

FAIRVIEW DEVELOPMENTAL CENTER SPECIFIC PLAN

October 6, 2026
Public Hearing 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 (also referred to as, FDCSP, Specific Plan, and Plan) consists of eight chapters. Each chapter covers a topical area and identifies its 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*). Each chapter includes a set of objectives that are designed to implement each chapter.

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

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

EXECUTIVE SUMMARY

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

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. It includes objective development and design standards.

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, Landscaping & Public Art, 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



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1

History & Disposition Process

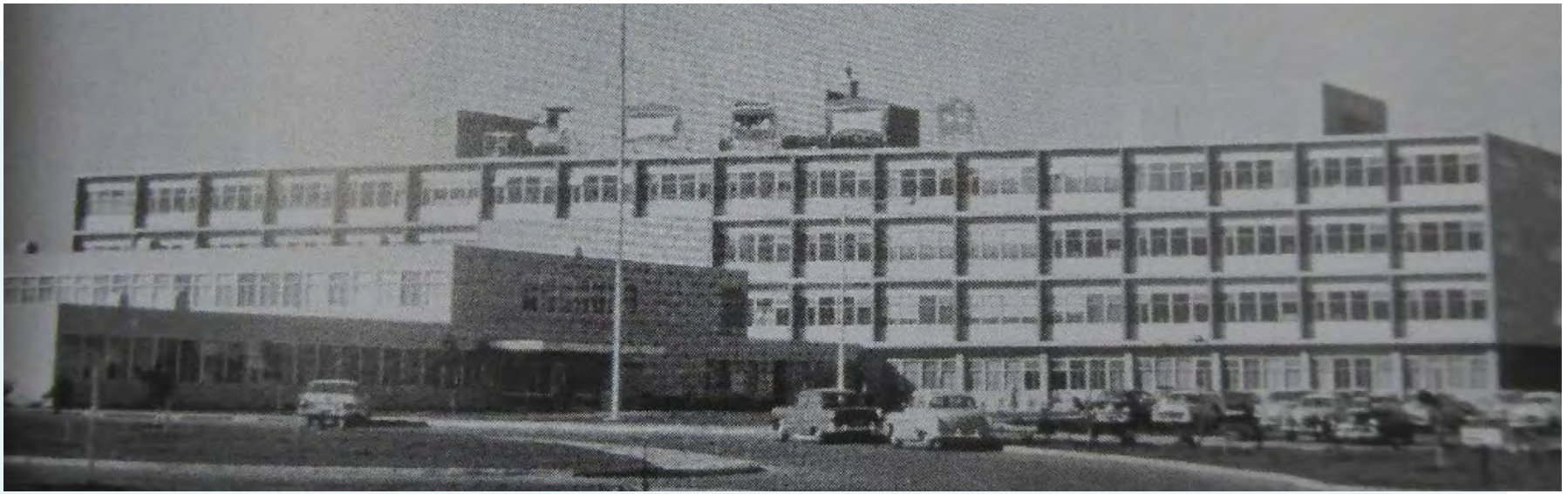


1.1 Purpose

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.



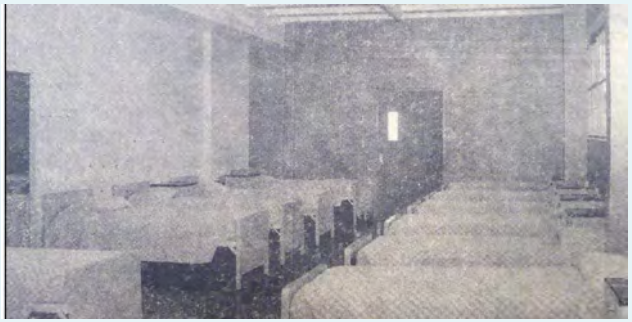
Historical Resources Inventory and Evaluation Report Fairview Development Center Costa Mesa, California (2020); Photograph printed in Costa Mesa Historical Society, Images of America: Costa Mesa, 1940-2003 (Charleston, South Carolina: Arcadia Publishing, 2016), 49.

Figure 1-1: Local Vicinity

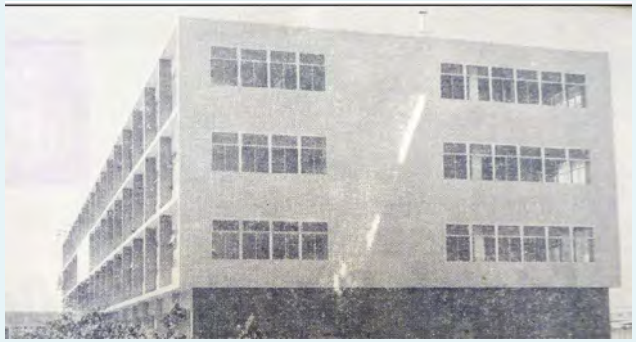




Historical Resources Inventory and Evaluation Report Fairview Development Center Costa Mesa, California (2020); (photograph published in "Fairview: Costa Mesa State Hospital will have a New Name, Image," January 10, 1983, Fairview State Hospital Clippings File, from the Collections of CMHS.



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].

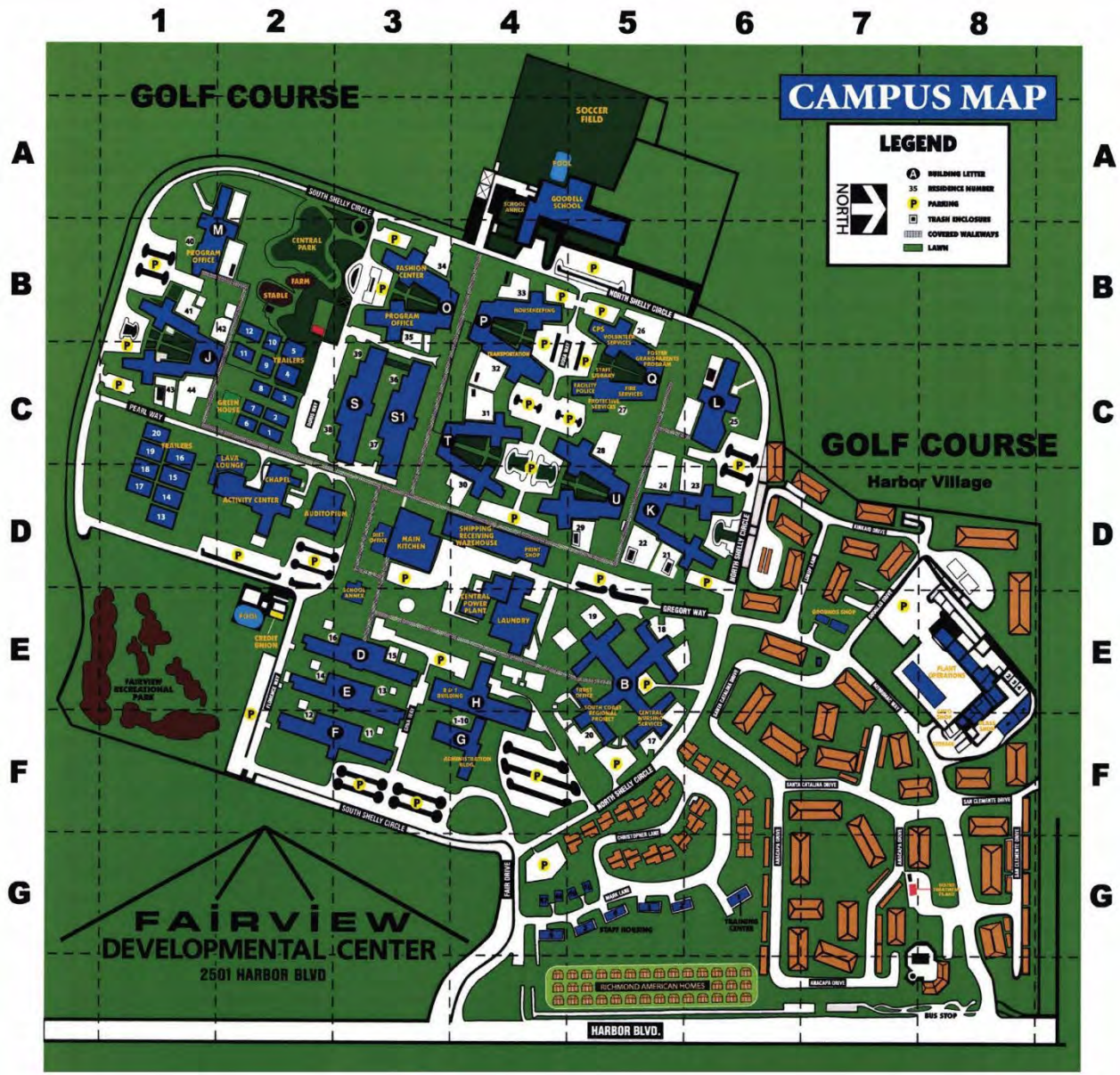
1.2.1 Fairview Developmental Center History

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 five-acre plant operations site off of Merrimac Way and staff housing along Mark Lane, as shown on 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. An historic assessment of the site is included in the Environmental Impact Report (EIR) that accompanies this Specific Plan.

Figure 1-2: Campus Map



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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.

Southern 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 (SREOC) on 15 acres at the southwestern corner of the FDC site, shown on Figure 1-1, *Local Vicinity*. The SREOC 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 SREOC is not within the Specific Plan boundary.

The approved plans for the SREOC 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 SREOC 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. Fifteen 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 to 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.

Consistent with Government Code Section 14670.31, the Agreement specifies that:

- Housing shall be a priority in the planning process;
- Any housing that is determined to be appropriate for the property shall include affordable housing; and
- Any housing opportunities on the property shall give priority to projects that include deed restricted housing for individuals with developmental disabilities.



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2

Introduction

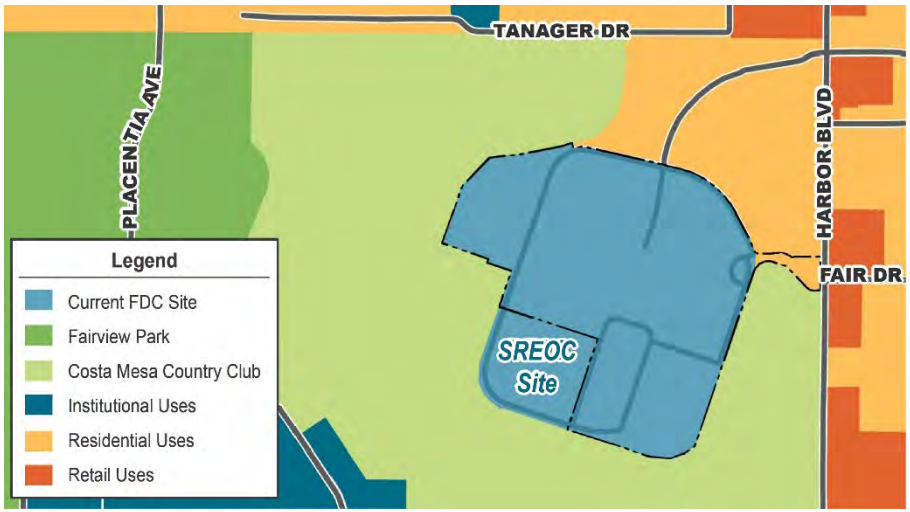


2.1 Purpose

The purpose of this chapter is to provide an understanding of the Plan Area, and its surrounding context. This information is a critical component of the Specific Plan process, ensuring that future development fits within the existing community, enhances what is already in place, and aligns with the community's long-term vision. This vision is outlined in the General Plan and implemented through various planning tools, such as development standards and other adopted plans.

This chapter includes an overview of the project location, existing uses, as well as the planning context, such as the General Plan, zoning, and other relevant plans. Together, this information forms the foundation for this Specific Plan.

Figure 2-1: Surrounding Area

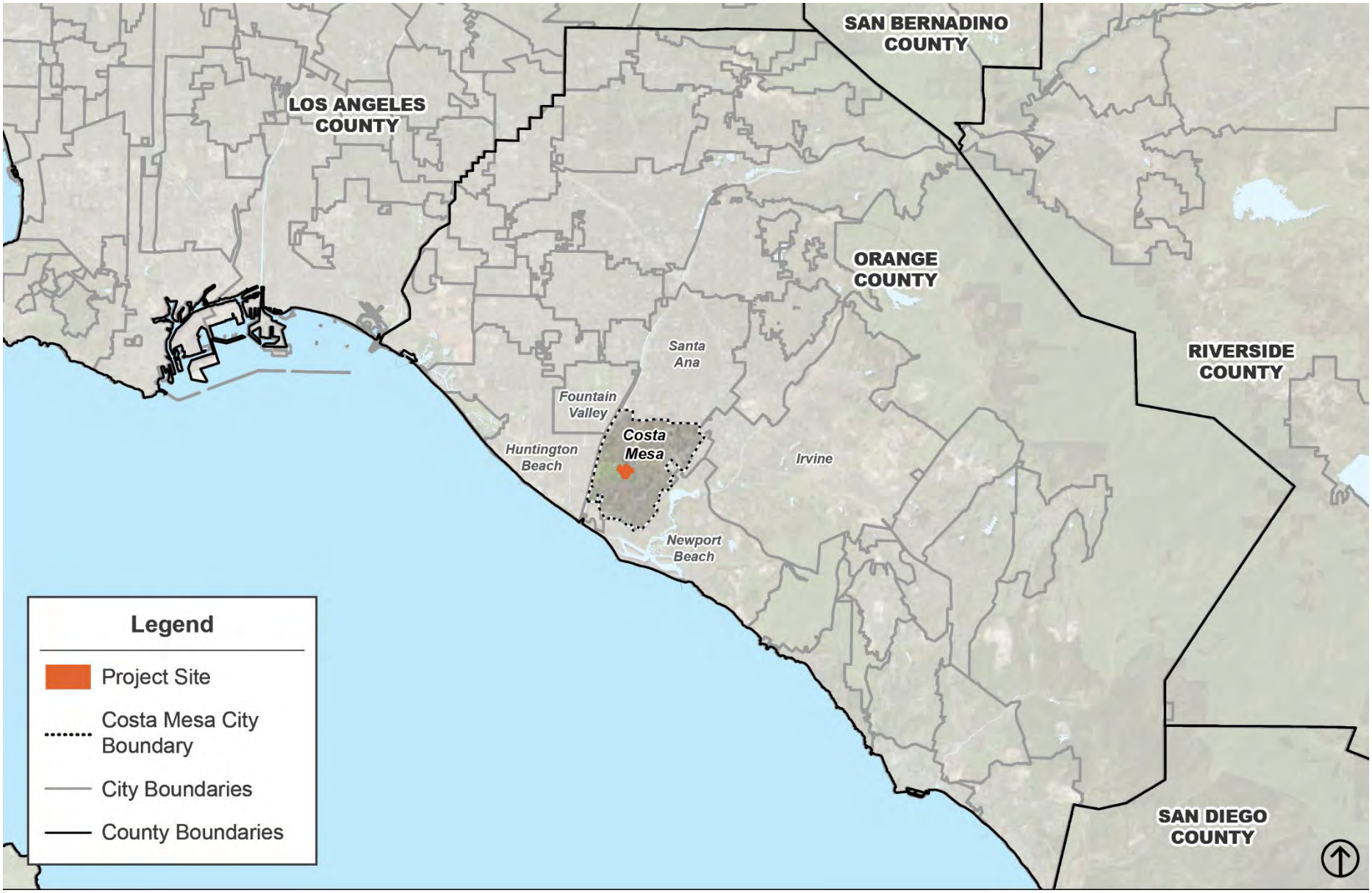


2.2 Location and Existing Uses

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 a comprehensive update to the General Plan in 2016, with a time horizon from 2015 to 2035.

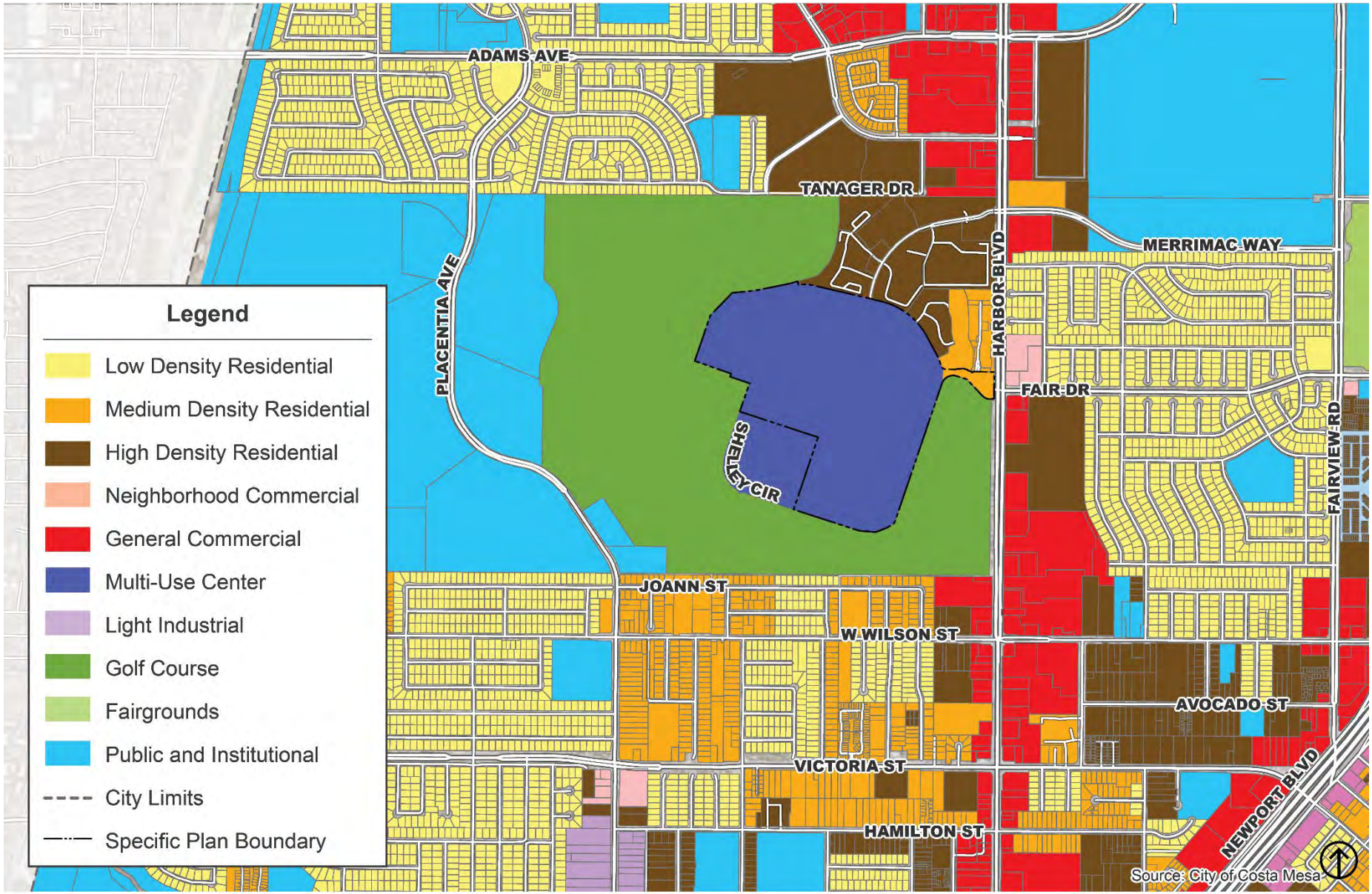
California law requires local jurisdictions to include a minimum of seven mandatory general plan elements: Land Use, Circulation, Housing, Conservation, Noise, Safety, and Open Space. Each jurisdiction has authority to include additional elements for issues important to the long-term vision of the community and may combine elements. 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 in its Open Space and Recreation Element. A series of amendments to some of the Costa Mesa General Plan Elements are required for internal consistency; these 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: Current General Plan Land Use (2015)



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, specifically 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, *Current General Plan Land Use*). The Land Use Element designated a majority of the Plan area as 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.

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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.

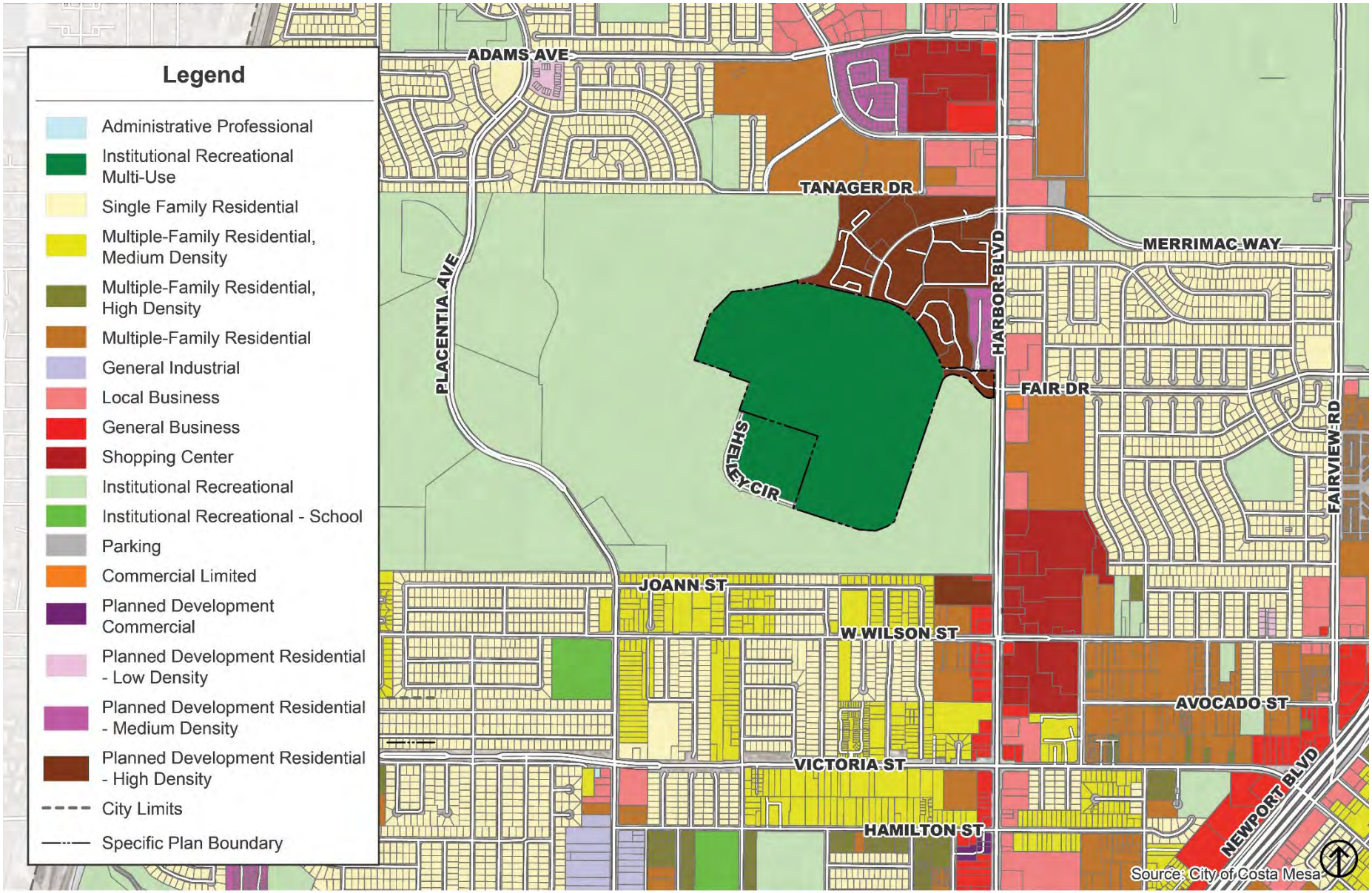
2.3.2 Current Zoning

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, is zoned Institutional and Recreational (I&R). Just north of the Specific Plan area is zoned Planned Development Residential–High Density (PDR-HD), with a small amount of Planned Development Residential–Medium Density (PDR-HD) 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.
- **C1, 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.
- **C2, 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 (2025)









2.3.3 Proposed General Plan and Zoning Designation for FDC and SREOC 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. As shown in Figure 2-5, *Proposed General Plan Land Use,* the land use designation for the FDCSP site has been updated to FDCSP, and the SREOC site is Public and Institutional. The amendment was adopted byResolution No. 2026-52.

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 and zone the SREOC site as Institutional Recreational by Ordinance2026-08, as shown in Figure 2-6, *Proposed Zoning.*

Figure 2-5: Proposed General Plan Land Use

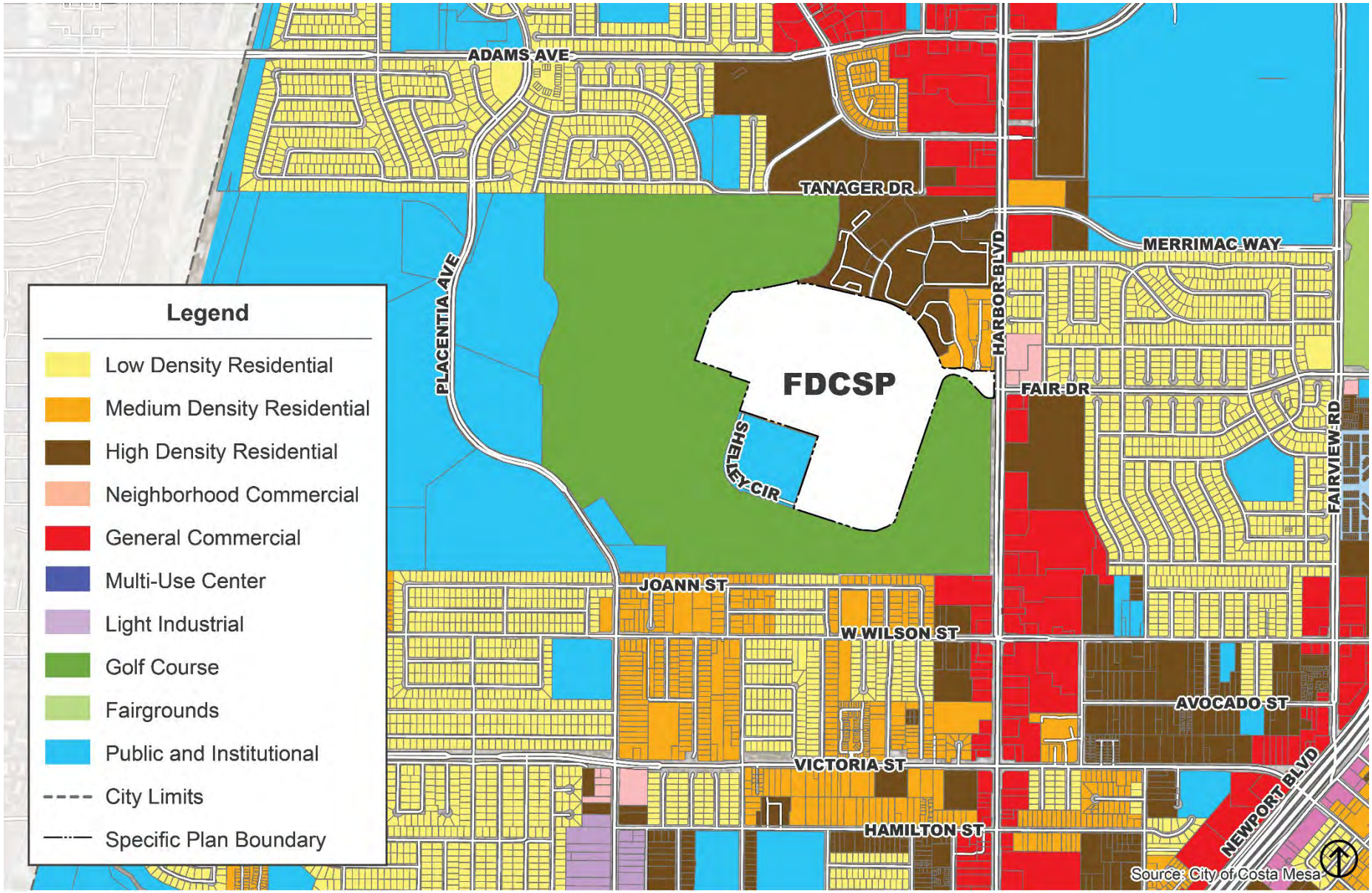
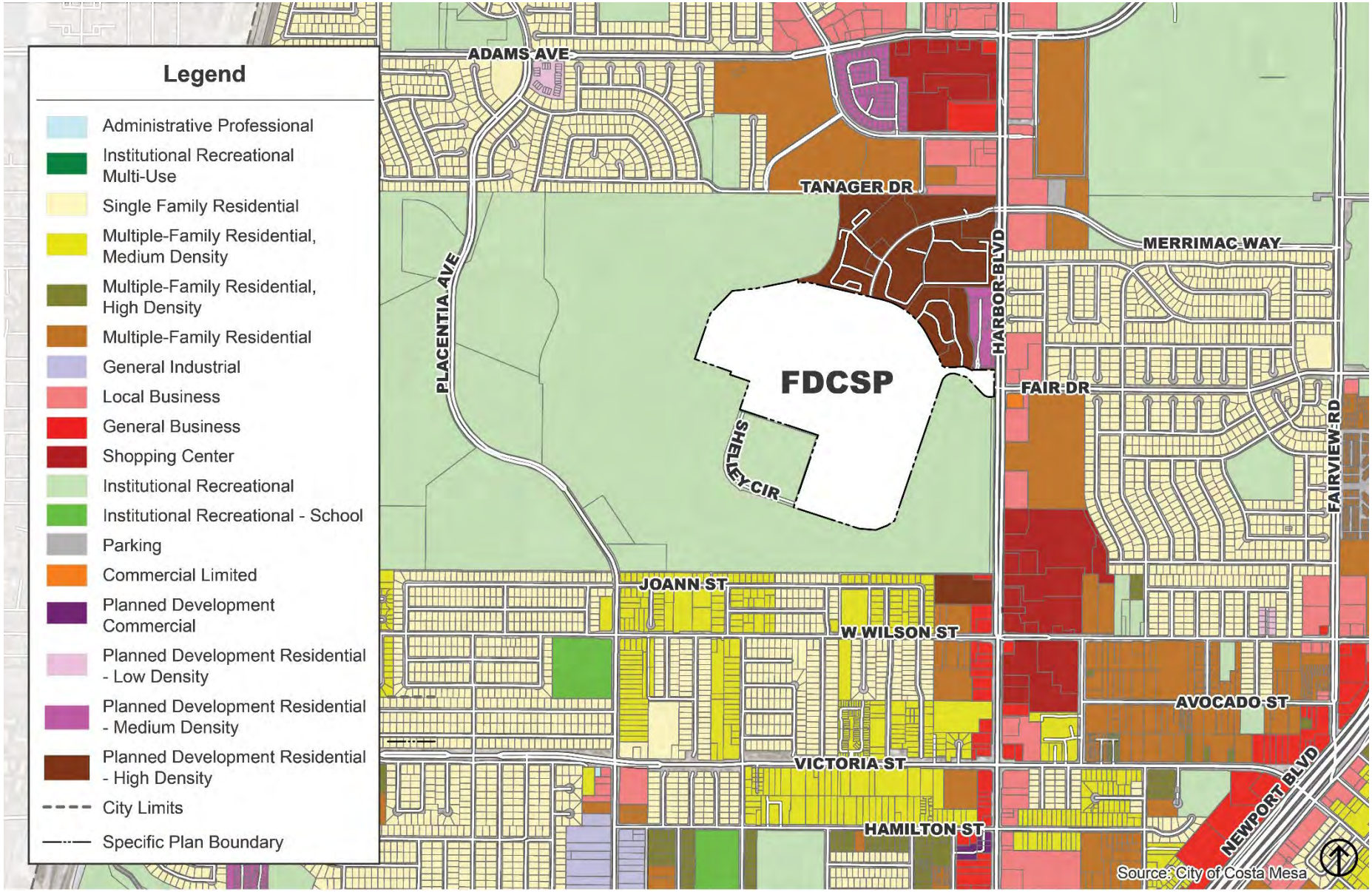


Figure 2-6: Proposed Zoning



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 Ordinance No. 2026-08.

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 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 any future changes.

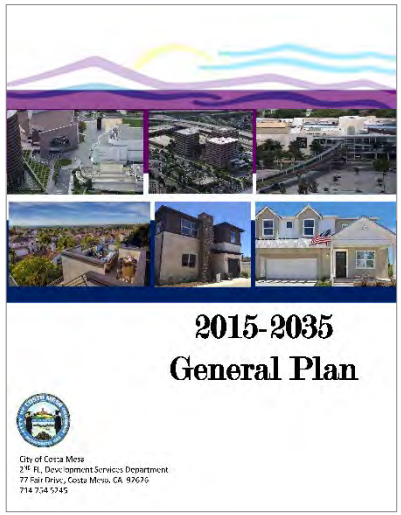
2.5 Relationship to Other Plans

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, or as may be amended.

- 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, Draft
- City of Costa Mesa Active Transportation Plan (ATP), 2018
- City of Costa Mesa Pedestrian Master Plan (PMP), 2024
- City of Costa Mesa Climate Action & Adaptation Plan
- 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

City of Costa Mesa General Plan, 2016

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, all of 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.



City of Costa Mesa Housing Element, 2023

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 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.



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 Municipal Code can be found at:
https://ecode360.com/CO4918

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.

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

Although in draft form, the Parks, Recreation, and Open Space Master Plan provides guidance for how improvements and expansions of recreational facilities, open spaces, and trail connections are implemented citywide. It emphasizes accessible, high-quality parks that support community health, outdoor activity, and environmental sustainability. This Specific Plan aligns with the Parks, Recreation, 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.

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. Proposed non-motorized facilities are integrated into the broader active transportation network.

City of Costa Mesa Pedestrian Master Plan, 2024

The Pedestrian Master Plan (PMP) provides goals, objectives, and policies to enhance the pedestrian environment where pedestrian activities occur. The PMP identifies pedestrian opportunity zones throughout Costa Mesa. Although the FDC site and adjacent right-of-way along Harbor Boulevard are not identified as a pedestrian opportunity zone, this Plan prioritizes a pedestrian environment and meets the goals of the PMP.

City of Costa Mesa Climate Action & Adaptation Plan

The City of Costa Mesa is developing its Climate Action & Adaptation Plan (CAAP), a comprehensive roadmap to reduce GHG emissions from both community-wide and municipal sources. The plan will establish GHG emission reduction targets and outline a pathway to align with California's statewide climate goals.

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.

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

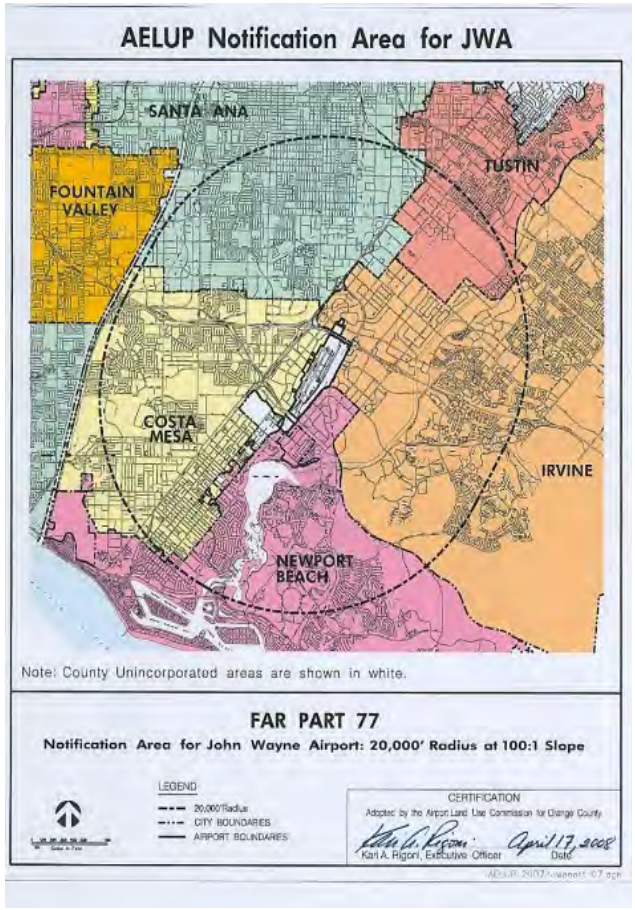
housing, employment, and transportation connections, are intended to align with SCAG's growth forecasts, reduce vehicle miles traveled, and enhance access to regional transit and active transportation networks. Coordination with SCAG ensures that the project contributes to regional goals for smart growth, air quality improvement, and climate adaptation strategies.

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.

The FDCSP site is located approximately 2.5 miles west of John Wayne Airport (JWA), placing it outside of any noise contours, but within the notification area for the airport; see Figure 2-7, *John Wayne Aiport (JWA) Noise Contours 2026 (dBL CNEL),* and 2-8, *John Wayne Aiport (JWA)Obstruction and Notification Zones.* Notification zones are delineated areas where developers and property owners are required to notify tenants or buyers of the nearby aircraft operations. Fair Drive, the primary entrance into the FDCSP site, also falls within one of the obstruction contours. These are the areas that have height restrictions to ensure safe aircraft operations.

ALUC staff reviewed the Plan with respect to compliance with the AELUP for JWA, including review of noise, height restrictions, safety, overflight and imaginary surfaces and found that future development under the FDCSP that exceeds the 100:1 Notification Surface will be required to file Form 7460-1 with the FAA.



John Wayne Airport Notification Area, Airport Land Use Commission Airport Environs Land Use Plan, 2008.

Figure 2-7: John Wayne Aiport (JWA) Noise Contours 2026 (dBL CNEL)

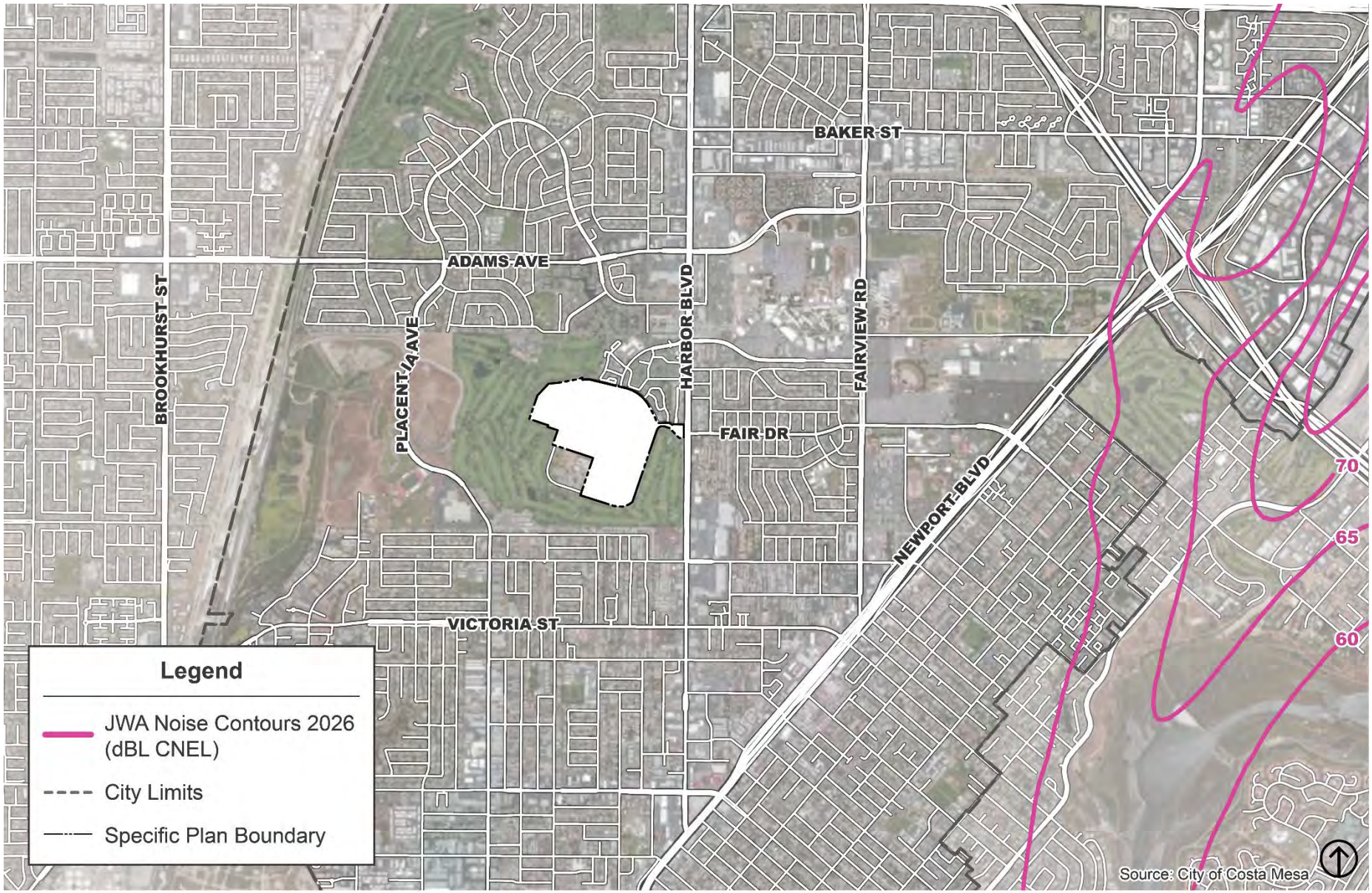
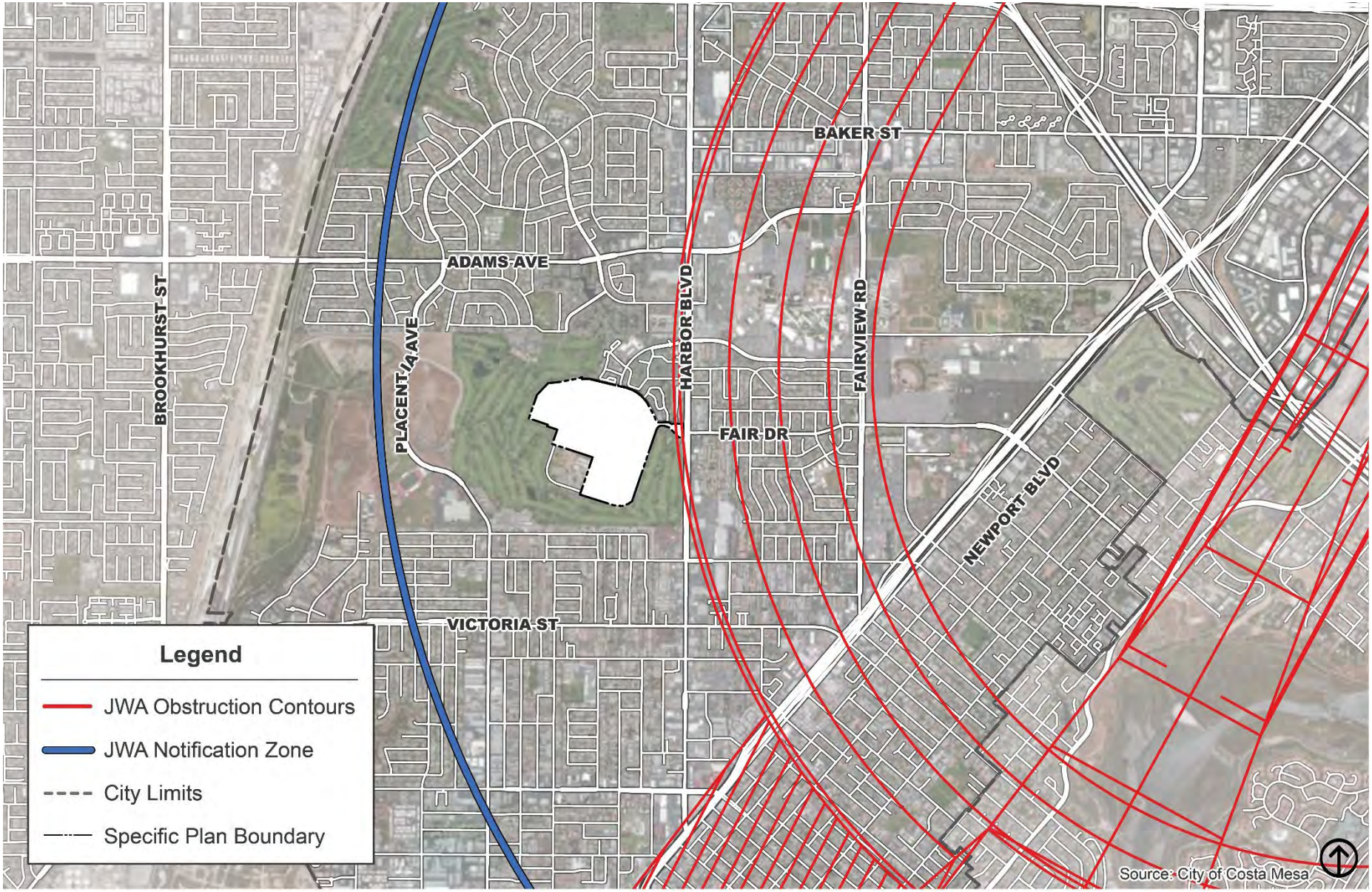


Figure 2-8: John Wayne Aiport (JWA) Obstruction and Notification Zones



2.6 The Planning Process

The planning process is 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 activities included decision-maker study sessions with both City Council and Planning Commission, stakeholder interviews, a dedicated project website, www.fdcplan.com, and the use of a variety of advertising solutions (newspaper ads, citywide mailers, and social media posts) for greater community reach. Feedback received through these efforts 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 of each workshop and their related activities 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 responses and ideas on posters. Each group reported out, and a discussion of recurring themes followed. Participants were notified of the next workshop, and the project's website was promoted.

Workshop #2: January 23rd, January 25th, January 29th, 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 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 to gather community feedback. Lastly, Cal OES presented plans for the Emergency Operations Center. Participants were notified of the next workshop, and the project's website and StoryMap of existing conditions were promoted.









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

Workshop #3 was held as an open house, with approximately 176 attendees participating over three 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 five 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—24 at the first, 19 at the second, and 15 at the third. Each meeting was in both English and Spanish. This open house reviewed and discussed three land use concepts for the Specific Plan: Fairview Promenade, Fairview Fields, and Fairview Commons. The meeting began with a presentation in English and Spanish explaining the project process, main factors, and the three land use concepts. The open house included 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. A land use survey and comment cards were utilized to receive feedback from the community. The workshop concluded with next steps and project timeline, including notification of pop-up events, survey results, and presentation dates to Planning Commission and City Council.

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

Workshop #5 was held as an open house. Approximately 121 attendees came to the fifth workshop. Materials were provided in both English and Spanish, including live translation. This workshop was held to share the draft specific plan document with the public. Attendees were encouraged to ask questions and provide their thoughts on the plan to the project team. Each event began with a brief presentation to provide some background information on the project. Attendees were then invited to visit six stations, each focused on an individual aspect of the Plan: Overview, Land Use, Development Standards, Mobility, Open Space, and Infrastructure and Public Services. The in-person open houses also had a seventh station with an Open Space Block Activity, where participants were invited to arrange wood blocks and park amenities on a scaled base map to explore different site configurations and trade-offs between development and open space. The draft specific plan document was available for a 30-day comment period from March 16, through April 15, 2026. The community could submit written comments at any time on individual components of the draft or on the entire draft plan, via email or through a web-based comment collector on the project website.

Planning Commission and City Council Meetings

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

Website and Social Media

A dedicated project website, www.fdcplan.com, 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:



**Leading into workshops 4 and 5, social media posts reached an increased number of residents, with up to 22,000 residents reached per post by the 5th workshop.*

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.

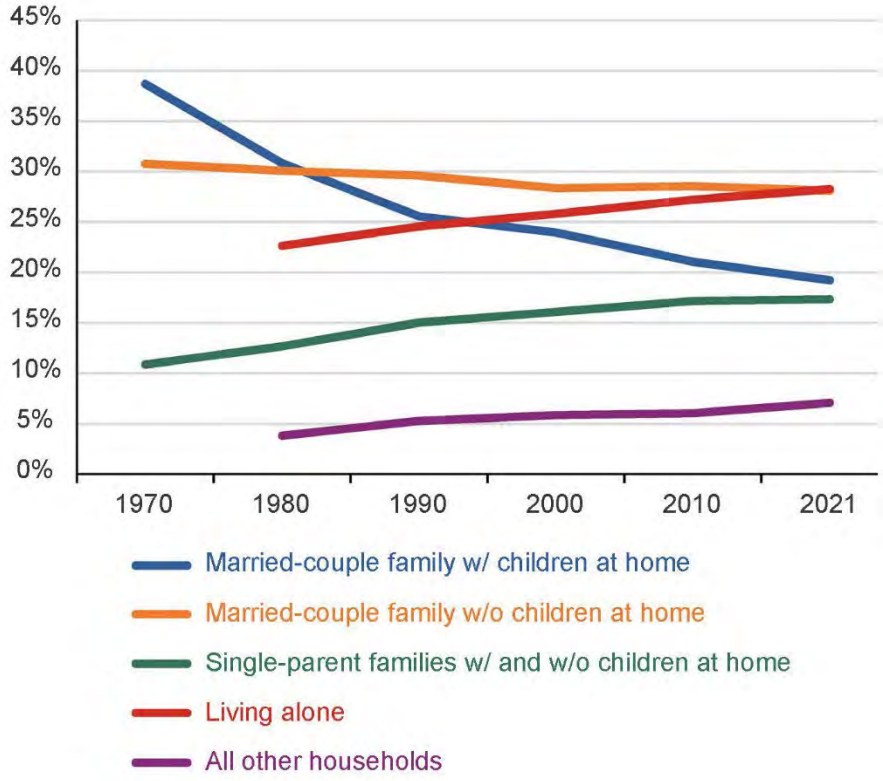
Housing Demand

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 most current, recent, and future households in the City will not have children and will generally include three people 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. Figure 2-9*: Type of Household by Share of Total Number of Households, 1970-2021* shows this trend.

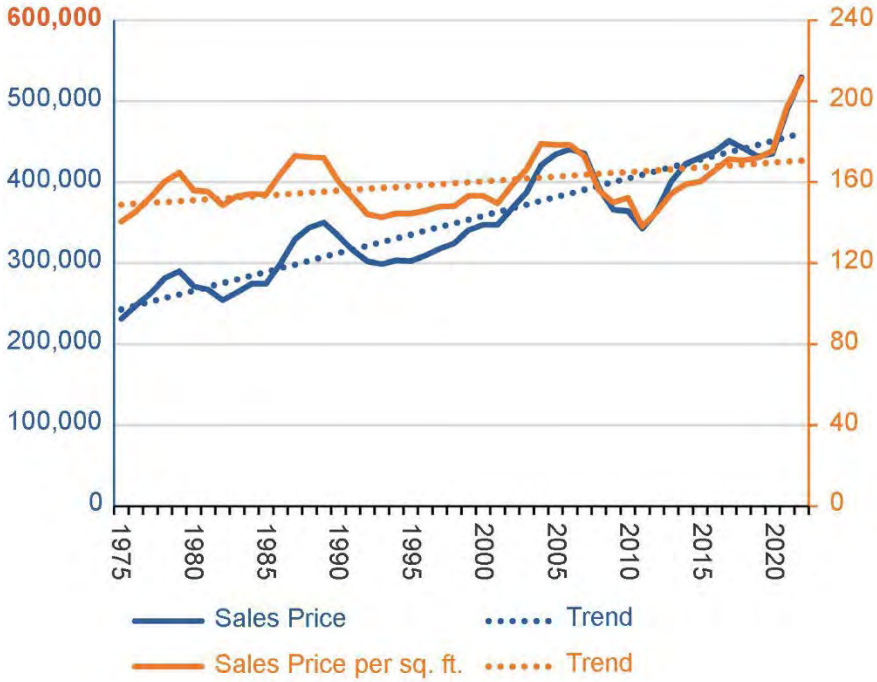
In many areas across the United States, including California, housing supply is not meeting housing demand. The number of new housing units built between 2009 and 2019 was substantially lower than the number of units needed per year and has only recently returned to the average annual housing production 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.

Figure 2-9: 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 2-10: Real Average Sales Price and Real Estate Average Sales per Square Foot for New Single Family Housing, 1971–2021



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

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-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. As a result, housing process continue to rise, as displayed by the data in Figure 2-10.

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.

Non-residential Demand

The market 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 study found that the Specific Plan area would have greater potential for accommodating convenience goods and services, which include things like small grocery stores and restaurants (see Table 2-1).

Comparison Goods

Items that are purchased more infrequently.

Convenience Goods & Services

Items that people need on a regular basis.

The study 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 study suggests that only a limited amount of non-residential space is appropriate in the Specific Plan area, and it would mainly be supported by the households living there. Although a limited amount of non-residential uses are required in the development, the study notes that additional commercial areas could be included if desired. However, expanding commercial activity may bring other implications, such as increased traffic impacts or the need to attract customers from outside the Specific Plan area. The market study informed the land uses included in Table 4-3 of the Specific Plan.

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

Store Type	Recommended Plan Area Retail (Square Feet)
CONVENIENCE GOODS & SERVICES	
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
COMPARISON GOODS	
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
TOTAL	29,500 to 55,900

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



Public Hearing DRAFT | October 2026

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

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 meets the community's diverse housing needs. Surrounded primarily by the municipal golf course, the site will be planned to reflect what matters most to Costa Mesa—creating an affordable, desirable, and inclusive place to live for families, young adults, and seniors.

Residents of all backgrounds and age groups will have access to high-quality homes, in a welcoming environment that supports a strong sense of belonging. A variety of housing types and architectural styles will accommodate a broad range of incomes, household types, life stages, and special needs. Buildings will be sustainably designed with durable, high-quality, and innovative materials, while infrastructure and open spaces will take advantage of opportunities to design with nature and support environmental protection.

The community will be inviting and active, offering abundant and accessible outdoor amenities that support relaxation, social interaction, exercise, and play for residents and visitors alike. Streets will prioritize safety and encourage walking, bicycling, while reducing reliance on automobiles. The Shelley Trail and internal paseo network will provide additional pedestrian and bicycle connections throughout the site and link to surrounding trail systems.

Through this transformation, the redevelopment of the Fairview Developmental Center will become a valued addition to Costa Mesa, grounded in the community's shared values and reflective of the quality of life enjoyed by its residents.

3.3 Guiding Principles

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

Principle #1: Advance Costa Mesa's housing goals.

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



Principle #2: Create a network of connected gathering places and vibrant, accessible open spaces.

A comprehensive system of public open spaces and recreation areas, including parks, paseos, and trails, will be distributed throughout the site. The Shelley Circle Trail will run along the edge of the property, adjacent to the golf course, with a connection to the Tanager Trail. One or more paseos will provide off-road walking and biking routes that connect neighborhoods to parks and the Shelley Circle Trail. Public park land, park improvements, and park in-lieu fees will be provided, as outlined in the CMMC Title 12, Chapter XII, Article 4.

Public parks will offer a variety of community-serving amenities, for all ages and abilities, such as, sport courts, multipurpose fields, walking paths, playgrounds, and seating areas. Gathering places will reflect the diversity and culture of Costa Mesa and be designed to be attractive, welcoming, and accessible to all, supporting physical and mental well-being. Private and common open space amenities within residential areas will complement the public open space network.

Principle #3: Provide neighborhood-serving retail and community amenities.

The Specific Plan will allow for and encourage neighborhood-serving retail and community amenities that meet the daily needs of current and future residents. Such uses may be incorporated within mixed-use buildings with ground-floor commercial spaces with residential uses above, or within small-scale centers that are 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: Prioritize multimodal transportation and safety.

Walking, bicycling, and public transit should be the most convenient and attractive ways to travel within and to the Specific Plan area. An interconnected network of streets, trails, and smaller block sizes will improve connectivity, accessibility and travel efficiency for users of all ages and abilities. Safety features such as high-visibility crosswalks, buffered bike lanes, and convenient bus stops, will further support these modes. Car sharing and electric vehicle sharing options will be encouraged to reduce reliance on personal vehicles. Site design for all uses must also include adequate curbside pick-up and drop-off areas.



Principle #5: Integrate the natural and built environment to support long-term fiscal and environmental sustainability.

Redeveloping the FDC site creates an opportunity for a holistic approach to buildings, open spaces, and infrastructure that is sustainable, healthy, and resilient. Design should integrate nature through passive heating and cooling, green infrastructure, sustainable materials, and outdoor spaces that mitigate heat, restore native plants and trees. Development should also advance long-term fiscal sustainability by using resources efficiently and contributing, where feasible, to the infrastructure and services it requires. This balanced approach supports environmental stewardship, reduces impacts on existing taxpayers, and promotes a high quality of life for the community.





Public Hearing DRAFT | October 2026

4

Land Use & Urban Design



4.1 Purpose

This chapter establishes the land use, development, and design regulations for redevelopment of the Fairview Developmental Center Specific Plan (FDCSP) area. This chapter must be used with chapters 5, 6, and 7, which provide details on mobility, open space, and infrastructure. Once selected, the Master Developer will provide more detailed plans demonstrating how the components of this Plan will be implemented. Consistent with the guiding principles in Chapter 3, objectives are included throughout this chapter to support interpretation and implementation related to land use, urban design, and housing.



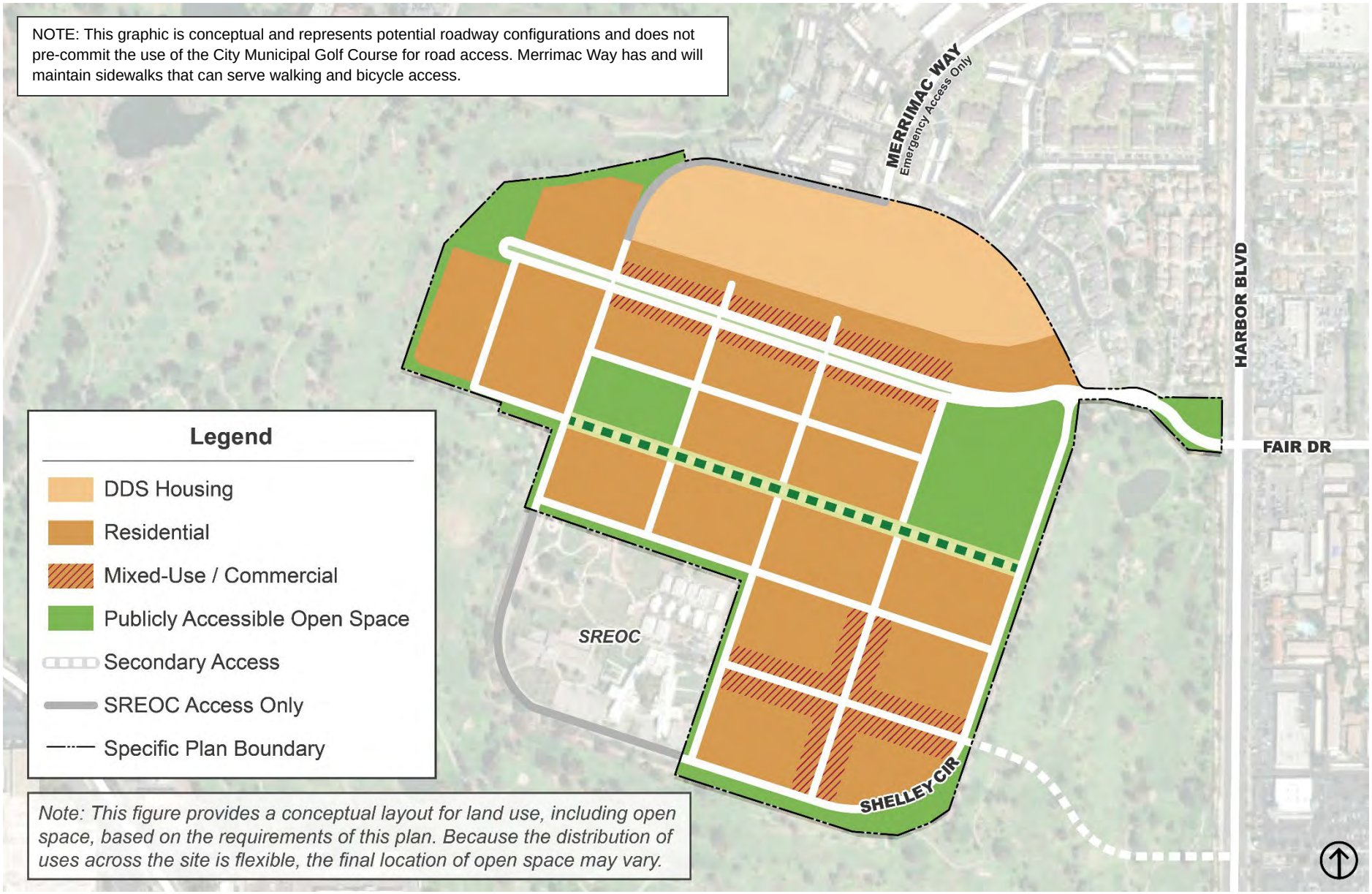
A variety of housing types, including townhomes, are expected to be developed throughout the Specific Plan area.

4.2 Land Use Plan

The land use plan establishes the uses and buildout range for the Specific Plan area. Developed with input from the community and City decision makers, (see Chapter 2), the plan envisions a mixed-use community that allows for both vertical and horizontal integration of uses. While some uses offer implementation flexibility, others, such as DDS Housing, include identified planning areas. The sections below define the land uses, buildout, and the regulatory framework, also known as zoning. These land uses and their locations support the following objectives:

1. Encourage residential and commercial projects that 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 for all ages and abilities.
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 Land Use Designations and Buildout

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, *Land Use Statistical Summary*, minimum and maximum buildout are 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 shown in Figure 4-1.

Department of Developmental Services (DDS) Housing. This designation includes approximately 15 acres 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 density and scale (height and mass) than the rest of the site to create 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 trails for pedestrians and bicyclists.

Table 4-1: Land Use Statistical Summary

Land Use	Development Minimum	Development Maximum
RESIDENTIAL[1]		
Very Low Income	575 units[2]	-
Low Income	345 units	-
Moderate Income	690 units	-
Above Moderate Income	690 units	-
TOTAL UNITS[4,8]		**2,300 units[6]**
COMMERCIAL[5]	**15,000 square feet**	**35,000 square feet**
PUBLIC OPEN SPACE[3]	**25 acres**	**No maximum**

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. The income category percentages are shown in Table 4-2. The mix of affordable units may be modified when submitting an Affordable Housing Plan; see Chapter 8, *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 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).
8. At least 10 –20 percent of the affordable units shall be set aside for households who live or work in Costa Mesa with a priorty for households that are first responders, teachers, public service employees, or seniors.

Flexibility in the final location and configuration of publicly accessible open space is defined in Section 6.2, *Open Space and Trails Plan*. Figure 4-1 shows conceptual locations for implementing this designation.

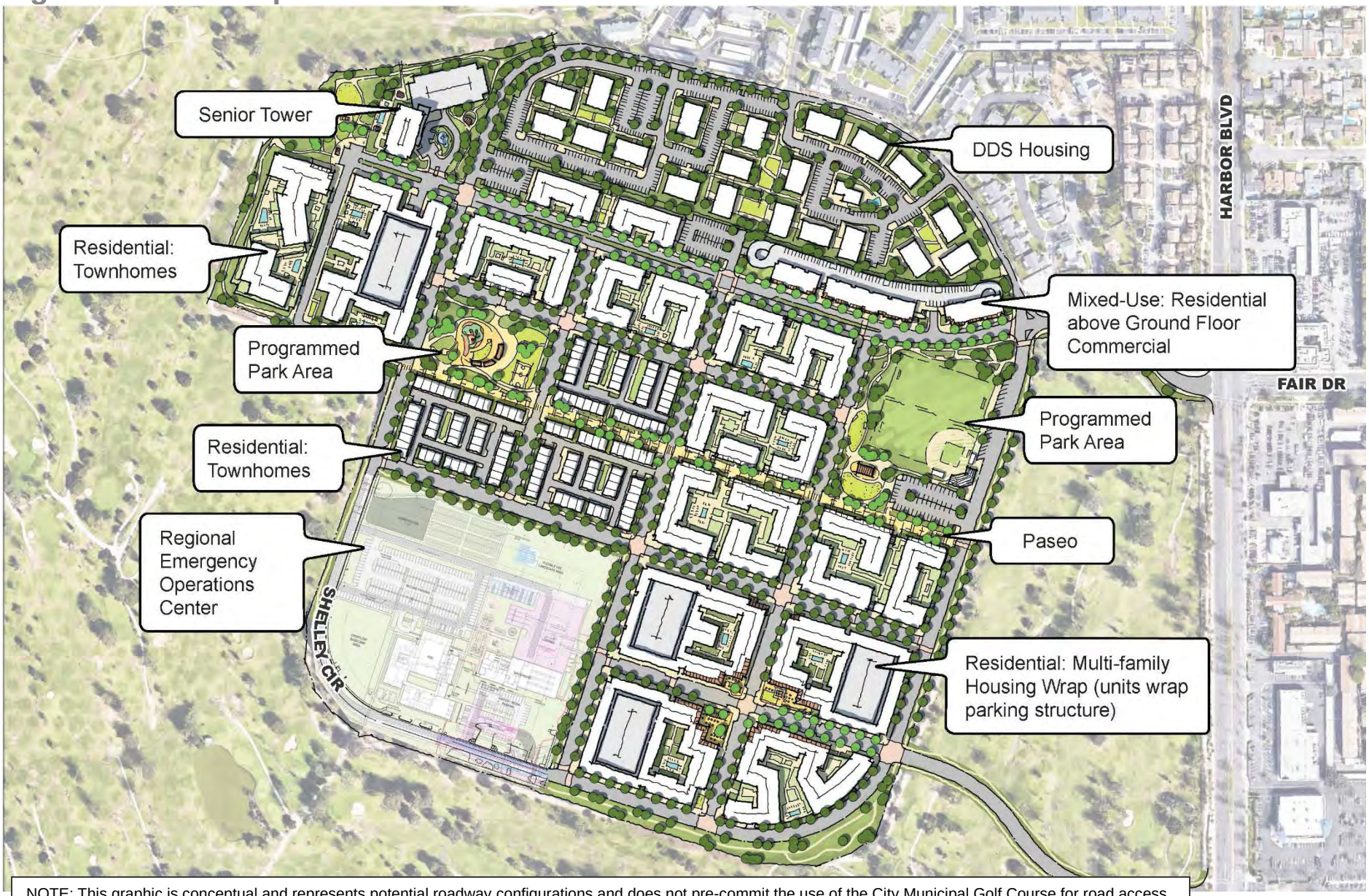
4.3 Urban Design

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 objectives:

1. Locate 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 vehicle 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.
9. Incorporate trees and shade elements to minimize heat impacts and provide a comfortable pedestrian environment.

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



NOTE: This graphic is conceptual and represents potential roadway configurations and does not pre-commit the use of the City Municipal Golf Course for road access.

4.4 Housing Plan

Housing—that is, residential uses—is the primary land use for the Specific Plan area. Housing is identified as a priority by the City's General Plan, 2021-2029 Housing Element, and in various State legislation described in Chapter 2. Adequate housing supply is also one of City Council's strategic priorities. As depicted in Figure 4-2, a variety of housing product types are suitable for development in the Specific Plan area. These housing types, also described in Section 4.1.1, were supported by the market study conducted as part of this Plan. 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 percentage of MFI. Tracking requirements for the Housing Plan are provided in Chapter 8, *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 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 SREOC.
2. Future buildings are designed and oriented so that all residents and visitors can see and experience the golf course, paseo, parks, or open space features.
3. Orient buildings and design landscaping 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 and bike 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 Table 4-1. 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
- Single family homes
- Duplex buildings/units

Future development shall 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 an 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[1]	% Range of Median Family Income
Very Low Income[2]	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.
2. Includes Extremely Low Income and Acutely Low Income, as defined by HSC § 50106.

4.5 Uses

As identified in the State's disposition process and bolstered by the Plan's vision and guiding principle discussed in Section 4.4.1, residential uses shall be the predominant allowed use for the Plan area (as stated in Government Code Section 14670.31 and discussed in Section 1.2.2).

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 Community Development Director, or designee through the provisions of Chapter 8, *Administration and Implementation*.





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

Table 4-3: Permitted and Conditionally Permitted Uses

P - Permitted | MC - Minor Conditional Use Permit | N - Not Permitted TUP - Temporary Use Permit		Notes
RESIDENTIAL		
Multi-family Residences[2]	P	
Permanent Supportive Housing	P	
Common Interest Developments	P	
Single-Family Residence (attached and detached)	P	
Townhomes	P	
Single Room Occupancy Units	P	
Senior Housing	P	
OFFICE		
Administrative	P	
Professional	P	
Medical (less than 10,000 sq ft)	P	
RETAIL		
Artisan Studio (includes retail sales, and display on-site)	P	
Active Entertainment (less than 5,000 sq ft)	P	
Grocery Store (less than 10,000 sq ft)	P	
Liquor Store	MC	
Restaurant (with or without outdoor dining)	P	

P - Permitted | MC - Minor Conditional Use Permit | N - Not Permitted TUP - Temporary Use Permit		Notes
Retail	P	
Personal Services	P	
Personal Service with Group Instruction/Setting (less than 10,000 sq ft)	P	
Studios: Small Fitness Facilities, etc.	P	
Tasting Room/Wine Bar/Neighborhood Bar (may include small batch brewery)	MC	
Other Community Serving Uses[1]	MC	
OTHER		
Mixed-Use Buildings	P	
Home Occupations	P/MC	Per CMMC Section 13-164
Residential Care Facility (seven or more)	MC	
Child Daycare Center, including tutoring and tutoring centers	P	
Drive Thru Associated with Any Business	N	
School (public or private)	P	
Public Facilities for Fire and Safety (fire station, police substation, etc.)	P	
Short-Term Rental	N	
Hotel or Motel	N	
RECREATIONAL AND SPECIAL EVENTS		
Community Clubhouse (for residents only)	P	
Community Facilities/Library/Parks/Playground/Sports Fields (public)	P	

P - Permitted | MC - Minor Conditional Use Permit | N - Not Permitted TUP - Temporary Use Permit		Notes
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, public right of way, or any other public common areas	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
INTERIM USES		
Temporary Real Estate and Construction Offices	P	
Recreational Uses or Other Uses as Described in Section 4.5.1	P	
ACCESSORY USES		
Accessory Dwelling and Junior Accessory Dwelling Units	P	Per CMMC Section 13-35

NOTES:

1. Any use not specifically permitted, or permitted with a minor conditional use permit per this table, shall be reviewed by the Community Development 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*.

2. Multi-family Residences are defined as 2 or more units.

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 is subject to Section 10-368 of the CMMC. Temporary use permits may be approved for up to three years with up to 2 one-year extensions. Temporary use permits for longer than five years may be approved through the minor conditional use permit process.

4.5.2 Food Trucks, Carts, and Kiosks

Food trucks, carts, and kiosks are permitted in conjunction with special events, subject to the requirements of Section 4.5.1., or may be allowed pursuant to Title 10, Chapter XXI of the Municipal Code. 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, or any future citywide design standards shall apply. 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). These development and design standards provide greater detail for implementing the objectives outlined in Sections 4.2, 4.3 and 4.4 of this Plan.



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.

SREOC Building Height Limitations

Building height shall be subject to limitations imposed by the communication tower on the SREOC, as detailed in Appendix E. Development within the radio frequency 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 a width of approximately 30 to 50 feet 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 areas impacted by the height restrictions. Future development must demonstrate that buildings and trees within the antenna clearance zone comply with the requirements through the application processes of Chapter 8.

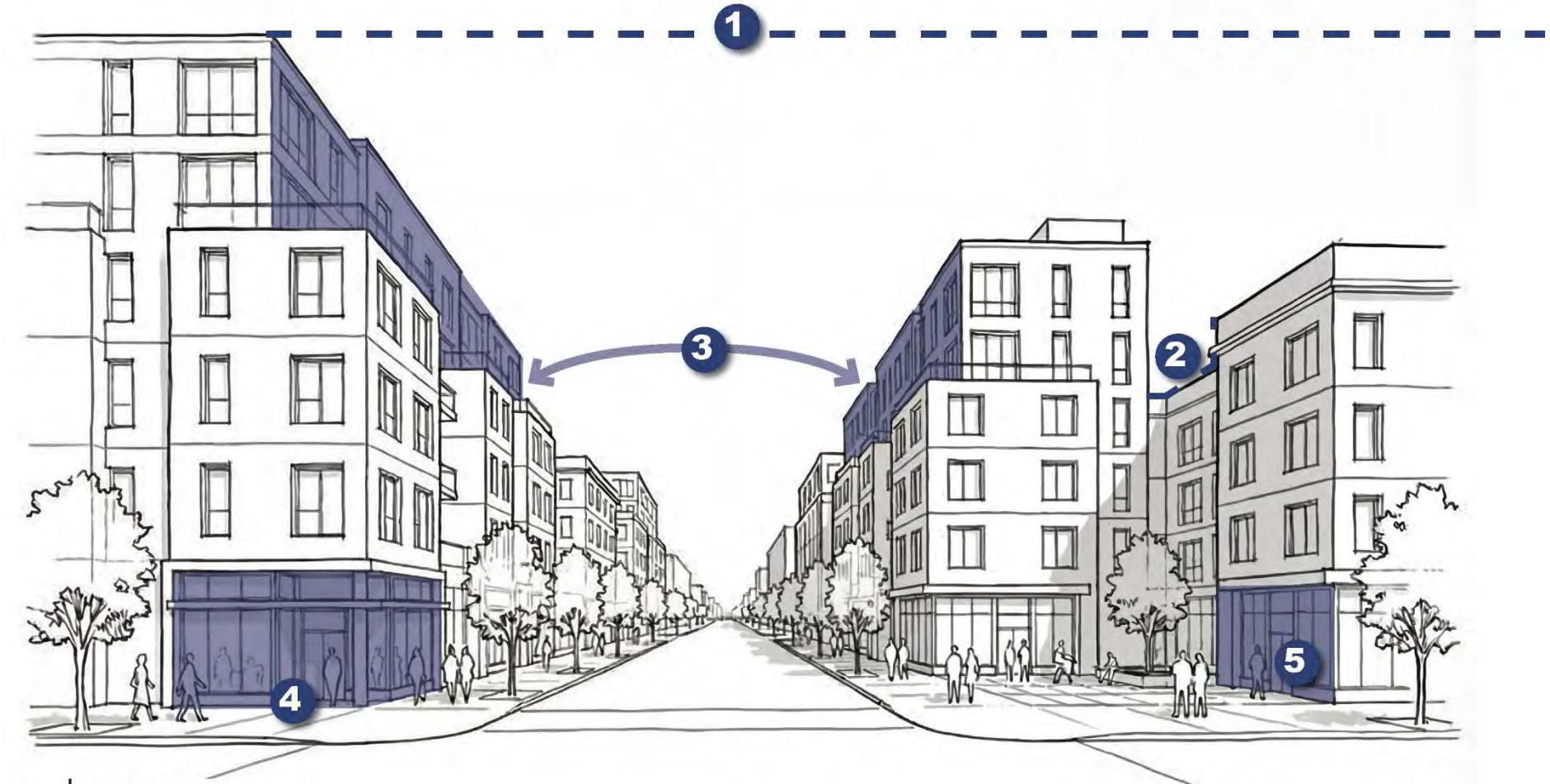
Table 4-4: Building Form, Scale, and Massing

Standard	Minimum	Maximum	Notes
DEVELOPMENT INTENSITY			
Floor Area Ratio (FAR)[1]	-	0.40	
DDS Housing Density	32 du/ac	-	Units are included in the total maximum in Table 4-1.
Density	-	-	See Table 4-1 for maximum number of units.
BUILDING HEIGHT [2]			
Residential	-	100 feet	Maximum height may be exceeded by 35 feet for two buildings.
DDS Housing	-	50 feet	
Mixed-Use	-	135 feet	
Commercial (stand-alone)	-	35 feet	
Parking Structure	-	-	Equal to the height of the building(s) it serves[3]
GROUND FLOOR HEIGHT			
Residential	10 feet	-	
Mixed-Use	12 feet	-	
Commercial	25 feet	-	
BUILDING SEPARATION			
Primary Buildings	10 feet	-	Between 2 or more primary structures.

NOTES:

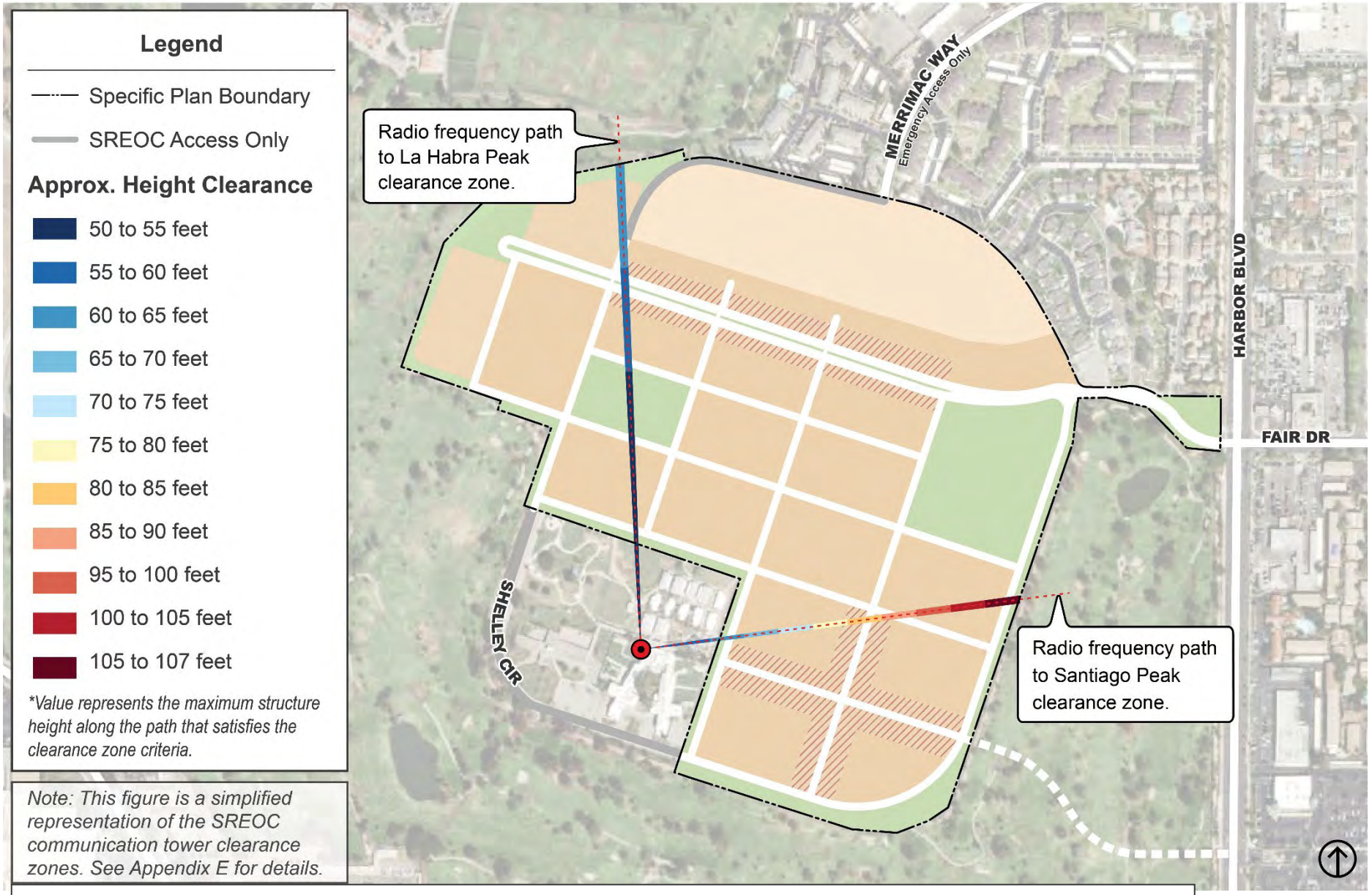
1. FAR requirements shall apply to commercial uses only.
2. Building heights shall comply with height limitations associated with the Southern Regional Emergency Operations Center communication tower. See Figure 4-3 and Appendix E.
3. If part of a wrap-style building, the height of a parking structure 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: SREOC Tower Location and Antenna Clearance



NOTE: This graphic is conceptual and represents potential roadway configurations and does not pre-commit the use of the City Municipal Golf Course for road access.

4.6.2 Building Orientation

To foster a pedestrian environment, main building entries in the FDCSP area shall be oriented to 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 to the street.

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

Commercial and Mixed Use

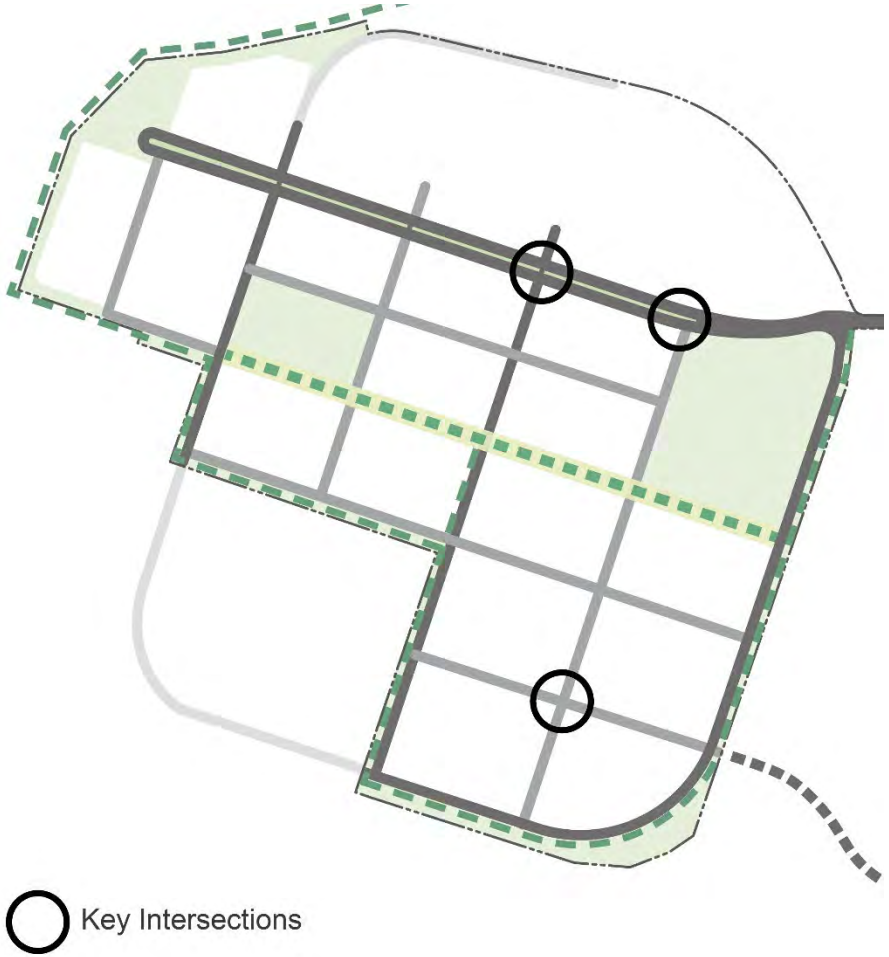
Main building entries shall be oriented to a street, plaza area, or park unless a corner entry is required, as defined below.

Corner Treatment for All Uses

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.
- Enhanced canopies, awnings, or marquees.
- Building entries.

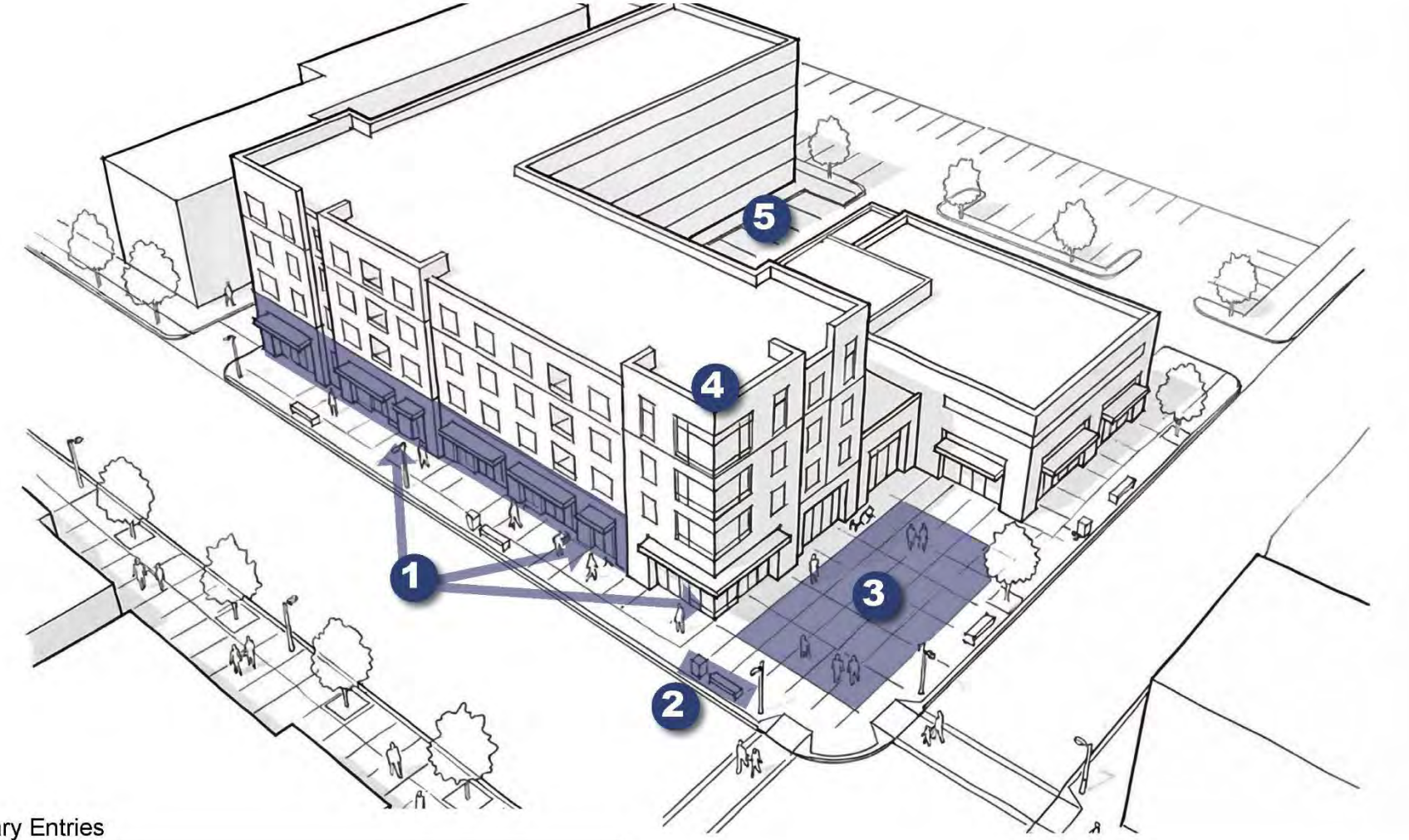
Figure 4-5: Key Intersections[1]



1. The key intersections are flexible in their location and are currently placed where the Concept Land Use Plan shows mixed-use.

NOTE: This graphic is conceptual and represents potential roadway configurations and does not pre-commit the use of the City Municipal Golf Course for road access.

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 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 or emergency or fire access.

Projections such as roof or eave overhangs, awnings, open unenclosed stairways, and chimneys and fireplaces are allowed to encroach into a required setback or public right-of-way, and must comply with Section 13-32 of the CMMC.

Table 4-5: Setbacks

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

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.



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

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

***Ground Floor Transparency**: Area of a façade that consists of windows or other glazed surface that permits light and visibility into a structure.*

4.6.5 Frontages and Entries

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 left).
- 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.

The ground floor of a building's frontage shall provide a minimum amount of transparency as follows:

- Residential Units: 30 percent.
- Non-residential and Common Residential Spaces: 60 percent.

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.
- Illuminators shall be integrated with the architectural design/theme of the buildings.
- Outdoor lighting for streets, open space areas (such as fields), and commercial areas shall be placed to minimize visual nuisance and maximize safety, specifically adjacent to residential areas.
- Shielding shall be used to mitigate outdoor lighting glare from adjacent properties, uses, buildings, and roadways.
- Outdoor lighting shall not project above the roofline of the building on which it is mounted.
- Time-control devices shall be utilized on exterior lighting sources.
- Outdoor security lighting for construction purposes shall be either directed away from or located away from existing residential areas.

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.
- Outdoor trash enclosures shall be screened on at least three sides by a solid wall not less than six feet in height and feature a solid gate or door. Refuse areas shall be located so that the doors do not interfere or block circulation when open and shall also have a roof.
- Indoor trash enclosures or trash rooms shall be built per the latest Building Code standards and a will-serve letter from the refuse service shall be provided in contract with the City.
- 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.
- Storage areas for utilities that are visible from the upper stories or adjacent structures shall have an opaque or semi-opaque horizontal cover/screen to mitigate unsightly views. The horizontal screen/cover shall be integrated into the enclosure design.
- Storage areas for trash or utilities shall not be closer than 20 feet from doors or operable windows of adjacent structures.

- Trash enclosure areas shall comply with Section 13-73 of the CMMC.
- Utilities shall comply with Section 13-71 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 an errant ball analysis that shall identify the location and type of netting, or fencing required for safety purposes. 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*), if necessary.

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, of CMMC Article 3, Sign Regulations, shall apply.

4.6.10 Historic Requirements

As part of the State's disposition process and through the preparation of this Specific Plan and accompanying EIR, a 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 will 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. At the state level, it also qualified under NRHP/CRHR Criteria C/3 as a representative example of a post-war state hospital campus.

However, it was found that neither the 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 are:

- Prior to any ground-disturbing activities or alterations that may impact the FDC complex, Historic American Buildings Survey–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.



Interpretive panels can provide historic photos and tell the story of an area's previous use, significance, or history in the community.

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5

Mobility



5.1 Purpose

This chapter provides the context and standards for connecting the future community to the existing street network. Redevelopment will include a new internal network of on-street and off-street facilities that provide access throughout the site. The mobility plan also outlines how all modes of transportation will be accommodated consistent with the guiding principles in Chapter 3.

5.2 Mobility Plan

The mobility plan and overall roadway network for the Fairview Developmental Center Specific Plan (FDCSP) 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 pedestrians, bicyclists, and motorists, 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. Design all streets for slow speeds to ensure safety and comfort of all road users and support an active pedestrian environment. Curtail speeding by keeping lane widths as narrow as possible and incorporating road calming treatments.
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, comfort 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 the mobility plan's existing and proposed elements implement these objectives. See also Section 8.3.5, *Transportation Demand Management*, which

further supports these objectives and citywide efforts to mitigate traffic impacts.

5.2.1 Circulation Standards

The circulation system in 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 encourage slow speeds and foster a pedestrian friendly environment.
- 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.
- Street trees shall be provided along private and public streets per Section 6.3.

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.

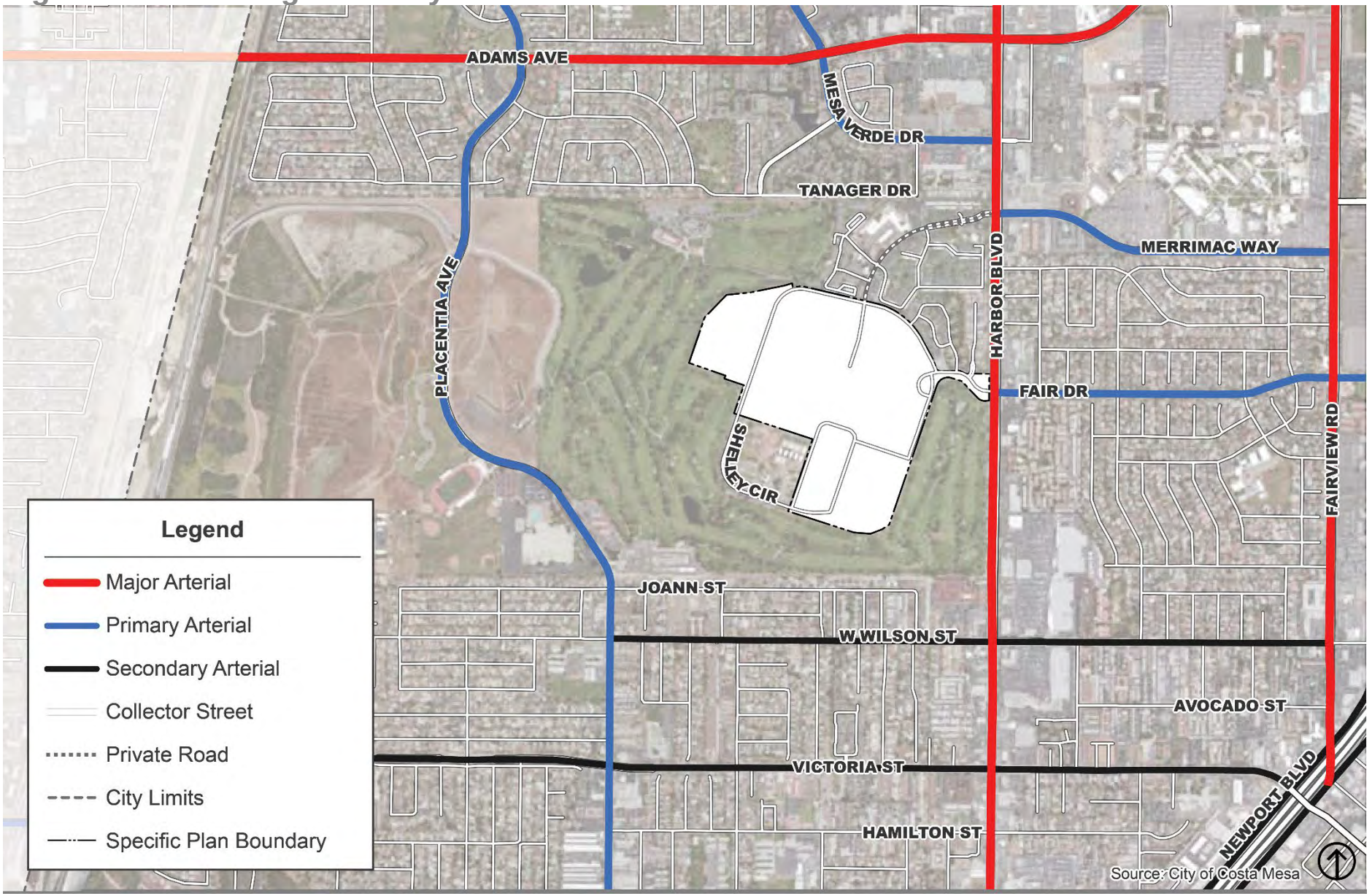
Merrimac Way

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 Southern 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 safe travel for all modes of transportation. Street trees shall be provided along private and public streets per Section 6.3. 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 pedestrians, cyclists, and motorists into the community.

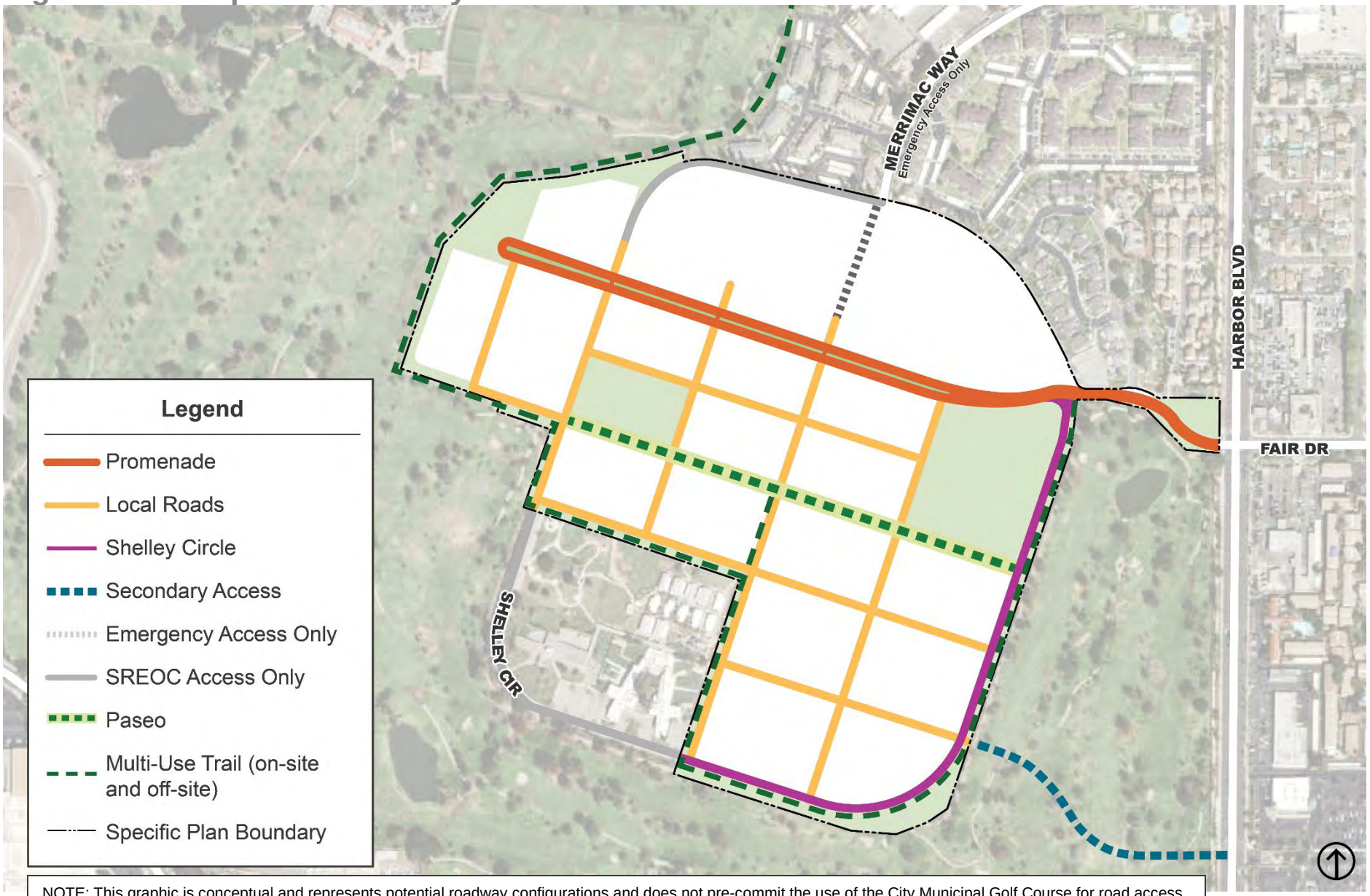
Shelley Circle provides another prominent connection, with access from the Promenade south to the Southern Regional Emergency Operations Center (SREOC).

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 2,300 residential units or more. If a secondary access road is proposed as part of the FDC Development Review Application, then the requirements set forth in Chapter 8 shall apply. Merrimac Way is a private drive and will only provide future **emergency access** through the Harbor Village Apartments, as well as bike and pedestrian access on existing sidewalks. In the event that a new lease agreement between the State and Village Investments (Harbor Village) allows for the use of Merrimac Way as an additional access road, then an additional access road through the golf course may not be necessary.

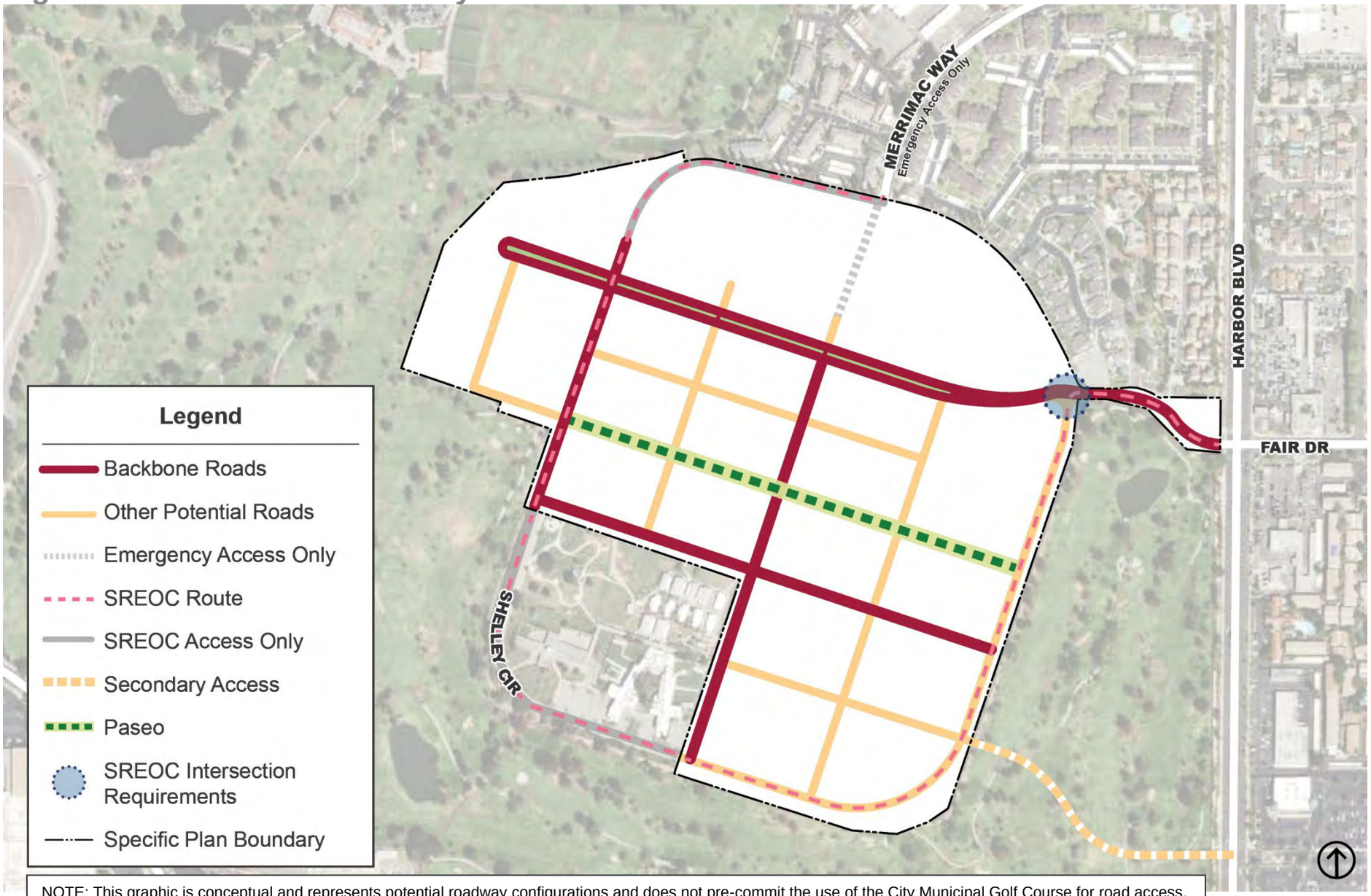
The mobility plan is flexible as long as its objectives are met and pedestrians are prioritized. The only fixed elements are the paseo and the backbone roadways shown in Figure 5-3, *Backbone Roadway Network*, which includes the SREOC route and form the foundation of the Plan. The specific location of other streets in the grid may vary based on the final block layout. 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 cross sections illustrate how pedestrian, bicycle, and vehicle infrastructure supports safe circulation for all users. Cross-sections are provided for the Promenade, secondary access road, Shelley Circle, and two local roadway options: one with on-street parking and one without. These cross sections may be modified if greater pedestrian and bicycle safety features are proposed, subject to approval by the Public Works Director, or designee. Additional details on connectivity and intersection control are described in the sections below.

Figure 5-2: Proposed Roadway Network



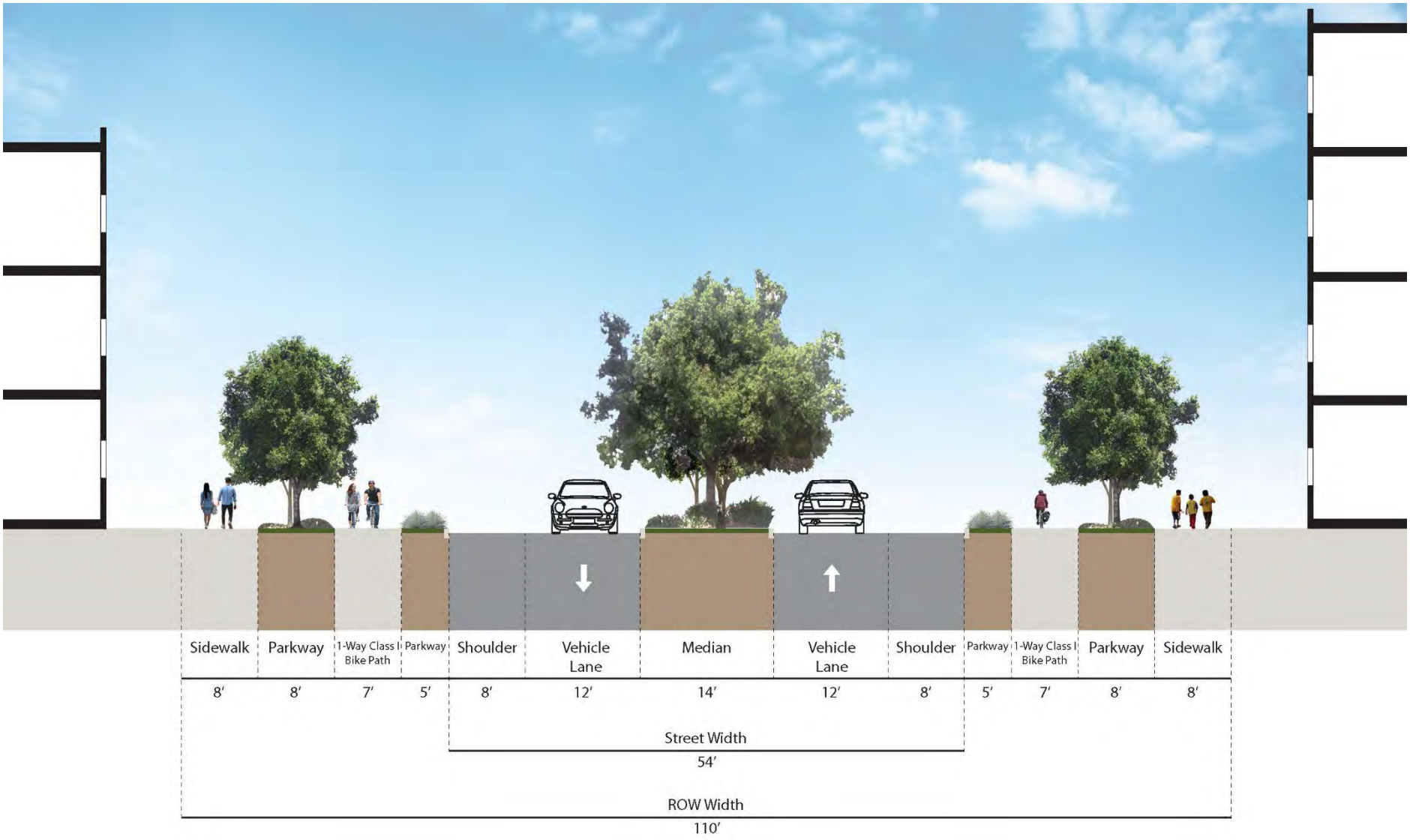
NOTE: This graphic is conceptual and represents potential roadway configurations and does not pre-commit the use of the City Municipal Golf Course for road access.

Figure 5-3: Backbone Roadway Network



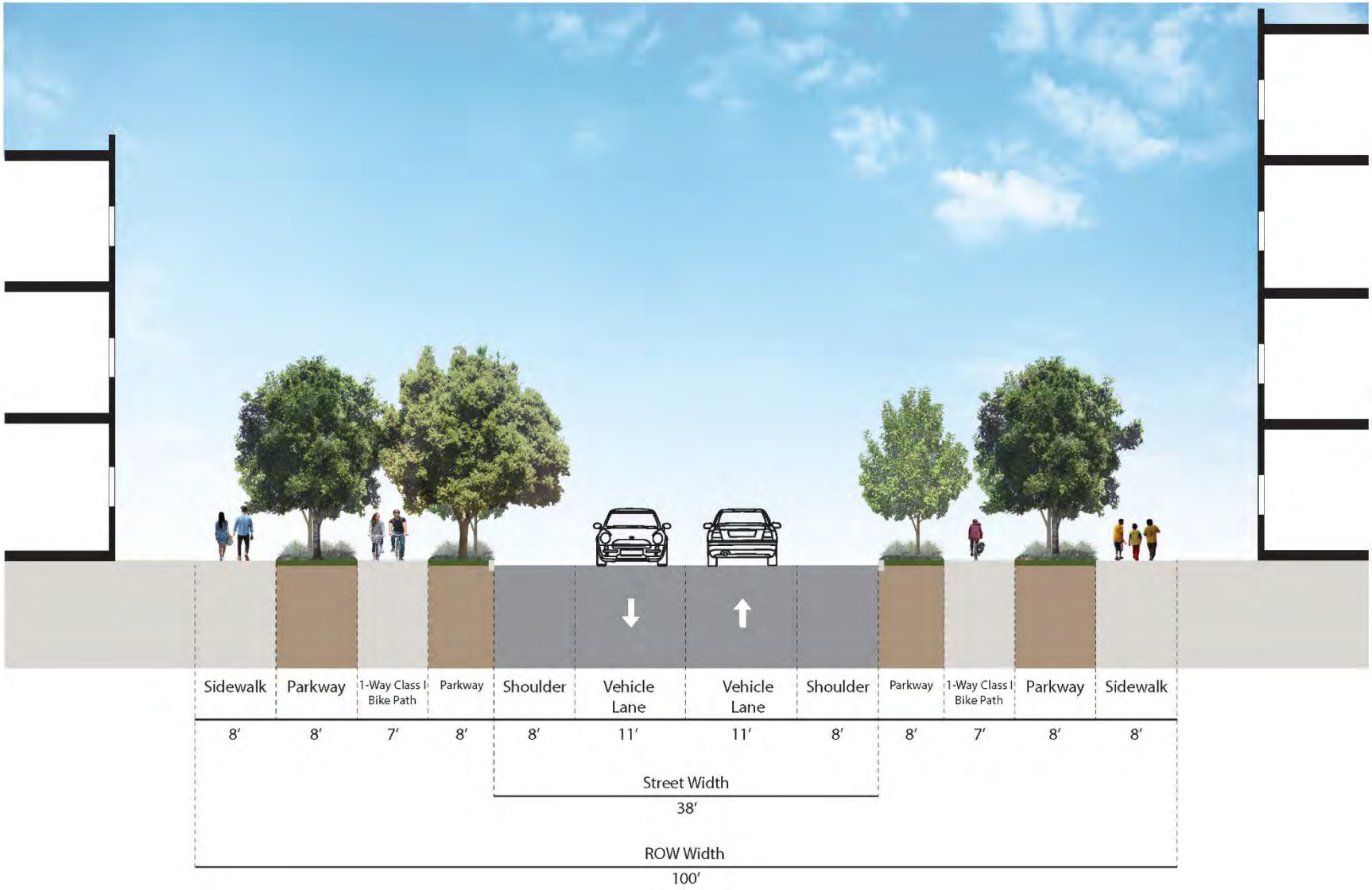
NOTE: This graphic is conceptual and represents potential roadway configurations and does not pre-commit the use of the City Municipal Golf Course for road access.

Figure 5-4: Promenade Street Section Option 1



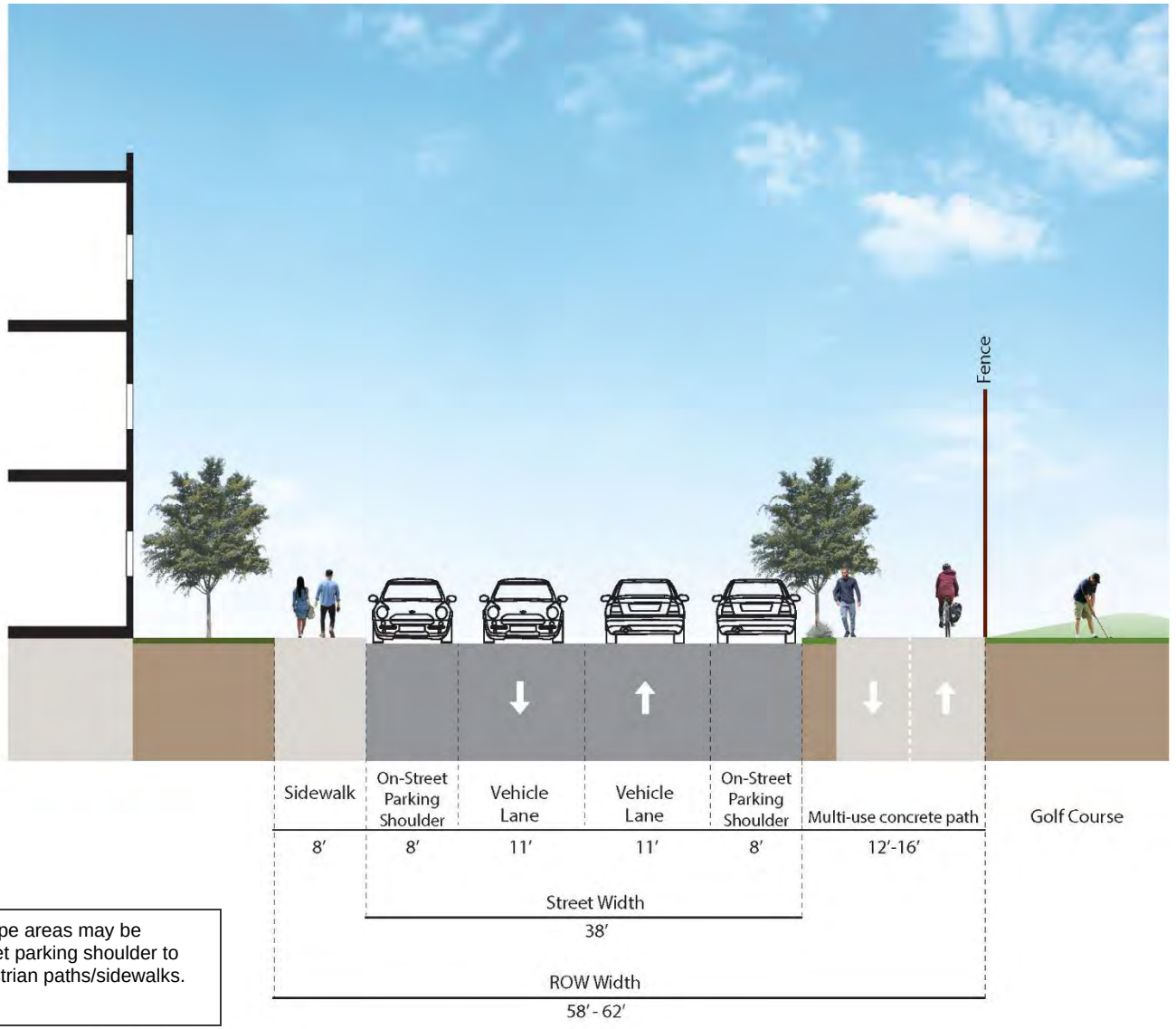
Promenade Option 1: (25 mph), Total Width: 110’

Figure 5-5: Promenade Street Section Option 2



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

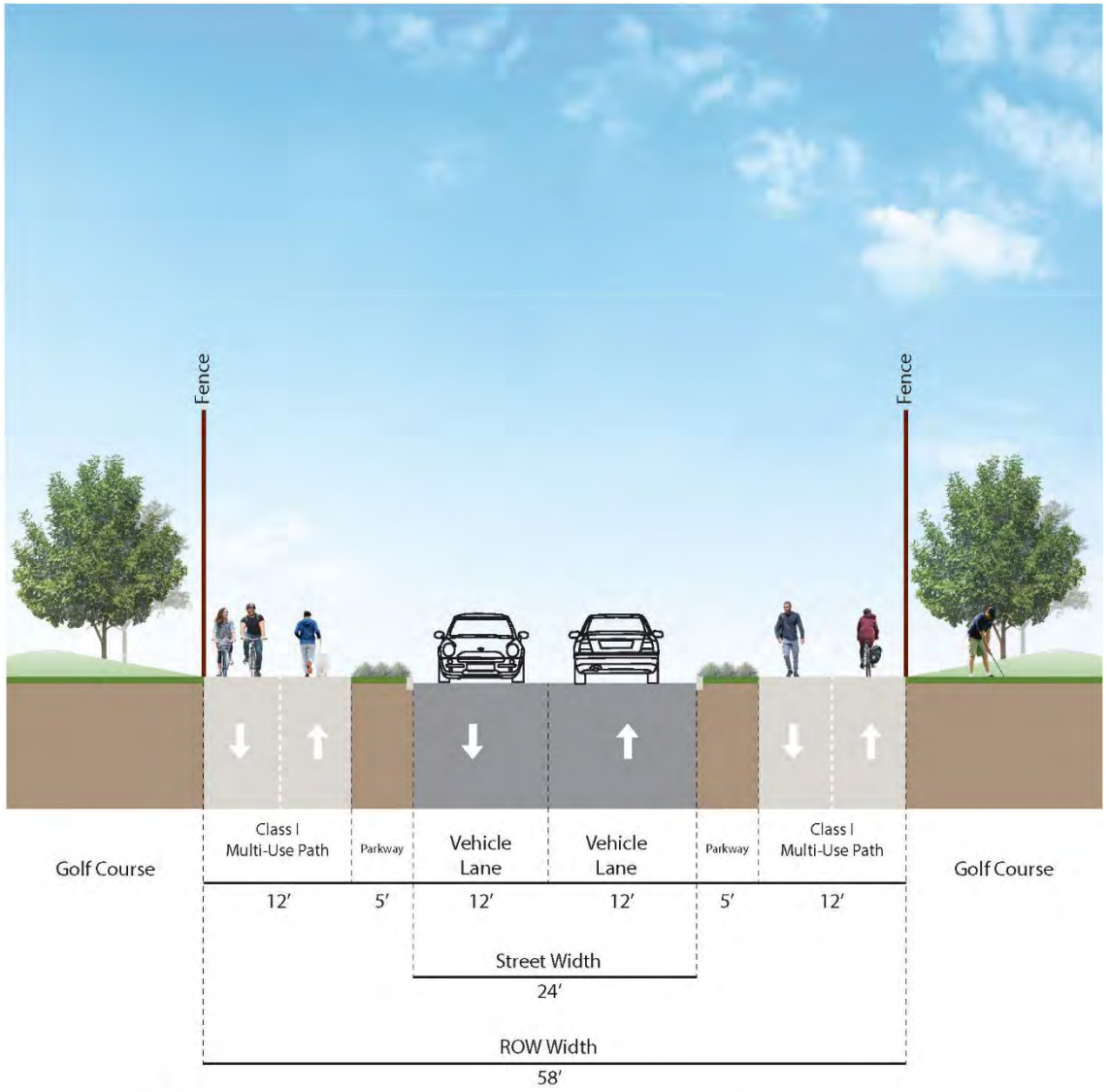
Figure 5-6: Shelley Circle Street Section



NOTE: Trees and landscape areas may be allowed within the on-street parking shoulder to further enhance the pedestrian paths/sidewalks. See section 6.3.

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

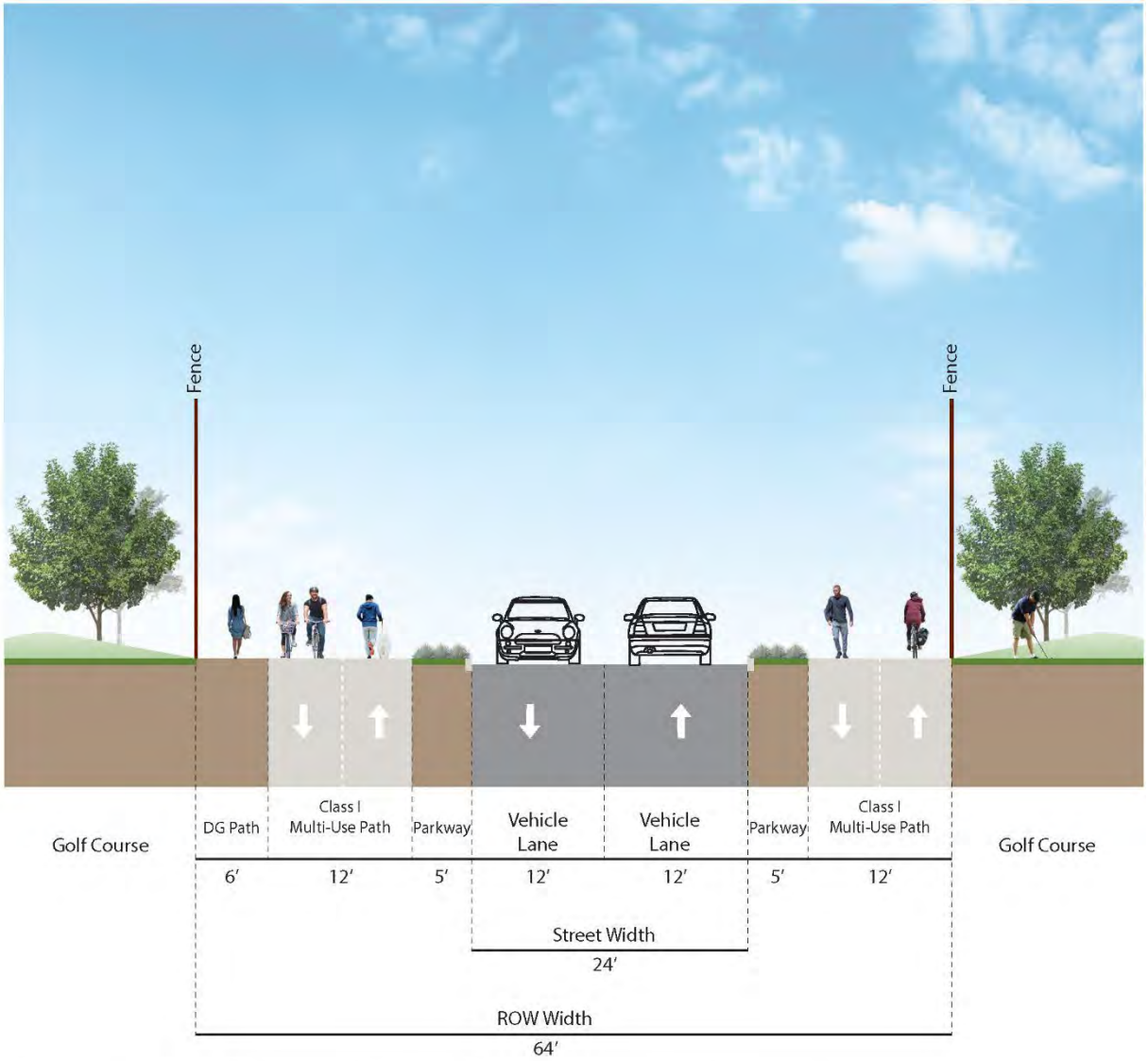
Figure 5-7: Secondary Access through the Golf Course Option 1



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

NOTE: This graphic is conceptual and represents potential roadway configurations and does not pre-commit the use of the City Municipal Golf Course for road access.

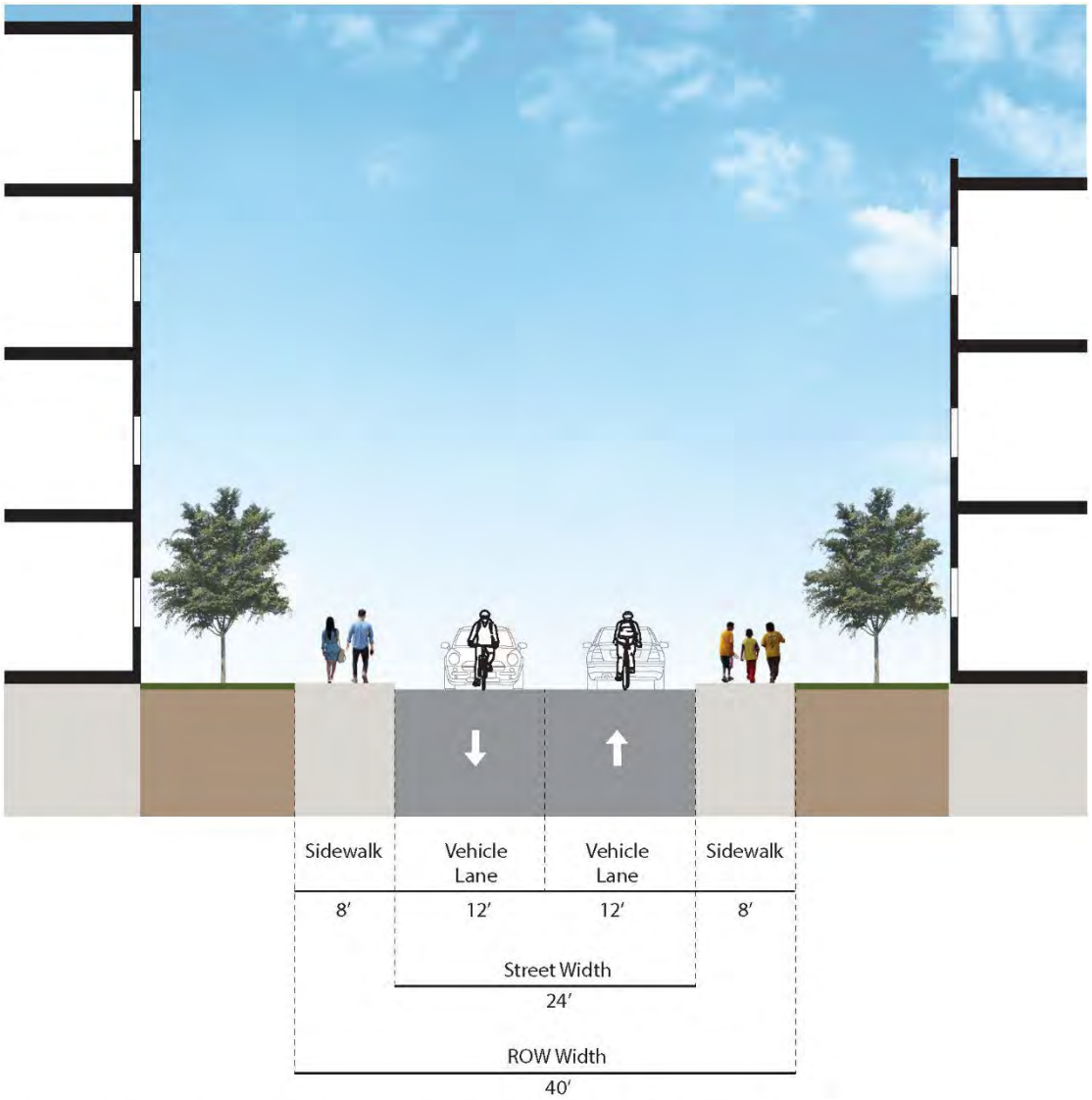
Figure 5-8: Secondary Access through the Golf Course Option 2



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

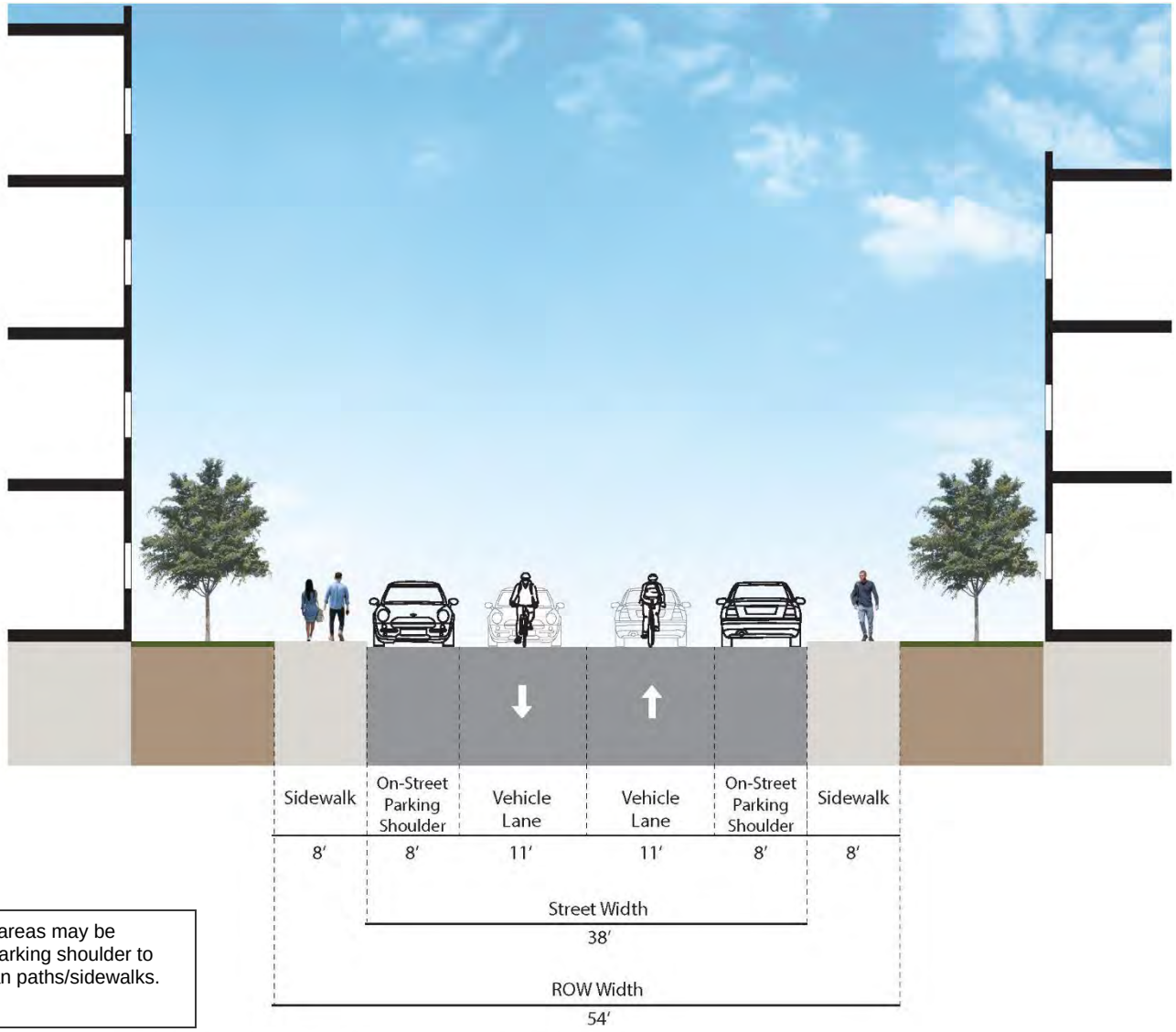
NOTE: This graphic is conceptual and represents potential roadway configurations and does not pre-commit the use of the City Municipal Golf Course for road access.

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



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

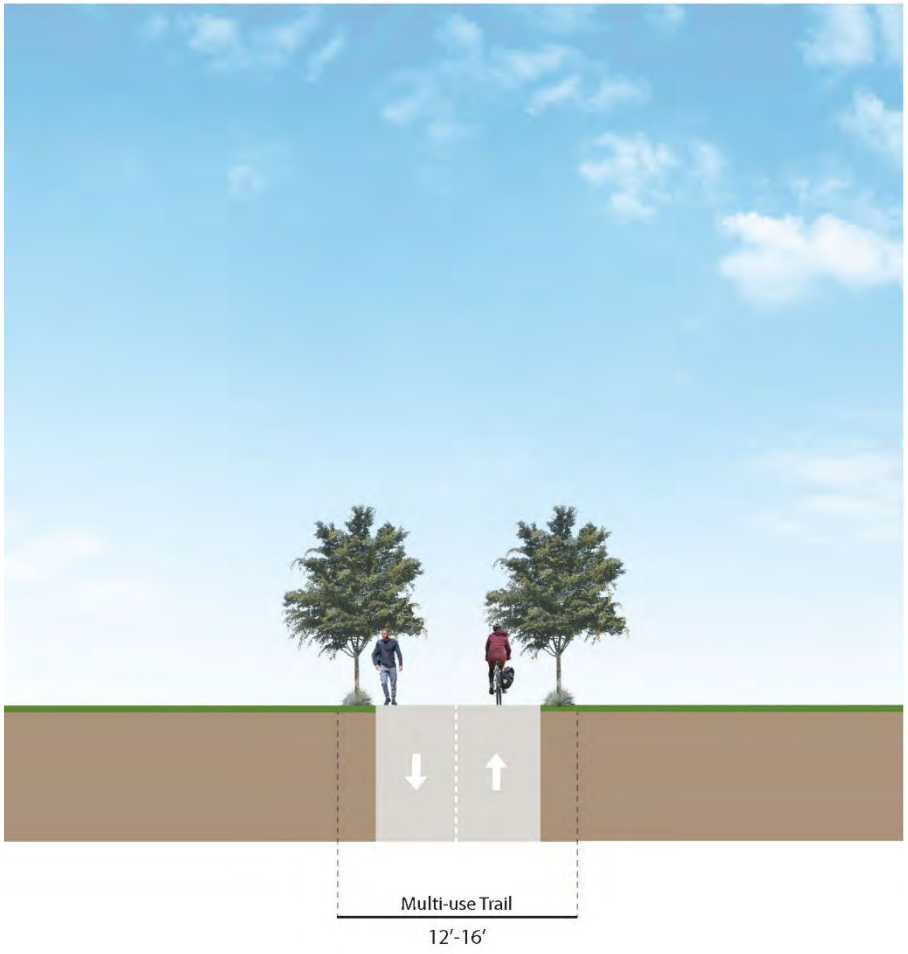
Figure 5-10: Local Road with Parking Street Section



NOTE: Trees and landscape areas may be allowed within the on-street parking shoulder to further enhance the pedestrian paths/sidewalks. See section 6.3.

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 of all ages can move throughout the Specific Plan area in a safe, convenient 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, a multi-use trail that follows along the Santa Ana River and provides regional connectivity. 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 SREOC. Additional pedestrian enhancements are required for the area as described below.

Proposed

As a pedestrian-first community, the Specific Plan prioritizes safety, convenience and comfort for pedestrians. This includes ample eight-foot sidewalks, a central paseo, street trees and shade, and a separated multi-use trail along Shelley Circle. Additional standards for lighting and landscaping are provided in Chapter 4, *Land Use and Urban Design* and Chapter 6, *Open Space, Landscaping and Public Art*. 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 in the community. To increase pedestrian safety, the following features may be included in crosswalk designs:

- Raised Crosswalks
- Decorative Paving, or other visual breaks
- Bulb-outs
- High Visibility Crosswalks

The parkways identified within the street sections shall be allowed to incorporate street furniture that includes, and is not limited to:

- Benches
- Bike Racks
- Shade Canopies
- Public Art
- Lighting Standards
- Trash Receptacles



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 outline 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

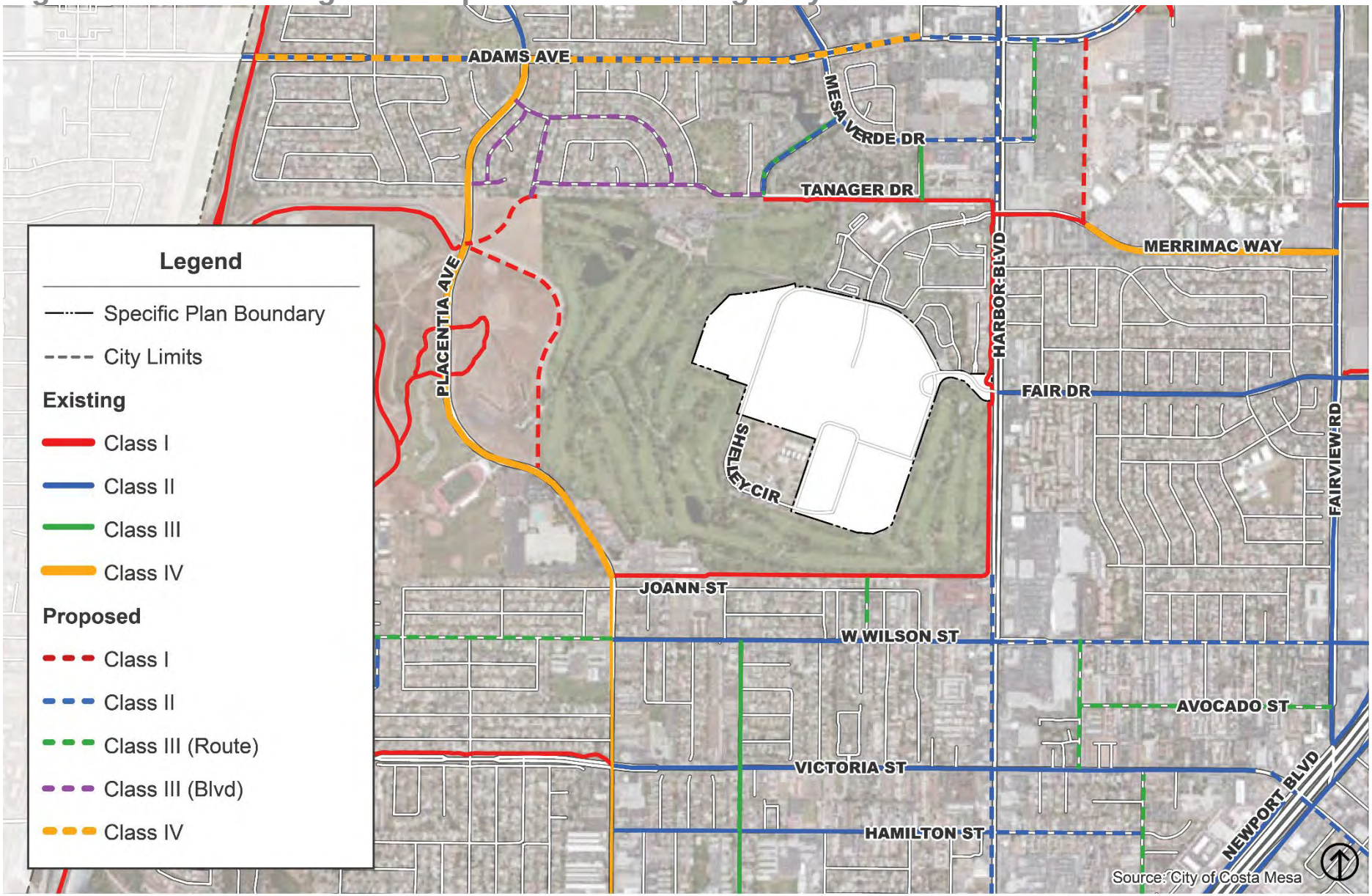
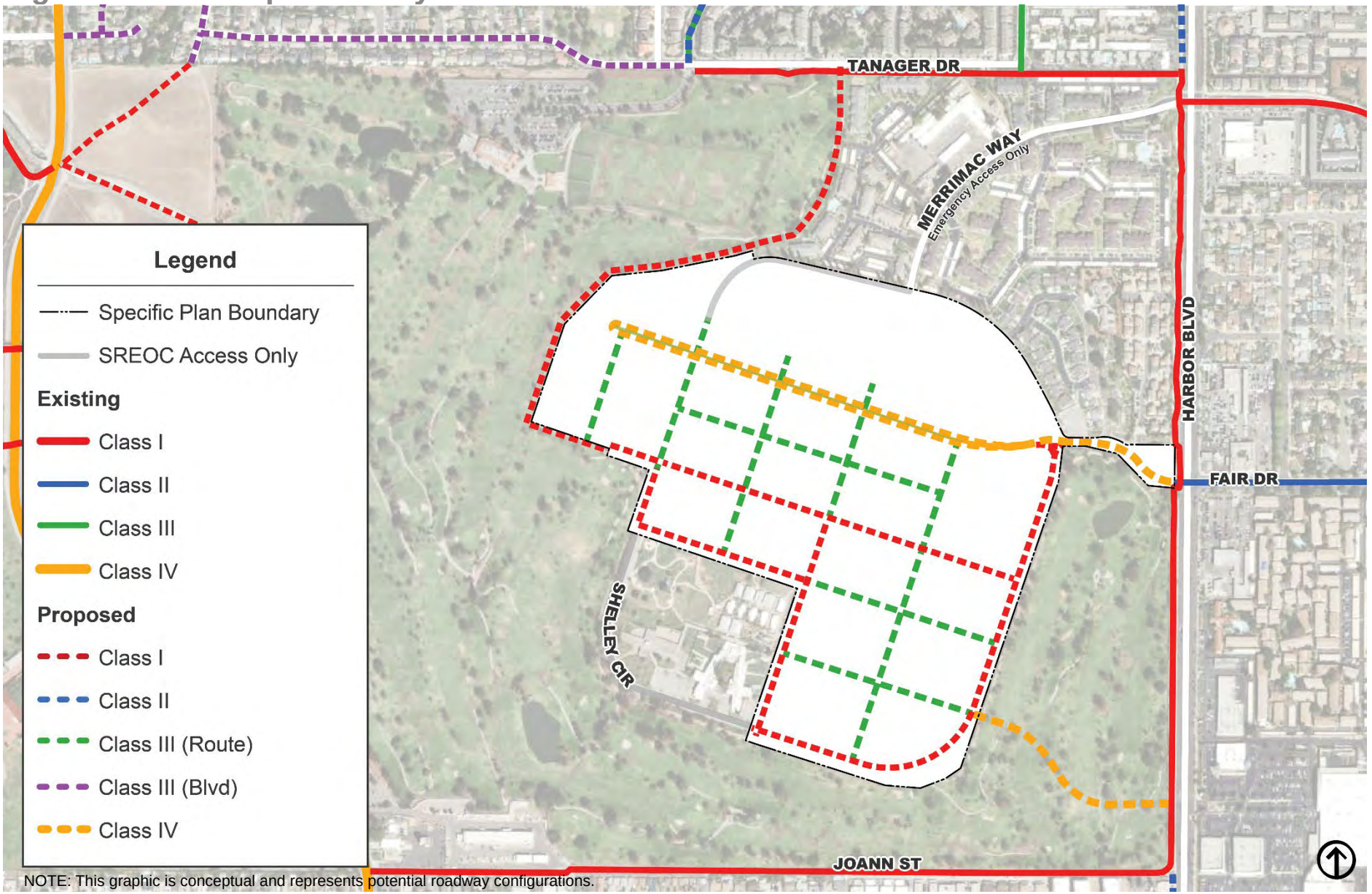


Figure 5-13: Proposed Bicycle Network



NOTE: This graphic is conceptual and represents potential roadway configurations.

5.2.6 Intersections

On-site and off-site improvements are required to ensure efficient movement of traffic for the FDC buildout. Figure 5-14 shows the necessary intersection improvements at the existing intersection and potential new intersection with Harbor Boulevard, all of which can be accommodated within the existing right-of-way. As previously discussed, the secondary access road through the golf course is a new roadway that will connect to the existing intersection with the Harbor Shopping Center, also shown on Figure 5-14.

Roadway design must also accommodate vehicles accessing the SREOC. The backbone roadway network in Figure 5-3 identifies Shelley Circle as a required access route, and Figure 5-15, *SREOC Turning Radius Vehicle Size*, provides the turning radius standards for SREOC vehicles.

On-site intersections must accommodate all modes of transportation. Proposed intersection controls could include roundabouts or four-way stops, or other alternatives, that will be evaluated through project review and are subject to approval by the Public Works Department. Given the proximity to Harbor Boulevard, design attention should ensure safe and efficient operation for the neighborhood and ingress and egress for Cornerstone Lane residents.

Figure 5-14: Intersection Improvements

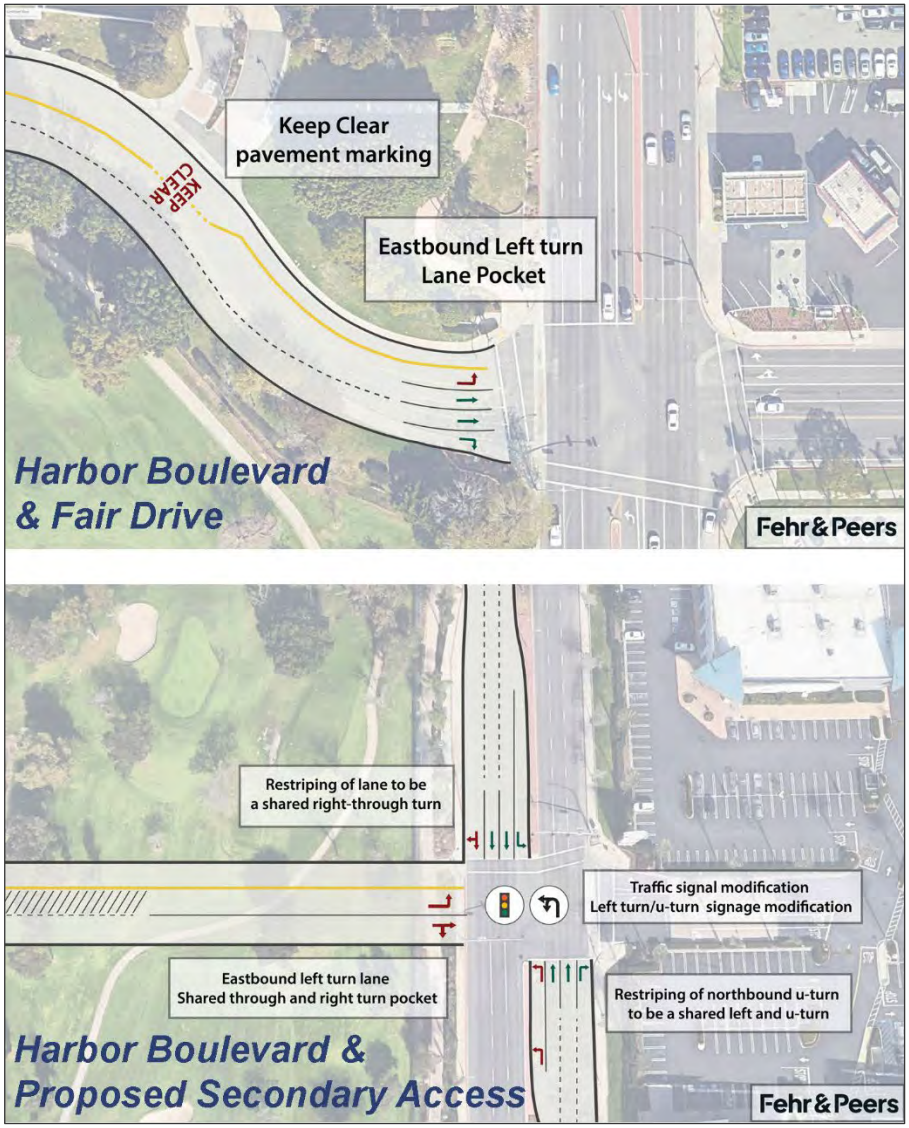
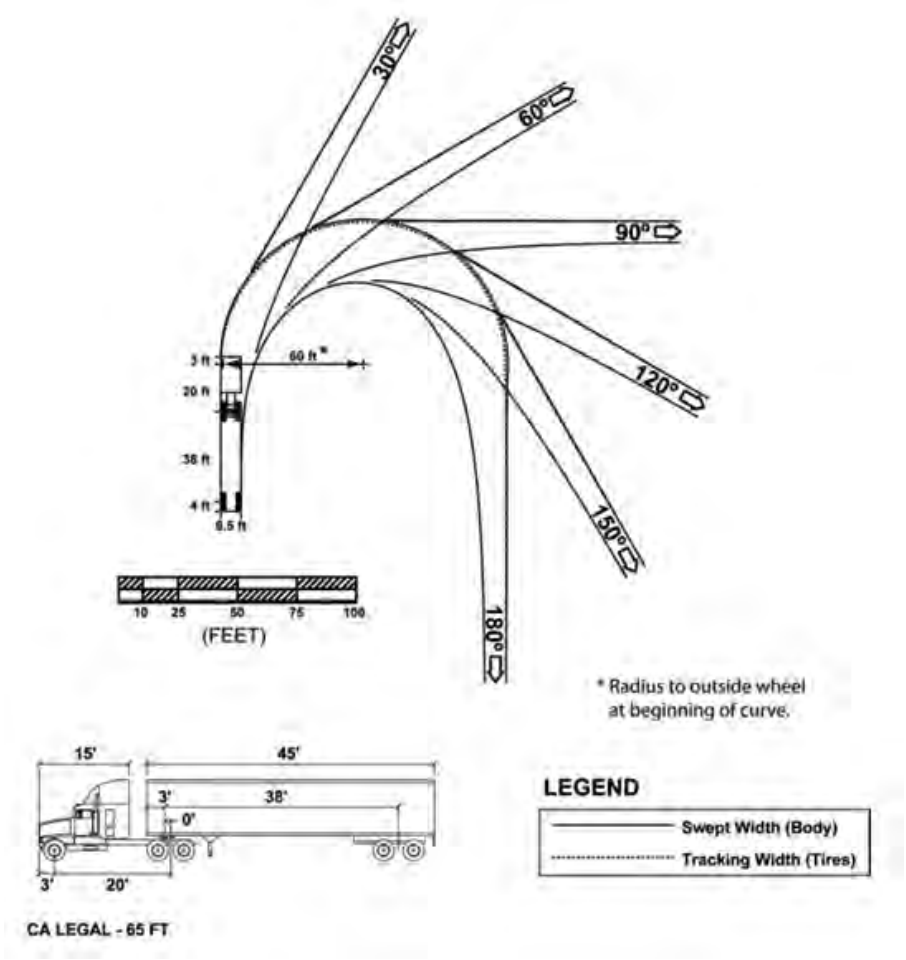


Figure 5-15: SREOC Turning Radius Vehicle Size



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 ¾ 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	Wilson & Harbor	Fullerton	Balboa
178	Adams & Harbor	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.

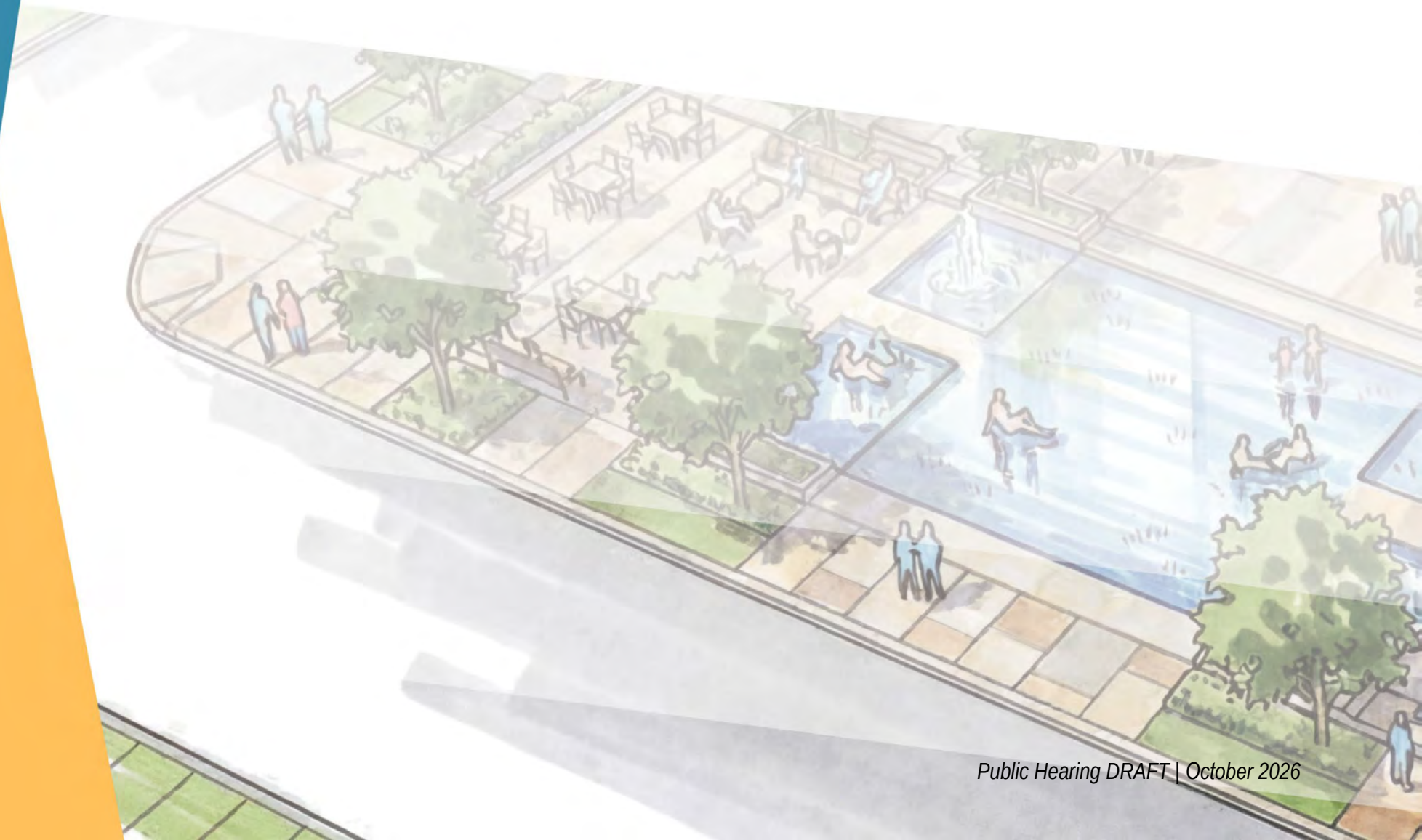
- Surface parking shall not be located between a residential building and its primary street frontage.
- Parking structures shall be screened from public streets through building placement, architectural treatment, or landscaping.
- Bicycle parking shall be provided consistent with Table 5-2.
- A Parking 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, and 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[1]	Unit
COMMERCIAL		
Retail, Office, Food & Beverage[2]	4	Per 1,000 sf
RESIDENTIAL		
Affordable and Market Rate[3]	No minimum	Per Unit
EV CHARGING		
EV Capable	0.10	Per Total Spaces
EV Ready	0.25	Per Total Spaces
OPEN SPACE		
Public Parks (including playgrounds)[4]	5	Per Acre
Courts[4]	2	Per Court
Fields[4]	30	Per Field
BICYCLE PARKING[5]		
Residential – Long Term	0.5	Per unit
Residential – Short Term	1	Per 10,000 sf[6]
Retail and Commercial	5% of required vehicle parking	% Per Total Vehicle Spaces
Public Parks and Trails	2	Per 0.5 acre of Park/ Trail

NOTES:

1. Parking rates may be superseded by State legislation, including AB 2097 and State Density Bonus Law (Gov Code § 65915) .
2. Outdoor dining associated with food and 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.
5. Or as otherwise required by California Building Code and CalGreen Code.
6. Minimum of 2 spaces shall be provided, regardless of size.



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6

Open Space, Landscaping & Public Art



6.1 Purpose

Open space is an essential part of the community, providing areas for active and passive recreation, fostering social interaction, and supporting community events. This chapter outlines the open space plan elements, standards, and direction for Open Space, Trails, Landscaping, and Public Art for the Fairview Developmental Center Specific Plan (FDCSP) area, consistent with the guiding principles in Chapter 3.

6.2 Open Space and Trails Plan

The open space and trails plan establishes standards that are foundational for creating attractive, usable, and sustainable open spaces. The standards were developed based on feedback from the community and industry best practices. The following design objectives shall guide the final open space and trails network:

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 space 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 open space and 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 and other park amenities 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 3:1 ratio (three 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



NOTE: This graphic is conceptual and represents potential roadway configurations and does not pre-commit the use of the City Municipal Golf Course for road access.

The open space plan includes multiple categories of open space. These categories are defined below but are not shown 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 required, as shown in Table 6-1, shall be provided, and the requirements of this chapter can be met through a combination of the types of spaces as described in this Chapter. Figure 6-1 illustrates how future open space could be designed and distributed throughout the plan area. 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 but are not limited to courtyards, plazas, pool areas, rooftop decks, community garden, dog park or dog run, 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, community garden, dog park or dog run, 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 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 between buildings or blocks, providing walkable connections. May be in a setback area.

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

Figure 6-2, *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



NOTE: This graphic is conceptual and represents potential roadway configurations and does not pre-commit the use of the City Municipal Golf Course for road access.

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 reciprocal access easement for ingress and egress may be required to facilitate the ease of pedestrian and bicycle access throughout privately owned-publicly accessible open space. 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. Figures 6-3 and 6-4 provides a visual reference for what these categories of open space could look like and how they could be designed in future development.

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, or designee.
- 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 25 acres of publicly accessible open space shall be provided in 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.
- Any lighting that is proposed in a publicly accessible sports field shall require a lighting study and potential environmental analysis.

Table 6-1: Open Space Requirements

	Minimum
OPEN SPACE	
Residential	90 sq feet per unit[1]
Commercial	5,000 sq feet[2]
Public[3]	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. If commercial is provided in a stand-alone configuration.
3. Can be met through land dedication, park improvements, and in-lieu fees; however, no less than 25 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 Community Development Director.

Common Open Space

- Common or shared open spaces within multifamily projects may be 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.
- Rooftop amenities may include shade structures that exceed the building height by 10 feet.

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 when used, fencing shall have a maximum height of six 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 shall include amenities such as 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 Specific Plan.

Paseo

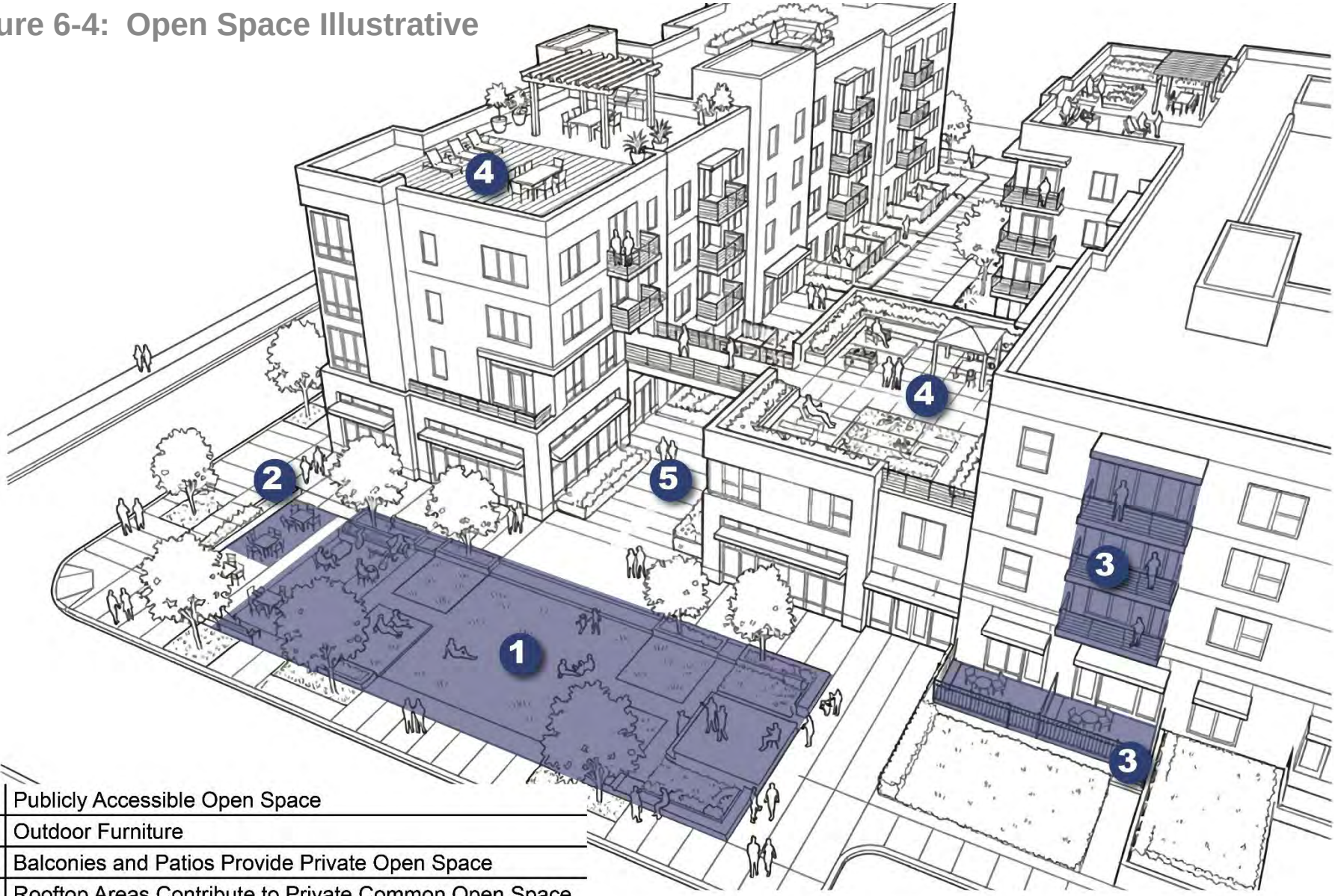
- Paseos shall be open to the public and designed primarily for pedestrian use.
- Where a paseo is required to provide Fire Department access to buildings with portions of the building more than 150 feet from an approved fire access point, the minimum clear width shall be increased to 20 feet, as required per California Fire Code.
- Paseos shall connect to streets, open spaces, trails, plazas, and building entrances where feasible.
- Lighting, shade, landscaping, and seating shall be provided to enhance safety and comfort. Seating along a paseo shall be provided at a ratio of one bench for every 150 feet of continuous linear pathway.
- 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 6-2. 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 6-2 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 6-5, *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 6.2 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 Specific Plan 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 requirements 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 three 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 Specific Plan area.

- 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 California Fish and Game 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.

Fruit trees may be permitted in public areas provided that they are maintained by the future owner and do not create a pest problem.

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 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.

6.4 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 and, 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 Plan 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.



Art can create a sense of place by adding an interesting element to an outdoor area.

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7

Infrastructure & Public Services



7.1 Purpose

This chapter describes the infrastructure and utilities that previously supported the FDC, and identifies the improvements needed for redevelopment under this Specific Plan. It also outlines nearby public services that will provide facilities and support to the community.

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 on-site and the systems 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. The Master Developer shall coordinate with SoCalGas to verify service availability for the proposed development within the plan area.

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. This Specific Plan encourages the Master Developer to fully rely upon electric power for redevelopment of the site.

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, MWD 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 MWD and Costa Mesa Fire & Rescue during subsequent planning, mapping, and building permit phases.

MWD prepared a Water Supply Assessment (WSA) and a hydraulic analysis for the FDC buildout. The WSA concluded that adequate water supply is available for the maximum buildout described in Chapter 4. The hydraulic analysis found that maximum peak demand could affect one of the District's reservoirs and, any required modifications will be determined during the Master Developer's project review. The Master Developer will be responsible for coordinating with MWD to identify the necessary improvements. Both studies are included in the Environmental Impact Report (EIR).

The existing on-site water system will be demolished and replaced with a new 8- to 12-inch polyvinyl chloride (PVC) system. The new system will connect at Fair Drive and the future roadway to Fair Drive to create a looped network (see Figure 7-2, *Proposed Water System Facilities)*. Additionally, development of the SREOC property will include a new 10-inch domestic line dedicated to its water needs, connecting from an existing main at Fair Drive and Harbor Boulevard.

Wastewater

The Costa Mesa Sanitary District (CMSD) maintains 224 miles of gravity sewers citywide (see Figure 7-3, *Existing Sewer Facilities*). The FDC site currently uses a private on-site sewer system 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 indicates that the sewer system is in good condition with ample capacity. Wastewater flows north in the CMSD sewer system to the Orange County Sanitation District (OCSD) trunk sewer facility at Baker Street, where it is treated and recycled. As of December 2025, OCSD confirmed sufficient capacity to accommodate the estimated wastewater flows from the Specific Plan's maximum buildout.

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

- Upsize one of the two existing parallel 15-inch sewer lines between Fair Drive to Merrimac Way to 18- inches or greater (approximately 1,860 Linear Feet (LF)).
- Upsize the existing 18-inch line between Merrimac Way and Baker Street to 21- inches or greater (approximately 4,240 LF).
- Total estimated lineal feet of sewer replacement or upsizing is 6,100 LF.
- Existing capacity in the sewer system can support 1,600 residential units before full upgrades are required, based on conservative generation factors.
- Further evaluation and coordination with CMSD will be required to confirm final sizing and cost-sharing responsibilities. The Master Developer will be responsible for coordinating this with CMSD and the City.

The on-site sewer system will be demolished and replaced with a new 8- to 12-inch system sized to accommodate Specific Plan buildout (see Figure 7-4, *Proposed Sewer Facilities*). The new on-site system will continue to discharge at the existing Fair Drive connection point. Additionally, the SREOC property will install a new dedicated 8-inch sewer line running east-west and connecting to the CMSD sewer system in Harbor Boulevard, designed and installed to avoid conflicts with future Specific Plan development areas.

7.2.3 Storm Drain

The City of Costa Mesa has approximately 42 miles of storm drains and over 1,100 catch basins across the community. The storm drain 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 7-5, *Existing Storm Drain Facilities*).

Prior to construction on 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-inch RCP storm drain to avoid the lake (on golf course).
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 and hydraulics report for City review and approval based on the approved Tentative Tract Map.
7. Prioritization of green stormwater infrastructure to capture and reuse water on-site and minimize impacts to the citywide storm drain system.

These changes and infrastructure upgrades will create a new storm drain network (see Figure 7-6, *Proposed Storm Drain Facilities*) that can accommodate the development levels proposed in this Specific Plan. Prior to any connections to the storm drain facilities, the Master Developer shall also submit an application for review to Orange County Public Works (OCPW).

Figure 7-1: Existing Water System Facilities

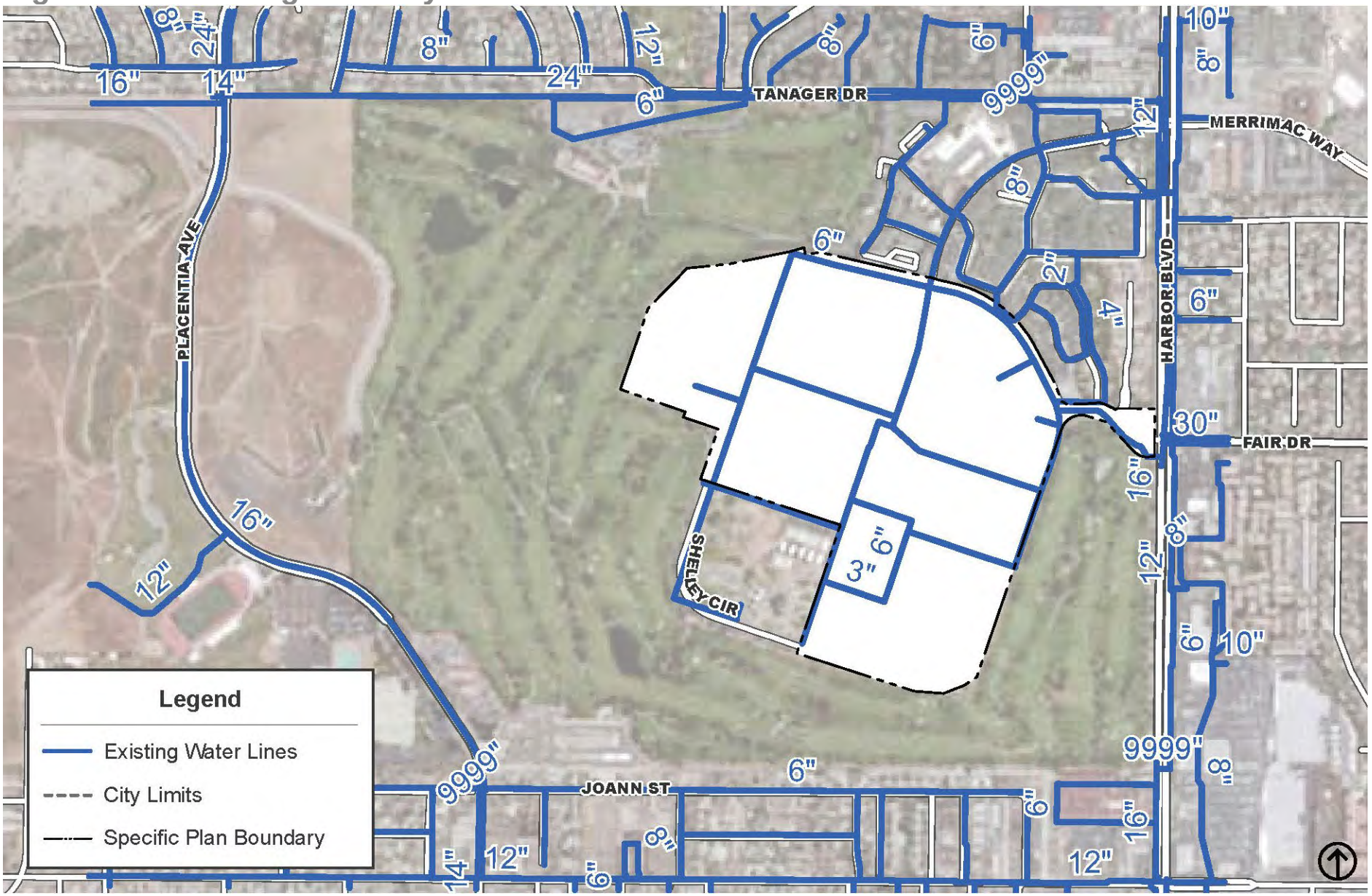


Figure 7-2: Proposed Water System Facilities

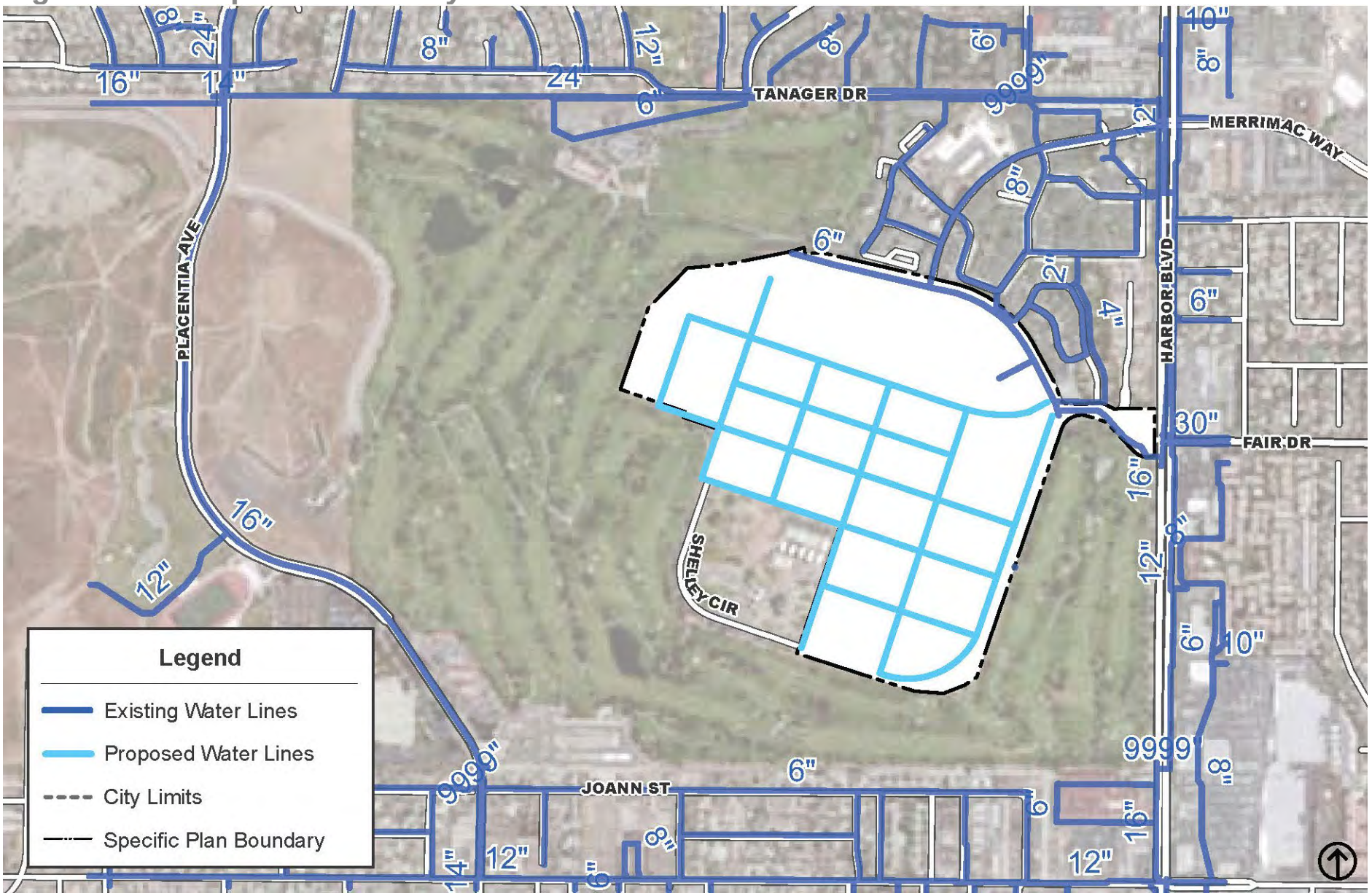


Figure 7-3: Existing Sewer Facilities

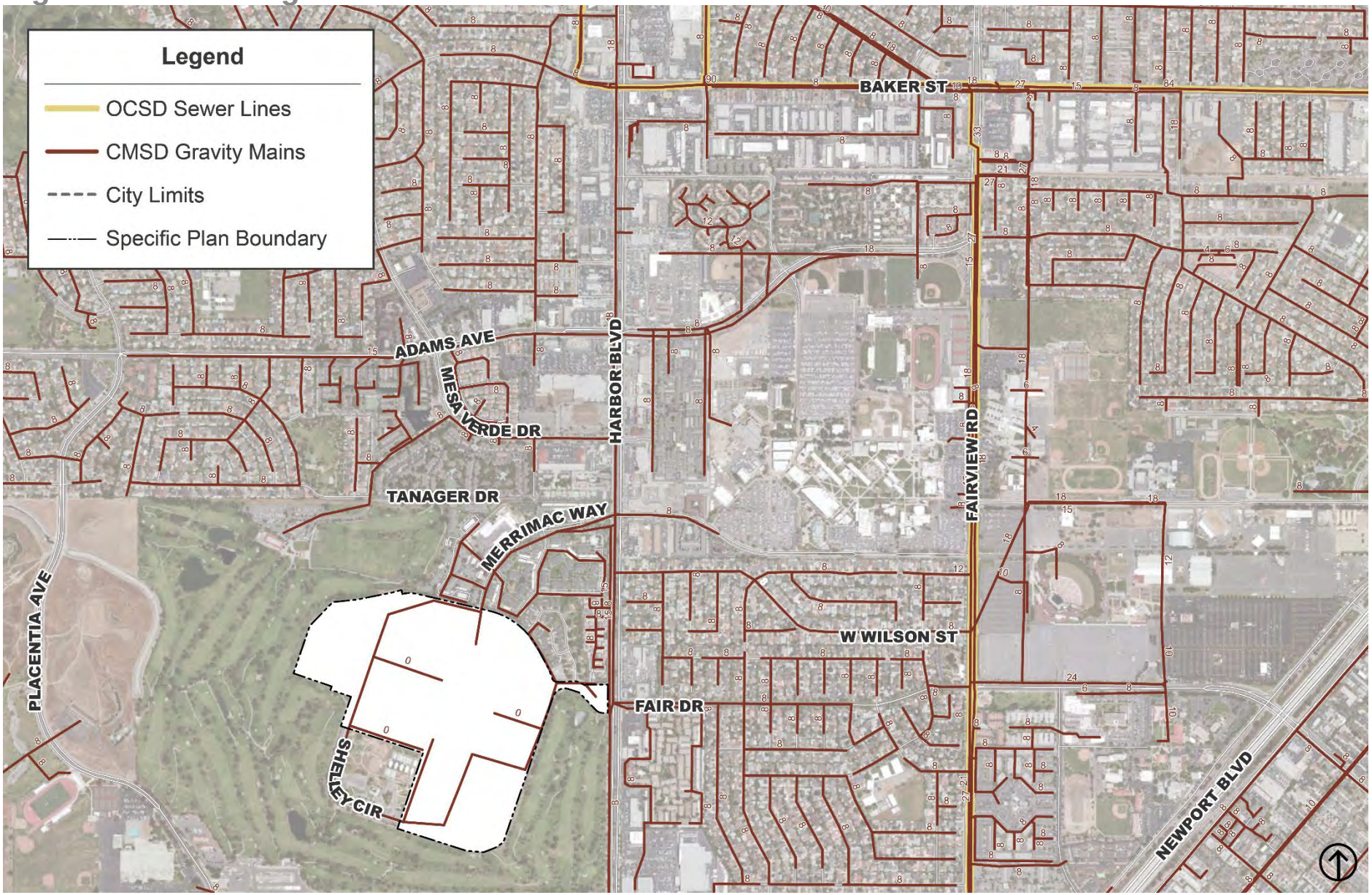


Figure 7-4: Proposed Sewer Facilities

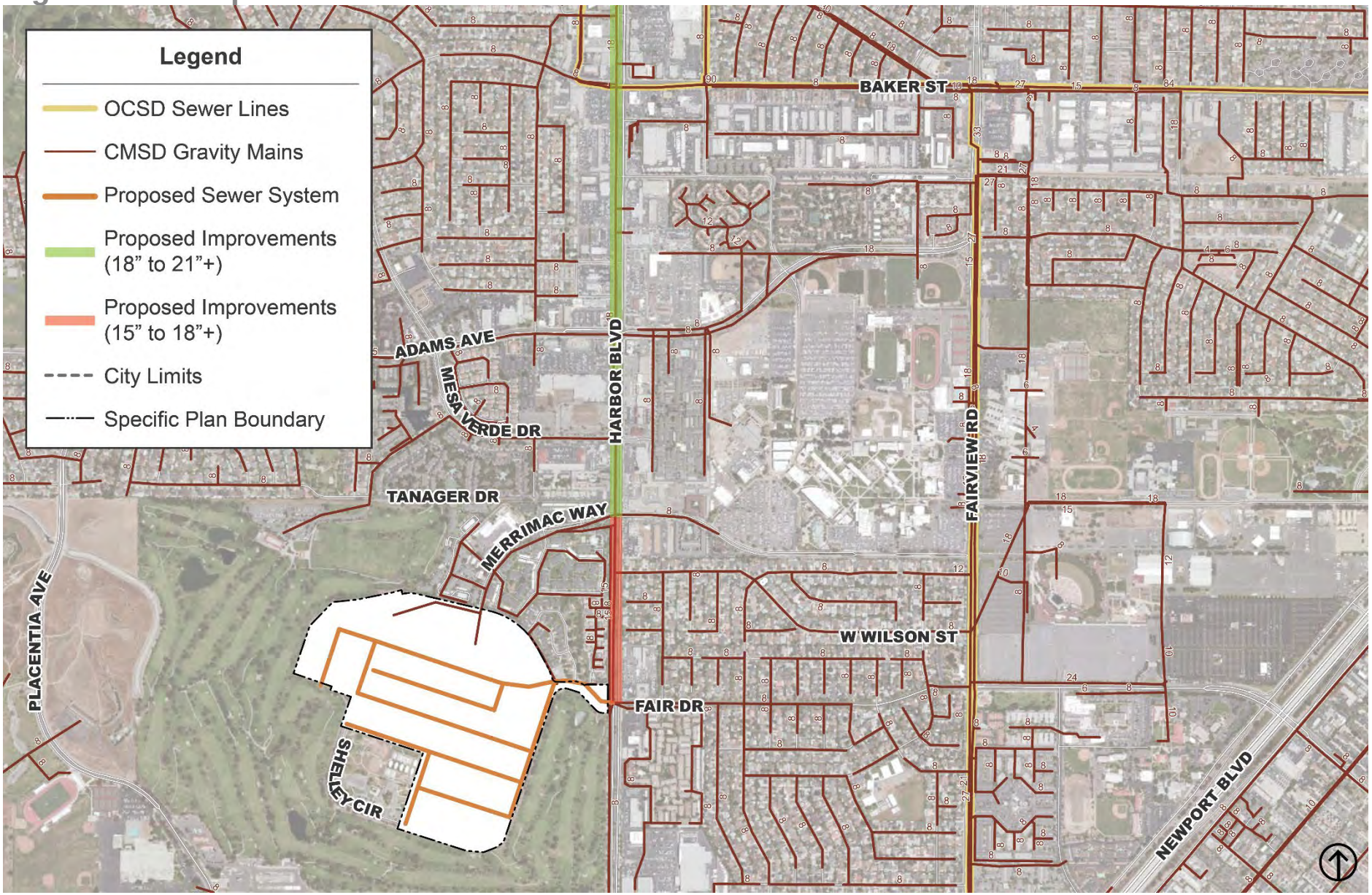


Figure 7-5: Existing Storm Drain Facilities

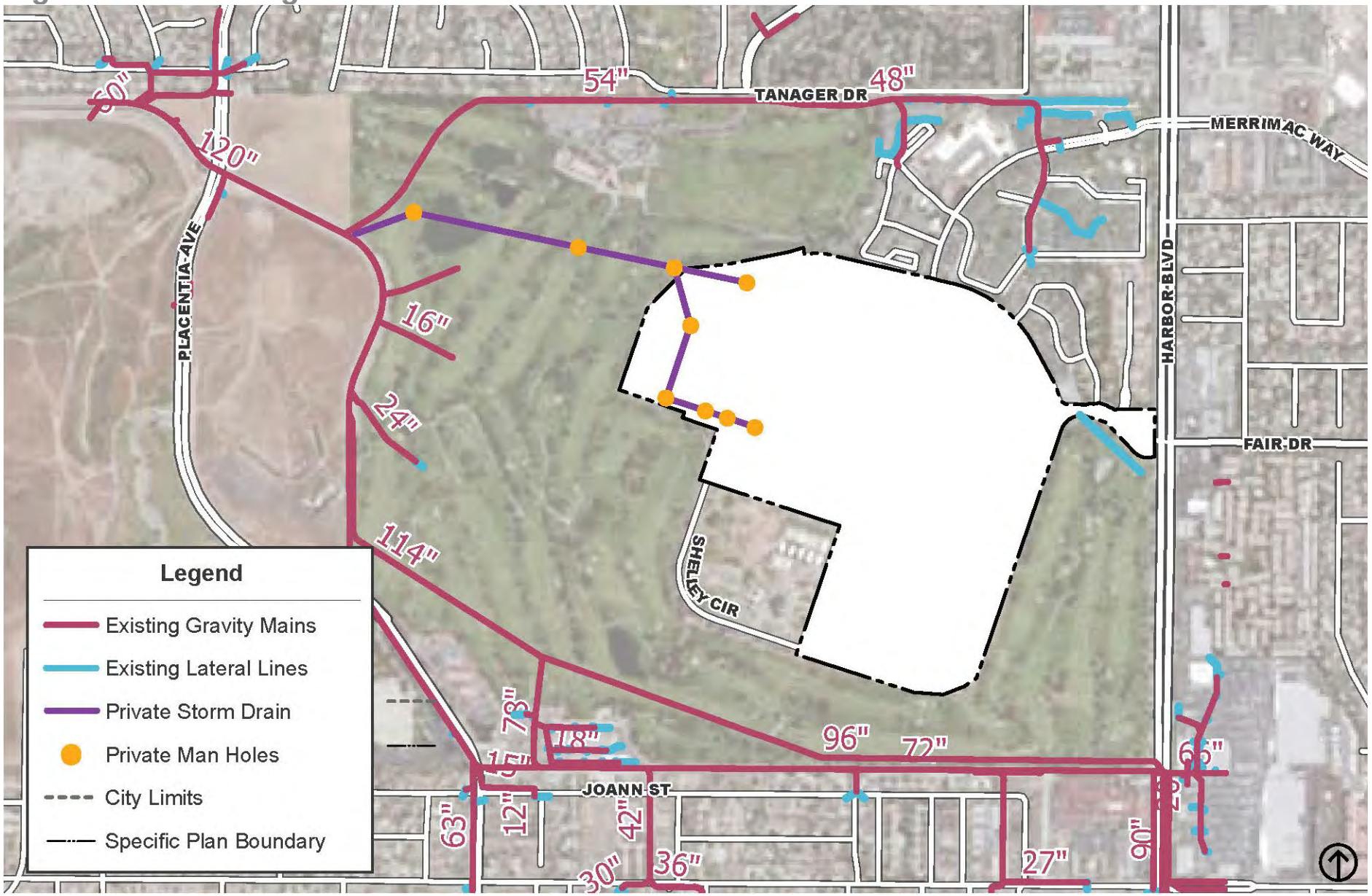
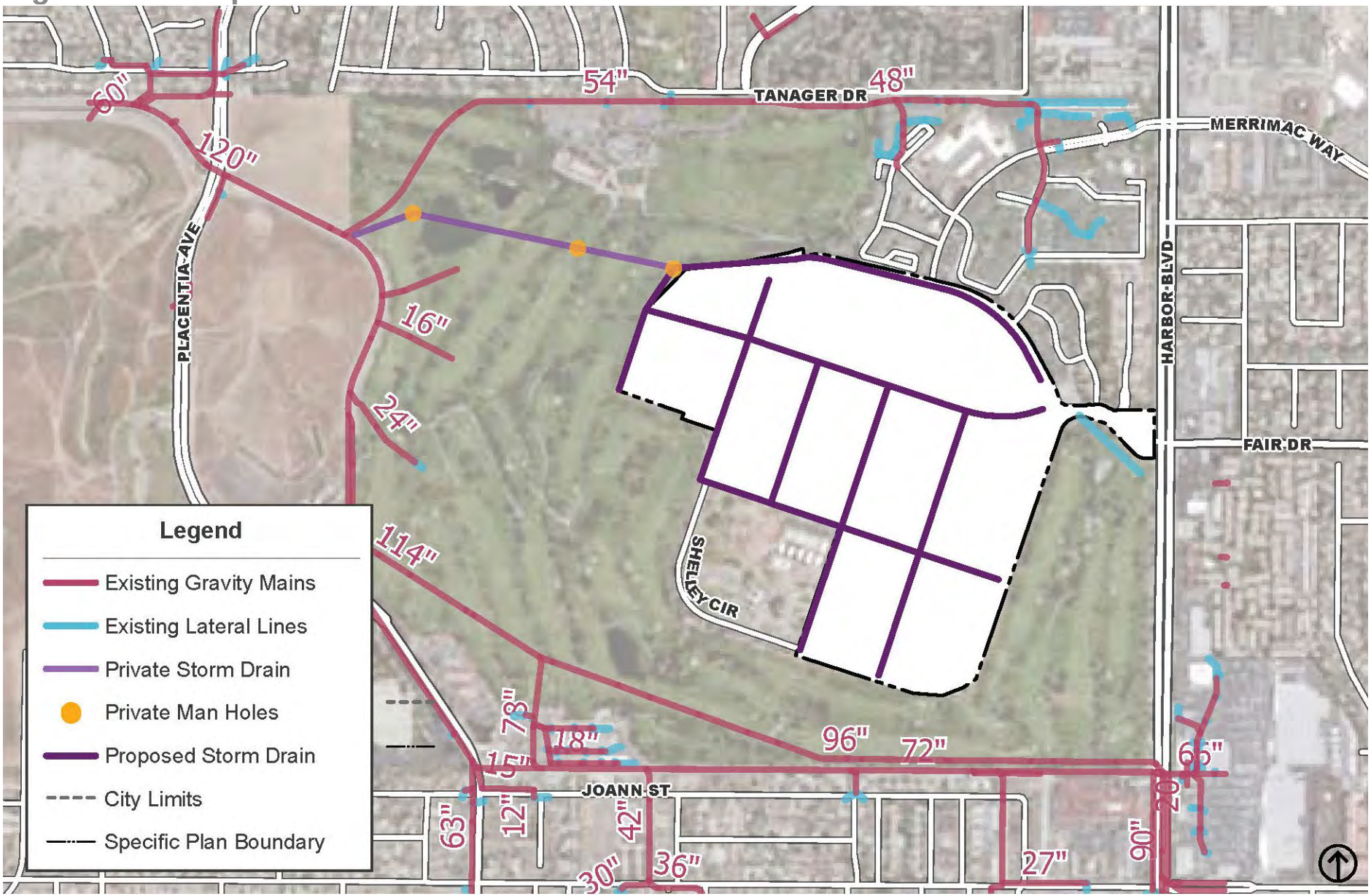


Figure 7-6: Proposed Storm Drain Facilities



7.2.4 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 four 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.

7.2.5 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 7-7, *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. 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, shall be required of the Master Developer (see Section 8.3.3 and Table 8-3). 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 at 99 Fair Drive, approximately 0.85 miles 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 that will necessitate additional personnel commensurate to the current ratio of Police personnel to the population.

Fire and Emergency Services

Fire protection and emergency services are provided by the Costa Mesa Fire & 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 from the Specific Plan entrance at Harbor Boulevard and Fair Drive and 1.7 miles from the proposed SREOC site.
- Fire Station 5 (2450 Vanguard Way): approximately 0.9 miles from the Specific Plan entrance at Harbor Boulevard and Fair Drive and 1.7 miles from the proposed SREOC site.
- Fire Station 4 (2300 Placentia Avenue): approximately 1.4 miles from the Specific Plan entrance at Harbor Boulevard and Fair Drive and 2.2 miles from the proposed SREOC site.

As redevelopment occurs, fire protection and emergency services 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.

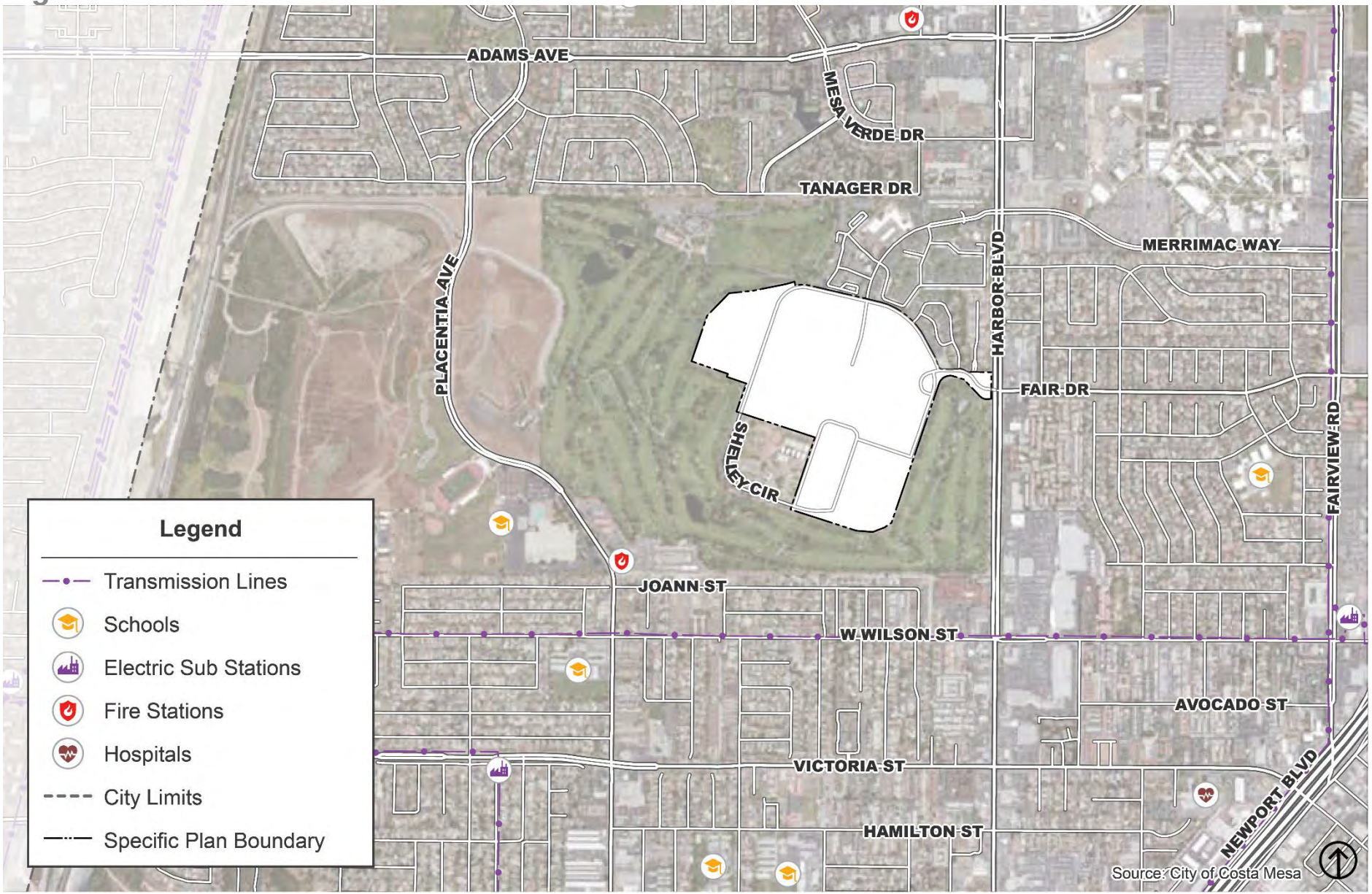
Library

Libraries in Costa Mesa are operated as part of the Orange County Public Libraries. Two branch libraries are 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



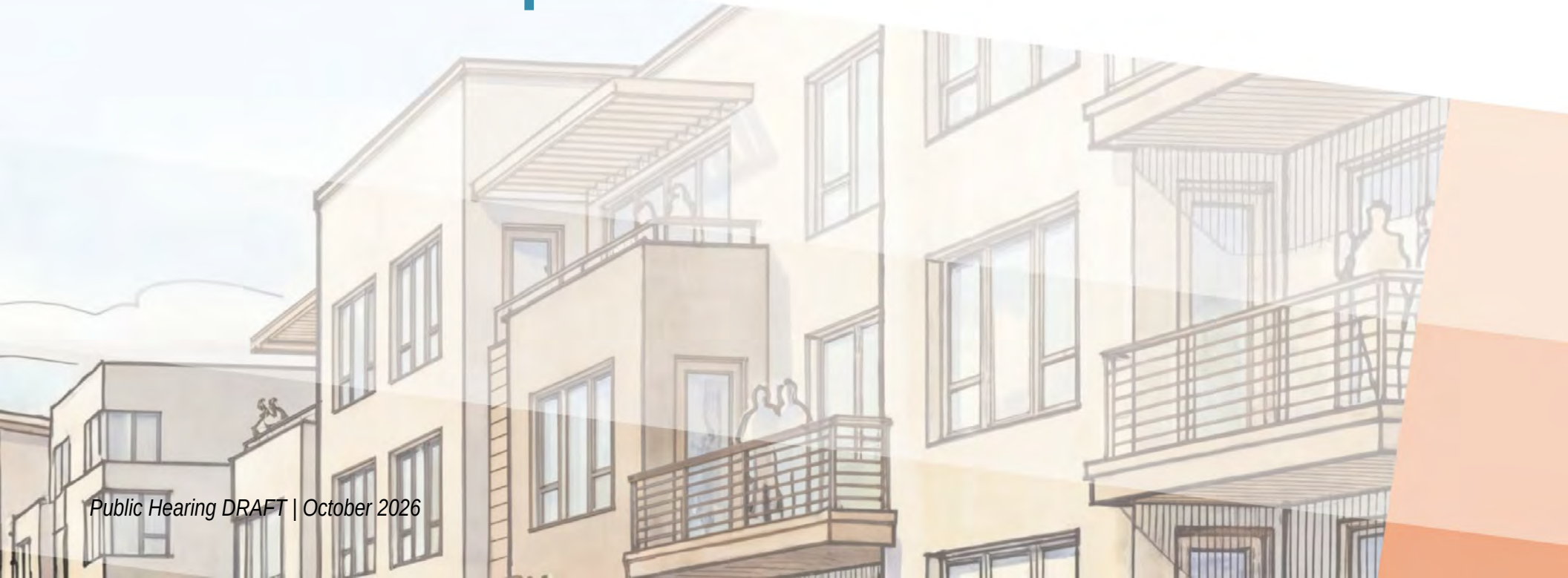
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8

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 outlines the requirements and actions for administering and implementing the Fairview Developmental Center Specific Plan (FDCSP). Administration of the Plan includes review, approval processes, and modification and amendment procedures. It also describes the implementation actions and conceptual phasing for short-, mid-, and long-term development, as well as the financing measures needed for development and capital improvements.

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 65450 et seq.; the City of Costa Mesa General Plan; and the Zoning Code (Costa Mesa Municipal Code (CMMC) Title 13) and has been adopted by Ordinance No. 2026-08.

Under the Zoning Code, individual specific plans may establish additional or separate provisions and standards for the plan area; and may adopt zones and amend the Zoning Map. This Specific Plan establishes the land uses and zoning for the Plan area, and addresses general provisions, permitted uses, development and design standards, and mobility and infrastructure improvements. Unless otherwise specified, where the provisions of this Specific Plan differ from those in the Zoning Code and City regulations, including the citywide objective design standards, the provisions of this Specific Plan shall control. Where the Specific Plan is silent on a subject, the requirements of the Zoning Code (Title 13), shall remain applicable. This Specific Plan is subject to the requirements of state law, including but not limited to the Housing Accountability Act. To the extent that the provisions of this Specific Plan conflict with applicable state law, state law shall control.

8.2.2 Responsibility and Enforcement

The City of Costa Mesa Community Development Department, its Director, or designees, shall be responsible for administering the 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 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 Director, or designee(s). Such

interpretations shall be consistent with the vision, guiding principles, purposes, objectives, 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 may 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. All development applications must be consistent with the Vision, Guiding Principles, purpose, intent, objectives, development and design standards of this Specific Plan. In the event an application that is not identified in this section is submitted to the City for review, a subsequent FDC Development Review Application shall be submitted.

8.2.6.A FDC Development Review Application

Prior to a formal Tentative Map submittal, the Master Developer shall submit an FDC development review application to the Community Development Department, in a form developed and approved by the Department, 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.
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 any Development Agreement stipulations (if applicable) unique to the Planning Area.
6. Residential development typologies and the unit count by lot or block shall be provided, including the location and affordability levels of affordable housing. A broad color palette for the exterior walls and roofing materials for future homes and businesses shall also be included.
7. Backbone circulation and location of local roads.
8. A traffic study shall be required to identify if an additional access road is necessary, and if necessary, what unit count will trigger the additional access road.
9. Draft Transportation Demand Management Plan and Climate Action and Adaptation Plan compliance.
10. Estimated acres of park, recreation and other open space uses and location of parks, paseo, and trails.
11. Construction phasing/staging, including demolition and remediation.
12. General phasing of infrastructure for the entire planning area, including roadway 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.
13. Preliminary conceptual grading at 10-foot contours.
14. Historic American Buildings Survey Report (see Section 4.7.10).
15. 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 Planning Subareas.
16. Any proposed changes to the Costa Mesa Country Club Golf Course to accommodate additional site access shall be accompanied by an outreach plan.
17. Use of City-land, including any portion of the golf course, for an access road will require the Developer to enter into an agreement with the City that considers the following:
    - Result in the least possible changes or impact to existing uses;
    - Developer-funded replacement or reconfiguration of impacted uses to a condition that considers prior conditions;
    - Developer-funds all survey and design work, subject to City review and approval;
    - The equivalent of the appraised value of City land to be directed to City public benefits;
    - Construction schedule, staging, and coordination plan to be approved the City;

- The agreement may be a standalone agreement or in combination with another agreement.

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 and will be included in an application submittal checklist developed by the Community Development Department.

8.2.6.B 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, and shall be consistent with the preliminary review application. The Tentative Map is subject to the review authority identified in Table 8-1.

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 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. An MMA shall only be used to process changes to the project for an increase or decrease of no more than 10 percent.

An MMA may be applied for minor changes that 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 the change is consistent with the development standards and there is no increase in unit count for that particular lot.

8.2.6.C Specific Plan Conformity

The FDC development review application process included in Section 8.2.6.A describes the process for initiating an application for the development's consistency with this Specific Plan. The Vision and Guiding Principles (Chapter 3) shall be used to determine conformance to the Specific Plan.

8.2.6.D Minor Conditional Use Approvals

The Vision and Guiding Principles (Chapter 3) shall be 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 the use's suitability within the Specific Plan area. Additional approvals, such as granting Modifications, as described below (Section 8.2.6.F), require demonstrated compatibility and conformance.

8.2.6.E Affordable Housing Plan and Density Bonus Program

Affordable housing requirements for the Specific Plan 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 Specific Plan 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.

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 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, tenure (to be detailed within the Affordable Housing Plan), and size of the proposed market rate and affordable units, including bedroom count.
2. The affordable units shall be comparable to the market rate units in terms of materials used and bedroom count and shall be proportionate in terms of unit mix.
3. The total number of affordable units to be provided per development application.
4. A floor plan and site plan depicting the location of the affordable units.
5. The affordable housing agreement shall specify the number, type, location, size and phasing of all affordable units, provisions for income certification and screening of potential purchasers or renters of units, and resale control mechanisms, including the financing of ongoing administrative and monitoring costs, consistent with the approved affordable housing plan, as determined by the Community Development Director.
6. A fair housing marketing plan for the process by which qualified households will be reviewed and selected to rent or own affordable units. At least 10-20 percent of the affordable units shall be set aside for households who live or work in Costa Mesa with a priority for households that are first responders, teachers, public service employees, or seniors.
7. Construction phasing plan schedule with the anticipated dates for building permit issuance, certificate of occupancy, completion, and opening date. This

schedule may be modified with approval by the Community Development Director, or designee.

Affordable Housing Agreement Requirements

Prior to approval of any final parcel map or issuance of any building permit, whichever occurs first, the developer shall execute and record an affordable housing agreement in a form approved by the city attorney 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. Site preparation and remediation may begin prior to establishment of this agreement.

Alternative Means of Compliance

A developer may propose an alternative means of compliance with the minimum requirements in Table 4-1 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). Any proposed alternative means of compliance will be reviewed as part of the submitted affordable housing plan and determination made by the Community Development Director, or designee. The Community Development Director may refer the alternative means of compliance to the Planning Commission, at their sole discretion.

Affordable Housing Plan Modifications

If a change to the required affordable housing cannot be met through an alternate 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 result in “no net loss.”

Table 8-1: Development Application Process and Review Authority

Review Authority	Application Type[1]	Appeal Authority
Planning Division	■ Use Approval ■ Reasonable Accommodation	Zoning Administrator
Community Development Director	■ Affordable Housing Plan ■ Minor Modification ■ Minor Conditional Use Permit ■ Major Modification/ Variance ■ Specific Plan Conformity ■ Phasing Plan Adjustment ■ Planned Sign Program ■ Density Bonus Request	Planning Commission

Review Authority	Application Type[1]	Appeal Authority
	■ Tentative Parcel Map ■ Minor Map Amendment	
Planning Commission	■ Conditional Use Permit ■ Tentative Tract Map ■ FDC Development Review Application, except the secondary access road shall be reviewed by the City Council	City Council
City Council	■ Development Agreement ■ Final Tract Map ■ Specific Plan Amendment	None

NOTE:

1. When required, mailed notices shall comply with Title 13, Chapter III Planning Applications, Section 13-29(d)(1), of the CMMC.

8.2.6.F Modifications

Concurrent with the submittal of the FDC Development Review Application or the Tentative Map, an application requesting a minor or major modification, as described below, must be submitted to the Planning Division for review and to refer the application to the appropriate review authority identified in Table 8-1. Such submittals must be accompanied by supporting technical studies and documentation to make the applicable findings described in this section.

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 Community Development 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 an interpretation (Section 8.2.4) or minor modification (Table 8-2) and does not warrant a Specific Plan Amendment. Major Modifications may be granted by the Community Development Director, or designee, but has authority to defer decision to 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), but shall not exceed 20 percent.

Any proposed change determined by the Director to be a Major Modification.

Findings

When granting approval of Minor or Major Modifications 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 findings 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. 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.

Table 8-2: Minor Modifications

Minor Modifications
Adjustments to development and design standards by no more than 10 percent.
Adjustments to parking standards by no more than 10 percent.
Adjustments to the Affordable Housing Plan; see Section 8.2.6.E, Affordable Housing Requirements/ Program.
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.
Certain adjustments to the Mobility Plan, including ultimate roadway alignment for non-backbone roads, 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 Section 4.5 Uses, but similar in intent and character subject to interpretation by the Director, as specified in Section 8.2.4, Interpretation.

8.2.6.G 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 reduction in the minimum open space per 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 decrease to the total number of very low- and low-income affordable housing units identified in (Table 4-1) that cannot be met through a minor modification (Table 8-2) or 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 backbone roadway network not identified in Chapter 5, Mobility.
6. A proposed new additional access road.
7. 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 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 that addresses Best Management Practices. It is anticipated that site preparation and remediation 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.

8.3.2 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.

Fencing and Screening. The owner, beneficiary or trustee shall install a minimum six-foot-high 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 to protect the safety, adjacent properties from dust, the 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 but may 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 Specific Plan 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. A Construction Staging Plan may be required by the Building Official.

Property Maintenance. The Specific Plan area shall be kept clear of debris, litter, rubbish, overgrown weeds, graffiti, and other elements that contribute to 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.

Public Information. The Master Developer shall establish and maintain a public website which provides updates in the development activity. The website will serve as notification to the community about project status and shall include contact information for the public.

8.3.3 Development Impact Fees

A future FDCSP impact fee program may be initiated in addition to 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.

At a minimum, the following fees will be required to be paid prior to building permit issuance. Additional fees, as determined or adopted by the City, may also be required.

- Traffic Impact Fees
- Park Development Fees
- Drainage Fee
- Fire System Development Fees
- School Fees
- Sewer Fees

8.3.4 Transportation Demand Management

Development projects meeting the qualification criteria below shall implement Transportation Demand Management (TDM) measures to support the Specific Plan's mobility objectives in Chapter 5.

A draft TDM plan shall be submitted concurrent with an FDC Development Review Application, with the final plan submitted concurrently for each TTM. The approved TDM Plan shall demonstrate consistency with the mobility goals and trip reduction targets of the Specific Plan and citywide CAAP goals, and shall be implemented and maintained throughout project occupancy. The TDM Plan shall include:

- Trip reduction goals.
- Required TDM measures.
- Incentives for walking, biking, and/or use of transit including, but not limited to, bicycle facilities, rideshare programs, and transit ridership supportive measures.
- Monitoring and reporting procedures.
- Responsible party for implementation.

Corrective measures if performance targets are not met.

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8.3.5 Conceptual Phasing and Financing

Buildout of the Specific Plan area is anticipated to take place in multiple phases, potentially over a 15- to 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 specific plan unless otherwise stated in an executed Development Agreement. A phasing plan shall be submitted by the Master Developer 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. Conceptual phasing for implementation of development on the FDC site is identified in Table 8-3.

8.3.5.A Funding and Financing

Redevelopment of the FDC site is expected to be privately financed by the Master Developer. Through the State disposition process, as outlined by State Department of General Services (DGS) on their State Commercial Opportunities Portal (www.dgs.ca.gov/RESD/Projects/Page-Content/Projects-List-Folder/State-Commercial-Opportunities-Portal), the Master Developer will need to meet the following:

- Accept the property in its current “as-is” condition, without warranties from the State.
- Enter into a long-term ground lease or purchase agreement with the State.
- Secure all necessary financing, conduct all due diligence, and obtain all necessary permits, entitlements and utility approvals from relevant authorities.
- Cover all on-site and off-site development costs, including security, maintenance, remediation, construction, management, and operations.
- Pay prevailing wages to the extent required by State law.
- Comply with CEQA.
- Pay any applicable development fees, including but not limited to fees for permitting and applicable impact fees.
- Meet all contractual milestones established in the final agreement with DGS.

Additionally, a developer must submit a statement of financial capacity and strategy to determine whether the proposed project is not only financially viable, but likely to succeed. DGS will seek to understand how pre-development costs will be addressed, as well as the likelihood that development costs can be covered through the proposed means. The statement shall include:

- A listing of the estimates related to both pre-development and development costs.
- A clear financing strategy, detailing sources and amounts of capital (equity, debt, etc.) for both pre-development and development costs.
- Analysis of how the project will support local financial sustainability.
- Any material assumptions that impact financial feasibility (e.g., location of connections for municipal utilities).

The Specific Plan is intended to provide a sufficient amount of market-rate development to enable the master developer to finance the infrastructure and other public facilities and services, including donation of land for affordable housing development. Nevertheless, market conditions change over time. The City may consider utilizing one or more of the following funding and financing tools and sources, when, in the sole discretion and opinion of the City, it is necessary to facilitate development and build out of the Specific Plan.

Community Facilities District. Creation of a CFD could be used to finance infrastructure investments through municipal-rate bonds. Although initiated by the City, the developer would still be responsible for paying off the debt. Properties with 100 percent affordable housing would be exempt from the CFD property tax levy.

Landscaping and Lighting Maintenance District. This type of district may be used for maintenance and servicing landscaping and lighting through annual assessments on benefiting properties. Assessment districts may also be used to fund and maintain parks.

Parking Districts. The City may consider establishing one or more parking districts if requested by the master developer to coordinate, own, and/or operate shared parking lots and parking structures. While parking districts would not fund implementation of this Plan, paid parking could be used to offset ongoing maintenance and operating costs for the Plan area.

Grant and Loan Programs. Although the Specific Plan does not explicitly call for using grant and loan programs to implement the public realm improvements, the City may utilize various federal, state, local, and private grants to provide additional funding for public improvements. In particular, objectives such as promoting pedestrian- and bike-friendly environments, and relieving traffic congestion may help improvements qualify for various grants dedicated to advancing these goals. The City may submit proposals for this type of funding, but implementation of the Specific Plan is not reliant on grant funds.

See also Section 8.3.3 regarding Development Impact Fees. Table 8-3, *Implementation and Conceptual Phasing,* identifies each phase of development, specific action items, timing, responsible party, and the anticipated funding source.

Table 8-3: Implementation and Conceptual Phasing

Action Items	Timing[1]	Responsible Party[2]	Funding
PRELIMINARY			
Prepare Nexus Study, Establish and Adopt FDCSP Development Fee(s)	Short-term	City	City General Fund or State Grant
Preliminary and Development Review Applications	Short-term	Master Developer	Private
Coordination with John Wayne/County Airport Land Use Commission	Short-term	Master Developer	Private
PHASE I: SITE PREPARATION			
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
PHASE II: BACKBONE INFRASTRUCTURE			
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
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

Action Items	Timing[1]	Responsible Party[2]	Funding
Other Local Roads, including all improvements (on-street parking, bike lanes, side-walks, etc.)	As needed to support the delivery of pads to homebuilders	Master Developer	Private
Electricity	Concurrent with roadways	Utility/Master Developer	Private
Natural Gas (For Commercial Areas Only)	Concurrent with the delivery of commercial pad(s)	Utility/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
PHASE III: DEVELOPMENT AREAS			
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
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 to individual builders in the event that not all development is built by the Master Developer.

Table 8-4: Ongoing Ownership, Maintenance, and Funding

Improvement	Funding[1]	Ownership	Maintenance[1]
Water System (potable and nonpotable)	Developer	Private/Water District	Water District
Sewer System	Developer	Sanitation District	Sanitation District
Stormwater System Backbone	Developer	Private/City	Association/City
Other Offsite	Developer	City	Association
Private Internal Streets	Developer	Private	Association
Public Streets	Developer	City	City
Landscaping on Public Streets	Developer	City	City
Landscaping on Private Internal Streets/Drives	Developer	Private	Association
Private and Common Open Space/ Recreation Areas for Residential	Developer	Private	Association
Publicly Accessible Open Space Areas	Developer	Private/City	Association

NOTES:
1. Could include public funding received to support improvements, such as a grant or District Assessment.
.

FAIRVIEW DEVELOPMENTAL CENTER SPECIFIC PLAN

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 Agreement.

A voluntary contract between a property owner or developer and local government agency which outlines conditions, rules, and requirements for the development of a specific property.

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 is it 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 jurisdictions 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.

Ground Floor Transparency

Area of a façade that consists of windows or other glazed surface that permits light and visibility into a structure.

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, including moderate income and above moderate income priced housing.

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.

Medical Use.

Any building used for the practice of any type of medicine, including, but not limited to, medical clinics and offices, dentist offices, and urgent care facilities.

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

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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.

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.

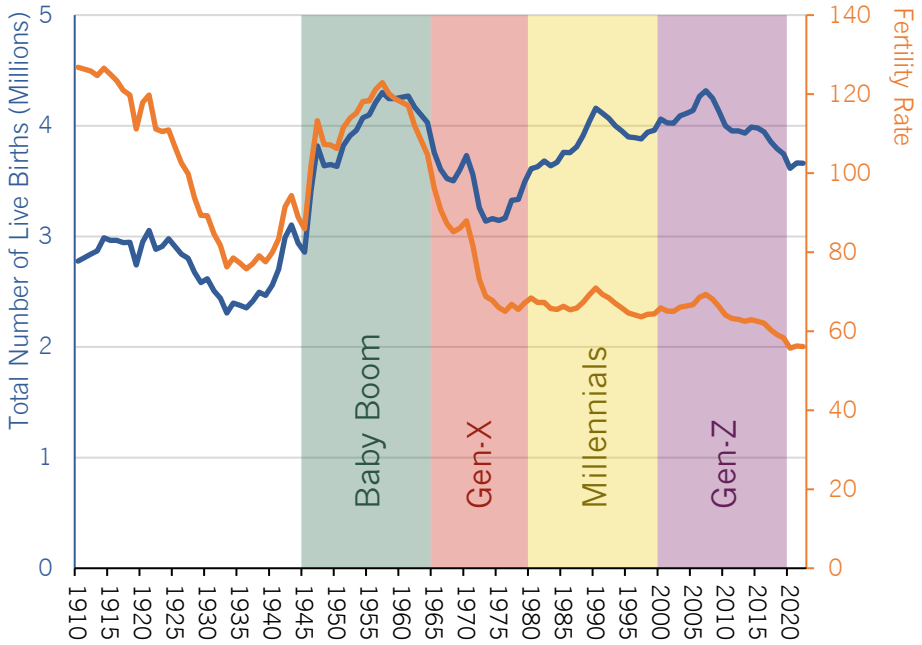
LONG-TERM DEMOGRAPHIC TRENDS

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,[1] 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.

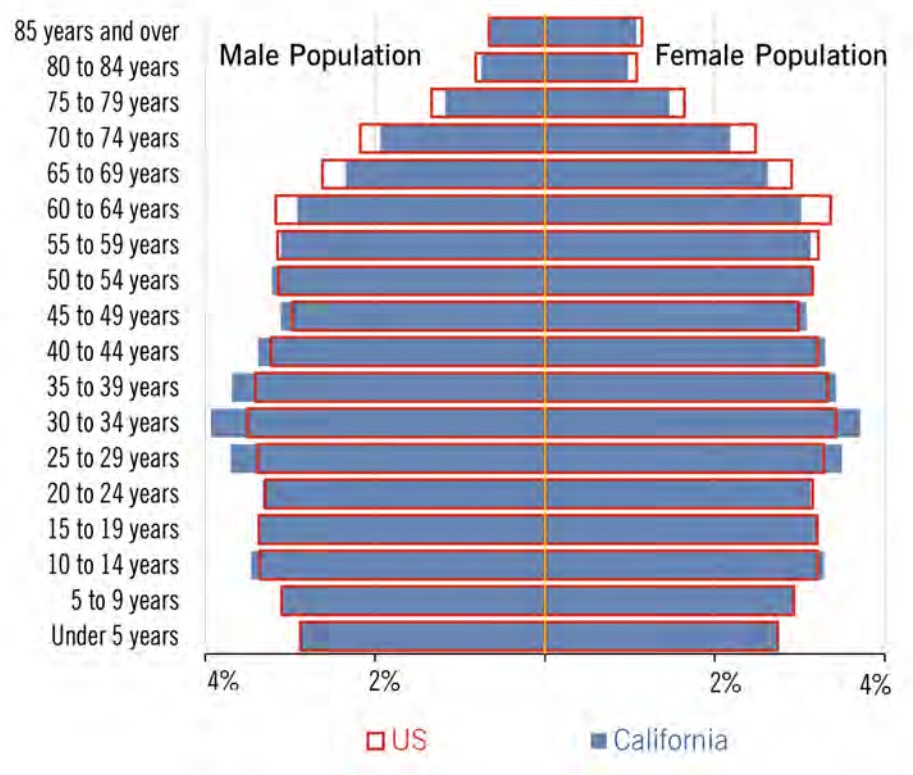
The waves of population have consequences for employment and the economy, housing demand, and even taxes and demands for public services. More importantly, the flatness and late decline in fertility rates suggests (and is shown to be the case below) that nationally families are smaller than those during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

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.

[1] 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 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.[2]

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

[2] 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.

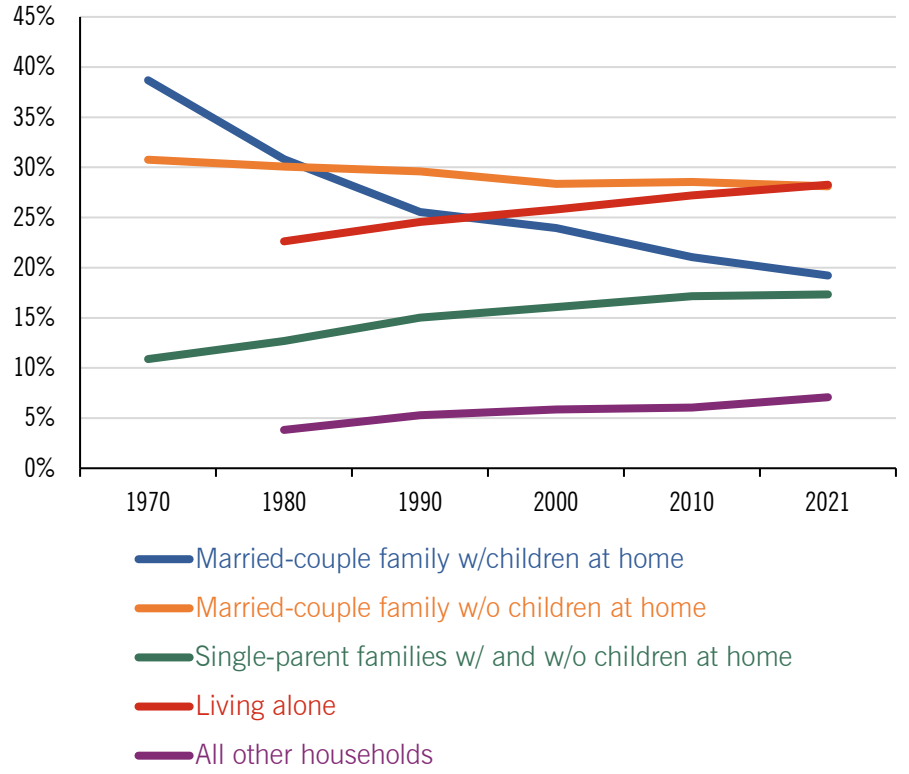
Perhaps the most dramatic change was the large increase in the share of households that were single people living alone, from 23 percent in 1980 (data were not published for 1970) to 28.3 percent in 2021, becoming the most prevalent type of household in the US. The two most common types of households—married 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%

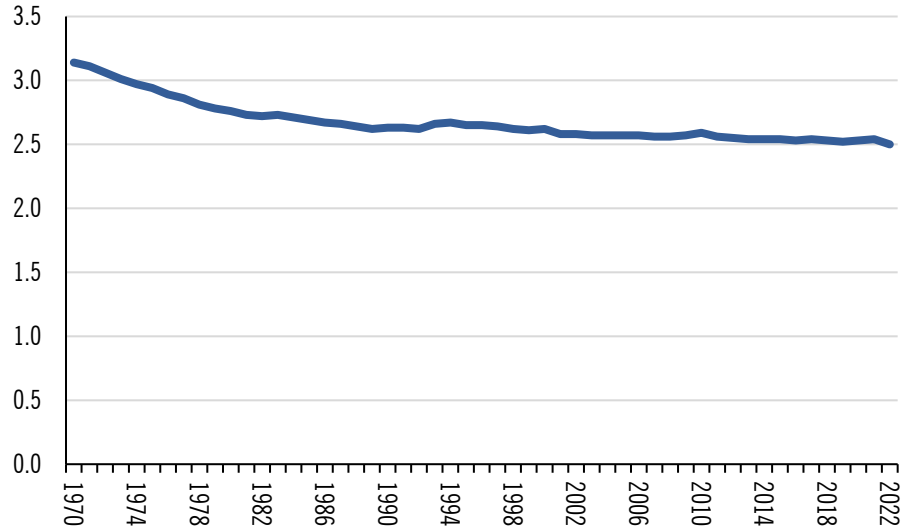
Source: PlaceWorks, 2023, using data from the Census Bureau's Current Population Survey.

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

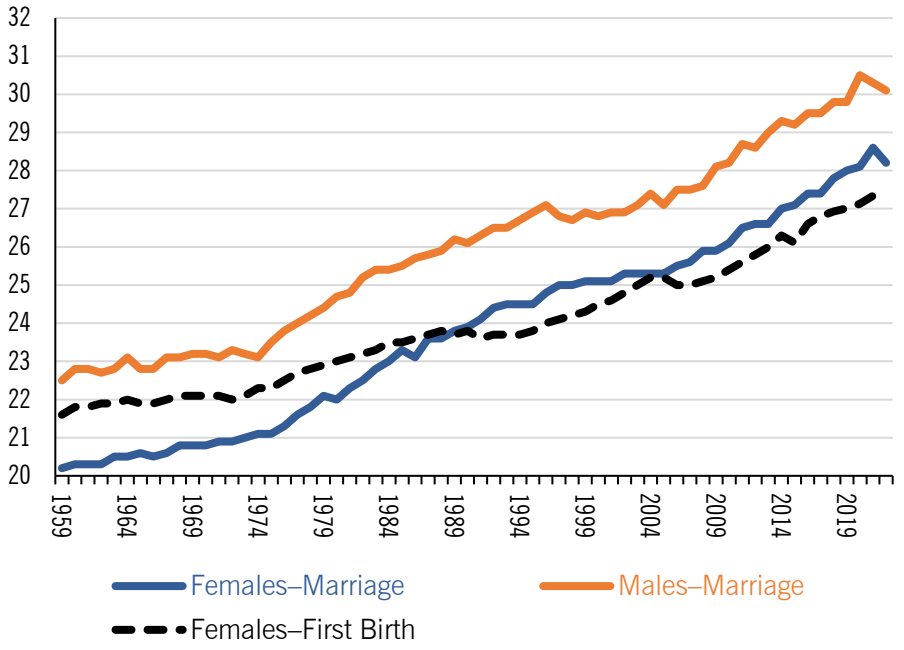
The age at which women first give birth and the age at which people first marry has been increasing for many decades. The delay in forming families has implications for the demand for housing. Indeed, one can surmise that the long-term increase in households with single people living alone results, in 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.

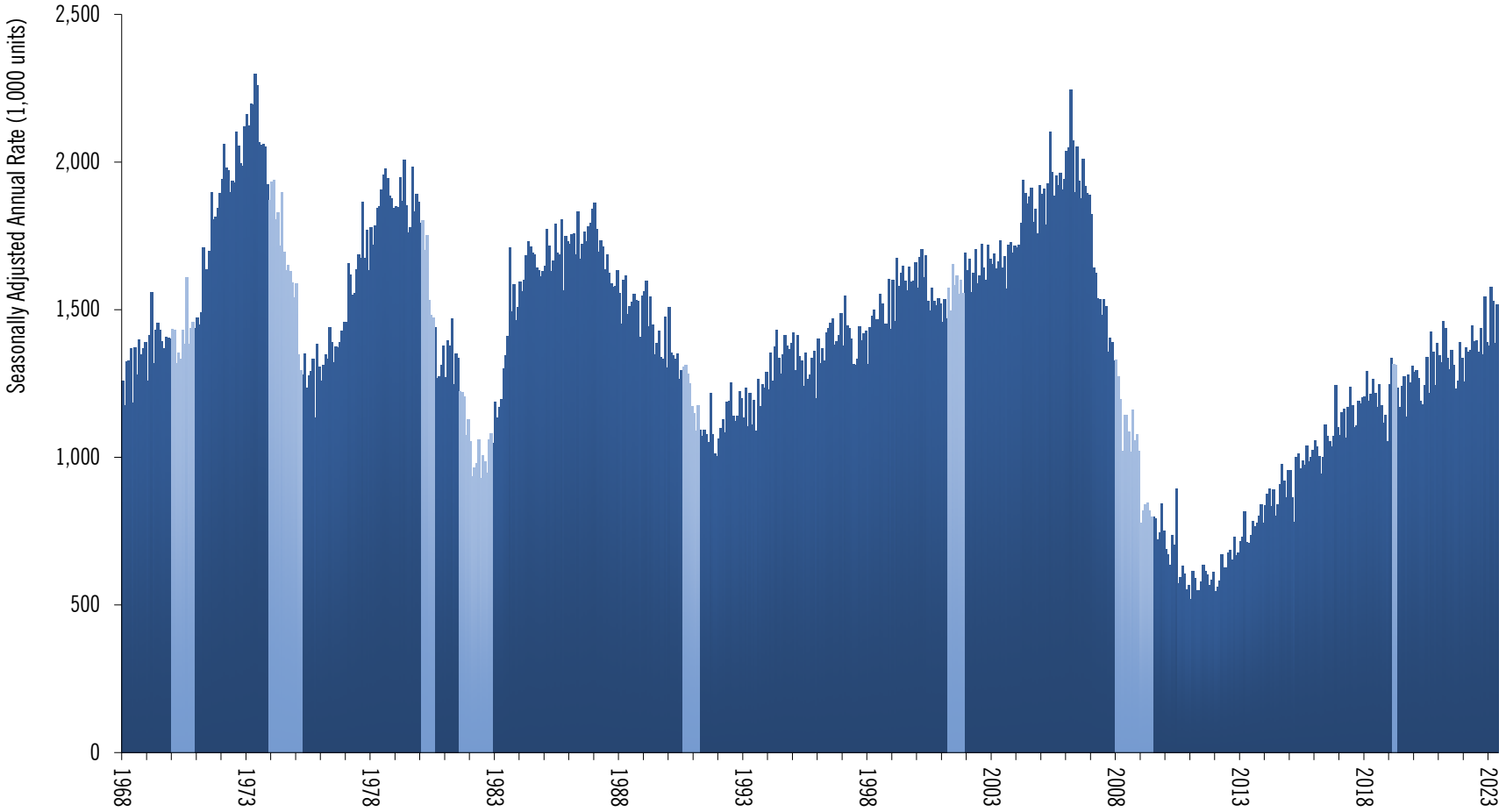
During the previous ten years, the housing market completed an average of 868,642 housing units per year. At the beginning of this period, 2009, the Millennials were between 10 and 29 years old. At the end of this period, 2018, the Millennials were between 19 and 38 years old. For Baby Boomers, the corresponding 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



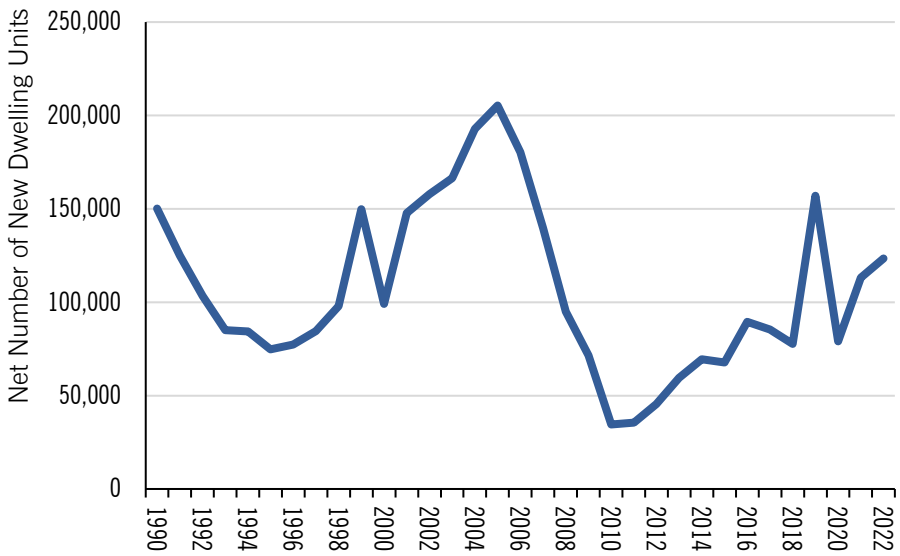
Note: Lighter-shaded areas indicate recessions.

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

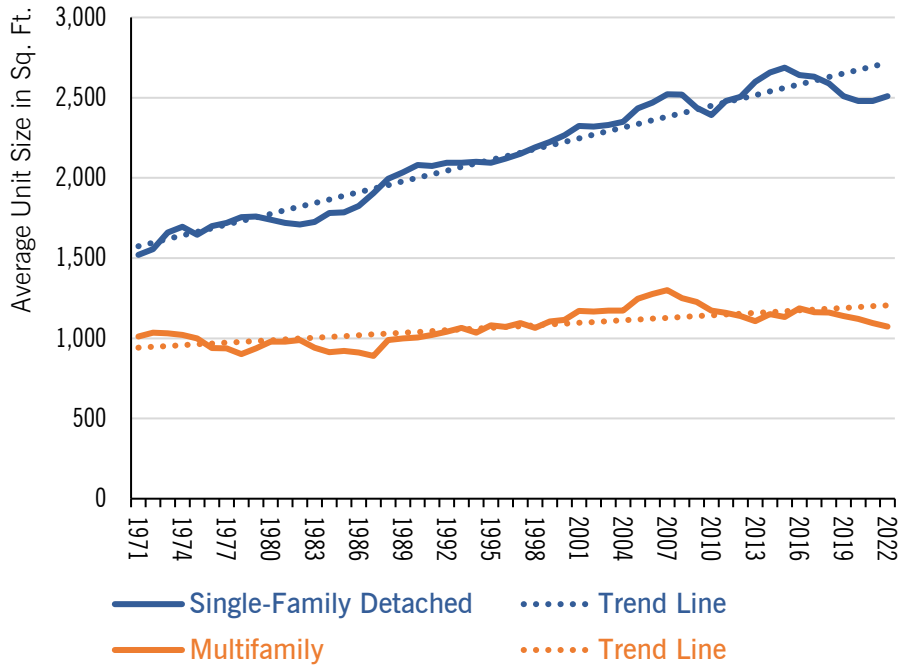
The size of housing units, both single-family detached and multifamily, have been increasing over time. Figure 8 shows the average unit size for each year, from 1971 to 2022.

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.

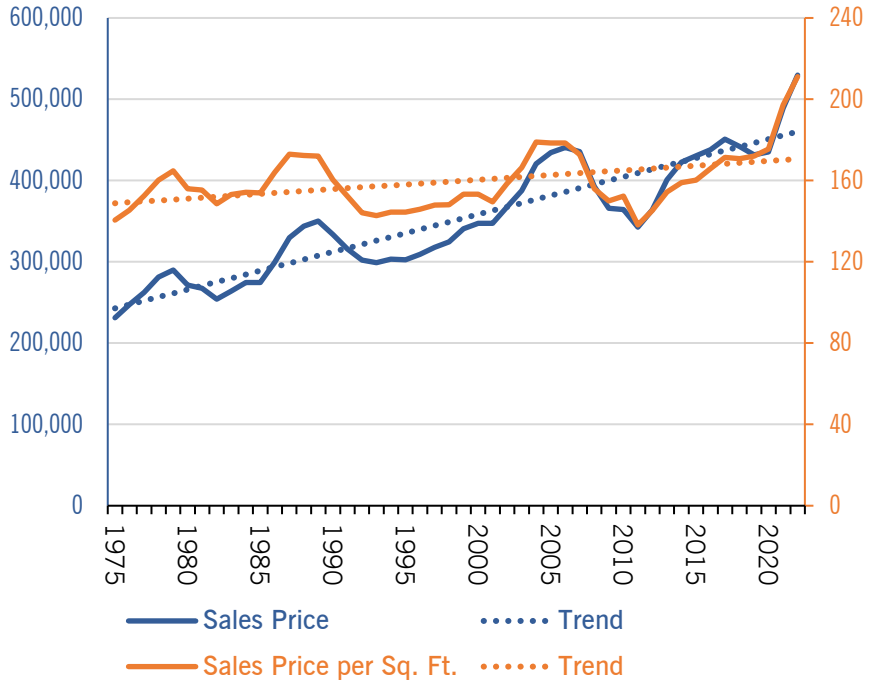
Sales Price for New Single-Family Houses

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

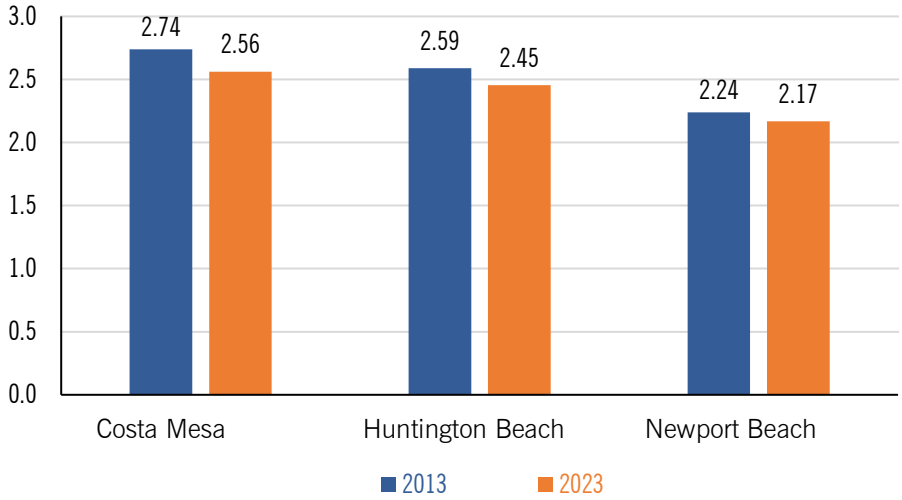


HOUSEHOLD CHARACTERISTICS

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%

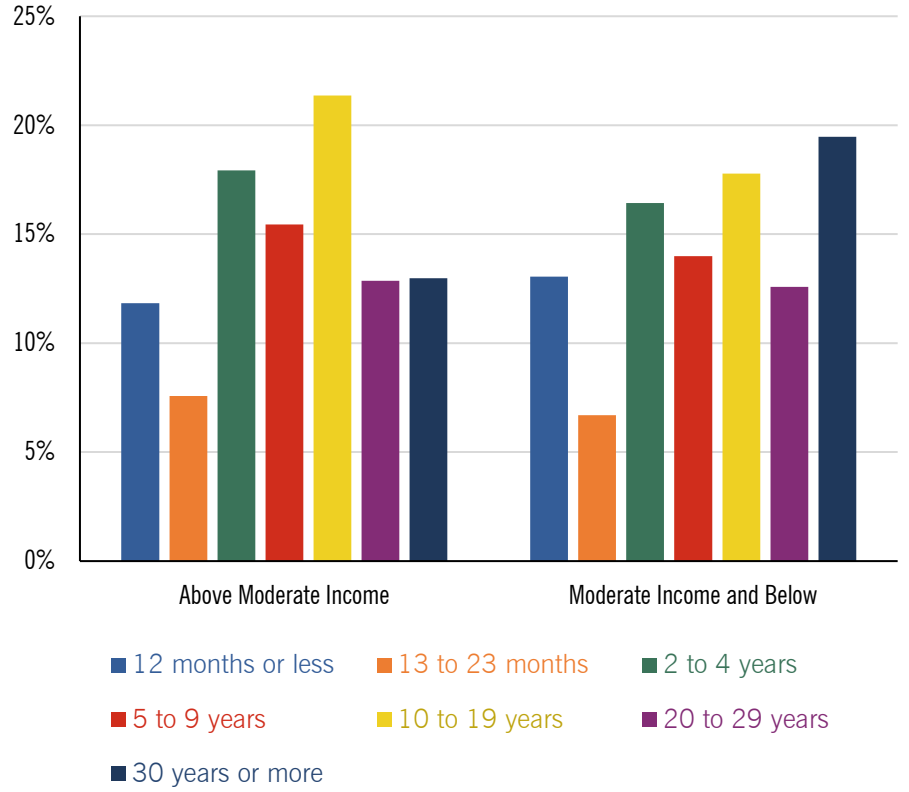
Source: PlaceWorks, 2023, using data from the US Census Bureau, 2021 Public Use Microdata Set

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

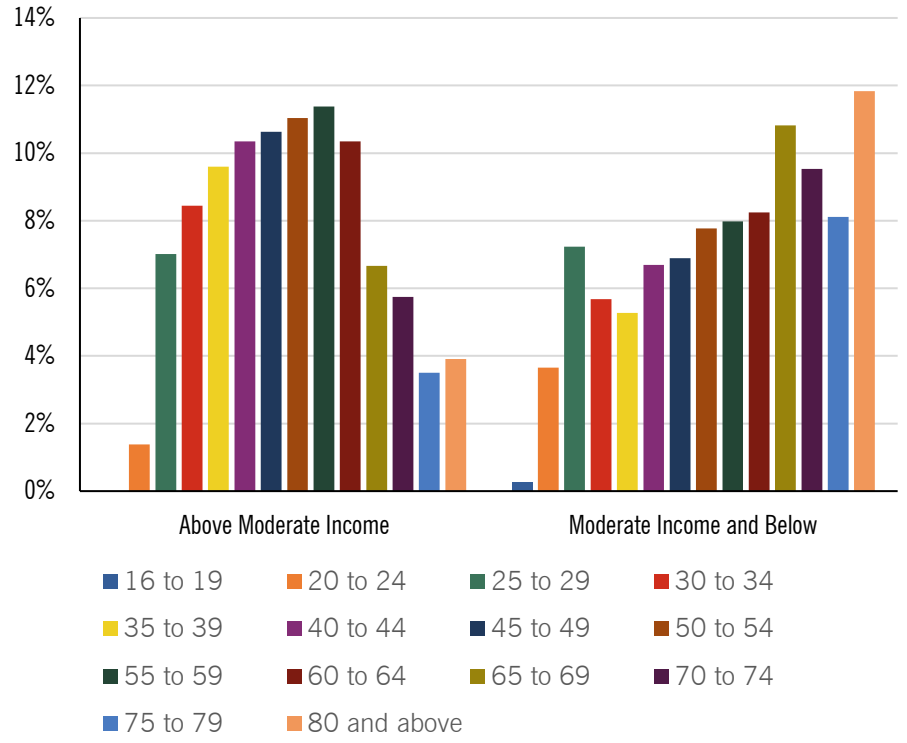
Age of Householder

The average age of householders[3] 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

[3] 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.

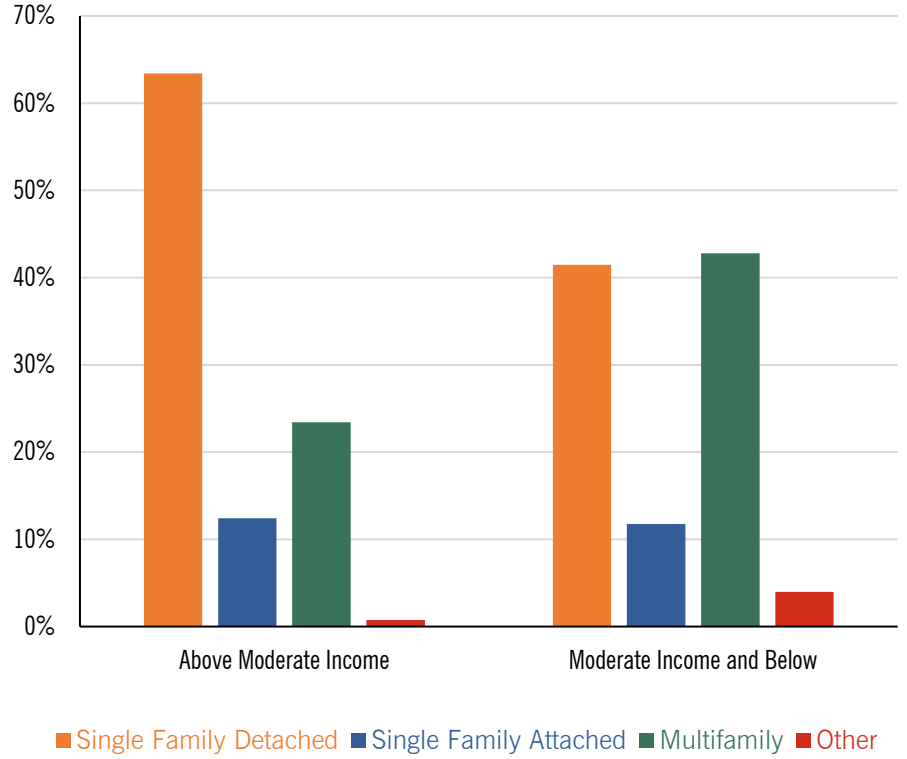
HOUSING CHARACTERISTICS

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

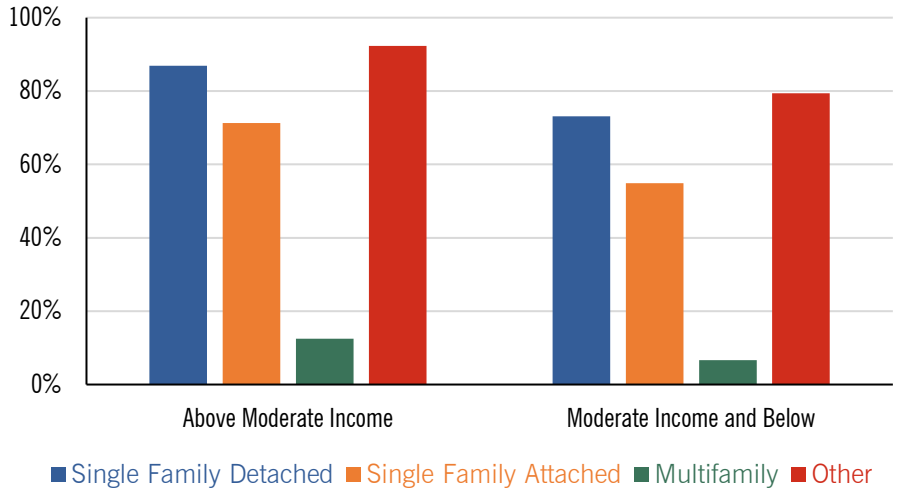


Source: PlaceWorks, 2023, using data from the US Census Bureau, 2021 Public Use Microdata Set.

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

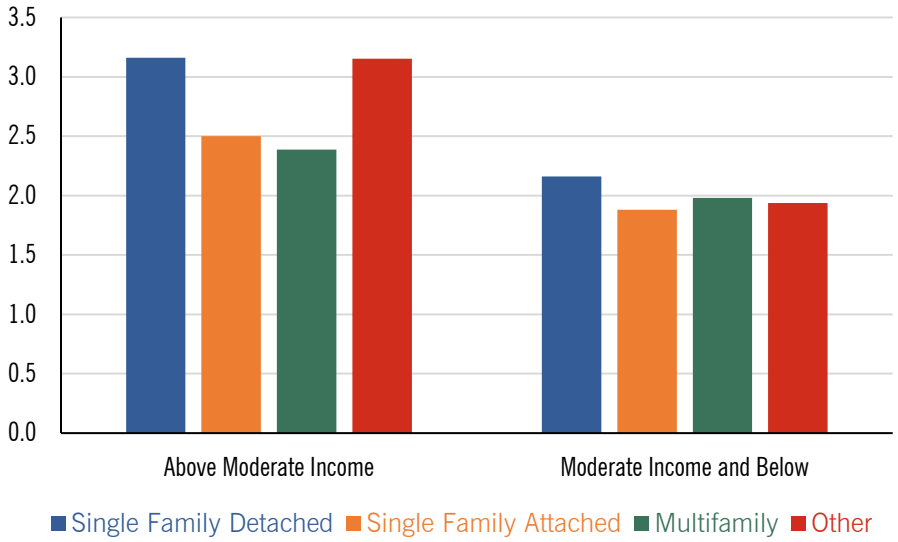


Source: PlaceWorks, 2023, using data from the US Census Bureau, 2021 Public Use Microdata Set.

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



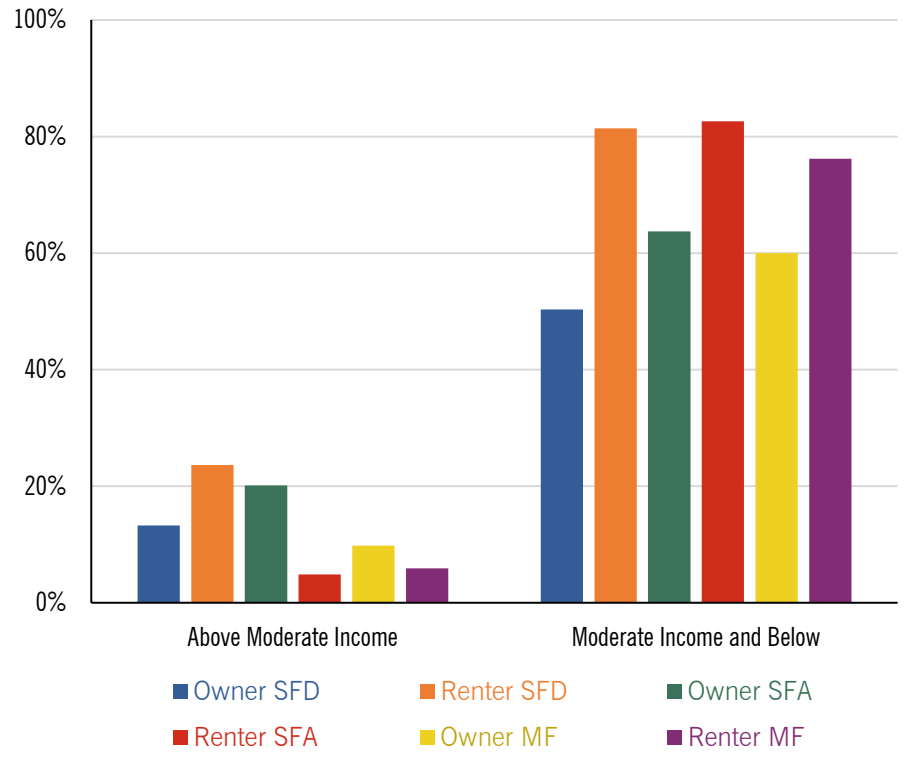
Source: PlaceWorks, 2023, using data from the US Census Bureau, 2021 Public Use Microdata Set.

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.

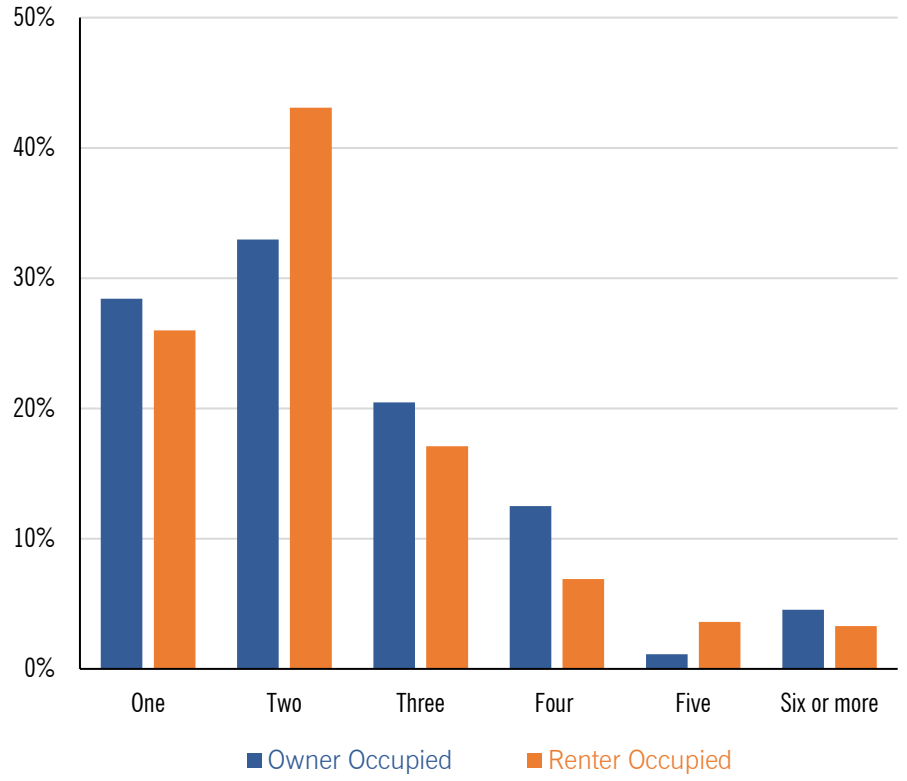
CHARACTERISTICS OF HOUSEHOLDS THAT MOVED TO THE MARKET AREA IN THE PRIOR YEAR

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

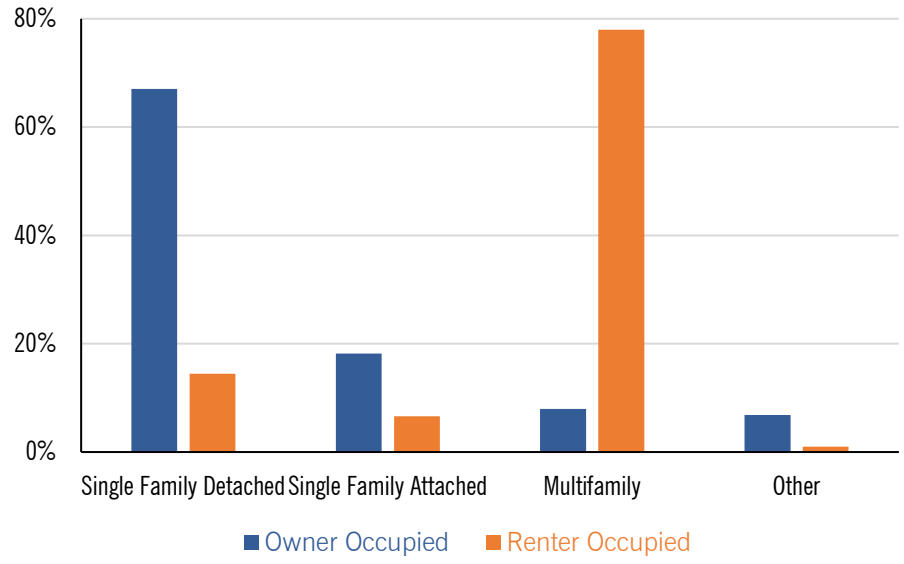


Source: PlaceWorks, 2023, using data from the US Census Bureau, 2021 Public Use Microdata Set

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

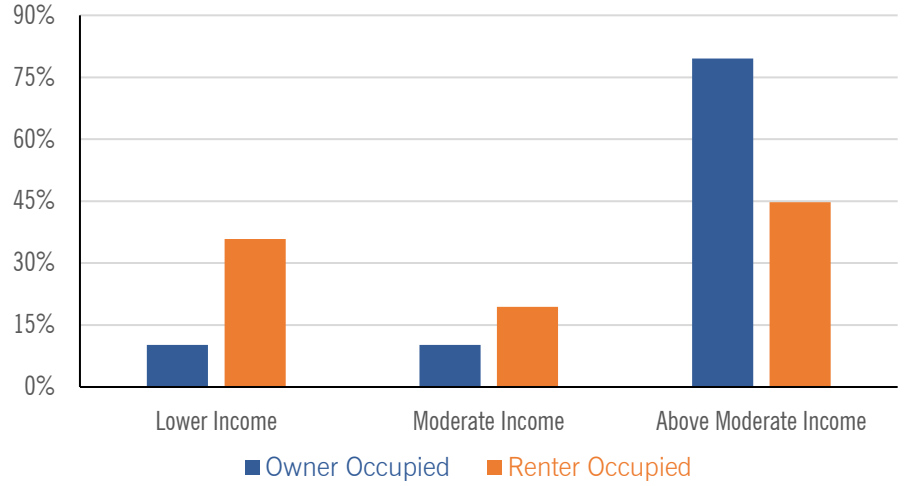


Source: PlaceWorks, 2023, using data from the US Census Bureau, 2021 Public Use Microdata Set

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

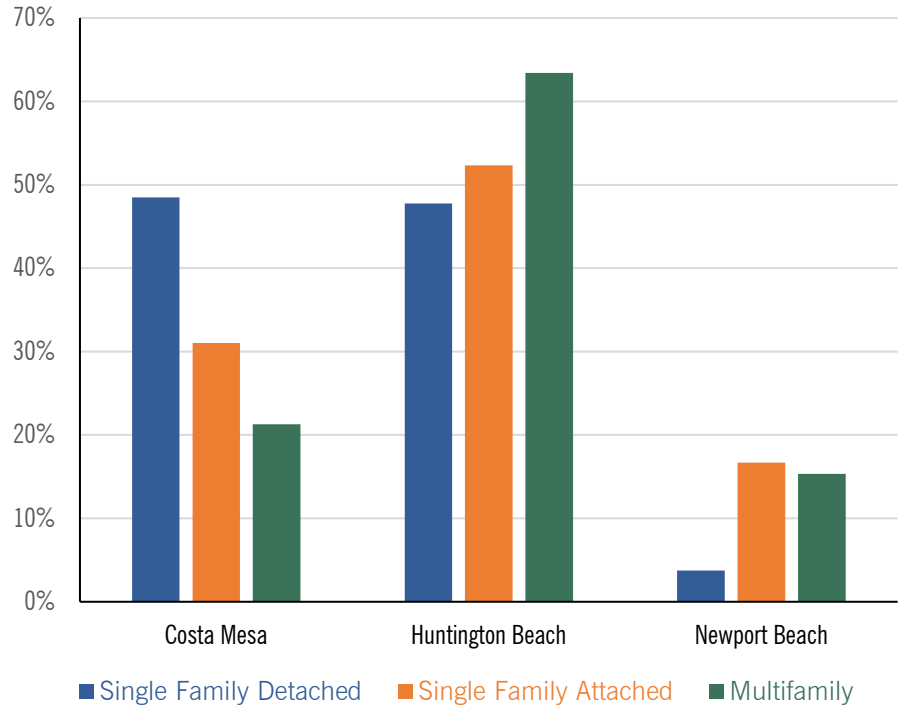
CITY-LEVEL CHANGES

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 Bach, and Newport Beach., 2012 to 2022



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

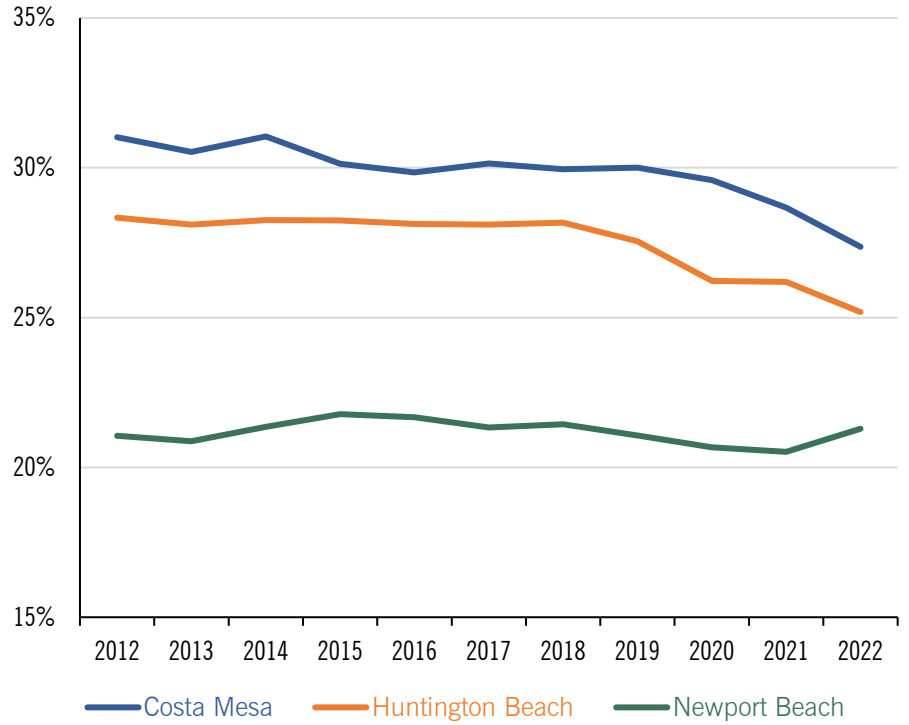
Overcrowding

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

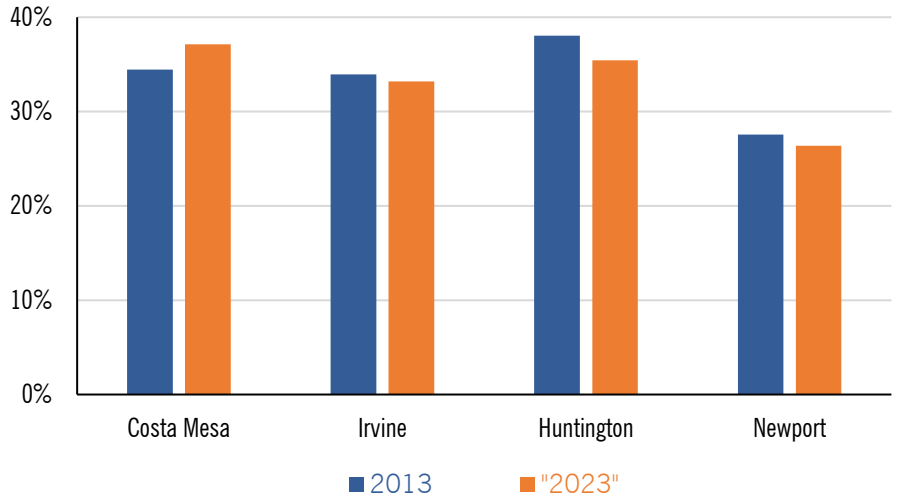


Source: PlaceWorks, 2023, using data from the US Census Bureau, 2022 American Community Survey 5-Year Estimates.

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[4] 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.

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

[4] 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.

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

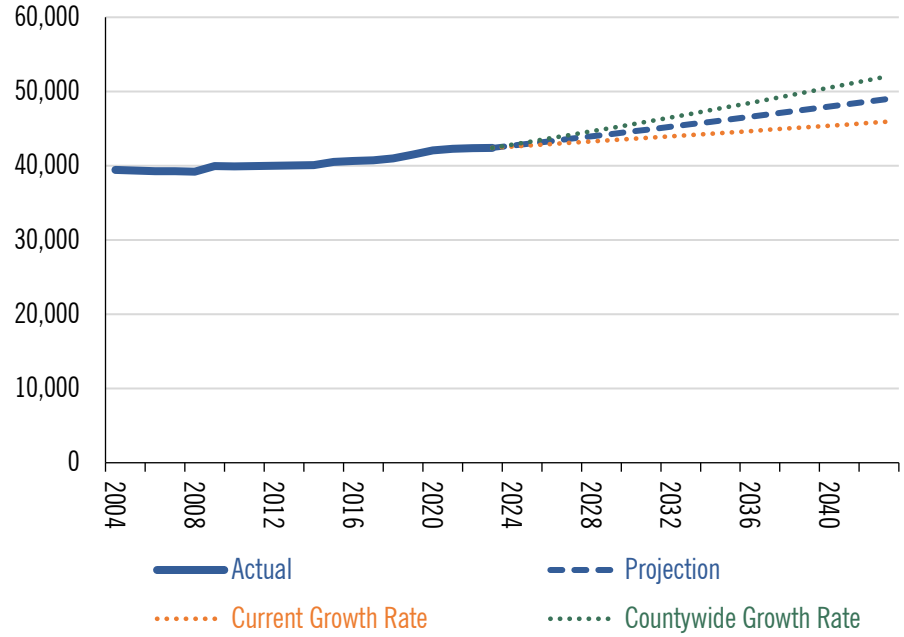
The following sections discuss several ways to project household growth that would drive demand for new housing in the plan area. It is important to note that, in addition to a potentially large amount of affordable housing being built in the plan area, Costa Mesa is also considering zoning changes to 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

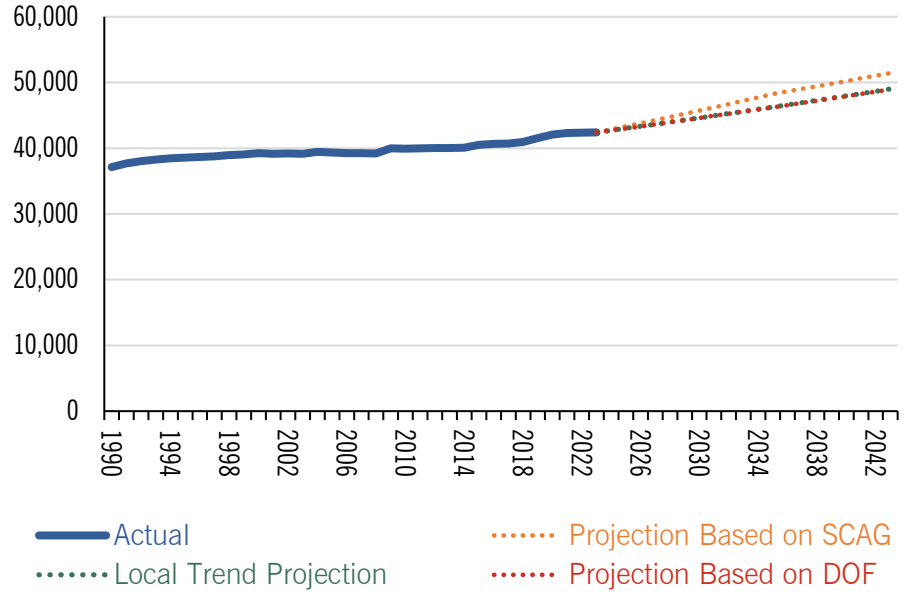
SCAG Household Forecast for Costa Mesa		DOF Household Forecast for Orange County	
2019	42,100	2020	1,054,000
2035	50,000	2025	1,090,000
2050	54,400	2030	1,131,000
Resulting 20-Year Projection for Costa Mesa		Resulting 20-year Projection for Costa Mesa	
2024	44,600	2024	42,700
2044	52,600	2044	49,500

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.

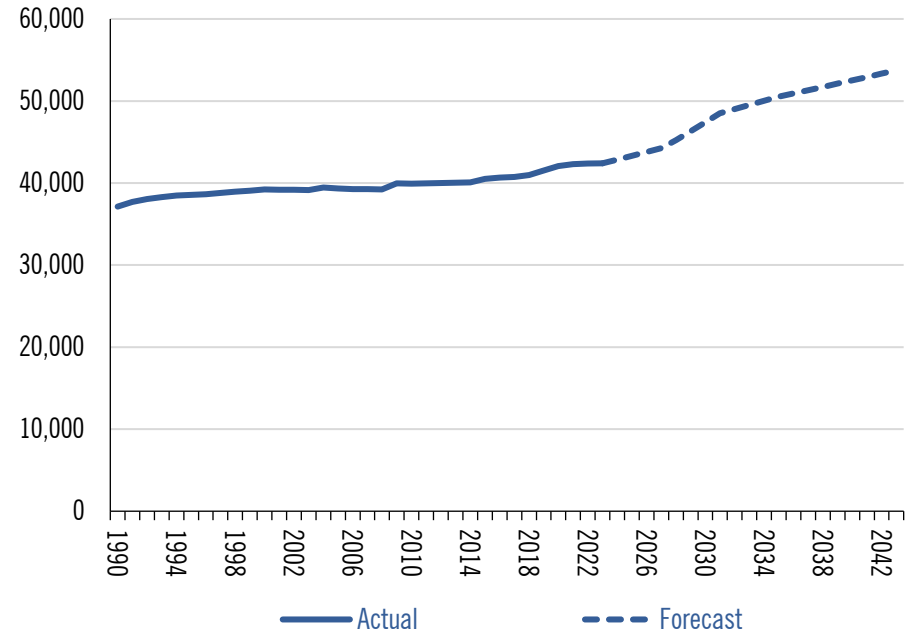
HOUSEHOLD FORECAST

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 overworded conditions. As used in this section, overcrowding is defined as having more than 1.00 persons per room[5]. 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.

[5] 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
All Tenure								
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
Total	24,220	13,940	2,330	800	110	41,390	3,250	1,530
Owner								
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
Total	11,650	4,280	440	60	0	16,420	500	100
Renter								
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
Total	12,560	9,650	1,890	740	110	24,980	2,750	1,430

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
Total Net Inflow of Workers			38,940	

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
Monthly Affordable Rent Payment	2,024	2,742	3,223	4,076	5,235	10,221
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
Home Purchase Price	235,772	386,829	454,703	600,062	770,686	1,504,685
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
Convenience Goods and Services					
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
Convenience Goods and Services					
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	
TOTAL					29,500 to 55,900

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 potential 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
Total				**76,570**	

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 1st Fresnel zones are shown for each possible microwave paths. Antenna clearance reports from Pathloss 6 design tool are included in this report for reference.

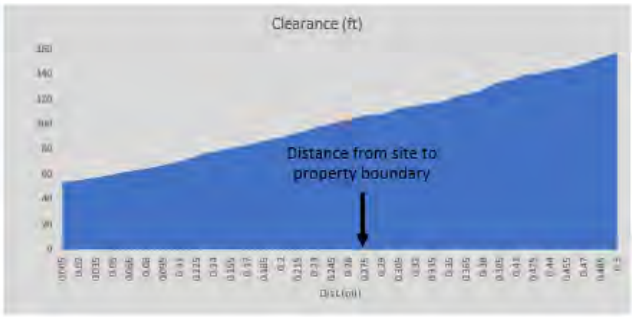


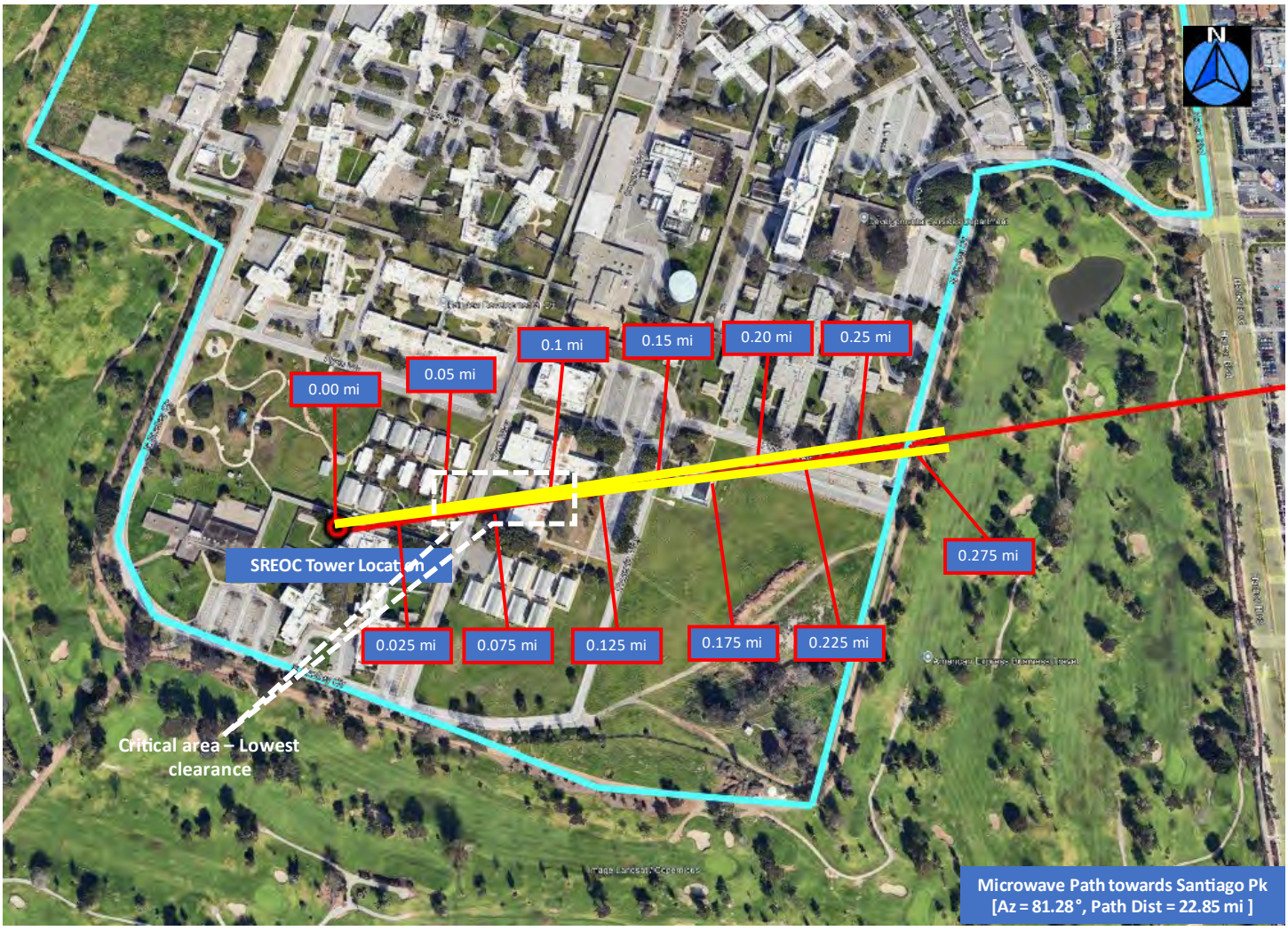
Clearance Criteria Results: Southern REOC<>Santiago Peak

Dist (mi)	Elev (ft)	Clearance* (ft)
0	79.7	54.0
0.025	79.6	56.1
0.05	79.7	60.0
0.075	80	63.9
0.1	80	68.5
0.125	78.4	74.9
0.15	77.9	80.2
0.175	78.6	84.3
0.2	78.3	89.6
0.225	77	95.9
0.25	76.5	101.4
0.275	75.9	107.2

** Clearance value represents the maximum structure height along the path that satisfy F1=100% at K=1.33 and should not be exceeded for unobstructed line-of-sight & optimal link performance.*



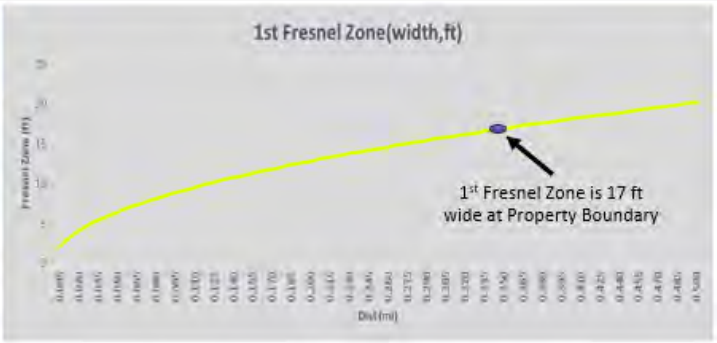


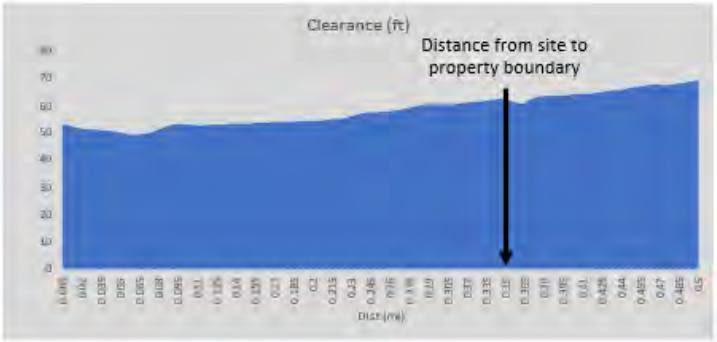


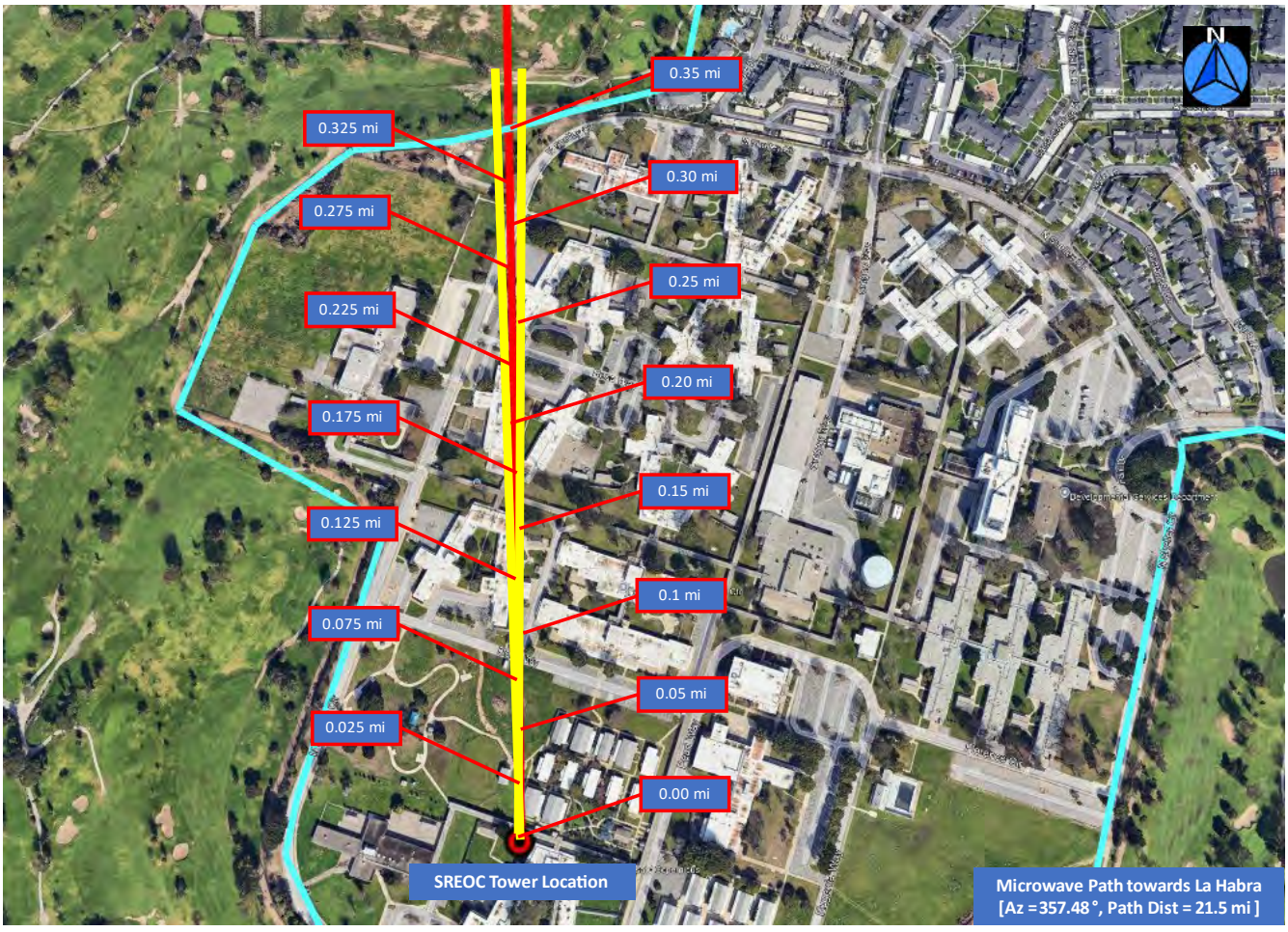
Clearance Criteria Results: Southern REOC<>La Habra Peak

Dist (mi)	Elev (ft)	Clearance* (ft)
0	79.4	53.3
0.025	79.7	51.5
0.05	80.4	50.2
0.075	80	50.4
0.1	77.2	53.3
0.125	77.4	53.2
0.15	77.4	53.5
0.175	77	54.3
0.2	77.1	54.6
0.225	76.5	55.7
0.25	74.8	57.9
0.275	73.9	59.4
0.3	73.3	60.6
0.325	73	61.5
0.35	72.4	62.7

** Clearance value represents the maximum structure height along the path that satisfy F1=100% at K=1.33 and should not be exceeded for unobstructed line-of-sight & optimal link performance.*



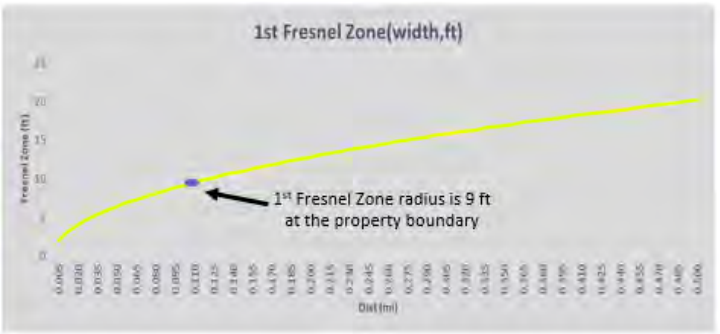


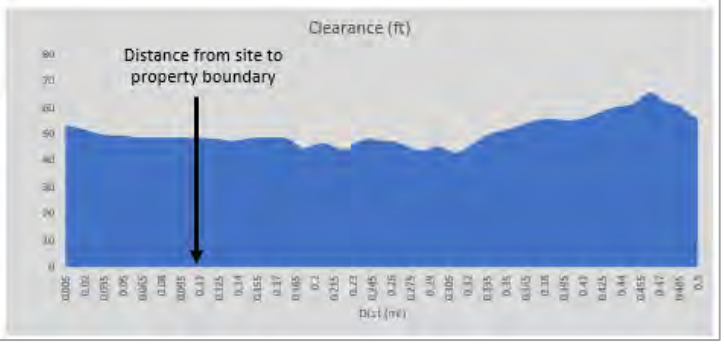


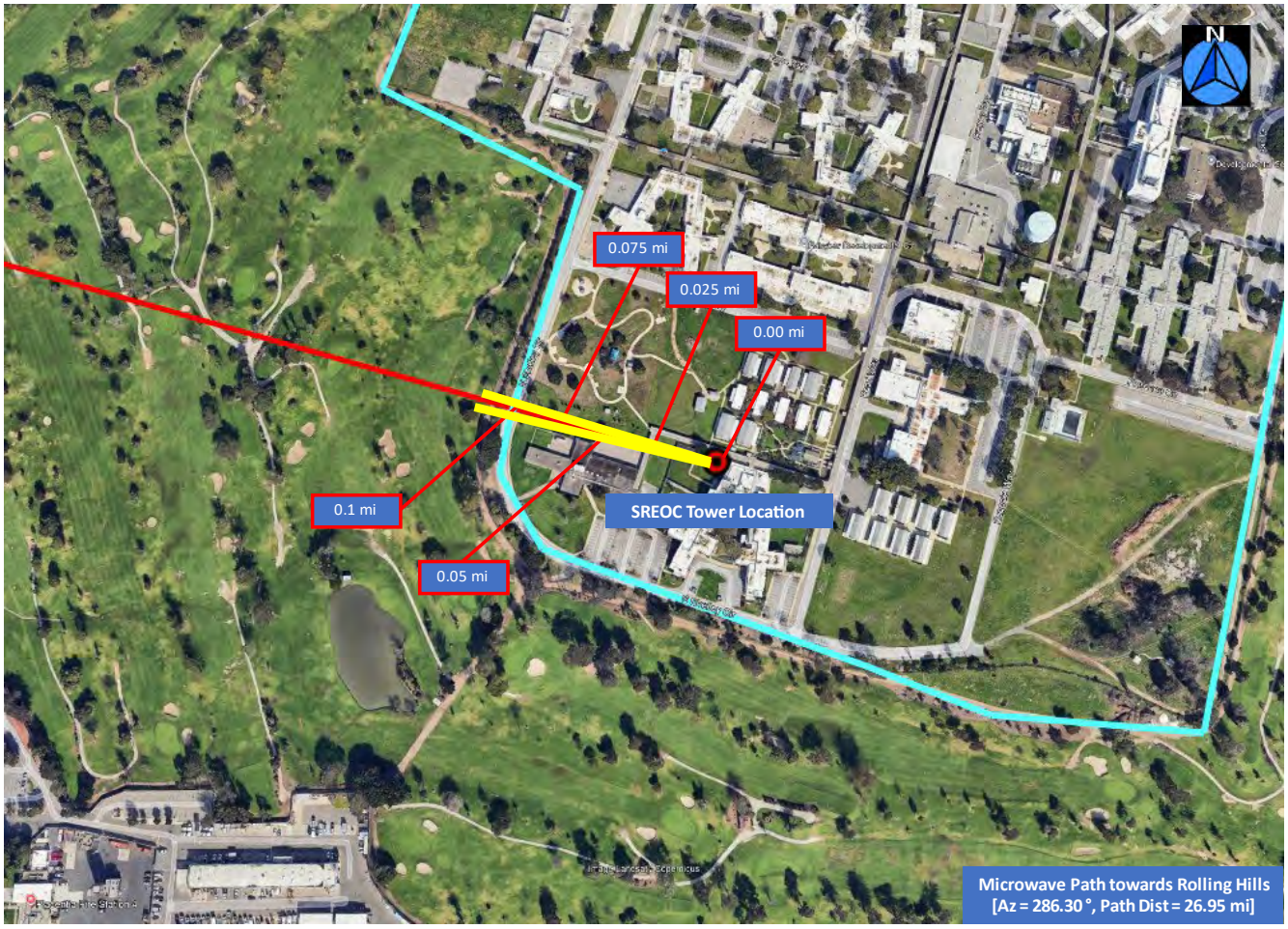
Clearance Criteria Results: Southern REOC<>Rolling Hills

Dist (mi)	Elev (ft)	Clearance* (ft)
0	79.7	53.4
0.025	79.6	51.2
0.05	79.7	49.5
0.075	80	48.8
0.1	80	48.9

** Clearance value represents the maximum structure height along the path that satisfy F1=100% at K=1.33 and should not be exceeded for unobstructed line-of-sight & optimal link performance.*







	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

	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

	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

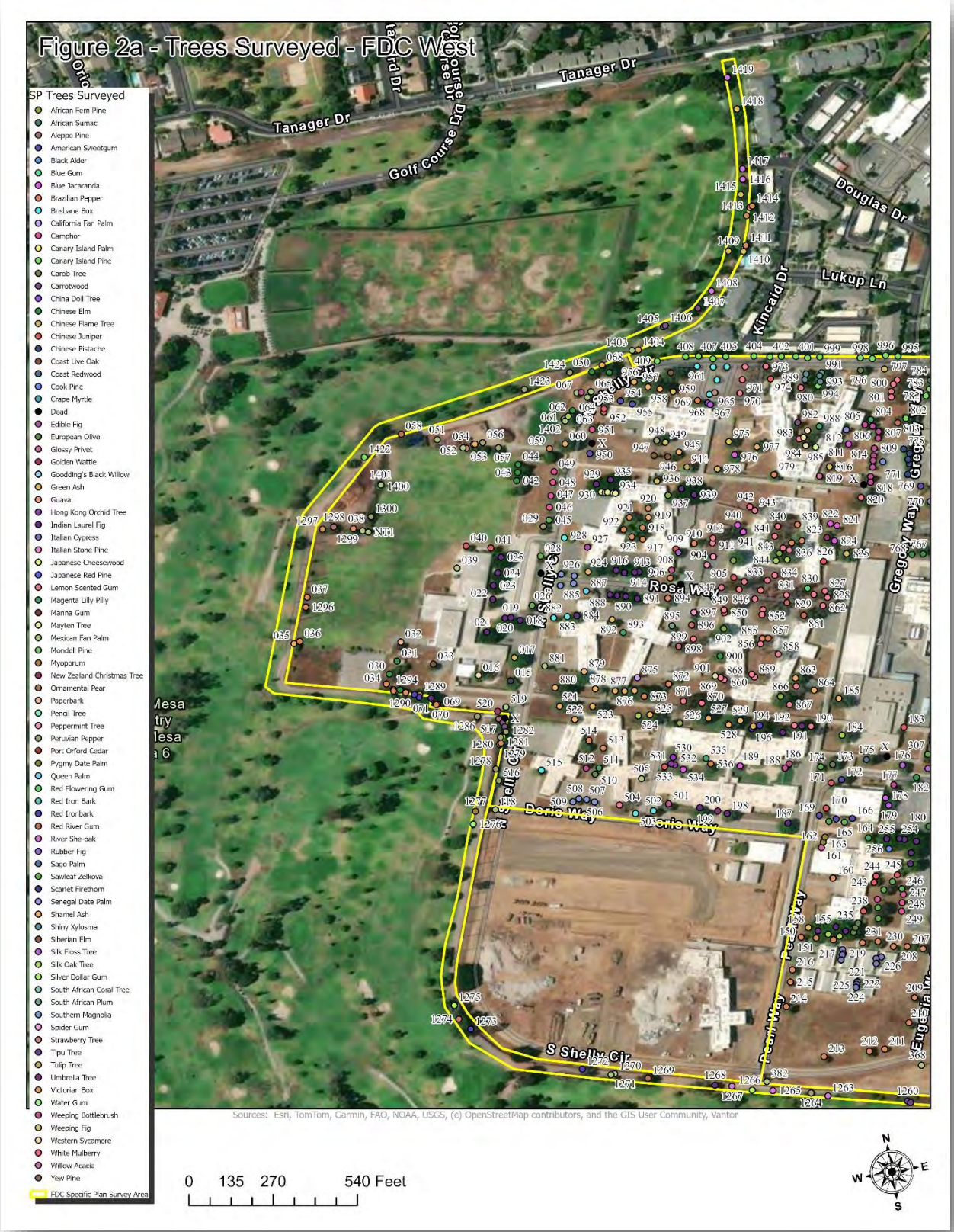
0.710	78.9	51.6	9.3	24.0	1
0.715	78.8	51.8	9.4	24.1	1
0.720	78.8	51.8	9.5	24.1	1
0.725	78.7	52.0	9.5	24.2	1
0.730	78.6	52.1	9.6	24.3	1
0.735	78.6	52.2	9.7	24.4	1
0.740	78.8	52.1	9.7	24.5	1
0.745	78.8	52.1	9.8	24.5	1
0.750	78.2	52.7	9.9	24.6	1
0.755	77.2	53.8	9.9	24.7	1
0.760	76.0	55.1	10.0	24.8	1
0.765	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

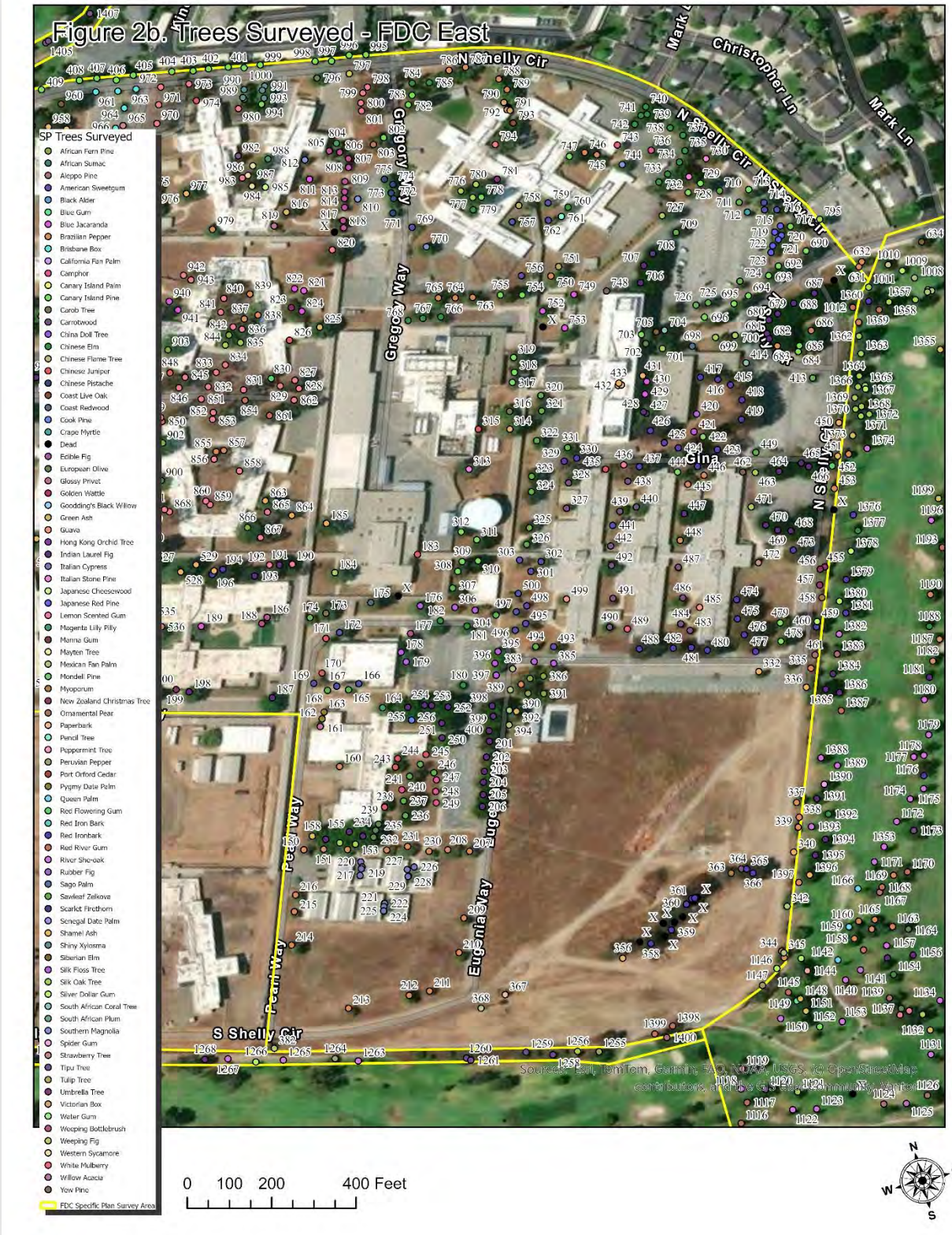
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0.985	13.7	120.5	12.8	28.1	1
0.990	13.5	120.8	12.9	28.2	1
0.995	13.3	121.1	12.9	28.2	1
1.000	13.3	121.2	13.0	28.3	1

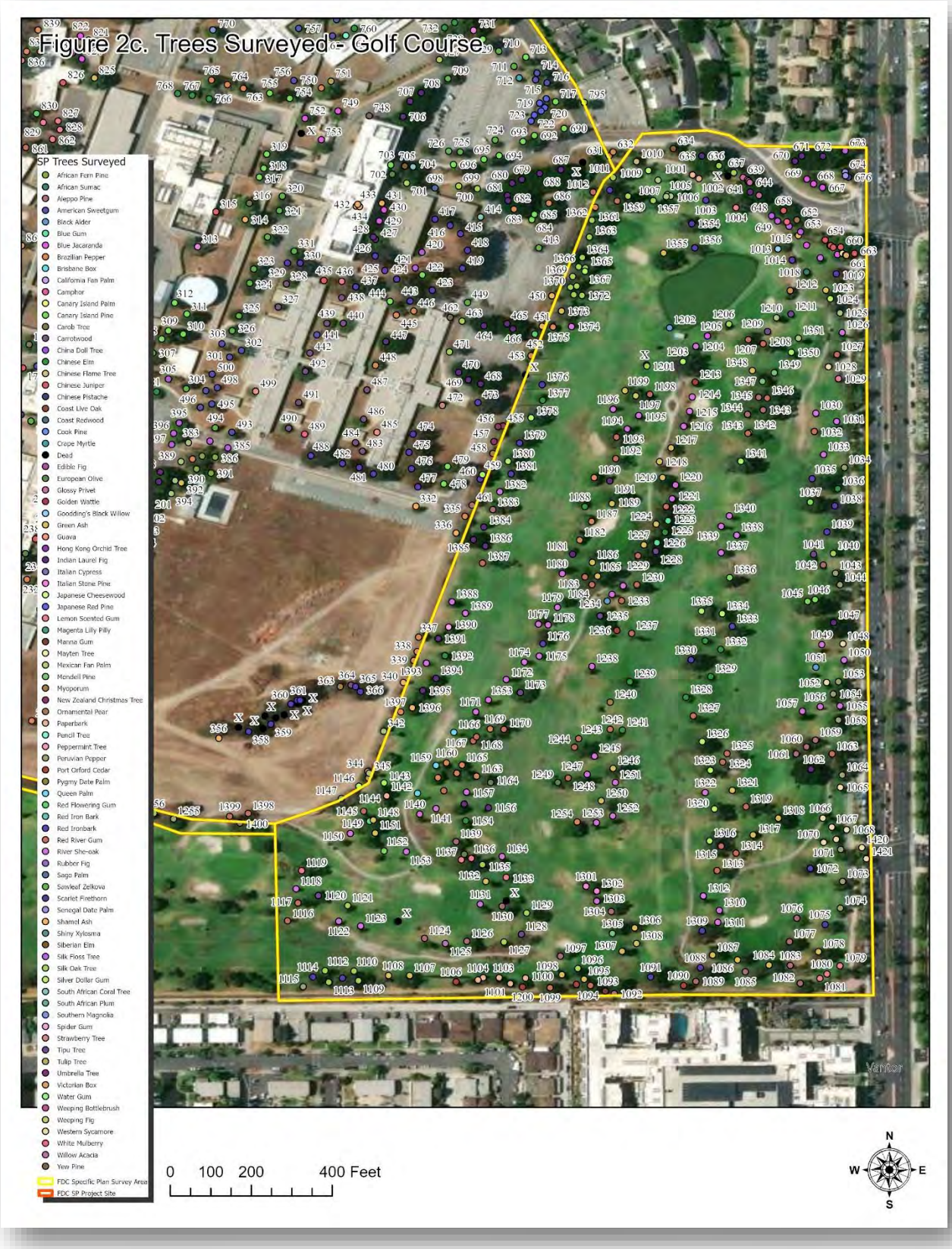
APPENDIX F

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
Crape Myrtle
Dead
Edible Fig
European Olive
Glossy Privet
Golden Wattle
Goodding's Black Willow
Green Ash
Guava
Hong Kong Orchid Tree
Indian Laurel Fig
Italian Cypress
Italian Stone Pine
Japanese Cheesewood
Japanese Red Pine
Lemon Scented Gum
Magenta Lilly Pilly
Manna Gum
Mayten Tree
Mexican Fan Palm
Mondell Pine
Myoporum
New Zealand Christmas Tree
Ornamental Pear
Paperbark
Pencil Tree
Peppermint Tree
Peruvian Pepper
Port Orford Cedar
Pygmy Date Palm
Queen Palm
Red Flowering Gum
Red Iron Bark
Red Ironbark
Red River Gum
River She-oak
Rubber Fig
Sago Palm
Sawleaf 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
Tanager Dr
Golf Course Dr
Douglas Dr
Lukup Ln
Kincaid Dr
Gregory Way
Rosa Way
Doris Way
S Shelly Cir
Pearl Way
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Vantor
0 135 270 540 Feet
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Figure 2b. Trees Surveyed - FDC East
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
Crape Myrtle
Dead
Edible Fig
European Olive
Glossy Privet
Golden Wattle
Goodding's Black Willow
Green Ash
Guava
Hong Kong Orchid Tree
Indian Laurel Fig
Italian Cypress
Italian Stone Pine
Japanese Cheesewood
Japanese Red Pine
Lemon Scented Gum
Magenta Lilly Pilly
Manna Gum
Mayten Tree
Mexican Fan Palm
Mondell Pine
Myoporum
New Zealand Christmas Tree
Ornamental Pear
Paperbark
Pencil Tree
Peppermint Tree
Peruvian Pepper
Port Orford Cedar
Pygmy Date Palm
Queen Palm
Red Flowering Gum
Red Iron Bark
Red Ironbark
Red River Gum
River She-oak
Rubber Fig
Sago Palm
Sawleaf 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
N Shelly Cir
S Shelly Cir
Christopher Ln
Mark Ln
Gregory Way
Pearl Way
Eugenia Way
Gina
0 100 200 400 Feet
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Figure 2c. Trees Surveyed - Golf Course
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
Crepe Myrtle
Dead
Edible Fig
European Olive
Glossy Privet
Golden Wattle
Goodding's Black Willow
Green Ash
Guava
Hong Kong Orchid Tree
Indian Laurel Fig
Italian Cypress
Italian Stone Pine
Japanese Cheesewood
Japanese Red Pine
Lemon Scented Gum
Magenta Lilly Pilly
Manna Gum
Mayten Tree
Mexican Fan Palm
Mondell Pine
Myoporum
New Zealand Christmas Tree
Ornamental Pear
Paperbark
Pencil Tree
Peppermint Tree
Peruvian Pepper
Port Orford Cedar
Pygmy Date Palm
Queen Palm
Red Flowering Gum
Red Iron Bark
Red Ironbark
Red River Gum
River She-oak
Rubber Fig
Sago Palm
Sawleaf 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
FDC SP Project Site
0 100 200 400 Feet
N
W
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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.

KEY	Health Rating: 1= Good, 2 = Fair, 3 = Poor, 4 = Dying/Imminent Hazard	Structural/Stature Rating: 1 – Good, 2- Fair, 3- Potential Hazard 4- Imminent Hazard	Risk of Failure: 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 / 17 / 23 / 17	1256	2-3	2-3	2-3	Preserve	
	Sprawling canopy, good vigor, minor flare decay																
FDC	16	Western Sycamore	28.5						28.5	54	20 / 22 / 43 / 22	2247	3	2-3	3	Remove	
	Infested with borers, vigor is fair, fungal growth																
FDC	17	Green Ash	40						40	56	32 / 21 / 32 / 32	2686	2-3	2-3	2-3	Preserve	
	Good form and vigor, large specimen																
FDC	18	Indian Laurel Fig	31.5						31.5	55	30 / 22 / 33 / 31	2641	2-3	2-3	2-3	Preserve	
	Fair form and vigor, included bark																
FDC	19	Indian Laurel Fig	24						24	48	20 / 17 / 17 / 18	1017	3	2-3	2-3	Remove	
	Fair form and vigor, structural root decay																
FDC	20	Indian Laurel Fig	28.5						28.5	53	28 / 32 / 20 / 29	2332	2-3	2	2-3	Remove	
	Fair form and vigor, structural root decay																
FDC	21	Indian Laurel Fig	34						34	55	32 / 22 / 30 / 30	2550	2-3	2	2-3	Preserve	
	Good form and vigor, multiple structural roots with decay, large branch cut																
FDC	22	Indian Laurel Fig	21						21	32	17 / 17 / 21 / 19	1075	2-3	2	2-3	Remove	
	Good form and fair vigor multiple structural roots with decay																
FDC	23	Indian Laurel Fig	27						27	47	19 / 24 / 21 / 22	1451	2-3	2	2-3	Preserve	
	Good form and big art, large branch cut																
FDC	24	Indian Laurel Fig	25						25	35	19 / 24 / 22 / 19	1385	2-3	2-3	2-3	Preserve	
	Good form and vigor, minor decay in branch cut																
FDC	25	Indian Laurel Fig	27.5						27.5	54	24 / 27 / 29 / 30	2375	2-3	2-3	2-3	Preserve	
	Good form and vigor, surficial structural root decay noted																
FDC	26	Sawleaf Zelkova	15						15	24	14 / 11 / 9 / 12	415	3	2-3	3	Remove	
	Topped, diseased primary limb																
FDC	28	Sawleaf Zelkova	15						15	31	17 / 15 / 14 / 8	572	3	2-3	3	Remove	
	Moderate retrenchment, fungal mass on root crown																
FDC	29	Peruvian Pepper	4.5	6.5	6.5	9			26.5	24	12	660	2	2	2	Preserve	

	Good form and vigor										13 16 17						
FDC	30	Chinese Elm	8.5						8.5	27	18 12 22 18	962	3	3	2-3	Remove	
	Poor form, decreased vigor, better to replace the specimen																
FDC	31	Chinese Elm	11.5	13					24.5	24	6 7 30 36	1225	2-3	3	2-3	Remove	
	Excessive lean, poor form, decay and upper canopy																
FDC	32	Paperbark	9.5	11	6.5				27	30	10 14 11	471	2-3	3	3	Remove	
	Good vigor, poor crotch development																
FDC	33	Siberian Elm	17						17	33	13 18 13	754	3	2-3	2-3	Remove	
	Decline, moderate retrenchment																
FDC	34	Brazilian Pepper	6	7.5	5.5	4			23	32	13 12 16	683	2-3	2-3	2-3	Remove	
	Embedded fence in tissue, half specimen is within project site																
FDC	35	Shamel Ash	3	5	2	1			11	22	6 6 8 12	201	2-3	3	3	Preserve	
	Fair form and vigor, competing canopy, remove #36 to keep																
FDC	36	Brazilian Pepper	6	5	1.5	1			13.5	22	7 11 13	415	2-3	3	3	Remove	
	Embedded fence in tissue																
FDC	37	Brazilian Pepper	2	3	2	3			10	12	6 6 7	133	2-3	2-3	2-3	Preserve	
	Multi stemmed specimen, subordinate codominant leaders																
FDC	38	Brazilian Pepper	5	8.5	4				17.5	27	13 14 17	707	3	3	3	Remove	
	Embedded fence and tissue, termite infested																
FDC	39	Mexican Fan Palm	16.5						16.5	19	7 7 8 7	165	2	2	2	Preserve	
	Good form and vigor																
FDC	40	Chinese Juniper	9	12.5	13				34.5	22	8 16 4 14	346	2-3	2-3	2	Preserve	
	Good form and vigor, lean, minorly topped																
FDC	41	Chinese Juniper	19						19	23	10 20 6 19	594	2-3	2-3	2	Preserve	
	Good form and vigor, lean, minorly topped																
FDC	42	Chinese Elm	19						19	43	29 27 32 25	2506	3	3	3	Remove	
	Good form and vigor, large split in branch																
FDC	43	Chinese Elm	17.5						17.5	43	31 24 15 23	1697	2-3	2-3	2-3	Preserve	
	Good form and vigor, large flush cut																
FDC	44	Chinese Elm	16						16	33	29 31 18 26	2123	3	2-3	3	Remove	
	Good form and vigor																
FDC	45	Sawleaf Zelkova	19						19	37	16 19 8 15	660	3	2-3	2-3	Remove	
	Longitudinal canker in stem																
FDC	46	Camphor	13						13	33	12 14 14 17	638	3	2-3	3	Remove	
	Severe retrenchment																
FDC	47	Camphor	14						14	40	13 19 17 22	989	2-3	2-3	2-3	Preserve	
	Mild to moderate retrenchment																

FDC	48	Camphor	9.5						9.5	19	10 0 0 0	20	3	2-3	3	Remove	
	Severe retrenchment																
FDC	49	Camphor	11.5						11.5	30	19 18 0 4	330	3	2-3	3	Remove	
	Severe retrenchment																
FDC	50	Chinese Elm	10	12					22	30	13 17 17 20	881	2-3	3	2-3	Remove	
	Fair to good vigor codominant stem, poor form																
FDC	51	Mexican Fan Palm	13						13	12	5 6 6 5	95	2	2	2	Preserve	
	Good form and vigor																
FDC	52	Mexican Fan Palm	13						13	13	5 5 6 5	87	2	2	2	Preserve	
	Good form and vigor																
FDC	53	Brazilian Pepper	6	5					11	24	12 9 8 14	363	2-3	3	2-3	Remove	
	Fence embedded in tissue, cankers noted																
FDC	54	Peruvian Pepper	10						10	26	12 7 16 12	434	2	2	2	Remove	
	Specimen on fence line, remove specimen or remove fence																
FDC	55	Shamel Ash	5						5	28	15 6 14 14	471	2	2	2	Remove	
	Poor location																
FDC	56	Peruvian Pepper	15	6	4				25	27	16 14 17 15	754	2	2-3	2	Preserve	Pruning needed
	Good vigor, fair form,																
FDC	57	Peruvian Pepper	7	14	11				32	27	19 18 16 15	907	2	2-3	2	Preserve	Pruning needed
	Near fence line, fence embedded in tissue																
FDC	58	Red River Gum	36						36	67	18 30 27 20	1771	2-3	2-3	2-3	Preserve	
	Large specimen, good form and vigor																
FDC	59	Brazilian Pepper	11.5	15	13	12.5			52	33	19 17 16 16	907	2-3	3	2-3	Remove	
	Multi stem specimen, congested multi stemmed canopy																
FDC	60	Shamel Ash	29.5						29.5	59	35 23 38 33	3266	2-3	2	2-3	Preserve	
	Good form and vigor, large specimen																
FDC	61	Mexican Fan Palm	19						19	45	9 11 10 11	330	2	2	2	Preserve	
	Good form and vigor																
FDC	62	Silk Oak Tree	18						18	45	14 11 20 22	881	3	2-3	2-3	Remove	
	Moderate retrenchment with indication of termites																
FDC	63	Chinese Elm	9						9	28	16 14 16 16	754	2-3	2-3	2-3	Preserve	
	Good form and vigor																
FDC	64	Mexican Fan Palm	13						13	16	6 5 7 6	113	2	2	2	Preserve	
	Good form and vigor																
FDC	65	Mexican Fan Palm	13						13	15	6	113	2	2	2	Preserve	

	Good form and vigor										6 6 6					
FDC	66	Weeping Bottlebrush	9.5						9.5	14	8 12 0 0	79	2	3	2-3	Remove	
	Lean, poor form																
FDC	67	Mexican Fan Palm	15						15	22	7 7 8 8	177	2	2	2	Preserve	
	Good form and vigor																
FDC	68	Shamel Ash	8	8	9.5				25.5	38	17 13 17 16	779	3	3	3	Remove	
	Embedded into tissue																
FDC	69	Brazilian Pepper	6.5	6					12.5	31	15 7 14 7	363	2-3	3	2-3	Remove	Evaluate risk to preserve
	Multi stem, poor form, good vigor																
FDC	70	Brazilian Pepper	7	5	6.5				18.5	32	16 11 13 7	434	2-3	3	2-3	Remove	
	Multi stem, poor form, good vigor																
FDC	71	Brazilian Pepper	7	5	4	7.5			23.5	50	21 10 24 13	907	2-3	3	2-3	Remove	
	Multi stem, poor form, good vigor																
FDC	118	Mexican Fan Palm	15						15	21	8 8 7 8	189	2	2	2-3	Preserve	
	Good form and vigor, minor yellowing palm fronds																
FDC	150	Brazilian Pepper	15						15	28	14 12 17 16	683	2-3	3	2-3	Preserve	
	Flush cut branch scars, minor retrenchment																
FDC	151	Brazilian Pepper	29.5						29.5	34	10 17 14 16	638	3	2-3	2-3	Remove	
	Large canker on N side of stem, evidence of termites noted																
FDC	152	Brazilian Pepper	20.5						20.5	27	19 18 16 13	855	2-3	2-3	2-3	Preserve	
	Good form and vigor																
FDC	153	Silk Oak Tree	20						20	57	18 21 21 22	1320	2-3	2-3	2-3	Preserve	
	Some retrenchment noted, minor cavities																
FDC	154	Indian Laurel Fig	22						22	53	22 28 22 33	2164	2-3	2	2-3	Preserve	
	Good form and vigor, flush cut branch scars																
FDC	155	Indian Laurel Fig	28						28	52	26 23 33 30	2462	2-3	2	2-3	Preserve	
	Good form and vigor, flush cut branch scars																
FDC	156	Silk Oak Tree	16						16	56	18 14 23 16	989	2-3	2	2-3	Preserve	
	Good form and vigor, cankers in mid stem but are small																
FDC	157	Indian Laurel Fig	30						30	58	29 30 24 32	2595	2-3	2	2-3	Preserve	
	Exuding sap																
FDC	158	Green Ash	17.5						17.5	57	21 20 18 18	1164	2-3	3	2-3	Remove	
	Cankers hat flare, indication of termites																
FDC	160	Toyon	8	10.5					18.5	25	6 13 12 11	346	3	3	3	Remove	
	Codominant stems																

FDC	161	Glossy Privet	3	3.5	3.5	5	2.5 | 3.5	4.5 | 4.5	30	24	14 / 12 12 / 10	452	2-3	2-3	2-3	Preserve	Prune deadwood
	Good bigger, sprawling canopy																
FDC	162	Pygmy Date Palm	5.5						5.5	10	4 / 4 4 / 4	50	3	2-3	3	Remove	
	Two dead meristems																
FDC	163	Pygmy Date Palm	6	6					12	11	5 / 6 4 / 6	87	3	2-3	3	Remove	
	Two dead meristems																
FDC	164	Magenta Lilly Pilly	7.5	5.5	11	9	8.5		41.5	39	19 / 19 13 / 15	855	2	2	2	Preserve	Prune codominant stem for safety
	Good form and vigor, minor retrenchment, codominant stems																
FDC	165	Sawleaf Zelkova	12.5						12.5	19	11 / 8 13 / 9	330	3	2-3	2-3	Remove	
	Severe retrenchment, diseased limb																
FDC	166	American Sweetgum	12						12	37	9 / 16 15 / 14	572	3	2-3	1-3	Remove	
	Minor retrenchment, diseased structural roots																
FDC	167	American Sweetgum	13						13	41	8 / 18 18 / 14	660	2-3	2-3	2-3	Remove	
	Minor retrenchment, diseased structural roots																
FDC	168	Sawleaf Zelkova	12.5						12.5	12	5 / 7 0 / 0	28	3-4	3	3	Remove	
	Fungal infested Deadwood																
FDC	169	American Sweetgum	18						18	41	18 / 17 17 / 17	934	3	3	3	Remove	
	Fungus on roots																
FDC	170	Chinese Juniper	6	4.5	4.5	5	8	3.5	31.5	30	13 / 11 5 / 9	283	2	2-3	2-3	Preserve	
	Sprawling, good form and vigor, epiphytic English ivy																
FDC	171	Chinese Juniper	4.5	6	4.5	11.5	8	9	43.5	27	17 / 12 11 / 7	434	2-3	2-3	2-3	Preserve	
	Multi stemmed, epiphytic English Ivy covering plant																
FDC	172	American Sweetgum	20.5						20.5	43	14 / 19 13 / 20	855	2-3	2	2-3	Preserve	
	Good form and vigor, small canker on flare, minor stained bark																
FDC	173	Carob Tree	31						31	39	30 / 17 29 / 31	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																
FDC	174	Sawleaf Zelkova	20						20	41	18 / 13 18 / 13	754	3	2-3	3	Remove	
	Leaf tip burn, termites in two open branch cuts, decayed flush cut in crotch																
FDC	175	Coast Redwood	44						44	58	14 / 20 23 / 19	1134	2-3	2	2-3	Preserve	Reevaluate for risk if keeping
	Good vigor, codominant stems, epicormic sprouting at base																
FDC	176	Silk Floss Tree	31						31	38	20 / 21 18 / 27	1451	2	2	2-3	Preserve	
	Senescent specimen, good form and vigor																

FDC	177	Weeping Bottlebrush	14						14	33	8 / 15 / 9 / 11	363	2-3	2	3	Preserve	
	Decay noted in Crocs of secondary limb, good form and vigor																
FDC	178	Silk Floss Tree	16						16	31	17 / 15 / 22 / 18	1017	2-3	2	2-3	Preserve	
	Good form and vigor																
FDC	179	Silk Floss Tree	17						17	31	8 / 15 / 12 / 18	551	2-3	2	2-3	Preserve	
	Fair form and vigor, some retrenchment noted																
FDC	180	Chinese Elm	5						5	21	11 / 12 / 13 / 11	434	1-2	2	2	Preserve	
	Good form and vigor																
FDC	181	Chinese Elm	7						7	26	15 / 15 / 14 / 14	660	1-2	2	2	Preserve	
	Good form and vigor																
FDC	182	Chinese Elm	10						10	30	17 / 18 / 17 / 18	962	1-2	2	2	Preserve	
	Good form and vigor																
FDC	183	Chinese Juniper	6	10					16	19	13 / 7 / 11 / 9	314	2-3	2-3	2-3	Preserve	
	Good form and vigor, codominant stems with unclosed branch cuts, low liability of failure																
FDC	184	Silk Oak Tree	35.5						35.5	63	21 / 18 / 20 / 24	1352	2-3	2-3	2-3	Preserve	
	Some diseased upper limbs, good form and vigor																
FDC	185	Shamel Ash	34.5						34.5	66	30 / 29 / 22 / 31	2462	3	2-3	3	Remove	
	Longitudinal decay on upper stem, decayed branch cut																
FDC	186	Weeping Bottlebrush	11.5						11.5	32	11 / 4 / 13 / 7	240	2-3	2-3	2-3	Preserve	
	Offset canopy mass, good vigor																
FDC	187	Indian Laurel Fig	26.5						26.5	47	24 / 28 / 17 / 30	1923	2-3	2-3	2-3	Preserve	
	Good form and vigor, large unclosed branch cut																
FDC	188	Weeping Bottlebrush	13						13	32	7 / 12 / 6 / 13	283	3	3	3	Remove	
	Fair vigor with some retrenchment, indication of termites, flush cut scars																
FDC	189	Blue Jacaranda	10	11					21	25	16 / 12 / 12 / 17	638	2-3	2	2-3	Remove	
	Canker on root flare, decayed structural root																
FDC	190	Lemon Scented Gum	17.5						17.5	65	11 / 13 / 30 / 31	1418	3	2-3	3	Remove	
	Multiple cankers in canopy, sever stem flare damage																
FDC	191	Indian Laurel Fig	24.5	21					45.5	46	23 / 22 / 24 / 30	1923	2	2	3	Preserve	Brace codominant stems and re-evaluate to keep
	Good form and vigor, unclosed branch cuts, included bark																
FDC	192	Lemon Scented Gum	20.5						20.5	73	21 / 23 / 17 / 23	1385	3	2	3	Remove	
	Sparse canopy, girdling roots, severe damage to flare																
FDC	193	Indian Laurel Fig	27						27	36	19 / 20 / 19 / 18	1134	2-3	2	2-3	Preserve	
	Good form and vigor, large unclosed branch cut																
FDC	194	Red Iron Bark	27						27	66	30	1451	3	2-3	2-3	Remove	

	Reduced vigor, epiphytic English Ivy on stem										17	21	18				
FDC	195	Shamel Ash	5	5					10	43	7	20	12	2	330	2-3	3	3	Remove	
	Inappropriate location																			
FDC	196	Red Iron Bark	11.5						11.5	39	15	12	13	10	491	3	3	3	Remove	
	Specimen strangled by English Ivy, decreased vigor																			
FDC	197	Indian Laurel Fig	30						30	47	17	17	30	20	1385	2-3	2-3	2-3	Preserve	Remove ivy
	Epiphytic English Ivy on stem																			
FDC	198	Indian Laurel Fig	28						28	44	18	15	24	30	1485	2-3	2-3	3	Remove	Reevaluate to keep
	Detritus obscuring crotch, increased liability																			
FDC	199	Umbrella Tree	5.5	4.5					10	13	5	2	8	8	104	3-4	3	3	Remove	
	Codominant stems, decline, possible black soot mold, decayed wood																			
FDC	200	Indian Laurel Fig	30						30	44	22	21	22	25	1590	2-3	2-3	2-3	Preserve	
	Good form and vigor with some upper canopy Deadwood, large branch cuts, small exuding cankers																			
FDC	201	Indian Laurel Fig	25.5						25.5	40	19	19	18	17	1046	3	2-3	3	Remove	
	Fungal fruiting bodies on roots																			
FDC	202	Indian Laurel Fig	29						29	31	13	15	17	14	683	2-3	2-3	3	Remove	
	Fresh cut branch scars hand indication of termites																			
FDC	203	Indian Laurel Fig	24.5						24.5	41	14	18	18	17	881	2-3	2-3	3	Remove	
	For branch union, flush cut failure																			
FDC	204	Indian Laurel Fig	24						24	37	17	20	24	15	1134	2-3	3	3	Remove	
	Multiple structural roots with decay, included bark with codominant stems																			
FDC	205	Indian Laurel Fig	24						24	49	15	20	27	18	1256	3	2-3	3	Remove	
	Cavity and root crown																			
FDC	206	Indian Laurel Fig	33.5						33.5	52	19	18	24	24	1418	2-3	2-3	2-3	Remove	
	Indication of termites, large flush cut branch scars																			
FDC	207	Brazilian Pepper	36						36	28	16	18	16	13	779	3	2-3	2-3	Remove	
	Minimal retrenchment, small cavity, evidence of termites																			
FDC	208	Brazilian Pepper	26						26	29	19	17	21	18	1104	2-3	2-3	2-3	Preserve	
	Good form and vigor																			
FDC	209	Brazilian Pepper	14						14	23	11	12	12	11	415	3	2-3	3	Remove	
	Mild to moderate retrenchment, termites																			
FDC	210	Brazilian Pepper	22						22	26	12	10	11	13	415	3	2-3	2-3	Remove	
	Exuding sap on stem, poor prognosis, good vigor, termites																			
FDC	211	Brazilian Pepper	14.5						14.5	23	8	12	10	7	269	3	2-3	3	Remove	
	Indication of termites at multiple locations, minor retrenchment																			
FDC	212	Brazilian Pepper	19						19	28	14	18	9	14	594	3	2-3	3	Remove	
	Large canker on major branch, bigger is good																			
FDC	213	Brazilian Pepper	13	12					25	24		11			415	2-3	2-3	3	Remove	

	Decay in crotch, minor retrenchment, lean, indication of termites										9 14 12						
FDC	214	Brazilian Pepper	23.5						23.5	36	15 15 18 15	779	3	2-3	3	Remove	
	Two failed branches, ground squirrel burrows, minor termite damage																
FDC	215	Brazilian Pepper	17.5						17.5	20	10 10 8 8	254	3	2-3	3	Remove	
	Topped pruning, decay at flare, major decay and poorly trimmed, termites on large branch cut, retrenchment																
FDC	216	Brazilian Pepper	18						18		12 10 11 13	415	3	2-3	3	Remove	
	Decay at lower stem and flare, failed branch																
FDC	217	Italian Cypress	10						10	23	2 2 2 2	13	2	2	2	Preserve	
	Good form and vigor																
FDC	218	Italian Cypress	6.5	6					12.5	24	2 2 2 2	13	2	2	2	Preserve	
	Good form and vigor, codominant stems																
FDC	219	Italian Cypress	8						8	24	2 2 2 2	13	2	2	2	Preserve	
	Good form and vigor																
FDC	220	Italian Cypress	6						6	22	2 2 2 2	13	2	2	2	Preserve	
	Good form and vigor																
FDC	221	Italian Cypress	13						13	39	3 3 3 3	28	2	2-3	2	Preserve	
	Good form and vigor, codominant stems, exuding sap																
FDC	222	Italian Cypress	7						7	28	3 3 3 3	28	2	2-3	2	Preserve	
	Good form and vigor, codominant stems, exuding sap																
FDC	223	Italian Cypress	4.5	8	4	5.5			22	28	2 2 2 2	13	2	2	2	Preserve	
	Form and bigger, multi stemmed																
FDC	224	Italian Cypress	8	5	3				16	27	3 3 3 3	28	2	2	2	Preserve	
	Good form and vigor																
FDC	225	Italian Cypress	8.5	7	4				19.5	28	2 2 2 2	13	2	2	2	Preserve	
	Good form and vigor																
FDC	226	Italian Cypress	4.5	5	4	2			15.5	31	2 2 2 2	13	2	2	2	Preserve	
	Good form and vigor, tag removed																
FDC	227	Italian Cypress	7	3					10	32	3 3 3 3	28	2	2	2	Preserve	
	Good form and vigor, tag removed																
FDC	228	Italian Cypress	8	8					16	32	3 3 3 3	28	2	2	2	Preserve	
	Good form and vigor, tag removed																
FDC	229	Italian Cypress	8	3.5	5	3			19.5	30	3 3 3 3	28	2	2	2	Preserve	
	Good form and vigor, tag removed																
FDC	230	Brazilian Pepper	17.5						17.5	24	7 5 11 13	254	3	3	3	Remove	
	Falling tree, compromised footing due to ground squirrel Burrows																
FDC	231	Brazilian Pepper	30						30	37	17 20 14 14	829	3	2-3	2-3	Remove	
	Good form and vigor, ground squirrel burrows, bracket fungus																
FDC	232	Brazilian Pepper	21						21	27	12	572	2-3	2-3	3	Remove	

	Indication of termites on flush cut scar, retrenchment, good bigger and form, flush cut at branch union										11 17 14						
FDC	233	European Olive	19						19	31	10 8 15 17	491	2-3	3	3	Preserve	
	Vigor fair, multiple unclosed branch cuts, ground squirrel burrows, active bee hive																
FDC	234	European Olive	18						18	32	13 6 18 13	491	2-3	3	3	Remove	
	Vigor fair, multiple unclosed branch cuts																
FDC	235	European Olive	18						18	31	10 6 15 13	380	2-3	3	3	Remove	
	Vigor fair, multiple unclosed branch cuts																
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																
FDC	237	Sawleaf Zelkova	27						27	43	27 22 29 21	1923	2-3	2-3	3	Remove	
	Large flush cut with branch tear, indication of termites, good vigor, poor prognosis																
FDC	238	Chinese Juniper	14.5	7	5				26.5	25	9 7 14 11	330	2	2	2	Preserve	
	Good form and vigor touches building																
FDC	239	Chinese Juniper	6	6	7	9			28	25	17 7 15 7	415	2	2	2	Preserve	
	Good form and vigor touches building																
FDC	240	Camphor	9.5						9.5	28	10 8 9 9	254	3	2-3	3	Remove	
	Severe retrenchment																
FDC	241	Sawleaf Zelkova	16.5						16.5	35	19 17 17 17	962	2-3	2	2-3	Preserve	
	Good form and vigor																
FDC	242	Sawleaf Zelkova	19.5						19.5	38	14 12 13 9	452	3	2-3	3	Remove	
	Moderate to severe retrenchment																
FDC	243	Chinese Juniper	8.5	8.5	7	7	7 | 6	7.5 | 9	53.5	30	22 12 19 11	804	3	2-3	2-3	Preserve	
	Fair form, good vigor																
FDC	244	Chinese Juniper	6	11	6.5	4			27.5	30	9 4 16 18	434	2	2-3	2-3	Preserve	
	Fair form, good vigor																
FDC	245	Chinese Juniper	11	6.5	6.5				24	30	12 9 17 11	471	2	2-3	2-3	Preserve	
	Fair form, good vigor																
FDC	246	Sawleaf Zelkova	20.5						20.5	22	16 12 17 10	594	3	2-3	3	Remove	
	Severe retrenchment																
FDC	247	Camphor	12						12	28	11 14 14 11	491	3	2-3	3	Remove	
	Minor retrenchment, decay at Ric Flair, indication of termites and poor prognosis																
FDC	248	Camphor	13						13	26	10 5 10 9	227	3	2-3	3	Remove	
	Severe flare damage																
FDC	249	Camphor	11.5						11.5	30	11 8 13 12	380	3	2-3	3	Remove	
	Cavity in flare, flare damage, moderate retrenchment																
FDC	250	Indian Laurel Fig	31.5						31.5	52	19 18 25 28	1590	3	2-3	3	Remove	
	Flush cuts with decay, included bark, severe damage rip collar																
FDC	251	Indian Laurel Fig	25						25	52	18	1734	3	2-3	3	Remove	

	Unclosed branch cuts with decay, multiple structural root cankers										28 20 28						
FDC	252	Indian Laurel Fig	28.5						28.5	55	29 18 30 31	2289	2-3	2-3	3	Remove	
	Root collar damage, increased liability																
FDC	253	Indian Laurel Fig	30						30	56	31 18 17 0	855	2-3	2-3	3	Remove	
	Root collar damage, increased liability																
FDC	254	Indian Laurel Fig	8.5	12	11.5	11	7	8	58	55	32 22 15 0	934	2-3	2-3	3	Remove	
	Root collar damage, increased liability																
FDC	255	Indian Laurel Fig	29						29	61	30 32 20 30	2462	2-3	2-3	3	Remove	
	Root collar damage, increased liability																
FDC	256	Cook Pine	9						9		7 9 8 13	269	2-3	2-3	2-3	Preserve	
	Lean, good vigor																
FDC	301	American Sweetgum	9						9	32	12 10 12 11	397	2-3	2-3	2-3	Preserve	
	Good form and vigor, decreased canopy																
FDC	302	American Sweetgum	15.5						15.5	47	7 11 17 18	551	2-3	2-3	2-3	Preserve	
	Good form and vigor																
FDC	303	American Sweetgum	20.5						20.5	43	9 13 14 15	510	2-3	2-3	3	Remove	
	Good form and vigor, structural root decay																
FDC	304	Sawleaf Zelkova	18						18	37	17 16 13 10	615	3	2-3	3	Remove	
	Indication of borrowers noted																
FDC	305	Silk Floss	21.5						21.5	32	13 13 16 5	434	3	2-3	2-3	Remove	
	Diseased, decay at lower stem																
FDC	306	Silk Floss	18.5						18.5	27	7 15 9 13	380	3	2-3	3	Remove	
	Advanced termite infestation in primary branch, included bark, minor retrenchment																
FDC	307	Sawleaf Zelkova	22.5						22.5	42	19 10 19 21	934	3	2-3	2-3	Remove	
	Primary branch removed, moderate retrenchment																
FDC	308	Canary Island Pine	37.5						37.5	64	22 14 18 14	907	2-3	2-3	2-3	Preserve	
	Good form and vigor, irregular scaffolding in canopy																
FDC	309	Canary Island Pine	19						19	63	10 12 13 15	491	2-3	2-3	2-3	Preserve	
	Good form and vigor																
FDC	310	Canary Island Pine	20						20	51	12 14 17 16	683	2-3	2-3	2-3	Preserve	
	Good form and vigor																
FDC	311	Canary Island Pine	28.5						28.5	56	18 15 21 8	754	2-3	2-3	2-3	Preserve	
	Good form and vigor																

FDC	312	Canary Island Pine	15.5						15.5	53	13 / 13 / 13 / 14	551	3	2-3	2-3	Preserve		
	Good form and vigor, sapsucker damage																	
FDC	313	Italian Stone Pine	35.5						35.5	47	29 / 27 / 18 / 15	1554	2-3	2-3	2-3	Preserve		
	Good form and vigor, codominant stems, offset canopy																	
FDC	314	Shamel Ash	27						27	63	31 / 24 / 23 / 22	1963	2-3	2-3	3	Preserve	Remove diseased limb	
	Stained bark, good vigor trim primary branch to keep																	
FDC	315	Chinese Juniper	8	6	4	9			27	31	13 / 2 / 11 / 9	240	2	2	2	Preserve		
	Good form and vigor, multi stemmed																	
FDC	316	Carob Tree	33						33	41	24 / 21 / 19 / 18	1320	3	2-3	3	Remove		
	Multiple bodies of yellow fungus																	
FDC	317	Canary Island Pine	25						25	43	19 / 15 / 14 / 16	804	2-3	2-3	2-3	Preserve		
	Good form and vigor, codominant stems																	
FDC	318	Canary Island Pine	24						24	72	18 / 17 / 16 / 17	907	2	2	2	Preserve		
	Good form and vigor																	
FDC	319	Canary Island Pine	25						25	74	12 / 17 / 18 / 19	855	2	2	2	Preserve		
	Good form and vigor																	
FDC	320	Sawleaf Zelkova	16						16	33	12 / 17 / 10 / 12	510	3	2-3	2-3	Remove		
	Leaf tip burn, large branch cut																	
FDC	321	Sawleaf Zelkova	18						18	36	24 / 18 / 24 / 19	1418	2-3	2-3	2-3	Preserve		
	Minor retrenchment, fair form and vigor																	
FDC	322	Sawleaf Zelkova	16						16	36	18 / 15 / 14 / 17	804	3	2-3	3	Remove		
	Minor retrenchment, fair form and vigor, decayed structural root																	
FDC	323	Sawleaf Zelkova	19						19	41	27 / 17 / 19 / 20	1352	3	2-3	3	Remove		
	Internal decay noted																	
FDC	324	Sawleaf Zelkova	17.5						17.5	46	24 / 27 / 21 / 20	1661	2-3	2-3	2-3	Preserve		
	Good health and vigor, ground squirrel burrow minor retrenchment																	
FDC	325	Sawleaf Zelkova	19						19	40	26 / 21 / 18 / 14	1225	2	2-3	3	Remove		
	Indication of borers in upper limbs																	
FDC	326	Sawleaf Zelkova	19.5						19.5	36	18 / 16 / 18 / 13	829	3	2-3	3	Remove		
	Multiple areas of decay in root flare and crown																	
FDC	327	Carrotwood	16						16	35	17 / 15 / 13 / 9	572	3	2-3	2-3	Remove		
	Minor retrenchment, flare damage, diseased																	
FDC	328	Carrotwood	15						15	30	16 / 15 / 16 / 15	754	2-3	3	3	Remove		
	Minor retrenchment, decay and crotch																	
FDC	329	Red Iron wood	37						37	66	27 / 20 / 23	1963	3	2-3	3	Remove		
	Good to fair form and vigor, bracket fungus noted																	

												30					
FDC	330	Red Iron Wood	35.5						35.5	54	23 20 22 21	1451	2-3	2-3	2-3	Preserve	Evaluate for risk and brace if needed
	Good form and vigor, included bark																
FDC	331	Sawleaf Zelkova	12.5						12.5	32	18 18 18 18	1017	2-3	2-3	2-3	Preserve	
	Beef tip burn, good to fair vigor																
FDC	332	Shamel Ash	16						16	24	10 8 13 7	283	2-3	2-3	3-4	Remove	
	Topped, good health and vigor, hollowed cavity in crotch																
FDC	335	Brazilian Pepper	8						8	18	8 9 6 10	214	2-3	3	2-3	Remove	
	On fence line, poor location, lean																
FDC	336	Shamel Ash	2.5	3	1.5	2.5			9.5	18	10 9 12 6	269	2	2	2	Preserve	subordinate codominant stem
	Multi stem, good vigor																
FDC	337	Brazilian Pepper	6	5					11	16	13 10 8 11	346	2-3	3	2-3	Remove	
	Good vigor, four form with embedded tissue infants, multi stem, grows on both sides of fence																
FDC	338	Brazilian Pepper	3.5	4					7.5	12	7 8 3 7	123	2-3	3	2-3	Remove	
	Codominant stems, on fence line, poor location																
FDC	339	Brazilian Pepper	4.5	3.5					8	13	10 7 3 8	154	2-3	3	2-3	Remove	
	Codominant stems, grows on both sides of the fence, Tissue embeds fence																
FDC	340	Shamel Ash	3.5	3	2.5				9	15	5 5 4 4	64	2-3	3	2-3	Remove	
	Stump sprouter, poor form, embeds fence and tissue																
FDC	342	Mexican Fan Palm	16						16	47	9 10 10 9	283	2	2-3	2-3	Preserve	
	On fence line, good form and vigor																
FDC	344	Brazilian Pepper	7	5.5	5				17.5	21	13 10 6 10	298	2-3	3	2	Remove	
	Poor form, tissue embeds fence																
FDC	345	Mexican Fan Palm	15						15	42	11 10 10 11	346	2-3	3	2-3	Remove	Remove neighboring tree to keep
	Canopy is intertwined with Brazilian pepper, remove pepper to keep																
FDC	346	Brazilian Pepper	5.5	9					14.5	16	11 14 6 13	380	2-3	3	2-3	Remove	
	Poor form																
FDC	356	Shamel Ash	5	4.5					9.5	24	8 9 9 8	227	3	3	3	Remove	
	Reduced vigor, disease																
FDC	358	Red Iron Bark	16						16	60	24 25 29 30	2289	3	3	3	Remove	
	Codominance stems with one failed stem																
FDC	359	Red Iron Bark	26	15					41	15	25 28 23 15	1625	3-4	3	3-4	Remove	
	Indication of boars noted, termites, Codominant stems, retrenchment																
FDC	360	Red Iron Bark	19						19	47	13 20 7 15	594	3	3	3	Remove	
	Failed stem, former predominant tree with included park																
FDC	361	Red Iron Bark	20						20	51	32 18 16 28	1734	3	3	3	Remove	
	Branch, decreased vigor																

FDC	362	Red Iron Bark	15.5	18					33.5	53	23 14 32 30	1923	2-3	3	3	Remove	Read evaluate embrace if needed
	Competing canopy, lean, Co dominant stems with included bark, failed neighboring tree																
FDC	363	Myoporum	4.5	5					9.5	15	11 12 12 10	397	3	3	3	Remove	
	Poor form, diseased																
FDC	364	Carrotwood	7.5	7	6.5				21	35	16 13 8 18	594	2-3	3	2-3	Preserve	
	Poor scaffolding, competing canopies																
FDC	365	Red Iron Bark	12.5	13	13.5				39	44	19 13 29 16	1164	3	3	3	Remove	
	Large failed branch, failed stem																
FDC	366	Red Iron Bark	28						28	52	18 21 28 23	1590	3	3	3	Remove	
	Large failed stem and branch, lean,																
FDC	367	Paperbark	5.5	5	5.5				16	20	11 8 6 5	177	2-3	3	2-3	Remove	
	Poor form, replace, multi stemmed																
FDC	368	Mexican Fan Palm	18.5						18.5	60	11 13 7 9	314	2	2	2	Preserve	
	Good form and vigor, competes with adjacent Brazilian pepper tree																
FDC	382	Mexican Fan Palm	19						19	47	7 9 11 10	269	2	2	2	Preserve	
	Good form and vigor																
FDC	383	Mexican Fan Palm	18						18	71	8 10 7 11	254	2	2	2	Preserve	
	Good form and vigor																
FDC	384	Silk Floss Tree	12.5						12.5	14	8 7 9 8	201	3	2-3	2-3	Remove	
	Diseased limbs, indication of termites																
FDC	385	Silk Floss Tree	10.5						10.5	24	11 6 9 8	227	3	2-3	3	Remove	
	Cavity noted in flare																
FDC	386	African Fern Pine	18.5						18.5	50	30 18 25 17	1590	3	2-3	2-3	Remove	
	Minor upper canopy Deadwood, large area of decay																
FDC	387	African Fern Pine	12.5						12.5	51	18 13 14 8	551	2-3	3	2-3	Preserve	
	Competing canopy, sleeping, lean																
FDC	388	Brazilian Pepper	33						33	44	30 28 27 26	2418	2-3	2-3	2-3	Preserve	
	Good form and vigor, large specimen																
FDC	389	Mexican Fan Palm	16						16	71	5 7 7 7	133	2	2	2	Preserve	
	Good form and vigor																
FDC	390	African Fern Pine	15.5						15.5	40	13 15 13 18	683	2-3	2-3	2-3	Preserve	
	Good form and vigor, minor lean																
FDC	391	African Fern Pine	14.5						14.5	38	14 17 23 16	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																

FDC	392	Green Ash	15						15	53	19 18 18 18	1046	3	2-3	2-3	Remove	
	Moderate upper canopy Deadwood																
FDC	393	Mexican Fan Palm	18						18	58	6 7 6 8	143	2	2	2	Preserve	
	Good form and vigor																
FDC	394	Mexican Fan Palm	20.5						20.5	56	6 8 8 9	189	2-3	2	2	Preserve	
	Aerial roots noted																
FDC	395	Silk Floss Tree	29.5						29.5	39	19 21 19 20	1225	2-3	2-3	2-3	Preserve	
	Ground squirrel burrow infested root crown, good form and vigor																
FDC	396	Silk Floss Tree	31						31	38	11 15 18 18	754	3	2-3	2-3	Remove	
	Fair vigor, termite interested																
FDC	397	Silk Floss Tree	9.5						9.5	14	7 7 4 6	113	3	2-3	2-3	Remove	
	Poorly developed canopy and indication of termites																
FDC	398	Indian Laurel Fig	28.5						28.5	57	18 30 24 20	1661	2-3	2-3	2-3	Preserve	
	Large branch cut, fair vigor																
FDC	399	Indian Laurel Fig	28						28	45	18 17 22 22	1225	3	2-3	3	Remove	
	Reduced canopy health with internal decay, ground squirrel curls beneath red crown, compromised stability																
FDC	400	Indian Laurel Fig	22						22	44	19 18 19 18	1075	2-3	2-3	2-3	Preserve	
	Large branch cut appears to be closing																
FDC	401	Canary Island Pine	16						16	67	10 8 10 11	298	2	2	2-3	Preserve	
	Good form and vigor																
FDC	402	Canary Island Pine	18						18	66	11 8 10 11	314	2	2	2-3	Preserve	
	Good form and vigor																
FDC	403	Canary Island Pine	20						20	67	11 10 11 10	346	2	2	2-3	Preserve	
	Good form and vigor																
FDC	404	Canary Island Pine	19						19	51	12	434	2-3	2	2-3	Preserve	Subordinate codominant stem
	Good form and vigor, codominant stems										10 13 12						
FDC	405	Canary Island Pine	18.5						18.5	54	15 11 12 14	531	2	2	2	Preserve	
	Good form and vigor																
FDC	406	Canary Island Pine	24.5						24.5	90	12 11 13 12	452	2	2	2-3	Preserve	
	Good form and vigor																
FDC	407	Canary Island Pine	18						18	62	13 13 10 12	452	2	2	2-3	Preserve	
	Good form and vigor																

FDC	408	Canary Island Pine	22.5						22.5	74	14 13 12 16	594	2	2	2-3	Preserve	
	Good form and vigor																
FDC	409	Canary Island Pine	16						16	64	13 11 11 11	415	2-3	2-3	2-3	Preserve	
	Fair form and vigor, reduced canopy																
FDC	410	Chinese Elm	22.5						22.5	40	21 20 22 21	1385	2-3	2-3	2-3	Preserve	Prune decayed branch
	Flash cuts, exuding sap, decayed branch																
FDC	413	Sawleaf Zelkova	15.5						15.5	32	13 14 5 3	240	3-4	3	3	Remove	
	Steep decline, termites																
FDC	414	South African Coral Tree	14.5	19.5	12	16.5	14.5		77	43	20 14 15 29	1194	2-3	3	3	Preserve	Re-evaluate and brace if needed
	Good vigor, included bark with codominant stems, poor form																
FDC	415	Red Iron Bark	33.5						33.5	86	29 25 31 30	2595	2-3	2	2-3	Preserve	
	Good form and vigor																
FDC	416	Red Iron Bark	27.5						27.5	68	17 17 14 17	829	2	2	2-3	Preserve	
	Good form and vigor																
FDC	417	Red Iron Bark	29.5						29.5	64	17 16 21 22	1134	2	2-3	2-3	Preserve	
	Good form and vigor, minor decay in structural root																
FDC	418	Red Iron Bark	36.5						36.5	77	21 32 31 32	2641	2	2-3	2-3	Preserve	
	Good form and vigor																
FDC	419	Red Iron Bark	42						42	78	33 35 34 33	3577	2	2-3	2-3	Preserve	
	Good form and vigor																
FDC	420	Silk Floss	27						27	48	25 24 30 25	2123	3	2-3	3	Remove	Potential heritage tree
	Severe decline or retrenchment, decayed branches, heritage tree																
FDC	421	Silk Floss	20						20	52	18 24 17 14	1046	3	2-3	2-3	Remove	
	Decline or retrenchment, poor prognosis																
FDC	422	Canary Island Pine	25.5						25.5	72	16 16 22 21	1104	2	2	2-3	Preserve	
	Good form and vigor, possible minor borer damage																
FDC	423	Red Iron Bark	35						35	71	27 30 27 35	2779	3-4	2-3	3-4	Remove	
	Good form and vigor, shelf fungus																
FDC	424	Red Iron Bark	35						35	69	27 34 30 32	2969	2	2-3	2-3	Preserve	
	Good form and vigor, ground squirrel Burrows																
FDC	425	Red Iron Bark	14.5						14.5	41	7 13 12 14	415	3	2-3	3	Remove	
	Decay at lower stem with indication of termites, retrenchment																
FDC	426	Red Iron Bark	40						40	80	28 33 31 36	3215	3	2-3	3	Remove	
	Branch stubs at branch bark ridge, fair vigor, some decay at stem, bracket fungus																
FDC	427	Weeping Fig	10.5	8	8	14			40.5	46	24 20 21	1771	2-3	2-3	2-3	Preserve	
	Good health and vigor, large branch cut, included bark, low risk																

												30						
FDC	428	Indian Laurel Fig	10	9	9	4	9		41	45	27	1385	2-3	2-3	2-3	Preserve	
	Multiple unclosed branch cuts, decay, good vigor, low risk										18 20 19						
FDC	429	Blue Jacaranda	7						7	16	11	314	2	2-3	2	Preserve	
	Good vigor, included bark, low risk										7 12 10						
FDC	430	Blue Jacaranda	4	5					9	14	6	283	3	2-3	2	Remove	
	Minor retrenchment, decay at lower stem, poor form, young										6 13 13						
FDC	431	Shamel Ash	4	3.5					7.5	32	7	298	2	2	3	Remove	
	Codominant stems, good vigor, poor location										8 11 13						
FDC	432	Shamel Ash	5.5						5.5	32	10	283	2	2	3	Remove	
	Good form and vigor, some lean, poor location										5 18 5						
FDC	433	Shamel Ash	5.5						5.5	36	7	123	2	2-3	3	Remove	
	Poor location, competing canopy										5 7 6						
FDC	434	Shamel Ash	3.5						3.5	34	6	227	2	2-3	3	Remove	
	Poor location, competing canopy										8 11 9						
FDC	435	Chinese Juniper	19.5						19.5	33	16	434	3	2-3	2-3	Preserve	
	Planted too close to building, low risk, fair vigor										16 11 4						
FDC	436	Lemon Scented Gum	31						31	86	21	2595	2	2-3	2-3	Preserve	
	Good form and vigor, sweep lean										33 28 33						
FDC	437	Red Iron Bark	37.5						37.5	59	25	1352	2	2-3	2-3	Preserve	
	Good form and vigor, bird nest noted										18 19 21						
FDC	438	Carrotwood	14						14	22	10	415	3	2-3	2-3	Remove	
	Moderate retrenchment, indication of termites, included bark										13 12 11						
FDC	439	Carrotwood	14						14	27	14	683	2-3	2	2-3	Preserve	
	Good form and vigor, unclosed branch cuts										16 16 13						
FDC	440	Carrotwood	18						18	38	18	1046	3	3	3	Remove	
	Sapsucker damage, decayed at branch union										22 14 19						
FDC	441	American Sweetgum	17						17	45	18	1017	2-3	2	2-3	Preserve	
	Decreased canopy development, minor border damage, the form is good, mild to moderate retrenchment, decayed structural route										18 18 18						
FDC	442	Carrotwood	13.5						13.5	28	16	594	3	2-3	2-3	Remove	
	Large canker, diseased										13 12 14						
FDC	443	Red Iron Bark	49						49	68	18	1385	2-3	2	2-3	Preserve	
	Decreased crown development, good form										22 24 20						
FDC	444	Canary Island Pine	15.5						15.5	57	9	380	2	2	2	Preserve	
	Good form and vigor										10 10 15						
FDC	445	Brazilian Pepper	16.5						16.5	28	16	397	2-3	2-3	2-3	Preserve	
	Good form and vigor, unclosed branch cuts										9 12						

											8						
FDC	446	Brazilian Pepper	14.5						14.5	23	13 10 11 8	346	3	2-3	2-3	Remove	
	Good vigor, lean, 3 failed branches																
FDC	447	Indian Laurel Fig	36						36	55	25 29 31 30	2595	2-3	2-3	2-3	Preserve	
	Good form and vigor, many unclosed branch cuts																
FDC	448	Brazilian Pepper	22						22	35	15 16 15 15	730	2-3	2	2-3	Preserve	
	Good form and vigor, girdling roots																
FDC	449	Sawleaf Zelkova	11						11	18	11 7 5 7	177	3-4	3	3	Remove	
	Advanced decay and retrenchment																
FDC	450	Shamel Ash	4						4	25	8 10 5 9	201	2-3	3	2-3	Remove	
	Fence embedded in plant tissue, included bark																
FDC	451	Shamel Ash	5	6					11	27	13 11 5 9	283	2-3	3	2-3	Remove	
	Fence embedded in plant tissue, included bark																
FDC	452	Red Flower Gum	8.5						8.5	33	13 18 8 18	638	2	2	2-3	Preserve	
	Good form and vigor																
FDC	453	Brazilian Pepper	11.5	10.5	8				30	30	21 18 5 13	638	2-3	3	3	Remove	
	Core flare development, included bark																
FDC	455	Mimosa	4	3.5	3				10.5	24	10 10 8 8	254	3	3	2-3	Remove	
	Minor to moderate decay and retrenchment, decay on primary stem, codominant stems																
FDC	456	Mimosa	6.5	9.5					16	23	11 18 12 16	638	3	2-3	3	Remove	
	Mild to moderate retrenchment, decay flare																
FDC	457	Mimosa	5	4.5	3.5				13	15	5 12 12 12	330	3	3	2-3	Remove	
	Decayed stem severe retrenchment																
FDC	458	Myoporum	5	3.5	4.5	3.5	5	6	27.5	19	18 11 4 9	346	3	2-3	2-3	Remove	
	Retrenchment, embedded fence																
FDC	459	Silver Dollar Gum	13	13					26	51	18 22 12 16	907	2-3	3	3	Remove	
	Increase liability, decay at branch union, good vigor, included bark																
FDC	460	Red Iron Bark	22						22	57	24 19 12 24	1225	2	2-3	2-3	Preserve	
	Good form and vigor																
FDC	461	Aleppo Pine	18.5						18.5	50	17 10 19 18	804	2-3	2-3	2-3	Preserve	
	Lean, good form and fair vigor, 2 needles per bundle																
FDC	462	Yew Pine	7.5	5.5					13	19	8 5 7 6	133	2	2-3	2-3	Preserve	
	Codominant stems, good to fair form and vigor																
FDC	463	Silk Oak Tree	28.5						28.5	48	16 13 17 17	779	3	2-3	3	Remove	
	Moderate upper canopy Deadwood, internal decay noted, active bee hive																
FDC	464	Indian Laurel Fig	37						37	48	26 31 24 27	2289	2-3	2-3	3	Remove	
	Access decay in structural roots, increased liability																
FDC	465	Indian Laurel Fig	31						31	47	25	1485	2-3	2-3	3	Remove	

	Good vigor, severe decay in structural roots										23 21 18						
FDC	466	Indian Laurel Fig	28.5						28.5	50	25 27 22 29	2082	2-3	2-3	3	Remove	
	Large branch cut at the branch union, decay at structural roots																
FDC	468	Indian Laurel Fig	33						33	45	20 28 25 28	2002	2-3	2-3	2-3	Preserve	Remove diseased branch
	Fair form and vigor, large branch cuts with included bark, damaging hardscape																
FDC	469	Indian Laurel Fig	34						34	47	14 19 18 27	1194	2-3	2-3	2-3	Preserve	
	Large branch cut, included bark, damaging hardscape																
FDC	470	Indian Laurel Fig	39.5						39.5	49	25 19 19 22	1418	2-3	2-3	2-3	Preserve	
	Large branch cut, included bark																
FDC	471	Silk Oak Tree	32						32	42	13 12 13 16	572	3	2-3	2-3	Remove	
	Moderate retrenchment, opportunist Mexican fan palm in crotch																
FDC	472	Strawberry Tree	10						10		6 9 5 9	165	3	2-3	2-3	Remove	
	Large canker in stem																
FDC	473	Red Iron Bark	40						40	68	32 31 30 33	3116	2-3	2	3	Remove	
	Good form and fair vigor, bracket fungus																
FDC	474	Red Iron Bark	37						37	68	26 12 17 24	1225	3	2-3	2-3	Remove	
	Minor included bark, decreased canopy, bracket fungus																
FDC	475	Red Iron Bark	33.5						33.5	72	20 18 20 28	1451	3	2-3	2-3	Preserve	
	Decreased canopy																
FDC	476	Red Iron Bark	36						36	74	32 33 28 27	2826	2	2	3	Remove	
	Good form and vigor, some stained bark, bracket fungus																
FDC	477	Red Iron Bark	26.5						26.5	46	21 17 20 12	962	2-3	2-3	2-3	Preserve	
	Large branch cut and fair form																
FDC	478	Canary Island Pine	17.5	16	19.5				53	50	15 14 16 18	779	2	2	2	Preserve	
	Good vigor, multi-stemmed, gummosis noted																
FDC	479	Canary Island Pine	22						22	70	17 12 17 17	779	2	2	2	Preserve	
	Good form and vigor																
FDC	480	Red Iron Bark	41						41	69	18 26 23 19	1451	2-3	2-3	3	Remove	
	Included bark, increased liability, brace and re-evaluate to keep																
FDC	481	Red Iron Bark	29						29	72	17 23 12 21	1046	2-3	2-3	2-3	Preserve	
	Good form and vigor																
FDC	482	Red Iron Bark	28						28	52	19 19 21 19	1194	3	2-3	3	Remove	
	Significant canker in upper stem, increased liability, bracket fungus																
FDC	483	Carrotwood	9						9	15	11 12 10 9	346	2-3	2-3	2-3	Preserve	
	Good vigor, decay at flair, flush cut branch unclosed, upper canopy deadwood																
FDC	484	Carrotwood	11						11	14	9 10 11	314	2-3	2-3	2-3	Preserve	
	Sapsucker damage, their form and vigor																

												10						
FDC	485	Guava	3	3	2.5	3	4 | 3	2 | 2	18.5	12	9	227	3	2-3	2-3	Remove	
	Diseased										9 8 8							
FDC	486	Carrotwood	10.5						10.5	15	11	531	2-3	2-3	2-3	Preserve	
	Minor retrenchment										15 12 14							
FDC	487	Carrotwood	7						7	13	5	113	3	3	2-3	Remove	
	Diseased										7 6 6							
FDC	488	Red Iron Bark	36						36	85	30	2969	2	2	2	Preserve	
	Good form and vigor										31 32 30							
FDC	489	White Mulberry	17.5						17.5	26	13	754	3	2-3	3	Remove	
	Moderate retrenchment, decay at branch										18 16 15							
FDC	490	Carrotwood	12.5						12.5	16	16	510	2-3	2-3	2-3	Preserve	
	Lean, decay in union on stem										12 12 11							
FDC	491	Carrotwood	14						14	18	8	452	3	2-3	3	Remove	
	Decay at flare moderate retrenchment										13 13 14							
FDC	492	Carrotwood	19						19	34	22	1075	3	2-3	3	Remove	
	Get bigger, massive canker at site of former failed branch										17 17 18							
FDC	493	American Sweetgum	15.5						15.5	38	19	829	2-3	2-3	2-3	Remove	
	Good vigor with minor retrenchment, termites in decayed branch cut, marginal										13 17 16							
FDC	494	Sawleaf Zelkova	21						21	28	10	240	3	2-3	3	Remove	
	Indication of bores noted										8 8 9							
FDC	495	American Sweetgum	21						21	47	16	934	2-3	2-3	2-3	Remove	
	Girdling roots, moderate retrenchment, stained bark with decayed stem										17 18 18							
FDC	496	American Sweetgum	9						9	27	14	572	2-3	2-3	2-3	Remove	
	Minor retrenchment, decrease prognosis, longitudinal decay on stem										16 11 13							
FDC	497	American Sweetgum	20						20	28	14	779	3	2-3	3	Remove	
	Moderate retrenchment										15 17 17							
FDC	498	American Sweetgum	10						10	21	13	380	3	2-3	3	Remove	
	Diseased										11 8 12							
FDC	499	Guava	5	4	7				16	15	10	330	2-3	2-3	2-3	Preserve	Treat mold if keeping
	Possible black sooty mold on leaves										12 8 11							
FDC	500	American Sweetgum	15						15	47	18	989	2-3	2-3	2-3	Preserve	Reevaluate if keeping post development
	Good form and vigor, decreased canopy										19 18 16							
FDC	501	Weeping Bottlebrush	16						16	34	10	615	2-3	2	2-3	Preserve	

	Good form and vigor										15	14 17						
FDC	502	Brisbane Box	17						17	39	14	17 14 13	660	2	2	2	Preserve	
FDC	503	Brisbane Box	10.5						10.5	37	9	11 11 10	330	3	2-3	2-3	Preserve	
	Fair form and vigor, minor to moderate retrenchment																	
FDC	504	Lemon Scented Gum	18						18	56	26	18 20 25	1554	2-3	2-3	2-3	Preserve	
	Decreased canopy vigor																	
FDC	505	Mexican Fan Palm	19						19	60	12	8 11 13	380	2	2	2	Preserve	
	Good form and vigor																	
FDC	506	Southern Magnolia	5						5	15	8	9 7 6	177	2-3	2	2-3	Preserve	
	Decreased canopy health																	
FDC	507	Southern Magnolia	13						13	27	11	11 9 12	363	3	2	2-3	Remove	
	Decreased canopy health and decay in branch crotch																	
FDC	508	Southern Magnolia	9						9	16	14	10 10 14	452	3	2	2-3	Remove	
	Decreased canopy health, decay on stem																	
FDC	509	Southern Magnolia	6						6	12	10	7 8 8	214	2-3	2-3	2-3	Preserve	
	Decreased canopy health minor with minor retrenchment																	
FDC	510	European Olive	10	9	14				33	33	20	17 13 14	804	3	2-3	2-3	Remove	
	Multiple points of decay, retrenchment																	
FDC	511	Magenta Lilly Pilly	6	6	8.5				20.5	32	12	12 9 10	363	2-3	3	2-3	Preserve	
	Multi stemmed specimen																	
FDC	512	Weeping Bottlebrush	14.5						14.5	36	10	8 18 17	551	2-3	2-3	2-3	Preserve	
	Unclosed branch cut																	
FDC	513	Brazilian Pepper	37						37	34	18	22 13 18	989	3	2-3	3	Remove	
	Moderate retrenchment, epicormic sprouting, senescent																	
FDC	514	Brazilian Pepper	35						35	34	19	21 18 17	1104	2-3	2-3	3	Remove	
	Water sprouting, cavity in flare																	
FDC	515	Brisbane Box	16.5						16.5	39	14	9 11 13	434	2	2	2	Preserve	
	Good form and vigor																	
FDC	516	Peruvian Pepper	11.5	6	10.5				28	27	14	15 15 18	754	2	2-3	2-3	Preserve	
	Good form and vigor, Codominant stems with poor crotch formation																	
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																	

											23						
FDC	518	Carrotwood	4	3.5	5.5	5			18	16	15 11 14 12	531	2-3	3	3	Remove	
	Competing canopy, leans into property, poor location																
FDC	519	Mexican Fan Palm	16						16	62	9 10 8 11	283	2	2	2	Preserve	
	Good form and vigor																
FDC	520	Golden Wattle	8.5	6	6.5				21	17	7 14 5 13	298	3-4	2-3	3-4	Remove	
	Leans over fence, fungus on stem																
FDC	521	Shamel Ash	38						38	63	31 25 32 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 15 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 17 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 19 18	1075	2-3	2-3	2-3	Preserve	
	Minor retrenchment noted																
FDC	525	Shamel Ash	19.5	13.5					33	59	24 30 27 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 11 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 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 16 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 20 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 11 9	510	3	2	3	Remove	
	Diseased with indication of termites																
FDC	531	Hong Kong Orchid Tree	7.5						7.5	18	14 9 10 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 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 6 7	214	2-3	2-3	2	Remove	
	Good health and vigor, topped																
FDC	534	Blue Jacaranda	15						15	33	16 18 17 18	934	3	2	3	Remove	
	Mild retrenchment, fair form and vigor, decayed structural roots																

FDC	535	Magenta Lilly Pilly	14						14	32	11 13 9 11	380	2-3	2	3	Remove	
	Flare damage, increased liability																
FDC	536	Brazilian Pepper	33.5						33.5	34	18 18 18 18	1017	2-3	2-3	2-3	Preserve	Treat and reevaluate
	Pest infested, decreased vigor																
FDC	632	Brazilian pepper	5	6.5	3	4.5	4	5	28	24	14 5 9 4	201	2	2-3	2	Preserve	
	Multi-stem, decay in open branch cut																
FDC	634	Siberian Elm	25						25	43	21 10 19 17	881	3	2-3	3	Remove	
	Burrows in structural root crown, cavity in structural root, unclosed branch cut and scar, topped, cavity in mainstem																
FDC	635	Indian Laurel Fig	57.5						57.5	65	32 32 22 24	2375	2	2-3	3	Preserve	Prune decayed limb
	Good health and vigor, decayed limb																
FDC	636	Silk Oak Tree	23						23	63	18 12 17 15	754	2-3	2	3	Remove	
	Cavity in primary limb, increased liability																
FDC	637	Silk Oak Tree	26						26	61	19 9 17 12	638	3	2	3	Remove	
	Two failed limbs																
FDC	639	Glossy Privet	5	6.5	5	4.5	3.5	5 | 5	34.5	34	13 12 14 12	510	2-3	3	3	Remove	
	Multiple decayed locations at old branch cuts, increased liability																
FDC	640	Glossy Privet	5	4.5	5	4	5		23.5	37	14 8 9 5	254	2-3	3	3	Remove	
	Multiple decayed locations at old branch cuts, increased liability																
FDC	641	Glossy Privet	6	4	4				14	38	10 4 8 9	189	3	2-3	2-3	Remove	
	Diseased																
FDC	642	Glossy Privet	4.5	4	3.5	3.5	2.5	6 | 4	28	38	16 6 5 3	177	3	3	2-3	Remove	
	Diseased, multiple dead limbs																
FDC	643	Glossy Privet	4.5	2.5	5.5	4			16.5	37	16 6 5 3	177	2-3	3	2-3	Remove	
	Diseased, multiple dead limbs, decay at old branch cuts																
FDC	644	Glossy Privet	4.5	3.5	2.5	5.5	5	4	25	41	14 7 14 7	346	3	2-3	2-3	Remove	
	Advanced diseased, replacement will better serve project																
FDC	646	Indian Laurel Fig	37						37	63	15 24 14 22	1104	2	2	2	Preserve	
	Good form and vigor, minor deadwood in canopy																
FDC	647	Glossy Privet	4.5	6.5	3.5	3.5	4.5 | 6	5.5 | 6	40	44	15 5 16 20	615	3	2-3	3	Remove	
	Epicormic shoots sprouting, multiple diseased limbs, decline																
FDC	648	Swiss Floss Tree	11						11	14	13 9 7 7	254	2-3	2-3	2-3	Preserve	
	Leaf tip burn, vigor fair																
FDC	649	Swiss Floss Tree	6						6	14	8 5 0 2	44	3-4	3	3	Remove	
	Decreased aesthetics and canopy development																
FDC	650	White Mulberry	17						17	30	21 16 22 14	1046	2-3	2-3	3-4	Remove	
	Decayed structural roots, increased liability, good vigor, fungal fruiting body																
FDC	651	Swiss Floss	11						11	24	12 12 10	314	2-3	2-3	2-3	Preserve	
	Decay in branch cut																

												6					
FDC	652	Ornamental Pear	16						16	29	19 18 20 16	1046	2-3	2	2-3	Preserve	
	Moderate retrenchment, flush cuts																
FDC	653	Swiss Floss Tree	16.5						16.5	21	11 14 10 12	434	2-3	2-3	3	Remove	
	Significant decay in structural roots, decreased prognosis																
FDC	654	Chinese Juniper	6.5	6.5	6				19	16	18 9 10 6	363	2-3	3	3	Remove	
	Sprawling canopy, multi-stem, decreased prognosis, flush cuts, poor form																
FDC	655	Chinese Juniper	8						8	11	10 9 6 4	165	3	3	3	Remove	
	Offset canopy, competing canopy, poor form																
FDC	656	Chinese Juniper	7.5	7.5	8.5	5			28.5	17	15 9 9 6	298	2-3	3	3	Remove	
	Internal decay in lower stem																
FDC	657	Chinese Juniper	5.5	3.5	5.5	4	7	5 | 6.5	37	24	16 6 11 8	330	2-3	3	2-3	Preserve	
	Poor form, vigor OK, offset canopy																
FDC	658	Chinese Juniper	4.5	4.5					9	24	8 3 11 8	177	3	3	2-3	Remove	
	Poor growth form and decreased aesthetics																
FDC	659	Chinese Juniper	5	5	7.5				17.5	22	10 6 11 5	201	2-3	2-3	2-3	Preserve	
	Competing canopy and decreased aesthetics																
FDC	660	Chinese Juniper	6.5						6.5	12	23 16 20 14	1046	2-3	2-3	2-3	Preserve	
	Competing canopy																
FDC	661	Shamel Ash	6.5						6.5	57	10 2 12 6	177	2-3	2-3	2-3	Remove	Can save if removing fence and re-evaluating
	Embedded fence, good health and vigor																
FDC	662	Chinese Juniper	6.5	6.5					13	21	7 3 16 7	214	2-3	3	2-3	Remove	
	Flush cut pruning observed, poor form																
FDC	663	Chinese Juniper	6.5	6.5					13	21	7 3 16 7	214	2-4	4	2-4	Remove	
	Decreased aesthetics and canopy development																
FDC	667	Blue Jacaranda	6	6.5					12.5	16	9 13 16 14	531	2-3	2-3	2-3	Preserve	
	Codominant stems, upper canopy deadwood, flush cut noted, project may be better served if replaced																
FDC	668	Blue Jacaranda	5	5.5	5.5	5	6		27	22	9 15 16 14	572	2-3	2-3	2-3	Preserve	Re-evaluate post development
	Upper canopy Deadwood noted																
FDC	669	Blue Jacaranda	14.5						14.5	31	11 12 15 17	594	1-2	2-3	2-3	Preserve	
	Good health and vigor noted, burrows in root crown, codominant stem removed																
FDC	670	Indian Laurel Fig	25						25	42	22 18 17 28	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																
FDC	671	Indian Laurel Fig	33						33	51	26 17 19 22	1385	2-3	2	2-3	Preserve	Re-evaluate and brace for safety if keeping
	Flush cuts noted, included bark																
FDC	672	Indian Laurel Fig	17	12	20	15			64	47	25 12 21 21	0	3	2-3	3	Remove	
	Large cavity in lower stem																
FDC	673	Swiss Floss	21						21	31	16	0	2	2	2	Preserve	

	Good form and vigor										15 16 16						
FDC	674	Senegal Date Palm	7	8	5.5				20.5	27	18 7 19 1	397	2	2-3	2-3	Preserve	
	Multiple basal sprouts, good vigor																
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 17						
FDC	676	Scarlet Firethorn	4.5	3	4.5				12	10	6 4 6 4	79	2	2-3	2	Preserve	
	Included bark in branch union, low liability																
FDC	679	Indian Laurel Fig	20	17.5	21				58.5	60	30 16 19 30	1771	2-3	2	2-3	Preserve	
	Good form and vigor																
FDC	680	Indian Laurel Fig	57						57	62	30 27 16 24	1847	2-3	2	2-3	Preserve	
	Good form and vigor																
FDC	681	Indian Laurel Fig	40	20					60	62	24 22 24 20	1590	2-3	2-3	3	Preserve	Re-evaluate and monitor as needed
	Decay at two branch cuts noted, low risk																
FDC	682	Indian Laurel Fig	41						41	62	18 26 31 25	1963	3	3	3	Remove	
	Internal cavity, good vigor, increased liability																
FDC	683	Brazilian Pepper	23						23	35	18 26 31 25	1963	3	3	3	Remove	
	Large enclosed branch cut, good vigor but increased liability noted, termite frass																
FDC	684	Canary Island Pine	25						25	66	12 10 14 13	471	2-3	2-3	2-3	Preserve	
	Lower limbs removed, good health and vigor																
FDC	685	Canary Island Pine	20						20	64	9 9 9 9	254	2-3	2-3	2-3	Preserve	
	Lower limbs removed, good health and vigor																
FDC	686	Brazilian Pepper	36						36	38	21 14 19 26	1256	2-3	2-3	2-3	Preserve	
	Large flush branch cut noted																
FDC	687	Indian Laurel Fig	45						45	57	27 17 28	1963	3	2-3	3	Remove	
	Decay noted app flare and structural roots										28						
FDC	688	Indian Laurel Fig	43						43	62	25 16 20 27	1520	2-3	2	2-3	Preserve	
	Good form and vigor noted																
FDC	690	Canary Island Pine	27						27	58	14 8 14 12	452	2	2	2-3	Preserve	
	Good form and vigor																
FDC	692	Canary Island Pine	21.5						21.5	50	16 10 13 12	510	2-3	2-3	2-3	Preserve	
	Girdled structural roots observed, epicormic sprouting																
FDC	693	Canary Island Pine	31.5						31.5	45	22 15 18	962	2-3	2-3	2-3	Preserve	
	Good form and vigor																

												15						
FDC	694	Canary Island Pine	14						14	52		10		165	2-3	2-3	2-3	Preserve	
	Good form and vigor										6		8						
												5							
FDC	695	Canary Island Pine	27						27	55		15		491	2-3	2	2-3	Preserve	Remove electrical utility line
	Good form and vigor, electrical utility line wrapped on tree										10		14						
												11							
FDC	696	Canary Island Pine	27						27	61		11		452	2	2	2	Preserve	
	Good form and vigor										12		12						
												13							
FDC	698	Sago Palm	15	15					30	9		2		28	2	2-3	2-3	Preserve	
	Good form and vigor										3		4						
												3							
FDC	699	Silk Oak Tree	37.5						37.5	48		15		594	3	2-3	2-3	Remove	
	Decreased canopy vigor and significant dieback										12		15						
												13							
FDC	700	Silk Oak Tree	21						21	51		13		707	2-3	2-3	3	Remove	
	Flush cut, decay at mid stem										14		14						
												19							
FDC	701	Silk Oak Tree	20.5						20.5	49		12		962	2	2	3	Preserve	
	Near foundation of building										22		19						
												17							
FDC	702	European Olive	9	12.5	8				29.5	31		13		397	2	3	3	Preserve	Re-evaluate and brace for safety, potential heritage tree
	Significant tree due to name on plaque nearby, next to target, codominant stems, some decay noted										6		15						
												11							
FDC	703	Canary Island Pine	22						22	75		16		415	2	2-3	2-3	Preserve	
	Good form and vigor, next to target										7		12						
												11							
FDC	704	South African Coral Tree	39						39	44		22		1352	3	2-3	3-4	Remove	
	Hollowed stem, increased liability, red flowers										21		19						
												21							
FDC	705	Siberian Elm	20						20	32		18		683	2-3	3	2-3	Preserve	
	Topped, good vigor, water sprouting										14		14						
												13							
FDC	706	Indian Laurel Fig	33						33	54		22		1554	2-3	2-3	2-3	Preserve	
	Good form and vigor										24		24						
												19							
FDC	707	Indian Laurel Fig	41						41	56		19		1625	2-3	2-3	3	Preserve	
	Included bark in branch union with large limb										20		30						
												22							
FDC	708	Indian Laurel Fig	34						34	47		18		829	2-3	2-3	2-3	Preserve	
	Cavity under structural root and epicormic sprouts										19		12						
												16							
FDC	709	Sawleaf Zelkova	22.5						22.5	35		21		962	3	2-3	3	Remove	
	Offset crown, frass noted large branch cuts										18		18						
												13							
FDC	710	Sawleaf Zelkova	16						16	30		16		452	3	2-3	2-3	Remove	
	Top trimming, decreased aesthetics, water sprouting, decay at primary branch cut										12		11						
												9							
FDC	711	Sawleaf Zelkova	14						14	17		10		227	3	3	2-3	Remove	
	Advanced decay, removed primary stem, evidence of termites										8		12						
												4							

FDC	712	Crape Myrtle	6.5						6.5	21	5	6 5	5	87	3	2-3	2-3	Remove	
	Decay at flare, decline, needs irrigation and may be saved																		
FDC	713	Canary Island Pine	25.5						25.5	46	13	8 15	15	510	2-3	2-3	2-3	Preserve	
	Primary stem removed, vigor is reduced, epicormic sprouting																		
FDC	714	American Sweetgum	17						17	40	12	13 18	19	754	3	2-3	3	Remove	
	Multiple areas of decay at route crown, and decrease stability																		
FDC	715	American Sweetgum	16						16	27	18	14 11	16	683	3	2-3	3	Remove	
	Dead primary stem, severe decline																		
FDC	716	American Sweetgum	23.5						23.5	44	15	11 12	9	434	3	3	2-3	Remove	
	Girdling roots, vigor OK, flush cuts and cankers, the decay is surficial in roots																		
FDC	717	Canary Island Pine	25						25	54	10	12 15	14	510	2	2	2	Preserve	
	Good form and vigor																		
FDC	718	Japanese Red Pine	8.5						8.5	23	6	7 8	6	143	2-3	2-3	2-3	Preserve	
	Minor decline																		
FDC	719	Japanese Red Pine	9						9	24	7	12 19	12	491	3-4	3	3	Remove	
	Decline																		
FDC	720	Japanese Red Pine	9.5						9.5	15	13	4 13	10	314	2-3	3	2	Preserve	
	Poor form																		
FDC	721	Japanese Red Pine	6.5	6.5	5.5	5.5			24	15	9	13 16	18	615	2-3	3	2-3	Preserve	
	Unusual form, memorial tree																		
FDC	722	Japanese Red Pine	9						9	17	10	13 8	13	380	2-3	2-3	2-3	Preserve	
	Fair form and vigor, low risk																		
FDC	723	Japanese Red Pine	10						10	16	10	12 10	12	380	2-3	2-3	2-3	Preserve	
	Decline, 2 needles per bundle, 3-to-5-inch needles																		
FDC	724	Sawleaf Zelkova	19.5						19.5	29	15	5 9	6	240	3-4	3	3	Remove	
	Large area of decay on stem, topped, tag removed																		
FDC	725	Sawleaf Zelkova	23						23	25	9	12 12	14	434	3	2-3	2-3	Remove	
	Diseased primary limb, poor prognosis																		
FDC	726	Sawleaf Zelkova	13.5						13.5	26	10	15 12	12	471	3	2-3	2-3	Remove	
	Multiple cankers noted																		
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																		

											14						
FDC	728	Canary Island Pine	30						30	69	11	283	2-3	2-3	3	Preserve	Brace to keep and re-evaluate
	Included bark in codominant stem union, brace to keep										10 9 8						
FDC	729	Canary Island Pine	29.5						29.5	70	14	730	2-3	2-3	2-3	Preserve	
	Good form and vigor										14 16 17						
FDC	730	Italian Stone Pine	28.5						28.5	43	18	934	3	3	3	Remove	
	Large cavity in stem										11 25 15						
FDC	731	Italian Stone Pine	26.5						26.5	42	15	989	3	2-3	3	Remove	
	Decay in flare, sweep lean										30 12 14						
FDC	732	Chinese Elm	17.5						17.5	48	18	779	2-3	2-3	2-3	Preserve	
	Large branch cut noted										15 14 16						
FDC	733	Chinese Elm	19						19	52	14	779	2-3	2-3	2-3	Preserve	
	Large flush cut										16 15 18						
FDC	734	Chinese Elm	14						14	41	12	531	3	3	3	Remove	
	Significant lean, fair canopy development, decay at flare										14 12 14						
FDC	735	Chinese Elm	18						18	44	18	855	2-3	3	2-3	Preserve	
	Good form and vigor, offset canopy, girdling roots										22 9 17						
FDC	736	Camphor	13						13	34	19	1104	2	2	2	Preserve	
	Good form and vigor, ice plant at base										19 19 18						
FDC	737	Chinese Elm	17						17	47	19	1418	2-3	2-3	3	Preserve	Prune branch and re-evaluate
	Good form and vigor, failed branch,										23 21 22						
FDC	738	Chinese Elm	21						21	42	23	1418	2-3	3	2-3	Remove	
	Exuding sap from branch kite, improper trimming, poor prognosis, canker at roots, fair vigor										13 28 21						
FDC	739	Chinese Elm	18						18	47	21	1923	2-3	2-3	3	Remove	
	Multiple cankers at flare, large branch cut, increased liability										25 28 25						
FDC	740	Chinese Elm	18						18	43	21	1385	2-3	2-3	3	Remove	
	Large canker on east side of structure, exuding sap, canker on structural roots										25 20 18						
FDC	741	Chinese Elm	15						15	43	10	730	3	3	3	Remove	
	Cankers at flare and upper stem, competing canopies										21 12 18						
FDC	742	Chinese Elm	15						15	32	25	1164	3	3	3	Remove	
	Lean, multiple cankers on limbs										21 19 12						
FDC	743	Camphor	5.5	7					12.5	22	16	397	2-3	2-3	3	Remove	
	Improper location as it is next to a building, good health and vigor										11 8 10						
FDC	744	Southern Mongolia	11						11	28	13	638	2	2	2	Preserve	
	Good health and vigor, some upper canopy deadwood										14 13 17						
FDC	745	Brazilian Pepper	19						19	28	11	804	2-3	2-3	3	Remove	
	Termites found in unclosed branch cut in crotch										20 13						

											20						
FDC	746	Brazilian Pepper	25						25	34	21 / 15 / 16 / 17	934	3	3	3	Remove	
	Indication of termites, retrenchment, cavity under tree																
FDC	747	Canary Island Pine	36						36	63	18 / 17 / 22 / 20	1164	2	2-3	2-3	Preserve	
	Good form and vigor, next to building																
FDC	748	Yew Pine	8						8	27	7 / 9 / 6 / 2	113	2-3	2-3	3	Remove	
	Next to building, dead branch, offset canopy																
FDC	749	Blue Jacaranda	8	6	7				21	30	16 / 22 / 12 / 11	730	2-3	3	2-3	Preserve	Re-evaluate to keep
	Included bark, good vigor																
FDC	750	Brazilian Pepper	33						33	48	14 / 22 / 15 / 24	1104	2-3	2-3	3	Preserve	Re-evaluate and brace to mitigate risk
	Multiple stems with included bark, good health and vigor, increased risk																
FDC	751	Tulip Tree	19						19	30	12 / 11 / 11 / 15	471	3	2-3	2-3	Remove	
	Severe retrenchment, diseased primary stem																
FDC	752	Blue Jacaranda	9	12	6				27	48	16 / 18 / 15 / 17	855	2	2	2	Preserve	
	Good form and vigor																
FDC	753	Blue Jacaranda	13						13	30	12 / 14 / 14 / 18	660	2	2	2	Preserve	
	Good form and vigor																
FDC	754	Canary Island Pine	22						22	36	11 / 5 / 10 / 9	240	3	2-3	2-3	Remove	
	Decline, epicormic sprouts																
FDC	755	Canary Island Pine	38						38	25	16 / 11 / 18 / 19	804	2	2	2	Preserve	
	Good form and vigor																
FDC	756	American Sweetgum	22						22	44	16 / 13 / 18 / 13	707	3	2-3	2-3	Remove	
	Some retrenchment, marginal tree health, better to replace																
FDC	757	American Sweetgum	19						19	45	16 / 13 / 18 / 13	707	2	2	2	Preserve	
	Fair form and vigor																
FDC	758	Tulip Tree	16						16	45	12 / 13 / 13 / 13	510	2-3	2-3	3	Remove	
	Decay and cavity at branch cut, increased liability																
FDC	759	American Sweetgum	17						17	49	18 / 17 / 15 / 14	804	3	2-3	2-3	Remove	
	Some upper canopy deadwood, stained bark, cankers																
FDC	760	Chinese Elm	9						9	30	17 / 11 / 17 / 9	572	2-3	2	2	Preserve	
	Good form and vigor, next to building																
FDC	761	Pencil Tree	8						8	15	8 / 7 / 6 / 6	143	3	2	2-3	Remove	
	Good form and vigor, decay on stem																

FDC	762	American Sweetgum	16						16	49	15 11 11 11	452	3	2-3	2-3	Remove	
	Decline, multiple cankers and stained bark locations																
FDC	763	Brazilian Pepper	21						21	36	13 21 15 18	881	2-3	2-3	3	Remove	
	Large specimen, good vigor, decay at crotch																
FDC	764	Brazilian pepper	17						17	23	10 13 12 13	452	2-3	2-3	2-3	Preserve	
	Good form and vigor																
FDC	765	Brazilian Pepper	24						24	32	15 18 18 15	855	2-3	2-3	3	Remove	
	Good form and vigor, longitudinal fissure																
FDC	766	Chinese Elm	17						17	43	27 20 22 22	1625	3	2-3	3	Remove	
	Fair form and vigor, monitor post development, decay at flare																
FDC	767	Chinese Elm	17						17	36	22 20 18 19	1225	3	2-3	3	Remove	
	Exuding sap from branch cut, unclosed branch cut																
FDC	768	Chinese Elm	18						18	40	23 16 20 22	1288	3	2-3	3	Remove	
	Multiple decayed structural roots																
FDC	769	American Sweetgum	13						13	33	16 19 17 17	934	3	2-3	2-3	Remove	
	Dead primary stem, upper canopy deadwood, retrenchment																
FDC	770	Southern Magnolia	17						17	36	15 18 15 20	907	2	2	2	Preserve	
	Good form and vigor																
FDC	771	Chinese Pistache	12						12	26	9 10 12 12	363	2-3	3	3	Remove	
	Flush cut, poorly trimmed in the past																
FDC	772	Chinese Pistache	12						12	29	10 12 12 13	434	2-3	2-3	2-3	Preserve	
	Epicormic sprouting																
FDC	773	Chinese Pistache	14.5						14.5	31	14 15 16 15	707	3	2	3	Remove	
	Good form and vigor, decay at primary branch																
FDC	774	Chinese Pistache	14						14	31	16 17 14 13	707	3	3	3	Remove	
	Poor branch cut lead to large canker and termites																
FDC	775	Chinese Pistache	16						16	29	12 12 12 13	471	2-3	3	2-3	Remove	
	Poorly trimmed and offset canopy mass																
FDC	776	Silk Oak Tree	29						29	59	16 17 13 21	881	2-3	2	2	Preserve	
	Good form and vigor																
FDC	777	Silk Oak Tree	30						30	59	26 17 19 26	1520	3	2-3	3	Remove	
	Shelf fungus at base, increased liability																
FDC	778	Canary Island Pine	28						28	84	14 16 18 22	962	2	2	3	Preserve	Trim and subordinate secondary stem
	Codominant stems in upper canopy																
FDC	779	Chinese Elm	5	6	7				18	24	19 18 16	962	3	2-3		Remove	
	Decay at primary stem, lean, poor form and location, near target																

												17						
FDC	780	Silk Oak Tree	33						33	61	19 19 20 18		1134	2-3	2-3	3	Remove	
	Senescent specimen, increased risk liability																	
FDC	781	Umbrella Tree	6	8	9				23	24	10 10 7 7		227	3	2-3	2-3	Remove	
	Decay at primary stem, multi stemmed, next to building																	
FDC	782	Canary Island Pine	25						25	80	11 14 16 19		707	2	2	2	Preserve	
	Good form and vigor																	
FDC	783	Canary Island Pine	17						17	56	12 12 13 12		471	2	2	2	Preserve	
	Good form and vigor																	
FDC	784	Chinese Elm	20						20	40	28 25 28		2205	3	3	3	Remove	
	Poorly trimmed, lean, possible soil lift at root crown																	
FDC	785	Chinese Elm	21						21	42	21 21 22 24		1520	2-3	2-3	3	Remove	
	Cankers in structural roots																	
FDC	786	Brazilian Pepper	39						39	46	23 22 22 25		1661	3	2-3	3	Remove	
	Decay in crotch, increased liability																	
FDC	787	Brazilian Pepper	61						61	45	17 15 21 27		1256	2-3	2-3	3	Remove	
	Decay at old branch cut in mid stem																	
FDC	788	Brazilian Pepper	25						25	42	20 13 13 19		829	2-3	2-3	3	Remove	
	Poorly trimmed, decay at branch cut, multiple unclosed branch cut with decay																	
FDC	789	Brazilian Pepper	34						34	43	24 18 19 26		1485	2-3	2-3	2-3	Preserve	
	Fair vigor and form																	
FDC	790	Victorian Box	8	6	6				20	25	9 13 9 6		269	3	3	3	Remove	
	Decay in primary stem, codominant stems noted																	
FDC	792	Victorian Box	7	5					12	24	8 13 8 6		240	3	2-3	2-3	Remove	
	Retrenchment noted decay, codominant stems and removed the primary stem noted																	
FDC	793	Coast Live Oak	22						22	43	32 21 19 32		2123	2	2	2	Preserve	
	Good form and vigor, some sapsucker damage																	
FDC	794	Lemon Scented Gum	21						21	79	28 29 37 31		3066	2-3	2-3	2-3	Preserve	Prune limb over building
	Multiple cankers																	
FDC	795	Silk Oak Tree	17						17	35	9 8 6 9		201	2-3	2	3	Remove	
	Good health and vigor, indication of borers noted, failed branch																	
FDC	796	Carob Tree	31.5						31.5	33	17 17 13 14		730	3	2	3	Remove	
	Multiple large cankers with termites, increased liability																	
FDC	797	Green Ash	18						18	44	16 18 17 11		754	3	2	3	Remove	
	Some upper canopy deadwood, multiple areas of decay with termites																	
FDC	798	Lemon Scented Gum	34						34	87		19	1847	2-3	2	2-3	Remove	

	Some decayed upper canopy branches, flush cuts noted, decayed crotch										32	24 22						
FDC	799	Lemon Scented Gum	24						24	87	27	17 22 15	1288	2	2	2	Preserve	
	Good form and vigor																	
FDC	800	Lemon Scented Gum	21.5						21.5	85	18	12 18 16	804	3	2	2	Remove	
	Poor prognosis and fit for future project																	
FDC	801	Lemon Scented Gum	21						21	84	23	12 20 14	934	2	2	2	Preserve	
	Good health and vigor																	
FDC	802	Canary Island Pine	26						26	51	7	18 13 15	551	2-3	2	2	Preserve	
	Good health and vigor, some exudation																	
FDC	803	Red River Gum	24.5						24.5	60	26	23 21 17	1485	3	2	3	Remove	
	Large decay on south side of flare/stem, increased liability, red twig																	
FDC	804	Magenta Lilly Pilly	23						23	42	8	8 10 9	240	2-3	2-3	3	Preserve	Re-evaluate and brace to mitigate risk of failure
	Good health and vigor, multi-stem,																	
FDC	805	Weeping Bottlebrush	19.5						19.5	32	12	8 11 13	380	2-3	2-3	2-3	Preserve	
	Fair vigor, good form																	
FDC	806	Weeping Bottlebrush	9	9					18	24	8	11 8 8	240	3	2-3	3	Remove	
	Poor branch attachment																	
FDC	807	Weeping Bottlebrush	8	8.5	11.5				28	26	8	11 10 9	283	2-3	2-3	3	Preserve	Brace to mitigate failure
	Fair vigor, poor scaffolding																	
FDC	808	Weeping Bottlebrush	7	12.5					19.5	21	10	10 9 9	283	2-3	2-3	2-3	Preserve	
	Fair form and vigor																	
FDC	809	Weeping Bottlebrush	12.5						12.5	32	10	12 11 11	380	2-3	2-3	3	Remove	
	Some included bark at crotch, poor scaffolding, offset canopy																	
FDC	811	Blue Jacaranda	13.5						13.5	30	11	14 14 15	572	2-3	2-3	2-3	Preserve	Prune for safety
	Unclosed branch cut, good form and vigor																	
FDC	812	Southern Magnolia	8.5						8.5	27	6	13 10 13	346	2-3	3	3	Remove	
	Decay at branch and flare, increased liability																	
FDC	813	Weeping Bottlebrush	10	7					17	28	12	10 9 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																	
FDC	814	Weeping Bottlebrush	10.5	11					21.5	19		9	283	2-3	3	2-3	Remove	

	Fair vigor, poor form with lean										8 11 10						
FDC	815	Weeping Bottlebrush	16.5						16.5	19	10 11 9 16	415	2-3	2-3	2-3	Preserve	
	Lean, fair form and vigor																
FDC	816	Green Ash	13.5						13.5	36	14 14 12 16	615	3	2-3	2-3	Remove	
	New leaves are diseased, fair vigor, infection noted, lower canopy deadwood, decline																
FDC	817	Weeping Bottlebrush	11.5	8					19.5	39	5 12 13 12	346	2-3	2-3	3	Remove	
	Failed branch, codominant stems, cavity and flare																
FDC	818	Weeping Bottlebrush	8.5	5.5	6.5				20.5	18	9 8 6 7	177	2-3	2-3	2-3	Preserve	Remove branch to north to keep
	Topped, needs branch removed																
FDC	819	Glossy Privet	8	5	4	6.5	6.5	6 | 7	37	30	10 6 9 10	240	3	2-3	2-3	Remove	
	Fair form and vigor, multi stemmed, old with retrenchment																
FDC	820	Lemon Scented Gum	29.5						29.5	84	18 33 33 18	2042	2	2	2	Remove	
	Good form and vigor, decay at unclosed branch cut, gummosis																
FDC	821	Blue Jacaranda	2	7	3	5	3		20	20	10 8 10 11	298	2-3	2-3	2-3	Preserve	
	Some retrenchment, decay in branch cut																
FDC	822	Blue Jacaranda	6.5						6.5	17	3 8 5 10	133	3	2-3	2	Remove	
	Vigor is fair, stem has lean, upper canopy deadwood																
FDC	823	Mimosa	8	5.5	7	5.5	5.5		31.5	34	21 9 17 18	829	3	2	2-3	Remove	
	Indication of borers noted, vigor is good, included bark noted, needs treatment																
FDC	824	Blue Jacaranda	11	7.5	4.5	7			30	34	10 19 13 13	594	2-3	2	2	Preserve	
	Good form and vigor																
FDC	825	Green Ash	40						40	58	14 23 27 20	1385	2-3	2	3	Preserve	Brace codominant stem and subordinate
	Good form but fair vigor																
FDC	826	Chinese Juniper	12	10.5					22.5	23	11 6 9 11	269	2	2	2	Preserve	
	Good form and vigor																
FDC	827	Lemon Scented Gum	18.5						18.5	63	11 13 21 25	962	2	2	2	Preserve	
	Good form and vigor, unclosed branch cut in upper canopy, gummosis noted																
FDC	828	Lemon Scented Gum	7						7	35	10 8 8 10	254	2	2	2	Preserve	
	Good form and vigor																
FDC	829	Lemon Scented Gum	18.5						18.5	66	13 14 18 15	707	2	2	2	Preserve	
	Good form and vigor																
FDC	830	Red Flowering Gum	15.5						15.5	15	16 10 10	452	3	2	2-3	Remove	
	Good form and vigor, diseased limb, retrenchment, evidence of termites																

												12					
FDC	831	Lemon Scented Gum	20						20	71	22	1225	2	2-3	2-3	Preserve	
	Good health and vigor										17 18 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 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 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 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 18 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 21 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 9 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 18 10						
FDC	839	Brazilian Pepper	16.5						16.5	26	12	510	2	2	2	Preserve	
	Good form and vigor										12 14 13						
FDC	840	Lemon Scented Gum	29.5						29.5	80	19	2873	2	2	2-3	Preserve	
	Good form and vigor										36 24 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 30 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 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 22 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 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 16						
FDC	846	Lemon Scented Gum	20.5						20.5	87	19	1194	2-3	2	2	Preserve	

	Good health and vigor, unclosed branch cut										20 19 20						
FDC	847	Lemon Scented Gum	23	25.5					48.5	89	25 28 22 18	1697	2-3	2-3	3	Preserve	
	Multi stemmed, fair crotch formation																
FDC	848	Chinese Juniper	6	7					13	15	4 7 4 8	104	2-3	3	3	Remove	
	Codominant stems with weak attachment																
FDC	849	Lemon Scented Gun	19.5						19.5	78	25 18 24 27	1734	2	2	2	Preserve	
	Good form and vigor																
FDC	850	Chinese Juniper	12	7.5	7				26.5	16	9 11 7 8	240	2	3	2-3	Preserve	
	Codominant stems, low liability, bush like in form																
FDC	851	Lemon Scented Gum	18.5						18.5	75	24 18 24 19	1418	2	2	2	Preserve	
	Good form and vigor, some decay at stem exposed structural roots																
FDC	852	Lemon Scented Gum	19						19	78	30 20 18 22	1590	2-3	2-3	3	Remove	
	Decay at branch cut and structural roots																
FDC	853	Lemon Scented Gum	19						19	58	24 10 23 22	1225	2-3	2-3	2-3	Preserve	
	Good form and vigor, lean, multiple branch cuts closing																
FDC	854	Red River Gum	38						38	77	18 17 18 17	962	3	2-3	3	Remove	
	History of topped pruning, extensive decay at lower stem, decay at flare																
FDC	855	Brazilian Pepper	23						23	14	13 12 12 10	434	3	2-3	3	Remove	
	Senescent																
FDC	856	Lemon Scented Gum	22.5						22.5	74	28 21 33 30	2462	2-3	2	2-3	Preserve	
	Good form and vigor, minor gummosis, reduced canopy growth																
FDC	857	Brazilian Pepper	16						16	15	4 10 10 8	201	3	2-3	3	Remove	
	Retrenchment, decayed flare																
FDC	858	Lemon Scented Gum	21						21	75	18 16 18 17	934	2	2	2-3	Preserve	
	Good form and vigor																
FDC	859	Lemon Scented Gum	21						21		14 18 24 25	1288	2-3	2-3	2-3	Preserve	
	Bark split at stem, unclosed branch cuts																
FDC	860	Lemon Scented Gum	15						15	44	8 9 11 14	346	3	2-3	3	Remove	
	Large area of decay at flare, increased liability																
FDC	861	Red River Gum	21						21	66	25 18 20 22	1418	2	2	2-3	Preserve	
	Good health and vigor, good form																

FDC	862	Lemon Scented Gum	23						23	77	24 / 31 / 30 / 30	2595	2	2	2-3	Preserve	Prune deadwood
	Good form and vigor																
FDC	863	Shamel Ash	18						18	41	19 / 15 / 14 / 18	855	2	2	2-3	Preserve	
	Good form and vigor																
FDC	864	Shamel Ash	2.5	4.5	2.5				9.5	24	7 / 5 / 6 / 4	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 / 25	1451	2	2	2-3	Preserve	
	Good form and vigor																
FDC	866	African Fern Pine	32.5						32.5	62	23 / 19 / 22 / 28	1661	2-3	2	2-3	Preserve	
	Good form and vigor, large branch cut																
FDC	867	Lemon Scented Gum	21.5						21.5	57	8 / 10 / 20 / 20	660	3	2-3	3	Remove	
	Large area of decay on limb, increase liability																
FDC	868	Lemon Scented Gum	20						20	66	9 / 16 / 16 / 19	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	15 / 19 / 17 / 15	855	2-3	2	2-3	Preserve	
	Good health and vigor, unclosed branch cut																
FDC	870	Lemon Scented Gum	36						36	74	18 / 27 / 33 / 20	1885	2	2	2-3	Preserve	
	Good form and vigor																
FDC	871	Lemon Scented Gum	35.5						35.5	73	20 / 22 / 25 / 19	1451	2	2	2-3	Preserve	
	Good form and vigor																
FDC	872	Brazilian Pepper	25.5						25.5	24	11 / 14 / 12 / 18	594	3	2-3	3	Remove	
	Retrenchment, codominant stems, termites																
FDC	873	Shamel Ash	28						28	41	19 / 17 / 20 / 19	1104	2-3	2-3	2-3	Preserve	Treat termites
	Indication of termites noted, unclosed branch cut																
FDC	874	Shamel Ash	23						23	50	24 / 27 / 18 / 20	1554	2-3	2-3	2-3	Preserve	
	Good vigor, unclosed branch cuts																
FDC	875	California Fan Palm	25						25	43	8 / 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	19 / 15 / 18 / 22	1075	3	3	3	Remove	
	Indication of termites, topped pruning, increased decay																
FDC	877	Shamel Ash	27						27	49	15 / 19 / 18 / 23	1104	3	2-3	3	Remove	
	Multiple areas of decay, decay at root crown, increased liability																
FDC	878	Shamel Ash	34						34	50	14	754	3	2-3	3	Remove	

	Decay on multiple branch cuts										17 16 15						
FDC	879	Shamel Ash	27.5						27.5	51	16 18 16 27	1164	2-3	2-3	2-3	Preserve	Prune deadwood and re-evaluate
	Decay at upper canopy branch cuts																
FDC	880	Shamel Ash	39						39	52	29 30 32 18	2332	2-3	2-3	3	Preserve	Reevaluate embrace if keeping
	Multiple areas of included bark, good health and vigor																
FDC	881	Mexican Fan Palm	18.5						18.5	27	8 8 8 8	201	1-2	1-2	1-2	Preserve	
	Good health and vigor																
FDC	882	Brisbane Box	17						17	38	16 11 13 12	531	2	2	2	Preserve	
	Good health and vigor																
FDC	883	Brisbane Box	20.5						20.5	36	12 14 9 11	415	2-3	3	2-3	Preserve	Prune to rebalance canopy
	Lean but balanced																
FDC	884	Indian Laurel Fig	38						38	43	16 16 15 13	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																
FDC	885	Southern Magnolia	10.5						10.5	13	11 11 11 11	380	3	2-3	3	Remove	
	Retrenchment																
FDC	886	Southern Magnolia	9						9	13	6 8 8 8	177	3	2-3	2-3	Remove	
	Retrenchment, needs irrigation																
FDC	887	Queen Palm	11						11	13	12 4 13 5	227	2-3	2-3	2-3	Preserve	
	Offset canopy, bigger is fair																
FDC	888	Indian Laurel Fig	33.5						33.5	38	19 14 12 14	683	3	2-3	3	Remove	
	Fungus at flair, vigor fair																
FDC	889	Indian Laurel Fig	37						37	38	16 14 12 19	730	3	2-3	3	Remove	
	Fungus at flair, vigor fair																
FDC	890	Indian Laurel Fig	53.5						53.5	37	13 12 14 19	660	3	2-3	3	Remove	
	Senescent specimen, week																
FDC	891	Indian Laurel Fig	37.5						37.5	38	16 13 18 19	855	3	2-3	3	Remove	
	Senescent specimen with decay, fungus at flare																
FDC	892	Green Ash	10						10	30	10 11 10 13	380	2	2	2	Preserve	
	Good health and vigor																
FDC	893	Magenta Milli Pilli	8	8	8.5				24.5	31	11 12 11 10	380	2-3	3	3	Preserve	Re-evaluate and brace that's needed
	Good form and vigor, next to building, multi stem																
FDC	894	Brazilian Pepper	43.5						43.5	31	18 13 18 17	855	2-3	2-3	2-3	Preserve	
	Senescent specimen with fair vigor																
FDC	895	South African Plum	15						15	15	8 10 11	283	2	2	2	Preserve	
	Good reform and vigor																

												9						
FDC	896	Red River Gum	12						12	45	11	16 8 6	330	2	2-3	2-3	Preserve	
	Good vigor, mean																	
FDC	897	Peppermint Tree	17						17	31	13	14 11 10	452	3	3	3	Remove	
	Lean, large tinker in stem																	
FDC	898	Lemon Scented Gum	18						18	78	26	23 30 20	1923	2	2	2	Preserve	
	Good form and vigor																	
FDC	899	Red River Gum	19.5						19.5	51	18	16 14 15	779	3	2-3	3	Remove	
	Decreased canopy development, included bark, decay, failed branch																	
FDC	900	Chinese Elm	15						15	28	29	19 16 20	1385	2-3	2-3	2-3	Preserve	
	Some dieback noted																	
FDC	901	Western Sycamore	19.5						19.5	44	20	24 15 23	1320	3	2-3	3	Remove	
	Indications of borders noted, multiple small canker on stem, vigor fair to poor, exit hole 1-2mm																	
FDC	902	African Fern Pine	33						33	63	27	23 12 14	1134	2	2-3	2-3	Preserve	
	Good form and vigor, multi stem with good branch union																	
FDC	903	African Fern Pine	41						41	52	24	17 16 24	1288	2	2-3	2-3	Remove	
	Multi stemmed, near building, fair vigor with fair to poor branch unions with included bark																	
FDC	904	Peppermint Tree	17.5						17.5	25	13	6 7 10	254	3	2-3	2-3	Remove	
	Retrenchment, decreased aesthetics, lean with poor scaffolding																	
FDC	905	Peppermint Tree	17						17	24	8	8 13 11	314	3	3	3-4	Remove	
	Lean with possible internal decay, increased liability																	
FDC	906	Brazilian Pepper	14	13					27	21	9	11 10 9	298	3	2-3	3	Remove	
	Chlorosis in foliage, senescent, multiple areas of decay with indications of termites																	
FDC	907	Weeping Bottlebrush	19						19	21	5	12 14 11	346	2-3	2-3	2-3	Preserve	
	Fair vigor, codominant stems are fused																	
FDC	908	Rubber Fig	11	10.5	8				29.5	31	16	16 19 20	989	2	2-3	2-3	Preserve	Re-evaluate for bracing if keeping
	Good vigor formal Co dominant stems with poor union																	
FDC	909	Chinese Juniper	12						12	21	4	8 11 9	201	3	3	2-3	Remove	
	Cavity in stem, poor form																	
FDC	910	Brazilian Pepper	34.5						34.5	35	18	16 11 18	779	2-3	2-3	3	Remove	
	Large area of decay at flare																	
FDC	911	Lemon Scented Gum	18.5						18.5	90	24	10 18 42	1734	2	2	2-3	Preserve	
	Good form and vigor																	
FDC	912	Lemon Scented Gum	29						29	88	30	25 21 24	1963	2	2	2-3	Preserve	
	Good form and vigor																	

FDC	913	Indian Laurel Fig	35						35	47	20 / 24 / 21 / 28	1697	2-3	2-3	3	Preserve	
	Fair health and vigor, senescent specimen, large unclosed branch cuts, decay at flare																
FDC	914	Indian Laurel Fig	35.5						35.5	46	21 / 16 / 17 / 18	1017	2-3	2-3	3	Remove	
	Senescent specimen, decay at flare, vigor OK																
FDC	915	Indian Laurel Fig	28.5						28.5	43	12 / 15 / 13 / 18	660	2-3	2-3	2-3	Preserve	Perform nest survey if removing
	Senescent specimen, fair form and vigor, nest in tree																
FDC	916	Indian Laurel Fig	36.5						36.5	46	23 / 30 / 16 / 19	1520	2-3	2-3	2-3	Preserve	
	Senescent specimen, large branch cut on lower stem																
FDC	917	Brazilian Pepper	28						28	32	16 / 8 / 16 / 13	551	2-3	2-3	3	Remove	
	Large codominant limb removed with decay present, water sprouting, senescent specimen with poor branch attachment																
FDC	918	Brazilian Pepper	12	9	5.5	12			38.5	29	18 / 20 / 18 / 14	962	2-3	3	3	Remove	
	Included bark, increased liability, multi stem with good vigor, may keep it braced and reevaluated																
FDC	919	Shamel Ash	5.5	3.5	6				15	43	12 / 7 / 10 / 14	363	2	3	2-3	Preserve	Trim to subordinate codominant stem
	Good vigor, young with included bark																
FDC	920	Brazilian Pepper	24.5						24.5	36	14 / 13 / 11 / 9	434	3	2-3	3	Remove	
	Broken branch, cavity in stem with indication of termites, large branch cut																
FDC	921	Brazilian Pepper	39						39	39	18 / 12 / 17 / 19	855	2-3	2-3	3	Remove	
	Poor branch union, increased liability																
FDC	922	Brazilian Pepper	31						31	43	16 / 12 / 18 / 10	615	2-3	2-3	2-3	Remove	
	Multiple large branch cuts, indication of termites, poor prognosis																
FDC	923	Brazilian Pepper	33						33	44	16 / 15 / 15 / 21	881	2-3	3	3	Remove	
	Internal decay with indication of termites, increased liability																
FDC	924	Shamel Ash	28						28	48	33 / 29 / 24 / 27	2506	3	2-3	3	Remove	
	Multiple areas of decay at branch cuts in upper canopy, poor prognosis																
FDC	925	Southern Magnolia	6						6	13	8 / 6 / 7 / 6	143	3	2-3	2-3	Remove	
	Severe retrenchment, large longitudinal stem canker																
FDC	926	Southern Magnolia	12						12	16	11 / 12 / 10 / 9	346	3	2-3	2-3	Remove	
	Moderate to severe retrenchment, blooming																
FDC	927	Edible Fig	7	6	7				20	17	9 / 5 / 12 / 8	227	3	2-3	2-3	Remove	
	For scaffolding, senescent																
FDC	928	Brisbane Box	20						20	44	17 / 16 / 17 / 19	934	2-3	2	2-3	Preserve	
	Good form and vigor, minor tinker nodded																
FDC	929	Indian Laurel Fig	46.5						46.5	48	15 / 30 / 16 / 31	1661	2-3	2-3	3	Preserve	Reevaluate and brace if keeping
	Good form and vigor, included bark																
FDC	930	Mayten Tree	11.5						11.5	29	10 / 7 / 9 / 13	298	3	3	2-3	Remove	
	Decline, internal decay, alternating branching, computing canopies																

FDC	931	Mayten Tree	11.5						11.5	29	12 13 5 13	363	3	3	2-3	Remove	
	Decline, internal decay, alternating branching, computing canopies																
FDC	932	Mayten Tree	12						12	32	16 7 9 16	452	3	3	2-3	Remove	
	Decline, internal decay, alternating branching, competing canopies																
FDC	933	Mayten Tree	11.5						11.5	32	14 11 7 11	363	3	3	2-3	Remove	
	Decline, internal decay, alternating branching, competing canopies, termites																
FDC	934	Mayten Tree	10.5						10.5	31	7 7 9 13	254	3	3	2-3	Remove	
	Decline, internal decay, alternating branching, termites																
FDC	935	Indian Laurel Fig	37						37	49	22 30 30 28	2375	2-3	2-3	3	Preserve	Reevaluate and brace if keeping
	Included bark, good form and vigor																
FDC	936	Narrow Leaved Ash	9						9	25	13 12 12 9	415	2	1-2	1-2	Preserve	Treat infection if keeping
	Good form and vigor with indication of bacterial infection, possible black soot mold																
FDC	937	African Fern Pine	21						21	52	18 19 21 21	1225	2	2	2-3	Preserve	
	Good form and vigor, near building																
FDC	938	Indian Laurel Fig	37.5						37.5	51	22 24 30 30	2205	2-3	2-3	2-3	Preserve	
	Good form and vigor, large branch cuts																
FDC	939	Indian Laurel Fig	36						36	51	25 28 26 29	2289	2-3	2-3	2-3	Preserve	
	Good form and vigor, large branch cuts, marginal specimen																
FDC	940	Blue Jacaranda	9	7					16	28	13 16 17 14	707	3	2	2-3	Preserve	
	Mild to moderate retrenchment, needs water																
FDC	941	Blue Jacaranda	11.5						11.5	21	13 13 16 20	754	2-3	3	3	Remove	
	Mild to moderate retrenchment, needs water, significant lean																
FDC	942	Lemon Scented Gum	20						20	33	7 16 11 11	397	3	1-3	3	Remove	
	Diseased with poorly developed canopy, codominant stems																
FDC	943	Lemon Scented Gum	26						26	95	32 24 23 33	2462	2-3	2	2-3	Preserve	
	Good form and vigor, obscured crotch																
FDC	944	Tulip Tree	19						19	49	17 19 17 13	855	2-3	2-3	3	Remove	
	Fair vigor, termite infested, poor prognosis																
FDC	945	Shamel Ash	8						8	26	8 14 10 18	491	2-3	2	2-3	Preserve	Prune internal branch with cavity
	Poor scaffolding																
FDC	946	Siberian Elm	18						18	32	14 17 13 15	683	3	2-3	3	Remove	
	Internal decay, minor retrenchment, stained bark																
FDC	947	Siberian Elm	22.5						22.5	33	11 15 9 11	415	3	2-3	3	Remove	
	Retrenchment noted, decline, decay at flare																
FDC	948	Peruvian Pepper	18.5						18.5	35	19 17 17 18	989	2-3	3	3	Preserve	Prune branch with included bark in crotch
	Good form and vigor, included bark on SE branch																

FDC	949	Weeping Fig	28.5						28.5	29	19 18 17 14	907	2-3	2-3	2-3	Preserve	Clean canopy
	Dense canopy, lean, good vigor																
FDC	950	American Sweetgum	23						23	51	26 19 17 22	1385	3	2-3	2-3	Remove	
	Disease, retrenchment noted, girdling roots																
FDC	951	Camphor	15						15	35	23 18 21 14	1134	3	2-3	2-3	Remove	
	Decline, moderate retrenchment, decay that flare																
FDC	952	Chinese Juniper	10.5						10.5	17	8 7 4 12	189	2	2-3	2-3	Preserve	
	Good vigor, included bark, low liability																
FDC	953	Chinese Juniper	7	6	7.5	7.5			28	17	17 11 3 9	314	2	2-3	2-3	Preserve	
	Good vigor, included bark, low liability																
FDC	954	American Sweetgum	16						16	44	19 14 16 16	829	3	2-3	2-3	Remove	
	Diseased leaves, minor retrenchment, treat infection, deep cavity																
FDC	955	American Sweetgum	16						16	51	18 14 15 11	660	3	2-3	2-3	Remove	
	Multiple points of decay, disease																
FDC	956	Shamel Ash	19						19	46	27 23 27 19	1809	2	2	2	Preserve	
	Good form and vigor, leaf tip burn																
FDC	957	Shamel Ash	30.5						30.5	64	23 25 27 28	2082	2-3	2	2	Preserve	
	Good form and vigor, minor decay in upper canopy																
FDC	958	Shamel Ash	20.5						20.5	65	17 18 25 14	1075	3	2-3	3	Remove	
	Diseased, sweep lean, minimal to moderate retrenchment																
FDC	959	Green Ash	27						27	57	14 12 8 14	452	3	2-3	3-4	Remove	
	Decay in red crown, borers																
FDC	960	Siberian Elm	33.5						33.5	31	30 39 36 31	3630	3	2-3	3-4	Remove	
	Multiple areas of decay, hazardous, borer holes																
FDC	961	Brisbane Box	8.5						8.5	59	9 9 10 10	283	3	2-3	3	Remove	
	Significant retrenchment, exfoliation																
FDC	962	Brisbane Box	9.5						9.5	21	7 7 8 8	177	3	2-3	2-3	Remove	
	Severe retrenchment																
FDC	963	Brisbane Box	10						10	15	10 11 10 12	363	3	2-3	2-3	Remove	
	Moderate retrenchment																
FDC	964	Brisbane Box	12.5						12.5	22	15 12 12 13	531	3	2-3	2-3	Remove	
	Poor vigor and moderate retrenchment, lean																
FDC	965	Strawberry Tree	8.5						8.5	24	9 6 9 5	165	3	2-3	2-3	Remove	
	Decline with severe retrenchment, large tanker																
FDC	966	Brisbane Box	5.5						5.5	13	5 7 7 8	143	3	2-3	2-3	Remove	
	Severe retrenchment																

FDC	967	Swiss Floss	5	5	3.5	3.5			17	30	14 / 17 / 8 / 7	415	3-4	3	3-4	Remove	
	Severe retrenchment, almost dead																
FDC	968	China Doll Tree	7.5						7.5	38	14 / 18 / 12 / 4	452	2-3	3	3	Remove	
	Inappropriate location, near building, poor growth form																
FDC	969	Brazilian Pepper	27						27	39	13 / 12 / 19 / 22	855	2-3	2-3	3	Remove	Trim to remove hazardous branch
	Lean with decay at flare on opposing side, increased liability																
FDC	970	Lemon Scented Gum	25						25	86	36 / 31 / 39 / 33	3792	2	2	2-3	Preserve	
	Good form and vigor, history of branch breakage, hazardous																
FDC	971	Lemon Scented Gum	18.5						18.5	75	20 / 31 / 24 / 23	1885	2-3	2	2-3	Preserve	
	Unclosed branch cut, good form and vigor																
FDC	972	Lemon Scented Gum	18.5						18.5	74	28 / 19 / 24 / 32	2082	2-3	2	2-3	Preserve	
	Unclosed branch cut, good form and vigor																
FDC	973	Lemon Scented Gum	22.5						22.5	84	14 / 30 / 16 / 29	1554	2-3	2	2-3	Preserve	
	Unclosed branch cut, good form and vigor, water sprouting																
FDC	974	Chinese Juniper	10	10.5					20.5	21	18 / 7 / 17 / 5	434	2-3	3	2-3	Preserve	
	Next to building, lean																
FDC	975	Green Ash	20						20	43	21 / 18 / 16 / 18	1046	3	2-3	3	Remove	
	Minor retrenchment, stained bark, decay on central stem, included bark with codominant stems																
FDC	976	Blue Jacaranda	13.5						13.5	31	18 / 13 / 21 / 16	907	2-3	2	2	Preserve	
	Good form and vigor, decayed structural root																
FDC	977	Shamel Ash	21						21	54	21 / 17 / 29 / 26	1697	2-3	2-3	2-3	Preserve	
	Good form and vigor, poorly trimmed																
FDC	978	Green Ash	19						19	37	16 / 10 / 16 / 15	638	3	2-3	3	Remove	
	Severe retrenchment, decline, indication of termites in cavities on stem																
FDC	979	Brazilian Pepper	12						12	27	16 / 15 / 13 / 12	615	2	2	2	Preserve	Trim to mitigate hazard
	Good form and bigger, field branch																
FDC	980	Lemon Scented Gum	24						24	73	16 / 30 / 17 / 30	1697	3	2-3	3	Remove	
	Decay at branch union, large canker in upper canopy																
FDC	981	Shiny Xylosma	10.5	10					20.5		8 / 9 / 15 / 18	491	3	2-3	3	Remove	
	Stained wood, indication of termites, codominant stem																
FDC	982	Carrotwood	6.5	13	5				24.5	30	9 / 13 / 15 / 17	572	2-3	2-3	2-3	Preserve	Reevaluate post development if keeping
	Unclosed branch cut, included bark																
FDC	983	Lemon Scented Gum	28						28	80	22 / 21 / 19	1418	2-3	2-3	2-3	Preserve	trim off cankerous limb
	Marginal specimen but still has years of service																

												23					
FDC	984	Western Sycamore	21.5						21.5	44	18 / 13 / 16 / 12	683	3	2-3	3	Remove	
	Refined bark, lean, indication of borer infestation, multiple border holes																
FDC	985	Japanese Cheesewood	11						11	25	12 / 13 / 4 / 6	240	3	2-3	2-3	Remove	
	Indications of termites in deadwood of crotch, decreased prognosis																
FDC	986	Western Sycamore	22						22	64	24 / 12 / 21 / 16	1046	3	2-3	2-3	Remove	
	Borer exit holes and small cankers noted on stem and flare																
FDC	987	Western Sycamore	22						22	63	18 / 13 / 31 / 22	1385	3	2-3	2-3	Remove	
	Borer exit holes and small cankers noted on stem and flare																
FDC	988	Magenta Lilli Pilli	14						14	36	11 / 13 / 6 / 6	254	3	2-3	2-3	Remove	
	Multiple cankers noted																
FDC	989	Shiny Xylosma	12						12	37	12 / 9 / 12 / 10	363	3	2-3	2-3	Remove	
	Multiple cankers noted																
FDC	990	Shiny Xylosma	12.5	8					20.5	37	11 / 13 / 15 / 15	572	3	2-3	2-3	Remove	
	Decline or retrenchment noted, discolored																
FDC	991	Shiny Xylosma	9.5	8.5	9.5				27.5	36	18 / 17 / 17 / 8	707	3	2-3	3	Remove	
	Large canker in primary branch																
FDC	992	Shiny Xylosma	11	9.5					20.5	37	15 / 13 / 14 / 10	531	3	2-3	2-3	Remove	
	Multiple areas of small cankers, flush cuts, large canker on primary branch																
FDC	993	Shiny Xylosma	8.5	12.5					21	36	6 / 18 / 17 / 16	638	2-3	2-3	2-3	Remove	
	Termites, vigor is ok																
FDC	994	Red Flowering Gum	19.5						19.5	45	13 / 13 / 28 / 19	1046	3	2-3	2-3	Remove	
	Mean, good bigger, termites, trimmed lower canopy																
FDC	995	Canary Island Pine	20						20	81	6 / 9 / 14 / 11	314	2-3	2	2-3	Preserve	
	Good form and vigor																
FDC	996	Canary Island Pine	17						17	68	8 / 10 / 11 / 13	346	2-3	2-3	2-3	Preserve	
	Epicormic branches at lower canopy																
FDC	997	Canary Island Pine	22.5						22.5	68	8 / 11 / 11 / 12	346	2	2	2-3	Preserve	
	Good form and vigor																
FDC	998	Canary Island Pine	20						20	61	10 / 14 / 9 / 13	415	2	2	2-3	Preserve	
	Good form and vigor																
FDC	999	Canary Island Pine	17						17	58	12	434	2-3	2-3	2-3	Preserve	

	Good form and vigor										11 13 11						
FDC	1000	Canary Island Pine	13.5						13.5	58	7 7 8 7	165	3	2-3	2-3	Remove	
	Indication of borrowers noted, exudation observed																
FDC	3003	Red River Gum	15						15	42	10 25 27 22	1385	1-2	1-3	2-3	Preserve	
	Lean, good vigor																
FDC	3004	Myoporum	5						5	21	9 7 2 2	79	2-3	1-3	2-3	Remove	
	Poor form, Vigor ok, upper canopy deadwood mild to moderate, decreased aesthetics																
FDC	3005	Myoporum	4	3	4.5				11.5	21	6 5 5 4	79	2-3	2-3	2-3	Remove	
	Upper canopy deadwood mild to moderate, decreased aesthetics																
FDC	3006	Mexican Fan Palm	14						14	14	5 5 5 5	79	2	2	2	Remove	
	On fence line, poor location																
FDC	3007	Mexican Fan Palm	14						14	14	5 5 5 5	79	2	3	2	Remove	
	On fence line, good vigor, can preserve if fence is removed																

Golf Course	1001	Paperbark	12						12	39	13 13 9 11	415	2	2	2	Preserve	
	Squirrel burrows, good form and vigor, tent caterpillars																
Golf Course	1002	Paperbark	11						11	37	10 10 12 15	434	2	2	2	Preserve	
	Good form and vigor																
Golf Course	1003	Red Ironbark	17						17	43	13 10 14 12	471	3-4	3-4	3-4	Remove	
	Retrenchment, elevated failure risk, lean, moderate to severe upper canopy deadwood, soil lift																
Golf Course	1004	Lemon Scented Gum	21						21	87	14 23 14 21	1017	3	2	3-4	Remove	Re-evaluate to keep
	Memorial tree, canker at flare, good vigor																
Golf Course	1005	Mexican Fan Palm	14						14	64	2 3 2 3	20	2	2-3	2	Preserve	
	Clustered stems, good form and vigor																
Golf Course	1006	Mexican Fan Palm	13						13	48	2 3 2 3	20	2	2-3	2	Preserve	
	Clustered stems, good form and vigor																
Golf Course	1007	Mexican Fan Palm	13						13	46	5 5 5 5	79	2	2-3	2	Preserve	
	Clustered stems, good form and vigor																
Golf Course	1008	Mexican Fan Palm	13						13	47	2 2 3 3	20	2	2	2	Preserve	
	Good form and vigor																
Golf Course	1009	Silver Dollar Gum	15						15		15 8 12 12	434	4	3	3-4	Remove	
	Moderate dieback, decreased aesthetics																
Golf Course	1010	Chinese Flame Tree	13						13	27	13 15 11 13	531	2-3	3	2-3	Preserve	Re-evaluate to keep
	Cankers at root crown, leaf tip burn, gummosis																
Golf Course	1011	Silk Oak Tree	15						15	66	7 9 13 13	346	2	2	2-3	Preserve	
	Good form and vigor, gummosis																

Golf Course	1012	Red River Gum	10						10		7 4 5 6	95	2-3	2	2	Preserve	Trim deadwood, treat soil
	Retrenchment, soil compaction likely																
Golf Course	1013	Goodding's Willow	10	10					20	35	21 14 27 16	1194	3-4	3	3	Remove	
	Fallen tree, retrenchment																
Golf Course	1014	Red Ironbark	19						19	33	10 8 9 9	254	2	2	3	Remove	
	Topped, decreased aesthetics, Vigor fair																
Golf Course	1015	Shamel Ash	6						6	24	7 5 6 5	104	3	2	2	Remove	
	Leaf tip burn, central longitudinal canker																
Golf Course	1016	Blue Jacaranda	4						4	21	6 4 4 6	79	3	2	2-3	Remove	
	Weed wacker damage, moderate to severe dieback																
Golf Course	1017	River She-oak	8						8	24	8 12 11 11	346	1-2	2	2	Preserve	
	Good form and vigor																
Golf Course	1018	African Sumac	8						8	29	14 11 6 12	363	2	2	2	Preserve	
	Good form and vigor																
Golf Course	1019	Red Ironbark	19						19	47	20 25 19 26	1590	2	2	2	Preserve	Prune deadwood
	Good form and vigor, minor dieback																
Golf Course	1020	Blue Jacaranda	7						7	30	7 11 15 14	434	2-3	2	2	Preserve	Prune deadwood
	Root crown cankers, competing canopy																
Golf Course	1022	Canary Island Palm	9						9	2	6 10 6 10	201	2	3	3	Remove	
	Good form and vigor, on fence line																
Golf Course	1023	Green Ash	20						20	57	16 19 17 16	907	3	2-3	2-3	Remove	
	Leaf tip burn, Canker on flare, moderate dieback																
Golf Course	1024	Silver Dollar Gum	20						20	65	16 20 22 24	1320	,2-3	3	3	Remove	
	Lean with flare canker, multiple failed branches, elevated risk																
Golf Course	1025	Mexican Fan Palm	15						15	48	3 5 4 4	50	1-2	2	2	Preserve	
	Good form and vigor																
Golf Course	1026	River She-oak	11						11	57	8 7 7 8	177	3	2-3	2-3	Remove	
	Good form and vigor, severe flare canker																
Golf Course	1027	Red River Gum	20						20	38	7 12 10 14	363	3	2-3	3	Remove	
	Codominant stems with split at crotch, epicormic sprouts																
Golf Course	1028	Western Sycamore	8						8	21	10 8 10 7	240	3	3	2-3	Remove	
	Severe upper canopy deadwood, retrenchment																
Golf Course	1029	Lemon Scented Gum	7						7		17 6 16 12	510	2	2	2	Preserve	
	Unbalanced canopy, decreased aesthetics																
Golf Course	1030	River She-oak	4						4	14	5 3 3 3	38	1-2	2	2	Preserve	
	Ball damage, immature																
Golf Course	1031	River She-oak	8						8	41	6 15 6 12	298	2	2	2	Preserve	
	Split in bark, good form and vigor																

Golf Course	1032	Red River Gum	6						6	39	18	5 11 15	471	2	2	2	Preserve	
	Good form and vigor																	
Golf Course	1033	River She-oak	4						4	18	5	5 5 5	79	1-2	2	2	Preserve	
Golf Course	1034	Peruvian Pepper	10						10	33	14	14 13 16	638	2	2	2	Preserve	
	Good form and vigor, irregular form																	
Golf Course	1035	Red Ironbark	23						23	78	11	16 15 17	683	2-3	2	3	Remove	
	Included bark, increased failure risk, sapling growing in crotch																	
Golf Course	1036	Chinese Elm	8						8	20	18	15 18 10	730	2	2	2	Preserve	
	Good form and vigor, minor lean																	
Golf Course	1037	Canary Island Pine	20						20	64	22	20 19 26	1485	2	1-2	2	Preserve	
	Good form and vigor																	
Golf Course	1038	Red Ironbark	18						18	59	28	21 16 25	1590	2	2	2-3	Preserve	Prune for safety
	Broken limb, moss																	
Golf Course	1039	Red Ironbark	22						22	60	14	12 25 20	989	3	3	3	Remove	
Golf Course	1040	Silk Oak Tree	10						10	38	15	14 15 10	572	2	3	3	Remove	
	Failed branch at mid-stem, large scar																	
Golf Course	1041	Tipu Tree	7						7	23	12	15 13 13	551	3	3	2	Remove	
	Canker at flare, good vigor, gummosis																	
Golf Course	1042	Aleppo Pine	11						11	17	7	6 10 6	165	3	2	3	Remove	
	Needles in pairs, lean, large canker at flare																	
Golf Course	1043	Peruvian Pepper	30						30	38	17	21 20 23	1288	2	2	2	Preserve	
	Good form and vigor																	
Golf Course	1044	Peruvian Pepper	25						25	38	15	9 18 22	804	2-3	2	2	Preserve	Strategic prune for safety
	Cavity in limb to east																	
Golf Course	1045	Canary Island Pine	18						18	52	10	10 8 16	380	1-2	2	2	Preserve	
	Good form and vigor																	
Golf Course	1046	Canary Island Pine	21						21	66	13	20 24 20	1164	1-2	2	2	Preserve	
	Good form and vigor																	
Golf Course	1047	Indian Laurel Fig	48						48	63	27	24 31 34	2641	2-3	2	2	Preserve	Treat mold
	Black soot mold, good form and fair vigor																	
Golf Course	1048	Western Sycamore	9						9	15	1	1 4 3	16	3-4	2	3	Remove	
	Severe decline																	
Golf Course	1049	River She-oak	6						6	36	9	6 8 8	189	2	2	2	Preserve	
	Good form and vigor																	
Golf Course	1050	River She-oak	12						12	44	5	11 7 12	240	3	2-3	3	Remove	Can keep if braced and re-evaluated
	Codominant stems, included bark																	

Golf Course	1051	Black Alder	8						8	25	8	7 5 7	143	3	2	3	Remove	
	Failed branch, severe cavity																	
Golf Course	1052	Western Sycamore	15						15	27	6	7 6 8	143	3	3	3	Remove	
	Severe dieback, canker covers half the stem																	
Golf Course	1053	Peruvian Pepper	38						38	36	16	23 27 28	1734	3	3	3	Remove	
	Patches of fungal bodies (poss. ink capped mushrooms) at root crown																	
Golf Course	1054	Peruvian Pepper	13						13	32	15	9 11 15	491	2-3	2	2-3	Preserve	
	Epicormic sprouters at base. Fair vigor																	
Golf Course	1055	River She-oak	6	4					10	36	8	6 8 5	143	2	2-3	2-3	Preserve	Subordinate codominant stem
	Codominant stems, good vigor																	
Golf Course	1056	River She-oak	5	3					8	35	6	2 5 4	57	1-2	2	2-3	Preserve	Subordinate codominant stem
	Codominant stems, good vigor																	
Golf Course	1057	River She-oak	7	8					15	36	9	8 10 13	314	1-2	2	2	Preserve	Subordinate codominant stem
	Codominant stems, good vigor																	
Golf Course	1058	Peruvian Pepper	29						29	45	16	25 14 25	1256	2	2	2	Preserve	
	Good form and vigor																	
Golf Course	1059	Aleppo Pine	16						16	29	2	20 17 7	415	3	3	3	Remove	
	Competing canopy, lean, termites, large longitudinal canker on stem																	
Golf Course	1060	Aleppo Pine	22						22	39	14	28 18 2	754	2-3	3	3	Remove	
	Severe lean, raised root crown																	
Golf Course	1061	Aleppo Pine	10						10	20	22	20 8 11	730	2	2-3	3	Remove	
	Severe lean, raised root crown																	
Golf Course	1062	Indian Laurel Fig	26	20					46	66	36	35 30 32	3471	2-3	2-3	3	Preserve	Prune: rebalance canopy
	Offset canopy																	
Golf Course	1063	Red River Gum	27						27	59	15	27 32 31	2164	2	2	2	Preserve	
	Good form and vigor																	
Golf Course	1064	Peruvian Pepper	24	14					38	51	15	17 18 28	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																	
Golf Course	1065	Western Sycamore	14						14	46	18	8 16 13	594	2	2	2	Preserve	
	Fair form and vigor																	
Golf Course	1066	Western Sycamore	16						16	50	13	17 13 20	779	2-3	2	2	Preserve	
	Fair form and vigor																	
Golf Course	1067	Western Sycamore	15						15	48	17	12 9 14	531	3	3	2-3	Remove	
	Deep cavity at branch union																	
Golf Course	1068	Western Sycamore	8						8	23	5	7 8 11	189	2-3	2-3	2	Remove	Can preserve if re-evaluated
	Fair form and vigor, weed wacker damage, cavity in stem - colony																	
Golf Course	1069	Western Sycamore	12						12	28	13	7 10 16	415	2	2	2	Preserve	
	Fair form and vigor																	

Golf Course	1070	Western Sycamore	13						13	37	9 12 13 18	531	2	2	2	Preserve		
	Fair form and vigor																	
Golf Course	1071	Peruvian Pepper	18						18	32	14 13 15 15	638	1-2	2	2	Preserve		
	Good form and vigor																	
Golf Course	1072	Red Ironbark	30						30	55	22 19 17 21	1225	3	3	3	Remove		
	Failed major stem																	
Golf Course	1073	Peruvian Pepper	20						20	37	12 14 15 16	638	3	3	2-3	Remove		
	Large cavity in main stem																	
Golf Course	1074	Peruvian Pepper	15						15	28	13 12 12 15	531	2	2	2	Preserve		
	Good vigor, small cavity in flare																	
Golf Course	1075	Red Ironbark	28						28	44	22 9 27 15	1046	3	3	3	Preserve	Prune: structural pruning to rebalance canopy	
	Fair vigor, couple of failed branches, offset canopy balance																	
Golf Course	1076	Aleppo Pine	13						13	25	10 6 20 10	415	3	3	3	Remove		
	Poor flare development, sparse canopy, decline																	
Golf Course	1077	Aleppo Pine	17						17	43	18 21 23 20	1320	2	2	2	Preserve		
	Good form and vigor																	
Golf Course	1078	Green Ash	18						18	61	16 23 22 22	1352	2-3	2	2-3	Preserve		
	Good form and vigor, slight lean, limited root crown decay																	
Golf Course	1079	Lemon Scented Gum	16						16	55	4 16 22 30	1017	2	2	3	Preserve	Prune: rebalance canopy	
	Good form and vigor, minor weed wacker damage																	
Golf Course	1080	Lemon Scented Gum	8						8	35	1 11 6 11	165	2	2	2-3	Preserve	Trim deadwood	
	Fair form and vigor, failed branch, dead branch																	
Golf Course	1081	Lemon Scented Gum	10						10	33	3 14 11 19	434	3	3	3	Remove		
	Large canker																	
Golf Course	1082	Aleppo Pine	18						18	38	18 14 20 12	804	2-3	2	2	Preserve	Prune and treat	
	Good form and vigor, dieback																	
Golf Course	1083	Aleppo Pine	36						36	75	23 20 18 18	1225	3	2-3	3	Remove		
	Severe decline																	
Golf Course	1084	Green Ash	22						22	59	23 22 22 25	1661	3	2	2	Remove		
	Decline, fungal fruiting bodies, upper canopy deadwood																	
Golf Course	1085	Aleppo Pine	26						26	62	14 20 22 16	1017	3	2	2	Remove		
	Sparse canopy, decline																	
Golf Course	1086	Green Ash	20						20	60	23 15 13 13	804	3	3	2-3	Remove		
	Severe decline																	
Golf Course	1087	Green Ash	20						20	39	16 20 18 17	989	2	2	2	Preserve		
	Good to fair form and vigor, leaf tip burn																	
Golf Course	1088	Red Ironbark	29						29	70	17 25 16 30	1520	2	2	2	Preserve		
	Good form and vigor, minor upper canopy deadwood																	

Golf Course	1089	Aleppo Pine	15						15	36	9	8 12	11	314	2-3	2-3	2	Preserve	re-evaluate and treat
	Gummosis, browning canopy, decline																		
Golf Course	1090	Port Orford Cedar	10						10	31	9	8 11	9	269	1-2	1-2	2	Preserve	
	Good form and vigor																		
Golf Course	1091	Red Ironbark	26						26	66	14.5	33 33	23.5	2123	2	3	3	Remove	
	Major failed branch																		
Golf Course	1092	Aleppo Pine	18						18	43	12	19 17.5	23	1003	3	3	3	Remove	
	Hollowed stem, failed branch																		
Golf Course	1093	Manna Gum	14						14	33	6	4 9	7.5	138	4	3	3	Remove	
	Severe decline																		
Golf Course	1094	Red River Gum	28						28	62	20.5	12 17	14.5	804	2	2	2	Preserve	Prune: Clean canopy
	Topped, water sprouting																		
Golf Course	1095	Green Ash	14						14	43	20.5	19.5 14.5	8.5	779	4	3	3	Remove	
	Severe decline, termites																		
Golf Course	1096	Silk Oak Tree	13						13	47	10.5	10.5 14	9.5	389	2	2	2	Preserve	
	Good form and vigor																		
Golf Course	1097	Aleppo Pine	23						23	43	5.5	17 12	26	718	3	3	3	Remove	
	Hollowed stem, failed branch																		
Golf Course	1098	Green Ash	22						22	51	10	14 11.5	16.5	531	3	3	3	Remove	
	Hollowed stems																		
Golf Course	1099	Red River Gum	24						24	52	20	18 11.5	20	948	3	3	3	Remove	
	Excess lean, vigor fair																		
Golf Course	1100	Paperbark	7	6					13	14	8	8 5	8	165	2	2	2	Preserve	
	Minor distress																		
Golf Course	1101	Paperbark	13						13	34	12.5	9 9.5	9.5	322	1-2	2	2	Preserve	
	Good form and vigor																		
Golf Course	1102	Paperbark	9	7	11				27	35	8	6.5 11.5	11.5	276	1-2	2	2	Preserve	
	Good form and vigor																		
Golf Course	1103	Paperbark	14						14	32	9	7 9.5	8.5	227	1-2	2	2	Preserve	
	Good form and vigor																		
Golf Course	1104	Paperbark	8	8	7	6			29	35	12	8 15	7	346	2	2-3	2	Preserve	
	Codominant stems with included bark. Low risk																		
Golf Course	1105	Paperbark	17						17	35	9	7.5 8.5	11	254	2	2	2	Preserve	
	Goof form and vigor																		
Golf Course	1106	Port Orford Cedar	8	5	5	4			22	19	7.5	5.5 8.5	11	207	2	2	3	Preserve	Prune: rebalance
	Lean, low risk																		
Golf Course	1107	Green Ash	24						24	54	26	17.5 22.5	18.5	1401	2	3	2-3	Remove	
	Large cavity in crotch, small fig seedling, moderate upper canopy deadwood																		

Golf Course	1108	Green Ash	20						20	45	17.5	6.5 17 18	683	3	3	3	Remove	
	Multiple failed branches																	
Golf Course	1109	Silk Oak Tree	7						7	33	7	8 9.5 8	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 9	189	3	2	2	Remove	
	Diseased, multiple cankers																	
Golf Course	1111	Red Ironbark	30						30	73	18.5	19.5 23.5 21	1336	3	3	2	Remove	
	Senescent, gummosis																	
Golf Course	1112	Silk Oak Tree	11						11	44	13	6.5 4.5 11	240	2	2	2	Preserve	
	Fair form and vigor																	
Golf Course	1113	Silk Oak Tree	6						6	30	7.5	8 9 7.5	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 24	1089	2	2	2	Preserve	
	Good form and vigor																	
Golf Course	1115	Peruvian Pepper	4	5					9	14	7.5	6 9.5 9	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 9	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 6.5	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 6	148	1-2	1-2	2	Preserve	
	Good form and vigor																	
Golf Course	1119	Lemon Scented Gum	19						19	70	29	26 15 22.5	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 12.5	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 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 8	183	2	3	2	Preserve	Subordinate codominant stem
	Good vigor, codominant stems																	
Golf Course	1123	River She-oak	6						6	33	8	7 6 8.5	171	1-2	2	2	Preserve	
	Good form and vigor																	
Golf Course	1124	Aleppo pine	16						16	46	13	5 16.5 18	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 15	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 25	1164	2	3	3	Remove	
	Excess lean, squirrel burrows in root crown																	

Golf Course	1127	Silk Oak Tree	8						8	36	10.5	10 9	9	291	1	2	2	Preserve	
	Good form and vigor																		
Golf Course	1128	Tipu Tree	12						12	48	20	8 19.5	24	1003	2-3	3	2	Preserve	
	Sapsucker damage, decay at flare, increased liability																		
Golf Course	1129	Silk Oak Tree	16						16	65	18	16.5 12	24.5	989	3	3	2	Remove	**Urgent - remove hanging branch**
	Multiple failed branches, hanging branch - hazard																		
Golf Course	1130	Aleppo Pine	14						14	49	7	17.5 19.5	8	531	2	2	2	Preserve	
	Lean, fair form, good vigor																		
Golf Course	1131	River She-oak	9						9	24	19	12.5 12	15	672	1-2	2	2	Preserve	
	Good vigor, fair form																		
Golf Course	1132	Green Ash	16						16	49	9.5	12 12.5	6	314	3	3	2-3	Remove	
	Severe decline																		
Golf Course	1133	Lemon Scented Gum	8						8	34	15	14 11	17	638	2	2	2	Preserve	
	Good form and vigor, weed wacker damage, small cankers, squirrel burrows in root crown																		
Golf Course	1134	River She-oak	7						7	35	4.5	8 10.5	4	143	1-2	2	2	Preserve	
	Good vigor, sweep lean																		
Golf Course	1135	Silk Oak Tree	8						8	36	8.5	7 10	10	247	1-2	2	2	Preserve	
	Good form and vigor, upper canopy deadwood																		
Golf Course	1136	Lemon scented Gum	13						13	51	8	18 17	12	594	2-3	2	2-3	Preserve	
	Good vigor, upper canopy deadwood																		
Golf Course	1137	Lemon Scented Gum	20						20	68	28	19 26	28	2002	2	2	3	Remove	
	Large canker on structural root, severe gummosis																		
Golf Course	1138	European Olive	7	7	6				20	18	20	10 11	10	510	3-4	3	3	Remove	
	Severe retrenchment																		
Golf Course	1139	Aleppo pine	12	12					24	45	19	12.5 19.5	21	1017	2	2	2	Preserve	
	Moderate dieback, lower canopy deadwood																		
Golf Course	1140	River She-oak	7						7	42	10.5	8.5 11	10	314	2	2	2	Preserve	
	Good form and vigor, canker at lower stem																		
Golf Course	1141	River She-oak	6						6	23	7	6 6.5	7	138	2	2	2	Preserve	
	Good form and vigor, squirrel burrows in root crown, mild upper canopy deadwood, weed wacker damage																		
Golf Course	1142	Queen Palm	16						16	32	7.5	5.5 8	5.5	138	2	2	2	Preserve	
	Spike holes, decreased aesthetics, retrenchment, ground squirrel burrows																		
Golf Course	1143	Silver Dollar Gum	16						16	45	13	19 18	12.5	767	2	2-3	3	Remove	
	Multiple failed branches																		
Golf Course	1144	Paperbark	19	12	12				43	38	14.5	16 21.5	14.5	868	2	2	2	Preserve	Subordinate codominant stem
	Codominant stems																		
Golf Course	1145	Red River Gum	12						12	52	17	12 11	14	572	2	2	2	Preserve	
	Good form and vigor, some gummosis																		

Golf Course	1146	Silver Dollar Gum	8	10	9				27	40	24 18 12 17	989	2	2-3	2	Preserve	Prune codominant stems for safety
	Good vigor, multi-stemmed																
Golf Course	1147	Peruvian Pepper	20	12					32	39	17 23 27.5 19	1468	3	2-3	3	Remove	
	Severe internal stem decay																
Golf Course	1148	Green Ash	21						21	46	22.5 17 20 21	1272	2	2	2-3	Remove	May keep if re-evaluated with Level 3 Risk assessment
Golf Course	1149	Blue Gum	8						8	26	9.5 13.5 14 16	551	3	2	2-3	Remove	
	Decayed lower stem, upper canopy deadwood, insect herbivory																
Golf Course	1150	River She-oak	11						11	28	8 13 10.5 14	406	1-2	2	2	Preserve	
	Good form and vigor																
Golf Course	1151	Green Ash	16						16	45	17 21.5 20 21	1240	3	3	3	Remove	
	Termites, failed branch, diseased upper limbs																
Golf Course	1152	Canary Island Pine	8						8	24	10 13 12 11	415	1-2	2	2	Preserve	
	3-needle pine, good form and vigor																
Golf Course	1153	River She-oak	6						6	24	5 5 5 5	79	2	2	2	Preserve	
	Good form and vigor																
Golf Course	1154	Chinese Elm	7						7	28	12 12 20 15	683	2	2	2	Preserve	
	Fair vigor, upper canopy deadwood																
Golf Course	1155	Indian Laurel Fig	8	5	7				20	36	12 11 17 13.5	562	2	2	2	Preserve	Treat infection
	Galls, possible gall wasp infection																
Golf Course	1156	Indian Laurel Fig	4	4	3				11	12	4 3.5 7 4	67	2	2	2	Preserve	
	Fair vigor, decreased canopy																
Golf Course	1157	River She-oak	5						5	26	3.5 6 10 11	183	3	2	2	Preserve	Treat by removing rope
	Girdling rope, decreased canopy, Strangled, but is embedding rope in tissue																
Golf Course	1158	Brazilian Pepper	22						22	43	14.5 20 13 20	894	3	2	3	Remove	Re-evaluate to keep
	Good vigor, failed upper branch, senescent																
Golf Course	1159	Queen Palm	11						11	36	8.5 8 9 7	207	2	2	2	Preserve	
	Good to fair form and vigor																
Golf Course	1160	Brazilian Pepper	22						22	29	11 12 15.5 14	541	2	2	2	Preserve	
	Epicormic sprouting from branch cuts, squirrel burrows at root crown																
Golf Course	1161	Red River Gum	5						5	32	5 3 4 6	64	3	3	2	Remove	
	Diseased																
Golf Course	1162	Brazilian Pepper	14						14	33	13.5 12 18 15.5	683	2	2	2	Preserve	
	Failed upper limb																
Golf Course	1163	Brazilian Pepper	13						13	27	8.5 14 14 17	562	2	2	2	Preserve	Prune for structure
	Good form and vigor, epicormic basal sprouting																
Golf Course	1164	European Olive	7	8	11				26	37	9.5 12.5 18 17	638	2	2	2	Preserve	
	Multi-stemmed, epicormic sprouting																

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											5.8							
Golf Course	1167	Red River Gum	10						10	32	11	12.5	11.5	371	2	2	2	Preserve	
	Gummosis											8.5							
Golf Course	1168	Red River Gum	21						21	52	16.5	16	16	894	3	3	2	Remove	
	Distressed and weak											19							
Golf Course	1169	Brazilian Pepper	6	10	10	9			35	38	19	13	14	816	2	2	2	Preserve	
	Multi-stemmed, good vigor											18.5							
Golf Course	1170	Red River Gum	12	12	9	11			44	58	32	25.5	13	1904	2	3	2	Remove	
												28							
Golf Course	1171	River She-oak	8						8	40	15	11	11.5	510	1-2	2	2	Preserve	
	Good form and vigor											13.5							
Golf Course	1172	River She-oak	9						9	39	11.5	4.5	6	214	1-2	2	2	Preserve	
	Good form and vigor											11							
Golf Course	1173	Tipu Tree	14						14	37	28	21.5	22	1809	2	2	2	Preserve	
	Lean, minor structural root decay, vigor fair											24.5							
Golf Course	1174	River She-oak	10						10	29	7	7	9	214	1-2	2	2	Preserve	
	Good form and vigor											10							
Golf Course	1175	River She-oak	8						8	27	11	10.5	10.5	354	1-2	2	2	Preserve	
	Good form and vigor											10.5							
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											18							
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											15.5							
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											12							
Golf Course	1179	River She-oak	15						15	47	12	10	13	452	2	2	2	Preserve	
	Good form and vigor											13							
Golf Course	1180	River She-oak	11						11	40	9.5	8	9.5	240	1-2	2	2	Preserve	
	Good form and vigor											8							
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											9							
Golf Course	1182	Brazilian Pepper	23						23	32	15	17	11.5	742	2	2	2	Preserve	Treat termites
	Termites, good form and vigor											18							
Golf Course	1183	Red River Gum	16						16	80	40.5	19.5	16.5	1572	2	2	2	Preserve	
												13							

Golf Course	1184	Red River Gum	18						18	77	20	12	17	26	1104	2	2	2	Preserve	
Golf Course	1185	Green Ash	17						17	76	16	18	17.5	20.5	1017	2	2	2	Preserve	Trim dead limb
	Fair form and vigor, gummosis																			
Golf Course	1186	Green Ash	22						22	45	18.5	21.5	18	17.5	1119	3	3	2	Remove	
	Significant lower stem decay with cavity																			
Golf Course	1187	Brazilian Pepper	12	13					25	25	15.5	11	9.5	16	531	2	2	2	Preserve	
	Good form and vigor																			
Golf Course	1188	Chinese Elm	7						7	27	11.5	12	13	11.5	452	2	2	2	Preserve	
	Good to fair form and vigor																			
Golf Course	1189	Green Ash	23						23	58	19.5	21.5	22.5	27	1607	2	2	2	Remove	Re-evaluate to keep
	Moderate upper canopy deadwood, deep cavity in stem, brown leaf tips																			
Golf Course	1190	Brazilian Pepper	10	11					21	29	16.5	15.5	15	16.5	791	2	2	2	Preserve	
	Good form and vigor																			
Golf Course	1191	Indian Laurel Fig	5	4					9	22	8.5	8.5	6	8.5	195	3	2	3	Remove	
Golf Course	1192	Red River Gum	17						17	43	20.5	14	20	25	1240	3	2	2	Remove	
	Retrenchment - moderate to severe																			
Golf Course	1193	Red River Gum	20						20	63	30.5	14	16.5	31	1661	2	2	2	Preserve	
	Multiple stem cankers, fair vigor																			
Golf Course	1194	River She-oak	8						8	45	12	10	12.5	13.5	452	1-2	2	2	Preserve	
	Good form and vigor																			
Golf Course	1195	River She-oak	4	8					12	34	10	7.5	7	10	234	2	2-3	2	Preserve	Subordinate codominant stem
	Good form and vigor, codominant stems																			
Golf Course	1196	River She-oak	5	4	5				14	32	8	7	8.5	8.5	201	2	2-3	2	Preserve	Subordinate codominant stem
Golf Course	1197	Weeping Fig	8	6	8	11	7	8	48	30	18	25	20.5	16.5	1256	2-3	2-3	2	Preserve	Prune canopy
	Stem canker - mild to moderate, limited failure risk, good vigor																			
Golf Course	1198	Red River Gum	10						10	44	10	10	9	17	415	3	3	2-3	Remove	
	Tree borers, retrenchment/decline																			
Golf Course	1199	Green Ash	9						9	26	11	13.5	9	5	291	3	3	3	Remove	
	Steep decline																			
Golf Course	1200	Port Orford Cedar	13						13	35	12.5	9	9.5	9.5	322	1-2	2	2	Preserve	
	Goof form and vigor																			
Golf Course	1201	Silk Oak Tree	4						4	22	7.5	6	7.5	8.5	171	1-2	2	2	Preserve	
	Good form and vigor																			
Golf Course	1202	Black Alder	8						8	31	14.5	4	9	11	291	3	3	3	Remove	
	Steep decline																			

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							

Golf Course	1222	Red River Gum	23						23	62	23	17.5 24	28	1679	3	2	2	Preserve	Treat beetle infestation
	Possible Australian tortoise beetle infestation, vigor ok																		
Golf Course	1223	Blue Gum	16						16	36	7	9 10	10	254	3	2-3	2-3	Remove	
	Beetle infested, decline																		
Golf Course	1224	Green Ash	21						21	52	13	27 20	27.5	1503	3	2	2	Remove	
	Fungus at root crown, retrenchment																		
Golf Course	1225	Chinese Elm	7						7	26	11	14 16	14	594	2-3	2	2	Preserve	
	Root crown water puddling, fair vigor, stem cankers, minor retrenchment																		
Golf Course	1226	Blue Gum	17						17	38	3.5	7.5 11.5	12	234	3	2	2	Preserve	
	Possible beetle infestation, stained bark, poor canopy development																		
Golf Course	1227	Green Ash	25	19					44	74	17.5	29 22	24	1679	3	3	2	Preserve	
	Deep cavity in stem, increased liability																		
Golf Course	1228	Tipu Tree	7						7	22	11	12 11	14	452	2-3	2	2	Preserve	
	Increased mechanical damage, vigor fair to poor																		
Golf Course	1229	Red River Gum	24						24	76	23	12 24	24.5	1368	2	2	2	Preserve	
	Good form and vigor																		
Golf Course	1230	Red River Gum	13						13	54	14	16 13	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																		
Golf Course	1231	River She-oak	6	4					10	33	10	9 13	9	330	2	2	2	Preserve	
	Good form and vigor																		
Golf Course	1232	River She-oak	7						7	33	7	8 11	9.5	247	2	2-3	2	Preserve	subordinate codominant stem
	Codominant stems with included bark																		
Golf Course	1233	Red River Gum	6						6	43	10	6.5 14	7	276	2	2	2	Preserve	
	Good form and vigor																		
Golf Course	1234	Black Alder	12						12	33	5	7 9	9.5	183	3	2	2	Remove	
	Multiple cankers, dieback, flare canker																		
Golf Course	1235	Tipu Tree	15						15	52	23	22 24	22	1625	2-3	2	2	Preserve	Prune deadwood
	Distressed, upper canopy deadwood, gummosis, stem cankers																		
Golf Course	1236	Port Orford Cedar	6						6	17	5	6 6	5	95	2	2	2	Preserve	
	Lean, flare canker, goof vigor, yellowing, squirrel burrows																		
Golf Course	1237	Red River Gum	7						7	49	7	4 9.5	6	138	2	2	2	Preserve	
	Good form and vigor																		
Golf Course	1238	River She-oak	7						7	31	8	6.5 11	10	247	2	2	2	Preserve	
	Canker on stem																		
Golf Course	1239	Chinese Elm	13						13	37	16	12 15	15	660	2	2	2	Preserve	
	Good form and vigor																		
Golf Course	1240	Myoporum	13	4	4	10			31	12	6	4 4	4	64	3	3	2	Remove	
	Split stem, large cavity																		

Golf Course	1241	Chinese Elm	5						5	18	9 6.5 9.5 8.5	220	3	2	2	Preserve	
	Very little canopy development																
Golf Course	1242	Red River Gum	8						8	52	12 11.5 9.5 12	397	3	3	2	Remove	
	Multiple areas with gummosis, vigor fair, poor prognosis																
Golf Course	1243	Red River Gum	11						11	65	4 4 36 28	1017	3	3	2	Remove	
	Excess mechanical damage																
Golf Course	1244	Red River Gum	14						14	66	17.5 16 23.5 20	1164	2	2	2	Preserve	Prune deadwood
	Cankers, vigor fair																
Golf Course	1245	River She-oak	6						6	26	6 7 5.5 7.5	133	2	2	2	Preserve	
	Vigor fair																
Golf Course	1246	Green Ash	27						27	63	20 17.5 22 25	1401	3	2	2	Preserve	
	Lower stem cankers, upper canopy deadwood																
Golf Course	1247	River She-oak	6						6	24	5 6.5 3 6.5	87	1-2	2	2	Preserve	
	Good form and vigor																
Golf Course	1248	Red River Gum	17						17	63	17 17 33 16	1352	2-3	2-3	2	Preserve	
	Weed wacker damage, upper canopy deadwood																
Golf Course	1249	European Olive	7	7	16				30	31	10 11 10.5 12	371	2-3	2	2	Preserve	
	Fair form and vigor																
Golf Course	1250	Green Ash	30						30	74	13 19 19 23	1075	3-4	3	3	Remove	
	Severe decline																
Golf Course	1251	River She-oak	6						6	35	8 6 6 5	123	2	2	2	Preserve	
	Good form and vigor																
Golf Course	1252	River She-oak	7	6					13	38	8 11.5 10 11	322	1-2	2	2	Preserve	
	Good form and vigor																
Golf Course	1253	River She-oak	9						9	40	10 11.5 8 10.5	314	2-3	2	2	Preserve	
	Fair form and vigor																
Golf Course	1254	Brazilian Pepper	38						38	38	14 16 20 22	1017	2-3	2-3	3	Preserve	Brace for safety
	Codominant stems with included bark, good specimen																
Golf Course	1255	Peruvian Pepper	32						32	27	13 22 17 21	1046	3	3	2	Remove	
	Large cavity in lower stem																
Golf Course	1256	Silk Oak Tree	4	5					9	25	9 9 10 9	269	2	2	2	Preserve	Subordinate codominant stem
	Good form and vigor, codominant stems																
Golf Course	1258	Tipu Tree	3.5	6					9.5	15	24 11 12 13	707	1-2	2	2	Preserve	
	Good form and vigor																
Golf Course	1259	Tipu Tree	5.5	4	4				13.5	14	13 14 16 13	615	2	2	2	Preserve	
	Good form and vigor, small cankers with gummosis																
Golf Course	1260	Tipu Tree	6.5	4.5					11	17	15 16 14 15	707	2	2	2	Preserve	
	Good form and vigor, small cankers with gummosis																

Golf Course	1261	Tipu Tree	6.5						6.5	17	15	11 14	15	594	2	2	2	Preserve	
	Good form and vigor, small cankers with gummosis, mechanical damage																		
Golf Course	1262	Peruvian Pepper	13.5						13.5	24	10	14 6	7	269	3	2	2	Remove	
	Retrenchment, poor vigor																		
Golf Course	1263	River She-oak	5.5						5.5	26	11	10 10	12	363	2	2	2	Preserve	
	Good form and vigor, ball damage																		
Golf Course	1264	Peruvian Pepper	13						13	29	15	15 15	14	683	2	3	3	Preserve	**Urgent: prune for safety**
	Good vigor, fair form, hazardous failing limb																		
Golf Course	1265	River She-oak	6.5						6.5	34	13	10 12	14	471	1-2	2	2	Preserve	
	Good form and vigor, ball damage																		
Golf Course	1266	Silver Dollar Gum	9						9	25	12	12 10	15	471	3	2	2	Remove	
	Borers, decline																		
Golf Course	1267	River She-oak	4						4	24	8	8 7	8	189	2-3	2	2	Preserve	
	Ball damage, fair to poor vigor																		
Golf Course	1268	Indian Laurel Fig	12	7	6	8			33	34	18	22 15	21	1134	2	2	2	Preserve	
	Ball damage, good vigor																		
Golf Course	1269	Red River Gum	22						22	53	31	25 25	26	2247	2-3	2	2	Preserve	
	Ball damage, cankers with gummosis																		
Golf Course	1270	Mexican Fan Palm	15						15	30	9	8 8	7	201	1-2	2	2	Preserve	
	Good form and vigor																		
Golf Course	1271	Mexican Fan Palm	16						16	17	7	6 6	6	123	1-2	1-2	1-2	Preserve	
	Good form and vigor																		
Golf Course	1272	Red Ironbark	32						32	31	17	14 23	15	934	3	3	3	Remove	
	Poor form and vigor																		
Golf Course	1273	Red Ironbark	8						8	37	13	11 14	11	471	2	2	2	Preserve	
	Good form and vigor																		
Golf Course	1274	Red River Gum	29						29	90	27	23 32	26	2289	2-3	2	2-3	Preserve	Treat for borers
	Good vigor, ball damage, stained bark, borers																		
Golf Course	1275	Silver Dollar Gum	17						17	52	31	15 29	17	1661	2-3	2	2-3	Preserve	Prune for safety
	Ball damage, stained bark																		
Golf Course	1276	Water Gum	4.5						4.5	22	4	5 6	5	79	2-3	2	2	Preserve	
	Weed wacker damage																		
Golf Course	1277	Myoporum	5.5						5.5	10	5	5 4	4	64	2	2	2	Preserve	
	Good form and vigor, unclosed branch cut																		
Golf Course	1278	Peruvian Pepper	4.5						4.5	22	10	3 9	5	143	2-3	3	3	Remove	
	Multi-stemmed, on fence line, competing canopy																		
Golf Course	1279	Brazilian Pepper	5.5	5.5	5	5	5		26	24	12	10 13	10	397	2-3	2-3	2-3	Preserve	Prune form
	On fence line, multi-stemmed, competing canopy																		

Golf Course	1280	Brazilian Pepper	5						5	22	2 5 10 6	104	3	3	3	Remove	
	Very poor form, competing canopy, decay																	
Golf Course	1281	Brazilian Pepper	5	6.5	5.5				17	24	10 9 10 11	314	3	3	3	Remove	
	On fence line, embedded fence																	
Golf Course	1282	Peruvian Pepper	6	13	9				28	23	12 11 15 18	615	3	3	3	Remove	
	Good form and Vigor, embedded in fence																	
Golf Course	1283	Carrotwood	17						17	31	15 14 10 11	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	8 11 10 11	314	3	2	2	Remove	
	Large cankers on stem																	
Golf Course	1285	Aleppo Pine	21.5						21.5	45	22 17 19 29	1485	2-3	2-3	2	Preserve	Prune deadwood
	Large dead limb, canker on upper stem																	
Golf Course	1286	Peruvian Pepper	16						16	26	14 12 10 9	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	28 25 27 29	2332	2	2	2	Preserve	
	Good form and vigor, well-maintained																	
Golf Course	1288	Red Ironbark	8						8	38	7 17 5 11	314	2-3	3	2-3	Remove	
	Lean, poor canopy development																	
Golf Course	1289	Brazilian Pepper	10	10	10	8	9		47	42	15 18 14 16	779	2-3	3	2	Remove	
	Good vigor, poor form																	
Golf Course	1290	Red Ironbark	10	12.5					22.5	48	15 20 10 23	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	15 11 14 18	660	2	3	2	Remove	
	Embedded in fence																	
Golf Course	1292	Chinese Elm	13						13	44	17 12 21 29	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	15 10 13 17	594	2	2-3	2	Preserve	
	Multi-stemmed, along fence																	
Golf Course	1294	Brazilian Pepper	5	6	5	6.5			22.5	42	17 10 8 19	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	16 12 7 21	615	2	3	2	Remove	
	Multi-stemmed, along fence line, embedded fence																	
Golf Course	1296	Brazilian Pepper	6	8.5					14.5	21	5 4 15 13	269	2-3	3	2	Remove	
	Poor form, embedded in fence																	
Golf Course	1297	Brazilian Pepper	7	8.5					15.5	23	9 9 10 12	314	2	2	2	Preserve	Prune codominant stems
	Good vigor, codominant stems																	
Golf Course	1298	Aleppo Pine	19						19	36	14 17 17 16	804	2	2	2	Preserve	
	Good form and vigor																	

Golf Course	1299	Mexican Fan Palm	16.5						16.5	53	6 6 6 6	113	1-2	2	2	Preserve	
	Good form and vigor																	
Golf Course	1300	Peruvian Pepper	11	16					27	30	16 18 13 11	660	2	2	2	Preserve	
	Good form and vigor																	
Golf Course	1301	Italian Stone Pine	18						18	39	12 18 21 24	1104	2-3	3	2-3	Preserve	
	Codominant stems, good vigor, minor lean																	
Golf Course	1302	Italian Stone Pine	16						16	30	17 8 19 13	638	2	2	2	Preserve	
	Good form and vigor																	
Golf Course	1303	River She-oak	10						10	41	10 12 7 16	397	1-2	2	2	Preserve	
	Good form and vigor																	
Golf Course	1304	Aleppo Pine	18						18	33	23 19 24 15	1288	2	2	2	Preserve	
	Good form and vigor, golf ball damage																	
Golf Course	1305	Mondell Pine	21						21	59	19 20 20 22	1288	2	2	2	Preserve	
	Good form and vigor, small longitudinal canker on stem																	
Golf Course	1306	Green Ash	21						21	39	13 15 13 14	594	3-4	3	2	Remove	
	Very steep decline, termites, retrenchment																	
Golf Course	1307	Green Ash	13						13	37	9 6 11 11	269	3	2-3	2	Remove	
	Very steep decline, termites, retrenchment																	
Golf Course	1308	Green Ash	9	14					23	46	9 11 19 11	491	3	2	2	Remove	
	Retrenchment and termites																	
Golf Course	1309	Red Ironbark	28						28	56	24 25 19 26	1734	2-3	3	3	Remove	
	Major failed branch, increased liability																	
Golf Course	1310	River She-oak	9						9	24	8 10 8 8	227	2-3	3	2	Remove	
	Topped, decreased aesthetics																	
Golf Course	1311	River She-oak	7						7	34	6 6 3 6	87	2	2	2	Preserve	
	Golf ball damage																	
Golf Course	1312	River She-oak	8						8	41	8 10 7 12	269	1-2	2	2	Preserve	
	Good form and vigor																	
Golf Course	1313	Red River Gum	15						15	56	16 17 11 16	707	2	2	2	Preserve	
	Good form and vigor																	
Golf Course	1314	Red River Gum	13						13	44	18 9 8 16	510	3	2	2	Remove	
	Moderate to severe retrenchment																	
Golf Course	1315	Red River Gum	7						7	36	6 5 9 9	165	2-3	2-3	2	Preserve	
	Fair vigor, poor form, competing canopy, small specimen																	
Golf Course	1316	Silver Dollar Gum	27						27	62	29 21 26 29	2164	2-3	2-3	2-3	Preserve	Prune deadwood for safety
	Good vigor, small failed limbs																	
Golf Course	1317	Green Ash	10						10	31	15 11 13 10	471	3	3	3	Remove	
	Poor form, mature epicormic sprouters																	

Golf Course	1318	Green Ash	25						25	45	21	27	31	22	2002	2	2	2	Preserve	Prune deadwood
	Minor deadwood, girdled roots																			
Golf Course	1319	Red River Gum	17						17	64	16	25	18	27	1451	2	2	2	Preserve	
	Good form and vigor																			
Golf Course	1320	Silver Dollar Gum	25						25	73	25	20	23	28	1809	2	2	2	Preserve	
	Good form and vigor, squirrel burrows at base																			
Golf Course	1321	Green Ash	15						15	33	7	17	13	11	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	8	113	1-2	2	2	Preserve	
	Good form and vigor, lichens																			
Golf Course	1323	Silver Dollar Gum	24						24	50	36	13	12	22	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	19	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	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	27	1963	2	2	2	Preserve	
	Good form and vigor, upper canopy deadwood																			
Golf Course	1327	Red River Gum	10						10	44	15	8	9	15	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	13	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	9	330	2	2	2	Preserve	
	Ball damage, lean																			
Golf Course	1330	Red Ironbark	24						24	63	24	19	25	22	1590	3	3	2	Remove	
	Borers, weak, failed major limb																			
Golf Course	1331	Chinese Elm	5	2.5					7.5	18	10	13	13	6	346	2	2-3	2	Preserve	
	Lean, small specimen, small flare canker																			
Golf Course	1332	Chinese Elm	7						7	24	10	7	10	12	298	2	2	2	Preserve	
	Ball damage, small specimen																			
Golf Course	1333	Red Ironbark	19						19	44	21	16	26	20	1352	2-3	2-3	3	Remove	
	Borers, branch failure, weak																			
Golf Course	1334	Silver Dollar Gum	14	17					31	47	16	22	14	19	989	3-4	2	2	Remove	
	Moderate to severe retrenchment, decline																			
Golf Course	1335	Silver Dollar Gum	20						20	59	32	16	13	26	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	18	707	1-2	2	2	Preserve	
	Good form and vigor																			

Golf Course	1337	River She-oak	20						20	31	10	11 15	11	434	2-3	2	2	Preserve	Treat infection
	Cankers, good vigor																		
Golf Course	1338	Black Alder	8						8	22	5	28 5	8	415	3	2-3	2-3	Remove	
	Poor vigor, decline, ball damage, leaf tip burn																		
Golf Course	1339	River She-oak	10						10	40	7	8 9	7	189	2	2	2	Preserve	
	Ball damage, good vigor																		
Golf Course	1340	River She-oak	7						7	31	6	8 9	6	165	2	2	2	Preserve	
	Healing flare canker, good form and vigor																		
Golf Course	1341	Silver Dollar Gum	33						33	29	23	24 23	29	1923	3	3	2	Remove	Can keep if pruned for safety and re-evaluated
	Multiple broken limbs, senescent																		
Golf Course	1342	Canary Island Pine	19						19	56	19	11 22	12	804	3	3	2	Remove	
	Diminished crown, increased retrenchment																		
Golf Course	1343	Red River Gum	23						23	81	25	17 28	31	2002	2	2	2	Preserve	
	Good form and vigor, minor cankers at root crown																		
Golf Course	1344	Aleppo Pine	16						16	56	14	14 21	9	660	2	2	2	Preserve	
	Fair to good form and vigor																		
Golf Course	1345	Aleppo Pine	20						20	47	25	23 13	12	1046	2	2	2	Preserve	
	Lean, fair to good form and vigor, upper canopy deadwood																		
Golf Course	1346	Red River Gum	17						17	80	28	23 13	13	1164	2-3	2-3	2	Preserve	Prune deadwood
	Ball damage, good form and vigor																		
Golf Course	1347	Mondell Pine	16						16	19	21	23 10	16	962	2-3	3	3	Remove	
	Significant lean with soil lift, failure risk																		
Golf Course	1348	Green Ash	19						19	45	10	16 12	19	638	3	3	3	Remove	
	Severe decline																		
Golf Course	1349	Mondell Pine	11						11	13	10	18 0	12	314	2-3	3	3	Remove	
	Lean, poor form																		
Golf Course	1350	Silver Dollar Gum	14						14	31	14	13 9	14	491	3	3	2	Remove	
	Termites, significant retrenchment																		
Golf Course	1351	Mexican Fan Palm	19						19	41	8	6 10	7	189	1-2	1-2	2	Preserve	
	Good form and vigor																		
Golf Course	1352	Port Orford Cedar	9						9	23	9	5 9	9	201	2	2-3	2-3	Preserve	
	Lean, low risk of failure																		
Golf Course	1353	River She-oak	9						9	44	12	8 10	8	283	1-2	2	2	Preserve	
	Good form and vigor																		
Golf Course	1354	Red Ironbark	26						26	73	39	25 16	22	2042	2-3	2-3	2-3	Preserve	Re-evaluate if keeping
	Good form and vigor, evidence of borers, large specimen																		
Golf Course	1355	Green Ash	29						29	54	24	26 33	27	2375	2	2	2	Preserve	
	Good form and vigor																		

Golf Course	1356	Red Ironbark	29						29	43	16 20 20 18	1075	2-3	2	2	Preserve	
	Good to fair form and vigor																	
Golf Course	1357	Silk Oak Tree	23						23	64	16 14 17 20	881	2	2	3	Remove	
	Termite frass at crotch, multiple failed branches																	
Golf Course	1358	Silk Oak Tree	12						12	47	11 6 13 7	269	3	2-3	2-3	Remove	
	Large canker at mid-stem. Gummosis																	
Golf Course	1359	Red River Gum	27						27	71	32 26 28 24	2375	2	2	2	Preserve	
	Small failed branches																	
Golf Course	1360	Red Ironbark	29						29	71	31 27 18 23	1923	2	2	2	Preserve	Prune for safety
	Hangs over cart path, competing canopy, good vigor, gummosis																	
Golf Course	1361	Brazilian Pepper	13						13	21	7 7 9 10	214	3	2	2-3	Remove	
	Termites, large flare canker																	
Golf Course	1362	Silk Oak Tree	25						25	73	13 26 24 29	1661	2	2	2-3	Preserve	Prune for safety
	Good form and vigor, included bark, near cart path																	
Golf Course	1363	Silk Oak Tree	22						22	65	19 14 20 20	1046	2	2	2-3	Preserve	Prune for safety
	Good form and vigor, near cart path																	
Golf Course	1364	Silk Oak Tree	15						15	47	12 9 12 17	491	3	3	3	Remove	
	Large flare canker, upper canopy deadwood																	
Golf Course	1365	Silk Oak Tree	16						16	60	17 12 14 6	471	3	2	3	Remove	
	Failed branch at crotch, small cankers																	
Golf Course	1366	Silk Oak Tree	12						12	44	8 5 9 13	240	3	2	2-3	Remove	
	Small cankers, internal decay																	
Golf Course	1367	Silver Dollar Gum	24						24	66	24 21 18 19	1320	2-3	3	3	Remove	
	Large canker at former branch cut, fig growing in decayed wood																	
Golf Course	1368	Silk Oak Tree	15						15	48	10 12 11 17	491	2-3	3	2-3	Remove	Re-evaluate for safety to keep
	Poor structure, minor upper canopy deadwood, failed stem																	
Golf Course	1369	Silk Oak Tree	10						10	38	10 10 10 9	298	2	2	2	Preserve	Treat for borers
	Evidence of borers, gummosis, fair vigor																	
Golf Course	1370	Silk Oak Tree	13						13	47	11 12 11 11	397	3	3	2-3	Remove	
	Internal decay																	
Golf Course	1371	Silk Oak Tree	13						13	48	9 11 19 12	510	3	2-3	2-3	Remove	
	Internal decay																	
Golf Course	1372	Silk Oak Tree	19						19	52	16 17 20 19	1017	3	2-3	2-3	Remove	
	Borers, multiple cankers, internal decay																	
Golf Course	1373	Green Ash	37						37	70	29 19 24 34	2205	3	3	2-3	Remove	
	Large internal decay with cavity, moderate upper canopy deadwood																	
Golf Course	1374	River She-oak	10						10	44	10 12 6 10	283	1-2	2	2	Preserve	
	Good form and vigor																	

Golf Course	1375	Brazilian Pepper	16						16	25	5	11 7	12	240	2	2	2	Preserve	
	Unusual form																		
Golf Course	1376	Red Ironbark	8						8	29	13	15 7	11	415	2	2	2	Preserve	
	Small cankers, ball damage																		
Golf Course	1377	Chinese Elm	4.5	3.5	4				12	27	13	14 13	12	531	2-3	2	2	Preserve	
	Ball damage																		
Golf Course	1378	Silver Dollar Gum	26						26	57	24	24 32	28	2289	2	2-3	2	Preserve	Brace codominant stems for safety
	Codominant stems with included bark, good health																		
Golf Course	1379	Red Ironbark	28						28	50	30	29 19	19	1847	2	2	2	Preserve	Prune deadwood
	Good form and vigor, minor upper canopy deadwood																		
Golf Course	1380	Silver Dollar Gum	21						21	51	24	27 19	17	1485	2	2-3	2-3	Preserve	Prune to rebalance crown
	Lean, small failed branch, good vigor																		
Golf Course	1381	Red Ironbark	26						26	62	23	19 29	14	1418	3	2-3	3	Remove	
	Lean, good vigor, large canker on east side																		
Golf Course	1382	River She-oak	10.5						10.5	40	13	13 12	12	491	1-2	2	2	Preserve	
	Good form and vigor																		
Golf Course	1383	Aleppo Pine	42						42	46	20	24 16	34	1734	3	3	2-3	Remove	
	Fig growing in crotch, codominant stems with included bark, severe gummosis																		
Golf Course	1384	Indian Laurel Fig	11						11	24	14	20 11	13	660	2	2	2	Preserve	
	Extensive ball damage, good vigor																		
Golf Course	1385	Indian Laurel Fig	16.5						16.5	34	19	26 21	19	1418	2	2	2	Preserve	
	Good form and vigor, ball damage																		
Golf Course	1386	Indian Laurel Fig	9.5						9.5	24	13	14 14	12	551	2	2	2	Preserve	
	Leaf galls, good vigor																		
Golf Course	1387	Red River Gum	17						17	76	33	32 27	32	3018	2-3	2	2	Preserve	
	Extensive ball damage, fair form and vigor																		
Golf Course	1388	River She-oak	11.5						11.5	38	15	12 15	14	615	1-2	2	2	Preserve	
	Good form and vigor, sapsucker damage																		
Golf Course	1389	River She-oak	4.5	1	1	3.5			10	20	7	8 6	7	154	1-2	2	2	Preserve	
	Good form and vigor																		
Golf Course	1390	Spider Gum	15	12					27	31	15	13 13	18	683	3	2-3	2-3	Remove	
	Bracket fungus at flare, senescent, abundant fruit																		
Golf Course	1391	Indian Laurel Fig	10						10	32	18	21 22	21	1320	2	2	2	Preserve	
	Good form and vigor, leaf gall infection																		
Golf Course	1392	Chinese Elm	6.5						6.5	26	17	14 14	13	660	2-3	3	3	Remove	
	Excess lean, fair vigor, poor form																		
Golf Course	1393	River She-oak	6.58						6.58	31	10	8 11	10	298	2	2	2	Preserve	
	Fair form and vigor, large canker with gummosis																		

Golf Course	1394	Indian Laurel Fig	14						14	34	19	17 21	18	1104	3	3	3	Remove	
	Large failed limb, lean, ball damage, frass																		
Golf Course	1395	Indian Laurel Fig	17						17	31	17	22 22	21	1320	2-3	2-3	3	Preserve	Prune for safety and re-evaluate
	Good form and vigor, included bark																		
Golf Course	1396	Shamel Ash	11	11	8.5	9			39.5	36	15	31 22	27	1771	2	2	2	Preserve	Prune for safety and re-evaluate
	Leaf tip burn, good vigor																		
Golf Course	1397	Brazilian Pepper	25.5						25.5	36	13	18 21	21	1046	3	3	2-3	Remove	
	Flare canker, termites																		
Golf Course	1398	Red River Gum	8.5						8.5	22	14	21 14	12	730	3	3	2-3	Remove	
	External canker at lower stem																		
Golf Course	1399	Red River Gum	12.5						12.5	52	17	12 18	17	804	1-2	2	2	Preserve	
	Good form and vigor																		
Golf Course	1400	Aleppo Pine	26.5						26.5	47	28	19 29	36	2462	2	3	3	Preserve	Brace for safety
	Codominant stems with included bark, good vigor																		
Golf Course	1401	Mexican Fan Palm	16.5						16.5	54	6	6 6	6	113	1-2	2	2	Preserve	
	Good form and vigor																		
Golf Course	1402	Mexican Fan Palm	11.5						11.5	15	6	6 6	6	113	2	3	3	Remove	
	Poor location, along fence line																		
Golf Course	1403	Mexican Fan Palm	16						16	33	6	6 6	6	113	2	2	2	Remove	
	On fence line, poor location																		
Golf Course	1404	Shamel Ash	6	6					12	22	8	8 7	6	165	3	3	2-3	Remove	
	Termites, frass, poor form, embedded in fence																		
Golf Course	1405	Carrotwood	12						12	27	8	10 15	10	363	3	3	2-3	Remove	
	Extensive sapsucker damage, failed branch																		
Golf Course	1406	Carrotwood	14.5						14.5	28	13	14 18	16	730	3	3	2	Remove	
	Sapsucker damage, decline																		
Golf Course	1407	Carrotwood	5.5						5.5	27	10	5 15	10	314	3	2-3	2	Remove	
	Sapsucker damage, decline, competing canopy																		
Golf Course	1408	River She-oak	8						8	30	9	7 14	8	283	2	2	2	Preserve	
	Good vigor, codominant stems																		
Golf Course	1409	Green Ash	21						21	45	23	20 23	17	1352	3	2-3	2	Remove	
	Termites in stems																		
Golf Course	1410	Green Ash	11						11	39	19	12 19	9	683	2	3	2-3	Remove	
	Topped, on fence line, poor canopy, water sprouting																		
Golf Course	1411	Brazilian Pepper	12	7.5	8.5	12	9		49	38	26	21 14	12	1046	2	3	2	Remove	
	On fence line, good vigor, multi-stemmed																		
Golf Course	1412	Brazilian Pepper	11	7	9	9	11.5		47.5	47	26	15 25	18	1385	2	3	2-3	Remove	
	On fence line, good vigor, multi-stemmed																		

Golf Course	1413	Brazilian Pepper	13	7.5	9	11	9		49.5	46	15 27 18 21	1288	2	3	2-3	Remove	
	On fence line, good vigor, multi-stemmed																
Golf Course	1414	Brazilian Pepper	11	8.5	8				27.5	45	20 24 18 15	1164	2	3	2-3	Remove	
	On fence line, good vigor, multi-stemmed																
Golf Course	1415	Green Ash	22						22	75	30 23 31 25	2332	3	3	2-3	Remove	
	Surficial root canker, increased risk, included bark																
Golf Course	1416	River She-oak	7	6					13	40	12 13 11 19	594	2	2-3	2	Preserve	Prune codominant stem
	Codominant stems, good vigor																
Golf Course	1417	River She-oak	7.5						7.5	35	8 11 12 15	415	1-2	2	2	Preserve	
	Good form and vigor																
Golf Course	1418	Green Ash	16						16	62	20 15 17 23	1104	2-3	2	3	Remove	
	Cankers at crotch, fair form and vigor, sapsucker damage, leaf tip burn																
Golf Course	1419	River She-oak	6						6	31	6 7 7 8	154	1-2	2	2	Remove	
	Good form and vigor																
Golf Course	1420	Western Sycamore	8						8	49	12 14 13 14	551	2	2	2	Preserve	
	Good form and vigor, upper canopy deadwood																
Golf Course	1421	Western Sycamore	8						8	38	10 15 11 21	638	2	2	2	Preserve	
	Good form and vigor, small canker on stem																
Golf Course	1422	Canary island Pine	11						11	36	8 5 12 11	254	2	2	2-3	Preserve	
	Sweep lean, good vigor, large mechanical damaged area, canker																
Golf Course	1423	Peruvian Pepper	9	6					15	23	2 11 7 8	154	3	3	2-3	Remove	
	Inner stem decay, decline																
Golf Course	1424	Peruvian Pepper	11	7					18	28	9 8 13 15	397	3	3	2-3	Remove	
	Cavity in flare, small cavities in limb																
Golf Course	NT1	Mexican Fan Palm	16						16	51	6 6 6 6	113	1-2	2	2	Preserve	
	Good form and vigor, not able to get to tree due to debris pile																