



**CITY OF NEWPORT BEACH
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that on **November 14, 2023, at 4:00 p.m.**, or soon thereafter as the matter shall be heard, a public hearing will be conducted in the City Council Chambers at 100 Civic Center Drive, Newport Beach. The City Council of the City of Newport Beach will consider the following application:

Housing Element Implementation, Noise-Related Amendments - Amendments to the Noise and Land Use Elements of the Newport Beach General Plan, Title 20 (Planning and Zoning) of the Newport Beach Municipal Code, the Newport Place Planned Community Development Plan (PC-11), and the Newport Airport Village Planned Community Development Plan (PC-60) ("Amendments") to establish the following:

- Adopting updated noise contours (Noise Element Figures N4 and N5) to reflect the noise contours identified by the 2014 John Wayne Airport Settlement Agreement (JWA Settlement Agreement) Amendment Environmental Impact Report No. 617 (EIR No. 617);
- Updating Land Use and Noise Element Policies, Land Use Element Figures LU11, LU22, and LU23, Title 20, PC-11, and PC-60 to modify and incorporate the updated noise contours identified by EIR No. 617 and to implement additional noise attenuation measures for future housing units proximate to John Wayne Airport; and
- The Amendments support future residential development identified by the certified 2021-2029 Sixth Cycle Newport Beach General Plan Housing Element located within the 65 dBA CNEL noise contour area as identified in the updated noise contour maps from EIR No. 617. Parcels bisected by the updated 65 dBA CNEL noise contour could support future housing with noise mitigation; whereas parcels located wholly within the updated 65 dBA CNEL noise contour would only support housing, if deemed necessary to satisfy the State and Southern California Association of Government Regional Housing Needs Assessment (RHNA) mandate.

NOTICE IS HEREBY FURTHER GIVEN that pursuant to Public Utilities Code Section 21676(b), the City Council will also consider overriding the ALUC's August 17, 2023, determination that the Amendments are inconsistent with the 2008 John Wayne Airport Environs Land Use Plan. On September 13, 2023, the City provided the ALUC and the State Department of Transportation of Aeronautics Program a copy of the proposed decision and findings.

NOTICE IS HEREBY FURTHER GIVEN that the City Council finds the Amendments are exempt and not subject to further environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15183 because the Amendments would not allow development of greater intensity than is allowed under the 2006 General Plan, including the Newport Airport Village Planned Community, as amended. The updated noise contours, and impacts associated therewith, were also fully analyzed in the 2014 JWA Settlement Agreement Amendment Environmental Impact Report No. 617.

NOTICE IS HEREBY FURTHER GIVEN that on August 3, 2023, by a vote of 4 ayes and 3 recused, the Planning Commission of the City of Newport Beach recommended that the City Council approve the proposed Amendments.

All interested parties may appear and present testimony in regard to this application. If you challenge this project in court, you may be limited to raising only those issues you raised at the public hearing or in written correspondence delivered to the City, at, or prior to, the public hearing. Administrative procedures for appeals are provided in the Newport Beach Municipal Code Chapter 20.64 (Appeals). The request may be continued to a specific future meeting date, and if such an action occurs additional public notice of the continuance will not be provided. Prior to the public hearing the agenda, staff report, and documents may be reviewed at the City Clerk's Office, 100 Civic Center Drive, Newport Beach, California, 92660 or at the City of Newport Beach website at www.newportbeachca.gov. Individuals not able to attend the meeting may contact the Planning Division or access the City's website after the meeting to review the action on this application.

For questions regarding details of the project please contact Rosalinh Ung, Principal Planner, at 949-644-3208 or rung@newportbeachca.gov.

Project File No.: PA2022-0201

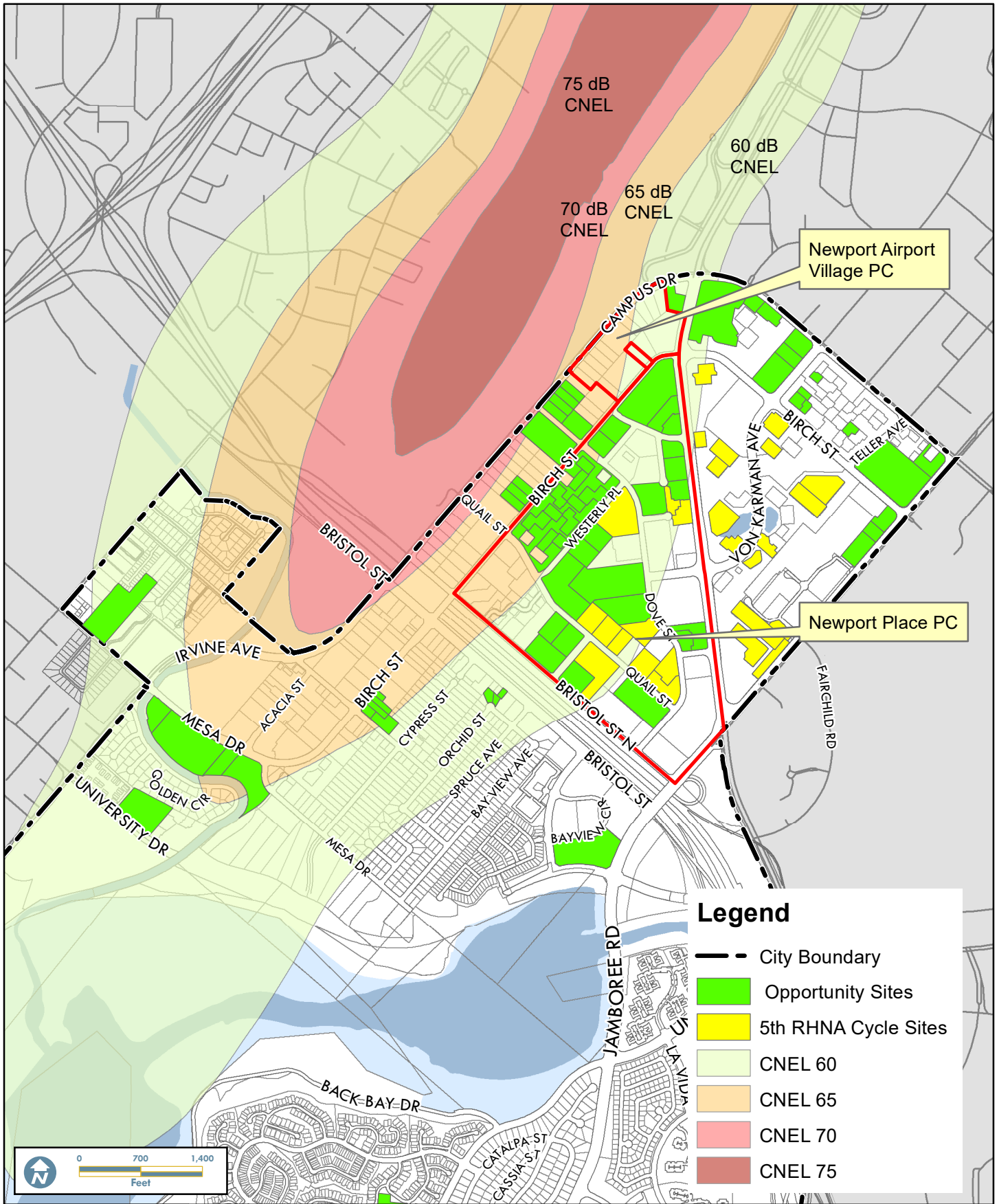
Activity No.: General Plan Land Use Amendment, General Plan Noise Element Amendment, Title 20 Planning & Zoning Code Amendment, Newport Place Planned Community Amendment, & Newport Airport Village Planned Community Amendment

Location: Various sites in the Newport Beach Airport Area, please see the included map

Applicant: City of Newport Beach



/s/ Leilani I. Brown, MMC, City Clerk, City of Newport Beach



2014 JWA Settlement Agreement Amendment Noise Contours with Housing Sites



City of Newport Beach
GIS Division
September 12, 2023