

NOTICE OF STUDY SESSION

NOTICE IS HEREBY GIVEN that on **Thursday, November 3, 2011, at 4:30 p.m.**, the Planning Commission of the City of Newport Beach will hold a study session on the Newport Banning Ranch Environmental Impact Report in the City Council Chambers (Building A) at 3300 Newport Boulevard.

Pursuant to the California Environmental Quality Act (CEQA) the City of Newport Beach has prepared Environmental Impact Report (EIR) SCH No. 2009031061 to evaluate the environmental impacts resulting from the proposed Newport Banning Ranch project. The Project is a proposed General Plan Amendment, Pre-zoning, Zone Change, Planned Community Development Plan, Master Development Plan, and Tentative Tract Map submitted by Newport Banning Ranch, LLC. The 401.1 acre project site is proposed for development of 1,375 residential dwelling units, a 75-room resort inn and ancillary resort uses, 75,000 square feet of commercial uses, and approximately 51.4 acres of parklands. Approximately 252.3 acres would be retained in permanent open space. The Project 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. A Development Agreement and Affordable Housing Implementation Plan between the City and Newport Banning Ranch LLC is part of the Project. Draft EIR SCH No. 2009031061 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 gas emissions, noise, biological resources, cultural and paleontological resources, recreation and trails, hazards and hazardous materials, public services, utilities, and alternatives.

Approximately 41 acres of the Project site are located within the corporate boundary of the City of Newport Beach (City) and approximately 360 acres of the Project Site are located in unincorporated Orange County, within the City of Newport Beach Sphere of Influence (SOI). The Project site is located within the California Coastal Zone as defined by the California Coastal Act. The 401.1 acre Project site is located north of West Coast Highway, south of 19th Street, and east of the Santa Ana River. The Project Site is adjacent to the City of Costa Mesa on the east, unincorporated County on the north and west, and the existing developed areas of the City of Newport Beach on the south and southeast. The Santa Ana River and the City of Huntington Beach are located west of the Project site.

All interested parties are invited to attend the study session to submit comments and answer questions. The study session is for discussion purposes only. No action on either the environmental impact report or the project will be taken by the Planning Commission at this time. The agenda, staff report, and documents may be reviewed at the Planning Division of the Community Development Department (Building C, 2nd Floor), 3300 Newport Boulevard, Newport Beach, California, 92663 or at the City of Newport Beach website at www.newportbeachca.gov on the Monday prior to the hearing.

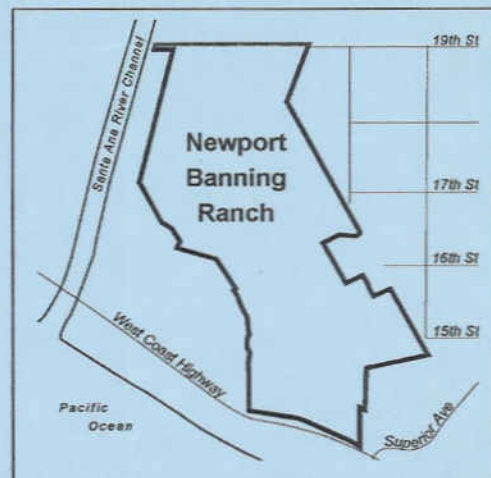
REVIEWING LOCATIONS

COPIES OF THE DRAFT EIR ARE AVAILABLE FOR PUBLIC REVIEW AT THE FOLLOWING LOCATIONS:

City of Newport Beach
Community Development Department
3300 NEWPORT BOULEVARD
NEWPORT BEACH, CA 92663
Contact: Patrick Alford

CITY OF NEWPORT BEACH PUBLIC LIBRARIES:
Balboa Branch, 100 East Balboa Boulevard
Central Branch, 100 Avocado Avenue
Mariners Branch, 1300 Irvine Avenue
Corona del Mar Branch, 420 Marigold Avenue, Corona del Mar

PROJECT LOCATION



Bradley Hillgren, Secretary, Planning Commission, City of Newport Beach