

CHAPTER 9 Text Changes

9.1 FORMAT OF TEXT CHANGES

Text changes are intended to clarify or correct information in the Draft EIR in response to comments received on the document or as initiated by Lead Agency (the City) staff. Revisions are shown in Volume IA, Chapter 9 (Text Changes), as excerpts from the Draft EIR text, with a ~~line through~~ deleted text and a double underline beneath inserted text. The text changes appear in order of their location in the Draft EIR, and all figure changes appear at the end of this chapter.

9.2 CHANGES TO DRAFT EIR TEXT

■ Executive Summary

Page 2-10, Table 2-2, Impact 4.6-7 has been amended to state:

<i>Impact</i>	<i>Significance Before Mitigation</i>	<i>Mitigation Measures</i>	<i>Significance After Mitigation</i>
Impact 4.6-7 Implementation of the proposed General Plan Update could result in a safety hazard for people residing or working in the Planning Area as a result of the proximity of a public airport.	LTS (S—should residential development be constructed within the 65 dBA CNEL noise contour)	No mitigation is required. (No mitigation measures would be feasible)	LTS (<u>SU</u>)

Page 2-12, Table 2-2, Impact 4.8-1 has been modified as follows:

<i>Impact</i>	<i>Significance Before Mitigation</i>	<i>Mitigation Measures</i>	<i>Significance After Mitigation</i>
Impact 4.8-1 Implementation of the proposed General Plan Update could involve new uses and structures that may result in intensification of development within the Planning Area that creates incompatibilities with adjacent land uses.	LTS (S—should residential development be constructed within the 65 dBA CNEL noise contour)	No mitigation is required. (No mitigation measures would be feasible)	LTS (<u>SU</u>)

Page 2-12, Table 2-2, Impact 4.8-3 has been amended to state:

<i>Impact</i>	<i>Significance Before Mitigation</i>	<i>Mitigation Measures</i>	<i>Significance After Mitigation</i>
Impact 4.8-3 Implementation of the proposed General Plan Update could conflict with applicable land use plans, policy, or regulations.	LTS <u>(S-should the AELUP be overridden by City Council)</u>	No mitigation is required. <u>(No mitigation measures are feasible)</u>	LTS <u>(SU)</u>

Page 2-13, Table 2-2, “Public Services” section has been changed as follows:

<i>Impact</i>	<i>Significance Before Mitigation</i>	<i>Mitigation Measures</i>	<i>Significance After Mitigation</i>
Impact 4.11.1-1 Implementation of the proposed General Plan Update could increase the demand for fire protection services, which could result in the need for additional fire facilities.	LTS	No mitigation is required.	LTS
Impact 4.11.2-1 <u>Implementation of the proposed General Plan Update could increase the demand for police protection services, which would result in the need for additional police facilities.</u>	<u>LTS</u>	<u>No mitigation is required.</u>	<u>LTS</u>
Impact 4.11.3-1 <u>Implementation of the proposed General Plan Update would result in an increase in the student enrollment which could result in the need for additional staff and school facilities.</u>	<u>LTS</u>	<u>No mitigation is required.</u>	<u>LTS</u>
Impact 4.11.4-1 <u>Implementation of the proposed General Plan Update could result in the need for additional library facilities in order to maintain acceptable service ratios.</u>	<u>LTS</u>	<u>No mitigation is required</u>	<u>LTS</u>

■ Project Description

Page 3-13, “Banning Ranch” section has been amended as follows:

The updated General Plan prioritizes the ~~retention~~-acquisition of the Banning Ranch property as open space, consolidating existing oil operations, restoring wetlands and habitat, and development of a community park with active playfields to serve adjoining neighborhoods. ...

Pages 3-13 and 3-14, Table 3-3 has been amended as follows:

Table 3-3 City of Newport Beach General Plan Update Existing and Proposed Land Use

		Citywide	Subareas									Remainder of City
			West Newport Mesa	Mariners' Mile	Newport Center/ Fashion Island	Airport Area	Banning Ranch	Balboa Village	Balboa Peninsula	West Newport Highway	Old Newport Boulevard	
Office (sf)												
Existing		12,616,827	453,530	266,270	3,592,080	5,513,429	0	22,920	305,540		97,740	<u>2,365,318</u>
Current GP		14,576,930	784,280	466,190	3,635,670	5,873,012	235,600	89,260	375,390		147,020	<u>2,970,508</u>
Proposed		12,867,500	1,025,865	294,725	3,675,670	4,911,197	0	12,000	80,656		185,696	<u>2,681,691</u>
Residential (du)												
Existing	MFR	21,477	2,472	188	245	0	0	178	8	292	8	<u>18,086</u>
	SFR(A)	18,702	108	820			0	1,191	257		384	<u>15,942</u>
Total Units		40,179	2,580	1,008	245	0	0	1,369	265	292	392	34,028
Current GP	MFR	30,159	2,649	188	245	0	2,510	242	8	293	8	<u>24,016</u>
	SFR(A)	19,570	98	837			225	1,190	352		584	<u>16,284</u>
Total Units		49,729	2,747	1,025	245	0	2,735	1,432	360	293	592	40,300
Proposed	MFR	33,992	3,542	625	845	4,300	687	512	823	361	244	<u>22,053</u>
	SFR(A)	20,402	98	837			688	1,196	291		579	<u>16,713</u>
Total Units		54,394	3,640	1,462	845	4,300	1,375	1,708	1,114	361	823	38,766
Commercial (sf)												
Existing		5,539,388	72,170	633,950	1,556,320	665,019	0	203,360	643,020	35,350	48,700	<u>1,681,499</u>
Current GP		7,412,132	72,170	779,800	1,861,980	871,500	50,000	217,340	669,110	50,030	66,380	<u>2,773,822</u>
Proposed		7,685,030	50,910	853,208	1,986,980	880,620	75,000	192,503	745,320	57,935	92,848	<u>2,749,706</u>
Visitor Serving (hotel-motel rooms)												
Existing		3,365		177	925	974	0	34	41	90	23	<u>1,101</u>
Current GP		5,676		204	1,110	984	0	34	41	90	53	<u>3,160</u>
Proposed		6,549		204	1,175	1,213	75	265	240	90	53	<u>3,234</u>
Industrial (sf)												
Existing		1,569,229	678,530			508,759	0		58,950		300	<u>322,690</u>
Current GP		2,234,242	1,191,722			551,930	164,400		0		0	<u>326,190</u>
Proposed		1,163,460	837,270			0	0		0		0	<u>326,190</u>

Table 3-3 City of Newport Beach General Plan Update Existing and Proposed Land Use

	Citywide	Subareas									
		West Newport Mesa	Mariners' Mile	Newport Center/ Fashion Island	Airport Area	Banning Ranch	Balboa Village	Balboa Peninsula	West Newport Highway	Old Newport Boulevard	Remainder of City
Institutional (sf)											
Existing	694,820	886,270	99,410	100,000	86,096			21,710			<u>-498,666</u>
Current GP	893,213	1,235,797	105,260	105,000	97,000			32,010			<u>-681,854</u>
Proposed	853,413	1,235,797	105,260	105,000	96,996			96,710			<u>-786,350</u>
Parks (acres)											
Existing	133.5	0.2				0					<u>133.3</u>
Current GP	178.8	0.2				0					<u>178.6</u>
Proposed	254.7	1				30					<u>223.7</u>

■ Aesthetics and Visual Quality

Page 4.1-16, Impact 4.1-1 analysis, second paragraph has been amended as follows:

Policy LU 6.19.9 requires that buildings be located and sites designed to provide adequate and ~~unobstructed clear~~ views of significant visual corridors of the Bay from Coast Highway (Mariners' Mile).

Page 4.1-26, Policy NR 10.10 (as currently proposed) has been inserted after Policy LU 3.4:

NR 10.10

Development on Banning Ranch

Protect the sensitive and rare resources that occur on Banning Ranch. If future development is permitted, require that an assessment be prepared by a qualified biologist that delineates sensitive and rare habitat and wildlife corridors. Require that development be concentrated development to protect biological resources and coastal bluffs, and design structures designed to not be intrusive on the surrounding landscape. Require the restoration or mitigation of any important sensitive or rare habitat areas that are affected by future development. (Imp 2.1, 19.7, 19.11, 19.12).

Page 4.1-30, Policy LU 5.6.2 has been amended as follows:

Policy LU 5.5~~6~~.2 Form and Environment

Require that new and renovated buildings be designed to avoid the use of styles, colors, and materials that unusually impact the design character and quality of their location such as ~~but abrupt~~ changes in scale, building form, architectural style, and the use of surface materials that raise local temperatures, result in glare and excessive illumination of adjoining properties and open spaces, or adversely modify wind patterns.

Page 4.1-31, Policy LU 6.5.4 has been amended as follows:

Policy LU 6.5.4 Relationship of Development to Environmental Resources

Development should be located and designed to preserve and/or mitigate for the loss of wetlands and drainage course habitat. It shall be located to be contiguous and compatible with existing and planned development along its eastern property line, preserving the connectivity of wildlife corridors, and set back from the bluff faces, along which shall be located a linear park to provide public views of the ocean, wetlands, and surrounding open spaces. Exterior lighting shall be located and designed to minimize light trespass from developed areas onto the bluffs, riparian habitat, arroyos, and lowland habitat areas.

■ Biological Resources

Page 4.3-2, “Watersheds” section has been amended to state:

The Planning Area is located within the boundaries of four watersheds, each of which contain an interconnected system of surface water resources that feed into the underlying groundwater aquifer or drain into the ocean. ~~The main tributaries and groundwater resources located within the Planning Area are discussed in detail below.~~ The watersheds within the Planning Area include the Newport Bay, Newport Coast, Talbert, and San Diego Creek watersheds. Both the Newport Bay and Newport Coast watersheds cover most of the Planning Area, with the remaining smaller portions covered by the Talbert and San Diego Creek watersheds. Section 4.7 (Hydrology and Water Quality) of this EIR contains detailed descriptions of these four watersheds.

Page 4.3-3, “Habitat Types” section, the following has been added after the first paragraph:

Coastal Sand Dunes

Coastal sand dune communities are the first terrestrial plant communities above the high tide line where sandy beaches and/or sand dunes occur. This habitat type is restricted to the Pacific Coast of North America and is characterized by unstable, sandy soil with a low fertility and low water-holding capacity. Vegetation is often covered with sand particles due to coastal winds. Several species are typical of coastal dunes, including California saltbush (*Atriplex californica*), beach saltbush (*Atriplex leucophylla*), croton (*Croton californicus*), and American dune grass (*Leymus mollis*).

Page 4.3-21, first full paragraph has been amended to state:

As a signatory agency, the City is responsible for enforcing mitigation measures and other policies identified in the NCCP/Habitat Conservation Plan Implementation Agreement for properties located within the City Limit that are part of the NCCP Subregional Plan. In addition, the City annexed Newport Coast which includes Buck Gully in 2005. Buck Gully is part of the Reserve System of the NCCP/Habitat Conservation Plan.

Page 4.3-24, Impact 4.3-2, first paragraph has been amended as follows:

This would preclude most sites within Banning Ranch containing riparian habitats from being developed under the proposed General Plan update.

Page 4.3-29, “Cumulative Impacts” section, second paragraph has been modified to state:

Because rare natural communities do not need to be formally listed as threatened or endangered under any state or federal regulations to be considered “sensitive,” the proposed General Plan Update and future projects within the County would ~~not~~ prohibit development within areas that contain sensitive natural communities. ...

Page 4.3-30, “Proposed General Plan Update Policies” section, first paragraph has been amended as follows:

The Natural Resources Element of the proposed General Plan Update includes policies that would address issues related to biological resources within the City of Newport Beach. ~~The policies that are applicable to the project are included below.~~ The policies that are applicable to the project are included below. Policies identified below that are also contained in the Harbor and Bay Element are denoted with an “HB.”

■ Geology, Soils, and Mineral Resources

Page 4.5-13, discussion under the first threshold has been amended as follows:

The highest risks originate from the Newport-Inglewood fault zone, the Whittier fault zone, the San Joaquin Hills fault zone, and the Elysian Park fault zone, and other identified fault zones within the Planning Area, each with the potential to cause moderate to large earthquakes that would cause ground shaking in Newport Beach and nearby communities.

Page 4.5-14, first partial paragraph has been clarified as follows:

... building design standards of the CBC Chapter 33 for the construction of new buildings and/or structures, specific engineering design and construction measures would be implemented to anticipate and avoid the potential for adverse impacts. Compliance with applicable regulations, and local City requirements, and the policies contained in the General Plan Update would ensure that impacts related to strong seismic ground shaking remain at a *less-than-significant* level. No mitigation is required.

Page 4.5-33, Policy LU 6.4.11 has been clarified to state:

Policy LU 6.4.11 Comprehensive Site Planning and Design

Require the preparation of a master development or specific plan for any development on the Banning Ranch specifying lands to be developed, preserved, and restored, land uses to be permitted, parcelization, roadway and infrastructure improvements, landscape and streetscape improvements, development regulations, architectural design and landscape guidelines, exterior lighting guidelines, processes for oil operations consolidation, habitat preservation and restoration plan, sustainability practices plan, financial implementation, and other appropriate elements.

■ Hazards and Hazardous Materials

Page 4.6-9, Aviation Hazards” section, first paragraph has been amended to state:

John Wayne Airport (JWA) generates nearly all aviation traffic above the City of Newport Beach. On an average business day, approximately 450-300 commercial flights (150 departures and 150 arrivals) and 20 regional flights arrive at and depart from JWA. ...

■ Hydrology and Water Quality

Page 4.7-45, Policy NR 3.6 (formerly NR 3.7) has been revised to state:

NR 3.76

Watershed Runoff Quality Control

Support and participate in watershed-based runoff reduction, water quality control, and other planning efforts with the California Regional Water Quality Control Board (RWQCB), the County of Orange, and upstream cities. Ensure that enforcement and regulatory agencies regulate upstream dischargers (cities, Orange County, residential and commercial uses) in the San Diego Creek and Santa Ana/Delhi Channel watersheds. (Policy HB8.7) (Imp 19.3, 19.16)

■ Land Use and Planning

Page 4.8-29, Policy LU 6.5.2 has been revised to state:

~~Parks a~~Accommodate a community park of a ~~minimum of 20 to 30~~ acres that contains active playfields that may be lighted and is of sufficient acreage to serve adjoining neighborhoods and, ~~if developed, residents of Banning Ranch, if developed.~~

■ Population and Housing

Pages 4.10-6 to 4.10-7, “Cumulative Impacts” section, second paragraph has been amended as follows:

SCAG’s regional growth data project that the population of Orange County will be 3,552,742 persons in 2030, an increase of 495,877 persons over the County’s existing population. SCAG also projects that the population of the City will be 94,167 persons in 2030. The proposed General Plan Update projects that the population of the City will be 103,753 persons in 2030, an increase of 9,586 persons over what SCAG projects in 2030 for the City and Orange County. As stated in Impact 4.10-1, this is an increase of approximately 10 percent over what SCAG projects for the City in 2030. In the cumulative context of Orange County, this represents an increase of approximately less than one percent over what is projected by SCAG for 2030. ~~On a cumulative level, the proposed project would not result in substantial population growth beyond projections, and would not induce substantial population growth in an area, either directly or indirectly. A projected increase of less than one percent would not represent a cumulatively substantial and significant increase in population growth in the SCAG region. This would be well below the projected county-wide population increase of 495,877 persons and would not represent a cumulatively significant increase in population for the County as a whole.~~ This cumulative impact would be *less than significant*. The project would have a *less-than-significant* contribution to this effect.

■ Public Services

Page 4.11-1, “Service Providers” section, first paragraph has been modified to state:

The Newport Beach Fire Department (NBFD) and the Orange County Fire Authority provide fire protection services for the City and Planning Area. The NBFD provides fire protection services for the entire City. Most of the Banning Ranch is ~~not now~~ served by the Orange County Fire Authority (OCFA), an agency ~~which that~~ provides regional fire protection and emergency services to unincorporated portions of Orange County and nineteen city jurisdictions. If Banning Ranch is annexed into the City, potential increases in the need for fire protection services provided by the OCFA and the CMFD would not be required. Instead, all additional need for fire protection services would be assumed by NBFD.

Page 4.11-13, “Classification of Calls” section, first paragraph has been amended to state:

All emergency calls for police, fire, and paramedic services are initially answered by one of the 14 full-time or three part-time dispatchers at the Dispatch Center. While the number of calls received varies with the season, an average of 20,000 emergency calls is received per month, with an average answer time of just five seconds. ...

Page 4.11-21, “Regulatory Context” section has been amended as follows:

■ Regulatory Context

There are no federal, state, or local policies that are directly applicable to schools within the Planning Area.

California State Assembly Bill 2926 (AB 2926)—School Facilities Act of 1986

In 1986, AB 2926 was enacted by the state of California authorizing entities to levy statutory fees on new residential and commercial/industrial development in order to pay for school facilities. AB 2926, entitled the *School Facilities Act of 1986*, was expanded and revised in 1987 through the passage of AB 1600, which added Section 66000 *et seq.* of the Government Code. Under this statute, payment of statutory fees by developers would serve as total CEQA mitigation to satisfy the impact of development on school facilities.

California Government Code Section 65995—School Facilities Legislation

The School Facilities Legislation was enacted to generate revenue for school districts for capital acquisitions and improvements.

California Senate Bill 50 (SB 50)

The passage of SB 50 in 1998 defined the Needs Analysis process in Government Code Sections 65995.5–65998. Under the provisions of SB 50, school districts may collect fees to offset the costs associated with increasing school capacity as a result of development. The fees (referred to as Level One fees) are assessed based upon the proposed square footage of residential, commercial/industrial, and/or parking structure uses. Level Two fees require the developer to provide one-half of the costs of accommodating students in new schools, while the state would provide the other half. Level Three fees require the developer to pay the full cost of accommodating the students in new schools and would be implemented at the time the funds available from Proposition 1A (approved by the voters in 1998) are expended. School districts must demonstrate to the state their long-term facilities needs and costs based on long-term population growth in order to qualify for this source of funding. However, voter approval of Proposition 55 on March 2, 2004, precludes the imposition of the Level Three fees for the foreseeable future. Therefore, once qualified, districts may impose only Level Two fees, as calculated according to SB 50.

■ Recreation and Open Space

Page 4.12-3, Table 4.12-1, Parkland Acreages has been amended as follows:

12. Newport Coast*	50	58.1*	0	-50	-50
Totals	415.6^a	286.4	90.4^b	376.8	-38.8**

* Newport Coast includes public and private parks, including 14 acres of Newport Ridge park dedicated for public use upon City acceptance.

**Deficit/excess acreage if no additional parks are built.

^a 83,120 x 5 ac. per thousand = 415.6 ac.

^b Includes beach area where active recreation takes place (i.e., typically within 100 feet of the water). In addition, there are 174 acres of passive beach open space, 136 acres of open space land in the Upper Bay Ecological reserve, and an undetermined amount of water open space in the Upper Bay and Newport Harbor.

Page 4.12-12, first paragraph has been modified to state:

Service Area 12—Newport Coast. This area is deficient in public facilities, but exceeds the City park ratio standard if its extensive private facilities are included. Currently, ~~there is one~~ public park

~~planned for development in the future at is under design (estimated to be completed by 2008) near the end of Ridge Park Road, and a neighborhood community center that will include meeting and activity rooms and a gymnasium. The remaining parks in the service area are operated and maintained pursuant to the Pre-Annexation Agreement, which requires that the City lease back public open space areas and parks to one or more of the homeowners associations in the service area. Newport Ridge park, largely owned and operated by the Newport Ridge Community Association, includes land that the City operates as an active ballfield along with the site of the Newport Coast Community Center that will include community meeting rooms and a gymnasium. The City's Recreation Department has not been permitted to does not offer programs at the privately-owned parks. The youth of the Newport Coast Service Area participate in programs outside of the service area.~~

Page 4.12-13, "City of Newport Beach Park Dedication Ordinance" section, first paragraph has been amended as follows:

Parkland dedication standards associated with the *Quimby Act* and the Newport Beach Subdivision Code are applicable to development in the City. Chapter 19.52, Park Dedication and Fees of the City's Municipal Code provides for the dedication of land, the payment of fees in lieu thereof or a combination of both, for park or recreational purposes in conjunction with the approval of residential development subdivisions. ...

Page 4.12-23, discussion under Goal R – 9 has been modified to state:

R 9.5 Private/Gated Communities

Protect public access to coastal resources from encroachment from private/gated communities. (Imp 2.1, 12.3)

■ Transportation/Traffic

Page 4.13-5, fifth paragraph has been amended as follows:

Jamboree Road is a northeast/southwest roadway with six divided lanes between Coast Highway and Campus Drive. South of Coast Highway it is a four-lane divided roadway. Jamboree Road has volumes between 302,000 and 647,000 ADT. Volumes south of Coast Highway are 12,000 ADT.

Page 4.13-19, "Regulatory Setting" section has been modified to state:

■ Federal

~~There are no relevant federal regulations applicable to the proposed General Plan Update.~~

Safe, Accountable, Flexible, Efficient Transportation Equity Act—A Legacy for Users (SAFETEA-LU)

SAFETEA-LU funds highway, transit, and safety programs through the use of gas tax revenue and user fees deposited into the federal Highway Trust Fund, which is then distributed to State and local transportation agencies. SAFETEA-LU also provides the regulatory framework for transportation planning in urban areas at the federal level. Under SAFETEA-LU, the U.S. Department of Transportation requires that metropolitan planning organizations prepare long-range transportation plans.

Congestion Management Program (CMP)

In order to meet federal certification requirements for the Federal Transportation Improvement Program (FTIP), SCAG and the County Congestion Management Agencies (CMAs) have developed a Congestion Management Program (CMP) process for the region. In Orange County, the CMS is comprised of the combined activities of the RTP, the State Congestion Management Program (CMP), and the Regional Transportation Improvement Program (RTIP).

■ State Regulations

California Transportation Plan (CTP)

The CTP, which was formulated and is maintained by the Caltrans, is a state-wide long-range transportation plan that is updated every two years to reflect new and completed projects. In Orange County, Caltrans District 12 coordinates with OCTA each time the CTP is updated to ensure consistency with the long-range transportation plan.

Page 4.13-19, “Orange County Congestion Management Plan” section has been modified to state:

The Congestion Management Plan (CMP) requires that a traffic impact analysis be conducted for any project generating 2,400 or more daily trips, or 1,600 or more daily trips for projects that directly access the CMP Highway System (HS). Per the CMP guidelines, this number is based on the desire to analyze any impacts that will be three percent or more of the existing CMP highway system facilities’ capacity. The CMPHS includes specific roadways, which include State Highways and Super Streets, which are now known as Smart Streets, and CMP arterial monitoring locations/intersections. Therefore, the CMP traffic impact analysis (TIA) requirements relate to the potential impacts only on the specified CMPHS. The CMP system consists of the following:

- MacArthur Boulevard (Jamboree Road to Coast Highway)
- Jamboree Road (between city limit and MacArthur Boulevard)
- Coast Highway (throughout)
- Newport Blvd (from north city limit to Coast Highway)

There are three CMP intersections in Newport Beach:

- MacArthur Boulevard (NS) at Jamboree Road (NS)
- MacArthur Boulevard (NS) at Coast Highway (EW)
- Coast Highway (EW) at Newport Boulevard (NS)

Page 4.13-52, Policy CE 3.1.5 has been amended as follows:

Policy CE 3.1.5 Advocate for the implementation of needed regional Master Plan improvements, and be a strong advocate for construction of the 19th Street Bridge across the Santa Ana River, or alternative improvements that achieve the same improvements in regional traffic flow, without disproportionate impacts on Newport Beach.

■ Utilities and Service Systems

Page 4.14-7, “City of Newport Beach” section, first paragraph has been amended as follows:

Currently, 7564 percent of the water supplied by the City’s service area is supplied by groundwater from the Orange County Groundwater Basin, and the remaining 2536 percent of water supply is provided by MWD, which delivers water imported from the Colorado River and State Water Project. The groundwater supply for the City’s water system is extracted from two well sites, as discussed above, established in Fountain Valley.²

² Newport Beach, City of. ~~1999~~2005. ~~Water Master Plan~~Urban Water Management Plan. Prepared by Brown and Caldwell, December.

Page 4.14-13, “Mesa Consolidated Water District” section, first paragraph has been amended to state:

On an annual basis, Mesa delivers approximately 6.8 billion gallons (~~24,500~~20,850 AF) of water to various users.¹⁰¹ Approximately 7592 percent of Mesa’s water is provided by local groundwater pumped from Orange County’s natural groundwater basin via nine wells. ~~Similar to the City’s service,~~ ~~€~~The remaining 258 percent of Mesa’s water is imported water from MWD, which delivers water imported from the Colorado River and State Water Project. At various times of the year, Mesa will supplement its groundwater with imported water.¹⁰² As discussed previously, the area served within the Planning Area represents approximately one percent of Mesa’s total service area. Thus, information regarding water demand and use was not obtained.

¹⁰¹ Mesa Consolidated Water District. ~~2003~~2005. ~~Water Quality Report~~ Urban Water Management Plan.

¹⁰² Mesa Consolidated Water District. ~~2003~~2005. ~~Water Quality Report~~ Urban Water Management Plan.

Page 4.14-16, “Thresholds of Significance” section has been amended as follows:

The following thresholds of significance are based on Appendix G of the 2005 CEQA Guidelines. For purposes of this EIR, implementation of the proposed project may have a significant adverse impact on water systems within the Planning Area if it would result in any of the following:

- Require or result in the construction and/or expansion of water supply facilities, the construction of which could cause significant environmental impacts
- Have insufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed

Page 4.14-20, Footnote 107 has been modified to state:

¹⁰⁷ McVicker, Robert. Mesa Consolidated Water District. Written communication via email to City staff, April 5, 2006.

Page 4.14-31, Impact 4.14.2-1 analysis, second paragraph and Table 4.14-12 have been modified to state:

Under development of the proposed General Plan Update, the number of housing units could increase by approximately 14,215 units; commercial, visitor serving, and institutional uses would also increase, while industrial uses would decrease compared to existing conditions. Based on sewer flow generation factors provided in the Newport Beach Master Plan of Sewers, as shown below in Table 4.14-12, this increased development under the proposed General Plan Update is anticipated to generate an estimated additional wastewater flow of 4,12380,173 gpd (4.128 mgd) within the City.

Table 4.14-12 Projected Wastewater within the City

Type of Land Use	Estimated Potential New Development	Sewer Generation Factor	Additional Projected Wastewater (gpd)
Single-Family Residential	1,700 units	370 gpd/du	629,000
Multi-Family Residential	12,515 units	213 gpd/du	2,665,695
Commercial	1,851,122 sf	200 gpd/1,000 sf	370,224
Visitor Serving (hotel)	3,184 rooms	150 gpd/room	477,600
Industrial	-405,769 sf	60 gpd/1,000 sf	-24,346
Institutional ^a	120,343 sf	n/a	n/a
Schools	5006,230 students	10 gpd/student	5,00062,300
Parks ^a	55.4 acres	n/a	n/a
Total			4,12380,173

SOURCE: Sewer Generation Factors based upon the City of Newport Beach, Master Plan of Sewers, August 1996.

^a The Master Plan of Sewers does not contain generation rates for institutional or park uses.

Page 4.14-35, the following policies have been deleted:

~~Policy NR 2.2 — Advanced Water Treatment Processes~~

~~Use alternative water sources for the City's water supply by implementing advanced water treatment processes such as brackish groundwater and seawater desalination programs, when feasible.~~

~~Policy NR 3.12 — Site Design and Source Control~~

~~Include site design and source control BMPs in all developments. When the combination of site design and source control BMPs are not sufficient to protect water quality as required by the National Pollutant Elimination System, structural treatment BMPs will be implemented along with site design and source control measures. (Policy HB8.12)~~

~~Policy NR 3.16 — Street Drainage Systems~~

~~Require all street drainage systems and other physical improvements created by the City, or developers of new subdivisions, to be designed, constructed, and maintained to minimize adverse impacts on water quality. Investigate the possibility of treating or diverting street drainage to minimize impacts to water bodies. (Policy HB8.16)~~

Page 4.14-37, "Solid Waste Haulers" section, second paragraph has been amended as follows:

The Refuse Division of the City General Services Department collects refuse from single-family homes and some multi-family complexes within the City, with the exception of Newport Coast, Bonita Canyon, and Santa Ana Heights.¹²⁶ ...

Page 4.14-38, "Transfer Stations" section has been amended to state:

Transfer Stations

Transfer stations are facilities where trash is sorted from recyclable materials, and the residue is then transported to landfills that serve the residents of the County of Orange. There are six active, large volume transfer processing facilities that serve the City. All are sorting and recycling facilities, with the exception of the City of Newport Beach Transfer Station, and ~~include the following~~ are listed in Table 4.14-12a:

- ~~Stanton Transfer and Recycling Center #8 11232 Knott Avenue, Stanton, CA 90680~~
- ~~Rainbow Recycling/Transfer Station 17121 Nichols Street, Huntington Beach, CA 92647~~
- ~~Consolidated Volume Transporters 1131 Blue Gum Street, Anaheim, CA 92806~~
- ~~Sunset Environmental Inc. Transfer Station and Resource Recycling Facility 16122 Construction Circle West, Irvine, CA 92606~~
- ~~Waste Management of Orange (Owner of the Sunset Environmental Transfer Station) 2050 North Glassell, Orange, CA 92865~~
- ~~City of Newport Beach Transfer Station 592 Superior Avenue, Newport Beach, CA 92663~~

Table 4.14-12a Transfer Station Capacity

<u>Transfer Station Location</u>	<u>Average Daily Load (Tons)</u>	<u>Maximum Daily Capacity (Tons)</u>
<u>Stanton Transfer and Recycling Center #8 11232 Knott Avenue, Stanton, CA 90680</u>	<u>25.26</u>	<u>No Maximum Capacity</u>
<u>Rainbow Recycling/Transfer Station 17121 Nichols Street, Huntington Beach, CA 92647</u>	<u>1,700</u>	<u>2,800</u>
<u>Consolidated Volume Transporters 1131 Blue Gum Street, Anaheim, CA 92806</u>	<u>Varies (Typically does not hit max capacity except for after holidays)</u>	<u>6,000</u>
<u>Sunset Environmental Inc. Transfer Station and Resource Recycling Facility 16122 Construction Circle West, Irvine, CA 92606</u>	<u>Varies (Typically does not hit max capacity except for after holidays)</u>	<u>3,000</u>
<u>Waste Management of Orange 2050 North Glassell, Orange, CA 92865</u>	<u>1,200</u>	<u>1,500</u>
<u>City of Newport Beach Transfer Station 592 Superior Avenue, Newport Beach, CA 92663</u>	<u>140</u>	<u>300</u>

SOURCES: Personal Communication, CR&R, Fernando Sanchez, 6/26/2006
Personal Communication, Rainbow Disposal, 6/26/2006
Personal Communication, Consolidated Volume Transporters, Stewart Lee, 6/26/2006
Personal Communication, Waste Management of Orange County, 6/26/2006
Personal Communication, City of Newport Beach General Services, 6/26/2006

Page 4.14-43, Impact 4.14.3-1 discussion, the following paragraph has been added:

Currently, the City of Newport Beach is serviced by six solid waste transfer stations operated by a number of service providers as shown in Existing Conditions of this section. As a result of the General Plan Update, the City is expecting to increase the number of residential units in the City by approximately 4.96 percent and will reduce the square feet of office, commercial, and industrial space by approximately 12.2 percent. This overall reduction in the land use intensity within the city will reduce the daily demand on the transfer stations which serve the City. Each of the transfer stations currently have sufficient remaining capacity to handle the solid waste load from Newport Beach as

shown in Table 4.14-12a and these transfer stations are expected to have sufficient future capacity after implementation of the General Plan Update and all associated growth based on this net decrease in land use intensity.

■ Alternatives

Page 5-21, Table 5-3 has been amended as follows:

Table 5-3 City of Newport Beach General Plan Update and Subarea Only Minimum Alternative (Alternative 4)										
	<i>Subareas</i>									
	<i>West Newport Mesa</i>	<i>Mariners' Mile</i>	<i>Newport Center/Fashion Island</i>	<i>Airport Area</i>	<i>Banning Ranch</i>	<i>Balboa Village</i>	<i>Balboa Peninsula</i>	<i>West Newport Highway</i>	<i>Old Newport Boulevard</i>	
Office (sf)										
Proposed GPU	1,025,865	294,725	3,675,670	4,911,197		12,000	80,656		185,696	
Alternative 4	850,950	363,557	<u>4,519,602</u>	<u>6,423,733</u>		60,000	<u>201,189</u>			
Residential (du)										
Prop GPU	MFR	3,542	625	845	4,300	687	512	823	361	244
	SFR(A)	98	837			688	1,196	291		579
Alt 4	MFR	3,172	817	<u>365</u>	1,950	14	242	<u>763</u>	273	250
	SFR(A)	98	837	419			1,190	<u>538</u>	462	659
Commercial (sf)										
Proposed GPU	50,910	853,208	1,986,980	880,620	75,000	192,503	745,320	57,935	92,848	
Alternative 4	72,170	916,110	<u>2,089,960</u>	854,167		217,340	<u>774,492</u>	18,105	<u>120,879</u>	
Visitor Serving (hotel-motel rooms)										
Proposed GPU		204	1,175	1,213	75	265	240		53	
Alternative 4		204	1,036	1,431		34	<u>350</u>	145	53	
Industrial (sf)										
Proposed	837,270									
Alternative 4	499,457			606,370						
Institutional (sf)										
Proposed GPU	1,235,797	105,260	105,000	96,996			96,710			
Alternative 4	1,235,797	95,360	105,000	10,900		13,470	<u>36,650</u>			
Parks (acres)										
Proposed GPU	1				30					
Alternative 4		0.4			20					

■ Other CEQA Considerations

Page 6-2, Impact 4.6-7 and Impact 4.8-1 have been added as follows:

■ Hazards and Hazardous Materials

Impact 4.6-7 Should residential development be constructed within the 65 dBA CNEL noise contour, implementation of the proposed General Plan Update could result in a safety hazard for people residing or working in the Planning Area as a result of the proximity of a public airport.

■ Land Use and Planning

Impact 4.8-1 Should residential development be constructed within the 65 dBA CNEL noise contour, implementation of the proposed General Plan Update could involve new uses and structures that may result in intensification of development within the Planning Area that creates incompatibilities with adjacent land uses.

CHANGES TO DRAFT EIR FIGURES

Changes to Draft EIR figures are listed below and reproduced on the subsequent pages:

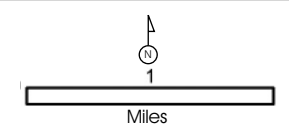
- **Figure 4.1-3 (Coastal Views—Map 3 of 4)** on page 4.1-7 of Section 4.1 (Aesthetics and Visual Quality) has been amended to show MacArthur Boulevard from San Joaquin Hills Road to Coast Highway as a Coastal View Road.
- **Figure 4.1-4 (Coastal Views—Map 4 of 4)** on page 4.1-9 of Section 4.1 (Aesthetics and Visual Quality) has been amended to show MacArthur Boulevard from San Joaquin Hills Road to Coast Highway as a Coastal View Road.
- **Figure 4.3-1 (Biological Resources)** on page 4.3-11 of Section 4.3 (Biological Resources) has been amended to clarify the location of the giant kelp beds. The legend in this figure also will be amended to indicate County.
- **Figure 4.7-1 (Water Resources)** on page 4.7-5 of Section 4.7 (Hydrology and Water Quality) has been amended to correctly reflect tidelands and submerged lands within the City limits.

CITY OF NEWPORT BEACH
 GENERAL PLAN UPDATE EIR
Figure 4.1-3
COASTAL VIEWS MAP 3 OF 4
(HARBOR AREA)



- Legend**
- Public View Point
 - Coastal View Road
 - Coastal Zone Boundary
 - City Boundary
 - Shoreline Height Limitation Zone
 - Proposed Park
 - Public Beach or Park

Note: GIS Data Projection - CA State Plane, Zone 6, NAD83, Feet.



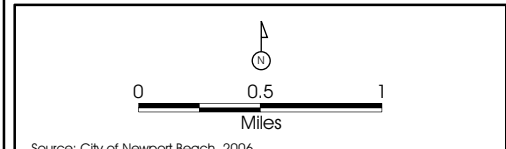
Source: City of Newport Beach (West Newport Area), August, 2005.

Project No. 10579-03



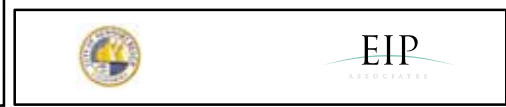
CITY OF NEWPORT BEACH
 GENERAL PLAN UPDATE EIR
Figure 4.1-4
COASTAL VIEWS MAP 4 OF 4
(NEWPORT COAST)

- Legend**
-  Public View Point
 -  Coastal View Road
 -  Local Coastal Zone Boundary
 -  City Boundary
 -  Proposed Park
 -  Public Beach or Park



Source: City of Newport Beach, 2006.

Project No. 10579-03

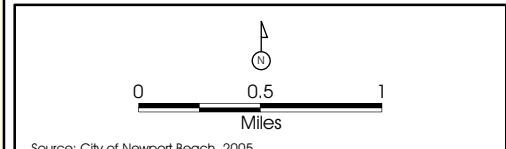


**Figure 4.3-1
BIOLOGICAL
RESOURCES**



Legend

-  Eelgrass Bed
-  Giant Kelp Bed
-  Historic Grunion Spawning Area
-  Upper Newport Bay Nature Preserve
-  Upper Newport Beach State Marine Park
-  City Boundary












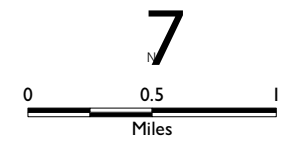
Source: City of Newport Beach, 2005.

Project No. 10579-03



CITY of NEWPORT BEACH
 GENERAL PLAN
 Figure 4.7-1
 WATER
 RESOURCES

- Legend**
-  City Boundary
 -  County
 -  Coastal Plain of Orange County Groundwater Basin
 -  Estuary
 -  Freshwater Wetland
 -  Tidelands and Submerged Lands
 -  Waterway
 -  Highway
 -  Right-of-Way



Source: City of Newport Beach, 2005
 California Department of Water Resources, 2000
 US Fish and Wildlife Service, National Wetland Inventory, 1989
 PROJECT NUMBER: 10579-01
 Date: 7/05/06

