

**NOTICE OF PUBLIC SCOPING MEETING
NEWPORT BANNING RANCH
PROGRAM ENVIRONMENTAL IMPACT REPORT**

As the Lead Agency, the City of Newport Beach is preparing a Program Environmental Impact Report (EIR) for the Newport Banning Ranch Project to assess the potential environmental effects associated with the development of the approximately 401-acre Project site (site).

Project Location: The site is generally bound to the north by Talbert Nature Preserve/Regional Park in the City of Costa Mesa and residential development in the City of Newport Beach; to the south by West Coast Highway and residential development in the City of Newport Beach; to the east by residential, light industrial, educational, and office development in Newport Beach and Costa Mesa; and to the west by an U.S. Army Corps of Engineers wetlands restoration area and the Santa Ana River. At its nearest point, the site is less than 0.25 mile inland from the Pacific Ocean. Approximately 40 acres of the site are located within the incorporated boundary of the City of Newport Beach; the remainder of the site is within unincorporated Orange County, within the City of Newport Beach adopted Sphere of Influence. The entire site is within the boundary of the Coastal Zone as established by the California Coastal Act.

Project Description: The project is a proposal for the development of up to 1,375 residential dwelling units, 75,000 square feet of commercial uses; and a 75-room resort on approximately 91 acres of the 401 acres. Approximately 243 acres would be in open space, trails, and consolidated oil facilities, the latter comprising approximately 20 acres. Park facilities would be provided on approximately 45 acres; roadways would occupy approximately 22 acres. Roadways would be extended through the site to provide a north-south connection from West Coast Highway to 19th Street; additional roadway connections would be provided to 15th Street and 16th Street.

PURPOSE OF PUBLIC SCOPING MEETING

The purpose of the Scoping Meeting is to present information regarding the EIR process and data regarding the project. The meeting also provides an opportunity for public input on the scope of the environmental analysis which should be undertaken. Information about future opportunities for public participation will be provided.

TIME AND LOCATION OF SCOPING MEETING

The Scoping Meeting will be held:

Thursday, April 2, 2009
7:00 PM
City of Newport Beach City Hall Council Chambers
3300 Newport Boulevard
Newport Beach, California 92658

Public Review: A Notice of Preparation has been prepared and is being circulated for a 30-day public review by the City of Newport Beach for the purpose of defining the scope and content of the EIR. The review period ends on April 17, 2009. Copies of the Notice of Preparation are available for public review at the following locations: City of Newport Beach Planning Department (see address above); Newport Beach Public Libraries: 100 East Balboa Blvd., 1000 Avocado Ave., and 1300 Irvine Ave.; and the City website (http://www.city.newport-beach.ca.us/PLN/Banning_Ranch/BanningRanchInfo.asp).

QUESTIONS AND RESPONSES

Please direct any questions regarding the Scoping Meeting to Debby Linn, Contract Planner, at (949) 718-1848 or email at dlinn@city.newport-beach.ca.us. If you are not able to attend the Scoping Meeting, but would like to provide written comments for consideration in the EIR, please send to:

Debby Linn, Contract Planner
City of Newport Beach
Planning Department
3300 Newport Boulevard
Newport Beach, California 92658

The City of Newport Beach will also accept responses to this notice by e-mail received through the close of business on April 17, 2009. If e-mail comments are submitted with attachments, it is recommended that the attachments be delivered in writing to the address specified above. The virus protection measures and variety of formats for attachments can limit the ability for the attachments to be delivered. E-mail responses to this notice may be sent to dlinn@city.newport-beach.ca.us.



**PLANNING DEPARTMENT
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P. O. BOX 1768
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92658-8915**

NOTICE OF PREPARATION