

September 9, 2011

Notice of Availability  
Draft Environmental Impact Report  
Newport Banning Ranch Project

Notice is hereby given that the Draft Environmental Impact Report (EIR) (State Clearing house No. 200903031061) for the proposed Newport Banning Ranch Project is available for public review and comments pursuant to the California Environmental Quality Act (CEQA). The Draft EIR addresses the environmental effects associated with implementation of the Newport Banning Ranch Project.

This should be of some concern and interest to everyone living here in Newport Terrace, for this is a major land development project right at our own front door, which will affect all of us with additional traffic, noise and a greatly increased surrounding population.

**Project Location:** The Project site is approximately 401 acres. Approximately 40 acres of the Project site are located within the unincorporated boundary of the City of Newport Beach, and approximately 361 acres are in the unincorporated Orange County within the City's Sphere of Influence. The entire site is within the Coastal Zone, as established by the California Coastal Act.

**Project Description:** The Project would allow for the development of the approximately 401.1-acre site with 1,375 residential dwelling units (du); 75,000 square feet (sf) of commercial use, a 75-room resort inn with ancillary resort uses, and approximately 51.4 gross acres for active and passive park uses including a 26.8-gross-aces public Community Park. Approximately 252.3 gross acres (approximately 63 percent) would be retained in permanent open space. The Projects site's existing surface oil production activities located throughout the site would be consolidated into approximately 16.5 acres. The remaining surface oil production facilities would be abandoned/re-abandoned, remediated for development, and/or remediated and restored as natural open space. The proposed Project includes the development of a vehicular and non-vehicular circulation system for automobiles, bicycles, and pedestrians, including a pedestrian and bicycle bridge from the Project site across West Pacific Coast Highway. Project approvals required from the City include a General Plan Circulation Element Amendment, Pre-zoning, Zoning Change, Planned Community Development Plan, Master Development Plan, Tentative Tract Map, Development Agreement, and Affordable Housing Implementation Plan. The Project would also require a Coastal Development Permit from the Coastal Commission.

The Draft EIR examines the potential impacts generated by the proposed Project in relation to the following CEQA Checklist categories: aesthetics and visual resources, land use and planning programs, geology and soils, hydrology and water quality, population, housing, and employment, transportation and circulation, air quality, green house emissions, noise, biological resources, cultural and paleontological resources, recreation and trails, hazards and hazardous materials , public services, utilities, and alternatives.

The City of Newport Beach is the lead agency for this Draft EIR. All interested parties are invited to submit written comments pertaining to the Draft EIR. The comment period for this Draft EIR will be 60 days beginning September 9, 2011 and ending November 8, 2011

Copies of the Draft EIR and technical appendices are available for public review at the following locations:

- City of Newport Beach, Community Development Department, 3300 Newport Boulevard, Newport Beach, California 92658
- City of Newport Beach, Central Branch, 1000 Avocado Avenue, Newport Beach, California 92660
- City of Newport Beach, Balboa Branch, 100 East Balboa Boulevard, Newport Beach, California, 92661
- City of Newport Beach, Mariners Branch, 1300 Irvine Avenue, Newport Beach, California 92660
- City of Newport Beach, Corona del Mar Branch, 420 Marigold Avenue, Corona del Mar, California 92625
- City Website - <http://www.newportbeachca.gov/index.aspx?page=1347>, located under Newport Banning Ranch.

More information will be presented via this particular forum over time.

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