otherwise show up as new Costa Mesa households in the absence of this development.

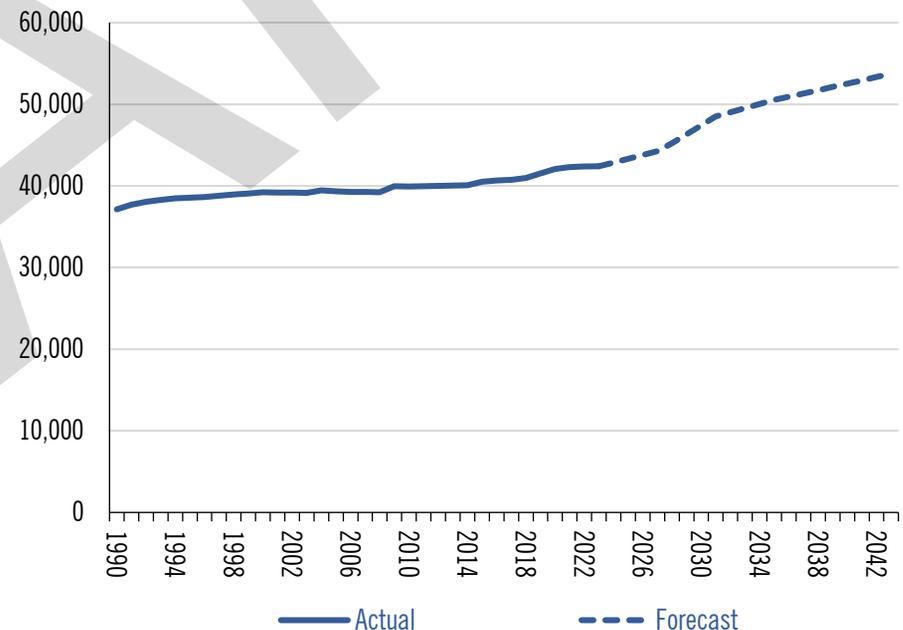
## HOUSEHOLD FORECAST

The forecast for the number of households uses the projection based on SCAG’s forecast as the baseline. This projection results in higher household growth than the current trend, but this is warranted because changes in state law, especially for accessory dwelling units and objective design standards, can be expected to accelerate housing production. In addition, the City’s planning for implementing 2022 voter-approved Measure K can be expected to accelerate housing production above past trends.

As discussed above, though, the redevelopment of the Fairview Development Center can be expected to create new demand above and beyond current trends. To reflect this, the forecast assumes that new housing in the plan area will first become available in 2028 and that the plan area will take four years to build out. Thus, the forecast adds to the baseline forecast 500 additional units in 2028 and 600 additional units each year from 2029 to 2031.

The resulting forecast is shown in Figure 26. Under this forecast, the total number of households residing in Costa Mesa would increase by 11,330, growing from 42,400 in 2023 to 53,700 in 2044. This represents a 20-year growth rate of 1.2 percent per year.

Figure 26: Total Number of Households, Actual and Forecast, Costa Mesa, 1990 to 2044



Source: PlaceWorks, 2023.

## HOUSEHOLDS BY INCOME

To determine the number of households by income, the analysis uses the Census Bureau's Public Use Microdata Set (PUMS), as described above in Chapter 2. This data set includes individual records, which enables the analysis to convert each record's household income into July 2023 dollars and apply the most current HCD income limits for affordable housing groups as well as three common income groupings for the above moderate category. This adjustment reduces inflation creep, in which a household's 2022 income places them in one category, but their 2012 income would have had them in a lower-income category just based on inflation.

As discussed above, the redevelopment of the Fairview Developmental Center is expected to create new market demand above and beyond that expected based on current trends. To reflect this broader market, the analysis uses the PUMS data for the area including Costa Mesa (which also includes Fountain Valley) as well as the areas for Huntington Beach and Santa Ana. The areas for Newport Beach and Irvine were not used because the boundaries changed from 2012 to 2022. The analysis calculates the change in the number of households across the three areas in each income class, converts those data into percentages, and then applies those percentages to the increase in the number households forecast for Costa Mesa above.

Table 6 provides the data on the total number of households across the four cities. The data indicate that the area grew by 16,190 households over ten years and that this growth occurred across most income categories. However, two income groups—extremely low-income households and very low-income households—experienced a significant decline, 18 and 20 percent respectively. This decline is likely due to a variety of factors, including actual changes in

household income and households moving out of the area. Given the year of the data, 2022, it is also possible that the data reflect lingering impacts of the COVID-19 pandemic, during which individuals relocated to be with family or to live in less dense areas, and for a variety of other reasons. Similar results occur with the data for only Costa Mesa and Fountain Valley and the data for all of Orange County.

To estimate housing demand by tenure and price point, the analysis uses the data for households in the low-income category and higher. The data for very low-income households and extremely low-income households are excluded because the income categories experienced a net decline in households over the past ten years. The data for acutely low-income households is not used, even though there has been an increase in the number of these households over the past ten years. Nevertheless, these households tend to lack sufficient income for subsidized affordable housing and require different forms of housing assistance.

Table 7: Change in Number of Households by Household Income Category: Costa Mesa, Fountain Valley, Huntington Beach, and Santa Ana, 2012 and 2022

Income Category:		Acutely Low	Extremely Low	Very Low Income	Low Income	Moderate, Below Median	Moderate, Above Median	Above Moderate Income		
Income Range (2023 dollars):	Total	Up to \$19,200	\$19,201 to \$43,100	\$43,101 to \$71,800	\$71,801 to \$114,800	\$114,801 to \$127,800	\$127,801 to \$153,400	\$153,401 to \$199,999	\$200,000 to \$249,999	\$250,000 and above
Average 2022 household income (2023 dollars)	133,200	8,860	31,400	57,000	92,600	121,300	140,600	174,700	221,000	421,000
Number of households, 2012	206,600	15,340	31,080	41,310	47,680	9,910	13,310	20,610	11,240	16,150
Number of households, 2022	222,800	20,160	25,580	33,430	49,490	12,330	14,810	26,260	15,590	25,180
10-Year change in number of households	16,190	4,820	-5,500	-7,880	1,810	2,420	1,500	5,650	4,350	9,030
Average annual change in number of households	1,620	480	-550	-790	180	240	150	560	430	900
Share of change in number of households	100%				7.3%	9.8%	6.1%	22.8%	17.6%	36.5%

Source: PlaceWorks, 2023, using data from the US Census Bureau's Public Use Microdata Set.

Notes to Table 6:

1. The income ranges are derived from the CA HCD Income Limits for 2023 for Orange County and are based on the area median income of \$127,800 and the average percentage of area median income across each household size for each listed income category.
2. The data represent households with at least one person and exclude group quarters.
3. The share of change in number of households is based on the 10-year change in number of households after excluding acutely low-income, extremely low-income, and very low-income data.

## MARKET DEMAND FOR OWNERSHIP HOUSING

To calculate the market demand for ownership housing, the analysis determines the percentage of households in each income category that owned their homes in 2022. The homeownership rate is then applied to the forecast number of households depicted in Figure 26. The demand is presented in three groups: 2024 through 2027 (the period before new housing will likely be

available for sale or rent in the plan area), 2028 through 2031 (the period during which most housing might first become available for sale or rent in the plan area), and 2028 through 2043 (the remainder of the 20-year period used as a basis for the analysis). The estimated market demand is provided in Table 7.

The analysis suggests that in the four years when new housing in the plan area may first become available to purchase or rent, the demand from expected

Table 8: Market Demand for Ownership Housing by Income Category, Costa Mesa, 2024 to 2043

Income Category:	Total	Low Income	Moderate, Below Median	Moderate, Above Median	Above Moderate Income		
Income Range (2023 dollars):		\$71,801 to \$114,800	\$114,801 to \$127,800	\$127,801 to \$153,400	\$153,401 to \$199,999	\$200,000 to \$249,999	\$250,000 and above
Share of Household Growth, 2012 to 2022	100%	7.3%	9.8%	6.1%	22.8%	17.6%	36.5%
Total Household Growth 2024 through 2027	1,863	136	182	113	425	327	679
Total Household Growth 2028 through 2031	4,245	311	415	257	968	746	1,548
Total Household Growth 2032 through 2043	5,222	382	511	316	1,191	918	1,905
Total 20-Year Increase in Households	11,330	829	1,108	687	2,584	1,991	4,132
Home Ownership Rate 2022		50.3%	47.6%	64.4%	55.4%	61.6%	76.4%
New Owner Households 2024 through 2027	1,184	69	87	73	235	201	519
New Owner Households 2028 through 2031	2,698	156	197	166	537	459	1,183
New Owner Households 2032 through 2043	3,319	192	243	204	660	565	1,455
Total New Owner Households 2024 through 2043	7,200	417	527	442	1,432	1,225	3,156

Source: PlaceWorks, 2023.

Notes to Table 7:

1. The share of household growth is taken from Table 6.
2. The total household growth in each of the three time periods is based on the forecast growth in the total number of households prepared by PlaceWorks and the share of household growth for each income category.
3. The home ownership rate in 2022 is derived from an analysis of the US Census Bureau Public Use Microdata Set for 2022 for Costa Mesa, Fountain Valley, Huntington Beach, and Santa Ana.
4. The new owner households for each time period is determined by multiplying the homeownership rate by the total household growth for each income category.

above-moderate income households, 2,180 households, will greatly exceed the anticipated 690 units of above-moderate-income households in the plan area. For moderate-income households, the expected demand for ownership housing, 360 households, will be less than half of the anticipated 690 moderate-income housing units. Thus, a majority of the moderate-income housing will need to be offered for rent, as discussed below. Finally, the analysis indicates that there could be a small amount of demand for ownership housing among low-income households, 156 units. However, it is important to note that even if low- and moderate-income households are eligible for subsidized ownership housing, each household must still qualify for conventional financing for the portion of the housing cost that is not subsidized.

## MARKET DEMAND FOR RENTAL HOUSING

Estimating the market demand for rental housing follows the same process as that for ownership housing, as far as determining the percentage of likely renters among those in each income category who are moving to the area. The analysis is presented in Table 8.

As with ownership housing, the analysis indicates that there will be more demand from above-moderate-income households for rental housing than there are anticipated to be above-moderate-income housing units in the plan area.

In contrast, the analysis indicates that in the four years when new housing may first become available for rent or to purchase, the demand from moderate-income households (363 ownership households and 309 renter households) may slightly lag the anticipated 690 units of moderate-income housing in the plan area. Finally, the demand from low-income households over the four years, 311 new households, will be slightly less than the anticipated 354 low-income housing units in the plan area.

It is worth noting that the forecast for growth in low- and moderate-income households represents new households in these income categories. However, SCAG's RHNA process also took into consideration housing needed to alleviate overcrowding as well as the need to provide more affordable housing in areas close to the region's job centers and high-quality transit corridors. In its recently adopted Housing Element, Costa Mesa indicated that 9 percent of its housing stock was overcrowded as of 2019. Thus, the number of low- and moderate-income households that could occupy new affordable housing is higher than the growth forecast.

## MARKET DEMAND FROM OVERCROWDING

In addition to the new housing demand generated by the net increase in new households, there is latent housing demand accounted for among existing Costa Mesa households living in overcrowded conditions. As used in this section, overcrowding is defined as having more than 1.00 persons per room<sup>5</sup>. Table 8 provides the data for the number of households in Costa Mesa by household size, overcrowding, and the presence of subfamilies.

Based on Census Bureau data, the analysis estimates that about 3,250 households in Costa Mesa were residing in overcrowded conditions in 2022. This included 500 owner households and 2,750 renter households. In some cases, these households simply need a larger dwelling. In such a case, the overcrowding does not reflect net demand for a new housing unit—the overcrowded household moving to a larger home leaves a vacant home behind. However, this could include some demand for new housing, for instance where adult children are still living at home but desire to live on their own.

Some households living in overcrowded conditions have more than one family living together. The Census Bureau refers to these as subfamilies, which may be related to each other, and which may include married-couple families and single-parent households. In these cases, alleviating the overcrowding would result in demand for a new housing unit—the current housing unit for one family and the new housing unit for the subfamily. The analysis estimates that there were 1,530 households in Costa Mesa in 2022 living in overcrowded

housing with one or more subfamilies. This included 100 owner households and 1,430 renter households.

The available data do not provide sufficient detail for how many of the overcrowded households without subfamilies are a single family simply in need of a larger home and how many include other adults and might need another housing unit in addition to their current residence to alleviate overcrowding. Thus, the net demand for new housing to alleviate overcrowding among existing residents is between 1,530 and 3,250.

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<sup>5</sup> The California Department of Housing and Community Development suggests a threshold of one person per room excluding kitchens and bathrooms. However, that level of detail as to the types of rooms is not readily available.

Table 9: Estimated Total Number of Households and Overcrowded Households by Number of Persons and Presence of Subfamilies; Costa Mesa; 2022

Persons per Room:	Less than or Equal to 0.50	0.50 to 1.00	1.01 to 1.50	1.51 to 2.00	2.01 or More	Total Number of Households	Number of Overcrowded Households	Overcrowded Households with Subfamilies
<b>All Tenure</b>								
1-person	9,770	1,220	0	0	0	10,990	0	0
2-person	10,430	2,730	0	420	0	13,580	420	0
3-person	3,290	3,760	170	0	10	7,230	190	0
4-person	640	3,780	300	60	100	4,880	470	310
5-person	80	1,730	770	90	0	2,660	860	150
6-person	10	430	730	110	0	1,290	840	490
7+ persons	0	290	360	120	0	760	470	580
<b>Total</b>	<b>24,220</b>	<b>13,940</b>	<b>2,330</b>	<b>800</b>	<b>110</b>	<b>41,390</b>	<b>3,250</b>	<b>1,530</b>
<b>Owner</b>								
1-person	3,410	20	0	0	0	3,430	0	0
2-person	5,550	130	0	0	0	5,670	0	0
3-person	2,110	840	10	0	0	2,970	10	0
4-person	530	1,780	20	0	0	2,330	20	0
5-person	50	1,070	110	30	0	1,260	140	0
6-person	0	310	180	0	0	490	180	20
7+ persons	0	130	120	30	0	270	150	80
<b>Total</b>	<b>11,650</b>	<b>4,280</b>	<b>440</b>	<b>60</b>	<b>0</b>	<b>16,420</b>	<b>500</b>	<b>100</b>
<b>Renter</b>								
1-person	6,370	1,200	0	0	0	7,570	0	0
2-person	4,880	2,600	0	420	0	7,910	420	0
3-person	1,170	2,920	160	0	10	4,270	170	0
4-person	110	2,000	280	60	100	2,550	450	310
5-person	20	650	660	60	0	1,400	720	150
6-person	10	120	550	110	0	790	660	470
7+ persons	0	160	240	90	0	490	330	500
<b>Total</b>	<b>12,560</b>	<b>9,650</b>	<b>1,890</b>	<b>740</b>	<b>110</b>	<b>24,980</b>	<b>2,750</b>	<b>1,430</b>

Source: PlaceWorks, 2024, using data from the US Census Bureau's 2022 American Community Survey 5-Year Estimates and 2022 Public Use Microdata Set.

## MARKET DEMAND FROM IN-COMMUTING WORKERS

Costa Mesa is a jobs center in Orange County—there are more jobs in the city than there are residents who are in the labor force. While the city has a diverse local economy, there are some large-employment sectors in Costa Mesa in which the average pay is below a living wage.

Calculating market demand from in-commuting works is fraught with data challenges. First, there were 1.63 employed residents per housing in 2022. However, no single household had 1.63 working adults; each had 0, or 1, or 2, or more. Similarly, the average household size was 2.51, but again, household might have 2 people or 3. In addition, we do not have information on the wages of each individual worker or resident; the best that is available is the average wage in each economic sector across Orange County. Finally, most employed people in Southern California work in a city different from where they live; there is no way to know how many would choose to live closer to where they work if affordable housing were available. Thus, the following analysis is intended to provide an estimate of the order of magnitude of potential housing demand.

Table 9 provides relevant data for each economic sector for the number of jobs in Costa Mesa, the number of residents working in each sector regardless of where their job is, and the average weekly wage in that sector. The employment data is from 2021, the most recent year for which data are available. The wage data is adjusted for inflation to 2024 dollars to allow comparison to a living wage, as described below.

Table 9 shows the net inflow of workers in each economic sector. For example, there were 219 residents working in the utilities sector and 134 jobs in Costa Mesa in the utilities sector. If every utilities job in the city were filled by a resident, then at least 85 residents had to commute to a job outside of the city. Similarly, if retail businesses in the city employed all 4,772 residents who worked in retail, then there would still need to be at least 7,356 workers commuting to Costa Mesa to fill the remaining retail jobs. Overall, there were at least 38,940 workers commuting to Costa Mesa to work. Not all these people would choose to live here. Nevertheless, this is a large pool of potential new residents that might make up the demand for new rental and for-sale housing.

Within this pool of potential residents, there are many who likely do sufficient income to afford to live in Costa Mesa even if they wanted to. The MIT Living Wage Calculator (<https://livingwage.mit.edu/counties/06059>) estimates the amount of a living wage based on the number of working adults and the number of children. Their estimates range from \$27.63 per hour, for a household with two working adults and one child to \$46.43 for two adults, one working, and one child.

With two working adults, there are six sectors in which the average wage would be below a living wage (retail, admin and support, education, arts and recreation, accommodation and food service, and other services). At least 21,660 workers commute to Costa Mesa to work in these sectors. These workers represent a large pool of potential residents for affordable housing in Costa Mesa, depending on how many would choose to live in the city if affordable housing were available.

Table 10: Number of Jobs and Employed Residents in Costa Mesa and Estimated Average Hourly Wage in Orange County, by Economic Sector; 2024

Economic Sector	Jobs in Costa Mesa	Residents with Jobs	Net Inflow of Workers	Average Hourly Wage
Agriculture, Forestry, Fishing and Hunting	65	282	-217	28.63
Mining, Quarrying, and Oil and Gas Extraction	4	18	-14	28.63
Utilities	134	219	-85	80.15
Construction	4,290	2,719	1,571	46.02
Manufacturing	4,772	3,631	1,141	51.18
Wholesale Trade	4,594	2,303	2,291	54.39
Retail Trade	12,128	4,772	7,356	25.62
Transportation and Warehousing	1,482	1,308	174	31.92
Information	1,312	1,370	-58	77.57
Finance and Insurance	4,972	2,766	2,206	79.16
Real Estate and Rental and Leasing	1,960	1,410	550	51.72
Professional, Scientific, and Technical Services	9,719	4,891	4,828	62.98
Management of Companies and Enterprises	5,395	1,160	4,235	75.92
Administration & Support, Waste Management and Remediation	10,333	3,783	6,550	26.30
Educational Services	6,597	3,480	3,117	25.79
Health Care and Social Assistance	7,437	6,221	1,216	32.14
Arts, Entertainment, and Recreation	1,072	705	367	25.39
Accommodation and Food Services	7,565	4,592	2,973	16.23
Other Services (excluding Public Administration)	2,763	1,466	1,297	24.43
Public Administration	538	1,096	-558	43.05
<b>Total Net Inflow of Workers</b>			<b>38,940</b>	

Source: PlaceWorks, 2024, using employment data from the US Census Bureau's Longitudinal Employer-Household Dynamics Program and wage data from the CA Employment Development Department.

## ESTIMATED PRICE POINTS

The final residential market demand consideration is the price point at which new housing would be affordable to households in each of the income categories analyzed. Housing is defined as affordable when a household spends no more than 30 percent of its gross income on total housing cost, which includes rent or mortgage payments, utilities, insurance, and taxes. In its most recent housing element update, Costa Mesa indicated that 32 percent of homeowners and 49 percent of renters spent more than 30 percent of their income on housing costs in 2017.

Table 10 estimates the monthly rent or mortgage payment that would be affordable with the average income in each of the income categories.

Table 11: Affordable Rents and Home Purchase Prices by Household Income, Costa Mesa, 2023

Income Category	Low Income	Moderate, Below Median	Moderate, Above Median		Above Moderate	
Income Range (2023 dollars)	\$71,801 to \$114,800	\$114,801 to \$127,800	\$127,801 to \$153,400	\$153,401 to \$199,999	\$200,000 to \$249,999	\$250,000 and above
Average Household Income	92,645	121,342	140,586	174,715	221,077	420,519
Annual Affordable Housing Cost (@30%)	27,793	36,403	42,176	52,415	66,323	126,156
Utility Allowance	3,500	3,500	3,500	3,500	3,500	3,500
Annual Affordable Rent Payment	24,293	32,903	38,676	48,915	62,823	122,656
<b>Monthly Affordable Rent Payment</b>	<b>2,024</b>	<b>2,742</b>	<b>3,223</b>	<b>4,076</b>	<b>5,235</b>	<b>10,221</b>
Present Value of Monthly Affordable Housing Payment	320,290	208,897	245,551	649,083	833,646	1,627,606
Other Housing Payment Costs	586	382	450	1,062	1,363	2,662
Mortgage Amount	227,520	373,290	438,789	480,050	616,549	1,203,748
Mortgage Down Payment	8,252	13,539	15,915	120,012	154,137	300,937
<b>Home Purchase Price</b>	<b>235,772</b>	<b>386,829</b>	<b>454,703</b>	<b>600,062</b>	<b>770,686</b>	<b>1,504,685</b>
Total Upfront Cost	12,234	20,072	23,593			

Source: PlaceWorks, 2023.

Notes to Table 9:

1. Average household income is based on data from the US Census Bureau's Public Use Microdata set for Costa Mesa, Fountain Valley, Huntington Beach, and Santa Ana.
2. The utility allowance is based on information from the Orange County Housing Authority and represents utility costs for a four-person household in a three-bedroom home.
3. The annual affordable housing payment is 30 percent of the average household income minus the utility allowance.
4. The monthly affordable rent payment is the annual affordable housing payment divided by 12 months.

Notes to Table 9 (continued):

5. The present value of the monthly affordable rent payment is the amount of funding that a mortgage could provide with a monthly payment that equals the monthly affordable rent payment.
6. The analysis assumes that low- and moderate-income households would use a Federal Housing Administration (FHA)-insured loan to finance a home purchase, and that above-moderate-income households would use conventional mortgage financing. For FHA loans, the analysis assumes a 3.5 percent down payment, a 6.5 percent APR, a 1.75 percent upfront payment for mortgage insurance (assumed to be paid in cash with the down payment), a 0.55 percent monthly mortgage insurance payment, 1.0 percent property tax, and 0.57 percent property insurance. For conventional loans, the analysis assumes a 20 percent downpayment, which should avoid the need for private mortgage insurance, a 6.44 percent APR, 1.0 percent property tax, and 0.57 percent for property insurance. Both loan types are calculated as 30-year fixed-rate mortgages.
7. For FHA-insured mortgages for low- and moderate-income households, the total upfront cost includes the down payment and the upfront payment for mortgage insurance. For conventional loans for above-moderate-income households, the upfront cost consists only of the down payment.

# 5. Nonresidential Market Potential

This chapter assesses the market demand for nonresidential uses. The intent is to focus on nonresidential development that complements and is ancillary to the residential neighborhoods that will be developed in the plan area. Because the plan area does not lie directly on and does not have good visibility from Harbor Boulevard, it would be a challenging location to develop a commercial center that relies on attracting consumers from across a large trade area. Thus, the market analysis focuses on the spending of the future residents in the plan area and the type and scale of businesses that spending could support. Finally, because there is a substantial number of existing retail businesses along Harbor Boulevard and Adams Avenue, it is unlikely that commercial businesses would be successful operating in the plan area if they needed to attract a substantial number of customers from outside of the plan area.

## MARKET ANALYSIS BASICS

### Retail Types

From a land use perspective, the retail market can be categorized into two broad groups: convenience goods and services and comparison goods. Eating and drinking places are a cross between convenience and comparison shopping. Finally, experience-oriented shopping is a hybrid type of retail.

#### *Convenience Goods and Services*

Convenience goods and services are those that people need on a regular basis. For these regular purchases, most consumers have built knowledge of where to go to get what they want, whether their discriminator is price, convenience, or quality. Groceries, medicines, and hair care are typical convenience goods and services. Because convenience goods and services usually have low cost

margins and high sales volumes, convenience retailers are located throughout an area, close to concentrations of households. Convenience goods retailers typically operate in convenience-goods centers (less than 30,000 sq. ft.) and neighborhood-scale centers (less than 100,000 sq. ft.), and they typically draw customers from a ½- to 1½-mile radius.

#### *Comparison Goods*

Comparison goods are retail items that consumers purchase more infrequently or rarely. For these purchases, consumers tend to compare goods across brands and across retailers. This habit of comparing induces retailers to locate near each other. It also promotes larger-scale retailers who can stock many different brands of similar products. Clothing, electronics, and furniture are quintessential comparison goods. Because comparison goods have higher cost margins and lower sales volumes and because consumers purchase these goods infrequently, comparison goods retailers tend to locate close to major transportation corridors that give access to a greater number of consumers. These businesses typically locate in community-scale centers (100,000+ sq. ft.) and regional-scale centers (300,000+ sq. ft.), and they draw customers from a 3- to 5-mile radius up to an 8- to 12-mile radius, depending on the center's size and retailer mix.

#### *Eating and Drinking Places*

Eating and drinking places do not fit squarely within the two previous categories. Sometimes consumers are looking for convenience when buying food away from home. Fast food and limited-service restaurants typically satisfy this convenience demand. Other times, consumers are looking for higher quality

and are willing to travel longer distances and pay more for the cuisine they desire.

### *Experience-Oriented Shopping*

In experience-oriented shopping, the experience of the trip is of equal if not greater importance than the material needs for a good or service. The experience's value may accrue from socialization with friends, activities and entertainment, or the quality of the place. Downtowns, new town centers, lifestyle centers, and even shopping malls all attempt to enhance the shopping experience and provide a mix of businesses and amenities to create an enjoyable shopping experience. Because most consumers infrequently invest their time in experiential shopping, most are willing to travel further and forego quick and easy access for the value of the experience. Experience-oriented shopping is a destination trip and draws from a community, regional, or even super-regional size trade area, even if it does not offer the commensurate amount of retail square footage.

### **Consumer Spending**

The household is the basic economic unit in retail analysis. The Consumer Expenditure Survey, published annually by the US Bureau of Labor Statistics, details how households spend their annual income, stratified by income, age, geography, household size, and other demographic characteristics. Claritas, a leading national provider of marketing data, interprets that data for individual locations based on the demographics and lifestyle characteristics of the households residing in that area. They report the data using standard retail business categories from the North American Industrial Classification System

### **Estimated Retail Sales**

The Claritas spending report also estimates the amount of retail sales at businesses operating in the trade area. However, the analysis is not focused on identifying and filling retail gaps in the city, so the estimated retail sales is not applicable to this study.

### **Sales Efficiency**

Sales efficiency is the average annual sales per square foot of retail businesses. Sales efficiency varies by store type, by individual business, and among different locations of an individual retail chain. This report estimates retail sales efficiency by type of store based on information from Dollars and Cents of Shopping Centers / The SCORE, published by the Urban Land Institute and the International Council of Shopping Centers; annual 10K reports filed by retail corporations with the US Securities and Exchange Commission; and the US Census Bureau's Economic Census.

## **SUPPORTABLE RETAIL BUILDING SPACE**

The market analysis considers convenience goods separately from comparison goods. The plan area could likely capture a larger share of residents' convenience goods spending because these types of businesses are often located near where people live. In contrast, comparison goods retailers typically have to draw customers from a larger area, and the plan area is not well suited for such businesses. Table 11 provides estimated market potential for retail uses in the plan area. The estimates assume that the average household residing in the plan area will have similar consumer spending patterns as the average current city resident has.

Table 12: Retail Market Potential in Square Feet of Gross Floor Area

Store Type	Citywide Household Spending (\$)	Spending per Household	Supportable Sq. Ft. per Household	Plan Area Total Support	Recommended Plan Area Retail
<b>Convenience Goods and Services</b>					
Food and beverage stores	364,241,837	8,655	14.6	33,514	
- Grocery stores	326,355,243	7,755	12.4	28,466	10,000 to 14,000
- Specialty food stores	9,438,622	224	0.9	2,048	Up to 1,000
- Beer, wine, and liquor stores	28,447,972	676	1.3	3,001	Up to 2,400
Health and personal care stores	148,970,904	3,540	9.1	20,829	10,000 to 12,500
Gasoline stations	204,029,031	4,848	2.8	6,461	2,000 to 3,000
Food services and drinking places	319,999,833	7,604	15.2	34,853	
- Drinking places (alcoholic beverages)	10,614,864	252	0.8	1,835	Up to 1,500
- Restaurants and other eating places	284,599,040	6,762	13.2	30,318	2,500 to 5,000
<b>Convenience Goods and Services</b>					
Furniture and home furnishings stores	54,006,877	1,283	5.3	12,195	
- Furniture stores	30,826,535	732	3.8	8,778	
- Home furnishings stores	23,180,342	551	1.5	3,416	Up to 1,000
Electronics and appliance stores	40,434,354	961	2.1	4,834	
Building mat. and garden equipment and supplies dealers	182,834,384	4,344	10.0	22,941	
- Building material and supplies dealers	159,276,607	3,785	8.9	20,398	
- Lawn and garden equipment and supplies stores	23,557,777	560	1.1	2,543	
Clothing and clothing accessories stores	124,273,916	2,953	8.4	19,411	
- Clothing stores	85,003,769	2,020	5.8	13,236	2,000 to 3,000
- Shoe stores	13,864,837	329	1.2	2,856	
- Jewelry, luggage, and leather goods stores	25,405,311	604	1.4	3,320	

Table 11 (continued)

Store Type	Citywide Household Spending (\$)	Spending per Household	Supportable Sq. Ft. per Household	Plan Area Total Support	Recommended Plan Area Retail
Sporting goods, hobby, musical instrument, and bookstores	40,849,021	971	2.8	6,499	
- Sporting goods, hobby, and musical instrument stores	35,951,073	854	2.4	5,600	
- Book stores and news dealers	4,897,948	116	0.4	900	
General merchandise stores (NAICS 452)	321,811,538	7,647	17.5	40,145	
- Department stores (NAICS 4522)	43,455,352	1,033	3.3	7,548	
- Other general merchandise stores (NAICS 4523)	278,356,186	6,614	14.2	32,597	Up to 10,000
Miscellaneous store retailers (NAICS 453)	54,306,288	1,290	5.4	12,526	
- Florists (NAICS 4531)	2,539,149	60	0.2	364	
- Office supplies, stationery, and gift stores (NAICS 4532)	9,986,078	237	0.9	2,074	
- Used merchandise stores (NAICS 4533)	7,860,024	187	0.6	1,450	
- Other miscellaneous store retailers (NAICS 4539)	33,921,037	806	2.7	6,256	1,000 to 1,500
- Tire dealers (NAICS 44132)	18,282,673	434	1.0	2,383	
<b>TOTAL</b>					<b>29,500 to 55,900</b>

Source: PlaceWorks, 2023, using retail spending estimates from Claritas.

Notes to Table 11:

1. Citywide household spending by retail store type are estimates from Claritas and represent the estimated amount spend by households residing in Costa Mesa in stores for each of the retail store types. Spending per household is the citywide spending divided by the total number of households residing in Costa Mesa as estimated by Claritas.
2. The supportable sq. ft. per household represents that gross floor area of retail building space that can be supported by the spending of the average Costa Mesa household. It is derived by dividing the spending per household by the average sales efficiency (dollars per square foot). The average sales efficiency is estimated by PlaceWorks based on information and data from Dollars and Cents of Shopping Centers / The SCORE, published by the Urban Land Institute and the International Council of Shopping Centers; annual 10K reports filed by retail corporations with the US Securities and Exchange Commission; and the US Census Bureau's Economic Census.
3. Plan area total support is the total gross floor area of retail building space, in square feet, that could be supported by new consumer spending by plan area residents. It is important to note that the supportable retail building space would not all be captured by businesses in the trade area.

Table 11 provides the estimated gross floor area, in square feet, that can be supported by the new retail spending of plan area residents. It is important to note that a substantial amount of the spending, and hence the building space it could support, will flow to existing businesses located elsewhere in Costa Mesa. Furthermore, the amount of building space that can be supported is less than a typical store size.

For example, the analysis indicates that spending by the plan area's 2,300 new households could support 28,500 square feet of new grocery store. A typical supermarket would be 50,000 to 60,000 square feet in size. Thus, a supermarket located in the plan area would have to attract customers from outside of the plan area. Given that there is an existing Von's supermarket and a Northgate market just north and south of the plan area, it is unlikely that another grocery operator would invest in a supermarket in the plan area.

Retail businesses in the plan area are likely to capture a larger share of residents' spending than are comparison goods businesses. One is less likely to drive past a nearby pharmacy to go to one farther away than one is to drive past a nearby boutique clothing store to go to a mall with many such retailers. This is reflected in the amount of retail building space that this market study recommends for the plan area, as shown in Table 11.

### **Retail Recommendations**

Overall, the analysis suggests that 32,000 to 52,000 square feet of gross leasable floor area for retail businesses be included in the specific plan. The recommendations for other types of commercial uses are presented in the next section.

For grocery stores, as discussed above, the plan area is unlikely to support a full-service supermarket. However, there would be sufficient spending to potentially support a small format or specialty grocer. Retailers in the plan area are unlikely to capture all the residents' spending at specialty food stores and at beer, wine, and liquor stores. However, in both cases there is sufficient spending to support one specialty food store and one store selling beer, wine, and liquor.

There would be sufficient spending to support the operation of one pharmacy, about 12,500 square feet. The pharmacy and a small format or specialty grocer would likely anchor a commercial district in the plan area.

Residents' spending could support one or two gas stations. Residents' spending could also support quite a few restaurants. However, much of that spending will go to restaurants elsewhere in the area. Nevertheless, it would be reasonable to include 2,500 to about 5,000 square feet of floor area for restaurant and food service businesses.

For comparison goods businesses, there are very few categories where residents' spending alone would be sufficient to support an individual business. A possible exception is a general merchandise store (other than a department store). This would likely be a dollar store type of business. In addition, it would be reasonable to plan for a few thousand square feet of retail floor space for other types of comparison goods retailers, where an independent retail business might be successful in the plan area.

Altogether, the analysis finds that consumer spending by households residing in the plan area would likely support about 29,500 to 55,900 square feet of gross retail floor space in the plan area. This amount of retail should help reduce traffic, both from residents having to leave the community for every retail

need and from businesses needing to attract customers from outside of the plan area. However, this does not preclude planning to accommodate more or less retail.

Finally, it is worth noting that the individual retail store types are used as a basis for estimating the appropriate amount of retail. These are the types of stores most likely to be successful operating in the plan area. However, this does not mean that these types of stores will definitely open in the plan area, and it does not mean that other types of stores will not open in the plan area and be successful.

## **SUPPORTABLE BUILDING SPACE FOR OTHER COMMERCIAL USES**

To estimate the amount of building space that could be supported by plan area residents for other commercial uses, the analysis determines the number of businesses per household in Orange County and then multiplies this by the anticipated number of households in the plan area. The most recent dataset available for this is the 2017 Economic Census. The economy has changed since then. However, the businesses identified below serve local customers and are less prone to working at home, which has generally reduced market demand for office space. The results for non-commercial uses that could be supported by plan area households are presented in Table 12. Based on the analysis, the plan area could support up to 76,750 square feet of gross floor area for medical offices, professional offices, and other commercial uses.

## **PLANNING IMPLICATIONS FOR NON-RESIDENTIAL USES**

The market potential for non-residential uses presented in Table 11 and Table 12 reflect a concept for the plan area that is predominantly residential, with limited non-residential uses that support and are supported by the households residing in the plan area. This does not preclude a different vision for the specific plan.

For example, the vision could be for exclusively residential uses to maximize the amount of housing that can be developed. This vision might have greater traffic impacts, but the fact that there is market demand for commercial uses does not mean that the specific plan must accommodate such uses.

Similarly, the vision could be for a unique destination with a walkable, experience-oriented commercial core that adds value to surrounding residential development. This would require attracting customers from outside of the plan area to support a greater number and variety of commercial businesses. Again, this vision might have greater traffic impacts, but the fact that the market demand from plan area households would not support more commercial activity does not mean that the specific plan cannot promote this vision.

Table 13: Supportable Gross Floor Area (sq. ft.) for Other Commercial Uses

Type of Business	Number of Establishments per 1,000 Households	Number of Establishments Supported by Plan Area Households	Supportable Number of Businesses for Plan Area	Estimated Supportable Gross Floor Area (sq. ft.)	Type of Building Space
Offices of real estate agents and brokers	2.08	4.8	5	10,320	Commercial or Office
Veterinary services	0.31	0.7	1	2,400	Commercial
Offices of physicians	3.82	8.8	9	21,600	Medical Office
Offices of dentists	2.60	6.0	6	14,400	Medical Office
Personal care services	1.47	3.4	3	4,320	Commercial
Fitness and recreational sports centers	0.44	1.0	1	20,600	Commercial
Other automotive repair and maintenance	0.32	0.7	1	2,930	Commercial
<b>Total</b>				<b>76,570</b>	

Source: PlaceWorks, using data from the US Census Bureau's 2017 Economic Census and the CA Department of Finance.

**APPENDIX**

**D**

# **General Plan Policies**



### Land Use Element

The Land Use (LU) Element is the most important General Plan element for new development and its physical form in the city because it indicates the location and extent of development that is permitted. This Specific Plan is an implementation tool that is consistent with the following goals and policies of the Land Use Element:

#### **Goal LU-1: A Balanced Community with a Mix of Land Uses to Meet Resident and Business Needs.**

- **Objective LU-1A:** Establish and maintain a balance of land uses throughout the community to preserve the residential character of the City at a level no greater than can be supported by the infrastructure.
- **Policy LU-1.1:** Provide for the development of a mix and balance of housing opportunities, commercial goods and services, and employment opportunities in consideration of the needs of the business and residential segments of the community.
- **Policy LU-1.3:** Strongly encourage the development of residential uses and owner-occupied housing (single-family detached residences, condominiums, townhouses) where feasible to improve the balance between rental and ownership housing opportunities.
- **Policy LU-1.4:** Promote housing and employment opportunities within planned development areas to the extent feasible.

#### **Goal LU-3: Development That Maintains Neighborhood Integrity and Character**

- **Objective LU-3A:** Establish policies, standards, and procedures to minimize blighting influences, and maintain the integrity of stable neighborhoods.
- **Policy LU-3.5:** Provide opportunities for the development of well planned and designed projects which, through vertical or horizontal integration, provide for the development of compatible residential, commercial, industrial, institutional, or public uses within a single project or neighborhood.
- **Policy LU-3.8:** Ensure that new development reflects existing design standards, qualities, and features that are in context with nearby development and surrounding residential neighborhoods.
- **Policy LU-3.12:** Ensure that new development reflects existing design standards, qualities, and features that are in context with nearby development.

### **Goal LU-5: Adequate Community Services, Transportation System, and Infrastructure to Meet Growth**

- **Objective LU-5A:** Ensure availability of adequate community facilities and provision of the highest level of public services possible, taking into consideration budgetary constraints and effects on the surrounding area.
- **Policy LU-5.6:** Promote development of revenue-generating land uses to help defray the costs of high quality public services.
- **Policy LU-5.7:** Encourage new development that is organized around compact, walkable, mixed-use neighborhoods and districts to conserve open space resources, minimize infrastructure costs, and reduce reliance on the automobile.

### **Goal LU-6: Economically Viable and Productive Land Uses that Increase the City's Tax Base**

- **Objective LU-6A:** Ensure the long-term productivity and viability of the community's economic base.
- **Policy LU-6.1:** Encourage a mixed of land uses that maintain and improve the City's long-term fiscal health.
- **Policy LU-6.2:** Continue to promote and support the vitality of commercial uses to meet the needs of local residents and that support regional-serving commercial centers.
- **Objective LU-6B:** Encourage and facilitate activities that expand the City's revenue base.
- **Policy LU-6.11:** Provide opportunities for mixed-use, office, manufacturing, and retail development that respond to market and community needs in terms of size, location, and cost.
- **Policy LU-6.13:** Encourage new development along major corridors that are pedestrian oriented and includes a mixture of retail/service, residential, and office uses.

### **Goal LU-8: Promote a range of multiple uses at the Fairview Developmental Center Site.**

- **Policy LU-8.1:** In anticipation of the potential closure or repurposing of the Fairview Development Center site, the City will work with appropriate State agencies or private entity (if the property is sold) to plan for a complementary mix of low scale residential, institutional, public facilities, open spaces, and recreational uses within a campus setting.

### Housing Element

This Specific Plan is consistent with the following goals and policies of the 2021-2029 Housing (HOU) Element.

**Goal HOU-2: Facilitate the creation and availability of housing for residents at all income levels and for those with special housing needs.**

- **Policy HOU-2.1:** Facilitate the development of housing that meets the needs of all segments of the population including affordable housing and households with specialized needs.
- **Policy HOU-2.2:** Promote the use of State density bonus provisions to encourage the development of affordable housing for lower and moderate-income households, as well as senior housing through the dissemination of informational materials and discussions with project applicants.

**Goal HOU-3: Identify adequate, suitable sites for residential use and development to meet the City's Regional Housing Needs Assessment (RHNA) at all income levels and promote a range of housing types to meet the needs of all segments of the Costa Mesa community.**

- **Policy HOU-3.2:** Encourage the development of well-planned and designed residential or mixed-use projects which, through vertical or horizontal integration, provide for the development of compatible residential, commercial, industrial, institutional, or public uses within a single project, neighborhood, or geographic area within the City.

**Goal HOU-4: Provide housing opportunities to residents of all social and economic segments of the community without discrimination on the basis of race, color, religion, sex, sexual orientation, disability/medical conditions, national origin or ancestry, marital status, age, household composition or size, source of income, or any other arbitrary factors.**

- **Policy HOU-4.3:** Encourage and support the construction, maintenance and preservation of residential developments which will meet the needs of families and individuals with specialized housing requirements, including those with developmental disabilities.

## Open Space and Recreation Element

The Open Space and Recreation Element is intended to help ensure the sustainability of open space and recreational resources available to the community of Costa Mesa. The goals, policies, and objectives from this chapter of the General Plan work to protect, maintain, and enhance open spaces and recreational opportunities. This Specific Plan is consistent with the following goals and policies of the Open Space and Recreation (OSR) Element of the General Plan.

***Goal OSR-1A: Maintain and preserve existing parks, and strive to provide additional parks, public spaces, and recreation facilities that meet the community's evolving needs.***

- ▣ ***Policy OSR-1.1:*** Maintain a system of Neighborhood and Community Parks that provide a variety of active and passive recreational opportunities throughout the City.
- ▣ ***Policy OSR-1.2:*** Provide parks and recreation facilities appropriate for the individual neighborhoods in which they are located and reflective of the needs and interests of the population they serve.
- ▣ ***Policy OSR-1.5:*** Maximize public space by requiring plazas and public gathering spaces in private developments that can serve multiple uses, including recreation and social needs
- ▣ ***Policy OSR-1.18:*** Provide a minimum of 4.26 acres of parkland per 1,000 residents.
- ▣ ***Policy OSR-1.20:*** Enhance pedestrian, bicycle, and transit linkages to meet the needs of residents and to provide better access to parks, recreation, and public spaces.

**APPENDIX**

**E**

# **Microwave Path Clearance Report**





## Microwave Path Clearance Report for Proposed Southern REOC Location

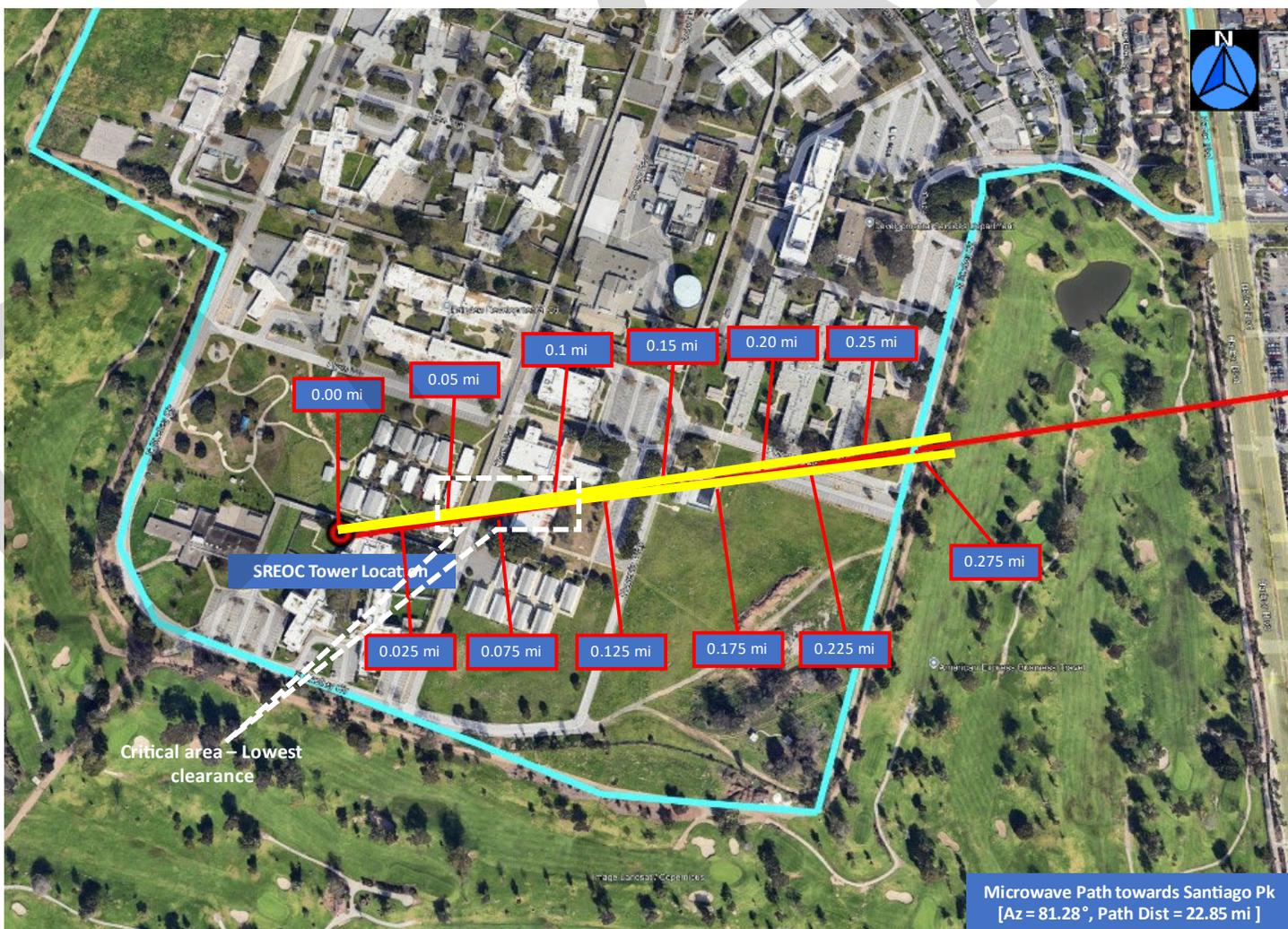
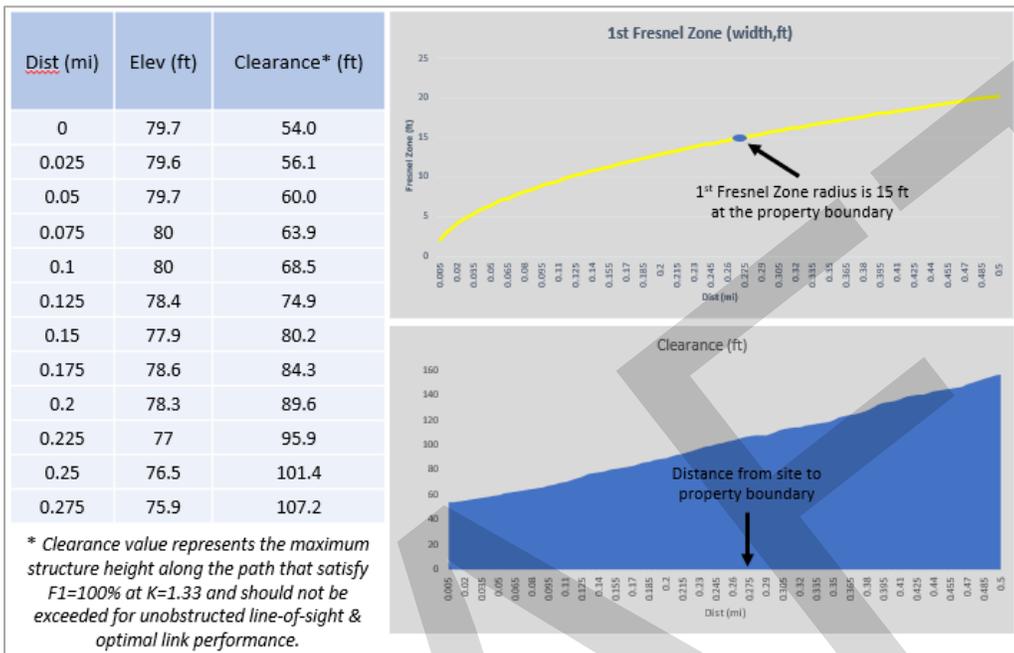
**Summary:** This report details the microwave clearance criteria for the proposed tower location at the Fairview Developmental Center in Costa Mesa, part of the Southern REOC project. It outlines the structure clearance requirements on the State of California’s property for the proposed microwave paths to La Habra Peak (357.48°), Santiago Peak (81.28°), and Rolling Hills (286.30°). The proposed tower coordinates are 33°39’39.64" N, 117°55’35.86" W, with the property boundaries set according to the Boundary Establishment & Index Map provided by ALTA/NSPS AND LAND TITLE SURVEY for DGS FAIRVIEW DEVELOPMENT CENTER with Project Number 1CAL010108 dated November 14,2019.

Using the Pathloss 6 design tool, the minimum clearance for each microwave path was determined, adhering to a clearance criterion of 100% of the first Fresnel zone in each azimuth direction. Within the property boundary, low clearance areas are identified, and width of the 1<sup>st</sup> Fresnel zones are shown for each possible microwave paths. Antenna clearance reports from Pathloss 6 design tool are included in this report for reference.



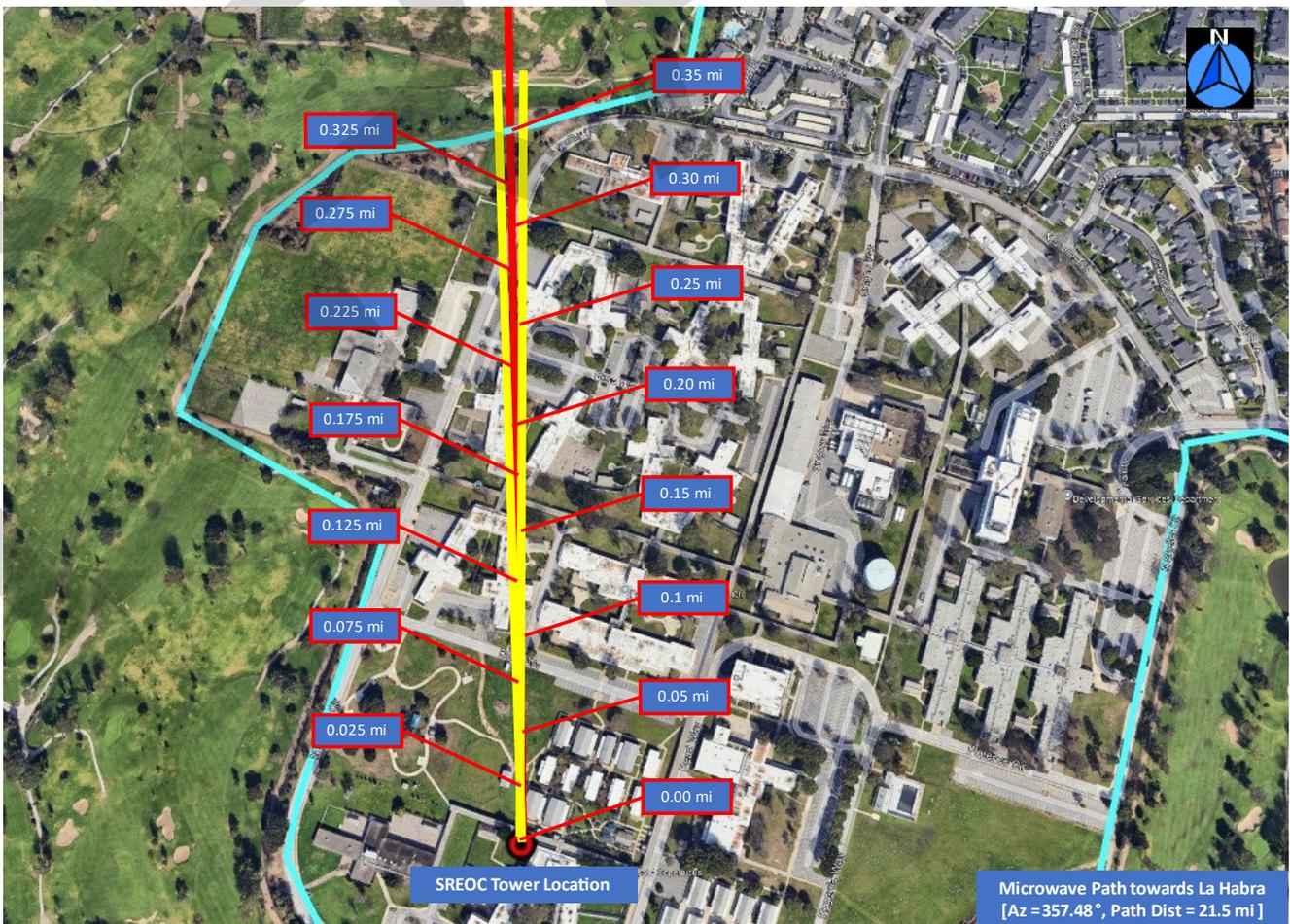
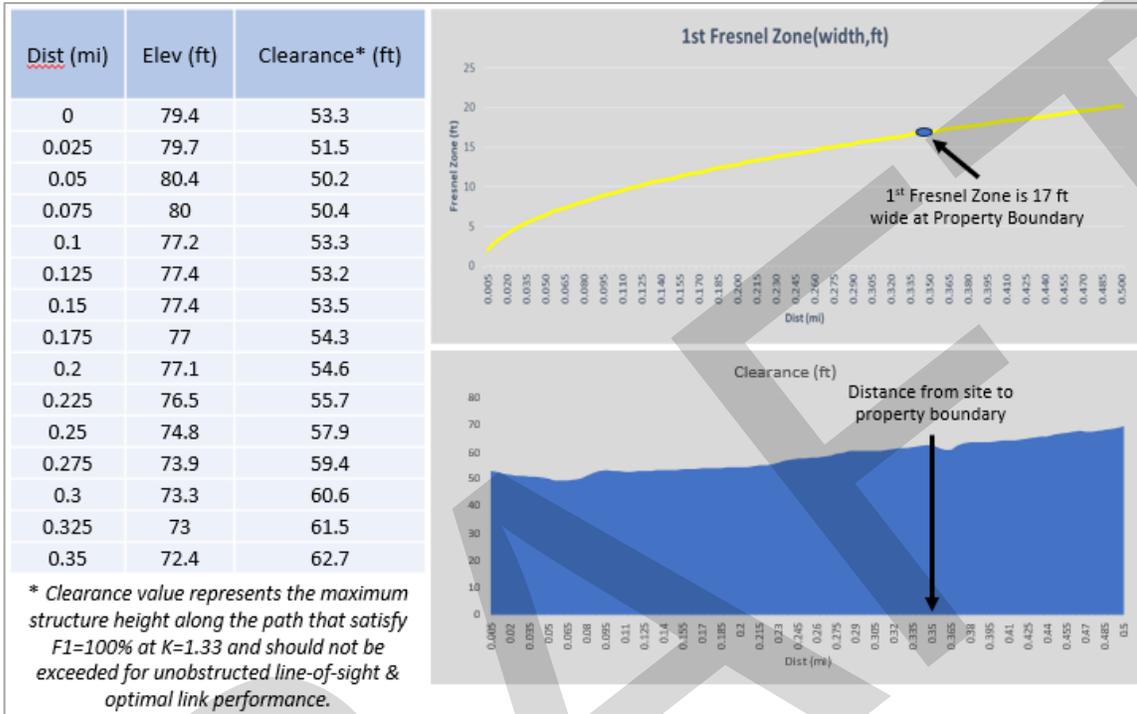


### Clearance Criteria Results: Southern REOC<>Santiago Peak



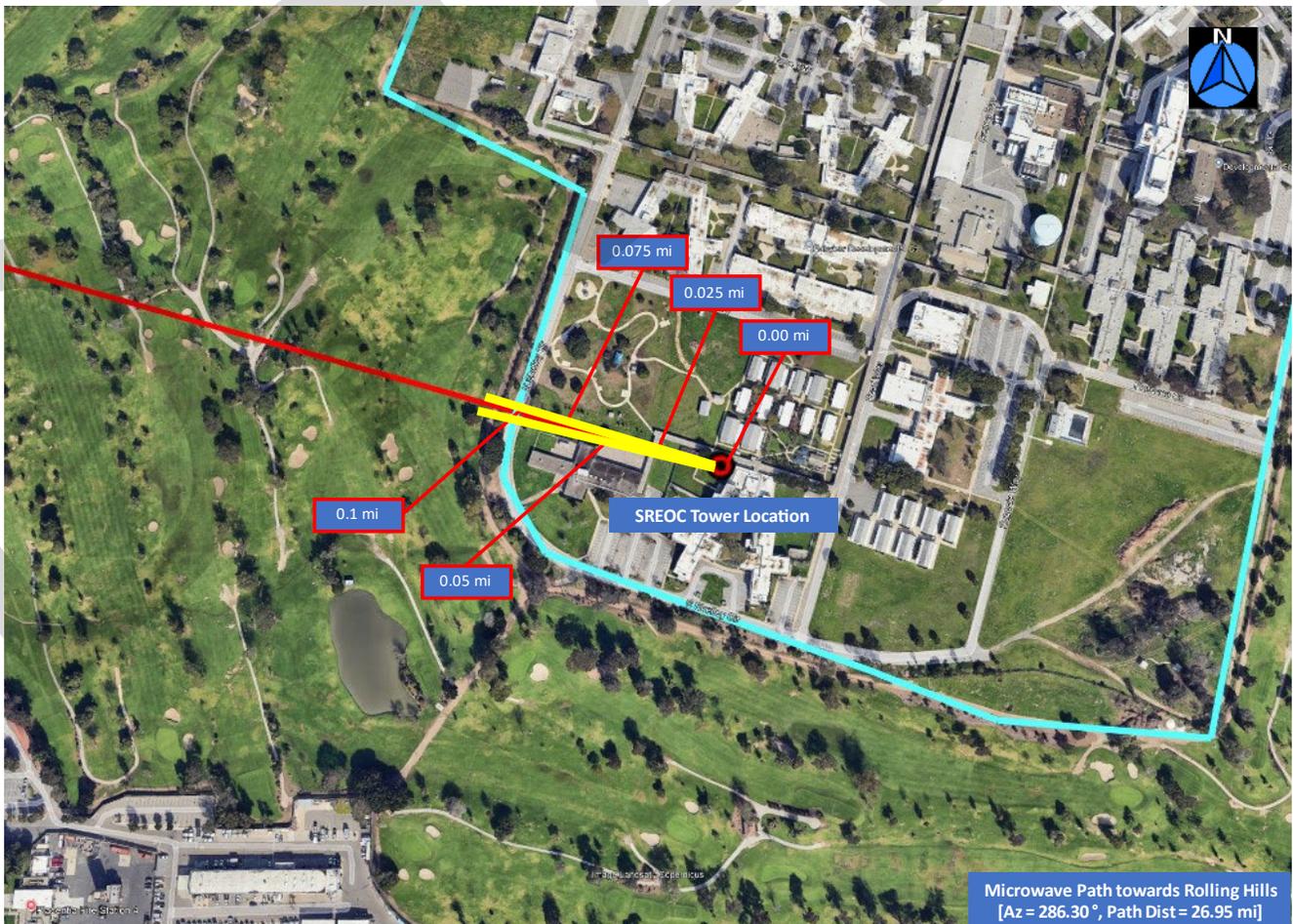
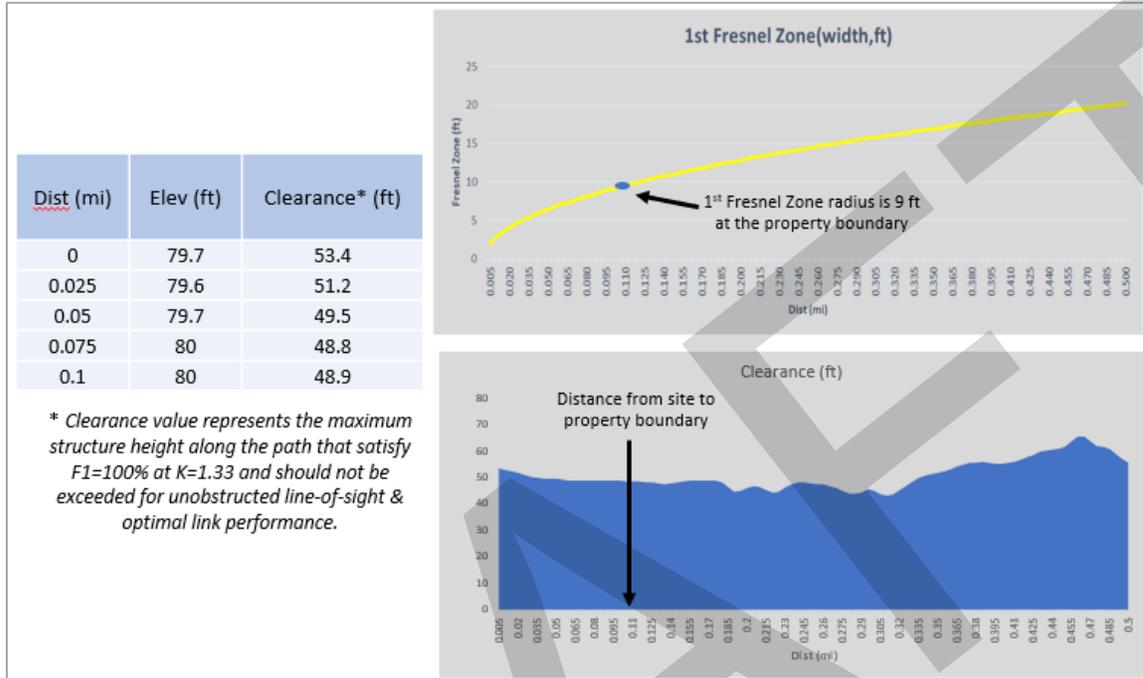


### Clearance Criteria Results: Southern REOC<>La Habra Peak





## Clearance Criteria Results: Southern REOC<>Rolling Hills



Southern REOC ("school")

SANTIAGO W

Latitude	33 39 39.64 N	33 42 41.10 N
Longitude	117 55 35.86 W	117 32 04.20 W
True Azimuth (°)	81.15	261.37
Vertical angle (°)	2.49	-2.73
Path Length (mi)	22.86	
Elevation (ft)	79.54	5626.20
Frequency (MHz)	6250.00	
Clearance tolerance (ft)	1000.0	

Southern REOC ("school") DR Antenna Height	55.00 ft
SANTIAGO W TR Antenna Height	50.00 ft

Clearance criteria - Diversity

1st criteria K	1.33
1st criteria %F1	100.00
Minimum foreground clearance (ft)	2.00

Dist (mi)	Elev (ft)	Struct (ft)	Clear (ft)	K (ft)	%F1 (ft)	FH (ft)	Crit
0.005	79.7		54.0	0.1	2.0		1
0.010	79.7		54.2	0.1	2.9		1
0.015	79.7		54.8	0.2	3.5		1
0.020	79.6		55.5	0.2	4.1		1
0.025	79.6		56.1	0.3	4.6		1
0.030	79.7		56.8	0.3	5.0		1
0.035	79.8		57.4	0.4	5.4		1
0.040	79.9		58.1	0.5	5.8		1
0.045	79.9		59.0	0.5	6.1		1
0.050	79.7		60.0	0.6	6.4		1
0.055	79.3		61.1	0.6	6.8		1
0.060	79.2		62.2	0.7	7.1		1
0.065	79.4		62.8	0.7	7.3		1
0.070	79.8		63.3	0.8	7.6		1
0.075	80.0		63.9	0.9	7.9		1
0.080	80.2		64.7	0.9	8.1		1
0.085	80.2		65.6	1.0	8.4		1
0.090	80.2		66.5	1.0	8.6		1
0.095	80.0		67.6	1.1	8.9		1
0.100	80.0		68.5	1.1	9.1		1
0.105	79.9		69.6	1.2	9.3		1
0.110	79.7		70.7	1.3	9.5		1
0.115	79.4		71.9	1.3	9.8		1
0.120	79.0		73.3	1.4	10.0		1
0.125	78.4		74.9	1.4	10.2		1
0.130	77.8		76.4	1.5	10.4		1
0.135	77.6		77.6	1.5	10.6		1
0.140	77.8		78.3	1.6	10.8		1
0.145	77.9		79.2	1.7	10.9		1
0.150	77.9		80.2	1.7	11.1		1
0.155	78.2		80.8	1.8	11.3		1
0.160	78.4		81.6	1.8	11.5		1
0.165	78.7		82.3	1.9	11.7		1
0.170	78.8		83.1	1.9	11.8		1

0.175	78.6	84.3	2.0	12.0	1
0.180	78.3	85.7	2.0	12.2	1
0.185	78.1	86.9	2.1	12.4	1
0.190	78.2	87.8	2.2	12.5	1
0.195	78.3	88.6	2.2	12.7	1
0.200	78.3	89.6	2.3	12.8	1
0.205	78.2	90.7	2.3	13.0	1
0.210	77.9	92.0	2.4	13.2	1
0.215	77.6	93.3	2.4	13.3	1
0.220	77.3	94.7	2.5	13.5	1
0.225	77.0	95.9	2.6	13.6	1
0.230	76.8	97.1	2.6	13.8	1
0.235	76.6	98.4	2.7	13.9	1
0.240	76.5	99.5	2.7	14.1	1
0.245	76.6	100.4	2.8	14.2	1
0.250	76.5	101.4	2.8	14.3	1
0.255	76.4	102.6	2.9	14.5	1
0.260	76.2	103.8	2.9	14.6	1
0.265	76.0	105.0	3.0	14.8	1
0.270	75.8	106.2	3.1	14.9	1
0.275	75.9	107.2	3.1	15.0	1
0.280	76.2	107.9	3.2	15.2	1
0.285	77.6	107.5	3.2	15.3	1
0.290	78.6	107.5	3.3	15.4	1
0.295	77.9	109.3	3.3	15.6	1
0.300	77.0	111.2	3.4	15.7	1
0.305	76.7	112.6	3.4	15.8	1
0.310	76.8	113.4	3.5	15.9	1
0.315	77.3	114.0	3.6	16.1	1
0.320	77.9	114.4	3.6	16.2	1
0.325	78.1	115.2	3.7	16.3	1
0.330	78.0	116.4	3.7	16.4	1
0.335	78.5	116.9	3.8	16.6	1
0.340	79.0	117.5	3.8	16.7	1
0.345	78.9	118.6	3.9	16.8	1
0.350	78.7	119.8	3.9	16.9	1
0.355	77.7	121.8	4.0	17.0	1
0.360	77.3	123.3	4.1	17.2	1
0.365	77.4	124.2	4.1	17.3	1
0.370	77.7	125.0	4.2	17.4	1
0.375	77.9	125.8	4.2	17.5	1
0.380	77.1	127.6	4.3	17.6	1
0.385	75.8	129.9	4.3	17.7	1
0.390	74.7	132.1	4.4	17.9	1
0.395	74.2	133.6	4.4	18.0	1
0.400	74.6	134.3	4.5	18.1	1
0.405	75.0	134.9	4.6	18.2	1
0.410	74.4	136.7	4.6	18.3	1
0.415	73.1	139.0	4.7	18.4	1
0.420	73.6	139.5	4.7	18.5	1
0.425	74.2	140.0	4.8	18.6	1
0.430	74.8	140.4	4.8	18.7	1
0.435	75.0	141.3	4.9	18.8	1
0.440	74.6	142.7	4.9	18.9	1

0.445	74.5	143.8	5.0	19.1	1
0.450	74.9	144.5	5.1	19.2	1
0.455	75.6	144.9	5.1	19.3	1
0.460	76.0	145.5	5.2	19.4	1
0.465	75.8	146.8	5.2	19.5	1
0.470	75.1	148.5	5.3	19.6	1
0.475	74.8	149.9	5.3	19.7	1
0.480	74.7	151.1	5.4	19.8	1
0.485	74.3	152.5	5.4	19.9	1
0.490	73.8	154.1	5.5	20.0	1
0.495	73.0	155.9	5.5	20.1	1
0.500	73.7	156.3	5.6	20.2	1
0.505	76.1	154.9	5.7	20.3	1
0.510	76.9	155.2	5.7	20.4	1
0.515	76.4	156.7	5.8	20.5	1
0.520	76.1	158.1	5.8	20.6	1
0.525	75.8	159.5	5.9	20.7	1
0.530	75.4	161.0	5.9	20.8	1
0.535	75.1	162.3	6.0	20.8	1
0.540	74.5	164.0	6.0	20.9	1
0.545	74.0	165.5	6.1	21.0	1
0.550	73.5	167.1	6.2	21.1	1
0.555	72.5	169.1	6.2	21.2	1
0.560	72.3	170.4	6.3	21.3	1
0.565	72.1	171.7	6.3	21.4	1
0.570	72.1	172.8	6.4	21.5	1
0.575	72.5	173.4	6.4	21.6	1
0.580	73.5	173.5	6.5	21.7	1
0.585	73.9	174.1	6.5	21.8	1
0.590	73.2	175.9	6.6	21.9	1
0.595	72.3	177.9	6.6	22.0	1
0.600	72.6	178.6	6.7	22.0	1
0.605	73.8	178.5	6.7	22.1	1
0.610	73.8	179.6	6.8	22.2	1
0.615	73.6	180.9	6.9	22.3	1
0.620	73.3	182.2	6.9	22.4	1
0.625	72.6	184.0	7.0	22.5	1
0.630	72.6	185.1	7.0	22.6	1
0.635	73.0	185.7	7.1	22.7	1
0.640	73.5	186.3	7.1	22.7	1
0.645	73.8	187.1	7.2	22.8	1
0.650	73.9	188.1	7.2	22.9	1
0.655	73.7	189.4	7.3	23.0	1
0.660	73.3	190.8	7.3	23.1	1
0.665	73.0	192.2	7.4	23.2	1
0.670	72.6	193.7	7.5	23.3	1
0.675	72.0	195.4	7.5	23.3	1
0.680	71.9	196.5	7.6	23.4	1
0.685	72.4	197.1	7.6	23.5	1
0.690	72.8	197.7	7.7	23.6	1
0.695	73.1	198.5	7.7	23.7	1
0.700	73.5	199.2	7.8	23.8	1
0.705	73.7	200.0	7.8	23.8	1
0.710	73.8	201.0	7.9	23.9	1

0.715	73.6	202.3	7.9	24.0	1
0.720	73.1	204.0	8.0	24.1	1
0.725	72.4	205.7	8.0	24.2	1
0.730	72.3	206.9	8.1	24.2	1
0.735	72.9	207.3	8.2	24.3	1
0.740	73.7	207.6	8.2	24.4	1
0.745	74.0	208.4	8.3	24.5	1
0.750	74.1	209.4	8.3	24.6	1
0.755	74.3	210.2	8.4	24.6	1
0.760	74.4	211.3	8.4	24.7	1
0.765	74.2	212.6	8.5	24.8	1
0.770	73.5	214.3	8.5	24.9	1
0.775	72.9	216.0	8.6	25.0	1
0.780	72.8	217.2	8.6	25.0	1
0.785	73.2	217.9	8.7	25.1	1
0.790	73.6	218.5	8.7	25.2	1
0.795	73.8	219.4	8.8	25.3	1
0.800	74.0	220.3	8.8	25.3	1
0.805	74.4	221.0	8.9	25.4	1
0.810	74.6	221.8	9.0	25.5	1
0.815	74.5	223.1	9.0	25.6	1
0.820	73.9	224.7	9.1	25.6	1
0.825	73.1	226.6	9.1	25.7	1
0.830	73.0	227.8	9.2	25.8	1
0.835	73.4	228.5	9.2	25.9	1
0.840	74.0	229.0	9.3	25.9	1
0.845	74.4	229.7	9.3	26.0	1
0.850	74.7	230.5	9.4	26.1	1
0.855	75.0	231.2	9.4	26.2	1
0.860	75.1	232.2	9.5	26.2	1
0.865	75.0	233.4	9.5	26.3	1
0.870	74.6	234.9	9.6	26.4	1
0.875	73.8	236.8	9.6	26.5	1
0.880	73.6	238.0	9.7	26.5	1
0.885	73.8	239.0	9.7	26.6	1
0.890	74.4	239.5	9.8	26.7	1
0.895	75.2	239.7	9.9	26.7	1
0.900	75.4	240.6	9.9	26.8	1
0.905	75.7	241.4	10.0	26.9	1
0.910	75.8	242.4	10.0	27.0	1
0.915	75.8	243.5	10.1	27.0	1
0.920	75.6	244.7	10.1	27.1	1
0.925	75.1	246.3	10.2	27.2	1
0.930	74.5	248.0	10.2	27.2	1
0.935	74.4	249.3	10.3	27.3	1
0.940	74.9	249.9	10.3	27.4	1
0.945	75.6	250.2	10.4	27.5	1
0.950	75.9	250.9	10.4	27.5	1
0.955	76.2	251.8	10.5	27.6	1
0.960	76.4	252.7	10.5	27.7	1
0.965	76.3	253.9	10.6	27.7	1
0.970	75.8	255.4	10.6	27.8	1
0.975	75.0	257.4	10.7	27.9	1
0.980	74.6	258.9	10.7	27.9	1

0.985	74.6	260.0	10.8	28.0	1
0.990	74.9	260.7	10.9	28.1	1
0.995	75.6	261.1	10.9	28.1	1
1.000	76.2	261.6	11.0	28.2	1

DRAFT

	Southern REOC ("school")	LA HABRA PK
Latitude	33 39 39.64 N	33 58 24.00 N
Longitude	117 55 35.86 W	117 56 35.20 W
True Azimuth (°)	357.49	177.48
Vertical angle (°)	0.52	-0.76
Path Length (mi)	21.55	
Elevation (ft)	79.54	1412.81
Frequency (MHz)	6250.00	
Clearance tolerance (ft)	1000.0	

Southern REOC ("school") DR Antenna Height	55.00 ft
LA HABRA PK TR Antenna Height	30.00 ft

Clearance criteria - Diversity

1st criteria K	1.33
1st criteria %F1	100.00
Minimum foreground clearance (ft)	2.00

Dist (mi)	Elev (ft)	Struct (ft)	Clear (ft)	K (ft)	%F1 (ft)	FH (ft)	Crit
0.005	79.4		53.3	0.1	2.0		1
0.010	79.5		52.7	0.1	2.9		1
0.015	79.6		52.1	0.2	3.5		1
0.020	79.7		51.7	0.2	4.1		1
0.025	79.7		51.5	0.3	4.6		1
0.030	79.7		51.4	0.3	5.0		1
0.035	79.7		51.2	0.4	5.4		1
0.040	79.8		51.0	0.4	5.8		1
0.045	80.0		50.7	0.5	6.1		1
0.050	80.4		50.2	0.5	6.4		1
0.055	80.8		49.8	0.6	6.8		1
0.060	80.9		49.6	0.6	7.1		1
0.065	80.7		49.7	0.7	7.3		1
0.070	80.3		50.1	0.8	7.6		1
0.075	80.0		50.4	0.8	7.9		1
0.080	79.1		51.3	0.9	8.1		1
0.085	78.1		52.3	0.9	8.4		1
0.090	77.3		53.1	1.0	8.6		1
0.095	77.1		53.4	1.0	8.9		1
0.100	77.2		53.3	1.1	9.1		1
0.105	77.4		53.0	1.1	9.3		1
0.110	77.7		52.8	1.2	9.5		1
0.115	77.7		52.9	1.2	9.8		1
0.120	77.5		53.1	1.3	10.0		1
0.125	77.4		53.2	1.3	10.2		1
0.130	77.4		53.3	1.4	10.4		1
0.135	77.3		53.4	1.4	10.6		1
0.140	77.4		53.4	1.5	10.8		1
0.145	77.4		53.4	1.6	10.9		1
0.150	77.4		53.5	1.6	11.1		1
0.155	77.3		53.7	1.7	11.3		1
0.160	77.2		53.8	1.7	11.5		1
0.165	77.2		53.9	1.8	11.7		1

0.170	77.1	54.1	1.8	11.8	1
0.175	77.0	54.3	1.9	12.0	1
0.180	77.0	54.3	1.9	12.2	1
0.185	77.1	54.4	2.0	12.4	1
0.190	77.0	54.5	2.0	12.5	1
0.195	77.1	54.5	2.1	12.7	1
0.200	77.1	54.6	2.1	12.8	1
0.205	77.1	54.7	2.2	13.0	1
0.210	76.9	55.0	2.2	13.2	1
0.215	76.8	55.2	2.3	13.3	1
0.220	76.7	55.4	2.4	13.5	1
0.225	76.5	55.7	2.4	13.6	1
0.230	75.9	56.4	2.5	13.8	1
0.235	75.3	57.1	2.5	13.9	1
0.240	75.2	57.3	2.6	14.0	1
0.245	75.0	57.6	2.6	14.2	1
0.250	74.8	57.9	2.7	14.3	1
0.255	74.6	58.2	2.7	14.5	1
0.260	74.8	58.2	2.8	14.6	1
0.265	74.8	58.3	2.8	14.8	1
0.270	74.4	58.7	2.9	14.9	1
0.275	73.9	59.4	2.9	15.0	1
0.280	73.4	60.0	3.0	15.2	1
0.285	73.1	60.4	3.0	15.3	1
0.290	73.1	60.6	3.1	15.4	1
0.295	73.2	60.6	3.1	15.6	1
0.300	73.3	60.6	3.2	15.7	1
0.305	73.5	60.5	3.2	15.8	1
0.310	73.5	60.6	3.3	15.9	1
0.315	73.5	60.8	3.4	16.1	1
0.320	73.2	61.1	3.4	16.2	1
0.325	73.0	61.5	3.5	16.3	1
0.330	72.8	61.8	3.5	16.4	1
0.335	72.6	62.1	3.6	16.6	1
0.340	72.5	62.4	3.6	16.7	1
0.345	72.4	62.7	3.7	16.8	1
0.350	72.4	62.7	3.7	16.9	1
0.355	73.5	61.8	3.8	17.0	1
0.360	74.5	60.9	3.8	17.2	1
0.365	74.7	60.9	3.9	17.3	1
0.370	73.0	62.7	3.9	17.4	1
0.375	72.5	63.3	4.0	17.5	1
0.380	72.4	63.6	4.0	17.6	1
0.385	72.4	63.7	4.1	17.7	1
0.390	72.5	63.8	4.1	17.8	1
0.395	72.5	63.9	4.2	18.0	1
0.400	72.4	64.1	4.2	18.1	1
0.405	72.4	64.3	4.3	18.2	1
0.410	72.4	64.4	4.3	18.3	1
0.415	72.4	64.6	4.4	18.4	1
0.420	72.2	64.9	4.4	18.5	1
0.425	71.9	65.3	4.5	18.6	1
0.430	71.8	65.6	4.6	18.7	1
0.435	71.8	65.7	4.6	18.8	1

0.440	71.8	65.9	4.7	18.9	1
0.445	71.3	66.5	4.7	19.0	1
0.450	70.9	67.0	4.8	19.1	1
0.455	70.7	67.4	4.8	19.2	1
0.460	70.5	67.7	4.9	19.4	1
0.465	70.6	67.8	4.9	19.5	1
0.470	70.9	67.7	5.0	19.6	1
0.475	71.1	67.7	5.0	19.7	1
0.480	70.9	67.9	5.1	19.8	1
0.485	70.7	68.3	5.1	19.9	1
0.490	70.5	68.6	5.2	20.0	1
0.495	70.1	69.2	5.2	20.1	1
0.500	69.6	69.9	5.3	20.2	1
0.505	68.9	70.7	5.3	20.3	1
0.510	68.1	71.7	5.4	20.4	1
0.515	66.6	73.4	5.4	20.4	1
0.520	64.7	75.4	5.5	20.5	1
0.525	64.2	76.1	5.5	20.6	1
0.530	66.9	73.6	5.6	20.7	1
0.535	67.1	73.5	5.6	20.8	1
0.540	67.0	73.7	5.7	20.9	1
0.545	67.0	73.9	5.7	21.0	1
0.550	67.3	73.8	5.8	21.1	1
0.555	67.6	73.6	5.8	21.2	1
0.560	67.8	73.6	5.9	21.3	1
0.565	67.9	73.7	5.9	21.4	1
0.570	67.8	73.9	6.0	21.5	1
0.575	67.6	74.3	6.0	21.6	1
0.580	67.5	74.5	6.1	21.7	1
0.585	67.5	74.7	6.1	21.8	1
0.590	67.4	74.9	6.2	21.8	1
0.595	67.2	75.2	6.2	21.9	1
0.600	67.2	75.4	6.3	22.0	1
0.605	66.7	76.1	6.4	22.1	1
0.610	66.0	77.0	6.4	22.2	1
0.615	65.2	78.0	6.5	22.3	1
0.620	64.4	79.0	6.5	22.4	1
0.625	63.6	79.9	6.6	22.5	1
0.630	64.3	79.3	6.6	22.6	1
0.635	65.1	78.7	6.7	22.6	1
0.640	65.6	78.3	6.7	22.7	1
0.645	65.9	78.2	6.8	22.8	1
0.650	66.1	78.2	6.8	22.9	1
0.655	66.3	78.2	6.9	23.0	1
0.660	66.3	78.4	6.9	23.1	1
0.665	66.0	78.8	7.0	23.2	1
0.670	65.5	79.4	7.0	23.2	1
0.675	64.6	80.5	7.1	23.3	1
0.680	64.2	81.1	7.1	23.4	1
0.685	64.3	81.1	7.2	23.5	1
0.690	64.8	80.9	7.2	23.6	1
0.695	64.4	81.4	7.3	23.7	1
0.700	63.0	83.0	7.3	23.7	1
0.705	61.6	84.5	7.4	23.8	1

0.710	60.7	85.7	7.4	23.9	1
0.715	60.6	86.0	7.5	24.0	1
0.720	61.7	85.0	7.5	24.1	1
0.725	63.2	83.6	7.6	24.1	1
0.730	64.3	82.7	7.6	24.2	1
0.735	64.5	82.8	7.7	24.3	1
0.740	64.0	83.4	7.7	24.4	1
0.745	64.2	83.3	7.8	24.5	1
0.750	64.6	83.2	7.8	24.5	1
0.755	64.9	83.0	7.9	24.6	1
0.760	65.2	82.9	7.9	24.7	1
0.765	65.6	82.7	8.0	24.8	1
0.770	65.5	82.9	8.0	24.9	1
0.775	64.9	83.7	8.1	24.9	1
0.780	63.8	85.0	8.1	25.0	1
0.785	62.9	86.1	8.2	25.1	1
0.790	63.1	86.0	8.2	25.2	1
0.795	63.4	85.9	8.3	25.2	1
0.800	63.6	85.9	8.3	25.3	1
0.805	63.5	86.2	8.4	25.4	1
0.810	63.1	86.8	8.4	25.5	1
0.815	62.9	87.1	8.5	25.5	1
0.820	62.8	87.4	8.5	25.6	1
0.825	62.8	87.6	8.6	25.7	1
0.830	62.7	87.9	8.6	25.8	1
0.835	62.6	88.1	8.7	25.8	1
0.840	62.4	88.5	8.7	25.9	1
0.845	62.3	88.8	8.8	26.0	1
0.850	62.2	89.1	8.8	26.1	1
0.855	62.2	89.3	8.9	26.1	1
0.860	62.1	89.5	8.9	26.2	1
0.865	62.1	89.8	9.0	26.3	1
0.870	62.0	90.0	9.0	26.4	1
0.875	61.8	90.4	9.1	26.4	1
0.880	61.9	90.5	9.1	26.5	1
0.885	61.9	90.6	9.2	26.6	1
0.890	61.9	90.9	9.2	26.6	1
0.895	61.7	91.2	9.3	26.7	1
0.900	61.6	91.5	9.3	26.8	1
0.905	61.6	91.6	9.4	26.9	1
0.910	61.6	91.9	9.4	26.9	1
0.915	61.5	92.1	9.5	27.0	1
0.920	61.4	92.5	9.5	27.1	1
0.925	60.6	93.4	9.6	27.1	1
0.930	59.6	94.6	9.6	27.2	1
0.935	59.4	94.9	9.7	27.3	1
0.940	60.0	94.5	9.7	27.3	1
0.945	61.0	93.7	9.8	27.4	1
0.950	61.3	93.6	9.8	27.5	1
0.955	61.3	93.8	9.9	27.6	1
0.960	61.2	94.1	9.9	27.6	1
0.965	60.9	94.6	10.0	27.7	1
0.970	60.7	95.0	10.0	27.8	1
0.975	60.3	95.6	10.1	27.8	1

0.980	59.7	96.4	10.1	27.9	1
0.985	59.1	97.1	10.2	28.0	1
0.990	59.0	97.4	10.2	28.0	1
0.995	59.2	97.4	10.3	28.1	1
1.000	59.8	97.0	10.3	28.2	1

DRAFT

	Southern REOC ("school")	ROLLING HIL
Latitude	33 39 39.64 N	33 46 12.00 N
Longitude	117 55 35.86 W	118 22 34.20 W
True Azimuth (°)	286.30	106.05
Vertical angle (°)	0.28	-0.58
Path Length (mi)	26.96	
Elevation (ft)	79.54	1185.71
Frequency (MHz)	6250.00	
Clearance tolerance (ft)	1000.0	

Southern REOC ("school") DR Antenna Height	55.00 ft
ROLLING HIL TR Antenna Height	60.00 ft

Clearance criteria - Diversity

1st criteria K	1.33
1st criteria %F1	100.00
Minimum foreground clearance (ft)	2.00

Dist (mi)	Elev (ft)	Struct (ft)	Clear (ft)	K (ft)	%F1 (ft)	FH (ft)	Crit
0.005	79.3		53.4	0.1	2.0		1
0.010	79.1		52.9	0.1	2.9		1
0.015	78.9		52.5	0.2	3.5		1
0.020	79.1		51.9	0.3	4.1		1
0.025	79.5		51.2	0.3	4.6		1
0.030	80.0		50.4	0.4	5.0		1
0.035	80.1		50.0	0.5	5.4		1
0.040	80.1		49.8	0.5	5.8		1
0.045	80.0		49.7	0.6	6.1		1
0.050	80.0		49.5	0.7	6.4		1
0.055	80.0		49.3	0.7	6.8		1
0.060	80.1		49.1	0.8	7.1		1
0.065	80.1		48.9	0.9	7.3		1
0.070	80.1		48.8	0.9	7.6		1
0.075	79.9		48.8	1.0	7.9		1
0.080	79.7		48.9	1.1	8.1		1
0.085	79.6		48.9	1.1	8.4		1
0.090	79.5		48.9	1.2	8.6		1
0.095	79.5		48.8	1.3	8.9		1
0.100	79.3		48.9	1.3	9.1		1
0.105	79.4		48.7	1.4	9.3		1
0.110	79.5		48.6	1.5	9.5		1
0.115	79.5		48.5	1.5	9.8		1
0.120	79.6		48.3	1.6	10.0		1
0.125	79.7		48.1	1.7	10.2		1
0.130	80.0		47.8	1.7	10.4		1
0.135	80.2		47.5	1.8	10.6		1
0.140	79.7		47.9	1.9	10.8		1
0.145	79.2		48.4	1.9	11.0		1
0.150	78.9		48.7	2.0	11.1		1
0.155	78.7		48.9	2.1	11.3		1
0.160	78.5		49.0	2.1	11.5		1
0.165	78.4		49.0	2.2	11.7		1

0.170	78.4	49.0	2.3	11.9	1
0.175	78.4	49.0	2.3	12.0	1
0.180	79.0	48.3	2.4	12.2	1
0.185	81.0	46.3	2.5	12.4	1
0.190	82.5	44.8	2.5	12.5	1
0.195	82.1	45.2	2.6	12.7	1
0.200	81.1	46.1	2.7	12.8	1
0.205	80.5	46.7	2.7	13.0	1
0.210	80.9	46.3	2.8	13.2	1
0.215	81.9	45.3	2.9	13.3	1
0.220	82.7	44.5	2.9	13.5	1
0.225	82.5	44.6	3.0	13.6	1
0.230	80.9	46.3	3.1	13.8	1
0.235	79.7	47.4	3.1	13.9	1
0.240	79.1	48.1	3.2	14.1	1
0.245	79.0	48.1	3.3	14.2	1
0.250	79.1	48.0	3.3	14.4	1
0.255	79.5	47.7	3.4	14.5	1
0.260	79.8	47.4	3.5	14.6	1
0.265	80.1	47.0	3.5	14.8	1
0.270	81.1	46.1	3.6	14.9	1
0.275	82.3	44.9	3.7	15.0	1
0.280	83.0	44.1	3.7	15.2	1
0.285	83.3	43.9	3.8	15.3	1
0.290	82.8	44.4	3.9	15.4	1
0.295	81.5	45.7	3.9	15.6	1
0.300	82.1	45.1	4.0	15.7	1
0.305	83.4	43.8	4.1	15.8	1
0.310	84.0	43.3	4.1	16.0	1
0.315	83.4	43.8	4.2	16.1	1
0.320	82.0	45.3	4.3	16.2	1
0.325	80.2	47.0	4.3	16.3	1
0.330	78.6	48.7	4.4	16.5	1
0.335	77.4	49.9	4.5	16.6	1
0.340	76.6	50.7	4.5	16.7	1
0.345	76.1	51.3	4.6	16.8	1
0.350	75.4	51.9	4.7	17.0	1
0.355	74.7	52.6	4.7	17.1	1
0.360	74.1	53.3	4.8	17.2	1
0.365	73.3	54.1	4.9	17.3	1
0.370	72.6	54.9	4.9	17.4	1
0.375	72.0	55.5	5.0	17.5	1
0.380	71.8	55.7	5.1	17.7	1
0.385	71.6	55.9	5.1	17.8	1
0.390	72.1	55.5	5.2	17.9	1
0.395	72.4	55.2	5.3	18.0	1
0.400	72.4	55.2	5.3	18.1	1
0.405	72.1	55.5	5.4	18.2	1
0.410	71.6	56.1	5.5	18.3	1
0.415	71.0	56.7	5.5	18.4	1
0.420	70.2	57.6	5.6	18.5	1
0.425	69.2	58.5	5.7	18.7	1
0.430	68.1	59.7	5.7	18.8	1
0.435	67.6	60.3	5.8	18.9	1

0.440	67.3	60.5	5.8	19.0	1
0.445	66.9	60.9	5.9	19.1	1
0.450	66.1	61.8	6.0	19.2	1
0.455	64.3	63.7	6.0	19.3	1
0.460	62.4	65.6	6.1	19.4	1
0.465	62.4	65.6	6.2	19.5	1
0.470	64.1	63.9	6.2	19.6	1
0.475	66.1	62.1	6.3	19.7	1
0.480	66.5	61.6	6.4	19.8	1
0.485	67.2	61.0	6.4	19.9	1
0.490	69.4	58.8	6.5	20.0	1
0.495	71.4	56.9	6.6	20.1	1
0.500	72.5	55.8	6.6	20.2	1
0.505	73.4	55.0	6.7	20.3	1
0.510	74.7	53.7	6.8	20.4	1
0.515	76.2	52.2	6.8	20.5	1
0.520	77.2	51.2	6.9	20.6	1
0.525	77.7	50.9	7.0	20.7	1
0.530	78.1	50.5	7.0	20.8	1
0.535	78.5	50.1	7.1	20.9	1
0.540	78.7	50.0	7.2	21.0	1
0.545	78.5	50.3	7.2	21.1	1
0.550	77.7	51.1	7.3	21.2	1
0.555	77.4	51.4	7.3	21.3	1
0.560	77.5	51.4	7.4	21.4	1
0.565	78.0	50.9	7.5	21.4	1
0.570	78.3	50.6	7.5	21.5	1
0.575	78.4	50.6	7.6	21.6	1
0.580	78.4	50.6	7.7	21.7	1
0.585	78.3	50.8	7.7	21.8	1
0.590	78.3	50.9	7.8	21.9	1
0.595	78.5	50.7	7.9	22.0	1
0.600	79.1	50.2	7.9	22.1	1
0.605	79.9	49.4	8.0	22.2	1
0.610	80.5	48.8	8.1	22.3	1
0.615	80.8	48.6	8.1	22.4	1
0.620	81.0	48.5	8.2	22.4	1
0.625	81.1	48.5	8.3	22.5	1
0.630	81.1	48.5	8.3	22.6	1
0.635	80.8	48.8	8.4	22.7	1
0.640	80.2	49.5	8.4	22.8	1
0.645	79.7	50.0	8.5	22.9	1
0.650	79.6	50.2	8.6	23.0	1
0.655	79.5	50.3	8.6	23.1	1
0.660	79.4	50.5	8.7	23.1	1
0.665	79.0	51.0	8.8	23.2	1
0.670	78.1	51.9	8.8	23.3	1
0.675	77.2	52.9	8.9	23.4	1
0.680	77.3	52.8	9.0	23.5	1
0.685	77.1	53.1	9.0	23.6	1
0.690	77.4	52.8	9.1	23.6	1
0.695	78.6	51.7	9.1	23.7	1
0.700	79.1	51.3	9.2	23.8	1
0.705	79.0	51.4	9.3	23.9	1

0.710	78.9	51.6	9.3	24.0	1
0.715	78.8	51.8	9.4	24.1	1
0.720	78.8	51.8	9.5	24.1	1
0.725	78.7	52.0	9.5	24.2	1
0.730	78.6	52.1	9.6	24.3	1
0.735	78.6	52.2	9.7	24.4	1
0.740	78.8	52.1	9.7	24.5	1
0.745	78.8	52.1	9.8	24.5	1
0.750	78.2	52.7	9.9	24.6	1
0.755	77.2	53.8	9.9	24.7	1
0.760	76.0	55.1	10.0	24.8	1
0.765	74.3	56.8	10.0	24.9	1
0.770	71.4	59.8	10.1	24.9	1
0.775	65.5	65.8	10.2	25.0	1
0.780	56.7	74.7	10.2	25.1	1
0.785	53.1	78.3	10.3	25.2	1
0.790	54.1	77.3	10.4	25.3	1
0.795	59.0	72.6	10.4	25.3	1
0.800	63.6	68.0	10.5	25.4	1
0.805	65.9	65.8	10.6	25.5	1
0.810	66.5	65.3	10.6	25.6	1
0.815	67.1	64.7	10.7	25.6	1
0.820	67.9	64.0	10.7	25.7	1
0.825	68.1	63.9	10.8	25.8	1
0.830	68.6	63.4	10.9	25.9	1
0.835	70.2	61.9	10.9	25.9	1
0.840	72.8	59.4	11.0	26.0	1
0.845	75.4	56.9	11.1	26.1	1
0.850	77.1	55.2	11.1	26.2	1
0.855	78.0	54.3	11.2	26.2	1
0.860	78.5	53.9	11.3	26.3	1
0.865	78.9	53.6	11.3	26.4	1
0.870	79.0	53.6	11.4	26.5	1
0.875	79.1	53.6	11.4	26.5	1
0.880	79.0	53.7	11.5	26.6	1
0.885	78.8	53.9	11.6	26.7	1
0.890	78.3	54.5	11.6	26.8	1
0.895	77.8	55.1	11.7	26.8	1
0.900	77.3	55.7	11.8	26.9	1
0.905	76.9	56.2	11.8	27.0	1
0.910	76.0	57.1	11.9	27.0	1
0.915	74.5	58.7	11.9	27.1	1
0.920	73.2	60.1	12.0	27.2	1
0.925	71.8	61.5	12.1	27.3	1
0.930	70.2	63.3	12.1	27.3	1
0.935	66.9	66.6	12.2	27.4	1
0.940	62.0	71.6	12.3	27.5	1
0.945	53.6	80.0	12.3	27.5	1
0.950	42.1	91.6	12.4	27.6	1
0.955	31.1	102.7	12.4	27.7	1
0.960	22.6	111.2	12.5	27.7	1
0.965	16.4	117.6	12.6	27.8	1
0.970	13.1	120.9	12.6	27.9	1
0.975	12.9	121.2	12.7	28.0	1

0.980	13.5	120.6	12.8	28.0	1
0.985	13.7	120.5	12.8	28.1	1
0.990	13.5	120.8	12.9	28.2	1
0.995	13.3	121.1	12.9	28.2	1
1.000	13.3	121.2	13.0	28.3	1

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**APPENDIX**

**F**

**Tree  
Inventory**

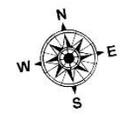
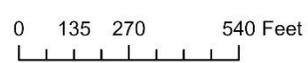


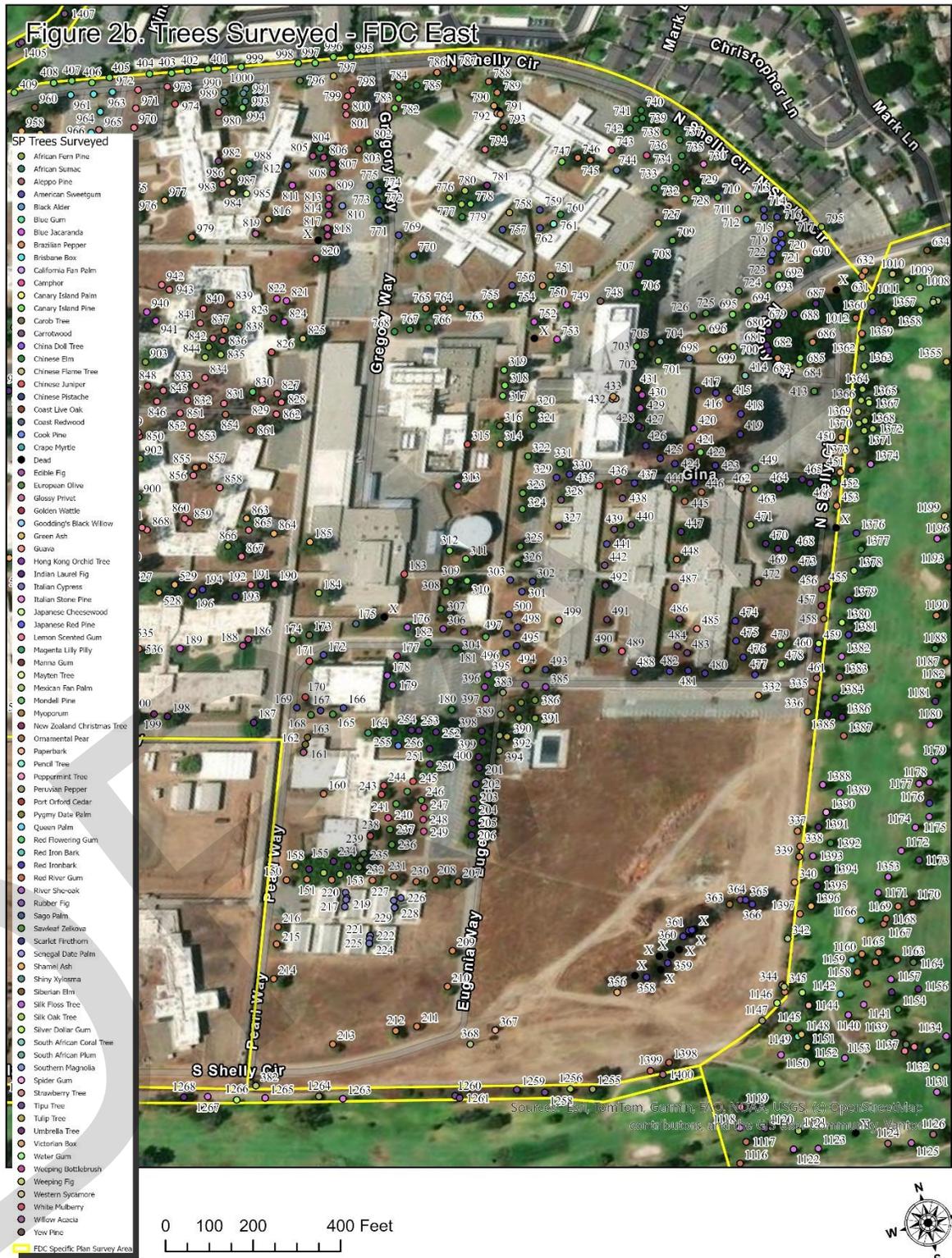
Figure 2a - Trees Surveyed - FDC West

- SP Trees Surveyed
- African Fern Pine
  - African Sumac
  - Aleppo Pine
  - American Sweetgum
  - Black Alder
  - Blue Gum
  - Blue Jacaranda
  - Brazilian Pepper
  - Brisbane Box
  - California Fan Palm
  - Camphor
  - Canary Island Palm
  - Canary Island Pine
  - Carob Tree
  - Carrotwood
  - China Doll Tree
  - Chinese Elm
  - Chinese Flame Tree
  - Chinese Juniper
  - Chinese Pistache
  - Coast Live Oak
  - Coast Redwood
  - Cook Pine
  - Grape Myrtle
  - Dead
  - Fig Tree
  - European Olive
  - Glossy Privet
  - Golden Wattle
  - Gooding's Black Willow
  - Green Ash
  - Guava
  - Hong Kong Orchid Tree
  - Indian Laurel Fig
  - Italian Cypress
  - Italian Stone Pine
  - Japanese Chocwood
  - Japanese Red Pine
  - Lemon Scented Gum
  - Magenta Lilly Pilly
  - Manna Gum
  - Mayten Tree
  - Mexican Fan Palm
  - Mondill Pine
  - Myoporum
  - New Zealand Christmas Tree
  - Ornamental Pear
  - Paperbark
  - Pencil Tree
  - Peppermint Tree
  - Peruvian Pepper
  - Port Orford Cedar
  - Pycmy Date Palm
  - Queen Palm
  - Red Flowering Gum
  - Red Iron Bark
  - Red Ironbark
  - Red River Gum
  - River She-oak
  - Rubber Fig
  - Sago Palm
  - Sawicat Zelkova
  - Scarlet Firethorn
  - Senegal Date Palm
  - Shamel Ash
  - Shiny Xylosma
  - Siberian Elm
  - Silk Floss Tree
  - Silk Oak Tree
  - Silver Dollar Gum
  - South African Coral Tree
  - South African Plum
  - Southern Magnolia
  - Spider Gum
  - Strawberry Tree
  - Tipu Tree
  - Tulip Tree
  - Umbrella Tree
  - Victorian Box
  - Water Gum
  - Weeping Bottlebrush
  - Weeping Fig
  - Western Sycamore
  - White Mulberry
  - Willow Acacia
  - Yew Pine
- FDC Specific Plan Survey Area



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Vantor







APPENDIX A - TREE SPECIES OBSERVED

Note - This tree survey details recorded below are meant to characterize the trees within the property based on a limited "visual only" evaluation (see Section 2.8 above). The goal was to accumulate enough data to make a judgment as to what role, if any, the existing trees may have in the proposed project.

<b>KEY</b>	Health Rating:	Structural/Stature Rating:	Risk of Failure:
	1= Good, 2 = Fair, 3 = Poor, 4 = Dying/Imminent Hazard	1 – Good, 2- Fair, 3- Potential Hazard 4- Imminent Hazard	1 – Improbable, 2- Possible, 3 – Probable, 4 - Imminent

Tree Type and Location			DBH (inches)								North on Top						
Location	Tree Tag #	Species	1st Stem	2nd Stem	3rd Stem	4th Stem	5th Stem	6th Stem	Total	Height (feet)	Canopy Width (feet)	Canopy Cover (sq ft)	Health	Structure	Risk	Conclusion	Additional Comments
FDC	15	Chinese Pistache	14						14	26	23	1256	2-3	2-3	2-3	Preserve	Sprawling canopy, good vigor, minor flare decay
											17 23						
FDC	16	Western Sycamore	28.5						28.5	54	20	2247	3	2-3	3	Remove	Infested with borers, vigor is fair, fungal growth
											22 43						
FDC	17	Green Ash	40						40	56	32	2686	2-3	2-3	2-3	Preserve	Good form and vigor, large specimen
											21 32						
FDC	18	Indian Laurel Fig	31.5						31.5	55	30	2641	2-3	2-3	2-3	Preserve	Fair form and vigor, included bark
											22 33						
FDC	19	Indian Laurel Fig	24						24	48	20	1017	3	2-3	2-3	Remove	Fair form and vigor, structural root decay
											17 17						
FDC	20	Indian Laurel Fig	28.5						28.5	53	28	2332	2-3	2	2-3	Remove	Fair form and vigor, structural root decay
											32 20						
FDC	21	Indian Laurel Fig	34						34	55	32	2550	2-3	2	2-3	Preserve	Good form and vigor, multiple structural roots with decay, large branch cut
											22 30						
FDC	22	Indian Laurel Fig	21						21	32	17	1075	2-3	2	2-3	Remove	Good form and fair vigor multiple structural roots with decay
											17 21						
FDC	23	Indian Laurel Fig	27						27	47	19	1451	2-3	2	2-3	Preserve	Good form and big art, large branch cut
											24 21						
FDC	24	Indian Laurel Fig	25						25	35	19	1385	2-3	2-3	2-3	Preserve	Good form and vigor, minor decay in branch cut
											24 22						
FDC	25	Indian Laurel Fig	27.5						27.5	54	24	2375	2-3	2-3	2-3	Preserve	Good form and vigor, surficial structural root decay noted
											27 29						
FDC	26	Sawleaf Zelkova	15						15	24	14	415	3	2-3	3	Remove	Topped, diseased primary limb
											11 9						
FDC	28	Sawleaf Zelkova	15						15	31	17	572	3	2-3	3	Remove	Moderate retrenchment, fungal mass on root crown
											15 14						
FDC	29	Peruvian Pepper	4.5	6.5	6.5	9			26.5	24	12	660	2	2	2	Preserve	

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	Good form and vigor									13	16	17						
FDC	30	Chinese Elm	8.5					8.5	27	12	12	18	962	3	3	2-3	Remove	
	Poor form, decreased vigor, better to replace the specimen									18	22	18						
FDC	31	Chinese Elm	11.5	13				24.5	24	7	7	36	1225	2-3	3	2-3	Remove	
	Excessive lean, poor form, decay and upper canopy									6	30	30						
FDC	32	Paperbark	9.5	11	6.5			27	30	10	14	14	471	2-3	3	3	Remove	
	Good vigor, poor crotch development									10	11	14						
FDC	33	Siberian Elm	17					17	33	13	18	18	754	3	2-3	2-3	Remove	
	Decline, moderate retrenchment									13	13	18						
FDC	34	Brazilian Pepper	6	7.5	5.5	4		23	32	13	18	12	683	2-3	2-3	2-3	Remove	
	Embedded fence in tissue, half specimen is within project site									13	16	12						
FDC	35	Shamel Ash	3	5	2	1		11	22	6	6	12	201	2-3	3	3	Preserve	
	Fair form and vigor, competing canopy, remove #36 to keep									6	8	12						
FDC	36	Brazilian Pepper	6	5	1.5	1		13.5	22	7	15	13	415	2-3	3	3	Remove	
	Embedded fence in tissue									7	11	13						
FDC	37	Brazilian Pepper	2	3	2	3		10	12	6	7	7	133	2-3	2-3	2-3	Preserve	
	Multi stemmed specimen, subordinate codominant leaders									6	6	7						
FDC	38	Brazilian Pepper	5	8.5	4			17.5	27	13	16	17	707	3	3	3	Remove	
	Embedded fence and tissue, termite infested									13	14	17						
FDC	39	Mexican Fan Palm	16.5					16.5	19	7	7	7	165	2	2	2	Preserve	
	Good form and vigor									7	8	7						
FDC	40	Chinese Juniper	9	12.5	13			34.5	22	8	16	14	346	2-3	2-3	2	Preserve	
	Good form and vigor, lean, minorly topped									8	4	14						
FDC	41	Chinese Juniper	19					19	23	10	20	19	594	2-3	2-3	2	Preserve	
	Good form and vigor, lean, minorly topped									10	6	19						
FDC	42	Chinese Elm	19					19	43	29	27	25	2506	3	3	3	Remove	
	Good form and vigor, large split in branch									29	32	25						
FDC	43	Chinese Elm	17.5					17.5	43	31	24	23	1697	2-3	2-3	2-3	Preserve	
	Good form and vigor, large flush cut									31	15	23						
FDC	44	Chinese Elm	16					16	33	29	31	26	2123	3	2-3	3	Remove	
	Good form and vigor									29	18	26						
FDC	45	Sawleaf Zelkova	19					19	37	16	19	15	660	3	2-3	2-3	Remove	
	Longitudinal canker in stem									16	8	15						
FDC	46	Camphor	13					13	33	12	14	17	638	3	2-3	3	Remove	
	Severe retrenchment									12	14	17						
FDC	47	Camphor	14					14	40	13	19	22	989	2-3	2-3	2-3	Preserve	
	Mild to moderate retrenchment									13	17	22						

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FDC	48	Camphor	9.5					9.5	19	0	10	0	20	3	2-3	3	Remove	
	Severe retrenchment									0	0	0						
FDC	49	Camphor	11.5					11.5	30	18	19	0	330	3	2-3	3	Remove	
	Severe retrenchment									4								
FDC	50	Chinese Elm	10	12				22	30	17	13	17	881	2-3	3	2-3	Remove	
	Fair to good vigor codominant stem, poor form									20								
FDC	51	Mexican Fan Palm	13					13	12	6	5	6	95	2	2	2	Preserve	
	Good form and vigor									5								
FDC	52	Mexican Fan Palm	13					13	13	5	5	6	87	2	2	2	Preserve	
	Good form and vigor									5								
FDC	53	Brazilian Pepper	6	5				11	24	9	12	8	363	2-3	3	2-3	Remove	
	Fence embedded in tissue, cankers noted									14								
FDC	54	Peruvian Pepper	10					10	26	7	12	16	434	2	2	2	Remove	
	Specimen on fence line, remove specimen or remove fence									12								
FDC	55	Shamel Ash	5					5	28	6	15	14	471	2	2	2	Remove	
	Poor location									14								
FDC	56	Peruvian Pepper	15	6	4			25	27	14	16	17	754	2	2-3	2	Preserve	Pruning needed
	Good vigor, fair form,									15								
FDC	57	Peruvian Pepper	7	14	11			32	27	18	19	16	907	2	2-3	2	Preserve	Pruning needed
	Near fence line, fence embedded in tissue									15								
FDC	58	Red River Gum	36					36	67	30	18	27	1771	2-3	2-3	2-3	Preserve	
	Large specimen, good form and vigor									20								
FDC	59	Brazilian Pepper	11.5	15	13	12.5		52	33	17	19	16	907	2-3	3	2-3	Remove	
	Multi stem specimen, congested multi stemmed canopy									16								
FDC	60	Shamel Ash	29.5					29.5	59	23	35	38	3266	2-3	2	2-3	Preserve	
	Good form and vigor, large specimen									33								
FDC	61	Mexican Fan Palm	19					19	45	11	9	10	330	2	2	2	Preserve	
	Good form and vigor									11								
FDC	62	Silk Oak Tree	18					18	45	11	14	20	881	3	2-3	2-3	Remove	
	Moderate retrenchment with indication of termites									22								
FDC	63	Chinese Elm	9					9	28	14	16	16	754	2-3	2-3	2-3	Preserve	
	Good form and vigor									16								
FDC	64	Mexican Fan Palm	13					13	16	5	6	7	113	2	2	2	Preserve	
	Good form and vigor									6								
FDC	65	Mexican Fan Palm	13					13	15	6			113	2	2	2	Preserve	

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	Good form and vigor									6	6							
FDC	66	Weeping Bottlebrush	9.5					9.5	14	6	6	79	2	3	2-3	Remove		
	Lean, poor form									12	0							
FDC	67	Mexican Fan Palm	15					15	22	7	8	177	2	2	2	Preserve		
	Good form and vigor									7	8							
FDC	68	Shamel Ash	8	8	9.5			25.5	38	13	17	779	3	3	3	Remove		
	Embedded into tissue									13	16							
FDC	69	Brazilian Pepper	6.5	6				12.5	31	7	14	363	2-3	3	2-3	Remove	Evaluate risk to preserve	
	Multi stem, poor form, good vigor									7	7							
FDC	70	Brazilian Pepper	7	5	6.5			18.5	32	11	13	434	2-3	3	2-3	Remove		
	Multi stem, poor form, good vigor									11	7							
FDC	71	Brazilian Pepper	7	5	4	7.5		23.5	50	10	24	907	2-3	3	2-3	Remove		
	Multi stem, poor form, good vigor									10	13							
FDC	118	Mexican Fan Palm	15					15	21	8	8	189	2	2	2-3	Preserve		
	Good form and vigor, minor yellowing palm fronds									8	7							
FDC	150	Brazilian Pepper	15					15	28	12	17	683	2-3	3	2-3	Preserve		
	Flush cut branch scars, minor retrenchment									12	16							
FDC	151	Brazilian Pepper	29.5					29.5	34	17	14	638	3	2-3	2-3	Remove		
	Large canker on N side of stem, evidence of termites noted									17	16							
FDC	152	Brazilian Pepper	20.5					20.5	27	18	16	855	2-3	2-3	2-3	Preserve		
	Good form and vigor									18	13							
FDC	153	Silk Oak Tree	20					20	57	21	21	1320	2-3	2-3	2-3	Preserve		
	Some retrenchment noted, minor cavities									21	22							
FDC	154	Indian Laurel Fig	22					22	53	28	22	2164	2-3	2	2-3	Preserve		
	Good form and vigor, flush cut branch scars									28	33							
FDC	155	Indian Laurel Fig	28					28	52	23	33	2462	2-3	2	2-3	Preserve		
	Good form and vigor, flush cut branch scars									23	30							
FDC	156	Silk Oak Tree	16					16	56	14	23	989	2-3	2	2-3	Preserve		
	Good form and vigor, cankers in mid stem but are small									14	16							
FDC	157	Indian Laurel Fig	30					30	58	30	24	2595	2-3	2	2-3	Preserve		
	Exuding sap									30	32							
FDC	158	Green Ash	17.5					17.5	57	20	18	1164	2-3	3	2-3	Remove		
	Cankers hat flare, indication of termites									20	18							
FDC	160	Toyon	8	10.5				18.5	25	13	12	346	3	3	3	Remove		
	Codominant stems									13	11							

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FDC	161	Glossy Privet	3	3.5	3.5	5	2.5   3.5	4.5   4.5	30	24	14	12	452	2-3	2-3	2-3	Preserve	Prune deadwood	
	Good bigger, sprawling canopy										12	12							
FDC	162	Pygmy Date Palm	5.5						5.5	10	4	4	50	3	2-3	3	Remove		
	Two dead meristems										4	4							
FDC	163	Pygmy Date Palm	6	6					12	11	5	4	87	3	2-3	3	Remove		
	Two dead meristems										6	6							
FDC	164	Magenta Lilly Pilly	7.5	5.5	11	9	8.5		41.5	39	19	13	855	2	2	2	Preserve	Prune codominant stem for safety	
	Good form and vigor, minor retrenchment, codominant stems										19	15							
FDC	165	Sawleaf Zelkova	12.5						12.5	19	8	13	330	3	2-3	2-3	Remove		
	Severe retrenchment, diseased limb										8	9							
FDC	166	American Sweetgum	12						12	37	9	15	572	3	2-3	1-3	Remove		
	Minor retrenchment, diseased structural roots										16	14							
FDC	167	American Sweetgum	13						13	41	8	18	660	2-3	2-3	2-3	Remove		
	Minor retrenchment, diseased structural roots										18	14							
FDC	168	Sawleaf Zelkova	12.5						12.5	12	7	0	28	3-4	3	3	Remove		
	Fungal infested Deadwood										7	0							
FDC	169	American Sweetgum	18						18	41	18	17	934	3	3	3	Remove		
	Fungus on roots										17	17							
FDC	170	Chinese Juniper	6	4.5	4.5	5	8	3.5	31.5	30	11	5	283	2	2-3	2-3	Preserve		
	Sprawling, good form and vigor, epiphytic English ivy										11	9							
FDC	171	Chinese Juniper	4.5	6	4.5	11.5	8	9	43.5	27	12	11	434	2-3	2-3	2-3	Preserve		
	Multi stemmed, epiphytic English Ivy covering plant										12	7							
FDC	172	American Sweetgum	20.5						20.5	43	14	13	855	2-3	2	2-3	Preserve		
	Good form and vigor, small canker on flare, minor stained bark										19	20							
FDC	173	Carob Tree	31						31	39	17	29	2247	2-3	2-3	3	Remove	Can keep if reevaluated for risk	
	Senescent specimen, some termite damage, vigor is good, increased liability, cavity and included bark on stem										17	31							
FDC	174	Sawleaf Zelkova	20						20	41	13	18	754	3	2-3	3	Remove		
	Leaf tip burn, termites in two open branch cuts, decayed flush cut in crotch										13	13							
FDC	175	Coast Redwood	44						44	58	14	23	1134	2-3	2	2-3	Preserve	Reevaluate for risk if keeping	
	Good vigor, codominant stems, epicormic sprouting at base										20	19							
FDC	176	Silk Floss Tree	31						31	38	20	18	1451	2	2	2-3	Preserve		
	Senescent specimen, good form and vigor										21	27							

**Tree Survey and Arborist Report**

FDC	177	Weeping Bottlebrush	14					14	33	8	363	2-3	2	3	Preserve		
	Decay noted in Crocs of secondary limb, good form and vigor										15	9					
FDC	178	Silk Floss Tree	16					16	31	11	1017	2-3	2	2-3	Preserve		
	Good form and vigor										15	22					
FDC	179	Silk Floss Tree	17					17	31	18	551	2-3	2	2-3	Preserve		
	Fair form and vigor, some retrenchment noted										15	12					
FDC	180	Chinese Elm	5					5	21	11	434	1-2	2	2	Preserve		
	Good form and vigor										12	13					
FDC	181	Chinese Elm	7					7	26	15	660	1-2	2	2	Preserve		
	Good form and vigor										15	14					
FDC	182	Chinese Elm	10					10	30	17	962	1-2	2	2	Preserve		
	Good form and vigor										18	17					
FDC	183	Chinese Juniper	6	10				16	19	13	314	2-3	2-3	2-3	Preserve		
	Good form and vigor, codominant stems with unclosed branch cuts, low liability of failure										7	11					
FDC	184	Silk Oak Tree	35.5					35.5	63	9	1352	2-3	2-3	2-3	Preserve		
	Some diseased upper limbs, good form and vigor										18	20					
FDC	185	Shamel Ash	34.5					34.5	66	24	2462	3	2-3	3	Remove		
	Longitudinal decay on upper stem, decayed branch cut										29	22					
FDC	186	Weeping Bottlebrush	11.5					11.5	32	11	240	2-3	2-3	2-3	Preserve		
	Offset canopy mass, good vigor										4	13					
FDC	187	Indian Laurel Fig	26.5					26.5	47	7	1923	2-3	2-3	2-3	Preserve		
	Good form and vigor, large unclosed branch cut										28	17					
FDC	188	Weeping Bottlebrush	13					13	32	30	283	3	3	3	Remove		
	Fair vigor with some retrenchment, indication of termites, flush cut scars										12	6					
FDC	189	Blue Jacaranda	10	11				21	25	13	638	2-3	2	2-3	Remove		
	Canker on root flare, decayed structural root										12	12					
FDC	190	Lemon Scented Gum	17.5					17.5	65	11	1418	3	2-3	3	Remove		
	Multiple cankers in canopy, sever stem flare damage										13	30					
FDC	191	Indian Laurel Fig	24.5	21				45.5	46	31	1923	2	2	3	Preserve	Brace codominant stems and re-evaluate to keep	
	Good form and vigor, unclosed branch cuts, included bark										22	24					
FDC	192	Lemon Scented Gum	20.5					20.5	73	30	1385	3	2	3	Remove		
	Sparse canopy, girdling roots, severe damage to flare										23	17					
FDC	193	Indian Laurel Fig	27					27	36	21	1134	2-3	2	2-3	Preserve		
	Good form and vigor, large unclosed branch cut										23	19					
FDC	194	Red Iron Bark	27					27	66	19	1451	3	2-3	2-3	Remove		
											20	19					
											18						
											30						

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	Reduced vigor, epiphytic English Ivy on stem									17	21							
FDC	195	Shamel Ash	5	5				10	43	18	20	330	2-3	3	3	Remove		
	Inappropriate location									7	12							
FDC	196	Red Iron Bark	11.5					11.5	39	2	12	491	3	3	3	Remove		
	Specimen strangled by English Ivy, decreased vigor									15	13							
FDC	197	Indian Laurel Fig	30					30	47	10	17	1385	2-3	2-3	2-3	Preserve	Remove ivy	
	Epiphytic English Ivy on stem									17	30							
FDC	198	Indian Laurel Fig	28					28	44	15	20	1485	2-3	2-3	3	Remove	Reevaluate to keep	
	Detritus obscuring crotch, increased liability									18	24							
FDC	199	Umbrella Tree	5.5	4.5				10	13	5	2	104	3-4	3	3	Remove		
	Codominant stems, decline, possible black soot mold, decayed wood									8	8							
FDC	200	Indian Laurel Fig	30					30	44	21	21	1590	2-3	2-3	2-3	Preserve		
	Good form and vigor with some upper canopy Deadwood, large branch cuts, small exuding cankers									22	22							
FDC	201	Indian Laurel Fig	25.5					25.5	40	19	17	1046	3	2-3	3	Remove		
	Fungal fruiting bodies on roots									19	18							
FDC	202	Indian Laurel Fig	29					29	31	15	15	683	2-3	2-3	3	Remove		
	Fresh cut branch scars hand indication of termites									13	17							
FDC	203	Indian Laurel Fig	24.5					24.5	41	14	18	881	2-3	2-3	3	Remove		
	For branch union, flush cut failure									14	18							
FDC	204	Indian Laurel Fig	24					24	37	17	20	1134	2-3	3	3	Remove		
	Multiple structural roots with decay, included bark with codominant stems									17	24							
FDC	205	Indian Laurel Fig	24					24	49	15	20	1256	3	2-3	3	Remove		
	Cavity and root crown									15	27							
FDC	206	Indian Laurel Fig	33.5					33.5	52	18	18	1418	2-3	2-3	2-3	Remove		
	Indication of termites, large flush cut branch scars									19	24							
FDC	207	Brazilian Pepper	36					36	28	16	18	779	3	2-3	2-3	Remove		
	Minimal retrenchment, small cavity, evidence of termites									16	16							
FDC	208	Brazilian Pepper	26					26	29	17	17	1104	2-3	2-3	2-3	Preserve		
	Good form and vigor									19	21							
FDC	209	Brazilian Pepper	14					14	23	11	12	415	3	2-3	3	Remove		
	Mild to moderate retrenchment, termites									11	12							
FDC	210	Brazilian Pepper	22					22	26	12	10	415	3	2-3	2-3	Remove		
	Exuding sap on stem, poor prognosis, good vigor, termites									12	11							
FDC	211	Brazilian Pepper	14.5					14.5	23	8	12	269	3	2-3	3	Remove		
	Indication of termites at multiple locations, minor retrenchment									8	10							
FDC	212	Brazilian Pepper	19					19	28	14	18	594	3	2-3	3	Remove		
	Large canker on major branch, bigger is good									14	9							
FDC	213	Brazilian Pepper	13	12				25	24	11	14	415	2-3	2-3	3	Remove		

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	Decay in crotch, minor retrenchment, lean, indication of termites									9	14						
FDC	214	Brazilian Pepper	23.5					23.5	36	12	15	779	3	2-3	3	Remove	
	Two failed branches, ground squirrel burrows, minor termite damage									15	18						
FDC	215	Brazilian Pepper	17.5					17.5	20	15	10	254	3	2-3	3	Remove	
	Topped pruning, decay at flare, major decay and poorly trimmed, termites on large branch cut, retrenchment									10	8						
FDC	216	Brazilian Pepper	18					18		8	12	415	3	2-3	3	Remove	
	Decay at lower stem and flare, failed branch									10	11						
FDC	217	Italian Cypress	10					10	23	2	2	13	2	2	2	Preserve	
	Good form and vigor									2	2						
FDC	218	Italian Cypress	6.5	6				12.5	24	2	2	13	2	2	2	Preserve	
	Good form and vigor, codominant stems									2	2						
FDC	219	Italian Cypress	8					8	24	2	2	13	2	2	2	Preserve	
	Good form and vigor									2	2						
FDC	220	Italian Cypress	6					6	22	2	2	13	2	2	2	Preserve	
	Good form and vigor									2	2						
FDC	221	Italian Cypress	13					13	39	3	3	28	2	2-3	2	Preserve	
	Good form and vigor, codominant stems, exuding sap									3	3						
FDC	222	Italian Cypress	7					7	28	3	3	28	2	2-3	2	Preserve	
	Good form and vigor, codominant stems, exuding sap									3	3						
FDC	223	Italian Cypress	4.5	8	4	5.5		22	28	3	2	13	2	2	2	Preserve	
	Form and bigger, multi stemmed									2	2						
FDC	224	Italian Cypress	8	5	3			16	27	3	3	28	2	2	2	Preserve	
	Good form and vigor									3	3						
FDC	225	Italian Cypress	8.5	7	4			19.5	28	2	2	13	2	2	2	Preserve	
	Good form and vigor									2	2						
FDC	226	Italian Cypress	4.5	5	4	2		15.5	31	2	2	13	2	2	2	Preserve	
	Good form and vigor, tag removed									2	2						
FDC	227	Italian Cypress	7	3				10	32	3	3	28	2	2	2	Preserve	
	Good form and vigor, tag removed									3	3						
FDC	228	Italian Cypress	8	8				16	32	3	3	28	2	2	2	Preserve	
	Good form and vigor, tag removed									3	3						
FDC	229	Italian Cypress	8	3.5	5	3		19.5	30	3	3	28	2	2	2	Preserve	
	Good form and vigor, tag removed									3	3						
FDC	230	Brazilian Pepper	17.5					17.5	24	5	7	254	3	3	3	Remove	
	Falling tree, compromised footing due to ground squirrel Burrows									13	11						
FDC	231	Brazilian Pepper	30					30	37	20	17	829	3	2-3	2-3	Remove	
	Good form and vigor, ground squirrel burrows, bracket fungus									14	14						
FDC	232	Brazilian Pepper	21					21	27	12		572	2-3	2-3	3	Remove	

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	Indication of termites on flush cut scar, retrenchment, good bigger and form, flush cut at branch union										11	14	17							
FDC	233	European Olive	19						19	31	8	10	15	491	2-3	3	3	Preserve		
	Vigor fair, multiple unclosed branch cuts, ground squirrel burrows, active bee hive										17									
FDC	234	European Olive	18						18	32	6	13	18	491	2-3	3	3	Remove		
	Vigor fair, multiple unclosed branch cuts										13									
FDC	235	European Olive	18						18	31	6	10	15	380	2-3	3	3	Remove		
	Vigor fair, multiple unclosed branch cuts										13									
FDC	236	Sawleaf Zelkova	29						29	39	19	19	19	1134	3	2-3	2-3	Preserve		
	Minor retrenchment, minimum retrenchment, decay nutted and unclosed branch cut										19									
FDC	237	Sawleaf Zelkova	27						27	43	22	27	29	1923	2-3	2-3	3	Remove		
	Large flush cut with branch tear, indication of termites, good vigor, poor prognosis										21									
FDC	238	Chinese Juniper	14.5	7	5				26.5	25	7	9	14	330	2	2	2	Preserve		
	Good form and vigor touches building										11									
FDC	239	Chinese Juniper	6	6	7	9			28	25	7	17	15	415	2	2	2	Preserve		
	Good form and vigor touches building										7									
FDC	240	Camphor	9.5						9.5	28	8	10	9	254	3	2-3	3	Remove		
	Severe retrenchment										9									
FDC	241	Sawleaf Zelkova	16.5						16.5	35	17	19	17	962	2-3	2	2-3	Preserve		
	Good form and vigor										17									
FDC	242	Sawleaf Zelkova	19.5						19.5	38	12	14	13	452	3	2-3	3	Remove		
	Moderate to severe retrenchment										9									
FDC	243	Chinese Juniper	8.5	8.5	7	7	7	6	7.5	9	12	22	19	804	3	2-3	2-3	Preserve		
	Fair form, good vigor										11									
FDC	244	Chinese Juniper	6	11	6.5	4			27.5	30	4	9	16	434	2	2-3	2-3	Preserve		
	Fair form, good vigor										18									
FDC	245	Chinese Juniper	11	6.5	6.5				24	30	9	12	17	471	2	2-3	2-3	Preserve		
	Fair form, good vigor										11									
FDC	246	Sawleaf Zelkova	20.5						20.5	22	12	16	17	594	3	2-3	3	Remove		
	Severe retrenchment										10									
FDC	247	Camphor	12						12	28	14	11	14	491	3	2-3	3	Remove		
	Minor retrenchment, decay at Ric Flair, indication of termites and poor prognosis										11									
FDC	248	Camphor	13						13	26	5	10	10	227	3	2-3	3	Remove		
	Severe flare damage										9									
FDC	249	Camphor	11.5						11.5	30	8	11	13	380	3	2-3	3	Remove		
	Cavity in flare, flare damage, moderate retrenchment										12									
FDC	250	Indian Laurel Fig	31.5						31.5	52	18	19	25	1590	3	2-3	3	Remove		
	Flush cuts with decay, included bark, severe damage rip collar										28									
FDC	251	Indian Laurel Fig	25						25	52	18	18		1734	3	2-3	3	Remove		

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	Unclosed branch cuts with decay, multiple structural root cankers										28	20								
FDC	252	Indian Laurel Fig	28.5						28.5	55	28	29	2289	2-3	2-3	3	Remove			
	Root collar damage, increased liability										18	30								
FDC	253	Indian Laurel Fig	30						30	56	31	17	855	2-3	2-3	3	Remove			
	Root collar damage, increased liability										18	0								
FDC	254	Indian Laurel Fig	8.5	12	11.5	11	7	8	58	55	32	15	934	2-3	2-3	3	Remove			
	Root collar damage, increased liability										22	0								
FDC	255	Indian Laurel Fig	29						29	61	30	20	2462	2-3	2-3	3	Remove			
	Root collar damage, increased liability										32	30								
FDC	256	Cook Pine	9						9		7	8	269	2-3	2-3	2-3	Preserve			
	Lean, good vigor										9	13								
FDC	301	American Sweetgum	9						9	32	12	12	397	2-3	2-3	2-3	Preserve			
	Good form and vigor, decreased canopy										10	11								
FDC	302	American Sweetgum	15.5						15.5	47	7	17	551	2-3	2-3	2-3	Preserve			
	Good form and vigor										11	18								
FDC	303	American Sweetgum	20.5						20.5	43	9	14	510	2-3	2-3	3	Remove			
	Good form and vigor, structural root decay										13	15								
FDC	304	Sawleaf Zelkova	18						18	37	17	13	615	3	2-3	3	Remove			
	Indication of borers noted										16	10								
FDC	305	Silk Floss	21.5						21.5	32	13	16	434	3	2-3	2-3	Remove			
	Diseased, decay at lower stem										13	5								
FDC	306	Silk Floss	18.5						18.5	27	7	9	380	3	2-3	3	Remove			
	Advanced termite infestation in primary branch, included bark, minor retrenchment										15	13								
FDC	307	Sawleaf Zelkova	22.5						22.5	42	19	19	934	3	2-3	2-3	Remove			
	Primary branch removed, moderate retrenchment										10	21								
FDC	308	Canary Island Pine	37.5						37.5	64	22	18	907	2-3	2-3	2-3	Preserve			
	Good form and vigor, irregular scaffolding in canopy										14	14								
FDC	309	Canary Island Pine	19						19	63	10	13	491	2-3	2-3	2-3	Preserve			
	Good form and vigor										12	15								
FDC	310	Canary Island Pine	20						20	51	12	17	683	2-3	2-3	2-3	Preserve			
	Good form and vigor										14	16								
FDC	311	Canary Island Pine	28.5						28.5	56	18	21	754	2-3	2-3	2-3	Preserve			
	Good form and vigor										15	8								

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FDC	312	Canary Island Pine	15.5					15.5	53	13	13	551	3	2-3	2-3	Preserve	
	Good form and vigor, sapsucker damage									13	13						
FDC	313	Italian Stone Pine	35.5					35.5	47	27	29	1554	2-3	2-3	2-3	Preserve	
	Good form and vigor, codominant stems, offset canopy									14	18						
FDC	314	Shamel Ash	27					27	63	24	31	1963	2-3	2-3	3	Preserve	Remove diseased limb
	Stained bark, good vigor trim primary branch to keep									22	23						
FDC	315	Chinese Juniper	8	6	4	9		27	31	2	13	240	2	2	2	Preserve	
	Good form and vigor, multi stemmed									9	11						
FDC	316	Carob Tree	33					33	41	21	24	1320	3	2-3	3	Remove	
	Multiple bodies of yellow fungus									18	19						
FDC	317	Canary Island Pine	25					25	43	15	19	804	2-3	2-3	2-3	Preserve	
	Good form and vigor, codominant stems									16	14						
FDC	318	Canary Island Pine	24					24	72	17	18	907	2	2	2	Preserve	
	Good form and vigor									17	16						
FDC	319	Canary Island Pine	25					25	74	17	12	855	2	2	2	Preserve	
	Good form and vigor									17	18						
FDC	320	Sawleaf Zelkova	16					16	33	17	12	510	3	2-3	2-3	Remove	
	Leaf tip burn, large branch cut									17	10						
FDC	321	Sawleaf Zelkova	18					18	36	18	24	1418	2-3	2-3	2-3	Preserve	
	Minor retrenchment, fair form and vigor									19	24						
FDC	322	Sawleaf Zelkova	16					16	36	15	18	804	3	2-3	3	Remove	
	Minor retrenchment, fair form and vigor, decayed structural root									17	14						
FDC	323	Sawleaf Zelkova	19					19	41	17	27	1352	3	2-3	3	Remove	
	Internal decay noted									17	19						
FDC	324	Sawleaf Zelkova	17.5					17.5	46	27	24	1661	2-3	2-3	2-3	Preserve	
	Good health and vigor, ground squirrel burrow minor retrenchment									20	21						
FDC	325	Sawleaf Zelkova	19					19	40	21	26	1225	2	2-3	3	Remove	
	Indication of borers in upper limbs									14	18						
FDC	326	Sawleaf Zelkova	19.5					19.5	36	16	18	829	3	2-3	3	Remove	
	Multiple areas of decay in root flare and crown									13	18						
FDC	327	Carrotwood	16					16	35	15	17	572	3	2-3	2-3	Remove	
	Minor retrenchment, flare damage, diseased									9	13						
FDC	328	Carrotwood	15					15	30	15	16	754	2-3	3	3	Remove	
	Minor retrenchment, decay and crotch									15	16						
FDC	329	Red Iron wood	37					37	66	20	27	1963	3	2-3	3	Remove	
	Good to fair form and vigor, bracket fungus noted									23	23						

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FDC	330	Red Iron Wood	35.5					35.5	54	30	23	22	1451	2-3	2-3	2-3	Preserve	Evaluate for risk and brace if needed
	Good form and vigor, included bark										20	21						
FDC	331	Sawleaf Zelkova	12.5					12.5	32	18	18	18	1017	2-3	2-3	2-3	Preserve	
	Beef tip burn, good to fair vigor										18	18						
FDC	332	Shamel Ash	16					16	24	8	10	13	283	2-3	2-3	3-4	Remove	
	Topped, good health and vigor, hollowed cavity in crotch										8	7						
FDC	335	Brazilian Pepper	8					8	18	9	8	6	214	2-3	3	2-3	Remove	
	On fence line, poor location, lean										9	10						
FDC	336	Shamel Ash	2.5	3	1.5	2.5		9.5	18	9	10	12	269	2	2	2	Preserve	subordinate codominant stem
	Multi stem, good vigor										9	6						
FDC	337	Brazilian Pepper	6	5				11	16	10	13	8	346	2-3	3	2-3	Remove	
	Good vigor, four form with embedded tissue infants, multi stem, grows on both sides of fence										10	11						
FDC	338	Brazilian Pepper	3.5	4				7.5	12	8	7	3	123	2-3	3	2-3	Remove	
	Codominant stems, on fence line, poor location										8	7						
FDC	339	Brazilian Pepper	4.5	3.5				8	13	7	10	3	154	2-3	3	2-3	Remove	
	Codominant stems, grows on both sides of the fence, Tissue embeds fence										7	8						
FDC	340	Shamel Ash	3.5	3	2.5			9	15	5	5	4	64	2-3	3	2-3	Remove	
	Stump sprouter, poor form, embeds fence and tissue										5	4						
FDC	342	Mexican Fan Palm	16					16	47	9			283	2	2-3	2-3	Preserve	
	On fence line, good form and vigor										10	10						
FDC	344	Brazilian Pepper	7	5.5	5			17.5	21	10	13	6	298	2-3	3	2	Remove	
	Poor form, tissue embeds fence										10	10						
FDC	345	Mexican Fan Palm	15					15	42	10	11	10	346	2-3	3	2-3	Remove	Remove neighboring tree to keep
	Canopy is intertwined with Brazilian pepper, remove pepper to keep										10	11						
FDC	346	Brazilian Pepper	5.5	9				14.5	16	14	11	6	380	2-3	3	2-3	Remove	
	Poor form										14	13						
FDC	356	Shamel Ash	5	4.5				9.5	24	9	8	9	227	3	3	3	Remove	
	Reduced vigor, disease										9	8						
FDC	358	Red Iron Bark	16					16	60	25	24	29	2289	3	3	3	Remove	
	Codominance stems with one failed stem										25	30						
FDC	359	Red Iron Bark	26	15				41	15	28	25	23	1625	3-4	3	3-4	Remove	
	Indication of boars noted, termites, Codominant stems, retrenchment										28	15						
FDC	360	Red Iron Bark	19					19	47	20	13	7	594	3	3	3	Remove	
	Failed stem, former predominant tree with included park										20	15						
FDC	361	Red Iron Bark	20					20	51	18	32	16	1734	3	3	3	Remove	
	Branch, decreased vigor										18	28						

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FDC	362	Red Iron Bark	15.5	18				33.5	53	23	1923	2-3	3	3	Remove	Read evaluate embrace if needed
	Competing canopy, lean, Co dominant stems with included bark, failed neighboring tree									14	32					
FDC	363	Myoporum	4.5	5				9.5	15	11	397	3	3	3	Remove	
	Poor form, diseased									12	12					
FDC	364	Carrotwood	7.5	7	6.5			21	35	16	594	2-3	3	2-3	Preserve	
	Poor scaffolding, competing canopies									13	8					
FDC	365	Red Iron Bark	12.5	13	13.5			39	44	19	1164	3	3	3	Remove	
	Large failed branch, failed stem									13	29					
FDC	366	Red Iron Bark	28					28	52	18	1590	3	3	3	Remove	
	Large failed stem and branch, lean,									21	28					
FDC	367	Paperbark	5.5	5	5.5			16	20	11	177	2-3	3	2-3	Remove	
	Poor form, replace, multi stemmed									8	6					
FDC	368	Mexican Fan Palm	18.5					18.5	60	11	314	2	2	2	Preserve	
	Good form and vigor, competes with adjacent Brazilian pepper tree									13	7					
FDC	382	Mexican Fan Palm	19					19	47	7	269	2	2	2	Preserve	
	Good form and vigor									9	11					
FDC	383	Mexican Fan Palm	18					18	71	8	254	2	2	2	Preserve	
	Good form and vigor									10	7					
FDC	384	Silk Floss Tree	12.5					12.5	14	8	201	3	2-3	2-3	Remove	
	Diseased limbs, indication of termites									7	9					
FDC	385	Silk Floss Tree	10.5					10.5	24	11	227	3	2-3	3	Remove	
	Cavity noted in flare									6	9					
FDC	386	African Fern Pine	18.5					18.5	50	30	1590	3	2-3	2-3	Remove	
	Minor upper canopy Deadwood, large area of decay									18	25					
FDC	387	African Fern Pine	12.5					12.5	51	18	551	2-3	3	2-3	Preserve	
	Competing canopy, sleeping, lean									13	14					
FDC	388	Brazilian Pepper	33					33	44	30	2418	2-3	2-3	2-3	Preserve	
	Good form and vigor, large specimen									28	27					
FDC	389	Mexican Fan Palm	16					16	71	5	133	2	2	2	Preserve	
	Good form and vigor									7	7					
FDC	390	African Fern Pine	15.5					15.5	40	13	683	2-3	2-3	2-3	Preserve	
	Good form and vigor, minor lean									15	13					
FDC	391	African Fern Pine	14.5					14.5	38	14	962	3	2	2-3	Preserve	Reevaluate post development if keeping
	Good form and vigor, decreased canopy on north side, decayed structural roots, minor upper canopy Deadwood									17	23					
										16						

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FDC	392	Green Ash	15					15	53	18	19	18	1046	3	2-3	2-3	Remove	
	Moderate upper canopy Deadwood									18	18	18						
FDC	393	Mexican Fan Palm	18					18	58	7	6	6	143	2	2	2	Preserve	
	Good form and vigor									8	8	6						
FDC	394	Mexican Fan Palm	20.5					20.5	56	6	6	8	189	2-3	2	2	Preserve	
	Aerial roots noted									8	9	8						
FDC	395	Silk Floss Tree	29.5					29.5	39	21	19	19	1225	2-3	2-3	2-3	Preserve	
	Ground squirrel burrow infested root crown, good form and vigor									20	20	19						
FDC	396	Silk Floss Tree	31					31	38	15	11	18	754	3	2-3	2-3	Remove	
	Fair vigor, termite interested									18	18	18						
FDC	397	Silk Floss Tree	9.5					9.5	14	7	7	4	113	3	2-3	2-3	Remove	
	Poorly developed canopy and indication of termites									6	6	4						
FDC	398	Indian Laurel Fig	28.5					28.5	57	30	18	24	1661	2-3	2-3	2-3	Preserve	
	Large branch cut, fair vigor									20	20	24						
FDC	399	Indian Laurel Fig	28					28	45	17	18	22	1225	3	2-3	3	Remove	
	Reduced canopy health with internal decay, ground squirrel curls beneath red crown, compromised stability									22	22	22						
FDC	400	Indian Laurel Fig	22					22	44	18	19	19	1075	2-3	2-3	2-3	Preserve	
	Large branch cut appears to be closing									18	18	19						
FDC	401	Canary Island Pine	16					16	67	8	10	10	298	2	2	2-3	Preserve	
	Good form and vigor									11	11	10						
FDC	402	Canary Island Pine	18					18	66	8	11	10	314	2	2	2-3	Preserve	
	Good form and vigor									11	11	10						
FDC	403	Canary Island Pine	20					20	67	10	11	11	346	2	2	2-3	Preserve	
	Good form and vigor									10	10	11						
FDC	404	Canary Island Pine	19					19	51	10	12	13	434	2-3	2	2-3	Preserve	Subordinate codominant stem
	Good form and vigor, codominant stems									12	12	13						
FDC	405	Canary Island Pine	18.5					18.5	54	11	15	12	531	2	2	2	Preserve	
	Good form and vigor									14	14	12						
FDC	406	Canary Island Pine	24.5					24.5	90	11	12	13	452	2	2	2-3	Preserve	
	Good form and vigor									12	12	13						
FDC	407	Canary Island Pine	18					18	62	13	13	10	452	2	2	2-3	Preserve	
	Good form and vigor									12	12	10						

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FDC	408	Canary Island Pine	22.5					22.5	74	14	594	2	2	2-3	Preserve	
	Good form and vigor									13						
FDC	409	Canary Island Pine	16					16	64	16	415	2-3	2-3	2-3	Preserve	
	Fair form and vigor, reduced canopy									11						
FDC	410	Chinese Elm	22.5					22.5	40	11	1385	2-3	2-3	2-3	Preserve	Prune decayed branch
	Flash cuts, exuding sap, decayed branch									20						
FDC	413	Sawleaf Zelkova	15.5					15.5	32	21	240	3-4	3	3	Remove	
	Steep decline, termites									14						
FDC	414	South African Coral Tree	14.5	19.5	12	16.5	14.5	77	43	3	1194	2-3	3	3	Preserve	Re-evaluate and brace if needed
	Good vigor, included bark with codominant stems, poor form									14						
FDC	415	Red Iron Bark	33.5					33.5	86	29	2595	2-3	2	2-3	Preserve	
	Good form and vigor									25						
FDC	416	Red Iron Bark	27.5					27.5	68	30	829	2	2	2-3	Preserve	
	Good form and vigor									17						
FDC	417	Red Iron Bark	29.5					29.5	64	17	1134	2	2-3	2-3	Preserve	
	Good form and vigor, minor decay in structural root									16						
FDC	418	Red Iron Bark	36.5					36.5	77	22	2641	2	2-3	2-3	Preserve	
	Good form and vigor									32						
FDC	419	Red Iron Bark	42					42	78	31	3577	2	2-3	2-3	Preserve	
	Good form and vigor									35						
FDC	420	Silk Floss	27					27	48	33	2123	3	2-3	3	Remove	Potential heritage tree
	Severe decline or retrenchment, decayed branches, heritage tree									24						
FDC	421	Silk Floss	20					20	52	25	1046	3	2-3	2-3	Remove	
	Decline or retrenchment, poor prognosis									24						
FDC	422	Canary Island Pine	25.5					25.5	72	18	1104	2	2	2-3	Preserve	
	Good form and vigor, possible minor borer damage									16						
FDC	423	Red Iron Bark	35					35	71	21	2779	3-4	2-3	3-4	Remove	
	Good form and vigor, shelf fungus									30						
FDC	424	Red Iron Bark	35					35	69	27	2969	2	2-3	2-3	Preserve	
	Good form and vigor, ground squirrel Burrows									34						
FDC	425	Red Iron Bark	14.5					14.5	41	32	415	3	2-3	3	Remove	
	Decay at lower stem with indication of termites, retrenchment									13						
FDC	426	Red Iron Bark	40					40	80	7	3215	3	2-3	3	Remove	
	Branch stubs at branch bark ridge, fair vigor, some decay at stem, bracket fungus									14						
FDC	427	Weeping Fig	10.5	8	8	14		40.5	46	28	1771	2-3	2-3	2-3	Preserve	
	Good health and vigor, large branch cut, included bark, low risk									33						
										36						
										24						
										20						
										21						



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FDC	446	Brazilian Pepper	14.5					14.5	23	8	13	11	346	3	2-3	2-3	Remove
	Good vigor, lean, 3 failed branches										10	8					
FDC	447	Indian Laurel Fig	36					36	55	25	25	31	2595	2-3	2-3	2-3	Preserve
	Good form and vigor, many unclosed branch cuts										29	30					
FDC	448	Brazilian Pepper	22					22	35	15	15	15	730	2-3	2	2-3	Preserve
	Good form and vigor, girdling roots										16	15					
FDC	449	Sawleaf Zelkova	11					11	18	11	5		177	3-4	3	3	Remove
	Advanced decay and retrenchment										7	7					
FDC	450	Shamel Ash	4					4	25	8	5		201	2-3	3	2-3	Remove
	Fence embedded in plant tissue, included bark										10	9					
FDC	451	Shamel Ash	5	6				11	27	13	5		283	2-3	3	2-3	Remove
	Fence embedded in plant tissue, included bark										11	9					
FDC	452	Red Flower Gum	8.5					8.5	33	13	8		638	2	2	2-3	Preserve
	Good form and vigor										18	18					
FDC	453	Brazilian Pepper	11.5	10.5	8			30	30	21	5		638	2-3	3	3	Remove
	Core flare development, included bark										18	13					
FDC	455	Mimosa	4	3.5	3			10.5	24	10	8		254	3	3	2-3	Remove
	Minor to moderate decay and retrenchment, decay on primary stem, codominant stems										10	8					
FDC	456	Mimosa	6.5	9.5				16	23	11	12		638	3	2-3	3	Remove
	Mild to moderate retrenchment, decay flare										18	16					
FDC	457	Mimosa	5	4.5	3.5			13	15	5	12		330	3	3	2-3	Remove
	Decayed stem severe retrenchment										12	12					
FDC	458	Myoporum	5	3.5	4.5	3.5	5	6	27.5	19	4		346	3	2-3	2-3	Remove
	Retrenchment, embedded fence										11	9					
FDC	459	Silver Dollar Gum	13	13				26	51	18	12		907	2-3	3	3	Remove
	Increase liability, decay at branch union, good vigor, included bark										22	16					
FDC	460	Red Iron Bark	22					22	57	24	12		1225	2	2-3	2-3	Preserve
	Good form and vigor										19	24					
FDC	461	Aleppo Pine	18.5					18.5	50	17	19		804	2-3	2-3	2-3	Preserve
	Lean, good form and fair vigor, 2 needles per bundle										10	18					
FDC	462	Yew Pine	7.5	5.5				13	19	8	7		133	2	2-3	2-3	Preserve
	Codominant stems, good to fair form and vigor										5	6					
FDC	463	Silk Oak Tree	28.5					28.5	48	16	17		779	3	2-3	3	Remove
	Moderate upper canopy Deadwood, internal decay noted, active bee hive										13	17					
FDC	464	Indian Laurel Fig	37					37	48	26	24		2289	2-3	2-3	3	Remove
	Access decay in structural roots, increased liability										31	27					
FDC	465	Indian Laurel Fig	31					31	47	25			1485	2-3	2-3	3	Remove

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	Good vigor, severe decay in structural roots									23	21	18						
FDC	466	Indian Laurel Fig	28.5					28.5	50	25	25	2082	2-3	2-3	3	Remove		
	Large branch cut at the branch union, decay at structural roots									27	22							
FDC	468	Indian Laurel Fig	33					33	45	29	20	2002	2-3	2-3	2-3	Preserve	Remove diseased branch	
	Fair form and vigor, large branch cuts with included bark, damaging hardscape									28	25							
FDC	469	Indian Laurel Fig	34					34	47	28	14	1194	2-3	2-3	2-3	Preserve		
	Large branch cut, included bark, damaging hardscape									19	18							
FDC	470	Indian Laurel Fig	39.5					39.5	49	27	25	1418	2-3	2-3	2-3	Preserve		
	Large branch cut, included bark									19	19							
FDC	471	Silk Oak Tree	32					32	42	22	13	572	3	2-3	2-3	Remove		
	Moderate retrenchment, opportunist Mexican fan palm in crotch									12	13							
FDC	472	Strawberry Tree	10					10		16	6	165	3	2-3	2-3	Remove		
	Large canker in stem									9	5							
FDC	473	Red Iron Bark	40					40	68	9	32	3116	2-3	2	3	Remove		
	Good form and fair vigor, bracket fungus									31	30							
FDC	474	Red Iron Bark	37					37	68	33	26	1225	3	2-3	2-3	Remove		
	Minor included bark, decreased canopy, bracket fungus									12	17							
FDC	475	Red Iron Bark	33.5					33.5	72	24	20	1451	3	2-3	2-3	Preserve		
	Decreased canopy									18	20							
FDC	476	Red Iron Bark	36					36	74	28	32	2826	2	2	3	Remove		
	Good form and vigor, some stained bark, bracket fungus									33	28							
FDC	477	Red Iron Bark	26.5					26.5	46	27	21	962	2-3	2-3	2-3	Preserve		
	Large branch cut and fair form									17	20							
FDC	478	Canary Island Pine	17.5	16	19.5			53	50	12	15	779	2	2	2	Preserve		
	Good vigor, multi-stemmed, gummosis noted									14	16							
FDC	479	Canary Island Pine	22					22	70	18	17	779	2	2	2	Preserve		
	Good form and vigor									12	17							
FDC	480	Red Iron Bark	41					41	69	17	18	1451	2-3	2-3	3	Remove		
	Included bark, increased liability, brace and re-evaluate to keep									26	23							
FDC	481	Red Iron Bark	29					29	72	19	17	1046	2-3	2-3	2-3	Preserve		
	Good form and vigor									23	12							
FDC	482	Red Iron Bark	28					28	52	21	19	1194	3	2-3	3	Remove		
	Significant canker in upper stem, increased liability, bracket fungus									19	21							
FDC	483	Carrotwood	9					9	15	19	11	346	2-3	2-3	2-3	Preserve		
	Good vigor, decay at flair, flush cut branch unclosed, upper canopy deadwood									12	10							
FDC	484	Carrotwood	11					11	14	9	9	314	2-3	2-3	2-3	Preserve		
	Sapsucker damage, their form and vigor									10	11							

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FDC	485	Guava	3	3	2.5	3	4   3	2   2	18.5	12	10								
	Diseased										9	9	8	227	3	2-3	2-3	Remove	
FDC	486	Carrotwood	10.5						10.5	15	8	11	12	531	2-3	2-3	2-3	Preserve	
	Minor retrenchment										15	14							
FDC	487	Carrotwood	7						7	13	7	5	6	113	3	3	2-3	Remove	
	Diseased										7	6							
FDC	488	Red Iron Bark	36						36	85	31	30	32	2969	2	2	2	Preserve	
	Good form and vigor										31	30							
FDC	489	White Mulberry	17.5						17.5	26	18	13	16	754	3	2-3	3	Remove	
	Moderate retrenchment, decay at branch										18	15							
FDC	490	Carrotwood	12.5						12.5	16	12	16	12	510	2-3	2-3	2-3	Preserve	
	Lean, decay in union on stem										12	11							
FDC	491	Carrotwood	14						14	18	13	8	13	452	3	2-3	3	Remove	
	Decay at flare moderate retrenchment										13	14							
FDC	492	Carrotwood	19						19	34	17	22	17	1075	3	2-3	3	Remove	
	Get bigger, massive canker at site of former failed branch										17	18							
FDC	493	American Sweetgum	15.5						15.5	38	13	19	17	829	2-3	2-3	2-3	Remove	
	Good vigor with minor retrenchment, termites in decayed branch cut, marginal										13	16							
FDC	494	Sawleaf Zelkova	21						21	28	8	10	8	240	3	2-3	3	Remove	
	Indication of bores noted										8	9							
FDC	495	American Sweetgum	21						21	47	17	16	18	934	2-3	2-3	2-3	Remove	
	Girdling roots, moderate retrenchment, stained bark with decayed stem										17	18							
FDC	496	American Sweetgum	9						9	27	16	14	11	572	2-3	2-3	2-3	Remove	
	Minor retrenchment, decrease prognosis, longitudinal decay on stem										16	13							
FDC	497	American Sweetgum	20						20	28	15	14	17	779	3	2-3	3	Remove	
	Moderate retrenchment										15	17							
FDC	498	American Sweetgum	10						10	21	11	13	8	380	3	2-3	3	Remove	
	Diseased										11	12							
FDC	499	Guava	5	4	7				16	15	12	10	8	330	2-3	2-3	2-3	Preserve	Treat mold if keeping
	Possible black sooty mold on leaves										12	11							
FDC	500	American Sweetgum	15						15	47	19	18	18	989	2-3	2-3	2-3	Preserve	Reevaluate if keeping post development
	Good form and vigor, decreased canopy										19	16							
FDC	501	Weeping Bottlebrush	16						16	34	10			615	2-3	2	2-3	Preserve	

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	Good form and vigor									15	17	14							
FDC	502	Brisbane Box	17					17	39	14	17	14	660	2	2	2	Preserve		
	Good form and vigor									14	13	14							
FDC	503	Brisbane Box	10.5					10.5	37	9	11	11	330	3	2-3	2-3	Preserve		
	Fair form and vigor, minor to moderate retrenchment									9	10								
FDC	504	Lemon Scented Gum	18					18	56	26	18	20	1554	2-3	2-3	2-3	Preserve		
	Decreased canopy vigor									26	25								
FDC	505	Mexican Fan Palm	19					19	60	12	8	11	380	2	2	2	Preserve		
	Good form and vigor									12	13								
FDC	506	Southern Magnolia	5					5	15	8	9	7	177	2-3	2	2-3	Preserve		
	Decreased canopy health									8	6								
FDC	507	Southern Magnolia	13					13	27	11	11	9	363	3	2	2-3	Remove		
	Decreased canopy health and decay in branch crotch									11	12								
FDC	508	Southern Magnolia	9					9	16	14	10	10	452	3	2	2-3	Remove		
	Decreased canopy health, decay on stem									14	14								
FDC	509	Southern Magnolia	6					6	12	10	7	8	214	2-3	2-3	2-3	Preserve		
	Decreased canopy health minor with minor retrenchment									10	8								
FDC	510	European Olive	10	9	14			33	33	20	17	13	804	3	2-3	2-3	Remove		
	Multiple points of decay, retrenchment									20	14								
FDC	511	Magenta Lilly Pilly	6	6	8.5			20.5	32	12	12	9	363	2-3	3	2-3	Preserve		
	Multi stemmed specimen									12	10								
FDC	512	Weeping Bottlebrush	14.5					14.5	36	10	8	18	551	2-3	2-3	2-3	Preserve		
	Unclosed branch cut									10	17								
FDC	513	Brazilian Pepper	37					37	34	18	22	13	989	3	2-3	3	Remove		
	Moderate retrenchment, epicormic sprouting, senescent									18	18								
FDC	514	Brazilian Pepper	35					35	34	19	21	18	1104	2-3	2-3	3	Remove		
	Water sprouting, cavity in flare									19	17								
FDC	515	Brisbane Box	16.5					16.5	39	14	9	11	434	2	2	2	Preserve		
	Good form and vigor									14	13								
FDC	516	Peruvian Pepper	11.5	6	10.5			28	27	14	15	15	754	2	2-3	2-3	Preserve		
	Good form and vigor, Codominant stems with poor crotch formation									14	18								
FDC	517	Peruvian Pepper	10	14	8	7		39	16	12	18	22	1104	3	2-3	3	Remove		
	Tissue embeds fence, increased liability, cavity and limb									12									

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											23								
FDC	518	Carrotwood	4	3.5	5.5	5			18	16	15	11	14	531	2-3	3	3	Remove	
	Competing canopy, leans into property, poor location																		
FDC	519	Mexican Fan Palm	16						16	62	9	10	11	283	2	2	2	Preserve	
	Good form and vigor																		
FDC	520	Golden Wattle	8.5	6	6.5				21	17	7	14	13	298	3-4	2-3	3-4	Remove	
	Leans over fence, fungus on stem																		
FDC	521	Shamel Ash	38						38	63	31	25	31	2779	2-3	3	3	Preserve	Brace and re-evaluate to keep
	Good vigor, codominant stems with included bark																		
FDC	522	Shamel Ash	5	8	6				19	36	13	17	12	638	2-3	3	3	Preserve	Subordinate codominant stem
	Good vigor, multi stem																		
FDC	523	Shamel Ash	28.5						28.5	71	27	20	21	1418	2-3	2-3	2-3	Preserve	Nest observed
	Harvested codominant stem, minor retrenchment, nest observed																		
FDC	524	Silk oak	18						18	45	19	18	18	1075	2-3	2-3	2-3	Preserve	
	Minor retrenchment noted																		
FDC	525	Shamel Ash	19.5	13.5					33	59	24	30	28	2332	3	3	3-4	Remove	
	Hazardous specimen, codominant stems, cavity and crotch in stem, termites																		
FDC	526	African Fern Pine	16						16	38	14	15	15	594	2-3	3	3	Remove	
	Cankers in upper stem, good vigor, increased liability and poor prognosis, severed structural root																		
FDC	527	Shamel Ash	26						26	73	26	25	30	2418	2-3	2	3	Preserve	Prune and reevaluate if keeping
	Decay in branch cut in upper canopy on the east side																		
FDC	528	Shamel Ash	34.5						34.5	67	21	32	26	1771	3	3	3	Remove	Nest observed
	Moderate retrenchment, included Bark between codominant stems, nest observed																		
FDC	529	Shamel Ash	26						26	58	29	22	22	1697	2-3	2-3	2-3	Remove	
	Moderate retrenchment, multiple points of decay with indications of termites																		
FDC	530	Hong Kong Orchid Tree	10						10	22	16	15	9	510	3	2	3	Remove	
	Diseased with indication of termites																		
FDC	531	Hong Kong Orchid Tree	7.5						7.5	18	14	9	9	346	3	2	3	Remove	
	Diseased with indication of termites																		
FDC	532	Hong Kong Orchid Tree	7.5						7.5	21	7	11	8	227	2-3	2	3	Remove	
	Multiple points of decay, poor prognosis																		
FDC	533	Chinese Juniper	13	5.5					18.5	14	10	10	7	214	2-3	2-3	2	Remove	
	Good health and vigor, topped																		
FDC	534	Blue Jacaranda	15						15	33	16	18	18	934	3	2	3	Remove	
	Mild retrenchment, fair form and vigor, decayed structural roots																		

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FDC	535	Magenta Lilly Pilly	14						14	32	11	380	2-3	2	3	Remove		
	Flare damage, increased liability										13	9						
FDC	536	Brazilian Pepper	33.5						33.5	34	18	1017	2-3	2-3	2-3	Preserve	Treat and reevaluate	
	Pest infested, decreased vigor										18	18						
FDC	632	Brazilian pepper	5	6.5	3	4.5	4	5	28	24	14	201	2	2-3	2	Preserve		
	Multi-stem, decay in open branch cut										5	9						
FDC	634	Siberian Elm	25						25	43	21	881	3	2-3	3	Remove		
	Burrows in structural root crown, cavity in structural root, unclosed branch cut and scar, topped, cavity in mainstem										10	19						
FDC	635	Indian Laurel Fig	57.5						57.5	65	32	2375	2	2-3	3	Preserve	Prune decayed limb	
	Good health and vigor, decayed limb										32	22						
FDC	636	Silk Oak Tree	23						23	63	18	754	2-3	2	3	Remove		
	Cavity in primary limb, increased liability										12	17						
FDC	637	Silk Oak Tree	26						26	61	15	638	3	2	3	Remove		
	Two failed limbs										9	17						
FDC	639	Glossy Privet	5	6.5	5	4.5	3.5	5	5	34.5	34	510	2-3	3	3	Remove		
	Multiple decayed locations at old branch cuts, increased liability										12	14						
FDC	640	Glossy Privet	5	4.5	5	4	5		23.5	37	12	254	2-3	3	3	Remove		
	Multiple decayed locations at old branch cuts, increased liability										8	9						
FDC	641	Glossy Privet	6	4	4				14	38	5	189	3	2-3	2-3	Remove		
	Diseased										4	8						
FDC	642	Glossy Privet	4.5	4	3.5	3.5	2.5	6	4	28	38	177	3	3	2-3	Remove		
	Diseased, multiple dead limbs										6	5						
FDC	643	Glossy Privet	4.5	2.5	5.5	4			16.5	37	3	177	2-3	3	2-3	Remove		
	Diseased, multiple dead limbs, decay at old branch cuts										6	5						
FDC	644	Glossy Privet	4.5	3.5	2.5	5.5	5	4	25	41	7	346	3	2-3	2-3	Remove		
	Advanced diseased, replacement will better serve project										7	14						
FDC	646	Indian Laurel Fig	37						37	63	15	1104	2	2	2	Preserve		
	Good form and vigor, minor deadwood in canopy										24	14						
FDC	647	Glossy Privet	4.5	6.5	3.5	3.5	4.5	6	5.5	6	44	615	3	2-3	3	Remove		
	Epicormic shoots sprouting, multiple diseased limbs, decline										5	16						
FDC	648	Swiss Floss Tree	11						11	14	20	254	2-3	2-3	2-3	Preserve		
	Leaf tip burn, vigor fair										9	7						
FDC	649	Swiss Floss Tree	6						6	14	7	44	3-4	3	3	Remove		
	Decreased aesthetics and canopy development										5	0						
FDC	650	White Mulberry	17						17	30	21	1046	2-3	2-3	3-4	Remove		
	Decayed structural roots, increased liability, good vigor, fungal fruiting body										16	22						
FDC	651	Swiss Floss	11						11	24	12	314	2-3	2-3	2-3	Preserve		
	Decay in branch cut										12	10						

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FDC	652	Ornamental Pear	16						16	29	6	19	20	1046	2-3	2	2-3	Preserve		
	Moderate retrenchment, flush cuts										18	16								
FDC	653	Swiss Floss Tree	16.5						16.5	21	14	11	10	434	2-3	2-3	3	Remove		
	Significant decay in structural roots, decreased prognosis										12									
FDC	654	Chinese Juniper	6.5	6.5	6				19	16	9	18	10	363	2-3	3	3	Remove		
	Sprawling canopy, multi-stem, decreased prognosis, flush cuts, poor form										6									
FDC	655	Chinese Juniper	8						8	11	9	10	6	165	3	3	3	Remove		
	Offset canopy, competing canopy, poor form										4									
FDC	656	Chinese Juniper	7.5	7.5	8.5	5			28.5	17	9	15	9	298	2-3	3	3	Remove		
	Internal decay in lower stem										6									
FDC	657	Chinese Juniper	5.5	3.5	5.5	4	7	5	6.5	37	24	16	11	330	2-3	3	2-3	Preserve		
	Poor form, vigor OK, offset canopy										8									
FDC	658	Chinese Juniper	4.5	4.5					9	24	3	8	11	177	3	3	2-3	Remove		
	Poor growth form and decreased aesthetics										8									
FDC	659	Chinese Juniper	5	5	7.5				17.5	22	6	10	11	201	2-3	2-3	2-3	Preserve		
	Competing canopy and decreased aesthetics										5									
FDC	660	Chinese Juniper	6.5						6.5	12	16	23	20	1046	2-3	2-3	2-3	Preserve		
	Competing canopy										14									
FDC	661	Shamel Ash	6.5						6.5	57	2	10	12	177	2-3	2-3	2-3	Remove	Can save if removing fence and re-evaluating	
	Embedded fence, good health and vigor										6									
FDC	662	Chinese Juniper	6.5	6.5					13	21	3	7	16	214	2-3	3	2-3	Remove		
	Flush cut pruning observed, poor form										7									
FDC	663	Chinese Juniper	6.5	6.5					13	21	3	7	16	214	2-4	4	2-4	Remove		
	Decreased aesthetics and canopy development										7									
FDC	667	Blue Jacaranda	6	6.5					12.5	16	13	9	16	531	2-3	2-3	2-3	Preserve		
	Codominant stems, upper canopy deadwood, flush cut noted, project may be better served if replaced										14									
FDC	668	Blue Jacaranda	5	5.5	5.5	5	6		27	22	15	9	16	572	2-3	2-3	2-3	Preserve	Re-evaluate post development	
	Upper canopy Deadwood noted										14									
FDC	669	Blue Jacaranda	14.5						14.5	31	12	11	15	594	1-2	2-3	2-3	Preserve		
	Good health and vigor noted, burrows in root crown, codominant stem removed										17									
FDC	670	Indian Laurel Fig	25						25	42	18	22	17	1418	2-3	2	2-3	Preserve	Prune for safety	
	Unclosed flush cut, good health and vigor, decayed wood in unclosed branch cut girdling roots										28									
FDC	671	Indian Laurel Fig	33						33	51	17	26	19	1385	2-3	2	2-3	Preserve	Re-evaluate and brace for safety if keeping	
	Flush cuts noted, included bark										22									
FDC	672	Indian Laurel Fig	17	12	20	15			64	47	12	25	21	0	3	2-3	3	Remove		
	Large cavity in lower stem										21									
FDC	673	Swiss Floss	21						21	31	16			0	2	2	2	Preserve		

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	Good form and vigor									15	16						
FDC	674	Senegal Date Palm	7	8	5.5			20.5	27	16	18	397	2	2-3	2-3	Preserve	
	Multiple basal sprouts, good vigor									7	19						
FDC	675	Senegal Date Palm	6	7.5	7.5	6	8.5	8.5	44	31	14	615	2	2-3	2-3	Preserve	
	Multiple basal sprouts, good vigor									10	15						
FDC	676	Scarlet Firethorn	4.5	3	4.5				12	10	17	79	2	2-3	2	Preserve	
	Included bark in branch union, low liability									4	6						
										4	4						
FDC	679	Indian Laurel Fig	20	17.5	21				58.5	60	30	1771	2-3	2	2-3	Preserve	
	Good form and vigor									16	19						
FDC	680	Indian Laurel Fig	57						57	62	30	1847	2-3	2	2-3	Preserve	
	Good form and vigor									27	16						
										24	24						
FDC	681	Indian Laurel Fig	40	20					60	62	24	1590	2-3	2-3	3	Preserve	Re-evaluate and monitor as needed
	Decay at two branch cuts noted, low risk									22	24						
										20	20						
FDC	682	Indian Laurel Fig	41						41	62	18	1963	3	3	3	Remove	
	Internal cavity, good vigor, increased liability									26	31						
										25	25						
FDC	683	Brazilian Pepper	23						23	35	18	1963	3	3	3	Remove	
	Large enclosed branch cut, good vigor but increased liability noted, termite frass									26	31						
										25	25						
FDC	684	Canary Island Pine	25						25	66	12	471	2-3	2-3	2-3	Preserve	
	Lower limbs removed, good health and vigor									10	14						
										13	13						
FDC	685	Canary Island Pine	20						20	64	9	254	2-3	2-3	2-3	Preserve	
	Lower limbs removed, good health and vigor									9	9						
										9	9						
FDC	686	Brazilian Pepper	36						36	38	21	1256	2-3	2-3	2-3	Preserve	
	Large flush branch cut noted									14	19						
										26	26						
FDC	687	Indian Laurel Fig	45						45	57	27	1963	3	2-3	3	Remove	
	Decay noted app flare and structural roots									17	28						
										28	28						
FDC	688	Indian Laurel Fig	43						43	62	25	1520	2-3	2	2-3	Preserve	
	Good form and vigor noted									16	20						
										27	27						
FDC	690	Canary Island Pine	27						27	58	14	452	2	2	2-3	Preserve	
	Good form and vigor									8	14						
										12	12						
FDC	692	Canary Island Pine	21.5						21.5	50	16	510	2-3	2-3	2-3	Preserve	
	Girdled structural roots observed, epicormic sprouting									10	13						
										12	12						
FDC	693	Canary Island Pine	31.5						31.5	45	22	962	2-3	2-3	2-3	Preserve	
	Good form and vigor									15	18						



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FDC	712	Crape Myrtle	6.5					6.5	21	5	6	5	87	3	2-3	2-3	Remove	
	Decay at flare, decline, needs irrigation and may be saved										5							
FDC	713	Canary Island Pine	25.5					25.5	46	13	8	15	510	2-3	2-3	2-3	Preserve	
	Primary stem removed, vigor is reduced, epicormic sprouting										15							
FDC	714	American Sweetgum	17					17	40	12	13	19	754	3	2-3	3	Remove	
	Multiple areas of decay at route crown, and decrease stability										18							
FDC	715	American Sweetgum	16					16	27	18	14	16	683	3	2-3	3	Remove	
	Dead primary stem, severe decline										11							
FDC	716	American Sweetgum	23.5					23.5	44	15	11	9	434	3	3	2-3	Remove	
	Girdling roots, vigor OK, flush cuts and cankers, the decay is surficial in roots										12							
FDC	717	Canary Island Pine	25					25	54	10	12	14	510	2	2	2	Preserve	
	Good form and vigor										15							
FDC	718	Japanese Red Pine	8.5					8.5	23	6	7	6	143	2-3	2-3	2-3	Preserve	
	Minor decline										8							
FDC	719	Japanese Red Pine	9					9	24	7	12	12	491	3-4	3	3	Remove	
	Decline										19							
FDC	720	Japanese Red Pine	9.5					9.5	15	13	4	10	314	2-3	3	2	Preserve	
	Poor form										13							
FDC	721	Japanese Red Pine	6.5	6.5	5.5	5.5		24	15	9	13	18	615	2-3	3	2-3	Preserve	
	Unusual form, memorial tree										16							
FDC	722	Japanese Red Pine	9					9	17	10	13	13	380	2-3	2-3	2-3	Preserve	
	Fair form and vigor, low risk										8							
FDC	723	Japanese Red Pine	10					10	16	10	12	12	380	2-3	2-3	2-3	Preserve	
	Decline, 2 needles per bundle, 3-to-5-inch needles										10							
FDC	724	Sawleaf Zelkova	19.5					19.5	29	15	5	6	240	3-4	3	3	Remove	
	Large area of decay on stem, topped, tag removed										9							
FDC	725	Sawleaf Zelkova	23					23	25	9	12	14	434	3	2-3	2-3	Remove	
	Diseased primary limb, poor prognosis										12							
FDC	726	Sawleaf Zelkova	13.5					13.5	26	10	15	12	471	3	2-3	2-3	Remove	
	Multiple cankers noted										10							
FDC	727	Silk Oak Tree	32.5					32.5	54	16	17	19	855	2-3	2-3	3	Preserve	Re-evaluate to keep
	Possible decay at primary branch, reevaluate to keep, good vigor, increased liability																	



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FDC	746	Brazilian Pepper	25					25	34	20										
	Indication of termites, retrenchment, cavity under tree										15	21	16	934	3	3	3	Remove		
FDC	747	Canary Island Pine	36					36	63											
	Good form and vigor, next to building										17	18	22	1164	2	2-3	2-3	Preserve		
FDC	748	Yew Pine	8					8	27											
	Next to building, dead branch, offset canopy										9	7	6	113	2-3	2-3	3	Remove		
FDC	749	Blue Jacaranda	8	6	7			21	30											
	Included bark, good vigor										22	16	12	730	2-3	3	2-3	Preserve	Re-evaluate to keep	
FDC	750	Brazilian Pepper	33					33	48											
	Multiple stems with included bark, good health and vigor, increased risk										22	14	15	1104	2-3	2-3	3	Preserve	Re-evaluate and brace to mitigate risk	
FDC	751	Tulip Tree	19					19	30											
	Severe retrenchment, diseased primary stem										11	12	11	471	3	2-3	2-3	Remove		
FDC	752	Blue Jacaranda	9	12	6			27	48											
	Good form and vigor										18	16	15	855	2	2	2	Preserve		
FDC	753	Blue Jacaranda	13					13	30											
	Good form and vigor										14	12	14	660	2	2	2	Preserve		
FDC	754	Canary Island Pine	22					22	36											
	Decline, epicormic sprouts										5	11	10	240	3	2-3	2-3	Remove		
FDC	755	Canary Island Pine	38					38	25											
	Good form and vigor										11	16	18	804	2	2	2	Preserve		
FDC	756	American Sweetgum	22					22	44											
	Some retrenchment, marginal tree health, better to replace										13	16	18	707	3	2-3	2-3	Remove		
FDC	757	American Sweetgum	19					19	45											
	Fair form and vigor										13	16	18	707	2	2	2	Preserve		
FDC	758	Tulip Tree	16					16	45											
	Decay and cavity at branch cut, increased liability										13	13	13	510	2-3	2-3	3	Remove		
FDC	759	American Sweetgum	17					17	49											
	Some upper canopy deadwood, stained bark, cankers										17	18	15	804	3	2-3	2-3	Remove		
FDC	760	Chinese Elm	9					9	30											
	Good form and vigor, next to building										11	17	17	572	2-3	2	2	Preserve		
FDC	761	Pencil Tree	8					8	15											
	Good form and vigor, decay on stem										7	8	6	143	3	2	2-3	Remove		

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FDC	762	American Sweetgum	16					16	49	15	11	452	3	2-3	2-3	Remove	
	Decline, multiple cankers and stained bark locations									11	11						
FDC	763	Brazilian Pepper	21					21	36	13	15	881	2-3	2-3	3	Remove	
	Large specimen, good vigor, decay at crotch									21	18						
FDC	764	Brazilian pepper	17					17	23	10	12	452	2-3	2-3	2-3	Preserve	
	Good form and vigor									13	13						
FDC	765	Brazilian Pepper	24					24	32	15	18	855	2-3	2-3	3	Remove	
	Good form and vigor, longitudinal fissure									18	15						
FDC	766	Chinese Elm	17					17	43	27	22	1625	3	2-3	3	Remove	
	Fair form and vigor, monitor post development, decay at flare									20	22						
FDC	767	Chinese Elm	17					17	36	22	18	1225	3	2-3	3	Remove	
	Exuding sap from branch cut, unclosed branch cut									20	19						
FDC	768	Chinese Elm	18					18	40	23	20	1288	3	2-3	3	Remove	
	Multiple decayed structural roots									16	22						
FDC	769	American Sweetgum	13					13	33	16	17	934	3	2-3	2-3	Remove	
	Dead primary stem, upper canopy deadwood, retrenchment									19	17						
FDC	770	Southern Magnolia	17					17	36	15	15	907	2	2	2	Preserve	
	Good form and vigor									18	20						
FDC	771	Chinese Pistache	12					12	26	9	12	363	2-3	3	3	Remove	
	Flush cut, poorly trimmed in the past									10	12						
FDC	772	Chinese Pistache	12					12	29	10	12	434	2-3	2-3	2-3	Preserve	
	Epicormic sprouting									12	13						
FDC	773	Chinese Pistache	14.5					14.5	31	14	16	707	3	2	3	Remove	
	Good form and vigor, decay at primary branch									15	15						
FDC	774	Chinese Pistache	14					14	31	16	14	707	3	3	3	Remove	
	Poor branch cut lead to large canker and termites									17	13						
FDC	775	Chinese Pistache	16					16	29	12	12	471	2-3	3	2-3	Remove	
	Poorly trimmed and offset canopy mass									12	13						
FDC	776	Silk Oak Tree	29					29	59	16	13	881	2-3	2	2	Preserve	
	Good form and vigor									17	21						
FDC	777	Silk Oak Tree	30					30	59	26	19	1520	3	2-3	3	Remove	
	Shelf fungus at base, increased liability									17	26						
FDC	778	Canary Island Pine	28					28	84	14	18	962	2	2	3	Preserve	Trim and subordinate secondary stem
	Codominant stems in upper canopy									16	22						
FDC	779	Chinese Elm	5	6	7			18	24	19	16	962	3	2-3		Remove	
	Decay at primary stem, lean, poor form and location, near target									18	16						



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	Some decayed upper canopy branches, flush cuts noted, decayed crotch									32	24								
FDC	799	Lemon Scented Gum	24					24	87	22	17	1288	2	2	2	Preserve			
	Good form and vigor									27	15								
FDC	800	Lemon Scented Gum	21.5					21.5	85	12	12	804	3	2	2	Remove			
	Poor prognosis and fit for future project									18	16								
FDC	801	Lemon Scented Gum	21					21	84	12	12	934	2	2	2	Preserve			
	Good health and vigor									23	14								
FDC	802	Canary Island Pine	26					26	51	18	18	551	2-3	2	2	Preserve			
	Good health and vigor, some exudation									7	15								
FDC	803	Red River Gum	24.5					24.5	60	23	23	1485	3	2	3	Remove			
	Large decay on south side of flare/stem, increased liability, red twig									26	17								
FDC	804	Magenta Lilly Pilly	23					23	42	8	8	240	2-3	2-3	3	Preserve	Re-evaluate and brace to mitigate risk of failure		
	Good health and vigor, multi-stem,									8	9								
FDC	805	Weeping Bottlebrush	19.5					19.5	32	8	8	380	2-3	2-3	2-3	Preserve			
	Fair vigor, good form									12	13								
FDC	806	Weeping Bottlebrush	9	9				18	24	11	11	240	3	2-3	3	Remove			
	Poor branch attachment									8	8								
FDC	807	Weeping Bottlebrush	8	8.5	11.5			28	26	11	11	283	2-3	2-3	3	Preserve	Brace to mitigate failure		
	Fair vigor, poor scaffolding									8	9								
FDC	808	Weeping Bottlebrush	7	12.5				19.5	21	10	10	283	2-3	2-3	2-3	Preserve			
	Fair form and vigor									10	9								
FDC	809	Weeping Bottlebrush	12.5					12.5	32	12	12	380	2-3	2-3	3	Remove			
	Some included bark at crotch, poor scaffolding, offset canopy									10	11								
FDC	811	Blue Jacaranda	13.5					13.5	30	11	14	572	2-3	2-3	2-3	Preserve	Prune for safety		
	Unclosed branch cut, good form and vigor									11	15								
FDC	812	Southern Magnolia	8.5					8.5	27	13	13	346	2-3	3	3	Remove			
	Decay at branch and flare, increased liability									6	13								
FDC	813	Weeping Bottlebrush	10	7				17	28	10	10	330	2-3	2-3	3	Preserve	Re-evaluate and brace for safety		
	Fair form and vigor, codominant stems with included bark, increase risk									12	10								
FDC	814	Weeping Bottlebrush	10.5	11				21.5	19	9	9	283	2-3	3	2-3	Remove			

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	Fair vigor, poor form with lean										8	11						
FDC	815	Weeping Bottlebrush	16.5						16.5	19	10	16	415	2-3	2-3	2-3	Preserve	
	Lean, fair form and vigor										11	9						
FDC	816	Green Ash	13.5						13.5	36	14	16	615	3	2-3	2-3	Remove	
	New leaves are diseased, fair vigor, infection noted, lower canopy deadwood, decline										14	12						
FDC	817	Weeping Bottlebrush	11.5	8					19.5	39	12	12	346	2-3	2-3	3	Remove	
	Failed branch, codominant stems, cavity and flare										12	13						
FDC	818	Weeping Bottlebrush	8.5	5.5	6.5				20.5	18	9	7	177	2-3	2-3	2-3	Preserve	Remove branch to north to keep
	Topped, needs branch removed										8	6						
FDC	819	Glossy Privet	8	5	4	6.5	6.5	6	7	37	30	10	240	3	2-3	2-3	Remove	
	Fair form and vigor, multi stemmed, old with retrenchment										6	9						
FDC	820	Lemon Scented Gum	29.5						29.5	84	18	18	2042	2	2	2	Remove	
	Good form and vigor, decay at unclosed branch cut, gummosis										33	33						
FDC	821	Blue Jacaranda	2	7	3	5	3		20	20	8	10	298	2-3	2-3	2-3	Preserve	
	Some retrenchment, decay in branch cut										8	10						
FDC	822	Blue Jacaranda	6.5						6.5	17	8	10	133	3	2-3	2	Remove	
	Vigor is fair, stem has lean, upper canopy deadwood										8	5						
FDC	823	Mimosa	8	5.5	7	5.5	5.5		31.5	34	9	17	829	3	2	2-3	Remove	
	Indication of borers noted, vigor is good, included bark noted, needs treatment										9	18						
FDC	824	Blue Jacaranda	11	7.5	4.5	7			30	34	19	13	594	2-3	2	2	Preserve	
	Good form and vigor										19	13						
FDC	825	Green Ash	40						40	58	23	14	1385	2-3	2	3	Preserve	Brace codominant stem and subordinate
	Good form but fair vigor										23	27						
FDC	826	Chinese Juniper	12	10.5					22.5	23	6	11	269	2	2	2	Preserve	
	Good form and vigor										6	9						
FDC	827	Lemon Scented Gum	18.5						18.5	63	13	25	962	2	2	2	Preserve	
	Good form and vigor, unclosed branch cut in upper canopy, gummosis noted										13	21						
FDC	828	Lemon Scented Gum	7						7	35	8	10	254	2	2	2	Preserve	
	Good form and vigor										8	8						
FDC	829	Lemon Scented Gum	18.5						18.5	66	14	15	707	2	2	2	Preserve	
	Good form and vigor										14	18						
FDC	830	Red Flowering Gum	15.5						15.5	15	10	16	452	3	2	2-3	Remove	
	Good form and vigor, diseased limb, retrenchment, evidence of termites										10	10						

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FDC	831	Lemon Scented Gum	20					20	71	12		1225	2	2-3	2-3	Preserve	
	Good health and vigor										17	22					
FDC	832	Lemon Scented Gum	12					12	68	11		730	2-3	2-3	2-3	Preserve	
	Good health and vigor with some canopy retrenchment										17	16					
FDC	833	Lemon Scented Gum	20.5					20.5	67	15		471	2-3	2-3	3	Preserve	Re-evaluate for safety
	Large fissure in lower stem										13	8					
FDC	834	Lemon Scented Gum	13					13	42	18		660	3	2-3	3	Remove	
	Unclosed branch cut, retrenchment, decay and upper crotch of branch										14	13					
FDC	835	Silk Oak Tree	28					28	57	11		660	3	2	2-3	Remove	
	Fair form and vigor, codominant stems, large canker, fungus on root crown										15	14					
FDC	836	Lemon Scented Gum	30.5					30.5	86	18		989	2-3	2	2-3	Preserve	
	Good form and vigor, minor gummosis										16	16					
FDC	837	Brazilian Pepper	23.5					23.5	40	15		531	2-3	2-3	3	Remove	
	Poor scaffolding, decay with cavity mid stem										18	10					
FDC	838	Brazilian Pepper	36					36	39	15		638	2-3	2	2-3	Preserve	
	Topped with water sprouting, good form and vigor, large unclosed branch cut										14	10					
FDC	839	Brazilian Pepper	16.5					16.5	26	12		510	2	2	2	Preserve	
	Good form and vigor										12	13					
FDC	840	Lemon Scented Gum	29.5					29.5	80	19		2873	2	2	2-3	Preserve	
	Good form and vigor										36	42					
FDC	841	Lemon Scented Gum	32.5					32.5	68	18		1485	3	2-3	3	Remove	
	Decay at branch cut, codominant stems, some upper canopy deadwood or retrenchment										18	21					
FDC	842	Lemon Scented Gum	16					16	81	18		989	2-3	2-3	2-3	Preserve	
	Minor upper canopy Deadwood, decreased canopy development										17	18					
FDC	843	African Fern Pine	35					35	73	18		1046	2-3	2-3	3	Preserve	Reevaluate and brace post development
	Codominant stems with included bark										13	20					
FDC	844	Silk Oak Tree	18					18	45	7		380	2-3	2-3	3	Remove	
	Increased liability, decay at branch cut in mid stem										11	13					
FDC	845	Lemon Scented Gum	16					16	45	15		779	2-3	2-3	3	Remove	
	Large unclosed branch cut, increased liability with poor or prognosis										16	16					
FDC	846	Lemon Scented Gum	20.5					20.5	87	19		1194	2-3	2	2	Preserve	

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	Good health and vigor, unclosed branch cut									20	19						
FDC	847	Lemon Scented Gum	23	25.5				48.5	89	20	20	1697	2-3	2-3	3	Preserve	
	Multi stemmed, fair crotch formation									25	18						
FDC	848	Chinese Juniper	6	7				13	15	7	8	104	2-3	3	3	Remove	
	Codominant stems with weak attachment									4	4						
FDC	849	Lemon Scented Gum	19.5					19.5	78	18	27	1734	2	2	2	Preserve	
	Good form and vigor									25	24						
FDC	850	Chinese Juniper	12	7.5	7			26.5	16	11	8	240	2	3	2-3	Preserve	
	Codominant stems, low liability, bush like in form									9	7						
FDC	851	Lemon Scented Gum	18.5					18.5	75	18	19	1418	2	2	2	Preserve	
	Good form and vigor, some decay at stem exposed structural roots									24	24						
FDC	852	Lemon Scented Gum	19					19	78	20	22	1590	2-3	2-3	3	Remove	
	Decay at branch cut and structural roots									30	18						
FDC	853	Lemon Scented Gum	19					19	58	10	22	1225	2-3	2-3	2-3	Preserve	
	Good form and vigor, lean, multiple branch cuts closing									24	23						
FDC	854	Red River Gum	38					38	77	17	17	962	3	2-3	3	Remove	
	History of topped pruning, extensive decay at lower stem, decay at flare									18	18						
FDC	855	Brazilian Pepper	23					23	14	12	10	434	3	2-3	3	Remove	
	Senescent									13	12						
FDC	856	Lemon Scented Gum	22.5					22.5	74	21	30	2462	2-3	2	2-3	Preserve	
	Good form and vigor, minor gummosis, reduced canopy growth									28	33						
FDC	857	Brazilian Pepper	16					16	15	10	8	201	3	2-3	3	Remove	
	Retrenchment, decayed flare									4	10						
FDC	858	Lemon Scented Gum	21					21	75	16	17	934	2	2	2-3	Preserve	
	Good form and vigor									18	18						
FDC	859	Lemon Scented Gum	21					21		18	25	1288	2-3	2-3	2-3	Preserve	
	Bark split at stem, unclosed branch cuts									14	24						
FDC	860	Lemon Scented Gum	15					15	44	9	14	346	3	2-3	3	Remove	
	Large area of decay at flare, increased liability									8	11						
FDC	861	Red River Gum	21					21	66	18	22	1418	2	2	2-3	Preserve	
	Good health and vigor, good form									25	20						

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FDC	862	Lemon Scented Gum	23					23	77	31	24	30	2595	2	2	2-3	Preserve	Prune deadwood
	Good form and vigor																	
FDC	863	Shamel Ash	18					18	41	15	19	14	855	2	2	2-3	Preserve	
	Good form and vigor																	
FDC	864	Shamel Ash	2.5	4.5	2.5			9.5	24	5	7	6	95	2	2-3	2-3	Remove	
	Near a well, good vigor, poor placement, volunteer sprouts, May be able to keep if subordinating codominant stems and reevaluating																	
FDC	865	Lemon Scented Gum	19					19	89	19	19	23	1451	2	2	2-3	Preserve	
	Good form and vigor																	
FDC	866	African Fern Pine	32.5					32.5	62	19	23	22	1661	2-3	2	2-3	Preserve	
	Good form and vigor, large branch cut																	
FDC	867	Lemon Scented Gum	21.5					21.5	57	10	8	20	660	3	2-3	3	Remove	
	Large area of decay on limb, increase liability																	
FDC	868	Lemon Scented Gum	20					20	66	16	9	16	707	2-3	2	2-3	Preserve	
	Good form and vigor, bark has pinkish tone																	
FDC	869	Lemon Scented Gum	22.5					22.5	64	19	15	17	855	2-3	2	2-3	Preserve	
	Good health and vigor, unclosed branch cut																	
FDC	870	Lemon Scented Gum	36					36	74	27	18	33	1885	2	2	2-3	Preserve	
	Good form and vigor																	
FDC	871	Lemon Scented Gum	35.5					35.5	73	22	20	25	1451	2	2	2-3	Preserve	
	Good form and vigor																	
FDC	872	Brazilian Pepper	25.5					25.5	24	14	11	12	594	3	2-3	3	Remove	
	Retrenchment, codominant stems, termites																	
FDC	873	Shamel Ash	28					28	41	17	19	20	1104	2-3	2-3	2-3	Preserve	Treat termites
	Indication of termites noted, unclosed branch cut																	
FDC	874	Shamel Ash	23					23	50	27	24	18	1554	2-3	2-3	2-3	Preserve	
	Good vigor, unclosed branch cuts																	
FDC	875	California Fan Palm	25					25	43	8	8	8	201	3	2-3	2-3	Preserve	Treat for disease
	Good form, vigor fair to poor with indication of disease																	
FDC	876	Shamel Ash	22					22	50	15	19	18	1075	3	3	3	Remove	
	Indication of termites, topped pruning, increased decay																	
FDC	877	Shamel Ash	27					27	49	19	15	18	1104	3	2-3	3	Remove	
	Multiple areas of decay, decay at root crown, increased liability																	
FDC	878	Shamel Ash	34					34	50	14	23		754	3	2-3	3	Remove	

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	Decay on multiple branch cuts									17	15	16						
FDC	879	Shamel Ash	27.5					27.5	51	15	16	1164	2-3	2-3	2-3	Preserve	Prune deadwood and re-evaluate	
	Decay at upper canopy branch cuts									18	27	16						
FDC	880	Shamel Ash	39					39	52	29	32	2332	2-3	2-3	3	Preserve	Reevaluate embrace if keeping	
	Multiple areas of included bark, good health and vigor									30	18							
FDC	881	Mexican Fan Palm	18.5					18.5	27	8	8	201	1-2	1-2	1-2	Preserve		
	Good health and vigor									8	8							
FDC	882	Brisbane Box	17					17	38	11	16	531	2	2	2	Preserve		
	Good health and vigor									12	13							
FDC	883	Brisbane Box	20.5					20.5	36	14	12	415	2-3	3	2-3	Preserve	Prune to rebalance canopy	
	Lean but balanced									11	9							
FDC	884	Indian Laurel Fig	38					38	43	16	16	707	2-3	2-3	2-3	Preserve	Remove ivy and re-evaluate branch union for risk	
	Epiphytic growth of English Ivy, infested with possible tent camp caterpillars, possible included bark at stem union									13	15							
FDC	885	Southern Magnolia	10.5					10.5	13	11	11	380	3	2-3	3	Remove		
	Retrenchment									11	11							
FDC	886	Southern Magnolia	9					9	13	8	6	177	3	2-3	2-3	Remove		
	Retrenchment, needs irrigation									8	8							
FDC	887	Queen Palm	11					11	13	4	12	227	2-3	2-3	2-3	Preserve		
	Offset canopy, bigger is fair									5	13							
FDC	888	Indian Laurel Fig	33.5					33.5	38	14	19	683	3	2-3	3	Remove		
	Fungus at flair, vigor fair									14	12							
FDC	889	Indian Laurel Fig	37					37	38	14	16	730	3	2-3	3	Remove		
	Fungus at flair, vigor fair									14	12							
FDC	890	Indian Laurel Fig	53.5					53.5	37	12	13	660	3	2-3	3	Remove		
	Senescent specimen, week									19	14							
FDC	891	Indian Laurel Fig	37.5					37.5	38	13	16	855	3	2-3	3	Remove		
	Senescent specimen with decay, fungus at flare									19	18							
FDC	892	Green Ash	10					10	30	11	10	380	2	2	2	Preserve		
	Good health and vigor									13	10							
FDC	893	Magenta Milli Pilli	8	8	8.5			24.5	31	12	11	380	2-3	3	3	Preserve	Re-evaluate and brace that's needed	
	Good form and vigor, next to building, multi stem									10	11							
FDC	894	Brazilian Pepper	43.5					43.5	31	13	18	855	2-3	2-3	2-3	Preserve		
	Senescent specimen with fair vigor									17	18							
FDC	895	South African Plum	15					15	15	10	8	283	2	2	2	Preserve		
	Good reform and vigor									10	11							

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FDC	896	Red River Gum	12					12	45	9	16	8	330	2	2-3	2-3	Preserve	
	Good vigor, mean										11	6						
FDC	897	Peppermint Tree	17					17	31	13	14	11	452	3	3	3	Remove	
	Lean, large tinker in stem										10							
FDC	898	Lemon Scented Gum	18					18	78	23			1923	2	2	2	Preserve	
	Good form and vigor										26	30						
FDC	899	Red River Gum	19.5					19.5	51	18	16	14	779	3	2-3	3	Remove	
	Decreased canopy development, included bark, decay, failed branch										15							
FDC	900	Chinese Elm	15					15	28	19	19	16	1385	2-3	2-3	2-3	Preserve	
	Some dieback noted										29	20						
FDC	901	Western Sycamore	19.5					19.5	44	24			1320	3	2-3	3	Remove	
	Indications of borders noted, multiple small canker on stem, vigor fair to poor, exit hole 1-2mm										20	15						
FDC	902	African Fern Pine	33					33	63	27	23	12	1134	2	2-3	2-3	Preserve	
	Good form and vigor, multi stem with good branch union										14							
FDC	903	African Fern Pine	41					41	52	24	17	16	1288	2	2-3	2-3	Remove	
	Multi stemmed, near building, fair vigor with fair to poor branch unions with included bark										24	24						
FDC	904	Peppermint Tree	17.5					17.5	25	13	6	7	254	3	2-3	2-3	Remove	
	Retrenchment, decreased aesthetics, lean with poor scaffolding										10							
FDC	905	Peppermint Tree	17					17	24	8	8	13	314	3	3	3-4	Remove	
	Lean with possible internal decay, increased liability										11							
FDC	906	Brazilian Pepper	14	13				27	21	9	11	10	298	3	2-3	3	Remove	
	Chlorosis in foliage, senescent, multiple areas of decay with indications of termites										9	9						
FDC	907	Weeping Bottlebrush	19					19	21	12			346	2-3	2-3	2-3	Preserve	
	Fair vigor, codominant stems are fused										5	14						
FDC	908	Rubber Fig	11	10.5	8			29.5	31	16	16	19	989	2	2-3	2-3	Preserve	Re-evaluate for bracing if keeping
	Good vigor formal Co dominant stems with poor union										20							
FDC	909	Chinese Juniper	12					12	21	4	8	11	201	3	3	2-3	Remove	
	Cavity in stem, poor form										9							
FDC	910	Brazilian Pepper	34.5					34.5	35	18	16	11	779	2-3	2-3	3	Remove	
	Large area of decay at flare										18	18						
FDC	911	Lemon Scented Gum	18.5					18.5	90	24	10	18	1734	2	2	2-3	Preserve	
	Good form and vigor										42							
FDC	912	Lemon Scented Gum	29					29	88	30	25	21	1963	2	2	2-3	Preserve	
	Good form and vigor										24							

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FDC	913	Indian Laurel Fig	35					35	47	24	20	21	1697	2-3	2-3	3	Preserve	
	Fair health and vigor, senescent specimen, large unclosed branch cuts, decay at flare									28								
FDC	914	Indian Laurel Fig	35.5					35.5	46	16	21	17	1017	2-3	2-3	3	Remove	
	Senescent specimen, decay at flare, vigor OK									18								
FDC	915	Indian Laurel Fig	28.5					28.5	43	15	12	13	660	2-3	2-3	2-3	Preserve	Perform nest survey if removing
	Senescent specimen, fair form and vigor, nest in tree									18								
FDC	916	Indian Laurel Fig	36.5					36.5	46	30	23	16	1520	2-3	2-3	2-3	Preserve	
	Senescent specimen, large branch cut on lower stem									19								
FDC	917	Brazilian Pepper	28					28	32	8	16	16	551	2-3	2-3	3	Remove	
	Large codominant limb removed with decay present, water sprouting, senescent specimen with poor branch attachment									13								
FDC	918	Brazilian Pepper	12	9	5.5	12		38.5	29	20	18	18	962	2-3	3	3	Remove	
	Included bark, increased liability, multi stem with good vigor, may keep it braced and reevaluated									14								
FDC	919	Shamel Ash	5.5	3.5	6			15	43	7	12	10	363	2	3	2-3	Preserve	Trim to subordinate codominant stem
	Good vigor, young with included bark									14								
FDC	920	Brazilian Pepper	24.5					24.5	36	13	14	11	434	3	2-3	3	Remove	
	Broken branch, cavity in stem with indication of termites, large branch cut									9								
FDC	921	Brazilian Pepper	39					39	39	12	18	17	855	2-3	2-3	3	Remove	
	Poor branch union, increased liability									19								
FDC	922	Brazilian Pepper	31					31	43	12	16	18	615	2-3	2-3	2-3	Remove	
	Multiple large branch cuts, indication of termites, poor prognosis									10								
FDC	923	Brazilian Pepper	33					33	44	15	16	15	881	2-3	3	3	Remove	
	Internal decay with indication of termites, increased liability									21								
FDC	924	Shamel Ash	28					28	48	29	33	24	2506	3	2-3	3	Remove	
	Multiple areas of decay at branch cuts in upper canopy, poor prognosis									27								
FDC	925	Southern Magnolia	6					6	13	6	8	7	143	3	2-3	2-3	Remove	
	Severe retrenchment, large longitudinal stem canker									6								
FDC	926	Southern Magnolia	12					12	16	12	11	10	346	3	2-3	2-3	Remove	
	Moderate to severe retrenchment, blooming									9								
FDC	927	Edible Fig	7	6	7			20	17	5	9	12	227	3	2-3	2-3	Remove	
	For scaffolding, senescent									8								
FDC	928	Brisbane Box	20					20	44	16	17	17	934	2-3	2	2-3	Preserve	
	Good form and vigor, minor tinker nodded									19								
FDC	929	Indian Laurel Fig	46.5					46.5	48	30	15	16	1661	2-3	2-3	3	Preserve	Reevaluate and brace if keeping
	Good form and vigor, included bark									31								
FDC	930	Mayten Tree	11.5					11.5	29	7	10	9	298	3	3	2-3	Remove	
	Decline, internal decay, alternating branching, computing canopies									13								

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FDC	931	Mayten Tree	11.5					11.5	29	13	12	5	363	3	3	2-3	Remove	
	Decline, internal decay, alternating branching, computing canopies										13							
FDC	932	Mayten Tree	12					12	32	7	16	9	452	3	3	2-3	Remove	
	Decline, internal decay, alternating branching, competing canopies										16							
FDC	933	Mayten Tree	11.5					11.5	32	11	14	7	363	3	3	2-3	Remove	
	Decline, internal decay, alternating branching, competing canopies, termites										11							
FDC	934	Mayten Tree	10.5					10.5	31	7	7	9	254	3	3	2-3	Remove	
	Decline, internal decay, alternating branching, termites										7							
FDC	935	Indian Laurel Fig	37					37	49	30	22	30	2375	2-3	2-3	3	Preserve	Reevaluate and brace if keeping
	Included bark, good form and vigor										28							
FDC	936	Narrow Leaved Ash	9					9	25	12	13	12	415	2	1-2	1-2	Preserve	Treat infection if keeping
	Good form and vigor with indication of bacterial infection, possible black soot mold										9							
FDC	937	African Fern Pine	21					21	52	19	18	21	1225	2	2	2-3	Preserve	
	Good form and vigor, near building										21							
FDC	938	Indian Laurel Fig	37.5					37.5	51	24	22	30	2205	2-3	2-3	2-3	Preserve	
	Good form and vigor, large branch cuts										30							
FDC	939	Indian Laurel Fig	36					36	51	28	25	26	2289	2-3	2-3	2-3	Preserve	
	Good form and vigor, large branch cuts, marginal specimen										29							
FDC	940	Blue Jacaranda	9	7				16	28	16	13	17	707	3	2	2-3	Preserve	
	Mild to moderate retrenchment, needs water										14							
FDC	941	Blue Jacaranda	11.5					11.5	21	13	13	16	754	2-3	3	3	Remove	
	Mild to moderate retrenchment, needs water, significant lean										20							
FDC	942	Lemon Scented Gum	20					20	33	16	7	11	397	3	1-3	3	Remove	
	Diseased with poorly developed canopy, codominant stems										11							
FDC	943	Lemon Scented Gum	26					26	95	24	32	23	2462	2-3	2	2-3	Preserve	
	Good form and vigor, obscured crotch										33							
FDC	944	Tulip Tree	19					19	49	19	17	17	855	2-3	2-3	3	Remove	
	Fair vigor, termite infested, poor prognosis										13							
FDC	945	Shamel Ash	8					8	26	14	8	10	491	2-3	2	2-3	Preserve	Prune internal branch with cavity
	Poor scaffolding										18							
FDC	946	Siberian Elm	18					18	32	17	14	13	683	3	2-3	3	Remove	
	Internal decay, minor retrenchment, stained bark										15							
FDC	947	Siberian Elm	22.5					22.5	33	15	11	9	415	3	2-3	3	Remove	
	Retrenchment noted, decline, decay at flare										11							
FDC	948	Peruvian Pepper	18.5					18.5	35	17	19	17	989	2-3	3	3	Preserve	Prune branch with included bark in crotch
	Good form and vigor, included bark on SE branch										18							

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FDC	949	Weeping Fig	28.5					28.5	29	18	19	17	907	2-3	2-3	2-3	Preserve	Clean canopy
	Dense canopy, lean, good vigor										14							
FDC	950	American Sweetgum	23					23	51	19	26	17	1385	3	2-3	2-3	Remove	
	Disease, retrenchment noted, girdling roots										22							
FDC	951	Camphor	15					15	35	18	23	21	1134	3	2-3	2-3	Remove	
	Decline, moderate retrenchment, decay that flare										14							
FDC	952	Chinese Juniper	10.5					10.5	17	7	8	4	189	2	2-3	2-3	Preserve	
	Good vigor, included bark, low liability										12							
FDC	953	Chinese Juniper	7	6	7.5	7.5		28	17	11	17	3	314	2	2-3	2-3	Preserve	
	Good vigor, included bark, low liability										9							
FDC	954	American Sweetgum	16					16	44	14	19	16	829	3	2-3	2-3	Remove	
	Diseased leaves, minor retrenchment, treat infection, deep cavity										16							
FDC	955	American Sweetgum	16					16	51	14	18	15	660	3	2-3	2-3	Remove	
	Multiple points of decay, disease										11							
FDC	956	Shamel Ash	19					19	46	23	27	27	1809	2	2	2	Preserve	
	Good form and vigor, leaf tip burn										19							
FDC	957	Shamel Ash	30.5					30.5	64	25	23	27	2082	2-3	2	2	Preserve	
	Good form and vigor, minor decay in upper canopy										28							
FDC	958	Shamel Ash	20.5					20.5	65	18	17	25	1075	3	2-3	3	Remove	
	Diseased, sweep lean, minimal to moderate retrenchment										14							
FDC	959	Green Ash	27					27	57	12	14	8	452	3	2-3	3-4	Remove	
	Decay in red crown, borers										14							
FDC	960	Siberian Elm	33.5					33.5	31	39	30	36	3630	3	2-3	3-4	Remove	
	Multiple areas of decay, hazardous, borer holes										31							
FDC	961	Brisbane Box	8.5					8.5	59	9	9	10	283	3	2-3	3	Remove	
	Significant retrenchment, exfoliation										10							
FDC	962	Brisbane Box	9.5					9.5	21	7	7	8	177	3	2-3	2-3	Remove	
	Severe retrenchment										8							
FDC	963	Brisbane Box	10					10	15	11	10	10	363	3	2-3	2-3	Remove	
	Moderate retrenchment										12							
FDC	964	Brisbane Box	12.5					12.5	22	12	15	12	531	3	2-3	2-3	Remove	
	Poor vigor and moderate retrenchment, lean										13							
FDC	965	Strawberry Tree	8.5					8.5	24	6	9	9	165	3	2-3	2-3	Remove	
	Decline with severe retrenchment, large tanker										5							
FDC	966	Brisbane Box	5.5					5.5	13	7	5	7	143	3	2-3	2-3	Remove	
	Severe retrenchment										8							

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FDC	967	Swiss Floss	5	5	3.5	3.5			17	30	17	14	8	415	3-4	3	3-4	Remove		
	Severe retrenchment, almost dead										7									
FDC	968	China Doll Tree	7.5						7.5	38	18	14	12	452	2-3	3	3	Remove		
	Inappropriate location, near building, poor growth form										4									
FDC	969	Brazilian Pepper	27						27	39	12	13	19	855	2-3	2-3	3	Remove	Trim to remove hazardous branch	
	Lean with decay at flare on opposing side, increased liability										22									
FDC	970	Lemon Scented Gum	25						25	86	31	36	39	3792	2	2	2-3	Preserve		
	Good form and vigor, history of branch breakage, hazardous										33									
FDC	971	Lemon Scented Gum	18.5						18.5	75	31	20	24	1885	2-3	2	2-3	Preserve		
	Unclosed branch cut, good form and vigor										23									
FDC	972	Lemon Scented Gum	18.5						18.5	74	19	28	24	2082	2-3	2	2-3	Preserve		
	Unclosed branch cut, good form and vigor										32									
FDC	973	Lemon Scented Gum	22.5						22.5	84	30	14	16	1554	2-3	2	2-3	Preserve		
	Unclosed branch cut, good form and vigor, water sprouting										29									
FDC	974	Chinese Juniper	10	10.5					20.5	21	7	18	17	434	2-3	3	2-3	Preserve		
	Next to building, lean										5									
FDC	975	Green Ash	20						20	43	18	21	16	1046	3	2-3	3	Remove		
	Minor retrenchment, stained bark, decay on central stem, included bark with codominant stems										18									
FDC	976	Blue Jacaranda	13.5						13.5	31	13	18	21	907	2-3	2	2	Preserve		
	Good form and vigor, decayed structural root										16									
FDC	977	Shamel Ash	21						21	54	17	21	29	1697	2-3	2-3	2-3	Preserve		
	Good form and vigor, poorly trimmed										26									
FDC	978	Green Ash	19						19	37	10	16	16	638	3	2-3	3	Remove		
	Severe retrenchment, decline, indication of termites in cavities on stem										15									
FDC	979	Brazilian Pepper	12						12	27	15	16	13	615	2	2	2	Preserve	Trim to mitigate hazard	
	Good form and bigger, field branch										12									
FDC	980	Lemon Scented Gum	24						24	73	30	16	17	1697	3	2-3	3	Remove		
	Decay at branch union, large canker in upper canopy										30									
FDC	981	Shiny Xylosma	10.5	10					20.5		9	18	15	491	3	2-3	3	Remove		
	Stained wood, indication of termites, codominant stem										8									
FDC	982	Carrotwood	6.5	13	5				24.5	30	13	9	15	572	2-3	2-3	2-3	Preserve	Reevaluate post development if keeping	
	Unclosed branch cut, included bark										17									
FDC	983	Lemon Scented Gum	28						28	80	21	22	19	1418	2-3	2-3	2-3	Preserve	trim off cankerous limb	
	Marginal specimen but still has years of service																			



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	Good form and vigor									11	13	11							
FDC	1000	Canary Island Pine	13.5					13.5	58	7	7	8	165	3	2-3	2-3		Remove	
	Indication of borrows noted, exudation observed									7	7								
FDC	3003	Red River Gum	15					15	42	25	10	27	1385	1-2	1-3	2-3		Preserve	
	Lean, good vigor									7	22								
FDC	3004	Myoporum	5					5	21	7	9	2	79	2-3	1-3	2-3		Remove	
	Poor form, Vigor ok, upper canopy deadwood mild to moderate, decreased aesthetics									5	6	5							
FDC	3005	Myoporum	4	3	4.5			11.5	21	5	2		79	2-3	2-3	2-3		Remove	
	Upper canopy deadwood mild to moderate, decreased aesthetics									4									
FDC	3006	Mexican Fan Palm	14					14	14	5	5		79	2	2	2		Remove	
	On fence line, poor location									5	5								
FDC	3007	Mexican Fan Palm	14					14	14	5	5		79	2	3	2		Remove	
	On fence line, good vigor, can preserve if fence is removed									5	5	5							

Golf Course	1001	Paperbark	12					12	39	13	13	9	415	2	2	2		Preserve	
	Squirrel burrows, good form and vigor, tent caterpillars									10	11	12							
Golf Course	1002	Paperbark	11					11	37	10	10		434	2	2	2		Preserve	
	Good form and vigor									15									
Golf Course	1003	Red Ironbark	17					17	43	10	13	14	471	3-4	3-4	3-4		Remove	
	Retrenchment, elevated failure risk, lean, moderate to severe upper canopy deadwood, soil lift									12									
Golf Course	1004	Lemon Scented Gum	21					21	87	23	14	14	1017	3	2	3-4		Remove	Re-evaluate to keep
	Memorial tree, canker at flare, good vigor									21									
Golf Course	1005	Mexican Fan Palm	14					14	64	3	2	2	20	2	2-3	2		Preserve	
	Clustered stems, good form and vigor									3	3								
Golf Course	1006	Mexican Fan Palm	13					13	48	3	2	2	20	2	2-3	2		Preserve	
	Clustered stems, good form and vigor									3	3								
Golf Course	1007	Mexican Fan Palm	13					13	46	5	5	5	79	2	2-3	2		Preserve	
	Clustered stems, good form and vigor									5	5								
Golf Course	1008	Mexican Fan Palm	13					13	47	2	2	3	20	2	2	2		Preserve	
	Good form and vigor									2	3								
Golf Course	1009	Silver Dollar Gum	15					15		8	15	12	434	4	3	3-4		Remove	
	Moderate dieback, decreased aesthetics									12									
Golf Course	1010	Chinese Flame Tree	13					13	27	15	13	11	531	2-3	3	2-3		Preserve	Re-evaluate to keep
	Cankers at root crown, leaf tip burn, gummosis									13									
Golf Course	1011	Silk Oak Tree	15					15	66	9	7	13	346	2	2	2-3		Preserve	
	Good form and vigor, gummosis									13									

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Golf Course	1012	Red River Gum	10						10		4	7	5	95	2-3	2	2	Preserve	Trim deadwood, treat soil
		Retrenchment, soil compaction likely										6							
Golf Course	1013	Goodding's Willow	10	10					20	35	14	21	27	1194	3-4	3	3	Remove	
		Fallen tree, retrenchment										16							
Golf Course	1014	Red Ironbark	19						19	33	8	10	9	254	2	2	3	Remove	
		Topped, decreased aesthetics, Vigor fair										9							
Golf Course	1015	Shamel Ash	6						6	24	5	7	6	104	3	2	2	Remove	
		Leaf tip burn, central longitudinal canker										5							
Golf Course	1016	Blue Jacaranda	4						4	21	4	6	4	79	3	2	2-3	Remove	
		Weed wacker damage, moderate to severe dieback										6							
Golf Course	1017	River She-oak	8						8	24	12	8	11	346	1-2	2	2	Preserve	
		Good form and vigor										11							
Golf Course	1018	African Sumac	8						8	29	11	14	6	363	2	2	2	Preserve	
		Good form and vigor										12							
Golf Course	1019	Red Ironbark	19						19	47	25	20	19	1590	2	2	2	Preserve	Prune deadwood
		Good form and vigor, minor dieback										26							
Golf Course	1020	Blue Jacaranda	7						7	30	11	7	15	434	2-3	2	2	Preserve	Prune deadwood
		Root crown cankers, competing canopy										14							
Golf Course	1022	Canary Island Palm	9						9	2	10	6	6	201	2	3	3	Remove	
		Good form and vigor, on fence line										10							
Golf Course	1023	Green Ash	20						20	57	19	16	17	907	3	2-3	2-3	Remove	
		Leaf tip burn, Canker on flare, moderate dieback										16							
Golf Course	1024	Silver Dollar Gum	20						20	65	20	16	22	1320	2-3	3	3	Remove	
		Lean with flare canker, multiple failed branches, elevated risk										24							
Golf Course	1025	Mexican Fan Palm	15						15	48	5	3	4	50	1-2	2	2	Preserve	
		Good form and vigor										4							
Golf Course	1026	River She-oak	11						11	57	7	8	7	177	3	2-3	2-3	Remove	
		Good form and vigor, severe flare canker										8							
Golf Course	1027	Red River Gum	20						20	38	12	7	10	363	3	2-3	3	Remove	
		Codominant stems with split at crotch, epicormic sprouts										14							
Golf Course	1028	Western Sycamore	8						8	21	8	10	10	240	3	3	2-3	Remove	
		Severe upper canopy deadwood, retrenchment										7							
Golf Course	1029	Lemon Scented Gum	7						7		6	17	16	510	2	2	2	Preserve	
		Unbalanced canopy, decreased aesthetics										12							
Golf Course	1030	River She-oak	4						4	14	3	5	3	38	1-2	2	2	Preserve	
		Ball damage, immature										3							
Golf Course	1031	River She-oak	8						8	41	15	6	6	298	2	2	2	Preserve	
		Split in bark, good form and vigor										12							

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Golf Course	1032	Red River Gum	6					6	39	18	5	11	471	2	2	2	Preserve	
		Good form and vigor									15							
Golf Course	1033	River She-oak	4					4	18	5	5	5	79	1-2	2	2	Preserve	
											5							
Golf Course	1034	Peruvian Pepper	10					10	33	14	14	13	638	2	2	2	Preserve	
		Good form and vigor, irregular form									16							
Golf Course	1035	Red Ironbark	23					23	78	11	16	15	683	2-3	2	3	Remove	
		Included bark, increased failure risk, sapling growing in crotch									17							
Golf Course	1036	Chinese Elm	8					8	20	18	15	18	730	2	2	2	Preserve	
		Good form and vigor, minor lean									10							
Golf Course	1037	Canary Island Pine	20					20	64	22	20	19	1485	2	1-2	2	Preserve	
		Good form and vigor									26							
Golf Course	1038	Red Ironbark	18					18	59	28	21	16	1590	2	2	2-3	Preserve	Prune for safety
		Broken limb, moss									25							
Golf Course	1039	Red Ironbark	22					22	60	14	12	25	989	3	3	3	Remove	
											20							
Golf Course	1040	Silk Oak Tree	10					10	38	15	14	15	572	2	3	3	Remove	
		Failed branch at mid-stem, large scar									10							
Golf Course	1041	Tipu Tree	7					7	23	12	15	13	551	3	3	2	Remove	
		Canker at flare, good vigor, gummosis									13							
Golf Course	1042	Aleppo Pine	11					11	17	7	6	10	165	3	2	3	Remove	
		Needles in pairs, lean, large canker at flare									6							
Golf Course	1043	Peruvian Pepper	30					30	38	17	21	20	1288	2	2	2	Preserve	
		Good form and vigor									23							
Golf Course	1044	Peruvian Pepper	25					25	38	15	9	18	804	2-3	2	2	Preserve	Strategic prune for safety
		Cavity in limb to east									22							
Golf Course	1045	Canary Island Pine	18					18	52	10	10	8	380	1-2	2	2	Preserve	
		Good form and vigor									16							
Golf Course	1046	Canary Island Pine	21					21	66	13	20	24	1164	1-2	2	2	Preserve	
		Good form and vigor									20							
Golf Course	1047	Indian Laurel Fig	48					48	63	27	24	31	2641	2-3	2	2	Preserve	Treat mold
		Black soot mold, good form and fair vigor									34							
Golf Course	1048	Western Sycamore	9					9	15	1	1	4	16	3-4	2	3	Remove	
		Severe decline									3							
Golf Course	1049	River She-oak	6					6	36	9	6	8	189	2	2	2	Preserve	
		Good form and vigor									8							
Golf Course	1050	River She-oak	12					12	44	5	11	7	240	3	2-3	3	Remove	Can keep if braced and re-evaluated
		Codominant stems, included bark									12							

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Golf Course	1051	Black Alder	8					8	25	8	7	5	143	3	2	3	Remove	
		Failed branch, severe cavity									7							
Golf Course	1052	Western Sycamore	15					15	27	6	7	6	143	3	3	3	Remove	
		Severe dieback, canker covers half the stem									8							
Golf Course	1053	Peruvian Pepper	38					38	36	16	23	27	1734	3	3	3	Remove	
		Patches of fungal bodies (poss. ink capped mushrooms) at root crown									28							
Golf Course	1054	Peruvian Pepper	13					13	32	15	9	11	491	2-3	2	2-3	Preserve	
		Epicormic sprouters at base. Fair vigor									15							
Golf Course	1055	River She-oak	6	4				10	36	8	6	8	143	2	2-3	2-3	Preserve	Subordinate codominant stem
		Codominant stems, good vigor									5							
Golf Course	1056	River She-oak	5	3				8	35	6	2	5	57	1-2	2	2-3	Preserve	Subordinate codominant stem
		Codominant stems, good vigor									4							
Golf Course	1057	River She-oak	7	8				15	36	9	8	10	314	1-2	2	2	Preserve	Subordinate codominant stem
		Codominant stems, good vigor									13							
Golf Course	1058	Peruvian Pepper	29					29	45	16	25	14	1256	2	2	2	Preserve	
		Good form and vigor									25							
Golf Course	1059	Aleppo Pine	16					16	29	2	20	17	415	3	3	3	Remove	
		Competing canopy, lean, termites, large longitudinal canker on stem									7							
Golf Course	1060	Aleppo Pine	22					22	39	14	28	18	754	2-3	3	3	Remove	
		Severe lean, raised root crown									2							
Golf Course	1061	Aleppo Pine	10					10	20	22	20	8	730	2	2-3	3	Remove	
		Severe lean, raised root crown									11							
Golf Course	1062	Indian Laurel Fig	26	20				46	66	36	35	30	3471	2-3	2-3	3	Preserve	Prune: rebalance canopy
		Offset canopy									32							
Golf Course	1063	Red River Gum	27					27	59	15	27	32	2164	2	2	2	Preserve	
		Good form and vigor									31							
Golf Course	1064	Peruvian Pepper	24	14				38	51	15	17	18	1194	2	3	3	Remove	Urgent removal of main limb to south for safety
		Marginal tree, good vigor, large cavity in limb to south, urgent removal									28							
Golf Course	1065	Western Sycamore	14					14	46	18	8	16	594	2	2	2	Preserve	
		Fair form and vigor									13							
Golf Course	1066	Western Sycamore	16					16	50	13	17	13	779	2-3	2	2	Preserve	
		Fair form and vigor									20							
Golf Course	1067	Western Sycamore	15					15	48	17	12	9	531	3	3	2-3	Remove	
		Deep cavity at branch union									14							
Golf Course	1068	Western Sycamore	8					8	23	5	7	8	189	2-3	2-3	2	Remove	Can preserve if re-evaluated
		Fair form and vigor, weed wacker damage, cavity in stem - colony									11							
Golf Course	1069	Western Sycamore	12					12	28	13	7	10	415	2	2	2	Preserve	
		Fair form and vigor									16							

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Golf Course	1070	Western Sycamore	13						13	37	12	9	13	531	2	2	2	Preserve		
	Fair form and vigor											18								
Golf Course	1071	Peruvian Pepper	18						18	32	13	14	15	638	1-2	2	2	Preserve		
	Good form and vigor											15								
Golf Course	1072	Red Ironbark	30						30	55	19	22	17	1225	3	3	3	Remove		
	Failed major stem											21								
Golf Course	1073	Peruvian Pepper	20						20	37	14	12	15	638	3	3	2-3	Remove		
	Large cavity in main stem											16								
Golf Course	1074	Peruvian Pepper	15						15	28	12	13	12	531	2	2	2	Preserve		
	Good vigor, small cavity in flare											15								
Golf Course	1075	Red Ironbark	28						28	44	9	22	27	1046	3	3	3	Preserve	Prune: structural pruning to rebalance canopy	
	Fair vigor, couple of failed branches, offset canopy balance											15								
Golf Course	1076	Aleppo Pine	13						13	25	6	10	20	415	3	3	3	Remove		
	Poor flare development, sparse canopy, decline											10								
Golf Course	1077	Aleppo Pine	17						17	43	21	18	23	1320	2	2	2	Preserve		
	Good form and vigor											20								
Golf Course	1078	Green Ash	18						18	61	23	16	22	1352	2-3	2	2-3	Preserve		
	Good form and vigor, slight lean, limited root crown decay											22								
Golf Course	1079	Lemon Scented Gum	16						16	55	16	4	22	1017	2	2	3	Preserve	Prune: rebalance canopy	
	Good form and vigor, minor weed wacker damage											30								
Golf Course	1080	Lemon Scented Gum	8						8	35	11	1	6	165	2	2	2-3	Preserve	Trim deadwood	
	Fair form and vigor, failed branch, dead branch											11								
Golf Course	1081	Lemon Scented Gum	10						10	33	14	3	11	434	3	3	3	Remove		
	Large canker											19								
Golf Course	1082	Aleppo Pine	18						18	38	14	18	20	804	2-3	2	2	Preserve	Prune and treat	
	Good form and vigor, dieback											12								
Golf Course	1083	Aleppo Pine	36						36	75	20	23	18	1225	3	2-3	3	Remove		
	Severe decline											18								
Golf Course	1084	Green Ash	22						22	59	22	23	22	1661	3	2	2	Remove		
	Decline, fungal fruiting bodies, upper canopy deadwood											25								
Golf Course	1085	Aleppo Pine	26						26	62	20	14	22	1017	3	2	2	Remove		
	Sparse canopy, decline											16								
Golf Course	1086	Green Ash	20						20	60	15	23	13	804	3	3	2-3	Remove		
	Severe decline											13								
Golf Course	1087	Green Ash	20						20	39	20	16	18	989	2	2	2	Preserve		
	Good to fair form and vigor, leaf tip burn											17								
Golf Course	1088	Red Ironbark	29						29	70	25	17	16	1520	2	2	2	Preserve		
	Good form and vigor, minor upper canopy deadwood											30								

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Golf Course	1089	Aleppo Pine	15					15	36	9	8	11	314	2-3	2-3	2	Preserve	re-evaluate and treat
		Gummosis, browning canopy, decline									12							
Golf Course	1090	Port Orford Cedar	10					10	31	9	8	9	269	1-2	1-2	2	Preserve	
		Good form and vigor									11							
Golf Course	1091	Red Ironbark	26					26	66	14.5	33	23.5	2123	2	3	3	Remove	
		Major failed branch									33							
Golf Course	1092	Aleppo Pine	18					18	43	12	19	23	1003	3	3	3	Remove	
		Hollowed stem, failed branch									17.5							
Golf Course	1093	Manna Gum	14					14	33	6	4	7.5	138	4	3	3	Remove	
		Severe decline									9							
Golf Course	1094	Red River Gum	28					28	62	20.5	12	14.5	804	2	2	2	Preserve	Prune: Clean canopy
		Topped, water sprouting									17							
Golf Course	1095	Green Ash	14					14	43	20.5	19.5	8.5	779	4	3	3	Remove	
		Severe decline, termites									14.5							
Golf Course	1096	Silk Oak Tree	13					13	47	10.5	10.5	9.5	389	2	2	2	Preserve	
		Good form and vigor									14							
Golf Course	1097	Aleppo Pine	23					23	43	5.5	17	26	718	3	3	3	Remove	
		Hollowed stem, failed branch									12							
Golf Course	1098	Green Ash	22					22	51	10	14	16.5	531	3	3	3	Remove	
		Hollowed stems									11.5							
Golf Course	1099	Red River Gum	24					24	52	20	18	20	948	3	3	3	Remove	
		Excess lean, vigor fair									11.5							
Golf Course	1100	Paperbark	7	6				13	14	8	8	8	165	2	2	2	Preserve	
		Minor distress									5							
Golf Course	1101	Paperbark	13					13	34	12.5	9	9.5	322	1-2	2	2	Preserve	
		Good form and vigor									9.5							
Golf Course	1102	Paperbark	9	7	11			27	35	8	6.5	11.5	276	1-2	2	2	Preserve	
		Good form and vigor									11.5							
Golf Course	1103	Paperbark	14					14	32	9	7	8.5	227	1-2	2	2	Preserve	
		Good form and vigor									9.5							
Golf Course	1104	Paperbark	8	8	7	6		29	35	12	8	7	346	2	2-3	2	Preserve	
		Codominant stems with included bark. Low risk									15							
Golf Course	1105	Paperbark	17					17	35	9	7.5	11	254	2	2	2	Preserve	
		Good form and vigor									8.5							
Golf Course	1106	Port Orford Cedar	8	5	5	4		22	19	7.5	5.5	11	207	2	2	3	Preserve	Prune: rebalance
		Lean, low risk									8.5							
Golf Course	1107	Green Ash	24					24	54	26	17.5	18.5	1401	2	3	2-3	Remove	
		Large cavity in crotch, small fig seedling, moderate upper canopy deadwood									22.5							

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Golf Course	1108	Green Ash	20					20	45	17.5	6.5	17	683	3	3	3	Remove	
	Multiple failed branches																	
Golf Course	1109	Silk Oak Tree	7					7	33	7	8	9.5	207	2-3	3	3	Remove	
	Failed codominant stem. Gummosis, fair vigor, poor prognosis																	
Golf Course	1110	Silk Oak Tree	7					7	37	10.5	6	5.5	189	3	2	2	Remove	
	Diseased, multiple cankers																	
Golf Course	1111	Red Ironbark	30					30	73	18.5	19.5	23.5	1336	3	3	2	Remove	
	Senescent, gummosis																	
Golf Course	1112	Silk Oak Tree	11					11	44	13	6.5	4.5	240	2	2	2	Preserve	
	Fair form and vigor																	
Golf Course	1113	Silk Oak Tree	6					6	30	7.5	8	9	201	2	2	2	Preserve	
	Good form and vigor, unclosed branch cut with minor decay																	
Golf Course	1114	Red Ironbark	15					15		13	19.5	18	1089	2	2	2	Preserve	
	Good form and vigor																	
Golf Course	1115	Peruvian Pepper	4	5				9	14	7.5	6	9.5	201	1-2	2	2	Preserve	
	Good form and vigor																	
Golf Course	1116	Red River Gum	9					9	58	7.5	4.5	9.5	183	3	2-3	2-3	Remove	
	Large stem canker																	
Golf Course	1117	Red River Gum	15					15	62	6.5	4.5	9.5	143	2	2	2	Preserve	
	Weed wacker damage, mild upper canopy deadwood																	
Golf Course	1118	River She-oak	5	3				8	29	7.5	7	7	148	1-2	1-2	2	Preserve	
	Good form and vigor																	
Golf Course	1119	Lemon Scented Gum	19					19	70	29	26	15	1679	2	2	2	Preserve	Re-evaluate to keep for risk failure
	Good form and vigor, weed wacker damage																	
Golf Course	1120	Tipu Tree	15					15	36	17.5	12	15	638	3	2-3	2-3	Remove	
	Girdling root, large area stem decay																	
Golf Course	1121	Silk Oak Tree	9					9	32	14	10	13.5	510	2	2	2	Preserve	
	Squirrel burrows, good form and vigor																	
Golf Course	1122	River She-oak	4	5	5			14	37	8	6	8.5	183	2	3	2	Preserve	Subordinate codominant stem
	Good vigor, codominant stems																	
Golf Course	1123	River She-oak	6					6	33	8	7	6	171	1-2	2	2	Preserve	
	Good form and vigor																	
Golf Course	1124	Aleppo pine	16					16	46	13	5	16.5	541	3	2	3	Preserve	Prune and treat
	Poor flare development, decreased aesthetics, fair vigor																	
Golf Course	1125	Willow Acacia	7	5				12	32	14	6	7	346	2	2	2	Preserve	
	Good form and vigor, squirrel burrows in root crown																	
Golf Course	1126	Aleppo Pine	20					20	37	15	18	19	1164	2	3	3	Remove	
	Excess lean, squirrel burrows in root crown																	

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Golf Course	1127	Silk Oak Tree	8					8	36	10.5	10	9	291	1	2	2	Preserve	
		Good form and vigor									9							
Golf Course	1128	Tipu Tree	12					12	48	20	8	19.5	1003	2-3	3	2	Preserve	
		Sapsucker damage, decay at flare, increased liability									24							
Golf Course	1129	Silk Oak Tree	16					16	65	18	16.5	12	989	3	3	2	Remove	Urgent - remove hanging branch
		Multiple failed branches, hanging branch - hazard									24.5							
Golf Course	1130	Aleppo Pine	14					14	49	7	17.5	19.5	531	2	2	2	Preserve	
		Lean, fair form, good vigor									8							
Golf Course	1131	River She-oak	9					9	24	19	12.5	12	672	1-2	2	2	Preserve	
		Good vigor, fair form									15							
Golf Course	1132	Green Ash	16					16	49	9.5	12	12.5	314	3	3	2-3	Remove	
		Severe decline									6							
Golf Course	1133	Lemon Scented Gum	8					8	34	15	14	11	638	2	2	2	Preserve	
		Good form and vigor, weed wacker damage, small cankers, squirrel burrows in root crown									17							
Golf Course	1134	River She-oak	7					7	35	4.5	8	10.5	143	1-2	2	2	Preserve	
		Good vigor, sweep lean									4							
Golf Course	1135	Silk Oak Tree	8					8	36	8.5	7	10	247	1-2	2	2	Preserve	
		Good form and vigor, upper canopy deadwood									10							
Golf Course	1136	Lemon scented Gum	13					13	51	8	18	17	594	2-3	2	2-3	Preserve	
		Good vigor, upper canopy deadwood									12							
Golf Course	1137	Lemon Scented Gum	20					20	68	28	19	26	2002	2	2	3	Remove	
		Large canker on structural root, severe gummosis									28							
Golf Course	1138	European Olive	7	7	6			20	18	20	10	11	510	3-4	3	3	Remove	
		Severe retrenchment									10							
Golf Course	1139	Aleppo pine	12	12				24	45	19	12.5	19.5	1017	2	2	2	Preserve	
		Moderate dieback, lower canopy deadwood									21							
Golf Course	1140	River She-oak	7					7	42	10.5	8.5	11	314	2	2	2	Preserve	
		Good form and vigor, canker at lower stem									10							
Golf Course	1141	River She-oak	6					6	23	7	6	6.5	138	2	2	2	Preserve	
		Good form and vigor, squirrel burrows in root crown, mild upper canopy deadwood, weed wacker damage									7							
Golf Course	1142	Queen Palm	16					16	32	7.5	5.5	8	138	2	2	2	Preserve	
		Spike holes, decreased aesthetics, retrenchment, ground squirrel burrows									5.5							
Golf Course	1143	Silver Dollar Gum	16					16	45	13	19	18	767	2	2-3	3	Remove	
		Multiple failed branches									12.5							
Golf Course	1144	Paperbark	19	12	12			43	38	14.5	16	21.5	868	2	2	2	Preserve	Subordinate codominant stem
		Codominant stems									14.5							
Golf Course	1145	Red River Gum	12					12	52	17	12	11	572	2	2	2	Preserve	
		Good form and vigor, some gummosis									14							

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Golf Course	1146	Silver Dollar Gum	8	10	9				27	40	18	24	12	989	2	2-3	2	Preserve	Prune codominant stems for safety
		Good vigor, multi-stemmed										17							
Golf Course	1147	Peruvian Pepper	20	12					32	39	23	17	27.5	1468	3	2-3	3	Remove	
		Severe internal stem decay										19							
Golf Course	1148	Green Ash	21						21	46	17	22.5	20	1272	2	2	2-3	Remove	May keep if re-evaluated with Level 3 Risk assessment
												21							
Golf Course	1149	Blue Gum	8						8	26	13.5	9.5	14	551	3	2	2-3	Remove	
		Decayed lower stem, upper canopy deadwood, insect herbivory										16							
Golf Course	1150	River She-oak	11						11	28	13	8	10.5	406	1-2	2	2	Preserve	
		Good form and vigor										14							
Golf Course	1151	Green Ash	16						16	45	21.5	17	20	1240	3	3	3	Remove	
		Termites, failed branch, diseased upper limbs										21							
Golf Course	1152	Canary Island Pine	8						8	24	13	10	12	415	1-2	2	2	Preserve	
		3-needle pine, good form and vigor										11							
Golf Course	1153	River She-oak	6						6	24	5	5	5	79	2	2	2	Preserve	
		Good form and vigor										5							
Golf Course	1154	Chinese Elm	7						7	28	12	12	20	683	2	2	2	Preserve	
		Fair vigor, upper canopy deadwood										15							
Golf Course	1155	Indian Laurel Fig	8	5	7				20	36	11	12	17	562	2	2	2	Preserve	Treat infection
		Galls, possible gall wasp infection										13.5							
Golf Course	1156	Indian Laurel Fig	4	4	3				11	12	3.5	4	7	67	2	2	2	Preserve	
		Fair vigor, decreased canopy										4							
Golf Course	1157	River She-oak	5						5	26	6	3.5	10	183	3	2	2	Preserve	Treat by removing rope
		Girdling rope, decreased canopy, Strangled, but is embedding rope in tissue										11							
Golf Course	1158	Brazilian Pepper	22						22	43	20	14.5	13	894	3	2	3	Remove	Re-evaluate to keep
		Good vigor, failed upper branch, senescent										20							
Golf Course	1159	Queen Palm	11						11	36	8	8.5	9	207	2	2	2	Preserve	
		Good to fair form and vigor										7							
Golf Course	1160	Brazilian Pepper	22						22	29	12	11	15.5	541	2	2	2	Preserve	
		Epicormic sprouting from branch cuts, squirrel burrows at root crown										14							
Golf Course	1161	Red River Gum	5						5	32	3	5	4	64	3	3	2	Remove	
		Diseased										6							
Golf Course	1162	Brazilian Pepper	14						14	33	12	13.5	18	683	2	2	2	Preserve	
		Failed upper limb										15.5							
Golf Course	1163	Brazilian Pepper	13						13	27	14	8.5	14	562	2	2	2	Preserve	Prune for structure
		Good form and vigor, epicormic basal sprouting										17							
Golf Course	1164	European Olive	7	8	11				26	37	12.5	9.5	18	638	2	2	2	Preserve	
		Multi-stemmed, epicormic sprouting										17							

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Golf Course	1165	Brazilian Pepper	12					12	25	12	12	12	452	2	2	2	Preserve	
	Good form and vigor																	
Golf Course	1166	Queen Palm	14					14	31	6	5.5	8.5	131	2	2	2	Preserve	
	Good form and vigor, spike holes																	
Golf Course	1167	Red River Gum	10					10	32	11	12.5	11.5	371	2	2	2	Preserve	
	Gummosis																	
Golf Course	1168	Red River Gum	21					21	52	16.5	16	16	894	3	3	2	Remove	
	Distressed and weak																	
Golf Course	1169	Brazilian Pepper	6	10	10	9			35	19	13	14	816	2	2	2	Preserve	
	Multi-stemmed, good vigor																	
Golf Course	1170	Red River Gum	12	12	9	11			44	32	25.5	13	1904	2	3	2	Remove	
Golf Course	1171	River She-oak	8					8	40	15	11	11.5	510	1-2	2	2	Preserve	
	Good form and vigor																	
Golf Course	1172	River She-oak	9					9	39	11.5	4.5	6	214	1-2	2	2	Preserve	
	Good form and vigor																	
Golf Course	1173	Tipu Tree	14					14	37	28	21.5	22	1809	2	2	2	Preserve	
	Lean, minor structural root decay, vigor fair																	
Golf Course	1174	River She-oak	10					10	29	7	7	9	214	1-2	2	2	Preserve	
	Good form and vigor																	
Golf Course	1175	River She-oak	8					8	27	11	10.5	10.5	354	1-2	2	2	Preserve	
	Good form and vigor																	
Golf Course	1176	Red Ironbark	24					24	56	22.5	16	17	1060	2-3	2	2	Preserve	Re-evaluate to keep
	Fungal bodies near root crown, vigor fair, squirrel burrows in root crown																	
Golf Course	1177	River She-oak	14					14	48	17	9.5	11.5	562	2	2	2	Preserve	
	Sapsucker damage, good form and vigor																	
Golf Course	1178	River She-oak	12					12	41	15	14.5	11.5	551	2	3	2	Remove	
	Gummosis, vigor fair, weed wacker damage, decay at flare																	
Golf Course	1179	River She-oak	15					15	47	12	10	13	452	2	2	2	Preserve	
	Good form and vigor																	
Golf Course	1180	River She-oak	11					11	40	9.5	8	9.5	240	1-2	2	2	Preserve	
	Good form and vigor																	
Golf Course	1181	Indian Laurel Fig	9					9	20	10	7	11	269	2	2	2	Preserve	Treat infection
	Wasp galls - possible, good form and vigor																	
Golf Course	1182	Brazilian Pepper	23					23	32	15	17	11.5	742	2	2	2	Preserve	Treat termites
	Termites, good form and vigor																	
Golf Course	1183	Red River Gum	16					16	80	40.5	19.5	16.5	1572	2	2	2	Preserve	

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Golf Course	1184	Red River Gum	18						18	77	20	12	17	1104	2	2	2	Preserve	
												26							
Golf Course	1185	Green Ash	17						17	76	16	18	17.5	1017	2	2	2	Preserve	Trim dead limb
												20.5							
Golf Course	1186	Green Ash	22						22	45	18.5	21.5	18	1119	3	3	2	Remove	
												17.5							
Golf Course	1187	Brazilian Pepper	12	13					25	25	15.5	11	9.5	531	2	2	2	Preserve	
												16							
Golf Course	1188	Chinese Elm	7						7	27	11.5	12	13	452	2	2	2	Preserve	
												11.5							
Golf Course	1189	Green Ash	23						23	58	19.5	21.5	22.5	1607	2	2	2	Remove	Re-evaluate to keep
												27							
Golf Course	1190	Brazilian Pepper	10	11					21	29	16.5	15.5	15	791	2	2	2	Preserve	
												16.5							
Golf Course	1191	Indian Laurel Fig	5	4					9	22	8.5	8.5	6	195	3	2	3	Remove	
												8.5							
Golf Course	1192	Red River Gum	17						17	43	20.5	14	20	1240	3	2	2	Remove	
												25							
Golf Course	1193	Red River Gum	20						20	63	30.5	14	16.5	1661	2	2	2	Preserve	
												31							
Golf Course	1194	River She-oak	8						8	45	12	10	12.5	452	1-2	2	2	Preserve	
												13.5							
Golf Course	1195	River She-oak	4	8					12	34	10	7.5	7	234	2	2-3	2	Preserve	Subordinate codominant stem
												10							
Golf Course	1196	River She-oak	5	4	5				14	32	8	7	8.5	201	2	2-3	2	Preserve	Subordinate codominant stem
												8.5							
Golf Course	1197	Weeping Fig	8	6	8	11	7	8	48	30	18	25	20.5	1256	2-3	2-3	2	Preserve	Prune canopy
												16.5							
Golf Course	1198	Red River Gum	10						10	44	10	10	9	415	3	3	2-3	Remove	
												17							
Golf Course	1199	Green Ash	9						9	26	11	13.5	9	291	3	3	3	Remove	
												5							
Golf Course	1200	Port Orford Cedar	13						13	35	12.5	9	9.5	322	1-2	2	2	Preserve	
												9.5							
Golf Course	1201	Silk Oak Tree	4						4	22	7.5	6	7.5	171	1-2	2	2	Preserve	
												8.5							
Golf Course	1202	Black Alder	8						8	31	14.5	4	9	291	3	3	3	Remove	
												11							

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Golf Course	1203	Silver Dollar Gum	32					32	70	31	26.5	38	3140	2	2	2	Preserve	
	Good form and vigor, good specimen											31						
Golf Course	1204	River She-oak	7					7	52	8	5.5	7	171	1-2	2	2	Preserve	
	Good form and vigor											9						
Golf Course	1205	Blue Jacaranda	8					8	33	8	8	10.5	322	2	2	2	Preserve	
	Good form and vigor											14						
Golf Course	1206	Silk Oak Tree	8					8	32	9.5	11.5	11	330	2	2	2	Preserve	
	Good form and vigor											9						
Golf Course	1207	Red River Gum	16					16	52	24	28	19	1485	2	2	2	Preserve	
	Good form and vigor											16						
Golf Course	1208	Red River Gum	19					19	56	12.5	19	26	1089	3	3	2	Remove	
	Sever limb failure, retrenchment											17						
Golf Course	1209	Tipu Tree	5					5	24	6	8	8.5	195	3	2	2	Remove	
	Decline											9						
Golf Course	1210	Mexican Fan Palm	10	12				22	40	1	5	1	28	2	2	2	Preserve	
	Codominant stems, good form and vigor											5						
Golf Course	1211	Tipu Tree	6					6		8	7.5	11	234	2-3	2	2	Preserve	
	Cankers in stem, vigor fair											8						
Golf Course	1212	Brazilian Pepper	19					19	25	10.5	13	15.5	638	2	2	2	Preserve	
	Good form and vigor											18						
Golf Course	1213	Port Orford Cedar	11					11	27	10	9	8.5	276	2	2	2	Preserve	
	Good form and vigor, flare canker											10						
Golf Course	1214	River She-oak	5	3				8	22	6	7.5	5.5	143	2	2	2	Preserve	
	Topped, upper canopy deadwood											8						
Golf Course	1215	River She-oak	7					7	39	7	7	8.5	220	1-2	2	2	Preserve	
	Good form and vigor											11						
Golf Course	1216	River She-oak	7	5				12	37	9.5	7.5	10	314	1-2	2	2	Preserve	
	Good form and vigor											13						
Golf Course	1217	Green Ash	13					13	41	11	20	19	881	2-3	2	2	Preserve	Prune upper canopy deadwood
	Flare canker											17						
Golf Course	1218	Green Ash	10					10	36	5.5	8	16	314	3	3	2-3	Remove	
	Retrenchment, severe stem canker											10.5						
Golf Course	1219	Green Ash	16					16	41	16.5	20.5	27.5	1468	2	2	2	Preserve	
	Exposed structural roots											22						
Golf Course	1220	River She-oak	7	5	4			16	34	11.5	8	12	346	2	2	2	Preserve	
	Codominant stems, good vigor											10.5						
Golf Course	1221	River She-oak	8					8	43	10.5	9	8	291	1-2	2	2	Preserve	
	Good form and vigor											11						

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Golf Course	1222	Red River Gum	23					23	62	23	17.5	28	1679	3	2	2	Preserve	Treat beetle infestation	
		Possible Australian tortoise beetle infestation, vigor ok										24							
Golf Course	1223	Blue Gum	16					16	36	7	9	10	254	3	2-3	2-3	Remove		
		Beetle infested, decline										10							
Golf Course	1224	Green Ash	21					21	52	13	27	27.5	1503	3	2	2	Remove		
		Fungus at root crown, retrenchment										20							
Golf Course	1225	Chinese Elm	7					7	26	11	14	14	594	2-3	2	2	Preserve		
		Root crown water puddling, fair vigor, stem cankers, minor retrenchment										16							
Golf Course	1226	Blue Gum	17					17	38	3.5	7.5	12	234	3	2	2	Preserve		
		Possible beetle infestation, stained bark, poor canopy development										11.5							
Golf Course	1227	Green Ash	25	19				44	74	17.5	29	24	1679	3	3	2	Preserve		
		Deep cavity in stem, increased liability										22							
Golf Course	1228	Tipu Tree	7					7	22	11	12	14	452	2-3	2	2	Preserve		
		Increased mechanical damage, vigor fair to poor										11							
Golf Course	1229	Red River Gum	24					24	76	23	12	24.5	1368	2	2	2	Preserve		
		Good form and vigor										24							
Golf Course	1230	Red River Gum	13					13	54	14	16	18	730	2-3	2	3	Preserve	Urgent - prune deadwood and remove dead limb	
		Good form and fair vigor, upper canopy deadwood, dead limb - remove										13							
Golf Course	1231	River She-oak	6	4				10	33	10	9	9	330	2	2	2	Preserve		
		Good form and vigor										13							
Golf Course	1232	River She-oak	7					7	33	7	8	9.5	247	2	2-3	2	Preserve	subordinate codominant stem	
		Codominant stems with included bark										11							
Golf Course	1233	Red River Gum	6					6	43	10	6.5	7	276	2	2	2	Preserve		
		Good form and vigor										14							
Golf Course	1234	Black Alder	12					12	33	5	7	9.5	183	3	2	2	Remove		
		Multiple cankers, dieback, flare canker										9							
Golf Course	1235	Tipu Tree	15					15	52	23	22	22	1625	2-3	2	2	Preserve	Prune deadwood	
		Distressed, upper canopy deadwood, gummosis, stem cankers										24							
Golf Course	1236	Port Orford Cedar	6					6	17	5	6	5	95	2	2	2	Preserve		
		Lean, flare canker, goof vigor, yellowing, squirrel burrows										6							
Golf Course	1237	Red River Gum	7					7	49	7	4	6	138	2	2	2	Preserve		
		Good form and vigor										9.5							
Golf Course	1238	River She-oak	7					7	31	8	6.5	10	247	2	2	2	Preserve		
		Canker on stem										11							
Golf Course	1239	Chinese Elm	13					13	37	16	12	15	660	2	2	2	Preserve		
		Good form and vigor										15							
Golf Course	1240	Myoporum	13	4	4	10		31	12	6	4	4	64	3	3	2	Remove		
		Split stem, large cavity										4							

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Golf Course	1241	Chinese Elm	5					5	18	6.5	9	9.5	220	3	2	2	Preserve	
		Very little canopy development									8.5							
Golf Course	1242	Red River Gum	8					8	52	11.5	12	9.5	397	3	3	2	Remove	
		Multiple areas with gummosis, vigor fair, poor prognosis									12							
Golf Course	1243	Red River Gum	11					11	65	4	4	36	1017	3	3	2	Remove	
		Excess mechanical damage									28							
Golf Course	1244	Red River Gum	14					14	66	16	17.5	23.5	1164	2	2	2	Preserve	Prune deadwood
		Cankers, vigor fair									20							
Golf Course	1245	River She-oak	6					6	26	7	6	5.5	133	2	2	2	Preserve	
		Vigor fair									7.5							
Golf Course	1246	Green Ash	27					27	63	17.5	20	22	1401	3	2	2	Preserve	
		Lower stem cankers, upper canopy deadwood									25							
Golf Course	1247	River She-oak	6					6	24	6.5	5	3	87	1-2	2	2	Preserve	
		Good form and vigor									6.5							
Golf Course	1248	Red River Gum	17					17	63	17	17	33	1352	2-3	2-3	2	Preserve	
		Weed wacker damage, upper canopy deadwood									16							
Golf Course	1249	European Olive	7	7	16			30	31	11	10	10.5	371	2-3	2	2	Preserve	
		Fair form and vigor									12							
Golf Course	1250	Green Ash	30					30	74	19	13	19	1075	3-4	3	3	Remove	
		Severe decline									23							
Golf Course	1251	River She-oak	6					6	35	6	8	6	123	2	2	2	Preserve	
		Good form and vigor									5							
Golf Course	1252	River She-oak	7	6				13	38	11.5	8	10	322	1-2	2	2	Preserve	
		Good form and vigor									11							
Golf Course	1253	River She-oak	9					9	40	11.5	10	8	314	2-3	2	2	Preserve	
		Fair form and vigor									10.5							
Golf Course	1254	Brazilian Pepper	38					38	38	16	14	20	1017	2-3	2-3	3	Preserve	Brace for safety
		Codominant stems with included bark, good specimen									22							
Golf Course	1255	Peruvian Pepper	32					32	27	22	13	17	1046	3	3	2	Remove	
		Large cavity in lower stem									21							
Golf Course	1256	Silk Oak Tree	4	5				9	25	9	9	10	269	2	2	2	Preserve	Subordinate codominant stem
		Good form and vigor, codominant stems									9							
Golf Course	1258	Tipu Tree	3.5	6				9.5	15	11	24	12	707	1-2	2	2	Preserve	
		Good form and vigor									13							
Golf Course	1259	Tipu Tree	5.5	4	4			13.5	14	14	13	16	615	2	2	2	Preserve	
		Good form and vigor, small cankers with gummosis									13							
Golf Course	1260	Tipu Tree	6.5	4.5				11	17	16	15	14	707	2	2	2	Preserve	
		Good form and vigor, small cankers with gummosis									15							

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Golf Course	1261	Tipu Tree	6.5					6.5	17	15	11	15	594	2	2	2	Preserve	
		Good form and vigor, small cankers with gummosis, mechanical damage									14							
Golf Course	1262	Peruvian Pepper	13.5					13.5	24	10	14	7	269	3	2	2	Remove	
		Retrenchment, poor vigor									6							
Golf Course	1263	River She-oak	5.5					5.5	26	11	10	12	363	2	2	2	Preserve	
		Good form and vigor, ball damage									10							
Golf Course	1264	Peruvian Pepper	13					13	29	15	15	14	683	2	3	3	Preserve	Urgent: prune for safety
		Good vigor, fair form, hazardous failing limb									15							
Golf Course	1265	River She-oak	6.5					6.5	34	13	10	14	471	1-2	2	2	Preserve	
		Good form and vigor, ball damage									12							
Golf Course	1266	Silver Dollar Gum	9					9	25	12	12	15	471	3	2	2	Remove	
		Borers, decline									10							
Golf Course	1267	River She-oak	4					4	24	8	8	8	189	2-3	2	2	Preserve	
		Ball damage, fair to poor vigor									7							
Golf Course	1268	Indian Laurel Fig	12	7	6	8		33	34	18	22	21	1134	2	2	2	Preserve	
		Ball damage, good vigor									15							
Golf Course	1269	Red River Gum	22					22	53	31	25	26	2247	2-3	2	2	Preserve	
		Ball damage, cankers with gummosis									25							
Golf Course	1270	Mexican Fan Palm	15					15	30	9	8	7	201	1-2	2	2	Preserve	
		Good form and vigor									8							
Golf Course	1271	Mexican Fan Palm	16					16	17	7	6	6	123	1-2	1-2	1-2	Preserve	
		Good form and vigor									6							
Golf Course	1272	Red Ironbark	32					32	31	17	14	15	934	3	3	3	Remove	
		Poor form and vigor									23							
Golf Course	1273	Red Ironbark	8					8	37	13	11	11	471	2	2	2	Preserve	
		Good form and vigor									14							
Golf Course	1274	Red River Gum	29					29	90	27	23	26	2289	2-3	2	2-3	Preserve	Treat for borers
		Good vigor, ball damage, stained bark, borers									32							
Golf Course	1275	Silver Dollar Gum	17					17	52	31	15	17	1661	2-3	2	2-3	Preserve	Prune for safety
		Ball damage, stained bark									29							
Golf Course	1276	Water Gum	4.5					4.5	22	4	5	5	79	2-3	2	2	Preserve	
		Weed wacker damage									6							
Golf Course	1277	Myoporum	5.5					5.5	10	5	5	4	64	2	2	2	Preserve	
		Good form and vigor, unclosed branch cut									4							
Golf Course	1278	Peruvian Pepper	4.5					4.5	22	10	3	5	143	2-3	3	3	Remove	
		Multi-stemmed, on fence line, competing canopy									9							
Golf Course	1279	Brazilian Pepper	5.5	5.5	5	5	5	26	24	12	10	10	397	2-3	2-3	2-3	Preserve	Prune form
		On fence line, multi-stemmed, competing canopy									13							

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Golf Course	1280	Brazilian Pepper	5						5	22	5	2	10	104	3	3	3	Remove	
	Very poor form, competing canopy, decay																		
Golf Course	1281	Brazilian Pepper	5	6.5	5.5					17	24	9	10	314	3	3	3	Remove	
	On fence line, embedded fence																		
Golf Course	1282	Peruvian Pepper	6	13	9					28	23	11	15	615	3	3	3	Remove	
	Good form and Vigor, embedded in fence																		
Golf Course	1283	Carrotwood	17							17	31	14	10	491	2-3	2	2	Preserve	Treat for health
	Good form, extensive leaf drop																		
Golf Course	1284	Carrotwood	6	4.5	4	5				19.5	32	11	10	314	3	2	2	Remove	
	Large cankers on stem																		
Golf Course	1285	Aleppo Pine	21.5							21.5	45	17	19	1485	2-3	2-3	2	Preserve	Prune deadwood
	Large dead limb, canker on upper stem																		
Golf Course	1286	Peruvian Pepper	16							16	26	12	10	397	2-3	2	2-3	Preserve	
	Fair form and vigor, reduced canopy																		
Golf Course	1287	Indian Laurel Fig	14	14	13	10	19			70	50	25	27	2332	2	2	2	Preserve	
	Good form and vigor, well-maintained																		
Golf Course	1288	Red Ironbark	8							8	38	17	5	314	2-3	3	2-3	Remove	
	Lean, poor canopy development																		
Golf Course	1289	Brazilian Pepper	10	10	10	8	9			47	42	18	14	779	2-3	3	2	Remove	
	Good vigor, poor form																		
Golf Course	1290	Red Ironbark	10	12.5						22.5	48	20	10	907	2-3	3	3	Preserve	Prune codominant stem for safety
	Fair form and vigor, codominant stems																		
Golf Course	1291	Brazilian Pepper	8	6	8	7	7			36	42	11	14	660	2	3	2	Remove	
	Embedded in fence																		
Golf Course	1292	Chinese Elm	13							13	44	12	21	1225	2-3	3	3	Remove	
	Codominant stems, failed branch, large cavity in lower stem																		
Golf Course	1293	Brazilian Pepper	7.5	7	7	5	5			31.5	42	10	13	594	2	2-3	2	Preserve	
	Multi-stemmed, along fence																		
Golf Course	1294	Brazilian Pepper	5	6	5	6.5				22.5	42	10	8	572	2-3	3	2-3	Remove	
	Multi-stemmed, along fence line, embedded fence																		
Golf Course	1295	Brazilian Pepper	6.5	5	7.5	7				26	40	12	7	615	2	3	2	Remove	
	Multi-stemmed, along fence line, embedded fence																		
Golf Course	1296	Brazilian Pepper	6	8.5						14.5	21	4	15	269	2-3	3	2	Remove	
	Poor form, embedded in fence																		
Golf Course	1297	Brazilian Pepper	7	8.5						15.5	23	9	10	314	2	2	2	Preserve	Prune codominant stems
	Good vigor, codominant stems																		
Golf Course	1298	Aleppo Pine	19							19	36	17	17	804	2	2	2	Preserve	
	Good form and vigor																		

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Golf Course	1299	Mexican Fan Palm	16.5					16.5	53	6	6	6	113	1-2	2	2	Preserve	
		Good form and vigor									6	6						
Golf Course	1300	Peruvian Pepper	11	16				27	30	18	16	13	660	2	2	2	Preserve	
		Good form and vigor									11							
Golf Course	1301	Italian Stone Pine	18					18	39	18	12	21	1104	2-3	3	2-3	Preserve	
		Codominant stems, good vigor, minor lean									24							
Golf Course	1302	Italian Stone Pine	16					16	30	8	17	19	638	2	2	2	Preserve	
		Good form and vigor									13							
Golf Course	1303	River She-oak	10					10	41	12	10	7	397	1-2	2	2	Preserve	
		Good form and vigor									16							
Golf Course	1304	Aleppo Pine	18					18	33	19	23	24	1288	2	2	2	Preserve	
		Good form and vigor, golf ball damage									15							
Golf Course	1305	Mondell Pine	21					21	59	20	19	20	1288	2	2	2	Preserve	
		Good form and vigor, small longitudinal canker on stem									22							
Golf Course	1306	Green Ash	21					21	39	15	13	13	594	3-4	3	2	Remove	
		Very steep decline, termites, retrenchment									14							
Golf Course	1307	Green Ash	13					13	37	6	9	11	269	3	2-3	2	Remove	
		Very steep decline, termites, retrenchment									11							
Golf Course	1308	Green Ash	9	14				23	46	11	9	19	491	3	2	2	Remove	
		Retrenchment and termites									11							
Golf Course	1309	Red Ironbark	28					28	56	25	24	19	1734	2-3	3	3	Remove	
		Major failed branch, increased liability									26							
Golf Course	1310	River She-oak	9					9	24	10	8	8	227	2-3	3	2	Remove	
		Topped, decreased aesthetics									8							
Golf Course	1311	River She-oak	7					7	34	6	6	3	87	2	2	2	Preserve	
		Golf ball damage									6							
Golf Course	1312	River She-oak	8					8	41	10	8	7	269	1-2	2	2	Preserve	
		Good form and vigor									12							
Golf Course	1313	Red River Gum	15					15	56	17	16	11	707	2	2	2	Preserve	
		Good form and vigor									16							
Golf Course	1314	Red River Gum	13					13	44	9	18	8	510	3	2	2	Remove	
		Moderate to severe retrenchment									16							
Golf Course	1315	Red River Gum	7					7	36	5	6	9	165	2-3	2-3	2	Preserve	
		Fair vigor, poor form, competing canopy, small specimen									9							
Golf Course	1316	Silver Dollar Gum	27					27	62	21	29	26	2164	2-3	2-3	2-3	Preserve	Prune deadwood for safety
		Good vigor, small failed limbs									29							
Golf Course	1317	Green Ash	10					10	31	11	15	13	471	3	3	3	Remove	
		Poor form, mature epicormic sprouters									10							

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Golf Course	1318	Green Ash	25					25	45	21	27	31	2002	2	2	2	Preserve	Prune deadwood
	Minor deadwood, girdled roots																	
Golf Course	1319	Red River Gum	17					17	64	16	25	18	1451	2	2	2	Preserve	
	Good form and vigor																	
Golf Course	1320	Silver Dollar Gum	25					25	73	25	20	23	1809	2	2	2	Preserve	
	Good form and vigor, squirrel burrows at base																	
Golf Course	1321	Green Ash	15					15	33	7	17	13	452	3	3	2-3	Remove	
	Steep retrenchment, termites, fungal bodies at root crown																	
Golf Course	1322	River She-oak	5					5	25	6	5	5	113	1-2	2	2	Preserve	
	Good form and vigor, lichens																	
Golf Course	1323	Silver Dollar Gum	24					24	50	36	13	12	1352	3	2	3	Remove	Prune deadwood and re-evaluate to keep
	Multiple broken limbs, senescent																	
Golf Course	1324	Red River Gum	14					14	51	20	17	14	962	2	2	2	Preserve	
	Minor upper canopy deadwood, fair form and vigor																	
Golf Course	1325	Red River Gum	16					16	58	12	20	19	962	2	2	2	Preserve	
	Flush cut pruning, minor to moderate upper canopy deadwood																	
Golf Course	1326	Silver Dollar Gum	20					20	71	35	22	16	1963	2	2	2	Preserve	
	Good form and vigor, upper canopy deadwood																	
Golf Course	1327	Red River Gum	10					10	44	15	8	9	434	3	2	2	Remove	
	Heavy fungal infection on stem with cankers, good canopy development, poor prognosis																	
Golf Course	1328	Chinese Elm	5	4				9	24	7	13	12	397	2-3	2	2	Preserve	Prune and monitor
	Heavy ball damage, distressed, marginal health																	
Golf Course	1329	Chinese Elm	5	4				9	24	8	14	10	330	2	2	2	Preserve	
	Ball damage, lean																	
Golf Course	1330	Red Ironbark	24					24	63	24	19	25	1590	3	3	2	Remove	
	Borers, weak, failed major limb																	
Golf Course	1331	Chinese Elm	5	2.5				7.5	18	10	13	13	346	2	2-3	2	Preserve	
	Lean, small specimen, small flare canker																	
Golf Course	1332	Chinese Elm	7					7	24	10	7	10	298	2	2	2	Preserve	
	Ball damage, small specimen																	
Golf Course	1333	Red Ironbark	19					19	44	21	16	26	1352	2-3	2-3	3	Remove	
	Borers, branch failure, weak																	
Golf Course	1334	Silver Dollar Gum	14	17				31	47	16	22	14	989	3-4	2	2	Remove	
	Moderate to severe retrenchment, decline																	
Golf Course	1335	Silver Dollar Gum	20					20	59	32	16	13	1485	2-3	2	2	Preserve	Prune deadwood
	Minor to moderate dieback, fair form, gummosis																	
Golf Course	1336	Canary Island Pine	17					17	49	10	14	18	707	1-2	2	2	Preserve	
	Good form and vigor																	

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Golf Course	1337	River She-oak	20					20	31	10	11	11	434	2-3	2	2	Preserve	Treat infection
		Cankers, good vigor									15							
Golf Course	1338	Black Alder	8					8	22	5	28	8	415	3	2-3	2-3	Remove	
		Poor vigor, decline, ball damage, leaf tip burn									5							
Golf Course	1339	River She-oak	10					10	40	7	8	7	189	2	2	2	Preserve	
		Ball damage, good vigor									9							
Golf Course	1340	River She-oak	7					7	31	6	8	6	165	2	2	2	Preserve	
		Healing flare canker, good form and vigor									9							
Golf Course	1341	Silver Dollar Gum	33					33	29	23	24	29	1923	3	3	2	Remove	Can keep if pruned for safety and re-evaluated
		Multiple broken limbs, senescent									23							
Golf Course	1342	Canary Island Pine	19					19	56	19	11	12	804	3	3	2	Remove	
		Diminished crown, increased retrenchment									22							
Golf Course	1343	Red River Gum	23					23	81	25	17	31	2002	2	2	2	Preserve	
		Good form and vigor, minor cankers at root crown									28							
Golf Course	1344	Aleppo Pine	16					16	56	14	14	9	660	2	2	2	Preserve	
		Fair to good form and vigor									21							
Golf Course	1345	Aleppo Pine	20					20	47	25	23	12	1046	2	2	2	Preserve	
		Lean, fair to good form and vigor, upper canopy deadwood									13							
Golf Course	1346	Red River Gum	17					17	80	28	23	13	1164	2-3	2-3	2	Preserve	Prune deadwood
		Ball damage, good form and vigor									13							
Golf Course	1347	Mondell Pine	16					16	19	21	23	16	962	2-3	3	3	Remove	
		Significant lean with soil lift, failure risk									10							
Golf Course	1348	Green Ash	19					19	45	10	16	19	638	3	3	3	Remove	
		Severe decline									12							
Golf Course	1349	Mondell Pine	11					11	13	10	18	12	314	2-3	3	3	Remove	
		Lean, poor form									0							
Golf Course	1350	Silver Dollar Gum	14					14	31	14	13	14	491	3	3	2	Remove	
		Termites, significant retrenchment									9							
Golf Course	1351	Mexican Fan Palm	19					19	41	8	6	7	189	1-2	1-2	2	Preserve	
		Good form and vigor									10							
Golf Course	1352	Port Orford Cedar	9					9	23	9	5	9	201	2	2-3	2-3	Preserve	
		Lean, low risk of failure									9							
Golf Course	1353	River She-oak	9					9	44	12	8	8	283	1-2	2	2	Preserve	
		Good form and vigor									10							
Golf Course	1354	Red Ironbark	26					26	73	39	25	22	2042	2-3	2-3	2-3	Preserve	Re-evaluate if keeping
		Good form and vigor, evidence of borers, large specimen									16							
Golf Course	1355	Green Ash	29					29	54	24	26	27	2375	2	2	2	Preserve	
		Good form and vigor									33							

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Golf Course	1356	Red Ironbark	29					29	43	20	16	20	1075	2-3	2	2	Preserve	
											18							
Golf Course	1357	Silk Oak Tree	23					23	64	14	16	17	881	2	2	3	Remove	
											20							
Golf Course	1358	Silk Oak Tree	12					12	47	6	11	13	269	3	2-3	2-3	Remove	
											7							
Golf Course	1359	Red River Gum	27					27	71	26	32	28	2375	2	2	2	Preserve	
											24							
Golf Course	1360	Red Ironbark	29					29	71	27	31	18	1923	2	2	2	Preserve	Prune for safety
											23							
Golf Course	1361	Brazilian Pepper	13					13	21	7	7	9	214	3	2	2-3	Remove	
											10							
Golf Course	1362	Silk Oak Tree	25					25	73	26	13	24	1661	2	2	2-3	Preserve	Prune for safety
											29							
Golf Course	1363	Silk Oak Tree	22					22	65	14	19	20	1046	2	2	2-3	Preserve	Prune for safety
											20							
Golf Course	1364	Silk Oak Tree	15					15	47	9	12	12	491	3	3	3	Remove	
											17							
Golf Course	1365	Silk Oak Tree	16					16	60	12	17	14	471	3	2	3	Remove	
											6							
Golf Course	1366	Silk Oak Tree	12					12	44	5	8	9	240	3	2	2-3	Remove	
											13							
Golf Course	1367	Silver Dollar Gum	24					24	66	21	24	18	1320	2-3	3	3	Remove	
											19							
Golf Course	1368	Silk Oak Tree	15					15	48	12	10	11	491	2-3	3	2-3	Remove	Re-evaluate for safety to keep
											17							
Golf Course	1369	Silk Oak Tree	10					10	38	10	10	10	298	2	2	2	Preserve	Treat for borers
											9							
Golf Course	1370	Silk Oak Tree	13					13	47	12	11	11	397	3	3	2-3	Remove	
											11							
Golf Course	1371	Silk Oak Tree	13					13	48	11	9	19	510	3	2-3	2-3	Remove	
											12							
Golf Course	1372	Silk Oak Tree	19					19	52	17	16	20	1017	3	2-3	2-3	Remove	
											19							
Golf Course	1373	Green Ash	37					37	70	19	29	24	2205	3	3	2-3	Remove	
											34							
Golf Course	1374	River She-oak	10					10	44	12	10	6	283	1-2	2	2	Preserve	
											10							

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Golf Course	1375	Brazilian Pepper	16					16	25	5	11	12	240	2	2	2	Preserve	
	Unusual form										7							
Golf Course	1376	Red Ironbark	8					8	29	13	15	11	415	2	2	2	Preserve	
	Small cankers, ball damage										7							
Golf Course	1377	Chinese Elm	4.5	3.5	4			12	27	13	14	12	531	2-3	2	2	Preserve	
	Ball damage										13							
Golf Course	1378	Silver Dollar Gum	26					26	57	24	24	28	2289	2	2-3	2	Preserve	Brace codominant stems for safety
	Codominant stems with included bark, good health										32							
Golf Course	1379	Red Ironbark	28					28	50	30	29	19	1847	2	2	2	Preserve	Prune deadwood
	Good form and vigor, minor upper canopy deadwood										19							
Golf Course	1380	Silver Dollar Gum	21					21	51	24	27	17	1485	2	2-3	2-3	Preserve	Prune to rebalance crown
	Lean, small failed branch, good vigor										19							
Golf Course	1381	Red Ironbark	26					26	62	23	19	14	1418	3	2-3	3	Remove	
	Lean, good vigor, large canker on east side										29							
Golf Course	1382	River She-oak	10.5					10.5	40	13	13	12	491	1-2	2	2	Preserve	
	Good form and vigor										12							
Golf Course	1383	Aleppo Pine	42					42	46	20	24	34	1734	3	3	2-3	Remove	
	Fig growing in crotch, codominant stems with included bark, severe gummosis										16							
Golf Course	1384	Indian Laurel Fig	11					11	24	14	20	13	660	2	2	2	Preserve	
	Extensive ball damage, good vigor										11							
Golf Course	1385	Indian Laurel Fig	16.5					16.5	34	19	26	19	1418	2	2	2	Preserve	
	Good form and vigor, ball damage										21							
Golf Course	1386	Indian Laurel Fig	9.5					9.5	24	13	14	12	551	2	2	2	Preserve	
	Leaf galls, good vigor										14							
Golf Course	1387	Red River Gum	17					17	76	33	32	32	3018	2-3	2	2	Preserve	
	Extensive ball damage, fair form and vigor										27							
Golf Course	1388	River She-oak	11.5					11.5	38	15	12	14	615	1-2	2	2	Preserve	
	Good form and vigor, sapsucker damage										15							
Golf Course	1389	River She-oak	4.5	1	1	3.5		10	20	7	8	7	154	1-2	2	2	Preserve	
	Good form and vigor										6							
Golf Course	1390	Spider Gum	15	12				27	31	15	13	18	683	3	2-3	2-3	Remove	
	Bracket fungus at flare, senescent, abundant fruit										13							
Golf Course	1391	Indian Laurel Fig	10					10	32	18	21	21	1320	2	2	2	Preserve	
	Good form and vigor, leaf gall infection										22							
Golf Course	1392	Chinese Elm	6.5					6.5	26	17	14	13	660	2-3	3	3	Remove	
	Excess lean, fair vigor, poor form										14							
Golf Course	1393	River She-oak	6.58					6.58	31	10	8	10	298	2	2	2	Preserve	
	Fair form and vigor, large canker with gummosis										11							

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Golf Course	1394	Indian Laurel Fig	14					14	34	19	17	18	1104	3	3	3	Remove	
	Large failed limb, lean, ball damage, frass										21							
Golf Course	1395	Indian Laurel Fig	17					17	31	17	22	21	1320	2-3	2-3	3	Preserve	Prune for safety and re-evaluate
	Good form and vigor, included bark										22							
Golf Course	1396	Shamel Ash	11	11	8.5	9		39.5	36	15	31	27	1771	2	2	2	Preserve	Prune for safety and re-evaluate
	Leaf tip burn, good vigor										22							
Golf Course	1397	Brazilian Pepper	25.5					25.5	36	13	18	21	1046	3	3	2-3	Remove	
	Flare canker, termites										21							
Golf Course	1398	Red River Gum	8.5					8.5	22	14	21	12	730	3	3	2-3	Remove	
	External canker at lower stem										14							
Golf Course	1399	Red River Gum	12.5					12.5	52	17	12	17	804	1-2	2	2	Preserve	
	Good form and vigor										18							
Golf Course	1400	Aleppo Pine	26.5					26.5	47	28	19	36	2462	2	3	3	Preserve	Brace for safety
	Codominant stems with included bark, good vigor										29							
Golf Course	1401	Mexican Fan Palm	16.5					16.5	54	6	6	6	113	1-2	2	2	Preserve	
	Good form and vigor										6							
Golf Course	1402	Mexican Fan Palm	11.5					11.5	15	6	6	6	113	2	3	3	Remove	
	Poor location, along fence line										6							
Golf Course	1403	Mexican Fan Palm	16					16	33	6	6	6	113	2	2	2	Remove	
	On fence line, poor location										6							
Golf Course	1404	Shamel Ash	6	6				12	22	8	8	6	165	3	3	2-3	Remove	
	Termites, frass, poor form, embedded in fence										7							
Golf Course	1405	Carrotwood	12					12	27	8	10	10	363	3	3	2-3	Remove	
	Extensive sapsucker damage, failed branch										15							
Golf Course	1406	Carrotwood	14.5					14.5	28	13	14	16	730	3	3	2	Remove	
	Sapsucker damage, decline										18							
Golf Course	1407	Carrotwood	5.5					5.5	27	10	5	10	314	3	2-3	2	Remove	
	Sapsucker damage, decline, competing canopy										15							
Golf Course	1408	River She-oak	8					8	30	9	7	8	283	2	2	2	Preserve	
	Good vigor, codominant stems										14							
Golf Course	1409	Green Ash	21					21	45	23	20	17	1352	3	2-3	2	Remove	
	Termites in stems										23							
Golf Course	1410	Green Ash	11					11	39	19	12	9	683	2	3	2-3	Remove	
	Topped, on fence line, poor canopy, water sprouting										19							
Golf Course	1411	Brazilian Pepper	12	7.5	8.5	12	9	49	38	26	21	12	1046	2	3	2	Remove	
	On fence line, good vigor, multi-stemmed										14							
Golf Course	1412	Brazilian Pepper	11	7	9	9	11.5	47.5	47	26	15	18	1385	2	3	2-3	Remove	
	On fence line, good vigor, multi-stemmed										25							

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Golf Course	1413	Brazilian Pepper	13	7.5	9	11	9		49.5	46	27	15	18	1288	2	3	2-3	Remove	
	On fence line, good vigor, multi-stemmed										21								
Golf Course	1414	Brazilian Pepper	11	8.5	8				27.5	45	24	20	18	1164	2	3	2-3	Remove	
	On fence line, good vigor, multi-stemmed										15								
Golf Course	1415	Green Ash	22						22	75	23	30	31	2332	3	3	2-3	Remove	
	Surficial root canker, increased risk, included bark										25								
Golf Course	1416	River She-oak	7	6					13	40	13	12	11	594	2	2-3	2	Preserve	Prune codominant stem
	Codominant stems, good vigor										19								
Golf Course	1417	River She-oak	7.5						7.5	35	11	8	12	415	1-2	2	2	Preserve	
	Good form and vigor										15								
Golf Course	1418	Green Ash	16						16	62	15	20	17	1104	2-3	2	3	Remove	
	Cankers at crotch, fair form and vigor, sapsucker damage, leaf tip burn										23								
Golf Course	1419	River She-oak	6						6	31	7	6	7	154	1-2	2	2	Remove	
	Good form and vigor										8								
Golf Course	1420	Western Sycamore	8						8	49	14	12	13	551	2	2	2	Preserve	
	Good form and vigor, upper canopy deadwood										14								
Golf Course	1421	Western Sycamore	8						8	38	15	10	11	638	2	2	2	Preserve	
	Good form and vigor, small canker on stem										21								
Golf Course	1422	Canary island Pine	11						11	36	5	8	12	254	2	2	2-3	Preserve	
	Sweep lean, good vigor, large mechanical damaged area, canker										11								
Golf Course	1423	Peruvian Pepper	9	6					15	23	11	2	7	154	3	3	2-3	Remove	
	Inner stem decay, decline										8								
Golf Course	1424	Peruvian Pepper	11	7					18	28	8	9	13	397	3	3	2-3	Remove	
	Cavity in flare, small cavities in limb										15								
Golf Course	NT1	Mexican Fan Palm	16						16	51	6	6	6	113	1-2	2	2	Preserve	
	Good form and vigor, not able to get to tree due to debris pile										6								