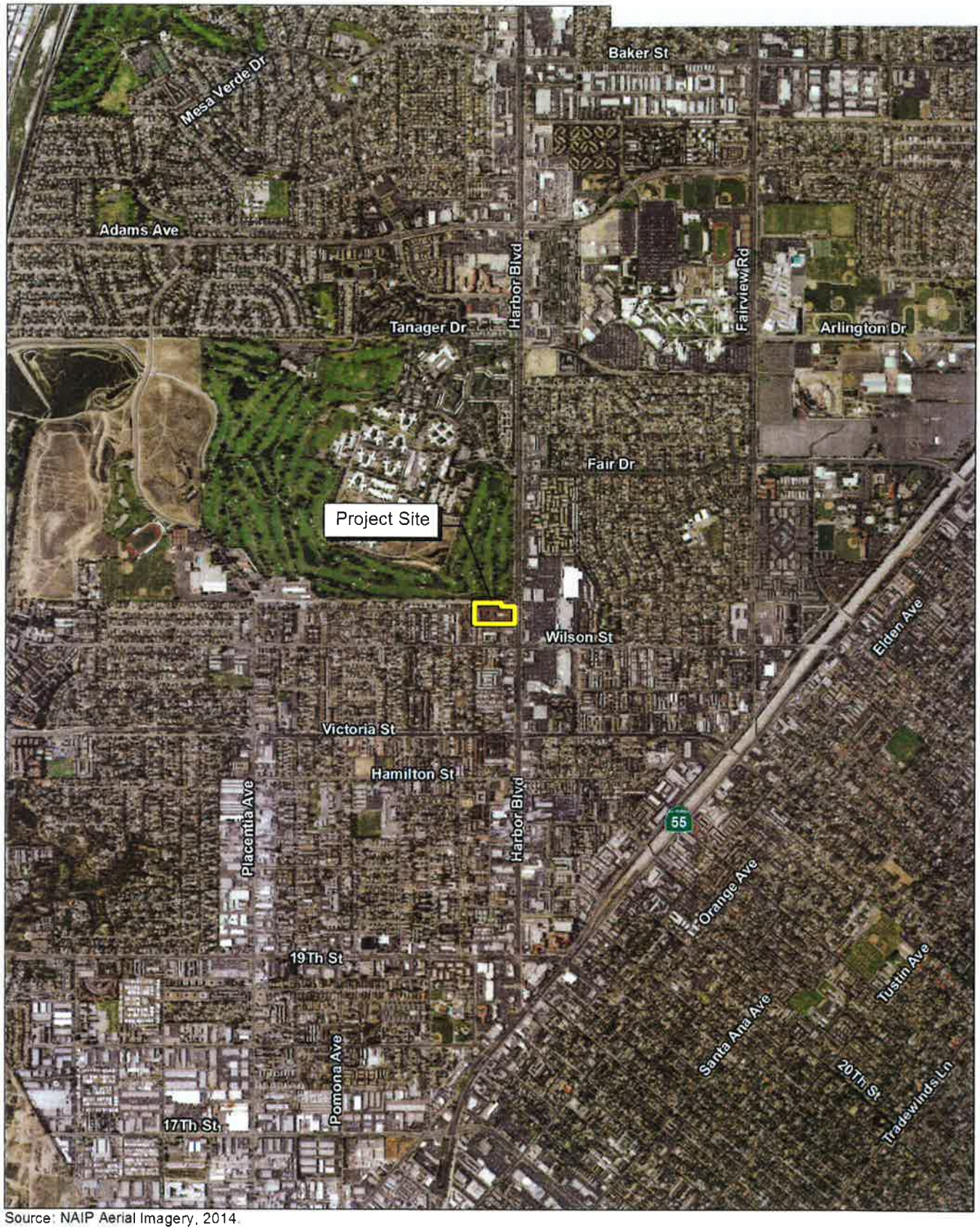



Source: NAIP Aerial Imagery, 2014.

FirstCarbon® SOLUTIONS

2,000 1,000 0 2,000 Feet

[redacted]

Local Vicinity Map

00800025 • 07/2015 | 2_local_vicinity.mxd

CITY OF COSTA MESA • 2277 HARBOR BOULEVARD
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

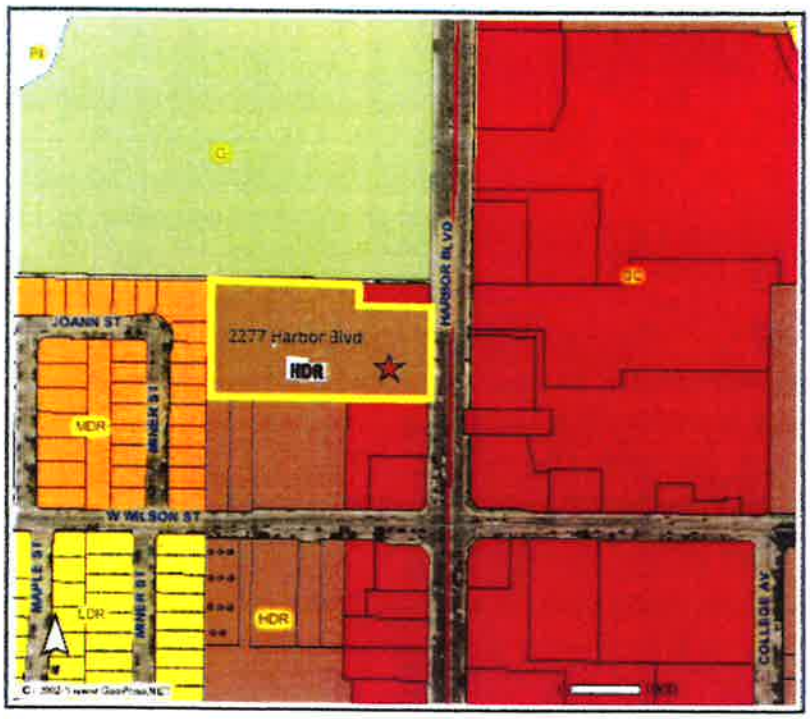
**Existing Zoning Map: Local Business District (C1)**

**Proposed Zoning Map: Planned Development Residential-High Density (PDR-HD)**

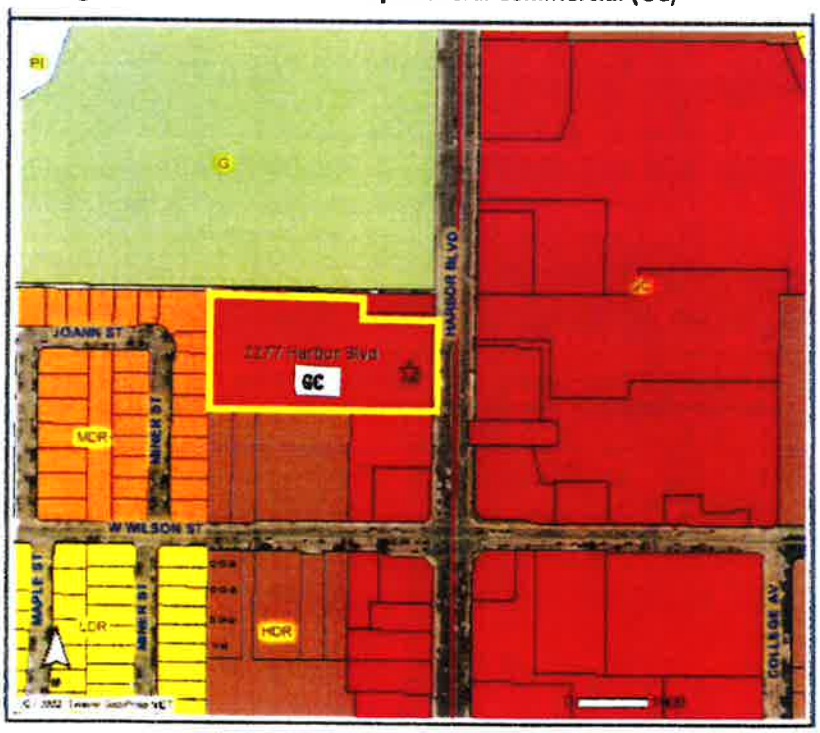
Source: City of Costa Mesa.

## Zoning Map

**Proposed General Plan Land Use Map: High Density Residential (HDR)**

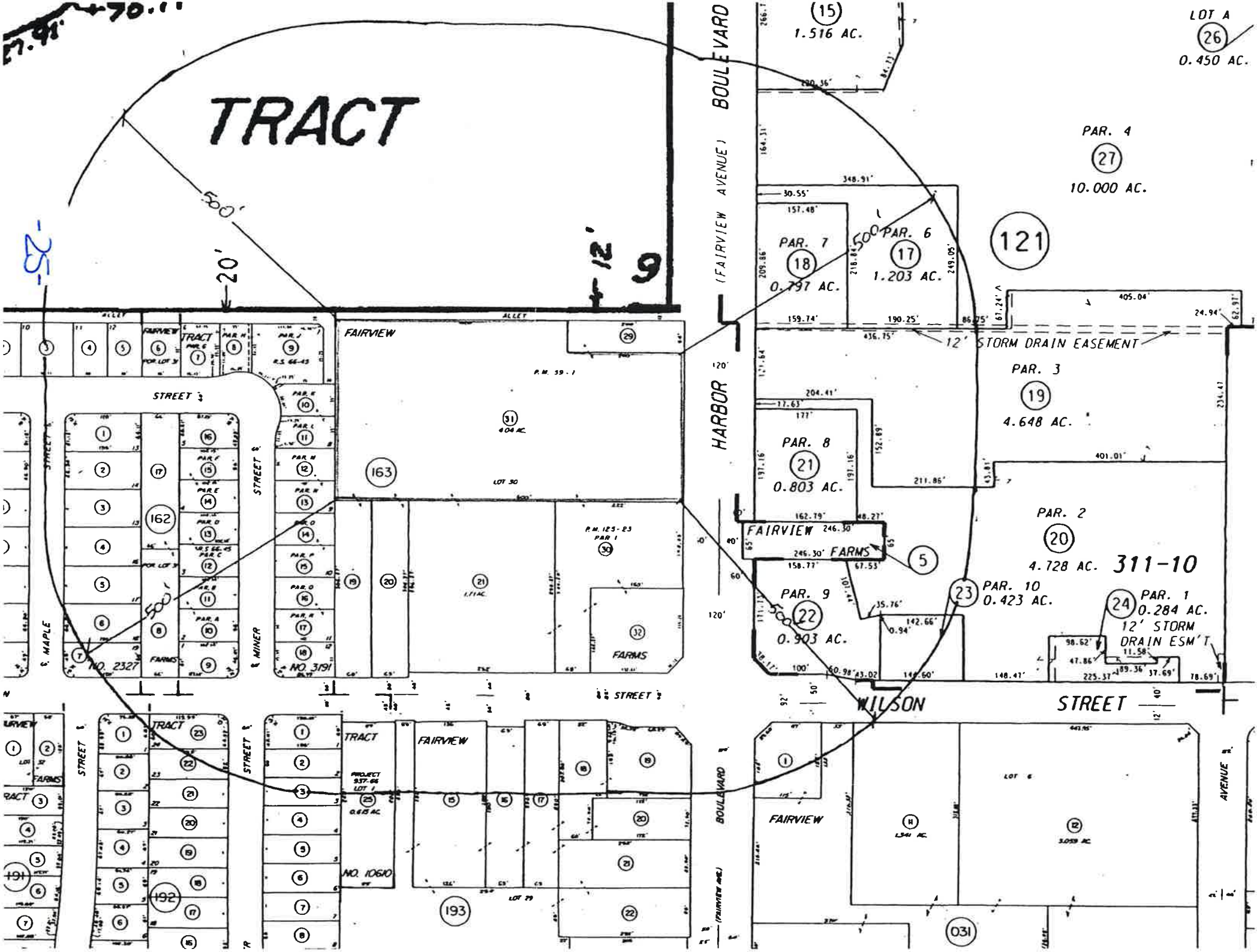



**Existing General Plan Land Use Map: General Commercial (GC)**




Source: City of Costa Mesa.

## General Plan Land Use Map



TRACT
500'
20'
12'
9
-25-
BOULEVARD
(FAIRVIEW AVENUE)
HARBOR
15
1.516 AC.
LOT A
26
0.450 AC.
PAR. 4
27
10.000 AC.
121
PAR. 7
18
0.797 AC.
PAR. 6
17
1.203 AC.
12' STORM DRAIN EASEMENT
PAR. 3
19
4.648 AC.
PAR. 8
21
0.803 AC.
PAR. 2
20
4.728 AC.
311-10
FAIRVIEW
FARMS
5
PAR. 9
22
0.903 AC.
23
PAR. 10
0.423 AC.
24
PAR. 1
0.284 AC.
12' STORM DRAIN ESM'T
WILSON
STREET
FAIRVIEW
STREET
MAPLE
MINER
FARMS
NO. 2327
NO. 3191
163
162
31
404 AC.
LOT 30
P.M. 59-1
P.M. 125-23
PAR 1
FAIRVIEW
FARMS
TRACT
PROJECT 937-66
LOT 1
0.615 AC.
NO. 10610
LOT 29
193
192
191
FAIRVIEW
LOT 6
1.541 AC.
3.059 AC.
031
AVENUE