

DRAFT PROGRAM ENVIRONMENTAL IMPACT  
REPORT  
THE CITY OF NEWPORT BEACH GENERAL PLAN  
HOUSING IMPLEMENTATION PROGRAM  
(SCH No. 2023060699)

PA2022-0245

Prepared for | City of Newport Beach  
Community Development Department  
100 Civic Center Drive  
Newport Beach, California 92660

Prepared by | Kimley-Horn and Associates, Inc.  
1100 W. Town & Country Road, Suite 700  
Orange, California 92868

February 2024

**Kimley»Horn**

## Table of Contents

1.0	Executive Summary.....	1-1
1.1	Introduction.....	1-1
1.2	Project Overview.....	1-1
1.3	Project Objectives.....	1-2
1.4	Alternatives to the Project.....	1-2
1.5	Summary of Effects with No Impact.....	1-3
1.6	Summary of Environmental Impacts and Mitigation Program.....	1-5
2.0	Introduction.....	2-1
2.1	Purpose of this Environmental Impact Report.....	2-1
2.2	Program Environmental Impact Report.....	2-1
2.3	Standards of Adequacy Under CEQA.....	2-4
2.4	Public Outreach and Scope of the Program EIR.....	2-4
2.5	Incorporation by Reference.....	2-9
2.6	Project Sponsor and Contact Persons.....	2-11
2.7	Availability of the Draft Program EIR.....	2-11
3.0	Project Description.....	3-1
3.1	Introduction.....	3-1
3.2	Project Location and Setting.....	3-2
3.3	Project Objectives.....	3-4
3.4	Housing Element Background.....	3-4
3.5	Housing Sites Inventory.....	3-17
3.6	Buildout Projections for Future Site Development.....	3-51
3.7	Intended Uses of the Program EIR.....	3-51
4.0	Environmental Analysis.....	4-1
4.1	Aesthetics.....	4.1-1
4.2	Air Quality.....	4.2-1
4.3	Biological Resources.....	4.3-1
4.4	Cultural Resources.....	4.4-1
4.5	Energy.....	4.5-1
4.6	Geology and Soils.....	4.6-1
4.7	Greenhouse Gas Emissions.....	4.7-1
4.8	Hazards and Hazardous Materials.....	4.8-1



4.9	Hydrology and Water Quality .....	4.9-1
4.10	Land Use and Planning .....	4.10-1
4.11	Noise.....	4.11-1
4.12	Population and Housing .....	4.12-1
4.13	Public Services .....	4.13-1
4.14	Recreation .....	4.14-1
4.15	Transportation .....	4.15-1
4.16	Tribal Cultural Resources.....	4.16-1
4.17	Utilities and Service Systems .....	4.17-1
4.18	Wildfire.....	4.18-1
5.0	Long-Term Implications of the Proposed Project .....	5-1
5.1	Significant and Unavoidable Impacts .....	5-1
5.2	Significant and Irreversible Environmental Changes .....	5-4
5.3	Growth Inducing Impacts .....	5-6
6.0	Alternatives to the Proposed Project.....	6-1
6.1	CEQA Requirements for Alternatives Identification and Analysis .....	6-1
6.2	Criteria for Selecting Alternatives .....	6-2
6.3	Development Alternatives Considered But Not Carried Forward .....	6-1
6.4	Project Alternatives Considered .....	6-2
6.5	Environmentally Superior Alternative.....	6-26
7.0	Preparers and Contributors.....	7-1
7.1	City of Newport Beach .....	7-1
7.2	Kimley-Horn and Associates, Inc.....	7-1
7.3	Urban Crossroads.....	7-1

## List of Tables

Table 1-1: Summary of Significant Impacts and Mitigation Program.....	1-6
Table 2-1: Summary of Written Comments on the Notice of Preparation.....	2-5
Table 2-2: Scoping Meeting Comment Summary.....	2-8
Table 3-1: Household Income .....	3-5
Table 3-2: City of Newport Beach 2021–2029 RHNA Allocation.....	3-5
Table 3-3: RHNA Status and Housing Development Capacity.....	3-6
Table 3-4: Housing Sites Identified After Housing Element Adoption .....	3-7
Table 3-5: Focus Area Strategies.....	3-9

---

Table 3-6: Airport Area Focus Area .....	3-11
Table 3-7: West Newport Mesa Focus Area .....	3-11
Table 3-8: Dover-Westcliff Focus Area .....	3-14
Table 3-9: Newport Center Focus Area .....	3-14
Table 3-10: Coyote Canyon Focus Area .....	3-17
Table 3-11: Banning Ranch Focus Area .....	3-17
Table 3-12: Housing Sites Inventory .....	3-18
Table 3-13: Housing Sites – Existing General Plan Land Use Categories .....	3-27
Table 3-14: Proposed Land Use Element Policy Amendments .....	3-29
Table 3-15: Proposed City of Newport Beach Local Coastal Program Policy Amendments .....	3-40
Table 3-16: Housing Sites — Existing Zoning Designations .....	3-42
Table 3-17: Development Standards for Housing Opportunity Overlay Zones .....	3-45
Table 3-18: Residential Off-Street Parking for Housing Opportunity Overlay Zones .....	3-46
Table 3-19: Coastal Zone – Development Standards for Housing Opportunity Overlay Zones.....	3-49
Table 4.1-1: Public Parks with Bay or Ocean Views.....	4.1-15
Table 4.2-1: California and National Ambient Air Quality Standards .....	4.2-4
Table 4.2-2: South Coast Air Basin Attainment Status .....	4.2-8
Table 4.2-3: Air Quality Monitoring Data .....	4.2-15
Table 4.2-4: South Coast Air Quality Management District Emissions Thresholds.....	4.2-16
Table 4.2-5: Predicted Project Construction Emissions.....	4.2-22
Table 4.2-6: Operational Air Emissions.....	4.2-24
Table 4.2-7: Housing Sites Proximate to Potential SR-73 TAC Sources .....	4.2-27
Table 4.3-1: Housing Sites Within Environmental Study Areas .....	4.3-15
Table 4.3-2: Special-Status Species with the Potential to Occur on Housing Sites .....	4.3-18
Table 4.3-3: Housing Sites within Vegetation Communities.....	4.3-22
Table 4.3-4: Housing Sites Containing Wetlands .....	4.3-28
Table 4.5-1: Energy Resources Used to Generate Electricity for SCE.....	4.5-7
Table 4.5-2: Residential and Nonresidential Electricity Consumption for Orange County.....	4.5-8
Table 4.5-3: Residential and Nonresidential Natural Gas Consumption for Orange County.....	4.5-9
Table 4.5-4: Annual Automotive Fuel Consumption in Orange County .....	4.5-10
Table 4.5-5: Annual Energy Use During Operations.....	4.5-13
Table 4.6-1: Housing Sites Within Liquefaction Zones .....	4.6-17
Table 4.6-2: Housing Sites Within Landslide Zones.....	4.6-19
Table 4.7-1: Description of Greenhouse Gases.....	4.7-11

---

Table 4.7-2: Typical Project Construction Greenhouse Gas Emissions .....	4.7-16
Table 4.7-3: Operational Greenhouse Gas Emissions .....	4.7-17
Table 4.8-1: Department of Toxic Substances Control EnviroStor Database Listed Sites .....	4.8-13
Table 4.8-2: State Water Resources Control Board Geotracker Database Listed Sites.....	4.8-13
Table 4.8-3: Housing Sites within John Wayne Airport Safety Zones.....	4.8-25
Table 4.9-1: Housing Sites within Flood Zones .....	4.9-20
Table 4.10-1. General Plan Consistency Analysis.....	4.10-27
Table 4.10-2. Local Coastal Program Policy Consistency Analysis .....	4.10-38
Table 4.11-1: Land Use Noise Compatibility Matrix .....	4.11-4
Table 4.11-2: City of Newport Beach Noise Standards.....	4.11-5
Table 4.11-3: City of Newport Beach Standards of Significance for Noise Increases.....	4.11-7
Table 4.11-4: City of Newport Beach Exterior Noise Standards .....	4.11-10
Table 4.11-5: City of Newport Beach Interior Noise Standards .....	4.11-10
Table 4.11-6: Existing Traffic Noise Levels.....	4.11-14
Table 4.11-7: Human Reaction and Damage to Buildings for Continuous or Frequent Intermittent Vibrations .....	4.11-19
Table 4.11-8: Typical Construction Equipment Noise Levels.....	4.11-22
Table 4.11-9: Future Traffic Noise Levels .....	4.11-24
Table 4.11-10: Typical Vibration Levels for Construction Equipment.....	4.11-29
Table 4.12-1: County of Orange Population .....	4.12-11
Table 4.12-2: City of Newport Beach Population.....	4.12-12
Table 4.12-3: County of Orange Housing Characteristics .....	4.12-13
Table 4.12-4: City of Newport Beach Housing Characteristics .....	4.12-13
Table 4.12-5: Existing Housing on Housing Sites.....	4.12-14
Table 4.12-6: Existing Plus Project Growth Projections.....	4.12-17
Table 4.12-7: SCAG Plus Project Growth Projections .....	4.12-17
Table 4.12-8: Existing Housing on Housing Sites: Development Potential.....	4.12-20
Table 4.13-1: Newport Beach Fire Stations .....	4.13-7
Table 4.13-2: School Districts School Enrollment .....	4.13-8
Table 4.13-3: Library Facilities .....	4.13-10
Table 4.13-4: Student Generation.....	4.13-14
Table 4.14-1: Public Parks and Recreational Facilities.....	4.14-8
Table 4.14-2: Walking and Bike Trails.....	4.14-13
Table 4.15-1: Citywide VMT Calculation Summary .....	4.15-18

Table 4.17-1: City of Newport Beach Projected Water Demand <sup>1</sup> .....	4.17-11
Table 4.17-2: City of Newport Beach Projected Water Supply <sup>1</sup> .....	4.17-12
Table 4.17-3: IRWD Projected Water Demand <sup>1, 2</sup> .....	4.17-12
Table 4.17-4: IRWD Projected Water Supply <sup>1, 2</sup> .....	4.17-13
Table 4.17-5: Mesa Water Projected Water Demand <sup>1, 2</sup> .....	4.17-13
Table 4.17-6: Mesa Water Projected Water Supply <sup>1, 2</sup> .....	4.17-14
Table 6-1: Comparison of Project Alternatives .....	6-27

## List of Figures

Figure 3-1: Regional and Local Vicinity Map .....	3-3
Figure 3-2: City of Newport Beach Housing Sites .....	3-8
Figure 3-3: Airport Area Focus Area Sites .....	3-10
Figure 3-4: West Newport Mesa and Banning Ranch Focus Areas Sites .....	3-12
Figure 3-5: Dover-Westcliff Focus Area Sites .....	3-13
Figure 3-6: Newport Center Focus Area Sites .....	3-15
Figure 3-7: Coyote Canyon Focus Area Sites .....	3-16
Figure 3-8: Housing Sites Within the Coastal Zone .....	3-24
Figure 3-9: Vacant Housing Sites Within Banning Ranch and West Newport Mesa .....	3-25
Figure 3-10: Vacant Housing Sites Within Coyote Canyon .....	3-26
Figure 4.1-1: City of Newport Beach Public View Points .....	4.1-17
Figure 4.2-1: Housing Sites Proximate to Potential TAC Sources .....	4.2-28
Figure 4.3-1: Watershed Map .....	4.3-12
Figure 4.3-2: Housing Sites Within Environmental Study Areas .....	4.3-16
Figure 4.3-3: Housing Sites Containing Wetlands .....	4.3-30
Figure 4.4-1: Housing Sites Located on Historic Resources Inventory Sites .....	4.4-21
Figure 4.6-1: Housing Sites Within Liquefaction Zones .....	4.6-16
Figure 4.6-2: Housing Sites Within Landslide Zones .....	4.6-18
Figure 4.8-1: John Wayne Airport Notification Area .....	4.8-22
Figure 4.8-2: Housing Sites Within John Wayne Airport Safety Zones .....	4.8-24
Figure 4.9-1: Housing Sites Within Flood Zones .....	4.9-21
Figure 4.9-2: Housing Sites Within Tsunami Evacuation Zone .....	4.9-23
Figure 4.10-1: Existing General Plan Land Use, Airport Area Focus Area .....	4.10-14
Figure 4.10-2: Existing General Plan Land Use, Banning Ranch and West Newport Mesa Focus Areas .....	4.10-15

Figure 4.10-3: Existing General Plan Land Use, Dover-Westcliff Focus Area..... 4.10-16  
Figure 4.10-4: Existing General Plan Land Use, Newport Center Focus Area ..... 4.10-17  
Figure 4.10-5: Existing General Plan Land Use, Coyote Canyon Focus Area..... 4.10-18  
Figure 4.10-6: Existing Zoning Designation, Airport Area Focus Area ..... 4.10-19  
Figure 4.10-7: Existing Zoning Designation, Banning Ranch and West Newport Mesa Focus Area .. 4.10-20  
Figure 4.10-8: Existing Zoning Designation, Dover-Westcliff Focus Area ..... 4.10-21  
Figure 4.10-9: Existing Zoning Designation, Newport Center Focus Area ..... 4.10-22  
Figure 4.10-10: Existing Zoning Designation, Coyote Canyon Focus Area ..... 4.10-23  
Figure 4.15-1: Existing Bus Routes in Newport Beach..... 4.15-13  
Figure 4.15-2: Newport Beach Bikeways ..... 4.15-14  
Figure 4.18-1: Fire Hazard Severity Zones ..... 4.18-10

## List of Appendices

Appendix A: Notice of Preparation and Comment Letters

Appendix B: City of Newport Beach Multi Unit Objective Design Standards

Appendix C: Air Quality and Greenhouse

Appendix D: Energy Modeling Data

Appendix E: Noise Modeling Data

Appendix F: Vehicle Miles Traveled Analysis

Appendix G: Native American Tribal Correspondence