Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P. O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

Project Title: City of Newport Beach General Plan Update EIR

Lead Agency: City of Newport Beach
Mailing Address: 3300 Newport Boulevard
City: Newport Beach
Zip: 92658-8915
County: Orange

Contact Person: Gregg B. Ramirez
Phone: (949) 644-3219

Project Location:
County: Orange
City/Nearest Community: Newport Beach
Cross Streets: N/A
Zip Code: Varies

Assessor's Parcel No.: N/A
Section: Twp.: Range: Base:
Within 2 Miles: State Hwy #: Hwy 1, Rte. 55, Rte. 39
Waterways: Upper Newport Bay
Airports: John Wayne Airport
Railways: N/A
Schools: Newport Mesa, Santa Ana, and
La Palma USD

Document Type:
CEQA: [ ] NOP [ ] Draft EIR NEPA: [ ] NOI [ ] EA [ ] Draft EIS [ ] FONSI
Early Cons [ ] Supplement/Subsequent EIR [ ] FONSI [ ] Final Document [ ] Other
Neg Dec [ ] (Prior SCH No.) [ ] Other
Mit Neg Dec [ ] Other

Local Action Type:
[ ] General Plan Update [ ] Specific Plan [ ] Rezone [ ] Annexation
[ ] General Plan Amendment [ ] Master Plan [ ] Prezone [ ] Redevelopment
[ ] General Plan Element [ ] Planned Unit Development [ ] Use Permit [ ] Coastal Permit
[ ] Community Plan [ ] Site Plan [ ] Land Division (Subdivision, etc.) [ ] Other

Development Type:
[ ] Residential: Units: 14,215 Acres: [ ] Water Facilities: Type: MGD
[ ] Office: Sq.ft: 256,783 Acres: Employees: [ ] Transportation: Type: [ ] Mining: Mineral
[ ] Commercial: Sq.ft: 2,150 Acres: Employees: [ ] Power: Type: MW
[ ] Industrial: Sq.ft: -405,769 Acres: Employees: [ ] Waste Treatment: Type: MGD
[ ] Educational [ ] Recreational 121 acres parks [ ] Hazardous Waste: Type:
Total Acres (approx.) 13,062 without annexation of Banning Ranch; 13,423 with annexation
[ ] Other: Institutional 158,593 sf, 3,184 hotel/motel rooms

Project Issues Discussed in Document:
[ ] Aesthetic/Visual [ ] Fiscal [ ] Recreation/Parks [ ] Vegetation
[ ] Agricultural Land [ ] Flood Plain/Flooding [ ] Schools/Universities [ ] Water Quality
[ ] Archeological/Historical [ ] Geologic/Seismic [ ] Sewer Capacity [ ] Wetland/Riparian
[ ] Biological Resources [ ] Minerals [ ] Soil Erosion/Compaction/Grading [ ] Wildlife
[ ] Coastal Zone [ ] Noise [ ] Solid Waste [ ] Growth Inducing
[ ] Drainage/Absorption [ ] Population/Housing Balance [ ] Toxic/Hazardous [ ] Land Use
[ ] Economic/Jobs [ ] Public Services/Facilities [ ] Traffic/Circulation [ ] Cumulative Effects
[ ] Other

Present Land Use/Zoning/General Plan Designation:
The existing General Plan for the City of Newport Beach designates current land use

Project Description: The proposed project is an EIR that accompanies the comprehensive update of the City of Newport Beach's current General Plan.

Implementation of the proposed General Plan Update would result in new development within the Planning Area, which consists of two geographical areas: the City's corporate limits, and its Sphere of Influence (SOI). The SOI represents those areas likely to be served by and potentially annexed to the City. The SOI includes the existing City boundaries as well as an addition 361 acres of land in the Banning Ranch subarea. Land use designations under the proposed General Plan include residential, commercial, office, industrial, parks/open space, visitor-serving, and institutional. Generally, development in accordance with the General Plan would result in appropriate infill of vacant lands in the City and redevelopment of existing sites, effective reuse of obsolete sites, and incremental growth in specific areas within the City. Implementation of the updated General Plan at its fullest intensity for all vacant lands would result in the following:

- Development of the Banning Ranch Area
- Identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Revised 2004
Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

- Air Resources Board
- Boating & Waterways, Department of
- California Highway Patrol
- Caltrans District # 12
- Caltrans Division of Aeronautics
- Caltrans Planning (Headquarters)
- Coachella Valley Mountains Conservancy
- Coastal Commission
- Colorado River Board
- Conservation, Department of
- Corrections, Department of
- Delta Protection Commission
- Education, Department of
- Energy Commission
- Fish & Game Region # 5
- Food & Agriculture, Department of
- Forestry & Fire Protection
- General Services, Department of
- Health Services, Department of
- Housing & Community Development
- Integrated Waste Management Board
- Native American Heritage Commission
- Office of Emergency Services
- Office of Historic Preservation
- Office of Public School Construction
- Parks & Recreation
- Pesticide Regulation, Department of
- Public Utilities Commission
- Reclamation Board
- Regional WQCB # 8
- Resources Agency
- S.F. Bay Conservation & Development Commission
- San Gabriel & Lower L.A. Rivers and Mtns Conservancy
- San Joaquin River Conservancy
- Santa Monica Mountains Conservancy
- State Lands Commission
- SWRCB: Clean Water Grants
- SWRCB: Water Quality
- SWRCB: Water Rights
- Tahoe Regional Planning Agency
- Toxic Substances Control, Department of
- Water Resources, Department of

Local Public Review Period (to be filled in by lead agency)

Starting Date: Friday, April 21, 2006

Ending Date: Monday, June 5, 2006

Lead Agency (Complete if applicable):

Consulting Firm: EIP Associates
Address: 12301 Wilshire Boulevard, Suite 430
City/State/Zip: Los Angeles, CA 90025
Contact: Erin Efner
Phone: (310) 268-8132 or (415) 362-1500

Applicant: City of Newport Beach
Address: 3300 Newport Boulevard - Planning Department
City/State/Zip: Newport Beach, CA 92658
Phone: (949) 644-3219

Signature of Lead Agency Representative: ____________________________ Date: _________________