



# NOTICE OF PUBLIC HEARING

**NOTICE IS HEREBY GIVEN** that on **Thursday, October 11, 2018, at 3:00 p.m.** or soon thereafter as the matter shall be heard, a public hearing will be conducted in the Corona del Mar Conference Room (Bay E-1st Floor) at 100 Civic Center Drive, Newport Beach. The Zoning Administrator of the City of Newport Beach will consider the following application:

**Big Canyon Coastal Habitat Restoration and Adaptation – Phase 2A** - A coastal development permit and mitigated negative declaration for the Phase 2a habitat restoration at an 11.3-acre site located at the mouth of Big Canyon (APN 440-092-79). The City of Newport and the Newport Bay Conservancy propose to restore historic riparian habitat by removing non-native vegetation and replanting native species, creating a mosaic of native and sustainable habitats, stabilizing the creek and floodplain with erosion control measures, and enhancing public access and education within the Big Canyon Nature Park with improved trails and closure of illegal trails. The project also includes maintenance of the restored habitat area and erosion quality measures to ensure that the plants are established and erosion features function as designed.

**NOTICE IS HEREBY FURTHER GIVEN** that a Mitigated Negative Declaration has been prepared by the City of Newport Beach in connection with the application noted above. The Mitigated Negative Declaration states that the subject development will not result in a significant effect on the environment. It is the present intention of the City to accept the Mitigated Negative Declaration and supporting documents. This is not to be construed as either approval or denial by the City of the subject application. The City encourages members of the general public to review and comment on this documentation. Copies of the Mitigated Negative Declaration and supporting documents are available for public review and inspection at the Planning Division or at the City of Newport Beach website at [www.newportbeachca.gov/ceqa](http://www.newportbeachca.gov/ceqa). The public comment period for the Mitigated Negative Declaration begins on **September 4, 2018 through October 4, 2018, at 5:30 p.m.**

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. The application 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. Administrative procedures for appeals are provided in the Newport Beach Municipal Code Chapters 21.64. Fees are required to appeal any final action on the applications to the Planning Commission or City Council. The project site is located within the appeal area of the coastal zone; therefore, final action by the City to approve a Coastal Development Permit may be appealed to the California Coastal Commission.

The agenda, staff report, and corresponding documents will be available by end of business day on the Friday preceding the public hearing, and may be reviewed at the Community Development Department Permit Center (Bay C-1st Floor), at 100 Civic Center Drive, Newport Beach, California, CA 92660 or at the City of Newport Beach website at [www.newportbeachca.gov/zoningadministrator](http://www.newportbeachca.gov/zoningadministrator). 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. All mail or written communications (including email) from the public, residents, or applicants regarding an agenda item must be submitted by 5 p.m. on the business day immediately prior to the meeting. This allows time for the Zoning Administrator to adequately consider the submitted correspondence.

For questions regarding this public hearing item please contact Makana Nova, Associate Planner, at 949-644-3249, [mnova@newportbeachca.gov](mailto:mnova@newportbeachca.gov).

**Project File No.:** PA2018-078

**Activity No.:** CD2018-027 and ND2018-001

**Zone:** OS (Open Space)

**General Plan:** OS (Open Space)

**Coastal Land Use Plan:** OS (Open Space)

**FILING DATE:** August 27, 2018

**Location:** 1900 Back Bay Drive, APN 440-092-79, Big Canyon Park, generally bounded by Back Bay Drive, Amigos Way, Jamboree Road, and Park Newport Drive

**Applicant:** Newport Bay Conservancy