



# **CITY COUNCIL AGENDA REPORT**

MEETING DATE: October 18, 2004

ITEM NUMBER: \_\_\_\_\_

**SUBJECT:** FINAL ENVIRONMENTAL IMPACT REPORT NO. 1051 (SCH NO. 2003071089)  
PACIFIC MEDICAL PLAZA  
1626/1640 NEWPORT BOULEVARD

**DATE:** OCTOBER 7, 2004

**FROM:** DEVELOPMENT SERVICES DEPARTMENT/PLANNING DIVISION

**PRESENTATION BY:** KIMBERLY BRANDT, SENIOR PLANNER

**FOR FURTHER INFORMATION CONTACT:** KIMBERLY BRANDT (714) 754-5604

---

## **RECOMMENDATION:**

Adopt attached resolution certifying Final Environmental Impact Report No. 1051 for the Pacific Medical Plaza project.

## **BACKGROUND:**

The City of Costa Mesa retained LSA Associates to prepare the necessary environmental documentation for the proposed Pacific Medical Plaza project located at 1626/1640 Newport Boulevard. The proposed project consists of a general plan amendment, rezone, mobilehome park conversion, and master plan approval to allow the development of a 76,500 square-foot, 4-story medical office building on a 4.4-acre site. Other construction includes a 3-level parking structure containing 359 spaces and a surface parking lot containing 103 spaces. Final Environmental Impact Report (EIR) No. 1051 is a "Project" EIR in that it examines all phases of the project including planning, construction, and operation.

The Final EIR consists of the following two documents:

Volume 1-Draft EIR No. 1051, including the technical appendices, dated June 2004

Volume 2- EIR No. 1051 Responses to Comments, dated August 2004

Both the Draft EIR and the Responses to Comments were previously forwarded to the City Council. On September 13, 2004, Planning Commission recommended certification of the Final EIR, on a 4-0 vote (DeMaio absent).

## **ANALYSIS:**

The Final EIR includes an executive summary (Section 1) that identifies the project's significant impacts, mitigation measures, and impacts that are still significant, even after implementation of all feasible mitigation measures. Included with the Planning

Commission staff report (Attachment 2) is a summary of the project's anticipated impacts and recommended mitigation measures for the following topics:

- 4.1 Aesthetics
- 4.2 Air Quality
- 4.3 Cultural Resources
- 4.4 Geology/Soils
- 4.5 Hazardous Materials
- 4.6 Hydrology and Water Quality
- 4.7 Land Use
- 4.8 Noise
- 4.9 Population and Housing
- 4.10 Public Services and Utilities
- 4.11 Transportation and Circulation

The Planning Commission staff report also provides a detailed summary of the Final EIR findings.

**ALTERNATIVES CONSIDERED:**

The CEQA Guidelines require that all EIRs address project alternatives. Final EIR #1051 analyzes the 4 following land use alternatives:

- **Alternative 1.** No Project/No Development Alternative;
- **Alternative 2.** Mobilehome Park Conversion and Retail Development under Existing General Plan designation and C2 Zoning District;
- **Alternative 3.** Mobilehome Park Conversion and Medical Office Development under Existing General Plan designation and C2 Zoning District; and
- **Alternative 4.** Mobilehome Park Conversion and 3-story Medical Office Development Design Alternative

Please see the Planning Commission staff report for additional information regarding the project alternatives.

**FISCAL REVIEW:**

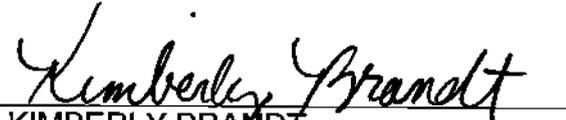
The certification of the Final EIR does not require any fiscal review.

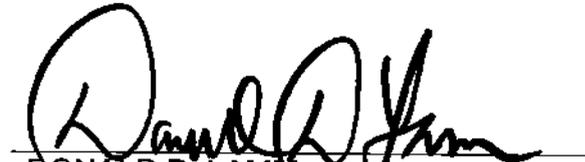
**LEGAL REVIEW:**

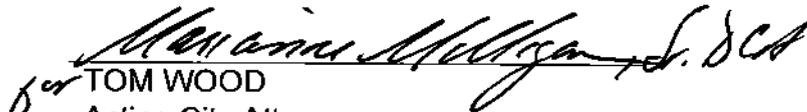
The City Attorney has reviewed the attached resolution and approved it as to form.

**CONCLUSION:**

Final EIR No. 1051 has considered all the environmental effects of the proposed project and a reasonable range of alternatives, and the EIR is complete and adequate and fully complies with the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the City of Costa Mesa Environmental Guidelines. It is important to note that certification of the Final EIR does not obligate or necessitate the City Council to approve the proposed general plan amendment, rezone, mobilehome park conversion permit, and/or final master plan.

  
KIMBERLY BRANDT  
Senior Planner

  
DONALD D. LAMM  
Deputy City Mgr.-Dev. Svs. Director

  
TOM WOOD  
Acting City Attorney

DISTRIBUTION: City Manager  
Assistant City Manager  
Acting City Attorney  
Deputy City Manager-Dev. Svs. Dir.  
Public Service Director  
City Clerk (2)  
Staff (4)  
File (2)

Mr. Joseph Brown  
19700 Fairchild, Suite 100  
Irvine, CA 92612

Ms. Coralee Newman  
Government Solutions  
230 Newport Center Drive, Suite 210  
Newport Beach, CA 92660

Mr. Jeffrey A. Goldfarb  
Rutan & Tucker, LLP  
611 Anton Boulevard, 14<sup>th</sup> Floor  
Costa Mesa, CA 92626-1931

Mr. Rob Balen  
LSA Associates, Inc.  
20 Executive Park, Suite 200  
Irvine, CA 92614-4731

- ATTACHMENTS:**
- 1 Draft Resolution
  - 2 Planning Commission resolution, staff report, meeting minutes

File Name: 101804EIR1051CC

Date: 092904

Time: 130p.m.

**ATTACHMENT 1**

**Draft Resolution**

**RESOLUTION NO. 04-**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COSTA MESA, CALIFORNIA, CERTIFYING FINAL ENVIRONMENTAL IMPACT REPORT NO. 1051 FOR THE PACIFIC MEDICAL PLAZA PROJECT LOCATED AT 1626 AND 1640 NEWPORT BOULEVARD.**

**THE CITY COUNCIL OF THE CITY OF COSTA MESA HEREBY RESOLVES AS FOLLOWS:**

WHEREAS, Draft Environmental Impact Report (EIR) No. 1051 (State Clearinghouse Number 2003071089) has been prepared for the Pacific Medical Plaza project located at 1626/1640 Newport Boulevard.

WHEREAS, the Draft EIR was prepared in accordance with the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the City of Costa Mesa Environmental Guidelines.

WHEREAS, the City of Costa Mesa circulated the Draft EIR from June 11, 2004 to July 26, 2004 for public comment and review.

WHEREAS, the City of Costa Mesa received written and verbal comments from the public during and after the review period.

WHEREAS, written comments and oral testimony were responded to in the manner set forth in California Code of Regulations Section 15088(b) through Comments and Responses submitted to the City of Costa Mesa.

WHEREAS, the Planning Commission conducted public hearings on July 12, 2004 and September 13, 2004 on the EIR and recommended certification of Final EIR No. 1051 by adoption of Resolution PC-04-56.

WHEREAS, the City Council conducted a public hearing on October 18, 2004 on the EIR.

WHEREAS, the City Council has reviewed all environmental documents comprising the Final EIR and has found that the Final EIR considers all environmental impacts of the proposed project and a reasonable range of

alternatives, and the Final EIR is complete and adequate and fully complies with all requirements of CEQA, the CEQA Guidelines, and the City of Costa Mesa Environmental Guidelines.

WHEREAS, the Final EIR No. 1051 reflects the independent judgment of the City of Costa Mesa.

BE IT RESOLVED that the Costa Mesa City Council does hereby certify Final EIR No. 1051 as complete and adequate in that it addresses all environmental effects on the project and fully complies with the requirements of CEQA, the CEQA Guidelines, and the City of Costa Mesa Environmental Guidelines.

BE IT FURTHER RESOLVED that the evidence presented in the record as a whole, indicates that the project will not individually or cumulatively have an adverse effect on wildlife resources or habitat.

PASSED AND ADOPTED this 18<sup>th</sup> day of October 2004.

---

Mayor, City of Costa Mesa

STATE OF CALIFORNIA )  
COUNTY OF ORANGE )  
CITY OF COSTA MESA )

I Julie Folcik, Deputy City Clerk of the City Council of the City of Costa Mesa, hereby certifies that the above and foregoing Resolution No. \_\_\_\_\_ was duly and regularly passed and adopted by the said City Council at a regular meeting thereof, held on the 18<sup>th</sup> day of October, 2004.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Seal of the City of Costa Mesa this 18th day of October, 2004.

\_\_\_\_\_  
Deputy City Clerk of  
The City Council of the City of Costa Mesa

## **ATTACHMENT 2**

**Planning Commission resolution, meeting minutes,  
and staff report**

RESOLUTION NO. PC-04-56

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA, RECOMMENDING TO THE CITY COUNCIL CERTIFICATION OF FINAL ENVIRONMENTAL IMPACT REPORT NO. 1051 FOR THE PACIFIC MEDICAL PLAZA PROJECT LOCATED AT 1626 AND 1640 NEWPORT BOULEVARD.**

**THE PLANNING COMMISSION OF THE CITY OF COSTA MESA HEREBY RESOLVES AS FOLLOWS:**

WHEREAS, Draft Environmental Impact Report (EIR) No. 1051 (State Clearinghouse Number 2003071089) has been prepared for the Pacific Medical Plaza project.

WHEREAS, the Draft EIR was prepared in accordance with the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the City of Costa Mesa Environmental Guidelines.

WHEREAS, the City of Costa Mesa circulated the Draft EIR from June 11, 2004 to July 26, 2004 for public comment and review.

WHEREAS, the Planning Commission conducted public hearings on July 12, 2004 and September 13, 2004 on the EIR.

WHEREAS, the City of Costa Mesa received written and verbal comments from the public during and after the review period.

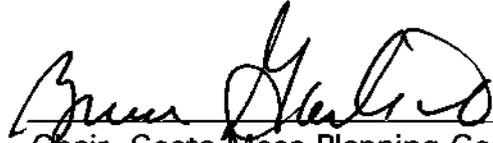
WHEREAS, written comments and oral testimony were responded to in the manner set forth in California Code of Regulations Section 15088(b) through Comments and Responses submitted to the Planning Commission.

WHEREAS, the Planning Commission has reviewed all environmental documents comprising the Final EIR and has found that the Final EIR considers all environmental impacts of the proposed project and a reasonable range of alternatives, and the Final EIR is complete and adequate and fully complies with all requirements of CEQA, the CEQA Guidelines, and the City of Costa Mesa Environmental Guidelines.

WHEREAS, the Final EIR No. 1051 reflects the independent judgment of the City of Costa Mesa.

BE IT RESOLVED that the Costa Mesa Planning Commission does hereby recommend to the City Council certification of Final EIR No. 1051 as complete and adequate in that it addresses all environmental effects on the project and fully complies with the requirements of CEQA, the CEQA Guidelines, and the City of Costa Mesa Environmental Guidelines.

PASSED AND ADOPTED this 13<sup>th</sup> day of September 2004.



Chair, Costa Mesa Planning Commission





# **CITY OF COSTA MESA**

P.O. BOX 1200 • 77 FAIR DRIVE • CALIFORNIA 92628-1200

---

DEVELOPMENT SERVICES DEPARTMENT

**FOR ATTACHMENTS NOT INCLUDED IN THIS REPORT,  
PLEASE CONTACT THE CITY CLERK AT (714) 754-5223**