



CITY OF NEWPORT BEACH ENVIRONMENTAL CHECKLIST FORM

1. Project Title: Westcliff Medical Arts Building (a.k.a. Mariner's Medical Arts) (PA2008-179)
2. Lead Agency Name and Address: City of Newport Beach
Planning Division
3300 Newport Boulevard,
Newport Beach, CA 92658-8915
3. Contact Person and Phone Number: Jaime Murillo, Associate Planner
Newport Beach Planning Division
(949) 644-3209
4. Project Location: 1901 Westcliff Drive
Newport Beach, CA 92660
5. Project Sponsor's Name and Address: John Bral/Westcliff Investors LLC
2601 Main Street, Suite 50
Irvine, CA 92614
(949) 721-8600
6. General Plan Designation: General Commercial (CG)
7. Zoning: Commercial General (CG)
8. Introduction:

The subject property is currently occupied by an existing 17,500 (gross) square foot medical office development located at 1901 Westcliff Drive in the City of Newport Beach. The subject property, which encompasses approximately 1.65 acres (72,000 square feet), is zoned Commercial General (CG) and the General Plan Land Use Element designates the site for General Commercial (CG). The site is limited to a maximum floor area ratio (FAR) of 0.5 by the existing CG zoning and by the General Plan. The existing Mariner's Medical Arts buildings, which were completed in 1963, represent the work of the 20th Century master architect Richard Neutra and are recognized as having historical architectural significance.

9. Project Description:

Project Location

The subject property encompasses approximately 1.65 acres located at 1901 Westcliff Drive in the City of Newport Beach. The site is generally bordered by Westcliff Drive on the north and Sherington Place on the south; existing commercial development abuts the existing development on the east and west. The applicant is also proposing off-site parking to accommodate a shortfall of parking on the subject property. The project applicant will obtain a "shared parking agreement" from the Coronado Apartment complex located at 880 Irvine Avenue. Up to 30 parking spaces will be provided in the parking garage located directly opposite the project site south of Sherington Place. The off-site parking would be utilized for employees only during business hours in order to avoid conflicts with apartment residents.

Existing Improvements

The subject property currently supports three existing buildings (Building A, Building B, and Building C), which encompass 17,500 gross square feet of medical office floor area. The buildings were designed by 20th Century master architect Richard Neutra and are considered a historic resource under CEQA. The existing FAR on the site is approximately 0.25. Existing landscaping that occupies the site includes a variety of ficus, eucalyptus, olive and pine trees. Approximately 100 parking spaces, including four handicapped parking spaces, are provided on-site.

Project Description

The project applicant, Westcliff Investors LLC, is proposing the development and construction of a two story steel frame office building that encompasses 12,917 gross square feet of medical office floor area that will be complementary to the three existing buildings that currently occupy the site. A carport structure and 160 square feet of storage space on the westerly side of Building A is proposed to be demolished to accommodate the development. Development of the additional floor area will result in a total of 30,257 gross square feet of medical office floor area on the subject property. The proposed project will result in a FAR of 0.42, which is consistent with the 0.50 maximum FAR limit of the zoning district and General Plan. The proposed project also includes the repair and restoration and related improvements to the existing historic structures that currently occupy the 1.65-acre property. These improvements include:

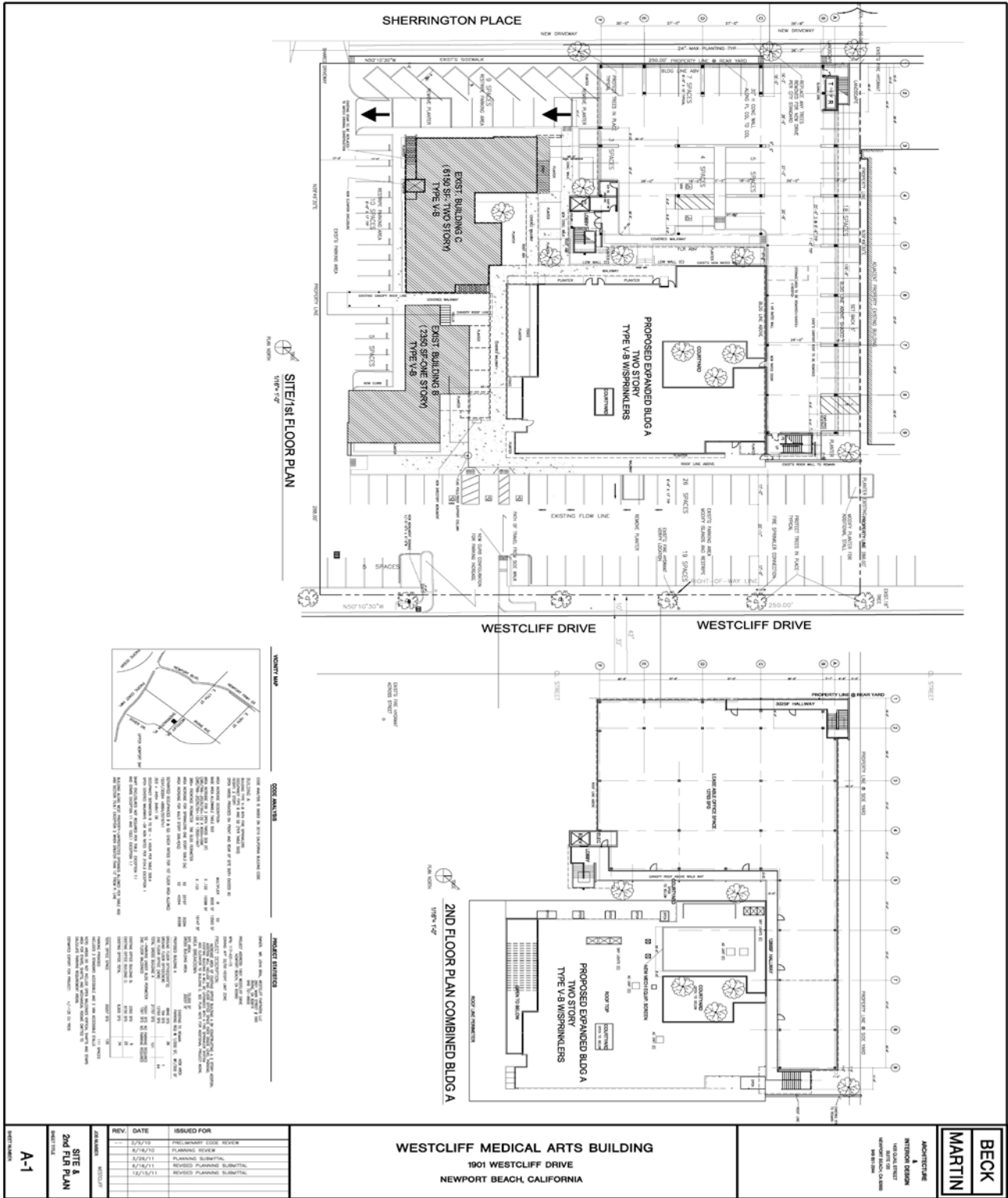
- Renovation of the parking lot along Westcliff Drive and Sherrington Place to accommodate additional parking and accessible parking spaces.
- Installation of a new project identification monument sign at the site entrance along Westcliff Drive.
- Repainting of all of the structures on the site with colors to match, as closely as possible, the existing building colors.
- Provision of a new tenant directory and suite identification signage in the project pedestrian entrance area
- Addition of fluorescent down lights to the exterior walkway covering and building overhangs fronting on Westcliff Drive, including repair and/or replacement of the lens covers on the existing, continuous recessed strip fixtures adjacent to the new down lights.
- Renovation of existing landscape throughout the site, taking into account the original project planting scheme.
- Replacement of the existing stair to the second floor of the southeast corner of Building B.
- Installation of a new elevator in Building B to meet medical use requirements.

The proposed project, as designed, includes the provision of 111 parking spaces, including three standard accessible and two van accessible stalls. The parking code requirement for the project is 152 based on the current parking code requirement of 1 space/200 square feet. The applicant is requesting a parking rate adjustment based on the prior parking code requirement of 1 space/250 square feet of floor area for the existing structures and 1 space/200 square feet for the new additional floor area, resulting in a total of 135 parking spaces that would be required. In order to accommodate the shortfall of on-site parking, the project applicant is also proposing off-site parking, which would include up to 30 parking spaces in a parking garage located directly across Sherrington Place at 880 Irvine Avenue.

Exhibit 1 illustrates the proposed site plan.

The project applicant is requesting the following applications/requests for approval:

- Planned Development Permit to encourage the reservation of the existing medical office complex while accommodating the proposed development. The Planned Development Permit includes a request to adjust the on-site parking requirements (i.e., waiver of on-site parking).
- Conditional Use Permit to allow the use of off-site parking.
- Preparation of a traffic study and review pursuant to the City's Traffic Phasing Ordinance.

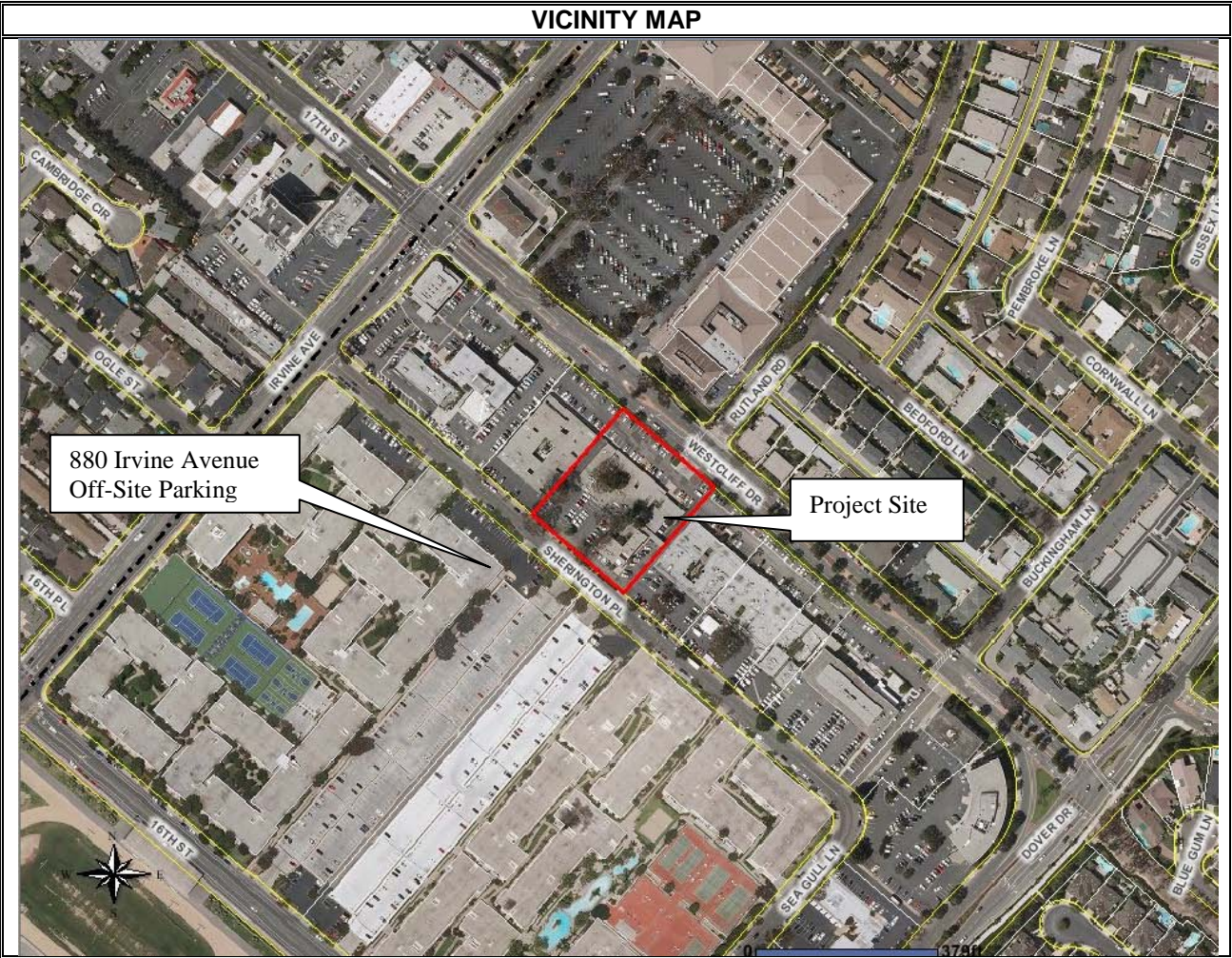


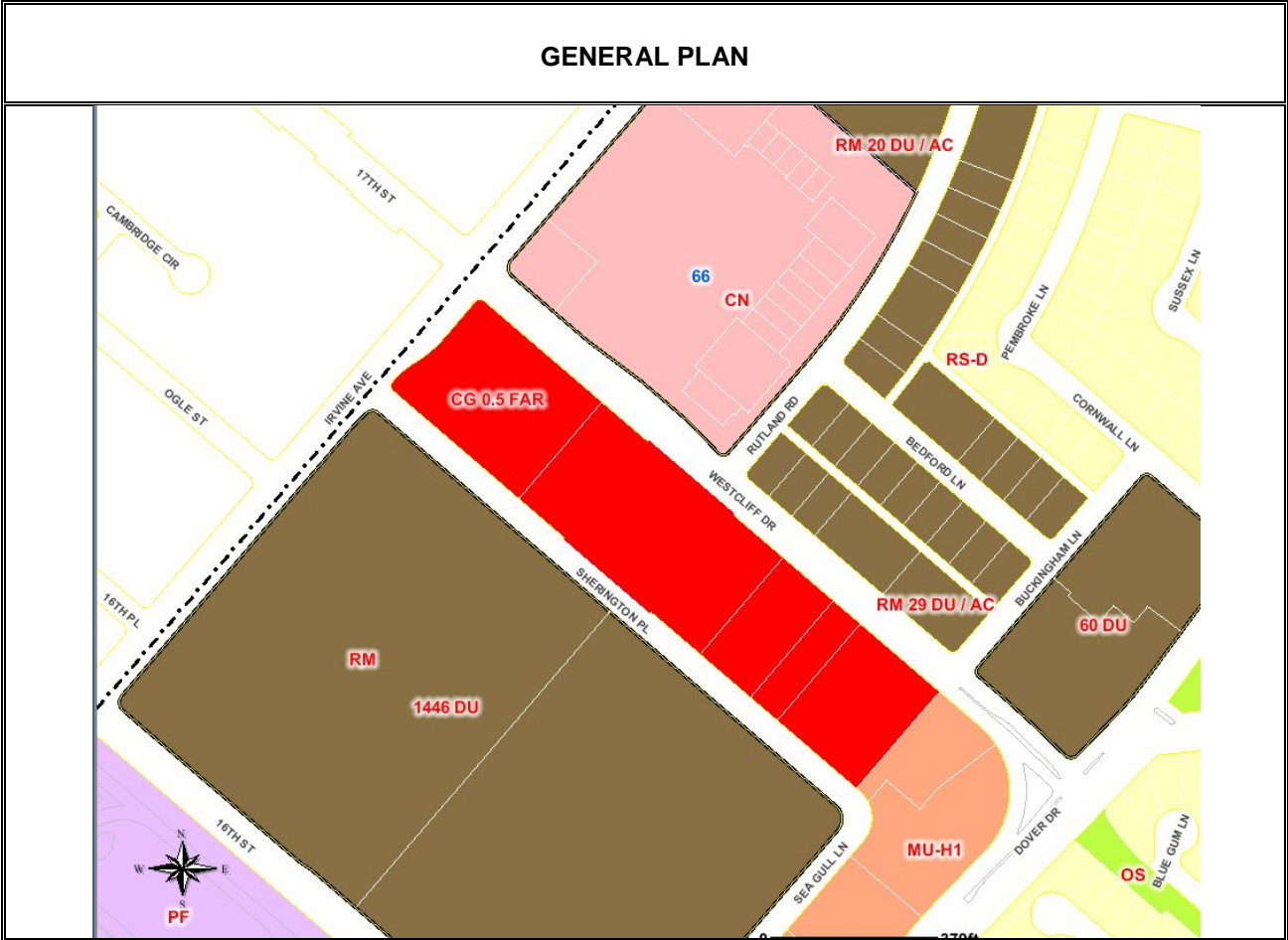
10. Surrounding Land Uses and Setting:

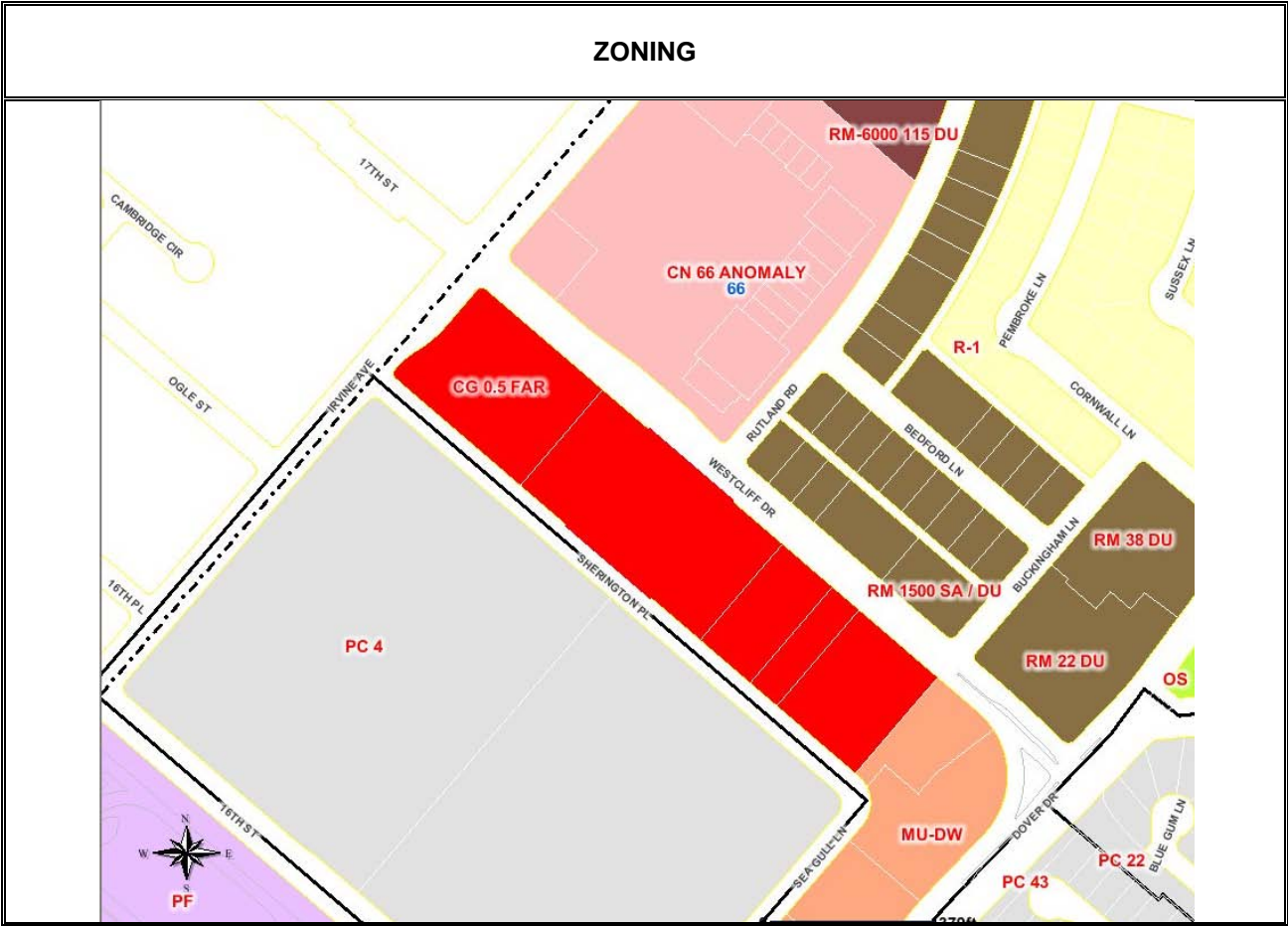
LOCATION	GENERAL PLAN	ZONING	CURRENT USE
ON-SITE	General Commercial (CG)	Commercial General (CG)	Medical office complex
NORTH	Multiple-Unit Residential (RM) and Neighborhood Commercial (CN)	Multi-Unit Residential (RM) and Commercial Neighborhood (CN)	Multiple-unit dwellings and shopping center
SOUTH	Multiple-Unit Residential (RM)	Planned Community (PC-4)	Multiple-unit dwellings
EAST	CG	CG	Retail and restaurant uses
WEST	CG	CG	Professional and medical office

11. Other public agencies whose approval is required:

None







ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|--|---|--|
| <input checked="" type="checkbox"/> Aesthetics | <input checked="" type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Agricultural Resources | <input checked="" type="checkbox"/> Land Use & Planning | <input type="checkbox"/> Recreation |
| <input checked="" type="checkbox"/> Air Quality | <input type="checkbox"/> Hydrology & Water Quality | <input checked="" type="checkbox"/> Transportation/Traffic |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Utilities & Service Systems |
| <input checked="" type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Noise | <input checked="" type="checkbox"/> Greenhouse Gas Emissions |
| <input type="checkbox"/> Geology & Soils | <input type="checkbox"/> Population & Housing | <input checked="" type="checkbox"/> Mandatory Findings of Significance |

DETERMINATION

On the basis of this initial evaluation:

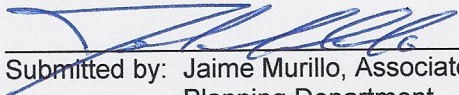
I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

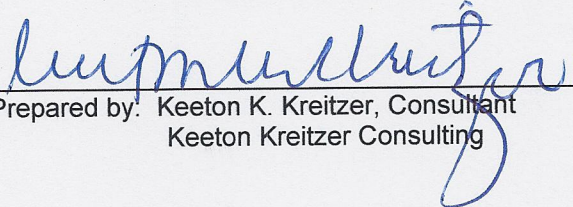
I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

I find that the proposed project MAY have a significant effect on the environment, and ENVIRONMENTAL IMPACT REPORT is required.

I find that the proposed project MAY have a significant effect(s) on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets, if the effect is a "potentially significant impact" or "potentially significant unless mitigated." An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

I find that although the proposed project could have a significant effect on the environment, there WILL NOT be a significant effect in this case because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.


Submitted by: Jaime Murillo, Associate Planner
Planning Department
Date: 4/26/12


Prepared by: Keeton K. Kreitzer, Consultant
Keeton Kreitzer Consulting
Date: 4.26.12

**CITY OF NEWPORT BEACH
 ENVIRONMENTAL CHECKLIST**

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
I. AESTHETICS. Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>The proposed project encompasses approximately 1.65 acres on Westcliff Drive in the City of Newport Beach. The Natural Resources Element of the Newport Beach General Plan identifies both Public View Points and Coastal View Roads on Figure NR3; however, neither Public View Points nor Coastal View Roads are located adjacent to or in the immediate vicinity of the project site. Important scenic and/or aesthetic amenities are generally located within the coastal zone and encompass views of bluffs, Newport Bay and surroundings, and the coastal areas within the City. Based on the design of the proposed project, implementation of the proposed project will not result in substantial visual impacts, and would not result in any significant changes to public views within the project area. Therefore, no significant impacts are anticipated and no mitigation measures are required.</p>				
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>The subject property and areas surrounding the site are currently developed with a variety of urban uses, including professional/medical offices, retail commercial and residential development. As a result, the site has been substantially altered in order to accommodate the existing land uses. The site is devoid of significant natural features such as rock outcroppings and/or native or important habitat. The existing trees and vegetation that are located on the site are introduced landscape species. As previously indicated, the existing medical office buildings are historically significant. Although they are not located adjacent to a state scenic highway, the additional medical office building proposed on the site could adversely affect the aesthetic integrity of the historic structures. Therefore, the Draft EIR will evaluate the effect of the project's architectural and visual character on the existing overall aesthetic character of the existing historic structures.</p>				
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>As indicated above, the existing Mariners' Medical Arts Building has been identified by the City of Newport Beach as an important historic resource (refer to Section V - Cultural Resources). The design of the three existing buildings reflects the Mid-Century Modern architectural style of master architect Richard Neutra. As a result, the "contemporary" architecture reflected in the nearly 13,000 square foot building addition proposed by the applicant may conflict with the aesthetic (as well as historic) character of the existing Mariner's Medical Arts building, affecting the aesthetic quality of the site. Therefore, the Draft EIR will evaluate the potential visual impacts of the proposed project.</p>				
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>The existing development is characterized by lighting that illuminates the surface parking lot that serves the existing medical office structures and nearby professional office and retail/commercial development along Westcliff Drive. Lighting will also be provided for the same purpose as that which currently exists (i.e., security and parking lot illumination). Lighting required to illuminate the existing parking lots for the proposed medical office addition will comply with standards established by the Newport Beach Municipal Code. Proposed lighting will not spill onto adjacent properties. Lighting will be energy efficient and will also be shielded or recessed so that direct glare and reflections are contained within the boundaries of the property, as required by the City. Therefore, no significant impacts are anticipated and no mitigation measures are required.</p>				

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
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II. AGRICULTURE AND FOREST RESOURCES. Would the project:

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| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

No Prime Farmland, Farmland of State or Local Importance, or Unique Farmland occurs within or in the vicinity of the site. The site and adjacent areas are designated as "Urban and Built-up Land" and "Other Land" on the Orange County Important Farmland Map. Furthermore, neither the site nor the adjacent areas are designated as prime, unique or important farmlands by the State Resources Agency or by the Newport Beach General Plan. Therefore, no impact on significant farmlands would occur with the proposed project and no mitigation measures are required.

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| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

The Newport Beach General Plan, Land Use Element designates the site as General Commercial and the zoning designation for the site is Commercial General. The existing use of the site is consistent with the adopted long-range land use plans (i.e., General Plan and zoning) adopted by the City for the subject property. Therefore, there is no conflict with zoning for agricultural use, and the property and surrounding properties are not under a Williamson Act contract. No significant impacts are anticipated and no mitigation measures are required.

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Conflict with existing zoning for agricultural use, or cause the rezoning of, forestland (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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The project site is neither zoned nor designated as forest land. The site is currently developed as medical/professional offices. Project implementation would not result in the conversion of any forest land subject to the Public Resources Code. No significant impacts are anticipated and no mitigation measures are required.

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| d) Result in the loss of forestland or conversion of forestland to non-forest use)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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As indicated above, the site is currently developed and is devoid of forest resources. Project implementation will not result in the site's conversion of forest land to non-forest uses. No significant impacts are anticipated and no mitigation measures are required.

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| e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forestland to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

The site is not being used for agricultural purposes and, as indicated previously, is not designated as agricultural land. The subject property and the area surrounding the site are developed with a variety of medical/professional office, retail, and residential uses. Therefore, no agricultural uses on the site or within the site's vicinity would be converted to non-agricultural use. No significant impacts are anticipated and no mitigation measures are required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
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III. AIR QUALITY. Would the project:

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| a) Conflict with or obstruct implementation of the applicable air quality plan? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
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The proposed project is consistent with the adopted Newport Beach General Plan. This long-range plan (i.e., General Plan) has been utilized by the South Coast Air Quality Management District (SCAQMD) to prepare the Air Quality Management Plan (AQMP). However, project implementation includes the intensification of medical office floor area on the 1.65-acre property that would result in the generation of additional air pollutant emissions within the air basin and, as a result, may conflict with the long-range air quality projections, even though the project would not exceed the floor area limits established by the Land Use Element and zoning adopted for the site. The Draft EIR will include an air quality analysis that evaluates the project's consistency with the South Coast AQMP.

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| b) Violate any air quality standard or contribute to an existing or projected air quality violation? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
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As previously indicated, the proposed project encompasses the construction of a new medical office building that would encompass approximately 13,000 square feet. Approval of the proposed project would result in conformity with the long-range land use plan (i.e., Land Use Element of the General Plan) adopted by the City of Newport Beach. Construction activity emissions can be difficult to quantify, since the exact type and amount of equipment that will be used or the acreage that may be disturbed on any given day in the future is not known with certainty. The emphasis in environmental documents relative to construction activity emission impacts has, therefore, been to minimize the emissions as much as possible through comprehensive mitigation even if the exact amount of emissions cannot be precisely quantified. In addition, the long-term, operational emissions resulting from increased stationary sources (e.g., consumption of natural gas and electricity) as well as vehicular trips would also result in increased pollutant emissions that could contribute either individually or cumulatively to the non-attainment status of the South Coast Air Basin. Therefore, the potential project-related air quality impacts resulting from construction and operation of the proposed project will be evaluated in the Draft EIR.

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| c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|---|-------------------------------------|--------------------------|--------------------------|--------------------------|

As indicated above, the applicant is proposing to implement improvements (i.e., additional floor area) to an existing medical office development. Some temporary air pollutant emissions would be anticipated as a result of the site preparation and construction in order to accommodate the proposed increase in medical office floor area. Because it is possible that construction and operational related emissions could exceed thresholds established by the South Coast AQMD, an air quality analysis will be conducted to evaluate the proposed construction impacts. The findings and recommendations of that analysis will be presented in the Draft EIR. Therefore, the Draft EIR will present an analysis of construction-related and post-construction air quality impacts that could be anticipated as a result of project implementation.

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| d) Expose sensitive receptors to substantial pollutant concentrations? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
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Residential development, which is classified as a “sensitive receptor,” is located north of Westcliff Drive and south of Sherington Place within the vicinity of the proposed project. As indicated previously, pollutants would be generated directly by the proposed project both during the construction phase as well as after the additional office space is completed as a result of new vehicular trips generated by the floor area increase. The construction-related emissions will be composed of dust and particulate materials as well as pollutants emitted by the construction equipment that will be dispersed in the area of operations. However, such emissions will be controlled through the implementation of standard conditions and rules prescribed by the South Coast Air Quality Management District and will be short-term in nature. The use of dust control measures can substantially reduce the generation of fugitive dust. Watering reduces dust generation by up to 50 percent when implemented in accordance with SCAQMD Rule 403. The air quality analysis will evaluate the potential impacts to sensitive receptors during the construction phase. The implementation of the dust-reducing measures described above, which are standard conditions, would aid in further reducing pollutant emissions resulting from the proposed project. Although project implementation will result in activities that could affect sensitive receptors (e.g., dust and particulate emissions during construction activities, etc.), the release of particulate matter would be controlled through the mandatory spraying and related measures prescribed by the South Coast AQMD. In addition, long-term, operational emissions could also affect the nearby sensitive receptors. These impacts will be evaluated in the Draft EIR.

- e) Create objectionable odors affecting a substantial number of people?

A variety of odors would be associated with construction equipment exhaust emissions and application of paints and other architectural coatings. The odors would be minor and temporary in nature and would not significantly affect people residing or occupying areas beyond the immediate construction zones. Subsequent to the completion of construction activities, development of the site with approximately 13,000 square foot medical office building would not result in any significant change in the kinds of odors that could be experienced in the immediate project environs. Trash containers would be equipped with lids and would be stored away from any nearby existing residential dwelling units in the vicinity of the project site. The proposed project will not generate unusual or large quantities of solid waste materials, or utilize chemicals (except for landscape maintenance purposes), food products, or other materials that emit strong odors that would adversely affect the ambient air quality in the project environs. Therefore, the project does not have the potential to create objectionable odors; and no mitigation measures are required.

IV. BIOLOGICAL RESOURCES. Would the project:

- a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

The subject property has been extensively altered as a result of site development. No important biological resources are identified in the Natural Resources Element of the Newport Beach General Plan (refer to Figure NR1) and no environmental study areas exist on the site (refer to Figure NR2) in that Element. As previously indicated, the site is developed with approximately 17,500 square feet of medical office floor area. Virtually all of the vegetation existing within the limits of the site is introduced landscape species. Furthermore, the site is entirely surrounded by urban development, including multiple-family residential and commercial uses. No sensitive habitat and/or sensitive plant or animal species exist on the subject property. The proposed project includes the addition of new medical office floor area on the site. Alteration of the site as proposed will not result in any potentially significant direct or indirect impacts to sensitive habitat and/or species. No significant impacts are anticipated and no mitigation measures are required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
<p>b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?</p> <p>No riparian features exist within the limits of the site or in the vicinity of the subject property, which has been substantially altered in order to accommodate the existing development. Development of the site as proposed by the applicant will not result in any impacts to riparian habitat or other sensitive natural community identified in the City's General Plan. No significant impacts are anticipated and no mitigation measures are required.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?</p> <p>As indicated above, no riparian habitat exists on the subject property and no wetlands as defined by Section 404 of the Clean Water Act occur on the site. Project implementation will not result in any potential adverse affects to either wetlands or riparian species. No significant impacts are anticipated and no mitigation measures are required.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?</p> <p>The subject property and the surrounding areas are developed. No migratory wildlife corridors occur on site or in the immediate vicinity of the project site that would be affected by development of the subject property, based on the Natural Resources Element of the City's General Plan. As a result, the proposed project will not interfere with resident, migratory or wildlife species. No significant impacts are anticipated and no mitigation measures are required.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?</p> <p>The site is devoid of natural habitat and/or species. Due to the nature and extent of development on the site and in the surrounding areas, project implementation will not result in any conflicts with adopted policies or ordinances intended to protect important biological resources. No significant impacts are anticipated and no mitigation measures are required.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?</p> <p>There are no local, regional or state habitat conservation plans that would regulate or guide development of the project site. The subject property, which has been developed with professional/medical office floor area, does not support native habitat and/or species and is not included in either a Habitat Conservation Plan or a Natural Community Conservation Plan. No significant direct or indirect impacts to an existing HCP and/or NCCP will occur as a result of project implementation; no mitigation measures are required.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>V. CULTURAL RESOURCES. Would the project:</p>				
<p>a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
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The project property is currently developed with approximately 17,500 square feet of medical office floor area designed by 20th Century master architect Richard Neutra. Although not currently included among the seven properties listed in the Newport Beach Register of Historic Places, it is identified as one of 61 buildings in the 1992 Historic Resource Inventory by an Ad Hoc Historic Preservation Advisory Committee established by the Newport Beach City Council (i.e., Record No. 21) and is assigned a "Class 3" status for significance at the local level. A historic resource assessment of the buildings was prepared by Chattel Architecture and Planning in 2009 to evaluate the historic significance of the existing structures. The report concluded that the existing Mariner's Medical Arts buildings represent the culmination of ideas American master architect Richard Neutra was exploring throughout the course of his long and illustrious career. As one the best examples of Neutra's medical building typology, and as one of the few remaining intact examples, the Mariners' Medical Arts building is highly significant, and is an exemplary execution of Neutra's approach to designing architectural environments in a holistic manner for the medical profession. As such, the Mariners' Medical Arts building is eligible for listing in the National Register at the statewide level of significance under Criterion C for architecture, despite its age of less than 50 years, having met the test of exceptional importance under Criterion Consideration G. Mariners' Medical Arts building is eligible for listing in the California Register under Criterion 3 as the exceptional work of a master architect. The subject property was previously surveyed by a local Ad Hoc Historic Preservation Advisory Committee in 1992 and identified as a potential Class 3 – Local Historic Site. This report finds the Mariners' Medical Arts building is eligible for listing in the Newport Beach Register as a Class 1 – Major Historic Landmark due to its statewide significance. Thus, the subject property is an historical resource under CEQA, and its adverse alteration or demolition would result in a significant effect on the environment and require preparation of an EIR.

- b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?

The project site and surrounding area are located within an urbanized area of the City of Newport Beach and have been developed; the entire area is urbanized. Any near-surface archaeological resources that may have existed prior to site development likely been disturbed and/or destroyed by prior development activities. It is not likely that implementation of the project will result in any potentially significant impacts to paleontological resources because of the prior development activities that have taken place on the site and because significant grading and further landform alteration would not occur. Therefore, no potentially significant impacts to archaeological or cultural resources are anticipated and no mitigation measures are required.

- c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

As indicated above, the project area is located within an urbanized area of the City of Newport Beach and has been previously graded and developed. Any near-surface paleontological resources that may have existed at one time have likely been disturbed and/or destroyed by prior development activities. Further landform alteration and/or extensive grading is not necessary to implement the proposed project. Therefore, no potentially significant impacts to paleontological resources are anticipated and no mitigation measures are required.

- d) Disturb any human remains, including those interred outside of formal cemeteries?

The project site and surrounding areas are highly disturbed due to past urban development and there is no evidence of human remains or sites of Native American burials. Based on the degree of disturbance that has already occurred on the site (i.e., medical office floor area and surface parking) and in the vicinity of the project site, it is anticipated that project implementation would not result in potentially significant impacts to human remains. Nonetheless, the project would be subject to the provisions of Health and Safety Code Section 7050.5 and Public Resources Code Section 15064.5(f) and 5097.98 in the event human remains are encountered. No significant impacts are anticipated and no mitigation measures are required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
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VI. GEOLOGY AND SOILS. Would the project:

- a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:
 - i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The site is located near the intersection of the Southwestern Block and the Central Block of the Los Angeles Basin. The Southwestern Block is the westerly seaward portion of the Los Angeles Basin, which includes Palos Verdes Peninsula and Long Beach, and is bounded on the east by the Newport-Inglewood Fault Zone (NIFZ). The landward part of the NIFZ is a northwesterly-trending zone that extends from Beverly Hills on the north to Newport Bay on the south, where it continues offshore to the south; however, it eventually returns ashore again near La Jolla, where it is expressed by the Rose Canyon Fault. The NIFZ within the immediate project environs is not included on the State-published Alquist-Priolo Special Studies zonation map. Therefore, potential ground rupture is not anticipated. No significant impacts are anticipated and no mitigation measures are required.

ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The subject property is located within a seismically active area. There are no known local or regional active earthquake faults on the site, and the site is not within an Alquist-Priolo Zone. However, the site is located within close proximity of several faults that are presently zoned as active or potentially active by the California Geological Survey. The site is located approximately 1.5 miles northeast of the Newport-Inglewood fault zone. Another active fault that could generate seismic activity that affects the subject property and surrounding area is the Elsinore Fault. The Newport-Inglewood and Elsinore Fault Zones could produce earthquakes of magnitude 6 – 7 on the Richter Scale, with local strong ground motion equivalent to at least VIII – IX on the modified Mercalli Scale. Although episodes on those faults could cause ground shaking at the project site, it is highly unlikely that the site would experience surface rupture given the distance to those faults. Potential impacts would be less than significant with the incorporation of design features prescribed by the most current edition of the California Building Code (CBC). In addition, the preliminary geotechnical investigation prepared for the proposed project has also identified design parameters to ensure that significant groundshaking effects are adequately addressed and reduced to a less than significant level. No significant ground rupture impacts would occur as a result of project implementation.

iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The probability of occurrence of ground failure associated with severe ground shaking (e.g., ground subsidence, ground lurching, shallow ground rupture, liquefaction, and soil strength loss) depends on the severity of the earthquake, distance from the causative fault, topography, subsoils and groundwater conditions, and other related factors. Figure S2 (Seismic Hazards) in the Safety Element of the Newport Beach General Plan reveals that the subject property is not located in an area that is subject to potential liquefaction. No groundwater was encountered in the borings undertaken for the preliminary geotechnical study prepared for the project. Based on the site conditions, the potential for liquefaction is negligible and less than significant. Furthermore, proper design of the proposed structures will ensure that ground failure, including that associated with liquefaction, will not pose a significant hazard to the development. No significant impacts are anticipated and no mitigation measures are required.

iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
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The site is devoid of slopes and no significant slopes are planned within the property. Potential effects associated with slope stability are, therefore not anticipated to have an adverse impact on the proposed project. No significant impacts are anticipated and no mitigation measures are required.

b) Result in substantial soil erosion or the loss of topsoil?

Implementation of the proposed project will necessitate only minor grading and excavation necessary to accommodate the proposed structure, which will temporarily expose on-site soils to potential erosion during construction. In that interim period, it is possible that some erosion may occur, resulting in some sedimentation; however, in order to ensure that erosion and sedimentation are minimized, the applicant will be required to prepare and submit an adequate drainage and erosion control plan, which complies with current City standards. Further, the proposed site will be engineered to ensure that surface/subsurface drainage does not contribute to erosion or adversely affect the stability of project improvements. Other Best Management Practices (BMPs) required to ensure that potential erosion is minimized include slope protection devices, plastic sheeting, inspection for signs of surface erosion, and corrective measures to maintain, repair or add structures required for effective erosion and sediment movement from the site. As a result, potential impacts occurring from project implementation, including those anticipated during grading and after development of the site, will be avoided or reduced to a less than significant level with the implementation of the requisite BMPs.

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

Refer to Section VI.a.iv, above. As previously indicated, potential slope failure/landslide potential is not anticipated because no slopes exist on the subject property and none are proposed. Laboratory testing conducted on the site soils concluded that soils at basement depths do not have expansion potential. The site is not subject to landslide potential or significant adverse geotechnical constraints such as liquefaction, subsidence and/or collapse. Therefore, site preparation and design of the proposed structures in accordance with the recommendations contained in the preliminary geotechnical report and compliance with the City's grading ordinance and relevant standards as well as compliance with the California Building Code will ensure that potential impacts will be avoided or reduced to a less than significant level. No significant impacts are anticipated and not mitigation measures are required.

d) Be located on expansive soil, as defined in Table 18- 1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

Based on an analysis of the subject property (Bagahi Engineering, Inc.; June 5, 2003), the on-site surface materials have a very low to low expansion index and, therefore, no expansion potential. In addition, on-site soils are characterized by very low sulfate content. Based on the preliminary geotechnical study conducted for the proposed project, construction is feasible from a geotechnical engineering perspective and will not adversely affect geotechnical conditions of adjacent properties, provided the grading and foundation plans incorporate the appropriate geotechnical engineering recommendations presented in that report as well as compliance with the regulatory requirements prescribed by the City of Newport Beach and State of California in the CBC. In addition, the subsequent soils engineering report that will be conducted for the proposed project will prescribe appropriate measures to address the existing on-site soils conditions. With the incorporation of these recommendations, no potentially significant impacts will occur and no mitigation measures are required.

e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
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The project will be connected to existing sewer lines located in adjacent streets. No septic tanks or alternative waste water disposal systems are proposed. Therefore, no significant impacts related to the implementation of an alternative waste disposal system are anticipated and no mitigation measures are required.

VII. GREENHOUSE GAS EMISSIONS. Would the project:

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|---|-------------------------------------|--------------------------|--------------------------|--------------------------|
| a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|---|-------------------------------------|--------------------------|--------------------------|--------------------------|

Project implementation will result in short-term construction-related emissions associated with the operation of construction equipment and vehicles as well as long-term, stationary- and mobile-source operational emissions. The Draft EIR will evaluate the potential effects of the short- and long-term greenhouse gas emissions resulting from project implementation.

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| b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
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The proposed project, which includes the construction of approximately 13,000 square feet of additional medical office floor area, which is consistent with the long-range plans adopted by the City of Newport Beach for the project area. However, the increase will result in additional demands for natural gas and electricity as well as an increase in vehicular trips, which could generate greenhouse gases that exceed the threshold established by the State and/or South Coast Air Quality Management District. The air quality analysis conducted for the proposed project will evaluate the project's consistency with applicable plans, policies and/or regulations adopted by the State and AQMD and City of Newport Beach.

VIII. HAZARDS AND HAZARDOUS MATERIALS. Would the project:

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|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Create a significant hazard to the public or the environment through routine transport, use, or disposal of hazardous materials? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Construction activities associated with the proposed project would include oil, gas, tar, construction materials and adhesives, cleaning solvents and paint and other similar construction-related materials. Transport of these materials to the site and use on the site would only create a localized hazard in the event of an accident or spills. Hazardous materials use, transport, storage and handling would be subject to federal, state and local regulations to reduce the risk of accidents. Equipment maintenance and disposal of vehicular fluids is subject to existing regulations, including the National Pollutant Discharge Elimination System (NPDES). Given the nature of the project in terms of scope and size (i.e., expansion of the existing Mariner's Medical Arts buildings with an additional 13,000 square feet of floor area), it is anticipated that normal storage, use and transport of hazardous materials will not result in undue risk to construction workers on the site or to persons on surrounding areas. The use and disposal of any hazardous materials on the site and in conjunction with the project will be in accordance with existing regulations. With the exception of quantities of pesticides, fertilizers, cleaning solvents, paints, etc., that are typically used to maintain the landscaping on the property, continued use of the property as a medical office complex will not result in the storage or use of significant quantities of hazardous materials beyond that currently used. As a result, no significant impacts are anticipated related to the use, disposal and/or storage of hazardous materials in association with the proposed uses.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
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Due to the proposed increase in medical office floor area, some medical supplies, pharmaceuticals, oxygen, etc., as well as medical waste would be stored in the proposed in the new structure(s); however, the storage of these materials would be the same as that which currently occurs in the existing portion of the medical office development and would not pose any additional potential hazard to the public. The proposed medical offices created as a result of the floor area expansion would be required to register with the OCHCA and would also be required to prepare a Medical Waste Management Plan (MWMP) that includes an Emergency Action Plan, which delineates the procedures for properly handling on-site spills and releases of medical waste. This plan also addresses surface cleanup, protective clothing and equipment to be used, and disinfecting procedures. Any such materials will be stored and used in the prescribed manner by the OCHCA. Compliance with the MWMP and related OCHCA and related Public Health and Safety Code requirements will ensure that no significant impacts would occur.

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| b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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As indicated above, with the exception of medical supplies and related features, the proposed site development will not utilize hazardous materials, either during construction or operation of the project. Therefore, implementation of the project will not create a significant hazard to the public or the environment through the potential release of hazardous materials as a result of an accident. No significant impacts are anticipated as a result of Project implementation.

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| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

No schools are located within one-quarter mile of the subject property. Nonetheless, although project implementation will result in the potential construction of additional structures on the site to accommodate the nearly 13,000 square feet of medical office floor area proposed, or other activities that could affect sensitive receptors (e.g., dust and particulate emissions, etc.), the release of potential contaminants would be appropriately addressed through standard conditions and regulations prescribed by the regulatory agencies having jurisdiction (AQMD and OCHCA). No other potential release of hazardous materials would occur as a result of Project implementation. Therefore, no mitigation measures are required.

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| d) Be located on a site which is included on a list of hazardous materials sites which complied pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
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	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
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A Phase I Environmental Site Assessment (ESA) was conducted for the subject property by Ami Adini & Associates in 2003. The ESA includes both a site survey and records survey through Environmental Data Resources, Inc., (EDR), which reflected the information presented in data bases maintained by local, state, and federal agencies. The data bases were searched for properties with reported environmental conditions within the specific regulatory distances. Based on the records survey, it was determined that the subject property is not included on any list of sites pursuant to Government Code Section 65962.5, including the National Priority List (NPL) or other such list. Furthermore, there were no listings of sites on the NPL within one mile of the site. The site does not appear on any other listing, including the California Hazardous Material Incident Report System (CHMIRS). Twenty-eight (28) sites are noted on the CHMIRS that are located within one mile of the site; however, none of the incidents affected the subject property due to distance, topography, clean-up, and other factors. A review of the records did not indicate that any of the listed, closed, or currently investigated facilities impacted the project site and current operations on the property appear to be in substantial compliance with applicable environmental laws, regulations, or standards and do not appear to have negatively impacted the site. Because groundwater in the project environs has been impacted by side gradient leaking underground storage tanks (LUSTs), it is possible that groundwater on the site, which occurs at approximately 17 feet below ground surface (bgs), may also have been impacted. However, the Phase I ESA indicated that "... a cause of concern for human health or the environment due to possible contamination from current operations was not found." Furthermore, there was no evidence found that suggested that either current or historical activities on the subject property have contributed to any hydrocarbon contamination that may be in either the soil or groundwater. However, due to the potential for contaminated groundwater on the site, the Draft EIR will evaluate the potential adverse impacts that may occur.

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| e) For a project within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

The project site is located approximately 2.5 miles south-southwest of John Wayne Airport (JWA). The 1.65-acre property is located within for the Airport Environs Land Use Plan (AELUP) Notification Area (i.e., FAR Part 77) for JWA. The subject property is located outside the John Wayne Airport Impact Zones and outside the 60dBA CNEL noise contour; therefore, operations at JWA would not pose a safety hazard for the existing medical office building related facilities or future occupants and/or visitors at the site. The City's General Plan is consistent with the AELUP for JWA. Since the proposed project does not require an amendment to the General Plan or Zoning Code, will not exceed 200 feet Above Ground Level (AGL), and does not include the development of a heliport/helistop, the project does not require review by the Airport Land Use Commission (ALUC) for a determination of consistency in accordance the AELUP. Therefore, no significant impacts are anticipated and no mitigation measures are required.

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

The subject property is not located within proximity to a private airstrip. Development of the site as proposed will not result in potential adverse impacts, including safety hazards from a private airport, to people utilizing the proposed medical office expansion or others residing or working in the project area. Therefore, no significant impacts related to aviation activities occurring at a private airstrip will occur as a result of project implementation and no mitigation measures are necessary.

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|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
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The City of Newport Beach has prepared an Emergency Operations Plan that designates procedures to be followed in case of a major emergency. Coast Highway is designated as an evacuation route in the City. The project site is not designated for emergency use within the Emergency Operations Plan. The primary concern of the Public Safety Element and the City of Newport Beach is in terms of risks to persons and personal property. Although the site is subject to seismic shaking, development pursuant to building and fire code requirements will ensure that the potential impacts are minimized or reduced to an acceptable level. The site is not located within a flood hazard area or subject to such potential disasters. Development of the subject property as proposed will not adversely affect either the evacuation routes or the adopted emergency operations planning program(s) being implemented by the City of Newport Beach. Potential circulation impacts associated with construction will be evaluated in the Draft EIR that will be prepared for the project.

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| h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Neither the project site nor the surrounding areas are located within a "Potential Fire Hazard Area" as identified by the Newport Beach General Plan Public Safety Element. The subject property is located within an urbanized area of the City of Newport Beach. No significant areas of natural vegetation and/or habitat exist on the site and the proposed project would not be directly affected by the potential for wildland fires. There are no major urban or wildland fire hazards that pose a significant threat to the development. Therefore, the site is not subject to a potential risk of wildland fires. No significant impacts as a result of wildland fires will occur if the project is implemented and no mitigation measures are necessary.

IX. HYDROLOGY AND WATER QUALITY. Would the project:

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|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Violate any water quality standards or waste discharge requirements? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

The proposed project would result in the demolition of portions of the existing features on the site, including existing parking areas. In addition, the project involves the construction of approximately 13,000 additional square feet of medical office floor area. Although his increase in floor area would result in the generation of additional raw sewage, it would be similar in nature to that generated by the adjacent properties and would not significantly affect wastewater treatment. Waste discharges associated with this project that could affect water quality would be limited to non-point source discharges, including potential storm water runoff of construction materials and wastes and storm water runoff from the developed site. This project would not generate any point sources of water pollution; all wastewater generated by the proposed project would discharge directly to the City's sanitary sewer system, which would not affect the present permit to operate the affected wastewater treatment plant.

Potentially adverse water quality impacts during the construction phases would be avoided through compliance with existing regulatory programs administered by the City of Newport Beach and the Santa Ana Regional Water Quality Control Board (RWQCB). While it is impossible to anticipate all potential environmental issues that could arise on a daily basis during the course of the project, the site will be designed to address sediment and erosion control for both temporary (i.e., construction) and long-term (i.e., operational) activities occurring on the subject property. The water quality features incorporated into the project will be selected to address the main pollutants of concern for a project of this type, and for the impacted water body, i.e. Newport Bay, which is listed as an "impaired" water body under Section 303(d) of the Clean Water Act, with respect to copper, nutrients, pathogens, pesticides (e.g., chlordane, DDT, PCBs, etc.), and sediment toxicity. There are no pre-existing water quality issues identified for the site, nor has there been any indication of past soil contamination since the site was developed.

Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
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The pollutants of concern associated with the proposed project include sediment, nutrients, pathogens (i.e., bacteria/viruses), and pesticides. In accordance with City requirements, appropriate BMPs will be incorporated into the project design to ensure that water quality impacts are minimized. Such BMPs include the incorporation of landscaping into the parking lot, driveways, and around the proposed structures to maximize permeable area, construction of minimum width drive aisles, etc. It is important to note that no water quality features exist within the limits of the project site. As a result, surface runoff currently emanating on the site and entering Newport Bay is not treated. However, project implementation will incorporate BMPs as indicated below that will treat the surface runoff associated with the existing and proposed development and will discharge treated water that will meet prescribed discharge requirements.

Standard Conditions

SC-1 The project applicant shall obtain coverage under the General Construction Activity Storm Water Permit (General Construction Permit) issued by the State Water Resources Control Board (SWRCB). The applicant must file a notice of intent (NOI) with the SWRCB. applicant will be required to prepare a storm water pollution prevention plan (SWPPP) and submit the plan for review and approval by the City of Newport Beach. At a minimum, the SWPPP shall include a description of construction materials, practices, and equipment storage and maintenance; a list of pollutants likely to contact storm water; site-specific erosion and sedimentation control practices; a list of provisions to eliminate or reduce discharge of materials to storm water; BMPs, and an inspection and monitoring program. Implementation of the SWPPP shall begin with the commencement of construction and continue through the completion of the project.

SC-2 The project applicant shall submit an erosion and sedimentation control plan to the City of Newport Beach for review and approval. All work shall incorporate all applicable BMPs for the construction industry, including BMP's for dust, erosion and water quality. The measures should include, but are not limited to, the following:

- Install filter materials and other BMPs acceptable to the City of Newport Beach at the storm drain inlets nearest to the project site; site dewatering activities; street washing activities; and saw cutting asphalt or concrete in order to retain any debris flowing into the storm drain system. All BMPs shall be maintained and/or replaced as necessary to ensure effectiveness and prevent street flooding.
- Ensure that concrete/granite supply trucks or concrete/plaster finishing operations do not discharge wash water into water courses, street gutters, or storm drains.
- Direct and locate tool and equipment cleaning so that wash water does not discharge into the street, gutters, or storm drains.
- Create a contained and covered area on the site for storage of bags of cement, paints, flammables, oils, fertilizers, pesticides, or any other materials used on the project site that have the potential for being discharged to the storm drain system by the wind or in the event of a material spill. No hazardous waste material should be stored on-site.
- Gather all construction debris on a regular basis and place in a covered dumpster or other container which is emptied or removed on a weekly basis (or other interval approved by the City of Newport Beach). When appropriate, use tarps on the ground to collect fallen debris or splatters that could contribute to storm water pollution.
- Remove all dirt, gravel, refuse, and green waste from the sidewalk, street pavement, and storm drain system adjoining the project site. During wet weather, avoid driving vehicles off paved areas and other outdoor work.

Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
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- As appropriate, broom sweep the street pavement adjoining the project site on a daily basis. Caked-on mud or dirt should be scraped from these areas before sweeping. At the end of each workday, the entire site must be cleaned and secured against potential erosion, dumping, or discharge to the street, gutter, and/or storm drains.
- All erosion and sedimentation control measures implemented during construction activities, as well as construction site and materials management shall be in strict accordance with the control standards listed in the latest edition of the Erosion and Sediment Control Field Manual published by the RWQCB.

All erosion and sedimentation control measures shall be monitored regularly by the City of Newport Beach. If measures are insufficient to control sedimentation and erosion then the City shall develop and require the implementation of additional and more effective measures immediately.

SC-3 The project applicant shall submit a Water Quality Management Plan (WQMP) to the City of Newport Beach for review and approval. The project WQMP shall be designed and implemented in accordance with the requirements in the RWQCBs Permit (R8-2009-0030, the approved model water quality management, the WQMPs technical guidance document and any City of Newport Beach specific requirements.

b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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This project would not result in a significant increase in water demand and the project's potable and non-potable water demands would be met through a connection to the City's domestic water system. The demand for water would be greater than the existing demand; however, the additional floor area would not significantly impact the City's existing groundwater supplies and would not interfere with groundwater recharge. No water wells are proposed or required to meet the water demands of this project. There are no water wells located on or near the site, and since this project would not affect any existing wells or require any new water wells, the project will not result in the lowering of the water table. No significant impacts to groundwater recharge are anticipated and no mitigation measures are required.

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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No stream or river exists on site, which is developed with a professional/medical office building and associated parking. The portion of the property that is the subject of the proposed improvements encompasses an area of the site that is covered with surface parking and is impervious. Under existing conditions, the project site generally sheet flows through the existing parking lot and drains to existing catch basins in the adjacent streets. Although portions of on-site soils would be exposed during site development, a variety of Best Management Practices (BMPs) would be implemented both during construction and during the long-term operation of the proposed project to minimize potential erosion of the underlying soils. Furthermore, compliance with applicable building, grading and water quality codes and policies, which are performed during the plan check stage, will ensure that surface flows can be accommodated and water quality protected, including potential erosion. As a result, no significant impacts are anticipated and no mitigation measures are required.

		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
d)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of a course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Because the site is nearly entirely developed and covered with impervious surfaces, project implementation will not result in any significant changes in drainage patterns, either on the site or in the project area. Post development drainage patterns will be the same as pre-construction. Neither the volume nor velocity of the post-development surface runoff would increase as a result of project implementation. In addition, the proposed project would not result in flooding either on- or off-site because the proposed project will be designed to direct and accommodate project-related storm flows to existing storm drain facilities, which are adequate to accommodate post-development runoff. No significant impacts are anticipated and no mitigation measures are required.</p>					
e)	Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>As indicated above, the entire site is developed and covered with impervious surfaces, including structures and surface parking. Although the proposed development may result in a slight increase in storm runoff at the project, the site will be designed to facilitate post-development storm flows and direct those flows to existing storm drain facilities, which have adequate capacity to accept the project-related storm runoff, and cannot exceed pre-development storm flows pursuant to current requirements imposed by the Regional Water Quality Control Board. Any potential increase in storm flows must be retained on-site in order to meet such requirements. Therefore, no significant impacts are anticipated and no mitigation measures are required.</p>					
f)	Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>As previously indicated, no significant changes in surface runoff are anticipated as a result of the development of the subject property as proposed that could result in potentially significant impacts to water quality. However, the project will be designed to comply with all relevant building, grading and water quality codes and policies to ensure that there will not be an adverse effect on water quality, either during construction or during the operational life of the project. As previously indicated, the applicant will be required to prepare an Stormwater Pollution Prevention Plan (SWPPP), which will identify both structural and non-structural features intended to minimize erosion and sedimentation as well as other water quality impacts that would occur during the construction phase. In addition, measures will be prescribed that would minimize potential water quality impacts that will also be implemented to achieve the pollutant reduction (i.e., on-site or off-site). In addition to those post-development BMPs, final plan check will include the requirement for the preparation of an adequate drainage and erosion control plan that must be found to meet applicable standards. Therefore, no significant impacts are anticipated and no mitigation measures are required.</p>					
g)	Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>The subject property is not located within the 100-year flood plain as delineated on the Flood Insurance Rate Map (FIRM) by the Federal Emergency Management Agency (FEMA) for the City of Newport Beach. No residential development is proposed. Therefore, neither homes nor other structures would be placed within the 100-year flood plain and no significant impacts would occur.</p>					
h)	Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
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As indicated above, the subject property is not located within the limits of a designated 100-year flood plain. Therefore, the proposed project will not result in the placement of structures that would impede or redirect flood flows. No significant impacts will occur as a result of project implementation and no mitigation measures are required.

- i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?

Neither the project site nor the project area is not located within a flood hazard area or within an area subject to flooding due to dam or levee failure. Figure S3 (Flood Hazards) in the Newport Beach Safety Element indicates that the subject property is not located within the limits of any flood hazard in the event of failure of any reservoir in the City. Therefore, project implementation will not result in a potentially significant impact; no mitigation measures are required.

- j) Inundation by seiche, tsunami, or mudflow?

The subject property is located within the City of Newport Beach and is not within the area of influence of Newport Harbor area or other areas of direct coastal influence. Tsunamis (i.e., seismic sea waves) are generated on offshore faults by movement that is primarily vertical in nature. The subject property is not within a Tsunami Hazard Zone illustrated on Figure S1 (Coastal Hazards) in the City's Safety Element. According to that figure, in the event of a tsunami, surge waves would threaten the lower elevations along the Newport Beach coastline and in Newport Bay; however, the site is not subject to the effects of a tsunami. No significant impacts are anticipated and no mitigation measures are required.

Seiche is defined as a standing wave oscillation effect generated in a closed or semi-closed body of water caused by wind, tidal current, and earthquake. Seiche potential is highest in large, deep, steep-sided reservoirs or water bodies. The subject property is located well beyond the area that could potentially be inundated as a result of a seiche. In addition, Newport Harbor, which is located approximately one-half mile south of the project area, lacks significant potential for damaging seiche because it is very shallow. As a result, no significant impacts are anticipated and no mitigation measures are required.

X. LAND USE AND PLANNING. Would the proposal:

- a) Physically divide an established community?

The 1.65-acre site supports an approximately 17,500 square foot medical office development. The proposed project includes the construction of a new office structure that encompasses approximately 13,000 square feet of additional medical office floor area. As indicated previously, the area surrounding the subject property is entirely developed with mixed-use development, including multiple-unit residential, professional office, and retail/commercial land uses. In particular, project implementation does not include features that would physically divide or otherwise adversely affect or change an established community (e.g., roadways, flood control channels, etc.). The additional office floor area proposed would not exceed the 0.5 FAR permitted by the General Plan and zoning adopted for the site. Both the proposed use and intensity of the project is consistent with the uses and intensities of development existing along Westcliff Drive. Therefore, no significant impacts are anticipated and no mitigation measures are required.

- b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
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Although project implementation is consistent with the adopted land use designation (General Commercial) and zoning (CG/0.5 FAR) adopted for the site, the proposed project may conflict with adopted policies in the General Plan. For example, the existing structures on the site that comprise the Mariners Medical Arts Building have been determined to be historically significant. Although the proposed land use is compatible with the existing land uses in the vicinity of the site, the proposed alterations to the historically significant structure may result in potentially significant impacts. In addition, because the proposed project provides only 111 parking spaces on-site and does not meet the current parking code requirement, the project applicant is requesting a parking adjustment and the ability to utilize off-site parking at a nearby residential property to accommodate parking demand for the proposed project. Therefore, parking shortfall/proposed off-site parking and the relationship of the proposed structure with the existing historic structures will be evaluated in the Draft EIR that will be prepared. An analysis of relevant General Plan policies will be prepared to determine if the project is consistent with the long-range plans, policies and programs adopted by the City of Newport Beach.

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| c) Conflict with any applicable habitat conservation plan or natural community conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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As previously indicated, the subject property is currently developed as a professional/medical office development. Furthermore, the project site is not located within or adjacent to natural habitat and is not subject to a habitat conservation plan area or natural community conservation plan area. Therefore, no significant impacts are anticipated and no mitigation measures are required.

XI. MINERAL RESOURCES. Would the project:

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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The project site is currently developed as professional/medical office floor area. Neither the Newport Beach General Plan (Land Use Element and/or Recreation and Open Space Element) nor the State of California Department of Conservation has identified the project site or environs as a potential mineral resource of Statewide or regional significance. No mineral resources are known to exist and, therefore, project implementation will not result in any significant impacts.

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| b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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As indicated above, the Newport Beach General Plan does not identify the project environs as having potential value as a locally important mineral resource site. Project implementation (i.e., new medical office structures and related improvements) as proposed will not result in the loss of any locally important mineral resource site and, therefore, no significant impacts will occur.

XII. NOISE. Would the project result in:

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| a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
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	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
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The project site and vicinity are located within an urbanized area. John Wayne Airport is located north of the subject property; however, noise from that aviation facility does not affect the site. Ambient noise levels on the subject property and in the project environs is the result of vehicular traffic utilizing Westcliff Drive and Sherington Avenue, which abut the site to the north and south. The 60 dBA CNEL noise contour associated with vehicular travel along those roadways extends into the property. According to the City's Noise Element, office buildings, including R&D, professional offices, etc., are "clearly compatible" uses up to 65 dBA CNEL and "normally compatible" uses up to 75 dBA CNEL. However, the generation of a significant number of vehicular trips could result in an increase in ambient noise levels that could expose nearby residents to noise levels that exceed City adopted standards. An acoustical analysis will be prepared that evaluates the potential noise impacts that may be anticipated from project implementation.

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|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| b) Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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Construction noise is generally high level, short-term duration noise, which represents a potential short-term impact to the ambient noise levels near the site. Noise generated by construction equipment, including trucks, graders, bulldozers, concrete mixers and portable generators can reach high levels. The project calls for an increase in the amount of medical office floor area (i.e., approximately 13,000 square feet), necessitating the potential for some additional construction. Although construction activities have the potential to generate noise and vibration levels that can impact nearby land uses, any vibration anticipated to occur would not be expected to exceed vibration levels that would result in adversely affecting adjacent properties. However, the Draft EIR will include a noise analysis that addresses potential construction-related vibration impacts.

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| c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
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Project implementation will result in an increase in daily traffic. The potential increase in traffic associated with the addition of approximately 13,000 square feet of new medical office floor could generate a significant number of daily trips which, when added to the existing and future traffic volumes along the arterial roadway system, may result in noise levels that exceed City standards. Therefore, an acoustical analysis will be prepared to evaluate to potential mobile-source noise impacts associated with the conversion of the existing development to medical office space.

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|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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As indicated above, it is possible that short-term noise levels may increase during the grading, site preparation and construction of the additional medical office floor area (i.e., 13,000 square feet). These events have the potential to generate noise and levels that can affect nearby sensitive land uses (e.g., residential development) in the vicinity of the project site. Residential development exists in the vicinity of the project site (i.e., south of Sherington Place and north of Westcliff Drive). Therefore, it is possible that the nearby residents could be subjected to short-term construction noise. The severity of the construction noise impacts will be dictated by the type and amount of construction equipment used, the density of heavy equipment, the proximity to a noise sensitive land use area (e.g., residential), and the duration of the grading and site development process. Noise levels may reach 95 dBA at 50 feet from the source for such equipment as pneumatic hammers. These short-term noise levels are permitted by the City during normal working hours established by the Noise Control Ordinance. Therefore, the proposed development must comply with the City's Noise Element and Noise Control Ordinance to ensure that construction-related noise does not extend beyond the normal working hours.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
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The City's Noise Control Ordinance is used to protect people from noise generated by people or machinery on adjacent property. Specifically, the ordinance addresses construction noise by regulating construction hours. Although Section 10.26.035.D of the Newport Beach Municipal Code exempts construction equipment from the provisions of the Noise Ordinance and requires them to comply with Section 10.28 of the Code, Section 10.28.040 of the Code restricts hours of noise-generating construction to between the hours of 7:00 a.m. and 6:30 p.m., Monday through Friday and 8:00 a.m. and 6:00 p.m. on Saturday. Noise-generating construction activities are not allowed on Sundays or Holidays. Although grading and construction hours will be restricted to those hours established by the Noise Control Ordinance, it will be necessary to further minimize the potential construction noise impacts by strategically locating staging areas away from the residential development. Implementation of such measures will reduce the potential impacts to a less than significant level. Nonetheless, as previously indicated, the noise analysis conducted for the proposed project will address construction noise.

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| e) For a project located within an airport land use or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

No portion of the project site is located within an airport land use plan, or within two miles of a public airport or public use airport. John Wayne Airport (JWA) is located over two miles northeast of the subject property. Addition of approximately 13,000 square of new medical office floor area to the existing site as proposed would neither significantly affect nor be significantly affected by aircraft operations at either JWA or other such facility that would generate noise in excess of regulatory standards. Therefore, no significant impacts would occur as a result of project implementation and no mitigation measures are required.

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| f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

No portion of the project site is located in the vicinity of a private airstrip. Development of the subject property as proposed would neither significantly affect nor be significantly affected by aircraft operations at such a facility that would generate noise in excess of regulatory standards. Therefore, no significant impacts would occur as a result of project implementation and no mitigation measures are required.

XIII. POPULATION AND HOUSING. Would the project:

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

The proposed project includes the addition of approximately 13,000 square feet of medical office floor area to the existing Mariner's Medical Arts buildings. No new or unplanned development is proposed that would exceed the maximum floor area ratio permitted by the Land Use Element of the Newport Beach General Plan or the General Commercial zoning. As a result, the proposed project would not induce substantial population growth. Furthermore, no new residential development is proposed. Therefore, no significant impacts are anticipated and no mitigation measures are required.

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
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As previously indicated, the project site is developed with the existing Mariner’s Medical Arts buildings, which encompasses approximately 17,500 square feet of medical office floor area; no residential development exists within the limits of the subject property. Project implementation, therefore, will not result in the displacement of any existing residential dwelling units that would necessitate replacement elsewhere in the City. No significant impacts will occur and no mitigation measures are required.

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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As indicated above, the subject property does not support existing residential uses; therefore, no displacement of occupants will occur as a result of project implementation and no mitigation measures are required.

XIV. PUBLIC SERVICES

- a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

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|------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| Fire protection? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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Fire protection facilities and service to the subject property are provided by the Newport Beach Fire Department (Nbfd). In addition to the City’s resources, the Nbfd also maintains a formal automatic aid agreement with the Orange County Fire Authority (OCFA) and all neighboring municipal fire departments to facilitate fire protection in the City should the need arise. Station 6 located at 1348 Irvine near Mariner’s Park with a crew of 3 (Captain, Engineer, and Firefighter) and 2 paramedics from Station 2 located at 475 32nd St. would be the first in engine and medic units for a medical aid. Crews from Station 4 (124 Marine Ave on Balboa Island) and Station 2 and Station 3 (868 Santa Barbara, Fashion Island) would join them and respond as part of a regular 1st alarm assignment if there was a fire. For a fire this would be 3 fire engines (3 personnel each), 2 tractor drawn aerial trucks (4 personnel each), 1 paramedic unit (2 personnel) and 1 Battalion Chief (1 person) for a total of 20 personnel and 7 pieces of apparatus.

Based on three years of data (May 2008 – May 2011) for the area on Westcliff between Dover and Irvine Ave to Cliff Drive (i.e., project area) there were 1,041 Emergency Incidents in this measured test polygon. A total of 31 “Fire” (Effective response force) Incidents occurred, resulting in an average response time of 5:34 from the 911 call to first unit on arrived. In addition there were 700 “EMS” medical aid incidents with an average total response time of 4:51. Both of these average response times meet Nbfd objectives. Emergency response times are not expected to be adversely affected and an increase in fire department staffing would not be required as a result of the proposed project.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
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The project must be designed to include all necessary fire protection devices, including fire sprinklers. The project must comply with the current Building and Fire Codes adopted by the City. Due to the increased size of development on the site, water flow needs for this area must be determined as well as the number of hydrants required and emergency responder access. In addition, the new elevator will be required to accommodate an EMS gurney for the emergency medical aid responses. Currently, the City's Fire and Building Codes help mitigate potential problems through prevention. By integrating the features prescribed in these codes, buildings with effective fire protection systems and warning devices for the public using them are intended to minimize fire hazards. The manpower, apparatus and equipment needs will always need to be adjusted to meet the demand for public safety services. A code compliance analysis will be conducted by City staff to ensure that adequate water pressure and related features required by the City are provided to ensure that the project complies with the California Fire Code (CFC) and related City codes. Adequate water supplies and infrastructure, including fire hydrants, exist in the vicinity of the project, and there is no requirement for other new facilities or emergency services.

Police protection?

The Newport Beach Police Department (NBPB) is responsible for providing police and law enforcement services within the corporate limits of the City. The Police Department headquarters is located at 870 Santa Barbara Drive, at the intersection of Jamboree Road and Santa Barbara, approximately two miles northeast of the subject property. The NBPB currently has a ratio of 1.91 sworn officers for each 1,000 residents in the City. This ratio is adequate for the current population. Police and law enforcement service in the City is provided by patrols with designated "beats." Development of the subject site as proposed would not require an expansion to local law enforcement resources and therefore would not result in any environmental impacts involving construction of new law enforcement facilities. No significant impacts are anticipated and no mitigation measures are required.

Schools?

The provision of educational facilities and services in the City of Newport Beach is the responsibility of the Newport-Mesa Unified School District. Residential and non-residential development are subject to the imposition of school fees. Payment of the State-mandated statutory school fees is the manner by which potential impacts to the District's educational facilities are mitigated. No residential development is proposed that would generate school-age children. New or expanded school facilities would not be required as a result of project implementation. However, as indicated above, the project applicant must pay the applicable school fee for non-residential projects to the school district, pursuant to Section 65995 of the California Government Code. The fees will be assessed based on the gross floor area approved by the City and shall be paid prior to the issuance of the occupancy permit. No significant impacts would occur as a result of project implementation and no mitigation measures are required.

Other public facilities?

The proposed project includes only the modification of existing medical office buildings and the construction of a new medical office building on the subject property. As a result, an increased demand for other public services is not anticipated and there would be no need to construct any new public facilities. No significant impacts are anticipated and no mitigation measures are required.

XV. RECREATION

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
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The project will not result in the construction of any residential homes on the site. The subject site is located in Service Area 3 (Newport Heights/Upper Bay), which currently supports 50.2 acres of existing parkland (i.e., combined park and beach acreage). Although there is a deficit of about 14.1 acres of parkland “needs” based on the City’s current requirements, no residential development is proposed that would create a demand for public recreation within the City. Furthermore, the applicant would not be subject to the payment of in-lieu park fees required for residential subdivisions pursuant to Title 19 of the Newport Beach Municipal Code. Therefore, no significant impacts to recreational facilities are anticipated and no mitigation measures are required.

- b) Does the project include recreational facilities or require the construction of or expansion of recreational facilities which might have an adverse physical effect on the environment? Opportunities?

Development of the site as proposed would not require the construction of new or the expansion of existing recreational facilities in the City of Newport Beach. As indicated above, no residential development is proposed and no additional residents would be generated by the project that would result in potential impacts to recreational facilities in the City of Newport Beach. Therefore, no significant impacts are anticipated and no mitigation measures are required.

XVI. TRANSPORTATION/TRAFFIC Would the project:

- a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

Intensification of the existing Mariner’s Medical Arts buildings with the addition of approximately 13,000 square feet of additional medical office floor area for a total about 30,257 square feet of medical office uses could result in a substantial increase in traffic that could impact roadways and intersections in the project environments and surrounding areas. A TPO/Cumulative Traffic Analysis will be conducted that evaluates several key intersections to determine the nature and extent of potential project related and cumulative impacts that may occur as a result of project implementation. The findings and recommendation of this analysis will be presented in the Draft EIR.

- b) Conflict with an applicable congestion management program, including, but not limited to level of service standard and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

As indicated above, the proposed project, which includes the addition of approximately 13,000 square feet of professional and medical office floor area will result in the generation of additional traffic that will be added to the circulation system serving the project area. The traffic impact analysis prepared for the project will evaluate the adequacy of the key study intersections and their ability to accommodate future traffic levels, including that generated by the proposed project.

- c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
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As previously indicated, 1.65-acre property is located within for the Airport Environs Land Use Plan (AELUP) Notification Area (i.e., FAR Part 77) for JWA. The subject property is located outside the John Wayne Airport Impact Zones and outside the 60 dBA CNEL noise contour; therefore, operations at JWA would not pose a safety hazard for the existing medical office building related facilities or future occupants and/or visitors at the site. The City's General Plan is consistent with the AELUP for JWA. Since the proposed project does not require an amendment to the General Plan or Zoning Code, will not exceed 200 feet above ground level, and does not include the development of a heliport/helistop, the project does not require review by the Airport Land Use Commission (ALUC) for a determination of consistency in accordance the AELUP. Project implementation would not result in any change that would result in significant safety risks. Therefore, no significant impacts are anticipated and no mitigation measures are required.

d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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During the construction phases, a variety of construction vehicles, including large delivery trucks, concrete pumpers, dump trucks, and a variety of passenger vehicles, will travel to and from the subject property. On some occasions, there will be a number of medium and heavy trucks that could add to local congestion levels and possibly affect through-traffic for short periods of time. Although potential conflicts are anticipated to be less than significant, implementation of a construction traffic management plan, which is required by the City of Newport Beach, would ensure that any conflicts resulting during the construction phase would be minimized. In addition, if the site is not designed to facilitate on-site circulation and parking, potential conflicts in the internal circulation may occur. Therefore, the traffic impact analysis will evaluate the internal circulation and relationship with adjacent properties, ingress and egress, and related project elements to determine if potential adverse impacts occur.

e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Primary direct vehicular access to the subject property is from a driveway located along Westcliff Drive. Direct vehicular access is also provided along Sherington Place at two locations, including one existing driveway and one proposed driveway. Adequate emergency access would exist to serve the proposed project. Nonetheless, the Newport Beach Fire Department will conduct a code compliance analysis with the City's Building Department to ensure that adequate emergency access is provided.

f) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The proposed project is consistent with long-range plans and policies articulated in the Newport Beach General Plan. The project is located in an area of the City that is served by public transportation (OCTA bus service) and public transit access is available in the project vicinity along Westcliff Drive. OCTA Route 55 (Santa Ana to Newport Beach) extends along Westcliff Drive along a portion of the route before terminating at Fashion Island. No bicycle routes exist in the immediate vicinity of the project site; however, Class I bicycle lanes (i.e., lanes in the street) exist on Irvine Avenue and Dover Drive west and east of the site, respectively. The project is located in proximity to existing retail and commercial development. No significant impacts are anticipated and no mitigation measures are required.

XVII. UTILITIES & SERVICE SYSTEMS. Would the project:

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
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Wastewater from the City's sewer system is treated by the Orange County Sanitation District (OCSD), which is responsible for safely collecting, treating, and disposing the wastewater generated by 2.3 million people residing in central and northwest Orange County. Raw sewage generated in the City is treated at the OCSD Treatment Plant No. 2 in Huntington Beach, which has a treatment capacity of 276 million gallons per day (mgd). Treatment of raw sewage includes preliminary treatment, primary treatment, anaerobic digestion, secondary treatment, and solids handling. Treatment Plant No. 2 is operating at approximately 55 percent of its design capacity. A majority of the City's sewage flow is pumped to OCSD Plant No. 2, while flows from the portion of the City north of the Corona del Mar Freeway (SR-73) are pumped to Plant No. 1.

Wastewater generated by the proposed project would be the same as other similar developments in the City and would not contain hazardous waste or other pollutants. Because approximately 17,500 square feet of medical office floor area exist on the subject property, the site currently generates approximately 3,600 gallons per day (gpd) of raw sewage.¹ Upon completion of the proposed project, that amount is expected increase to approximately 6,200 gpd based on the gross floor area of the proposed increase in floor area. The raw sewage generated by the project would be disposed into the existing sewer system and would continue to be transported to OCSD Treatment Plant No. 2, which has adequate capacity to accommodate the City's buildout needs for waste treatment. As a result, project implementation would not exceed existing treatment infrastructure and expansion would not be required. Furthermore, the treatment needs for the proposed project would not exceed wastewater treatment standards of the Regional Water Quality Control Board. No significant impacts are anticipated and no mitigation measures are required.

- b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

The City of Newport Beach owns/maintains sewer laterals and mains serving the project site. The existing collection system for the City consists of over 200 miles of gravity and force flow sewer mains, varying in size from two inches to 15 inches in diameter. Residential and commercial wastewater collected by the City's wastewater collection system is transported using a system of 21 pump stations for treatment to OCSD as described above. There is an existing 8-inch sewer main on Westcliff Drive and two sewer laterals that currently service the subject property. It is anticipated that these facilities can accommodate the potential increase in raw sewage that would be generated by the approximately 13,000 square foot increase in floor area.

Water demand and wastewater generation will not increase significantly as a result of the proposed increase in medical office floor area on the site. The proposed project is within the land use projections of the City, which are the basis of future water demands and wastewater generation within Newport Beach. Assuming a water demand factor that is approximately similar to the sewage generation factor for commercial development (i.e., 200 gpd/1,000 square feet), the proposed project would generate a demand for approximately 6,200 gallons of domestic water per day, compared to the existing demand of about 3,600 gpd. The project will connect to existing water and wastewater facilities in the project vicinity. No expansion of these facilities is necessary due to existing capacity based on the City's Urban Water Management Plan (UWMP). Based on a preliminary analysis of the proposed project conducted by the City, there is adequate capacity to meet the demands of the proposed project for both sewer and water. Nonetheless, the applicant must provide estimated hydraulic calculations for both water and sewer peak demands to the City of Newport Beach so that they can be compared with the demands estimated in the water and sewer master plans. If it is determined upon review of the hydraulic calculations submitted to the City that there are impacts based on peak flow information, the project applicant will be required to improve the sewer and/or water system as determined necessary.

¹ Sewage generation rate of 200 gallons/day/1,000 square feet of commercial floor area (Final EIR, Newport Beach General Plan; 2006).

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The project will not result in a significant increase in impervious surface areas because the site is nearly entirely paved to accommodate surfaced parking or it is covered by structures and other impervious surfaces (e.g., walkways and other hardscape). The additional hardscape will result in a small increase in runoff during storm periods. The site will be designed to ensure that surface runoff will be directed to existing facilities. As indicated in Section VIII, the existing storm drain facilities have adequate capacity to accommodate existing or future storm flows. In addition, in-tract BMPs and storm drainage facilities will be incorporated into the project design to accommodate post-development flows. All storm flows generated on the subject property will be collected, treated, and conveyed to Newport Bay where it will be discharged as required by the City. Therefore, the increase in project-related storm flows will not result in a potentially significant impact and no mitigation measures are required.

d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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See response to XVI.b above. The City of Newport Beach provides water service within the project vicinity. The City's water supplies include: (1) 35 percent imported water purchased from the Municipal Water District of Orange County (MWDOC); (2) 65 percent groundwater pumped from the Orange County Groundwater Basin; and (3) reclaimed water. The City currently maintains a total system capacity of approximately 200 million gallons in three facilities. According to the City's 2005 Urban Water Management Plan (UWMP), water supplies can continue to meet the city's imported water needs until the year 2030. Beyond that date, improvements associated with the State Water Project supply, additional local projects, conservation, and additional water transfers would be needed to adequately serve the City. However, during short-term periods of water supply reductions, the City would implement its water shortage contingency plan.

The City of Newport Beach maintains domestic water distribution facilities in the project area. A total of over 210 miles of water infrastructure exists within the City's service area, with water being delivered via transmission mains and distribution lines. Existing water lines range from one to 36 inches in diameter, with the majority of the pipelines ranging from 8 to 12 inches. Transmission mains convey water to various sections of the distribution system and the distribution lines deliver water to local areas. In addition, the City's water infrastructure includes five pump stations and 45 (including two reclaimed) pressure reducing stations. The water distribution system is divided into five major pressure zones that serve elevations from sea level to 725 feet above sea level. The City maintains an 8-inch water main on Sherington Place and a 6-inch water main on Westcliff Drive, which currently serve the subject property. The City does not own or maintain any recycled water facilities in the project environs and does not anticipate any future plans to extend recycled water in the project area due to cost restrictions. The City sells recycled water from the Green Acres Project that originates in Fountain Valley, which currently services the Eastbluff area and is limited by supply from Orange County Water District.

As indicated in the City's General Plan EIR, additional development accommodated under the General Plan would increase water use within the City, thus increasing the need for water treatment services. However, as indicated above, the proposed project includes an increase in medical office floor area that would not exceed the maximum 0.5 FAR permitted by the CG zoning, which is the basis of future water demands for the subject property. As a result, the average demand for domestic water would increase to approximately 6,200 gallons per day (gpd) from the existing demand of about 3,600 gpd. The City's maximum day and peak hour demand factors for water demand are 1.31 and 1.85, respectively. As previously indicated, MWD has indicated that it can meet all of the City's imported water needs through 2030. In addition, Orange County Water District anticipates that there would also be sufficient groundwater supplies to meet projected future demand requirements in the City.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
<p>The proposed project does not exceed the maximum floor area permitted in the General Plan for the project site; therefore, future project-related water demands would not exceed General Plan projections for domestic water. Project implementation would increase demand by about 3,600 gpd over the existing floor area (and less than less than the potential increase of 6,200 gpd that could be generated by the maximum FAR (0.5) permitted by the zoning for the subject property. As indicated for sewer (refer to XVI.b), there is sufficient capacity in the City's water supply system to meet the demands of the proposed project. However, hydraulic calculations for peak water demands must be submitted to the City for comparison to the demands of the water master plan. Should it be determined that a deficiency exists in the system, the applicant will be required to implement improvements in order to serve the proposed project. In addition, the Newport Beach General Plan has identified the minimization of water consumption as one of its goals in the Natural Resources Element. The proposed project would be subject to the policies that would achieve that goal, including limiting water usage, prohibitions on activities that waste water or cause runoff, and water efficient landscaping and irrigation in conjunction with other water conserving devices and practices in new construction. The proposed project will include water conservation techniques that would be incorporated into the project design to ensure that domestic water demands are minimized. Specifically, water conservation measures will be required on the proposed project. Therefore, no significant direct or cumulative impacts are anticipated based on the findings in the City's General Plan EIR; no mitigation measures are required.</p>				
<p>e) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>See response to XVI.b above. As indicated in that response, the proposed project includes only the addition of approximately 13,000 square feet of professional/medical office floor area to the existing 17,500 square feet that currently occupy the site. No significant additional raw sewage would be generated by the proposed project. Adequate sewer collection, conveyance and treatment facilities exist to accommodate the incremental increase in raw sewage resulting from the development of the proposed project. Therefore, no impacts are anticipated and no mitigation measures are required.</p>				
<p>f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Project implementation will result in the generation of demolition/construction debris and some refuse during the construction phase; however, it would be relatively small and would not adversely affect existing capacities at the County's sanitary landfills. Based on the City's General Plan EIR, it is anticipated that the Orange County landfill system will have adequate capacity to operate until 2035. Long-term solid waste generation would be expected to be increase proportionately to that currently generated by the existing medical office buildings based on the percentage of increase in floor area (72 percent). However, the increase in refuse would not be significant and no significant impacts to the existing landfills are anticipated as a result of the additional medical office floor area. With the remaining capacity of approximately 44 million tons, as well as a 15-year lifespan at the Frank R. Bowerman Sanitary Landfill (without the proposed expansion that would extend the life of this facility to 2053), the City-wide potential increase in solid waste due to General Plan buildout, including the proposed project, would not result in the exceedance of capacity of that landfill. In addition, AB 939 mandates the reduction of solid waste. As a result, it is anticipated that at least a 50 percent reduction in refuse would be required. Therefore, the project will not result in a significant increase in solid waste production due to the proposed project. Existing landfills are expected to have adequate capacity to serve the site and the proposed use. No significant impacts are anticipated and no mitigation measures are required.</p>				
<p>g) Comply with federal, state, and local statutes and regulations related to solid waste?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Solid waste will be picked up by a commercial provider licensed by the City of Newport Beach. All federal, state and local regulations related to solid waste will be adhered to through this process. No significant impacts are anticipated and no mitigation measures are required.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE.

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major period of California history or prehistory?

The site is entirely developed with a professional/medical office building and parking lot and has been altered from its natural state. Although it does not support sensitive habitat and/or sensitive plant or animal species and, therefore, would not reduce the habitat of a wildlife species and/or threaten to eliminate one or more sensitive plant species, the subject property does support structures designed by noted architect Richard Neutra and are recognized as historically important. Development of the site as proposed may result in potentially significant impacts that could adversely affect the historic integrity of the existing medical office development. Therefore, a Draft EIR shall be prepared to evaluate these potentially significant effects.

b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)

Expansion of the existing Mariner's Medical Arts buildings as proposed would result in an increase in the intensity of development. No significant impacts to biological resources, mineral resources, population and housing, agricultural resources or other environmental resources would occur. In addition, the proposed project would result in a similar volume of storm runoff and an improvement in the quality of the water prior to its discharge when compared to the existing use of the site as a result of the implementation of BMPs and water quality features that would be implemented with the proposed project in order to avoid potentially significant water quality impacts. Therefore, the project would not contribute to the cumulative degradation of the environment or exacerbate unacceptable environmental conditions (e.g., biological resources, etc.) when considered with other projects proposed in the project environs. However, the proposed project would result in an increase in professional/medical office floor area. Although the increase would not exceed the maximum FAR permitted by the CG zoning, the additional floor area would result in the generation of additional traffic that could add cumulative to future traffic levels on the surrounding arterial system and adversely affect levels of service along adjacent and nearby roadways and intersections. In addition, the increase in traffic generated by the proposed project could also add incrementally to the air pollutant burden within the South Coast Air Basin. In addition, project implementation could adversely affect the historic integrity of the existing structure, which has been identified as historically important by the City of Newport Beach. Finally, increase in vehicular trips could also cause an increase in ambient noise levels in the project area. Therefore, a Draft EIR shall be prepared to evaluate these potentially significant effects.

c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
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As indicated above and in the preceding analysis, the proposed project could result in potentially significant impacts to historic resources that exist on the site. In addition, the increase in traffic could result in project-related and/or cumulative impacts at key intersections within the project environs, and an increase in mobile-source pollutant emissions both during construction and in the long-term as well as short- and long-term noise increases that could adversely affect residents and employees in the project environs. Therefore, a Draft EIR will be prepared to evaluate to the potentially significant effects that may occur as a result of project implementation.

XIX. ENVIRONMENTAL ANALYSIS

This section of the Initial Study evaluates the potential environmental impacts of the proposed project and provides explanations of the responses to the Environmental Checklist. The environmental analysis in this section is patterned after the questions in the Environmental Checklist. Under each issue area, a general discussion of the existing conditions is provided according to the environmental analysis of the proposed Project's impacts. To each question, there are four possible responses:

- **No Impact.** The proposed project will not have any measurable environmental impact on the environment.
- **Less Than Significant Impact.** The proposed project will have the potential for impacting the environment, although this impact will be below thresholds that may be considered significant.
- **Less Than Significant With Mitigation Incorporated.** The proposed project will have potentially significant adverse impacts which may exceed established thresholds; however, mitigation measures or changes to the proposed project's physical or operational characteristics will reduce these impacts to levels that are less than significant. Those mitigation measures are specified in the following sections. Each recommended mitigation measure has been agreed to by the applicant.
- **Potentially Significant Impact.** The proposed project will have impacts that are considered potentially significant and additional analysis is required to identify mitigation measures that could reduce these impacts to insignificant levels. When an impact is determined to be potentially significant in the preliminary analysis, the environmental issue will be subject to detailed analysis in an environmental impact report (EIR).

SOURCE LIST

The following enumerated documents are available at the offices of the City of Newport Beach, Planning Department, 3300 Newport Boulevard, Newport Beach, California 92660.

1. Newport Beach General Plan; City of Newport Beach; adopted July 25, 2006.
2. Final Program EIR – City of Newport Beach General Plan
3. Title 20, Zoning Code of the Newport Beach Municipal Code.
4. City Excavation and Grading Code, Newport Beach Municipal Code.
5. Chapters 10.26 and 10.28, Community Noise Ordinance of the Newport Beach Municipal Code.
6. South Coast Air Quality Management District, Air Quality Management Plan 1997.
7. South Coast Air Quality Management District, Air Quality Management Plan EIR, 1997.
8. Environmental Information Form; Westcliff Medical Arts Building; Mr. John Bral; No date.
9. Planning Application; Westcliff Medical Arts Building; Mr. John Bral; No date.
10. Historical Resources Assess of the Mariners' Medical Arts Building; Chattel Architecture, Planning & Preservation, Inc.; December 2008.
11. Preliminary Geotechnical Investigation - Proposed Medical Office Building; Bagahi Engineering, Inc.; June 5, 2003.
12. Review of a Phase I, Environmental Site Assessment (ESA) Report - Medical Office Buildings; Ami Adini & Associates, Inc.; July 2, 2003.
13. The EDR Radius Map for 1901 Westcliff Drive (Inquiry No. 0930479.3r); Environmental Data Resources; February 24, 2003.
14. City of Newport Beach Fire Department.
15. City of Newport Beach Utilities Department
16. City of Newport Beach Police Department
17. California Division of Mines & Geology; Special Studies Zones; Newport Beach 7.5' Quadrangle Map; July 1, 1986.