



CITY OF NEWPORT BEACH
3300 Newport Boulevard
P.O. Box 1768
Newport Beach, CA 92658-8915
(949) 644-3200

Notice of Intent to Adopt a Negative Declaration

To: Office of Planning and Research <input checked="" type="checkbox"/> State Clearinghouse P.O. BOX 3044 Sacramento, CA 95812-3044	From: City of Newport Beach Planning Department 3300 Newport Boulevard P.O. Box 1768 Newport Beach, CA 92658-8915
<input checked="" type="checkbox"/> County Clerk, County of Orange <input checked="" type="checkbox"/> Public Services Division Santa Ana, CA 92702	Date: September 28, 2011

Public Review Period:	30 days (September 30, 2011 to October 31, 2011)
Project Name:	Newport Beach Housing Element Update (2008-2014)
Project Location:	Citywide
Project Description:	The proposed Newport Beach Updated Housing Element is a comprehensive statement of the City's housing policies and serves as a specific guide for implementation of these policies. The Housing Element Update examines current housing needs, estimates future housing needs, and establishes goals, policies, and programs pertaining to those needs. Housing programs are responsive to current and future needs. They are also established within the context of available community, state, and federal economic and social resources, and realistic quantified housing objectives.

Finding: Pursuant to the provisions of City Council K-3 pertaining to procedures and guidelines to implement the California Environmental Quality Act, the City of Newport Beach has evaluated the proposed project and determined that the proposed project would not have a significant effect on the environment and therefore recommended preparation of a Negative Declaration (ND). The ND reflects the independent judgment of City staff and recognizes project design features, previous environmental evaluations, and standard construction and engineering practices, requiring review and reevaluation of future projects as contributing to avoidance of potential impacts. The project does not include any sites on an Environmental Protection Agency hazardous waste site list compiled pursuant to Government Code Section 65962.5

A copy of the Initial Study containing the analysis supporting this finding is attached on file at the Planning Department and is available for review during the comment period cited above between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday. The document can also be accessed online at: <http://www.newportbeachca.gov/index.aspx?page=942>. Additionally, the document are also available for review at the following City public libraries:

Newport Beach Public Library
Corona del Mar Branch
420 Marigold Avenue
Corona del Mar, CA 92625

Newport Beach Public Library
Mariners Branch
1300 Irvine Boulevard
Newport Beach, CA 92660

Newport Beach Public Library
Balboa Branch
100 East Balboa Boulevard
Newport Beach, CA 92660

Newport Beach Public Library
Central Library
1000 Avocado Avenue
Newport Beach, CA 92660

The Initial Study may include mitigation measures that would eliminate or reduce potential environmental impacts. This document will be considered by the decision-maker(s) prior to final action on the proposed project. If a public hearing will be held to consider this project, a notice of the time and location is attached.

Additional plans, studies and/or exhibits relating to the proposed project may be available for public review. If you would like to examine these materials, you are invited to contact the undersigned.

If you wish to appeal the appropriateness or adequacy of this document, your written comments must be received no later than October 30, 2011 at 5:00 p.m. to the attention of Jaime Murillo, Associate Planner, at the address listed below. Your comments should specifically identify what environmental impacts you believe would result from the project, why they are significant, and what changes or mitigation measures you believe should be adopted to eliminate or reduce these impacts. There is no fee for this appeal. If a public hearing will be held, you are also invited to attend and testify as to the appropriateness of this document.

The City's Planning Commission is tentatively scheduled to consider this item at a regular meeting to be held at 6:30 p.m. on November 3, 2011, at the City of Newport Beach City Council Chambers, 3300 Newport Boulevard, Newport Beach, CA 92658.

If you have any questions or would like further information, please contact the undersigned.

Planner, Title	Contact No.	Email	Date
Jaime Murillo, Associate Planner	(949) 644-3209	jmurillo@newportbeachca.gov	September 28, 2011