



Notice of Preparation and Scoping Meeting

City of Newport Beach 6th Cycle Housing Element and Circulation Element Update Project Program Environmental Impact Report

DATE: August 9, 2021

TO: State Clearinghouse; Responsible and Trustee Agencies; Interested Individuals and Organizations; County of Orange Clerk-Recorder

FROM: City of Newport Beach, Community Development Department, 100 Civic Center Drive, Newport Beach, CA 92660

PROJECT LOCATION: City of Newport Beach and its Sphere of Influence

NOTICE OF PREPARATION REVIEW PERIOD: August 10, 2021 to September 9, 2021

SCOPING MEETING: Monday, August 16, 2021, at 5:00 PM, in the City of Newport Beach Council Chambers located at 100 Civic Center Drive, Newport Beach

The City of Newport Beach (City) is the Lead Agency under the California Environmental Quality Act (CEQA) and will be responsible for the preparation of a Program Environmental Impact Report (EIR) for the City of Newport Beach 6th Cycle Housing Element and Circulation Element Update Project (proposed Project).

The proposed Housing Element Update (2021-2029) establishes programs, policies and actions to further the goal of meeting the existing and projected housing needs of all income levels of the community, provides evidence of the City's ability to accommodate the Regional Housing Needs Assessment (RHNA) allocation through the year 2029, as established by the Southern California Association of Governments (SCAG).

The proposed Circulation Element Update establishes new and revised programs, policies and actions regarding mobility, the roadway system, regional transportation, public transportation, emerging technology, climate change, parking, and transportation funding. The goals and policies in the Circulation Element are balanced with the goals and policies of the Housing Element Update in order to provide a correlation between land use and transportation planning.

PURPOSE OF THE NOTICE OF PREPARATION

The purpose of this Notice of Preparation (NOP) is to fulfill legal notification requirements and inform the public, and CEQA Responsible and Trustee Agencies, that a Program EIR is being prepared by the City for the proposed Project. This NOP solicits agency and interested party comments regarding the scope and content of the Program EIR. The City, as Lead Agency, respectfully requests that any Responsible or Trustee Agency responding to this notice reply in a manner consistent with State CEQA Guidelines Section 15082(b). Please be sure to address the scope and content of environmental information or issues that may relate to your agency's statutory responsibilities in connection with the proposed Project. The content of the responses will help guide the focus and scope of the Program EIR in accordance with State CEQA Guidelines.

This NOP includes a project description and a list of the environmental issues to be examined in the Program EIR. The project summary information is intended to provide said agencies, interested parties,

and organizations with sufficient information describing the proposed Project and the environmental issues that will be addressed in the Program EIR so that meaningful responses and comments can be provided.

Public Comment Period

Based on the time limits defined by the State CEQA Guidelines, the 30-day public review/comment period on the NOP will commence on August 10, 2021 and conclude on September 9, 2021 at 5:00 PM. The NOP and further information regarding the City's 6th Cycle Housing Element Update and Circulation Element Update and Program EIR is available on the City's website:

www.newportbeachca.gov/GPUpdate

Any responses must be submitted to the City's Community Development Department as soon as possible, but no later than the September 9, 2021 deadline. Comments must be submitted in writing or via email to:

Benjamin M. Zdeba, AICP

Senior Planner

City of Newport Beach, Community Development Department

100 Civic Center Drive

Newport Beach, CA 92660

949-644-3253

bzdeba@newportbeachca.gov

Please include the name, phone number, email, and address of a contact person in your response. If comments are submitted by e-mail with attachments, it is recommended that the attachments be delivered in writing. Virus protection measures and variety of formats for attachments can limit the ability for the attachments to be delivered.

PROGRAM EIR PUBLIC SCOPING MEETING

The City will hold a public Scoping Meeting to solicit comments on the scope of the Program EIR on August 16, 2021, at 5:00 PM, in the City Council Chambers at 100 Civic Center Drive. Questions regarding the Scoping Meeting should be directed to Benjamin Zdeba. You may also provide oral or written comments in person at the Scoping Meeting.

Special Accommodations. Should you require special accommodations at the Scoping Meeting, such as for the hearing impaired or an English translator, please contact the City no later than August 13, 2021 (see contact information above).

CITY OF NEWPORT BEACH 6th CYCLE HOUSING ELEMENT AND CIRCULATION ELEMENT UPDATE PROJECT SUMMARY

Project Location and Characteristics

The City of Newport Beach 6th Cycle Housing Element and Circulation Element Update Project (proposed Project) will apply to the entire geographic area located within the boundaries of the City of Newport Beach and its Sphere of Influence (City). Figure 1 shows the boundaries of the City in a regional context. Located in coastal Orange County, the City is approximately 31,472 acres of land area with a population of approximately 85,865 persons (Department of Finance, 2021). The City is generally northwest of the City of Laguna Beach, southeast of the City of Costa Mesa, east of the City of Huntington Beach, and southwest of the City of Irvine. Newport Beach is bordered to the west by the Pacific Ocean.

As Newport Beach is almost fully developed, the City's General Plan focuses on accommodating future population and employment growth while preserving the community's existing character. Further, the General Plan states that most of the City will be conserved with its existing pattern of uses and establishes policies for their protection and long term maintenance.

Project Description

The 6th Cycle Housing Element and Circulation Element Update Project includes the following:

Housing Element Update

The Housing Element is a State-mandated policy document of a General Plan that provides direction for the implementation of various programs to meet existing and projected future housing needs for all income levels within the City. California Government Code Sections 65580–65589.8 require that jurisdictions evaluate and update their Housing Element every eight years. The City of Newport Beach Housing Element Update (i.e., the 6th Cycle period of 2021-2029) is a comprehensive update to the City's last adopted Housing Element (i.e., the 5th Cycle period of 2014-2021).

The Housing Element of the City's General Plan identifies and analyzes the existing and projected housing needs and contains a detailed outline and work program of the City's goals, policies, quantified objectives, and programs for the preservation, improvement, and development of housing for a sustainable future. The policy program identifies ways in which housing needs of current and future residents can be met. It also ensures that the City establishes policies, procedures and incentives in its land use planning and development activities to address the maintenance and expansion of the housing supply to adequately accommodate households currently living and expected to live in Newport Beach. The policies identified will help guide future City decision-making and establishes an implementation program to achieve State-mandated housing goals for the 2021-2029 planning period.

6th Cycle Housing Element Update Components

The 6th Cycle Housing Element Update has five main components:

- Assessment of Citywide Housing Needs and Opportunities;
- Drafting of Goals, Policies, Programs, and Objectives;
- Preparation of the 6th Cycle Housing Element;
- Preparation of CEQA: Environmental Review Documents; and
- Coordination with State Department of Housing and Community Development (HCD) to obtain State Certification

Completion of these five components and local adoption process are currently underway and are expected to continue through February 2022.

Regional Housing Needs Assessment Allocation (RHNA)

The RHNA is mandated by State law to quantify future housing growth needs throughout California. It informs the local planning process by addressing existing and future housing needs resulting from estimated growth in population, employment, and households. The RHNA allocation process is conducted by regional planning agencies every eight years. On September 3, 2020, the Southern California Association of Governments (SCAG) adopted the final draft RHNA allocations and distributed the RHNA allocation to all local jurisdictions. SCAG is responsible for oversight of the RHNA process for the six-county region of Orange, Los Angeles, Riverside, San Bernardino, Imperial, and Ventura counties. The SCAG Regional Council adopted the Final RHNA Methodology for the 6th Cycle on March 5th, 2021 and HCD approved the methodology on March 22, 2021.

The City is a member-city of SCAG, which allocates to the 197 cities and unincorporated counties in the SCAG region their fair share of the total RHNA housing needed for each income category. The RHNA quantifies the housing need within each jurisdiction for all economic segments of the community in four income categories: very low, low, moderate, and above moderate. Each jurisdiction must demonstrate in its Housing Element that it can accommodate its RHNA at all income levels throughout the 2021-2029 planning period.

Newport Beach is allocated 4,845 housing units to accommodate the existing and projected regional housing needs at various income levels as identified in the table below. As required by State law, the General Plan Housing Element must identify the City’s ability to accommodate the RHNA allocation through the identification of available sites and appropriate zoning. The 6th Cycle RHNA allocation for Newport Beach is as follows:

City of Newport Beach Final Draft RHNA Allocation: 6th Cycle (2021 – 2029)			
Income Category	Income Range¹		RHNA Allocation (Housing Units)
	Minimum	Maximum	
Very Low (31% to 50% MFI)	\$33,700	\$53,350	1,456
Low (51% to 80% MFI)	\$53,351	\$85,360	930
Moderate (81% to 120% MFI)	\$85,361	\$128,040	1,050
Above Moderate (120% MFI) or more)	\$128,041	> \$128,041	1,409
Total			4,845
1. MFI = Median Family Income. Income ranges are based on the 2021 HCD MFI for Orange County of \$106,700.			

Available Sites and Capacity Analysis

To comply with Housing Element law, the City must identify candidate housing sites that can accommodate the assigned 2021-2029 RHNA allocation. This may include the identification of current vacant land that can accommodate residential use or infill sites that permit residential development. If the City cannot identify enough sites/parcels appropriately zoned to accommodate RHNA allocations, then the City must identify additional candidate housing sites. The City has identified candidate housing

opportunity sites with the ability to meet the 4,845 RHNA allocation in full capacity with a 4,229-unit buffer, for a total potential development capacity of 9,074 housing units.

The City is not required to build dwelling units in order to meet its RHNA allocation, only to identify potential sites and create the framework to allow the market the opportunity to develop these units. The Housing Element will explore opportunities to accommodate the RHNA through current production, entitled units, or the availability of properly zoned land that can accommodate additional growth. The Housing Element will further identify and address potential and actual governmental and non-governmental constraints on the development of housing for all income levels.

The City has identified an adequate amount of land that is “Feasible” or “Potentially Feasible” for future development. Only a portion of these candidate sites will be necessary to accommodate the City’s RHNA planning obligation. As part of the analysis of adequate sites, the City has comprehensively reviewed opportunity sites citywide and has identified eight primary areas of opportunity:

- Airport Area Environs
- West Newport Mesa
- Dover/Westcliff
- Newport Center
- Banning Ranch
- Coyote Canyon
- 5th Cycle Housing Element Sites
- Accessory Dwelling Units

Circulation Element Update

The General Plan Circulation Element governs the long term development of mobility systems in the City of Newport Beach and provides the best opportunity for the City to establish its vision of mobility. The Circulation Element acknowledges the influences of local, regional, State and federal guidance and regulation, and expresses the ultimate vision of mobility to respond to the needs and objectives of Newport Beach residents.

The proposed Circulation Element Update will result in new and revised policies, plans, programs, concerning mobility, the roadway system, regional transportation, public transportation, emerging technology, climate change, parking, and transportation funding. These updates will be informed by an evaluation of the City’s existing circulation system and modelling of future development conditions, consistent with the proposed Housing Element Update, to determine the need for future circulation system updates. The analysis will also conduct a review of materials related to mobility in Newport Beach and surrounding areas to provide correlation and integration between General Plan elements. Finally, the analysis will describe external forces affecting mobility in the community including regulatory and governmental frameworks including the Complete Streets Act (Assembly Bill [AB] 1358), the Sustainable Communities and Climate Protection Act of 2008 (Senate Bill [SB] 375), the Vehicle Miles Traveled provisions of SB 743, the City’s Transportation Demand Management Ordinance, and the Local Coastal Program.

Potential Environmental Effects

The City, as the Lead Agency for the proposed Housing Element and Circulation Element Update Project and Program EIR, is responsible for environmental review under CEQA. State CEQA Guidelines Section 15063 provides that if a lead agency determines that an EIR will clearly be required for a project, an Initial Study is not required. In this case, a Program EIR will be prepared to fully evaluate the potential impacts of the Project.

The Project has the potential to have significant impacts on several environmental factors. Using the CEQA Guidelines Appendix G Environmental Checklist as a guide, the following environmental topical areas will be addressed in the Program EIR:

- Aesthetics
- Agriculture and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire

The Program EIR will address the short-term and long-term effects of the project on the environment. It will also evaluate the potential for the project to cause direct and indirect growth-inducing impacts, as well as cumulative impacts. Alternatives to the proposed project will be evaluated based on their ability to reduce impacts that are determined to be significant in the Program EIR.

Required Approvals

The following discretionary actions by the City would be required for approval the Housing Element Update and Circulation Element Update:

- Certify the Housing Element and Circulation Element Update Program Final EIR
- Adopt the Draft 2021-2029 Housing Element Update, which amends the Newport Beach General Plan
- Adopt the General Plan Circulation Element, which amends the Newport Beach General Plan

Other Project activities or actions required by other agencies:

- John Wayne Airport Land Use Commission (ALUC) review of the Project for consistency with the Airport Environs Land Use Plan for John Wayne Airport
- California Department of Housing and Community Development (HCD) to review the Newport Beach Housing Element Update. Government Code Section 65585 requires that all California localities adopt Housing Elements, as part of their General Plans, and submit draft and adopted elements to HCD for review of consistency with State law.

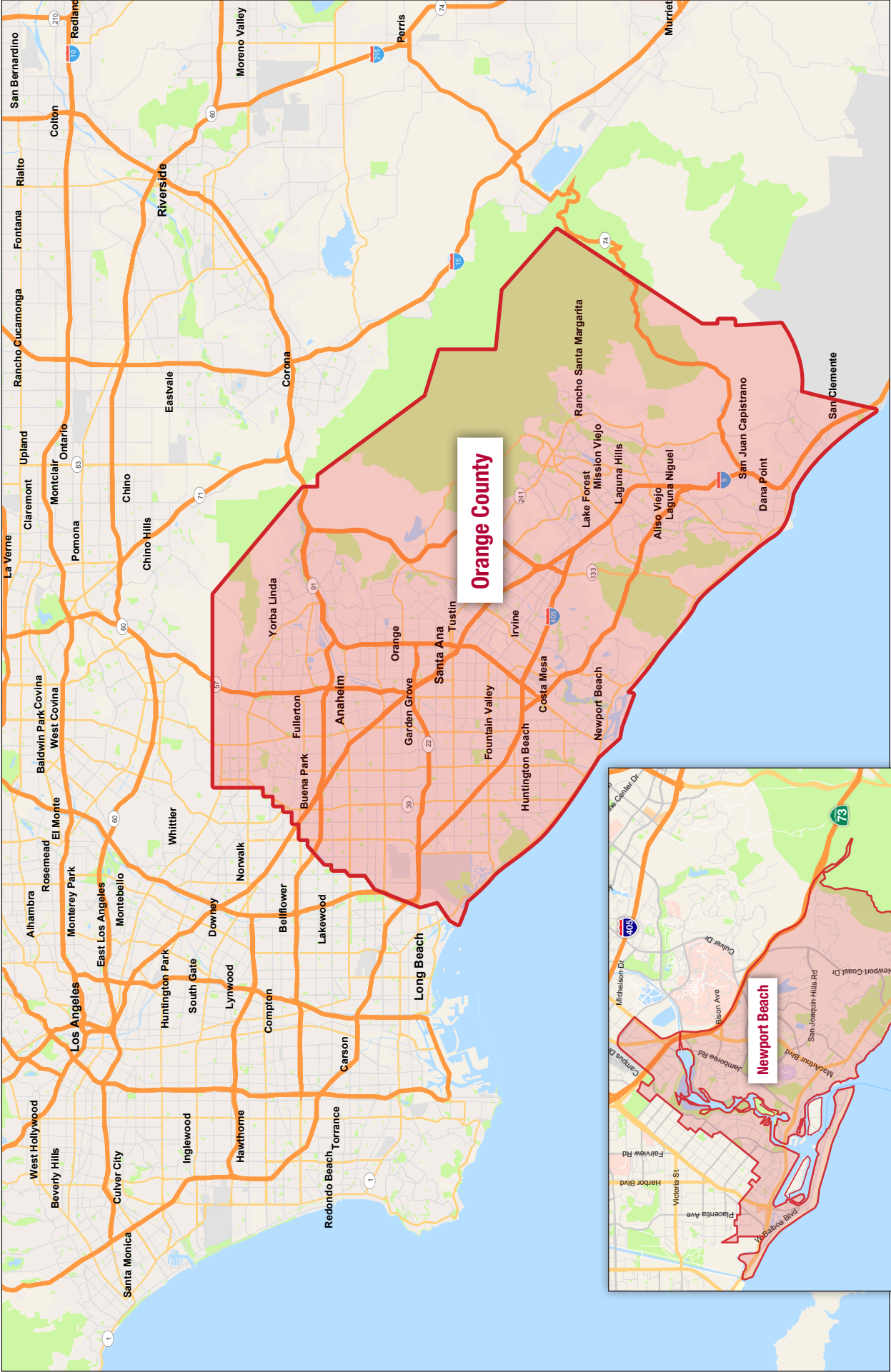


FIGURE 1: Regional and Local Vicinity Map
 City of Newport Beach Housing Element and Circulation Element Update