



CITY OF NEWPORT BEACH

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(949) 644-3200

NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT

The City of Newport Beach has completed the preparation of a Draft Environmental Impact Report (DEIR) for the Aerie Multiple-Family Residential Project located at 201 – 207 Carnation Avenue and 101 Bayside Place in the City of Newport Beach. The DEIR has been prepared to evaluate potential environmental impacts associated with 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)

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. The proposed 8-unit multiple-family residential structure 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”). The structure will encompass 61,709 square feet, including 29,486 square feet of living area in the 8 dwelling units proposed. The remaining building area encompasses parking/garages, circulation, storage, and common area. In addition, eight (8) replacement slips and one (1) guest side-tie dock are proposed. The new dock layout will accommodate boats up to 100-feet in length and the proposed layout is depicted on the Dock Replacement Plan

The City of Newport Beach determined that the proposed project may have a significant effect on the environment on Air Quality, Land Use, Noise, Traffic/Circulation, Aesthetics, Drainage and Hydrology, Public Health and Safety, Cultural Resources, Soils and Geology, and Biological Resources. The City determined that an EIR would be required to more fully evaluate potential adverse environmental impacts that may result from development of the project. All other environmental effects were determined to be less than significant or have no impact and were also addressed in the DEIR. As a result, the DEIR has been prepared in accordance with the California Environmental Quality Act of 1970 (CEQA), as amended (Public Resources Code Section 21000 et seq.), and the State CEQA Guidelines for Implementation of CEQA (California Code of Regulations, Title 14, Section 15000 et seq.). This DEIR also complies with the City of Newport Beach's procedures for implementation of CEQA.

The City encourages members of the general public to review and comment on this documentation. Copies of the Environmental Impact Report and supporting documents are available for public review and inspection at the following locations:

Planning Department
3300 Newport Boulevard
Newport Beach, California 92658-8915
(949) 644-3200

Central Library
1000 Avocado Avenue
Newport Beach, CA 92625
(949) 717-3800

The DEIR is available at the City's website <http://www.city.newport-beach.ca.us/PLN/projects/projects.htm>. Comments on the adequacy of the DEIR will be accepted by the City between March 20, 2009 and May 4, 2009. Comments on the Draft EIR should be sent to the attention of James Campbell, Principal Planner, Newport Beach Planning Department, 3300 Newport Boulevard, Newport Beach, CA 92658-8915. The Planning Commission will be conducting a noticed public hearing on the DEIR that will be held in May or June of 2009. Notice of said hearing will be separately provided in accordance with applicable law when the hearing dates are known.

James Campbell, Principal Planner