



NEWPORT BEACH

City Council Staff Report

June 23, 2026
Agenda Item No.22

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: Jaime Murillo, Community Development Director - 949-644-3209, jmurillo@newportbeachca.gov

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TITLE: Resolution Nos. 2026-48 & 2026-49: Overriding the Orange County Airport Land Use Commission and Adopting the Newport Beach 2050 General Plan

ABSTRACT:

It has been 20 years since the City of Newport Beach (City) last comprehensively updated the Newport Beach General Plan. The Final GPUSC/GPAC Draft General Plan Update (Newport Beach 2050 General Plan) has evolved over the course of a combined 100 meetings between the General Plan Update Steering Committee (GPUSC), General Plan Advisory Committee (GPAC), and the GPAC's various subcommittees, and an additional 21 combined meetings of other City Boards, Commissions, or Committees.

On April 23, 2026, the Planning Commission unanimously recommended the City Council's approval of the Newport Beach 2050 General Plan, which was subsequently introduced to the City Council during a study session on April 28, 2026. For the City Council's consideration is a resolution overriding the Orange County Airport Land Use Commission's determination of inconsistency and a resolution adopting the Newport Beach 2050 General Plan.

RECOMMENDATIONS:

- a) Conduct a public hearing;
- b) Consistent with Section 15164 of the California Environmental Quality Act (CEQA) Guidelines, find that the Addendum prepared to the certified final Program Environmental Impact Report (EIR) for the City of Newport Beach Housing Element Implementation Program (SCH No. 2023060699) adequately analyzes the approval and implementation of the Newport Beach 2050 General Plan, and that no new environmental impacts or no impacts of greater severity would result from it;
- c) Adopt Resolution No. 2026-48, *A Resolution of the City Council of the City of Newport Beach, California, Finding the Comprehensive Update of the Newport Beach General Plan, Also Known as the "Newport Beach 2050 General Plan," Consistent with the Purposes of the State Aeronautics Act and Overriding the Orange County Airport Land Use Commission's Determination of Inconsistency with the 2008 John Wayne Airport Environs Land Use Plan (PA2022-080)*; and

- d) Adopt Resolution No. 2026-49, *A Resolution of the City Council of the City of Newport Beach, California, Adopting the Comprehensive Update of the Newport Beach General Plan, Also Known as the “Newport Beach 2050 General Plan” (PA2022-080).*

INTRODUCTION AND BACKGROUND

The General Plan is a State-mandated, long-term policy document that guides a community’s physical development and informs local decision-making on land use, housing, transportation, infrastructure, parks, and related issues over a 20- to 30-year horizon. Newport Beach’s General Plan was last comprehensively updated in 2006, prompting the City Council to initiate a full review in 2019; however, the effort temporarily shifted to address the unprecedented 6th Cycle Regional Housing Needs Assessment (RHNA) and complete the Housing and Circulation Elements.

As that work concluded, the City resumed the comprehensive update and, in the middle of 2022, the City Council established the three-member General Plan Update Steering Committee (GPUSC), chaired by Nancy Gardner, to guide the process and report to the City Council. In early 2023, the City Council also formed the General Plan Advisory Committee (GPAC), an originally 28-member community-based body that was reduced to 24 members chaired by Jeremy Evans and Arlene Greer, which organized subcommittees to support efficient and focused review of each General Plan element.

The General Plan Update effort was broken into four primary phases, as described in Table 1 below.

Table 1, General Plan Update Process			
Phase 1 (Background Analysis + Visioning)	Phase 2 (Policy Development + General Plan Amendment)	Phase 3 (California Environmental Quality Act)	Phase 4 (Hearings)
<ul style="list-style-type: none"> Community Engagement and Outreach Plan Research and Data Analysis Online Survey GPAC + GPUSC Meetings Pop-up Events Paid Advertisements 	<ul style="list-style-type: none"> Development of General Plan Online Survey GPAC+GPUSC Meetings Community Workshops Paid Advertisements 	<ul style="list-style-type: none"> Virtual Open House In-Person Open House GPAC + GPUSC Meetings Environmental Analysis 	<ul style="list-style-type: none"> City Boards, Commissions, and Committees City Council Adoption
Completed late 2024	Completed late 2025	Completed early 2026	In progress

To get to the point of having initial drafts of the General Plan Elements available for review, City staff worked extensively with the GPAC Subcommittees, the GPAC, and the GPUSC. This started with the review of existing conditions and background analysis reports for each element. These documents are considered a “snapshot in time” to identify

current condition in Newport Beach under each topical area as well as what needs to be addressed from a State requirement standpoint. Each subcommittee then worked on identifying a potential refresh for the individual elements and helped to create “ideas to support” them. These ideas were shared with the community through digital engagement on the City’s website for the effort (<https://www.newportbeachca.gov/gpupdate>), as well as at community workshops.

Based on the feedback received, City staff alongside consultant Dudek refined the ideas shared as actual goals and accompanying policy statements in furtherance of each. The draft goals and policies were then shared with internal City staff from various departments for review prior to finalizing them as initial draft elements.

These initial drafts were then reviewed by the Subcommittees, as well as the full GPAC and the GPUSC prior to being shared with the City’s boards, commissions, and committees for further input, and then advertised for additional public input from the broader community late last year.

At a special joint meeting of the GPAC and the GPUSC on December 3, 2025, those Committees reviewed 56 comments received on various draft elements from six different City Boards, Commissions and Committees, as well as 69 comments received from community members. Based on guidance received at that meeting, City staff returned to another special joint meeting on January 21, 2026, with a comprehensive set of revised draft elements. By a vote of 25 ayes to 1 nay, the GPAC and the GPUSC voted to move the draft forward as the Final GPUSC/GPAC Draft General Plan Update. It was agreed that City staff could continue refining the document with nonsubstantive changes, including edits such as cleaning up typos, ensuring clarity, and fixing references. However, any material changes to this draft would be shared as an addendum since it was considered the final draft and those committees were subsequently dissolved. As such, an addendum with substantive changes is provided as Attachment C.

This draft represents the culmination of three years of diligent, community-led work by the GPAC, its subcommittees, the GPUSC, and engaged community members. Notably, the GPAC and the GPUSC combined for 57 meetings held in accordance with the Ralph M. Brown Act and 47 public meetings of the various Subcommittees. While individual draft components are linked below, a complete compiled draft is included as Exhibit “B” to Attachment B.

Through the course of the GPAC and GPUSC efforts, the Committees also voted to: (1) recommend the City Council consider forming a new ad hoc committee that would assist City staff with reviewing implementation of the General Plan annually; and (2) recommend that the City Council remove all development intensity from the former Banning Ranch area. As was discussed at the City Council’s study session on April 28, 2026, the new ad hoc committee could be considered and formed by the City Council at a later date. Should the City Council agree with the second recommendation regarding the former Banning Ranch area, this could be incorporated into the motion adopting the Newport Beach 2050 General Plan.

GENERAL PLAN COMPONENTS AND ELEMENTS

The following presents an overview of the various General Plan components and elements. While they are provided in PDF format, it is intended that the Newport Beach 2050 General Plan will primarily be maintained in an online, interactive format on the City's website. Printed copies will still be available at various City locations, including the Central Library, and will be periodically maintained. In addition, the online version will have a "printer-friendly" option that will allow community members to download a compiled PDF for ease of access and printing at home.

Introduction

The updated Introduction discusses the purpose and intent of the General Plan and includes overviews of the process to update it, Newport Beach as a city, the General Plan, and the General Plan's structure, as well as acknowledgements. Figure I-1 is provided to depict the regional vicinity and Figure I-2 is provided to depict the City's boundaries and Sphere of Influence.

The draft Introduction is available for review [here](#).

Vision Statement

The refreshed Vision Statement was guided by the GPAC's Vision Statement Subcommittee, composed of GPAC Members Nicholas Acevedo, Curtis Black, Susan DeSantis, Jeremy Evans, Rita Goldberg, Arlene Greer, Lynn Hackman, Scott Laidlaw and Jim Mosher, with GPAC Member Debbie Stevens serving as the Subcommittee's Chair.



The draft Vision Statement is available for review [here](#).

Arts and Culture Element and Historical Resources Element

The Arts and Culture Element and the Historical Resources Elements were guided by the GPAC's Arts and Culture/Historical Resources Subcommittee, composed of GPAC Members Dennis Baker, Rita Goldberg and Paul Watkins, with GPAC Member Arlene Greer serving as the Subcommittee's Chair.

The Arts and Culture Element and Historical Resources Element are both important and unique to Newport Beach but not required by State law. They serve to place emphasis on Newport Beach's robust arts and culture offerings, and its important history. Together, they set forth a decision-making framework for the maintenance and enhancement of the City programming, as well as continuing to raise awareness and



recognize the early beginnings and integral historical components that are meaningful to the community.

The refreshed Arts and Culture Element includes updates that:

- ✓ support art in both public spaces and larger private development projects;
- ✓ offer enhanced policy support for City libraries and services;
- ✓ include policy support for musical and culinary arts programming;
- ✓ add a focus on marketing to engage the community; and
- ✓ emphasize collaboration with other organizations.

The refreshed Historical Resources Element includes updates that:

- ✓ celebrate Newport Beach's historical resources;
- ✓ encourage enhanced outreach, education, and interpretation of Newport Beach history through signage, partnerships, walking tours, and school programs; and
- ✓ consider the establishment of a legacy business program.

The draft Arts and Culture Element is available for review [here](#).

The draft Historical Resources Element is available for review [here](#).

Harbor, Bay and Beaches Element

The Harbor, Bay and Beaches Element was guided by the GPAC's Harbor and Bay Subcommittee, composed of GPAC Members Nicholas Acevedo, Virginia Anders-Ellmore, Dennis Baker, Jim Carlson, Lynn Hackman, Amber Snider, Debbie Stevens and Paul Watkins, with GPAC Member Curtis Black serving as the Subcommittee's Chair.



The City's currently adopted Harbor and Bay Element is important and unique to Newport Beach but not required. It serves to place emphasis on Newport Harbor as not only a community asset but a regional asset and sets forth a decision-making framework for its maintenance and enhancement. While not exhaustive, the following list presents highlighted updates of the refreshed and renamed Harbor, Bay, and Beaches Element. The updated Element includes:

- ✓ incorporating direct goal and policy support related to "beaches," which has also been added by name;
- ✓ enhancing goal and policy support for Upper Newport Bay;
- ✓ helping to ensure multi-faceted and well-integrated public coastal access;
- ✓ minimizing risk of displacement from coastal hazards; and
- ✓ placing an emphasis on the economic strength and vitality of the beaches and harbor.

The draft Harbor, Bay, and Beaches Element is available for review [here](#).

Land Use Element

The Land Use Element was guided by the GPAC's Land Use Subcommittee, composed of GPAC Members James Carlson, Chuck Ebner, Jeremy Evans, David Guder, Anthony Maniscalchi, Thomas Meng, Jim Mosher, Debbie Stevens and Christine Walker, with GPAC Member Susan DeSantis serving as the Subcommittee's Chair.



The Land Use Element is a State-mandated element intended to support the orderly maintenance, enhancement, and growth of the community. This Element establishes the framework for all other regulatory land use documents, including Title 20 (Planning and Zoning) of the Newport Beach Municipal Code (NBMC) or the Local Coastal Program, to be consistent with.

The refreshed Land Use Element includes updates that:

- ✓ condense and consolidate the narrative while restructuring to make it easier for all users to navigate the City's complex land use patterns;
- ✓ introduce new policies that help balance the planning for focus areas, as identified in the adopted and certified 6th Cycle Housing Element, by ensuring whole and balanced communities;
- ✓ provide new opportunities for change or special highlight, including Balboa Island;
- ✓ increase opportunities for open space amenities through direct policy support for publicly accessible open space (PAOS); and
- ✓ allow staff-administered updates to land use tracking tables for transparency and up-to-date information.

The draft Land Use Element is available for review [here](#).

As a note, City staff is including a draft of Table LU-1 (Anomaly Locations) in accordance with Policy LU-1.4 (Amendments to Development Capacity Limits), which allows staff to make updates to that table. While these updates are administrative, in no case will staff make any updates that do not coincide with an action from the City Council or another review authority, as applicable.

Natural Resources Element and Recreation Element

The Natural Resources Element and Recreation Element were guided by the GPAC's Recreation/Natural Resources Subcommittee, composed of GPAC Members Virginia Anders-Ellmore, Curtis Black, Susan DeSantis, Laird Hayes, Ruth Kobayashi, Katie Love, Jim Mosher, Amber Snider and Paul Watkins, with GPAC Member Dennis Baker serving as the Subcommittee's Chair.



The Natural Resources and Recreation Elements have required components that cover the City's required policy areas related to conservation and open space. They are vital to maintaining the high level of open space areas and park amenities that the City prides itself on offering.

The refreshed Natural Resources Element includes updates that:

- ✓ integrate goals and policies that satisfy the requirements of Senate Bill 272 (2023) related to preparing a Sea Level Rise Plan by 2034 and Assembly Bill 1889 (2024) related to wildlife and habitat connectivity;
- ✓ encourage thoughtful clean energy infrastructure that is not wholly reliant on electricity;
- ✓ transition away from oil and gas resources, as deemed appropriate;
- ✓ raise awareness of clean energy incentives for existing buildings to reduce natural gas emissions; and
- ✓ encourage native/naturalized species habitats in parks and open space.

The refreshed Recreation Element includes updates that:

- ✓ integrate goals and policies that satisfy the requirements of Senate Bill 1425 (2022) related to open space access and co-benefits of open space (i.e., buffers from source pollutants and wildlife connectivity);
- ✓ encourage new and innovative parks where needed and connections to them that increase resident access;
- ✓ help ensure parks and recreational facilities that are adapted to meet a variety of needs for existing and future residents; and
- ✓ protect public beach access.

The draft Natural Resources Element is available for review [here](#).

The draft Recreation Element is available for review [here](#).

Noise Element

The Noise Element was guided by the GPAC's Noise Subcommittee, composed of GPAC Members David Guder, Anthony Maniscalchi, Thomas Meng, Amber Snider and Debbie Stevens, with GPAC Member Jim Mosher serving as the Subcommittee's Chair.



The Noise Element provides for noise control in the planning process in order to maintain land use compatibility with environmental noise levels. This Noise Element identifies noise-sensitive land uses and noise sources and defines noise impacts for the purpose of developing policies to ensure that Newport Beach residents will be protected from excessive noise intrusion.

The refreshed Noise Element includes updates that:

- ✓ provide enhanced noise considerations for the 6th Cycle Housing Element's introduction of additional residential into the West Newport Mesa Focus Area, which includes adjacency to the older industrial and light industrial uses;
- ✓ commit to more regularly reviewing and updating the City's Noise Ordinance;
- ✓ offer decision framework for better community education and communication surrounding noise regulations, as well as for adopting noise technology to better monitor and assess noise impacts;
- ✓ include policy support to review projects with potential to have significant vibration and effects on the neighboring built environment; and
- ✓ elevate construction-related noise as a key community issue, providing policy support to curtail the issue, including construction noise best practices.

The draft Noise Element is available for review [here](#).

Safety Element

The Safety Element was guided by the GPAC's Safety Subcommittee, composed of GPAC Members Virginia Anders-Ellmore, Curtis Black, Jim Carlson, Susan DeSantis, Jeremy Evans, Lynn Hackman, Laird Hayes, Ruth Kobayashi, Katie Love and Debbie Stevens, with GPAC Member Amber Snider serving as the Subcommittee's Chair.



The Safety Element is a State-mandated element intended to safeguard the community from natural disasters and hazardous events while adequately preparing in the event they do occur. This Element is vital to maintaining and fostering a resilient city with community members who are well-informed and prepared. Importantly, the California Department of Forestry and Fire Protection (CAL FIRE) and the Board of Forestry and Fire Protection have reviewed and accepted the Safety Element, as required by State law.

The refreshed Safety Element includes updates that:

- ✓ elevate the discussion surrounding evacuation preparedness, including consideration of non-automobile options and alternative routes;
- ✓ provide resilience for extreme weather events through components like shade tree and "cool" pavement strategies;
- ✓ set forward a path to preparing for sea level rise, in compliance with State law;
- ✓ modernize the fire hazard maps; and
- ✓ address aviation hazards, including emerging technologies like advanced air mobility vehicles (AAMVs) and drones.

The draft Safety Element is available for review [here](#), with individual draft figures available separately due to size at the links below.

[Figure 1. Citywide Coastal Flood Risk](#)
[Figure 2. Newport Harbor Coastal Flood Risk](#)

[Figure 3. Landslide Zones](#)

[Figure 4. Liquefaction Zones](#)

[Figure 5. FEMA Flood Zones](#)

[Figure 6. Fire Hazard Severity Zones](#)

[Figure 7. Land Uses in Fire Hazard Severity Zones](#)

[Figure 8. Historic Fires](#)

[Figure 9. Hazardous Materials](#)

Implementation Programs

The Implementation Programs outline the primary actions and procedures intended to carry out the goals and policies of the Newport Beach 2050 General Plan. They provide flexible, advisory guidance linked to specific policies. A key update to the Implementation Programs is an Implementation Crosswalk to enhance the City's tracking efforts while helping departments coordinate responsibilities, timelines and progress.

While the General Plan remains the controlling policy document, the implementation programs support its execution and may evolve over time in response to changing funding, technology and community priorities. Annual progress reporting and periodic, more in-depth reviews of each General Plan Element ensure that implementation is monitored, policies remain relevant, and adjustments can be made without formal amendments unless substantive policy changes are required.

The draft Implementation Programs is available for review [here](#).

The draft Implementation Programs Crosswalk is available for review [here](#).

Glossary

The Glossary has been updated to remove definitions for terms that are not present in the Newport Beach 2050 General Plan and includes immaterial updates to the current version.

The draft Glossary is available for review [here](#).

CITY AND NON-CITY BOARD, COMMISSION, AND COMMITTEE REVIEWS

Board of Library Trustees

On August 18, 2025, the initial drafts of the Arts and Culture Element and the Historical Resources Element were introduced to the Board of Library Trustees (BLT). Rather than form an ad hoc committee for review, the BLT opted to review individually and return to its October 2025 meeting with any feedback.

On October 20, 2025, these Elements were on the BLT's agenda. At the conclusion of a brief discussion, the BLT unanimously offered support for the drafts without any feedback.

On February 23, 2026, the Final GPUSC/GPAC Draft Arts and Culture Element and Historical Resources Element were presented to the BLT for formal review and consideration. By a unanimous vote of 5 ayes and 0 nays, the BLT recommended the City Council's adoption of the Elements as part of the comprehensive General Plan Update.

City Arts Commission

On September 11, 2025, and October 9, 2025, the initial drafts of the Arts and Culture Element and the Historical Resources Element were introduced to the City Arts Commission (CAC). Also on October 9, the CAC opted to establish an ad hoc committee to review the draft Elements, consisting of Chair Ignatin, Vice Chair Moore and Commissioner Blom. The ad hoc committee met to review and compile comments, which were presented and reviewed at the CAC's meeting on November 13, 2025, and subsequently forwarded to the GPAC and GPUSC for consideration.

On February 12, 2026, the Final GPUSC/GPAC Draft Arts and Culture Element and Historical Resources Element were presented to the CAC for formal review and consideration. By a majority vote of 6 ayes, 0 nays and 1 abstention, the CAC recommended the City Council's adoption of the Elements as part of the comprehensive General Plan Update.

Harbor Commission

On August 13, 2025, the initial draft of the Harbor, Bay, and Beaches Element was introduced to the Harbor Commission. Although some initial feedback was shared during that meeting, it was noted that the Commission had already formed an ad hoc committee to track the General Plan Update, consisting of Commissioners Scully, Marston and Yahn, as appointed in October 2024. The ad hoc committee met to review and compile comments, which were presented and reviewed at the Commission's meeting on November 12, 2025, and subsequently forwarded to the GPAC and GPUSC for consideration.

On March 11, 2026, the Final GPUSC/GPAC Draft Harbor, Bay, and Beaches Element was presented to the Commission for formal review and consideration. By a unanimous vote of 7 ayes and 0 nays, the Commission recommended the City Council's adoption of the Element as part of the comprehensive General Plan Update.

Parks, Beaches & Recreation Commission

On August 5, 2025, the initial drafts of the Harbor, Bay, and Beaches Element, Natural Resources Element, and Recreation Element were introduced to the Parks, Beaches & Recreation Commission (PB&R). During this meeting, PB&R requested the creation of an ad hoc committee to effectively explore them and provide more informed feedback. Commissioners Daruty, Kirby and Malouf were appointed to the ad hoc committee at the

meeting on September 2, 2025. The ad hoc committee met twice to review and compile comments, which were presented and reviewed at PB&R's meeting on October 7, 2025, and subsequently forwarded to the GPAC and GPUSC for consideration.

On March 3, 2026, the Final GPUSC/GPAC Draft Harbor, Bay and Beaches Element, Natural Resources Element, and Recreation Element were presented to PB&R for formal review and consideration. By a unanimous vote of 6 ayes, 0 nays and 1 absence, the PB&R recommended the City Council's adoption of the Element as part of the comprehensive General Plan Update, with a recommendation to revise draft Policy HBB-5.5 (Coastal Resilience) to include PB&R alongside the Water Quality/Coastal Tidelands Committee.

Water Quality/Coastal Tidelands Committee

On September 4, 2025, the initial drafts of the Harbor, Bay, and Beaches Element, Natural Resources Element, and Safety Element were introduced to the Water Quality/Coastal Tidelands Committee. During this meeting, the Committee received an overview from Committee Member Curtis Black who also served on the GPAC and was the Chair of the Harbor and Bay Subcommittee. Committee Member Black suggested the creation of an ad hoc committee to effectively explore them and provide more informed feedback. Committee Members Black, Fancher and Wadsworth were appointed to the ad hoc committee at the same meeting. The ad hoc committee met to review and compile comments, which were presented and reviewed at Committee's meeting on October 2, 2025, and subsequently forwarded to the GPAC and GPUSC for consideration.

On April 2, 2026, the Final GPUSC/GPAC Draft Harbor, Bay and Beaches Element, Natural Resources Element, and Safety Element were presented to the Committee for formal review and consideration. By a unanimous vote of 5 ayes and 0 nays, the Committee recommended the City Council's adoption of the Element as part of the comprehensive General Plan Update.

Planning Commission

On October 9, 2025, the initial drafts of the Land Use Element and Safety Element were introduced to the Planning Commission. Rather than form an ad hoc committee for review, the Commission opted to review individually and return to a November meeting with any feedback.

On November 20, 2025, these Elements were on the Commission's agenda. At the conclusion of a brief discussion, the Planning Commission unanimously offered support for the drafts while opting to share minor suggestions that were subsequently forwarded to the GPAC and GPUSC for consideration. Most notably, the Commission expressed a desire to understand which goals and policies were existing and carried forward, existing and modified, or omitted. The requested analysis was prepared as part of the environmental review for the update and is available as Attachment A in Exhibit A to Attachment B.

On March 19, 2026, the Newport Beach 2050 General Plan was introduced to the Planning Commission at a study session. On April 23, 2026, a public hearing was conducted. At the conclusion, the Planning Commission unanimously (5 ayes, 0 nays, 2 absent) recommended City Council adoption.

Orange County Airport Land Use Commission (ALUC) and Override

The Airport Environs Land Use Plan (AELUP) for John Wayne Airport (JWA) is a planning document adopted by the Orange County Airport Land Use Commission (ALUC) to ensure that land uses near JWA are compatible with its operations. Its goal is to protect public safety, reduce noise impacts and prevent development that could interfere with aircraft flight paths or airport operations.

Section 4.3 of the AELUP and Section 21676(b) of the California Public Utilities Code (CPUC) require the City to submit General Plan amendments to the ALUC for a consistency determination with the AELUP. Accordingly, the City submitted the Newport Beach 2050 General Plan to ALUC staff for consideration at the end of February 2026.

On March 19, 2026, ALUC conducted a public hearing to review the draft Newport Beach 2050 General Plan for consistency with the AELUP. ALUC's review focused on the Land Use Element, Noise Element, and Safety Element. By a unanimous vote of 5 ayes and 0 nays, ALUC determined the proposed update is inconsistent with the AELUP. This determination was primarily made because the comprehensive update carries forward previous amendments to the Land Use and Noise Elements that were found to also be inconsistent with the AELUP. These amendments were maintained, as they were determined critical to implement the City's adopted and certified Housing Element.

On April 28, 2026, consistent with CPUC Sections 21670 and 21676, the City Council held a public hearing and adopted Resolution No. 2026-25, containing draft findings for a possible override of the ALUC determination.

On April 29, 2026, a notice of intent to override and Resolution No. 2026-25 were sent via certified mail and emailed to ALUC and the California Department of Transportation, Aeronautics Program (Caltrans).

In response, the City received letters from Caltrans on May 18, 2026, and ALUC on May 28, 2026, which are summarized below. Both letters are also incorporated by reference into the draft resolution for overriding (Attachment A). The facts in support of the findings provided in the draft resolution adequately address the comments received.

Notably, overriding ALUC's determination and adopting the proposed amendment requires a two-thirds majority vote—at least five of the seven City Councilmembers—for approval.

Caltrans Comments

Caltrans generally supported ALUC's determination, reiterating several points described in the next section ("ALUC Comments").

ALUC Comments

ALUC reiterated its determination of inconsistency due to the concerns of airport noise, safety and overflight impacts. ALUC further suggests that the City's reliance on EIR No. 617 is misplaced and inconsistent with the AELUP for JWA as it did not provide an analysis of the potentially significant impacts of placing future residential uses within the 65 dBA CNEL contour.

Staff disagrees with the contention that the City's reliance on EIR No. 617 is inappropriate. The City's proposal continues to require noise analysis and mitigation of future residential projects proximate to JWA. It also includes notification of future residents and owners and signs in outdoor recreational space.

With respect to runway protection and safety zones, residential uses are allowed in Safety Zones 4 and 6 pursuant to the AELUP, so the proposal is not inconsistent with the AELUP. Furthermore, the proposed Safety Element continues to include policy language surrounding land use compatibility with the AELUP, especially related to hazardous areas.

The City recognizes that future development projects will be subject to compliance with FAR Part 77 surfaces for JWA. Existing regulations to be maintained will require projects to be submitted to the Federal Aviation Administration (FAA) for a review to see if they would be a threat to air navigation. If the FAA makes that finding for any project, it would be required to be modified to receive a favorable finding upon subsequent review.

Senate Bill (SB) 18 Consultation

On March 16, 2026, City staff transmitted a Senate Bill (SB) 18 Tribal Consultation Notice by electronic mail and certified mail to the contacts provided on a list furnished by the State's Native American Heritage Commission (NAHC). City staff received four responses, which are detailed below:

- Gabrieleño Band of Mission Indians – Kizh Nation (Kizh Nation) did not wish to consult on this effort but requested to continue being notified of proposed future ground-disturbing activities.
- Juaneño Band of Mission Indians – Acjachemen Nation 84A (Acjachemen Nation 84A) requested to consult and a virtual meeting was held on April 16, 2026. After City staff described the update effort, Acjachemen Nation 84A no longer wished to consult and the consultation was closed.
- Juaneño Band of Mission Indians – Acjachemen Nation-Belardes (Acjachemen Nation-Belardes) requested to consult. City staff responded with more information

on the update effort on April 21, 2026, and received no response from the representative. City staff followed up on June 1, 2026, and again received no response from the representative. Due to lack of response, the consultation was considered closed.

- Pala Band of Mission Indians did not wish to consult on this effort but requested to be kept apprised if the scope of the effort changes prior to action.

The 90-day period within which consultation could be requested concluded on June 14, 2026.

FISCAL IMPACT:

There is no fiscal impact related to this item.

ENVIRONMENTAL REVIEW:

The City prepared and certified a final Program Environmental Impact Report (EIR) for the City of Newport Beach Housing Element Implementation Program (SCH No. 2023060699). The California Environmental Quality Act (CEQA) Guidelines allow for the updating and use of a previously certified EIR for projects that have changed or are different from the previous project. In cases where changes occur with no new significant environmental impacts, an Addendum to a previously certified EIR may be prepared pursuant to CEQA Guidelines §15164. The City has prepared an Addendum to the certified Final Program EIR for the comprehensive update (Exhibit “C” of Attachment B). The analysis provided in the Addendum concludes that no new environmental impacts and no impacts of greater severity would result from approval and implementation of the Newport Beach 2050 General Plan.

NOTICING:

The Newport Beach 2050 General Plan has evolved over the course of many public meetings, including those conducted in accordance with the Brown Act, where the anticipated scheduled was identified and shared publicly. Notice of this hearing was published in the Daily Pilot in a one-eighth-page format at least 10 days before the scheduled meeting, consistent with Section 20.62.020(B)(2)(c) of the NBMC. Additionally, the item appeared on the agenda for this meeting, which was posted at City Hall and on the City website.

ATTACHMENTS:

Attachment A – Resolution No. 2026-48 (Overriding ALUC)

Attachment B – Resolution No. 2026-49 (Adopting the Newport Beach 2050 General Plan)

Attachment C – Addendum with Substantive Changes