PUBLIC NOTICE OF AVAILABILITY
Draft Environmental Impact Report SCH No. 2009031061

PROJECT: Draft Environmental Impact Report SCH No. 2009031061 General Plan Amendment (GP2008-008), Pre-Zoning (CA2008-004), Zone Change and Planned Community Development Plan (PC2008-002), Tentative Tract Map (NT2008-003), Master Development Plan (MP2008-001), Affordable Housing Implementation Plan (AH2008-001), Pre-Annexation and Development Agreement (DA2008-003)

DESCRIPTION: 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 (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 on a 401.1 acre project site 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 is proposed for permanent open space. As part of the Project existing surface oil production activities currently located throughout the Project Site would be consolidated into approximately 16.5 acres of the proposed open space area, the remaining surface oil production facilities would be abandoned or re-abandoned, and areas would be 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: land use and planning, geology and soils, hydrology and water quality, population and housing, transportation/circulation, air quality, green house gas, noise, biological resources, aesthetics, cultural/scientific resources, recreation, hazards, public services, and utilities and service systems.

The purpose of this notice is to inform local residents, institutions, public agencies, and other interested parties of the availability of the Draft EIR during the Public Comment Period beginning September 9, 2011 and ending November 8, 2011. Written comments on the Draft EIR must be submitted by 5:00 p.m. November 8, 2011 to: City of Newport Beach, Community Development Department, 3300 Newport Boulevard, Newport Beach, California 92663.

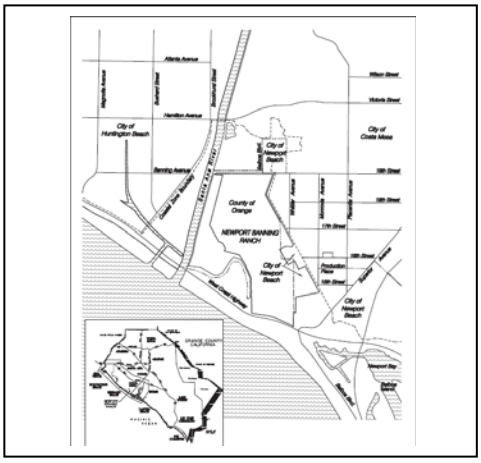
IN ADDITION, pursuant to City adopted CEQA procedures, the City will accept responses to this notice by e-mail and facsimile received by 5:00 p.m. November 8, 2011. Although comments may be submitted by facsimile or e-mail the City cannot guarantee they will be timely received. In order to ensure that your comments are timely received, the City recommends comments be submitted by mail or hand delivery to the address provided. E-mail comments may be sent to: **palford@newportbeachca.gov.** Facsimile comments may be sent to: (949) 644-3229.

PROJECT LOCATION: 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.

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 MAP