

## **NOTICE OF STUDY SESSIONS**

**NOTICE IS HEREBY GIVEN** that the Planning Commission of the City of Newport Beach will hold a series of study sessions to present details on the proposed Newport Banning Ranch project.

Newport Banning Ranch is a proposed 402-acre planned community consisting of up to 1,375 residential dwelling units, a 75-room resort inn and ancillary resort uses, 75,000 square feet of commercial uses, approximately 51.4 acres of parklands, and approximately 252.3 acres of permanent open space. The application submitted by Newport Banning Ranch, LLC for the proposed project includes a General Plan Amendment, Pre-Zoning, Zone Change, Planned Community Development Plan, Master Development Plan, Tentative Tract Map, Affordable Housing Implementation Plan, Traffic Phasing Ordinance Approval, and a Pre-Annexation and Development Agreement.

The 401.1 acre site is located north of West Coast Highway, south of 19th Street, and east of the Santa Ana River. The 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 site. Approximately 41 acres of the site are located within the corporate boundary of the City of Newport Beach and approximately 360 acres are located in unincorporated Orange County, within the City of Newport Beach Sphere of Influence.

A Draft Environmental Impact Report (SCH No. 2009031061) has been prepared for the proposed project. The public review and comment period for the Draft EIR began on September 9, 2011, and concluded on November 8, 2011.

The purpose of the study sessions is to provide the Planning Commission and the public the opportunity to review and discuss details of the proposed project prior to public hearings. Planning Commission public hearings on the project in its entirety will be conducted following the study sessions.

Each study session will be conducted in the City Council Chambers (Building A) at 3300 Newport Boulevard pursuant to the following schedule:

January 19, 2012 – Subdivision Design and Circulation (4:30 p.m. to 6:00 p.m.)

February 9, 2012 - Open Space, Parks, and Trails (4:30 p.m. to 6:00 p.m.)

February 23, 2012 - Land Use, Development Regulations, and Architectural Guidelines (5:00 p.m. to 6:30 p.m.)

March 8, 2012 - Draft Environmental Impact Report (4:30 p.m. to 6:30 p.m.)

All interested parties are invited to attend the study session. The study sessions are for discussion purposes only. Interested parties are encouraged to limit their comments and questions to the issues that are the subject of each study session.

No action on either the project or the Draft EIR will be taken by the Planning Commission at these study sessions. Application materials for the proposed project and the Draft EIR may be reviewed at the Planning Division of the Community Development Department (Building C, 2<sup>nd</sup> Floor), 3300 Newport Boulevard, Newport Beach, California, 92663 or at the City of Newport Beach website at [www.newportbeachca.gov](http://www.newportbeachca.gov).

Fred Ameri, Secretary, Planning Commission, City of Newport Beach