

# Summary Form for Electronic Document Submittal

**Form F**

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2023060699

Project Title: City of Newport Beach Housing Element Implementation Program

Lead Agency: City of Newport Beach

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Project Location: Newport Beach Orange  
*City* *County*

Project Description (Proposed actions, location, and/or consequences).

The Draft Program EIR addresses the potential environmental effects of the implementing actions associated with City of Newport Beach General Plan 2021-2029 Housing Element. No development is proposed. The 2021-2029 Housing Element was deemed statutorily compliant by HCD on October 5, 2022. The Draft Program EIR analyzes a total of 247 housing sites within six focus areas of the City. Implementing actions to allow for future housing include (1) amendments to the General Plan Land Use Element and Coastal Land Use Plan to modify and add goals and policies; (2) amendments to the Municipal Code to: (a) include Housing Opportunity (HO) Overlay Zoning Districts; (b) Amend Zoning Maps to identify the HO Overlay Zoning Districts; and (c) adopt City of Newport Beach Multi-Unit Objective Design Standards. Voter approval of a ballot measure for a major amendment to the General Plan is also required in compliance with the City's Charter Section 423. The Draft Program EIR evaluates the City's RHNA allocation of 4,845 units with a buffer of 5,069 units to help prevent the need to rezone during the 6th Cycle.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The proposed Project would not directly construct new housing, but would facilitate the future development of residential units by adopting implementing actions associated with the 2021-2029 Housing Element. The Project would result in potentially significant impacts for the following topical issues: aesthetics (lighting at the Banning Ranch Focus Area), air quality, biological resources, cultural resources (historic resources), geology and soils, greenhouse gas (GHG) emissions, noise, tribal cultural resources, utilities, and wildfire. Implementation of the Mitigation Program identified for these topical issues would reduce these impacts to levels considered less than significant with the exception of aesthetics, air quality, cultural resources, GHG emissions, noise, and utilities.

Future housing projects would be subject to the City's development review process, including compliance with General Plan policies, Municipal Code regulations, and local, state, and federal regulatory requirements, and standard conditions/mitigation.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Limiting future residential development near John Wayne Airport (note: the certified 2021-2029 Housing Element includes housing sites near the airport).

Discourages development of Banning Ranch and Coyote Canyon (note: these areas are identified in the 2021-2029 Housing Element) (The Banning Ranch Focus Area is included in the 2021 – 2029 Housing Element's sites inventory but is not assumed in order to accommodate the City's 2021 – 2029 RHNA growth need. Banning Ranch is considered as additional dwelling unit opportunity in addition to those that accommodate the RHNA.)

Provide a list of the responsible or trustee agencies for the project.

California Coastal Commission  
Orange County Airport Land Use Commission