CITY OF NEWPORT BEACH
3300 Newport Boulevard - P.O. Box 1768
Newport Beach, CA 92658-8915

NOTICE OF PREPARATION
CITY OF NEWPORT BEACH, CALIFORNIA

Project: Aerie (PA2005-196)

Project Location: 201 – 207 Carnation Avenue (West side of Carnation Avenue at the intersection of Ocean Boulevard) & 101 Bayside Place

Lead Agency: City of Newport Beach

Pursuant to Section 15082(a) of the California Environmental Quality Act (CEQA) Guidelines, the City of Newport Beach (City) will be the lead agency and will prepare an environmental impact report (EIR) for the proposed project described below. The City needs to know your agency's views as to the scope and content of the environmental information related to your agency's statutory authority with respect to the proposed project. Your agency will need to use the EIR prepared by our agency when considering any applicable permits for the project.

The City of Newport Beach has determined that the proposed project will require the preparation of an EIR and, as authorized by Section 15060(d) of the State CEQA Guidelines, an initial study has not been prepared. Potentially significant environmental effects that will be evaluated in the EIR include:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Hazards and Hazardous Materials
- Hydrology/Water Quality
- Land Use and Planning
- Noise
- Transportation/Traffic

Unless specific comments are received during the NOP public comment period that indicate a potential for the project to result in significant impacts, the following issues will not be addressed in the EIR:

- Agricultural Resources
- Mineral Resources
- Recreation
- Public Services and Facilities
- Utilities
- Population and Housing

Pursuant to Section 15103 of the CEQA Guidelines, your response must be sent at the earliest date but received by our agency no later than thirty (30) days after receipt of this notice. Should you have any questions regarding the project or this NOP, please call Mr. James Campbell, Senior Planner, at (949) 644-3210. Please mail your written response including any comments you may have on this project to:

James Campbell, Senior Planner
City of Newport Beach
Planning Department
3300 Newport Boulevard
P. O. Box 1768
Newport Beach, CA 92658-8915

Applicant: Advanced Real Estate Services, Inc.

Description: Advanced Real Estate Services, Inc., is the applicant for the Aerie residential project (PA 2005-196) (Project). The Project consists of (a) the demolition of the existing residential structures on the 1.4-acre site (the Site); (b) the development of eight (8) residential condominium units; and (c) the replacement, reconfiguration, and expansion of the existing gangway platform, pier walkway, and dock facilities on the Site.

Existing Conditions

The Site is currently occupied by a 14-unit apartment building, one single-family residence, as well as a deteriorating gangway platform, pier walkway, and dock facilities. In addition, an on-grade staircase (built prior to 1961) presently exists on the bluff face that connects the apartment building atop the bluff with an existing, irregularly shaped, concrete pad located at the base of the bluff. The existing apartment structure has a total of three levels, including two split levels that are visible above the existing grade from the street. All three levels of the existing building are visible from Newport Bay. Parking for the existing apartments consists of open carports at grade along Carnation Avenue.

The single-family home on the Site and two of the dwelling units within existing apartment building are occupied. The Site is a steeply sloping coastal bluff and cliff, the west-facing portion of which is subject to marine erosion. The following aerial photograph shows the Site's setting.

Aerial Photograph

The westerly portion of the Site is partly submerged and rocky, and there is a small sandy cove at the base of the landform. The westerly extent of the existing foundation of the existing apartment building is located on the face of the coastal bluff. An on-grade staircase built prior to 1961 presently exists on the bluff face that connects the apartment building with an existing, irregularly shaped, concrete pad (approximately 720 square feet) and private floating dock bayward of the rocks. Vegetation and exposed rock formations comprise the bluff face below the existing buildings.

West of the Site is the main entrance to Newport Bay from the Pacific Ocean and the eastern end of Balboa Peninsula. North of the Site are single family and multi-family residences on Carnation Avenue and Bayside Place. The northern side of Carnation Avenue is a developed coastal bluff which is not subject to marine erosion. The homes on Carnation Avenue overlook Bayside Place and the homes located on Bayside Place. The homes below the Site along Bayside Place were primarily constructed on previously filled submerged lands. South and east of the Site are a mix of single family and multi-family residential buildings and the Kerkchoff Marine Laboratory, all developed on the coastal bluff face between Ocean Boulevard and Newport Bay.

Proposed Residential Structures

The Project will consist of a total of six levels, including: (a) four above grade floors consisting primarily of living space, but with some parking areas on the first and second floors; and (b) two subterranean common recreation areas, storage and parking levels (the "basement" and, at the lowest level, the "sub-basement").

Three residential levels will be visible from Carnation Avenue above the existing street grade. Four residential levels will be visible when viewed from Newport Bay. In total, the Project will encompass 61,709 square feet and includes living areas, storage areas, parking, and circulation and mechanical areas as reflected in Table 1.

Table 1

Development Area Breakdown
Aerie (PA 2005-196)

Use	Area (Square Feet)
Living	29,426
Storage Areas	5,943
Parking	13,234
Common Area, Circulation and Mechanical	13,106
Total	**61,709**
SOURCE: Brion Jeannette Architecture	

The City Council has established a predominant line of existing bluff face development for the Site (PLOED) at elevation 50.7 feet NAVD 88. New development on the bluff face is proposed to be more than two feet higher than the PLOED at elevation 52.83 feet NAVD 88, except for an emergency exit at elevation 40.5 NAVD 88 that will be screened from public view. The basement and sub-basement levels are subterranean and will not be visible from either the street or the bay. Outdoor patios, decks, spas, and firepits are proposed at each above grade level. The Project will encroach into the front and side setbacks; however, the majority of the encroachments are subterranean. Approximately 25,240 cubic yards of earth will be excavated and removed from the Site. The eight condominium units are further described in Table 2.

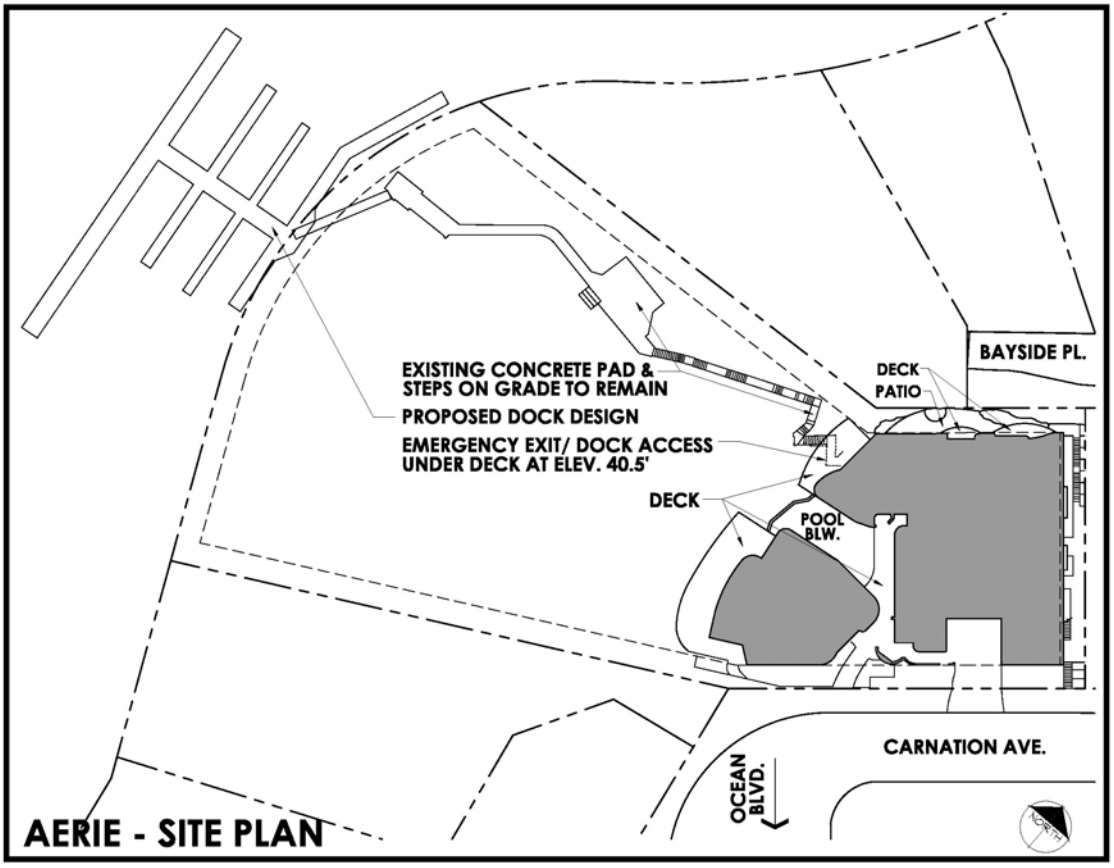
Table 2

Unit Statistical Analysis

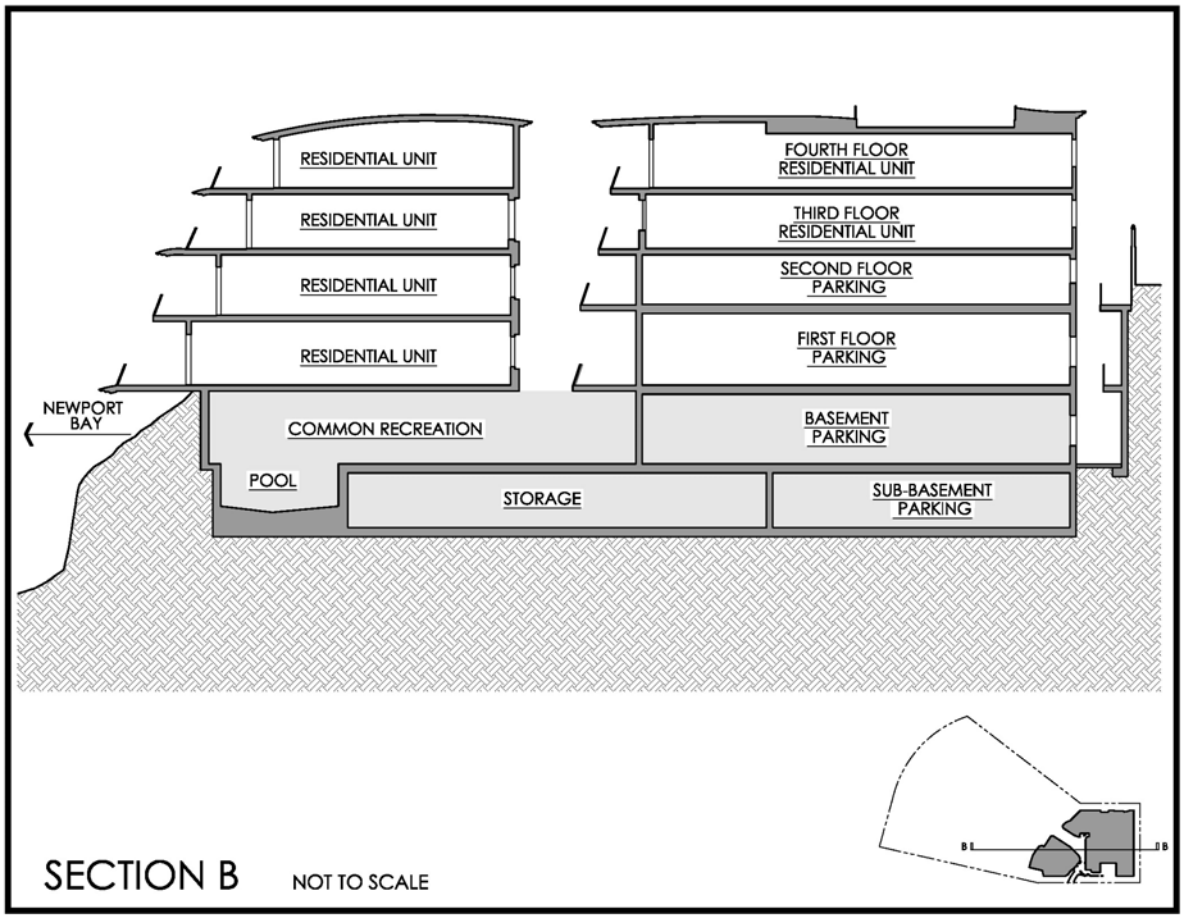
Unit No.	No. of Levels	Living Area (Sq. Ft.)	Garage (Sq. Ft.)	Storage (Sq. Ft.)	Total (Sq. Ft.)
1	1	3,716	416	471	4,603
2	1	3,204	410	705	4,319
3	1	2,662	397	648	3,707
4	1	2,916	418	709	4,043
5	2	4,990	483	1,143	6,616
6	2	4,130	436	889	5,455
7	1	3,745	399	674	4,818
8	1	4,063	552	704	5,319
Totals		**29,426**	**3,511**	**5,943**	**38,880**

SOURCE: Brion Jeannette Architecture

Conceptual Site Plan



Cross Section B



As indicated in Table 2, each condominium unit will have a private storage room located in the subterranean levels. Common amenities include a fitness facility, lounge, patio, locker room, exercise room, and a pool located on the basement level that will be partially open to the sky allowing light and air to circulate to the pool area. At least two parking spaces are provided and designated for each unit, with an additional eight (8) guest, one (1) service, and two (2) golf cart parking spaces spread throughout the sub-basement, the basement, and the First and Second Floors. The Second Floor is approximately four (4) feet below the grade of Carnation Avenue and will house residential units, one (1) two-car garage, and five (5) guest parking spaces, as well as bicycle and motorcycle parking accommodations. Below street grade parking is hidden from public view and is accessed from Carnation Avenue utilizing two automobile elevators. The existing upper portion of the on-grade stairs that currently provide private access from the apartment building to the water and existing docks will be removed. The existing on-grade stairs (built prior to 1961), which are seaward of the proposed residential structure, will be connected to the building by an on-grade stair at the Basement Level.

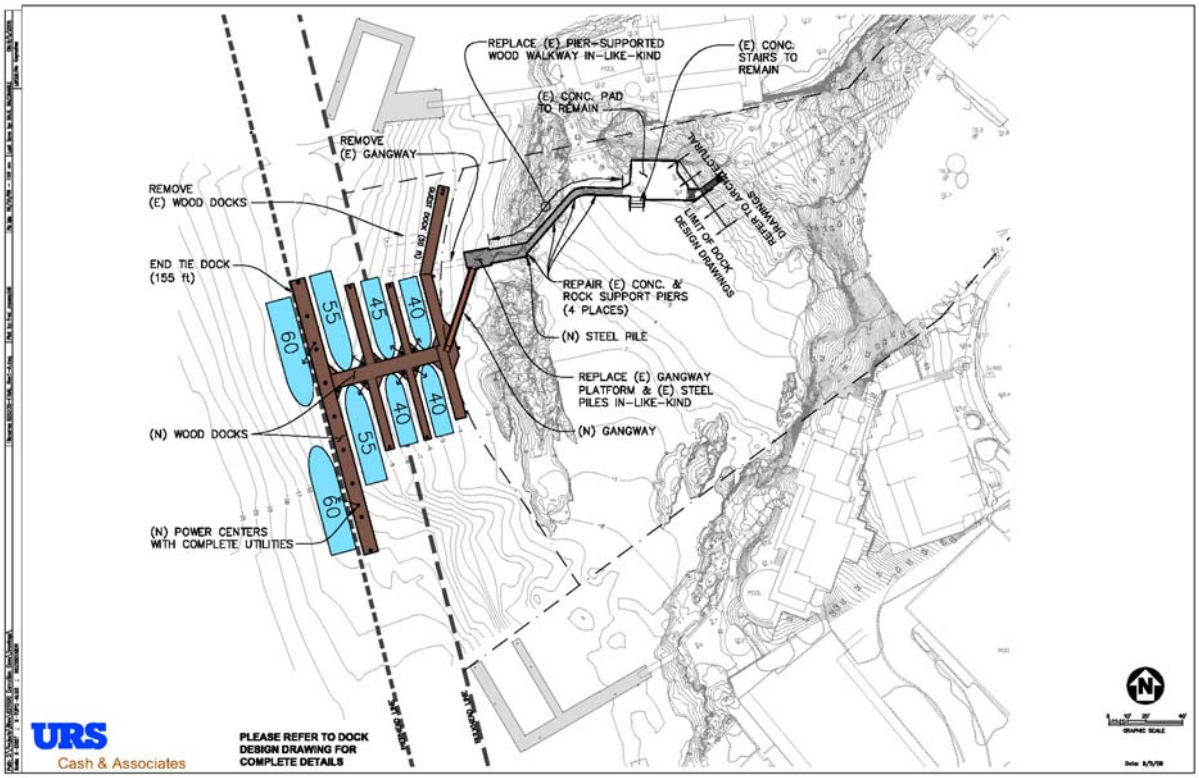
The Docks

The structural elements of the existing gangway platform, pier walkway, and floating docks (timber frame, concrete pontoons, and timber deck) are in very poor condition. The City has required the applicant to remove or rebuild the docks due to their deteriorated and unsafe conditions. The existing docks can accommodate four (4) small boats in the approximately 25-foot class. Eight (8) replacement slips and one (1) guest side-tie dock are proposed. The new dock layout will accommodate boats in the 40 to 60-foot class and the proposed layout is depicted on the Dock Replacement Plan, below.

The new docks will consist of timber docks supported by rotationally molded plastic pontoons, which require less draft (bottom clearance) than concrete floats, allowing the dock system to be located as close to an existing rock outcropping as possible. The six (6) steel dock guidepiles that support the existing docks will be removed and replaced with 19 new guide piles supporting the new dock system. Of these 19 piles, nine (9) will be large diameter piles (approximately two-foot diameter). All guidepiles will be pre-stressed concrete piles set in pre-drilled, augered holes. The existing 20-foot long gangway will be replaced by a 60-foot long gangway.

As illustrated in the Dock Replacement Plan below, the pile-supported pier walkway between the existing gangway platform and the existing concrete pad, will be repaired/replaced with a structure in-like-kind (timber-framing system, a 2x timber deck, and timber railings all around). The existing concrete piles supporting the walkway will be repaired in the form of concrete repairs. The gangway platform replacement will include the four (4) steel piles, timber framing with metal connectors, and a 2x timber deck with railings all around. The existing concrete pad, concrete steps, and railing will be repaired and patched as necessary.

Dock Replacement Plan



City of Newport Beach Discretionary Approvals

The following discretionary approvals are requested or required by the City in order to implement the project:

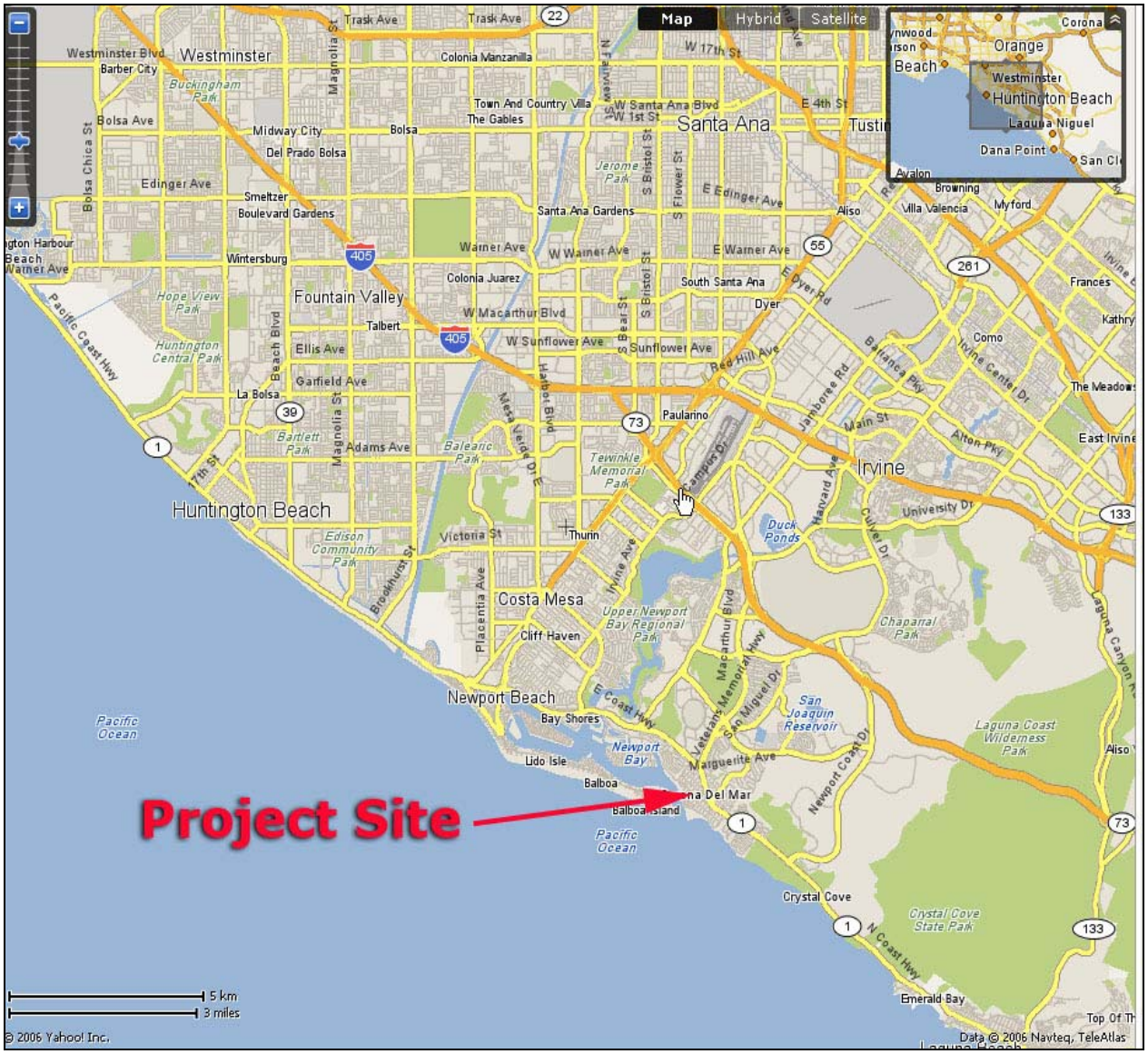
General Plan Amendment (GP2005-006)
Coastal Land Use Plan Amendment (LC2005-002)
Zone Change (CA2005-009)
Tract Map (NT2005-004/TT16882)
Modification Permit (MD2005-087)
Coastal Residential Development Permit (CR2005-002)

Other Public Agencies Whose Approval is Required

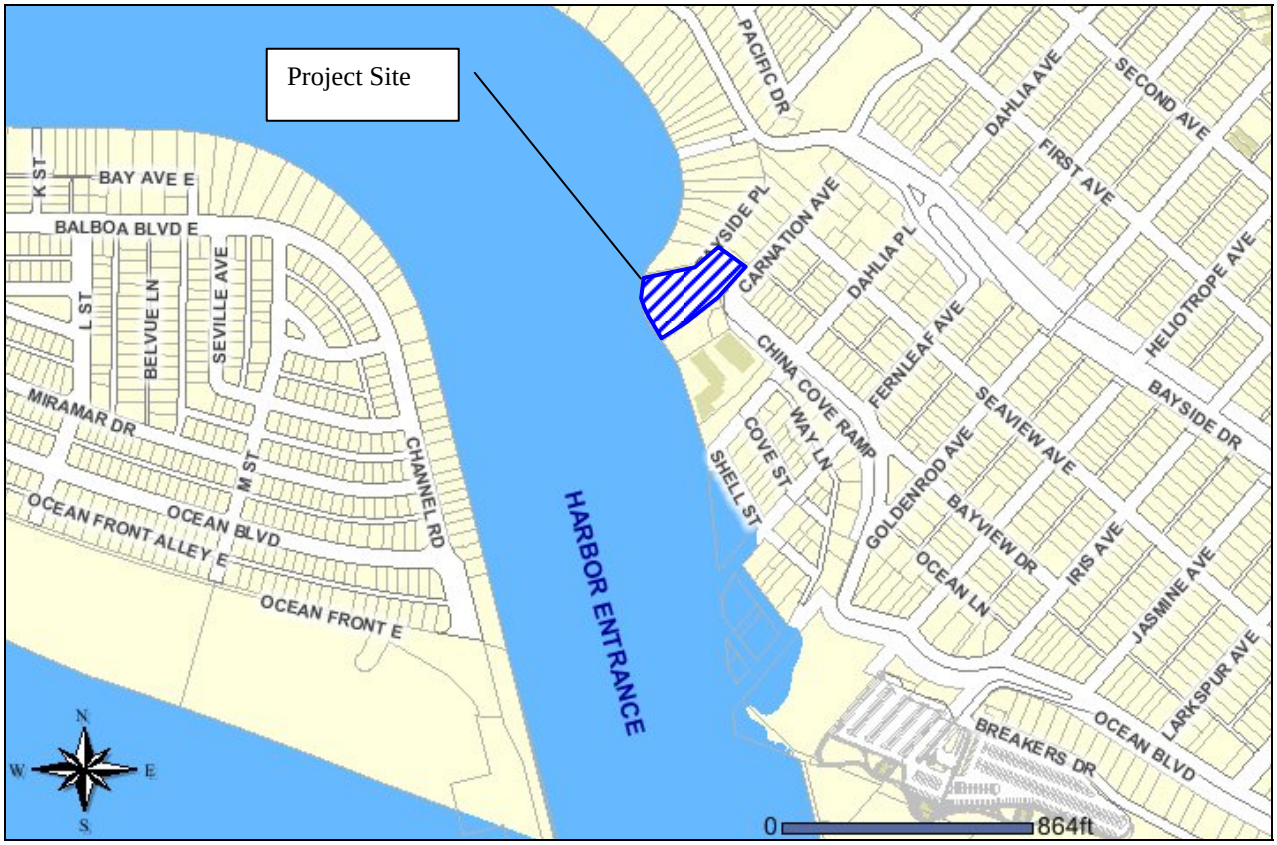
The following discretionary approvals are required by other agencies.

Coastal Land Use Program Amendment – California Coastal Commission
Coastal Development Permit – California Coastal Commission

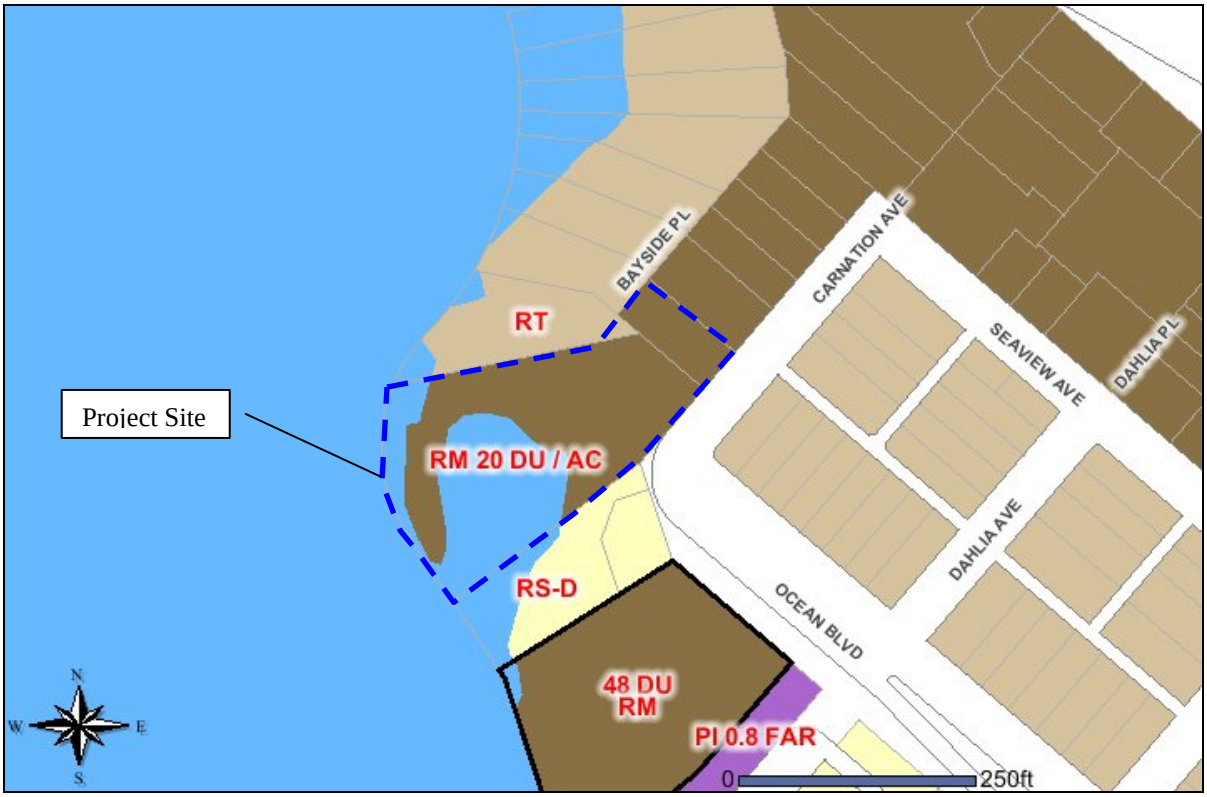
Vicinity Map



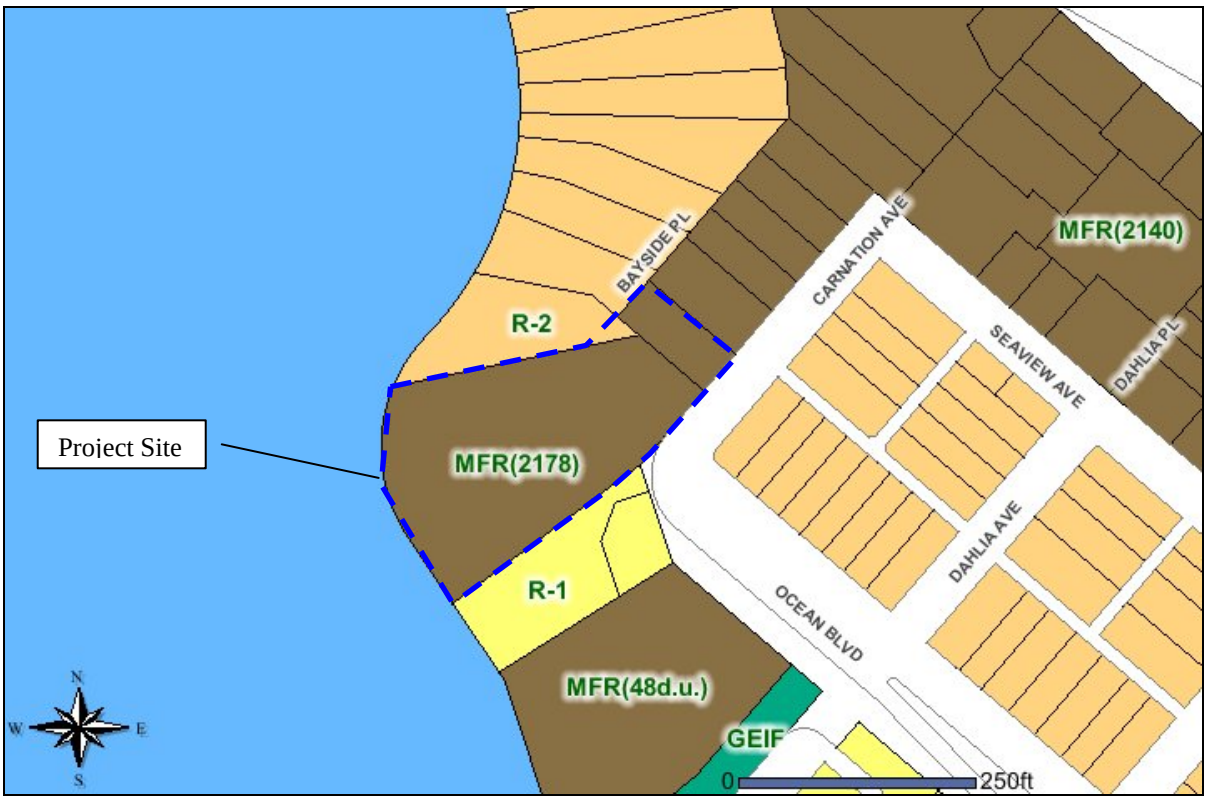
Location Map



Existing General Plan Land Use Designations



Existing Zoning Designations



Proposed Zoning

CITY OF NEWPORT BEACH