



**NOTICE OF COMPLETION & AVAILABILITY
OF DRAFT SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT
(SCH# 2013101064) FOR THE NEWPORT BEACH GENERAL PLAN
LAND USE ELEMENT AMENDMENT**

DATE: March 17, 2014

TO: Reviewing Agencies and Other Interested Parties

SUBJECT: Notice of Completion and Availability of the Draft Supplemental Environmental Impact Report (SCH# 2013101064) for the Newport Beach General Plan Land Use Element Amendment

PROJECT APPLICANT: City of Newport Beach

DRAFT SEIR REVIEW PERIOD: March 17, 2014 – April 30, 2014

Pursuant to the State of California Public Resources Code Section 21165 and the "Guidelines for Implementation of the California Environmental Quality Act" as amended to date, as Lead Agency, the City of Newport Beach is circulating for public review a Draft Supplemental Environmental Impact Report (SEIR) for the proposed Newport Beach General Plan Land Use Element Amendment project.

Project Title: Newport Beach General Plan Land Use Element Amendment (PA2013-098)

Project Location: The City of Newport Beach is located on the western boundary of Orange County and bordered by Huntington Beach to the northwest, Costa Mesa to the north, Irvine to the northeast, and unincorporated areas of Orange County to the southeast. State Route 73 and Highway 1 traverse the City, and Interstate 405 and State Route 55 provide regional access to Newport Beach. The City's sphere of influence includes Banning Ranch, a large open space area abutting the northwest boundary of the City.

Project Description: The project is an amendment to the City of Newport Beach General Plan Land Use Element. The amendment is intended to shape future development within the City and involves the alteration, intensification, and redistribution of land uses in certain areas of the City, including major areas such as Newport Center/Fashion Island and the Airport Area near John Wayne Airport. The amendment proposes changes to land use designation and/or development capacities in these subareas. The proposed project also includes revisions to the Land Use Element goals and policies as they relate to land use changes, in support of recent Neighborhood Revitalization efforts, and, as appropriate, updates/refinements to policies. Subsequent amendments of the Newport Beach Coastal Land Use Plan (CLUP), and Zoning Code and Map will be necessary to reflect the amendment to the General Plan.

The Draft SEIR indicates there may be significant unavoidable adverse environmental impacts associated with the following environmental categories: greenhouse gases, population growth impacts; short-term, construction-related vibration impacts and cumulative traffic impacts related to freeway ramps and also in conjunction with the potential increase in vehicle trips associated with the Airport Settlement Agreement. Upon compliance with regulatory requirements and recommended mitigation measures (as appropriate), all other environmental impacts were found to be less than significant.

Notice of Completion & Availability: The Draft SEIR will be available for a 45-day public review period beginning on Monday, March 17, 2014. All interested parties are invited to submit written comments on the Draft SEIR for consideration by the Planning Commission. Due to the time limits mandated by state law, comments on the Draft SEIR will be received from **March 17, 2014 through April 30, 2014**. Agencies should provide the name of a contact person with their response.

Copies of the document are available for review at the City of Newport Beach Planning Division, 100 Civic Center Drive, Newport Beach, CA 92660. The document can also be accessed online at: <http://www.newportbeachca.gov/ceqadocuments>. Additionally, copies of the document are also available for review at the following City public libraries:

Newport Beach Public Library
Central Library
1000 Avocado Avenue
Newport Beach, CA 92660

Newport Beach Public Library
Mariners Branch
1300 Irvine Avenue
Newport Beach, CA 92660

Newport Beach Public Library
Balboa Branch
100 East Balboa Boulevard
Newport Beach, CA 92660

Newport Beach Library
Corona Del Mar Branch
420 Marigold Avenue
Corona Del Mar, CA 92625

All comments and responses to this notice should be submitted in writing to:

Gregg Ramirez, Senior Planner
City of Newport Beach Planning Division
100 Civic Center Drive
Newport Beach, CA 92660
(949) 644-3219

The City will also accept responses to this notice submitted via email received through the close of business on April 30, 2014. Email responses to this notice may be sent to gramirez@newportbeachca.gov.