Print Form

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P. O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2009031061

Project Title: Newport Banning Ranch

Lead Agency: City of Newport Beach
Contact Person: Patrick J. Alford
Mailing Address: 3300 Newport Boulevard; P.O. Box 1768
Phone: 949-644-3235
City: Newport Beach
Zip: 92658-8915
County: Orange

Project Location: County: Orange
City/Nearest Community: Newport Beach
Cross Streets: north of Coast Highway; south of 19th Street; east of Santa Ana River
Zip Code: 92663
Lat. / Long.: 33 ° 38 ' 9 " N/ 117 ° 56 ' 45 " W
Total Acres: 401
Assessor's Parcel No.:
Section: Twp.: Range: Base:
Within 2 Miles: State Hwy #: 1
Waterways: Pacific Ocean; Santa Ana River
Airports: -
Railways: -
Schools: ~18 (public & private)

Document Type:

CEQA:
- ☐ NOP
- ☐ Early Cons
- ☐ Neg Dec
- ☐ Mit Neg Dec
- ☑ Draft EIR
- ☐ Supplement/Subsequent EIR (Prior SCH No.)
- Other

NEPA:
- ☐ NOI
- ☐ EA
- ☐ Draft EIS
- ☐ FONSI

Other:
- ☐ Joint Document
- ☐ Final Document
- ☐ Other

Local Action Type:

- ☐ General Plan Update
- ☑ General Plan Amendment
- ☐ General Plan Element
- ☐ Community Plan
- ☐ Specific Plan
- ☑ Master Plan
- ☐ Planned Unit Development
- ☐ Site Plan
- ☐ Rezone
- ☑ Prezone
- ☐ Use Permit
- ☐ Land Division (Subdivision, etc.)
- ☑ Annexation
- ☐ Redevelopment
- ☑ Coastal Permit
- ☐ Other

Development Type:

- ☑ Residential: Units 1,375 Acres
- ☐ Office: Sq.ft. Acres Employees
- ☑ Commercial: Sq.ft. 75,000 Acres Employees
- ☐ Industrial: Sq.ft. Acres Employees
- ☐ Educational
- ☑ Recreational 51.4 acres (parks)
- ☐ Water Facilities: Type MGD
- ☐ Transportation: Type
- ☐ Mining: Mineral
- ☐ Power: Type MW
- ☐ Waste Treatment: Type MGD
- ☐ Hazardous Waste: Type
- ☑ Other: Resort (75 rooms & related facilities)

Project Issues Discussed in Document:

- ☑ Aesthetic/Visual
- ☐ Agricultural Land
- ☑ Air Quality
- ☑ Archeological/Historical
- ☑ Biological Resources
- ☑ Coastal Zone
- ☑ Drainage/Absorption
- ☐ Economic/Jobs
- ☐ Fiscal
- ☑ Flood Plain/Flooding
- ☑ Forest Land/Fire Hazard
- ☑ Geologic/Seismic
- ☑ Minerals
- ☑ Noise
- ☑ Population/Housing Balance
- ☑ Public Services/Facilities
- ☑ Recreation/Parks
- ☑ Schools/Universities
- ☐ Septic Systems
- ☑ Sewer Capacity
- ☑ Soil Erosion/Compaction/Grading
- ☑ Solid Waste
- ☑ Toxic/Hazardous
- ☑ Traffic/Circulation
- ☑ Vegetation
- ☑ Water Quality
- ☑ Water Supply/Groundwater
- ☑ Wetland/Riparian
- ☑ Wildlife
- ☑ Growth Inducing
- ☑ Land Use
- ☑ Cumulative Effects
- ☐ Other

Present Land Use/Zoning/General Plan Designation:

Present Land Use: The Project site has been an active oilfield since the mid-1940s

General Plan Designation: Open Space/Residential Village (OS[RV]); Zoning Designation: 40 acres in the City of Newport Beach: Planned Community District 25 (PC-25); 361 acres in unincorporated Orange County: R-4 Suburban Multi-family; C-1 Local Business Commercial; M1 Light Industrial Employment. Overlay zones include Oil Production, Sign Restriction, and Floodplain Zone 2.

Project Description: *(please use a separate page if necessary)*

The Project would allow for the development of the approximately 401.1-acre site with 1,375 residential dwelling units (du); 75,000 square feet (sf) of commercial uses, a 75-room resort inn with ancillary resort uses, and approximately 51.4 gross acres for active and passive park uses including a 26.8-gross-acre public Community Park. Approximately 252.3 gross acres (approximately 63 percent) 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. The proposed Project includes the development of a vehicular and a non-vehicular circulation system for automobiles, bicycles, and pedestrians, including a pedestrian and bicycle bridge from the Project site across West Coast Highway.

Note: The state Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "**X**".
If you have already sent your document to the agency please denote that with an "**S**".

X Air Resources Board
___ Boating & Waterways, Department of
___ California Highway Patrol
S Caltrans District # 12
___ Caltrans Division of Aeronautics
___ Caltrans Planning (Headquarters)
___ Coachella Valley Mountains Conservancy
S Coastal Commission
___ Colorado River Board
S Conservation, Department of
___ Corrections, Department of
___ Delta Protection Commission
___ Education, Department of
___ Energy Commission
S Fish & Game Region # 5
___ Food & Agriculture, Department of
S Forestry & Fire Protection
___ General Services, Department of
___ Health Services, Department of
___ Housing & Community Development
___ Integrated Waste Management Board
S Native American Heritage Commission
___ Office of Emergency Services

S Office of Historic Preservation
___ Office of Public School Construction
___ Parks & Recreation
___ Pesticide Regulation, Department of
___ Public Utilities Commission
___ Reclamation Board
S Regional WQCB # 8
___ Resources Agency
___ S.F. Bay Conservation & Development Commission
___ San Gabriel & Lower L.A. Rivers and Mtns Conservancy
___ San Joaquin River Conservancy
___ Santa Monica Mountains Conservancy
___ State Lands Commission
___ SWRCB: Clean Water Grants
___ SWRCB: Water Quality
___ SWRCB: Water Rights
___ Tahoe Regional Planning Agency
___ Toxic Substances Control, Department of
___ Water Resources, Department of

___ Other _____
___ Other _____

Local Public Review Period (to be filled in by lead agency)

Starting Date September 9, 2011 Ending Date November 8, 2011

Lead Agency (Complete if applicable):

Consulting Firm: BonTerra Consulting
Address: 151 Kalmus Drive, Suite E-200
City/State/Zip: Costa Mesa, CA 92626
Contact: Dana C. Privitt, AICP
Phone: 714-444-9199

Applicant: _____
Address: _____
City/State/Zip: _____
Phone: _____

Signature of Lead Agency Representative: 09/06/11 **Date:** _____

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.