RESOLUTION NO. 2026-xx

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COSTA MESA, CALIFORNIA, CERTIFYING THE FINAL ENVIRONMENTAL IMPACT REPORT, ADOPTING FINDINGS OF FACT AND STATEMENT OF OVERRIDING CONSIDERATIONS AND MITIGATION MONITORING AND REPORTING PROGRAM FOR THE FAIRVIEW DEVELOPMENTAL CENTER SPECIFIC PLAN PROJECT

THE CITY COUNCIL OF THE CITY OF COSTA MESA HEREBY FINDS AND DECLARES AS FOLLOWS:

WHEREAS, in June 2022, the California State Legislature adopted SB 188, enacting Government Code section 14670.31, which outlines the general terms under which the State of California, through the State Department of General Services (DGS) and the State Department of Developmental Services (DDS), will collaborate with the City of Costa Mesa (City) to determine the future of the FDC site; and

WHEREAS, on October 4, 2022, the City Council of the City of Costa Mesa (City Council), authorized the City Manager to enter into a Standard Agreement with the DGS and receive State funds in an amount not to exceed $3.5 million to develop the Fairview Developmental Center Specific Plan (FDCSP); and

WHEREAS, in December of 2022, the City of Costa Mesa and DGS entered into Standard Agreement Number HD229063; and

WHEREAS, the FDCSP project was prepared based on City Council direction and public outreach and input through several community workshops at various locations throughout the Costa Mesa community including a Community Q&A; and

WHEREAS, all workshops and the Community Q&A were advertised through various means, including social media posts on Facebook, Instagram, Next Door, postcard mailers to 46,271 residential homes, email notifications to interested parties, flyer distribution and A-frame signs placed outside of City facilities, announcements made at Planning Commission and City Council meetings, and newspaper advertisements; and

WHEREAS, on October 29, 2025, pursuant to the California Environmental Quality Act (CEQA) a notice of preparation (NOP) was issued and submitted to the State Clearinghouse where the FDCSP was assigned project number SCH No. 2025101405; and

WHEREAS, the NOP started the CEQA environmental review process by notifying agencies, organizations, tribes, and interested parties about the City's plans to prepare an Environmental Impact Report (EIR), and that the written public comment period began October 29, 2025, through December 5, 2025; and

WHEREAS, on November 17, 2025, a public scoping meeting was held at City Hall to solicit comments and suggestions regarding the scope and content of the EIR and environmental issues and alternatives to be considered in the EIR; and

WHEREAS, on May 14, 2026, a notice of availability Draft Environmental Impact Report (DEIR) was published in a newspaper of general circulation which included a 48-day public review period that occurred from May 14, 2026, through July 1, 2026, and the DEIR were made available for public review pursuant to the requirements of the CEQA Guidelines; and

WHEREAS, on May 14, 2026, the DEIR was uploaded to the City's environmental notices webpage, provided to the County Clerk-recorder's Office for posting, and submitted and uploaded to the State Clearinghouse (State Clearinghouse No. 2025101405); and

WHEREAS, on July 16, 2026, the Airport Land Use Commission held a duly noticed public hearing and determined that the FDCSP was consistent with the Airport Environs Land Use Plan for John Wayne Airport; and

WHEREAS, on July 27, 2026, the Planning Commission held a study session on the FDCSP where it received a presentation for the introduction of the July 2026 Public Hearing Draft Specific Plan, associated Zoning Code, Zoning Map, Land Use Element and Land Use Map amendments and the Draft EIR, and after public comment the Planning Commission received and filed the report and provided feedback on the FDCSP; and

WHEREAS, on August 10, 2026, the Planning Commission conducted a duly noticed public hearing to discuss and consider the FDCSP project and proposed amendments to Zoning Code, Zoning Map, Land Use Element and Land Use Map, with all persons having the opportunity to speak for and against the proposal and recommended that the City Council certify the Final EIR, adopt the findings of fact and

statement of overriding considerations, and the mitigation monitoring and reporting program; and

WHEREAS, the City Council conducted a public hearing on September 15, 2026, for the purpose of considering the ECRSP project; and

WHEREAS, the City Council has duly considered the totality of the record and all evidence submitted into the record, including public testimony and the evaluation and recommendations by staff and Planning Commission, presented at said hearings; and

WHEREAS, notices of said public hearings were made at the time and in the manner required by law; and

WHEREAS, the CEQA Final EIR for this project reflects the independent judgement of the City of Costa Mesa.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COSTA MESA HEREBY RESOLVES as follows:

BE IT RESOLVED that based on the evidence in the record and the findings contained in Exhibit A, the City Council hereby certifies the Final EIR prepared for the project pursuant to CEQA Guidelines section 15090, adopt findings of fact pursuant to CEQA Guidelines section 15091, adopt statement of overriding considerations pursuant to CEQA Guidelines section 15093, and adopt the Mitigation Monitoring and Reporting Program.

BE IT FURTHER RESOLVED that the Costa Mesa City Council does hereby find and determine that adoption of this Resolution is expressly predicated upon the activity as described in the staff report and compliance with all applicable federal, State, and local laws. Any approval granted by this resolution shall be subject to review, modification, or revocation if there is a material change that occurs in the operation, or if the applicant fails to comply with any of the conditions of approval.

BE IT FURTHER RESOLVED that if any section, division, sentence, clause, phrase or portion of this resolution, or the document in the record in support of this resolution, are for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions.

PASSED AND ADOPTED this 15th day of September, 2026.

_____
John Stephens, Mayor

ATTEST:

APPROVED AS TO FORM:

_____
Brenda Green, City Clerk

_____
Kimberly Hall Barlow, City Attorney

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

I, BRENDA GREEN, City Clerk of the City of Costa Mesa, DO HEREBY CERTIFY that the above and foregoing is the original of Resolution No. 2026-xx and was duly passed and adopted by the City Council of the City of Costa Mesa at a regular meeting held on the 15th day of September, 2026, by the following roll call vote, to wit:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

IN WITNESS WHEREOF, I have hereby set my hand and affixed the seal of the City of Costa Mesa this 16th day of September, 2026.

_____
Brenda Green, City Clerk

Exhibit A

Fairview Developmental Center Specific Plan
Environmental Impact Report Files - State Clearinghouse No. 2025101405

Click on the "Links" below to access the document.

Final Environmental Impact Report (FEIR) - Link

FEIR Appendix A – Comment Letters Received - Link

FEIR Appendix B – Engineering Analysis Report - Link

FEIR Appendix C – Revision to Appendix J.2 of the DEIR – Link

Findings of Fact and Statement of Overriding Considerations - Link

Draft EIR - Part 1 - Link

Draft EIR - Part 2 - Link

Draft EIR - Part 3 - Link

Draft EIR - Part 4 - Link

Mitigation Monitoring and Reporting Program (MMRP) - Link

Appendix A.1: Notice or Preparation (NOP) and Scoping Meeting Comments - Link

Appendix B.1: Air Quality and GHG Modeling – Link

Appendix C.1: Biological Technical Report - Link

Appendix C.2: Tree Survey and Arborist Report – 2026 - Link

Appendix C.3: Tree Survey and Arborist Report – 2024 - Link

Appendix D.1: Archaeological and Built Environment Resources Inventory Report - Link

Appendix E.1: Paleontological Resources Evaluation - Link

Appendix F.1: Phase I Environmental Site Assessment - Link

Appendix F.2: Phase II Investigation Report - Part 1 - Link

Appendix F.2: Phase II Investigation Report - Part 2 - Link

Appendix G.1: Water Supply Assessment - Link

Appendix H.1: Noise and Vibration Assessment - Link

Appendix I.1: Response to service letter and questionnaire - Link

Appendix J.1: VMT Assessment - Link

Appendix J.2: Transportation Study - Link

Appendix K.1: Existing Conditions Infrastructure Report - Link

Appendix K.2: Dry Utilities Summary Memo - Link

Appendix L.1: Alternatives Trip Generation - Link