PUBLIC NOTICE OF INTENT TO PREPARE AN ENVIRONMENTAL IMPACT REPORT FOR THE NEWPORT BEACH CITY HALL AND PARK DEVELOPMENT PLAN

Pursuant to Public Resources Code Section 21165 and Guidelines for the California Environmental Quality Act (State CEQA Guidelines) Section 15050, the City of Newport Beach (City) is the Lead Agency responsible for preparation of an Environmental Impact Report (EIR) addressing potential impacts associated with the proposed Newport Beach City Hall and Park Development Plan project. The purpose of this notice is to (1) service as a Notice of Preparation (NOP) of an EIR pursuant to State CEQA Guidelines Section 15082, and (2) to advise and solicit comments and suggestions regarding the scope and content of the EIR to be prepared for the proposed project. The proposed project site is located in the City between Avocado Avenue and MacArthur Boulevard. The proposed project site is composed of three parcels (referred to as the northern, central, and southern parcel). Cumulatively, the proposed project site is approximately 20 acres (ac). The northern parcel and the central parcel, both of which are currently vacant, are separated by San Miguel Drive. The southern parcel is occupied by the existing Newport Beach Public Library, which is located at 1000 Avocado Avenue; the Library would remain after project implementation. The proposed project includes construction and operation of an approximately 90,000-square-foot (sf) City Hall building, parking structure, meeting hall, and Council Chambers; an approximately 20,000 sf expansion of the Newport Beach Central Library; and construction of a public park.

Interested agencies, individuals, and groups are invited to comment on the scope of the environmental document. The attached Initial Study for the proposed project indicates that there may be significant adverse environmental impacts related to Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Housing and Population, Hydrology and Water Quality, Land Use and Planning, Noise, Public Services and Utilities, and Transportation and Circulation. These topics will be addressed in the EIR. In addition, the EIR will also describe and evaluate project alternatives that may reduce or avoid any identified significant adverse impacts of the project. Unless new information identifying it as a potential impact is presented during the scoping process, the following topics will not be discussed further in the EIR: Agricultural Resources and Mineral Resources. A more complete description of environmental documentation requirements is included in the Initial Study, which is available at the reviewing locations listed below. Please submit comments that are germane to the environmental review process. Due to the time limits mandated by State law, your response must be received no later than 30 days after receipt of this notice. Members of the public may also comment on the scope of the environmental document within the 30-day scoping period.

SCOPING MEETING: The City will conduct a public scoping meeting in conjunction with the NOP in order to present the EIR process for the project and to receive public comments and suggestions regarding the scope and content of the EIR.

DATE/TIME: Wednesday, April 22, 2009 / 6:30 pm to 8:00 pm

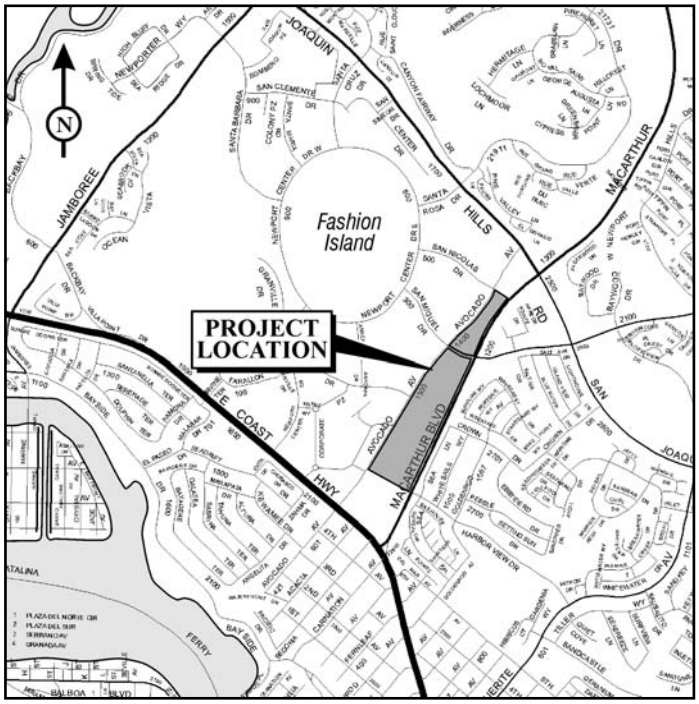
ADDRESS: Friends Room, Newport Beach Public Library, 1000 Avocado Avenue, Newport Beach, California

INITIAL STUDY REVIEWING LOCATIONS
Please submit written comments by April 30, 2009

City Hall
Planning Department (Building C), 3300 Newport Blvd.

Newport Beach Public Libraries
Central Library, 1000 Avocado Avenue
Mariner's Branch, 1300 Irvine Avenue
Balboa Branch, 100 East Balboa Boulevard
Corona del Mar Branch, 420 Marigold Avenue

Online
http://www.city.newport-beach.ca.us/cmo/CityHall/cityhalldesignparkmasterplan.asp

Address Comments to:
Jaime Murillo, Associate Planner
City of Newport Beach
3300 Newport Boulevard
Newport Beach, CA 92658-8915

Email: jmurillo@city.newport-beach.ca.us