



CITY OF NEWPORT BEACH

P.O. BOX 1768, NEWPORT BEACH, CA 92658-8915

DATE: April 21, 2006

TO: Agencies, Organizations, and Interested Parties

FROM: City of Newport Beach, Planning Department

SUBJECT: Notice of Availability of a Draft Environmental Impact Report

Project Title: City of Newport Beach General Plan Update

Project Location: The City of Newport Beach is in western Orange County, California, and is bordered by Costa Mesa, Huntington Beach, Irvine, and unincorporated portions of Orange County.

Lead Agency: City of Newport Beach

Project Summary: The City of Newport Beach (the City) has prepared a Draft Environmental Impact Report (EIR) for the update of the General Plan (proposed project). A general plan is a State-required legal document that provides guidance to decision-makers regarding the allocation of resources and determining the future physical form and character of development in the City itself and its Sphere of Influence (SOI). It is the official statement of the City regarding the extent and types of development needed to achieve the community's physical, economic, social, and environmental goals. The purpose of the proposed project is to update the City of Newport Beach's General Plan (GPU).

Generally, development in accordance with the GPU 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. Several subareas within the City determined to have special planning considerations were the subjects of special study during the update process. Implementation of the updated GPU at its fullest intensity for all vacant lands and redevelopment areas would result in the development of approximately an additional 14,215 residential units consisting of single- and multi-family units. Under the proposed GPU, approximately 3,184 hotel-motel rooms for visitor serving uses, approximately 2.1 million square feet (sf) of commercial uses, approximately 159,000 sf of institutional uses, approximately 251,000 sf of office uses, and approximately 121 acres of parks could be developed. Implementation of the GPU could also entail a decrease of approximately 406,000 sf of industrial uses within the City.

The City of Newport Beach contains nine primary subareas where land use changes could occur: five districts identified by the City including West Newport Mesa, Newport Center/Fashion Island, the Airport Area, Banning Ranch, and Balboa Peninsula, and four distinct corridors identified by the City including West Newport Highway, Old Newport Boulevard, Mariners' Mile, and Corona del Mar. These subareas are addressed by the GPU.

The Draft EIR analyzes the potential impacts on the following resource areas as a result of the proposed project: Aesthetics; Air Quality; Biological Resources; Cultural Resources; Geology, Soils, and Mineral Resources; Hazards and Hazardous Materials; Hydrology and Water Quality; Land Use and Planning; Noise; Population/Housing; Public Services; Recreation; Transportation/Traffic; and Utilities/Services.

Significant environmental effects anticipated to result from the proposed project:

The Draft EIR determined that implementation of the proposed project would result in significant and unavoidable impacts in the following issue areas:

- Aesthetics
- Air Quality
- Cultural Resources
- Land Use and Planning
- Noise
- Population and Housing
- Transportation/Traffic

Document Availability: The Draft EIR and Technical Appendices are available for review at the following locations:

City of Newport Beach, Planning Department 3300 Newport Boulevard Newport Beach, CA 92658-8915 Telephone: 949.644.3225	Newport Beach Public Library 1000 Avocado Avenue Newport Beach, CA 92660 Telephone: 949.717.3800
Newport Beach Public Library, Balboa Branch 100 East Balboa Boulevard Newport Beach, CA 92660 Telephone: 949.644.3076	Newport Beach Public Library, Corona Del Mar Branch 420 Magnolia Avenue Corona del Mar, CA 92625 Telephone: 949.644.3075
Newport Beach Public Library, Mariners Branch 1300 Irvine Avenue Newport Beach, CA 92660 Telephone: 949.717.3838	City of Newport Beach website: http://www.nbvision2025.com/

Responses and Comments: Please submit written comments on the Draft EIR to the City of Newport Beach at the address shown below. Please be specific in your statements describing your environmental concerns. Due to the time limits mandated by state law, your written response must be sent at the earliest possible date, but **not later than June 5, 2006, which is 45 days from the date of this notice.**

Project Title: Newport Beach General Plan Update
Project Applicant: City of Newport Beach
Send Responses to: Gregg B. Ramirez, Senior Planner
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