



**CITY OF COSTA MESA
CITY COUNCIL
PLANNING COMMISSION
PARKS AND RECREATION COMMISSION
JOINT STUDY SESSION**

STUDY SESSION AGENDA

**October 20, 2011
4:30 P.M. to 6:00 P.M.
Emergency Operations Center
99 Fair Drive**

Welcome to the Joint Study Session of City Council, Planning Commission and Parks and Recreation Commission. The Study Session is intended as an informational meeting and the City Council can take no action. Members of the community are encouraged to attend.

I PUBLIC COMMENTS

Each member of the public that wishes to provide comment at the study session will be allowed three (3) minutes to speak on items only listed on the agenda.

**These time limitations may be extended for good cause by the Mayor or the majority vote of the City Council.*

II DISCUSSION ITEM – NEWPORT BANNING RANCH DRAFT ENVIRONMENTAL IMPACT REPORT (DEIR)

1. Introduction – City of Costa Mesa CEO
2. Overview – City of Newport Beach
3. Newport Banning Ranch Team
4. Costa Mesa City Staff
5. Council Questions
6. Banning Ranch Conservancy
7. Council Questions
8. Final Comments – Newport Banning Ranch Team

II COUNCIL MEMBER AND COMMISSION COMMENTS AND SUGGESTIONS.

Note: Agenda related writings or documents provided to a majority of the City Council members after distribution of the Study Session Agenda Packet :
Any writings or documents provided to a majority of the City Council members regarding any item on this agenda will be made available for public inspection at the City Clerk's Office Public Counter, Lobby Level, in City Hall located at 77 Fair Drive, Costa Mesa, during normal business hours. In addition, such writings and documents may be posted on the City's website at www.ci.costa-mesa.ca.us as part of the subject agenda.

JOINT STUDY SESSION
Newport Banning Ranch Draft Environmental Impact Report (DEIR)

Joint Study Session

The City of Costa Mesa is holding a joint study session with the City Council, Planning Commission, and Parks & Recreation Commission to discuss the Draft Environmental Impact Report (Draft EIR) for Newport Banning Ranch Master Plan.

Project Description

The 401-acre Project site is proposed for development with 1,375 residential dwelling units (du); 75,000 square feet (sf) of commercial uses, and a 75-room resort inn. Approximately 51.4 gross acres are proposed for active and passive park uses including a 26.8-gross-acre public Community Park. Approximately 252.3 gross acres of the 401-acre site are proposed for natural resources protection in the form of open space.

The City of Newport Beach has completed the preparation of the Draft EIR for the proposed 401-acres Newport Banning Ranch Project. Approximately 40 acres of the Project site are located within the incorporated boundary of the City of Newport Beach, and approximately 361 acres are in unincorporated Orange County.

Presentation by: Tony Brine, City of Newport Beach Traffic Engineer
Mike Erickson, RBF Consulting
Debby Linn, Linn & Associates
Costa Mesa City Staff

The project consultants will focus on the potential environmental impacts (traffic, aesthetic, noise, etc.) of the project as it relates to City of Costa Mesa.

Please note that this meeting is open to all residents and interested parties.

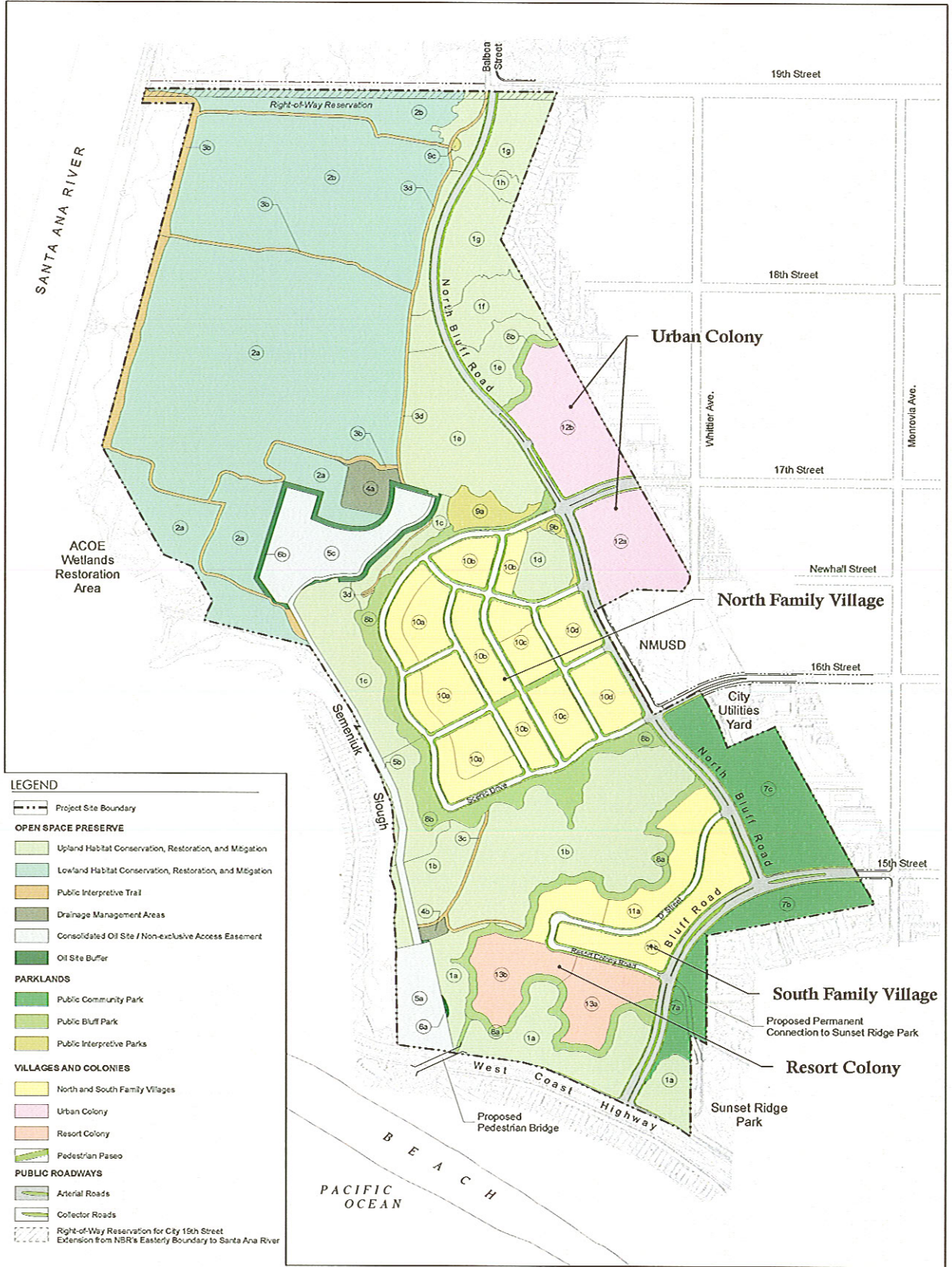
Date: Thursday, October 20, 2011

Time: 4:30 p.m. to 6:00 p.m.

Location: Emergency Operations Center (EOC)
Adjacent to Police Department
99 Fair Drive, Costa Mesa

Questions: Minoo Ashabi
Costa Mesa Senior Planner
(714) 754-5610

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Source: FORMA 2011

Newport Banning Ranch Land Use Plan

Exhibit 3-2

Newport Banning Ranch EIR





CITY OF COSTA MESA

CALIFORNIA 92628-1200

P.O. BOX 1200

FROM THE OFFICE OF THE CITY CLERK

**NOTICE AND CALL OF A
SPECIAL JOINT MEETING OF THE
CITY OF COSTA MESA
CITY COUNCIL, THE PLANNING COMMISSION, AND THE PARKS AND
RECREATION COMMISSION**

NOTICE IS HEREBY GIVEN that a Special Joint Study Session of the Costa Mesa City Council, Planning Commission and the Parks and Recreation Commission will be held on Thursday, October 20, 2011, to begin at 4:30 p.m., in the Emergency Operation Center (EOC), 99 Fair Drive, Costa Mesa. The purpose of the special joint meeting is to conduct a Study Session on the following item.

**DISCUSSION ITEM – NEWPORT BANNING RANCH DRAFT ENVIRONMENTAL
IMPACT REPORT (DEIR)**

1. Introduction – City of Costa Mesa CEO
2. Overview – City of Newport Beach
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DATED this 17th day of October, 2011.



Mayor of the City of Costa Mesa

ATTEST:



City Clerk of the City of Costa Mesa