



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 proposed Newport Lexus automobile dealership in the City of Newport Beach (SC#2004081004). The DEIR evaluates potential environmental impacts associated with the proposed redevelopment of an 8-acre site on the westerly side of the intersection of MacArthur Boulevard and Jamboree Road for the automobile dealership. Existing structures and uses on the site include a 3-acre Avis rental car storage facility and a five-acre parcel developed with three, two-story office buildings whose tenants include Platt College. The project applicant, Wilson Automotive Group, proposes to remove and/or demolish all existing structures on the 8-acre property. The proposed Newport Lexus automobile dealership includes an automobile showroom comprising approximately 33,700 square feet and a parking structure (four-stories plus rooftop parking) that includes a first-floor automotive parts and service center encompassing approximately 96,300 square feet.

An Initial Study, prepared by the City of Newport Beach, indicated that the proposed project may have a significant effect on the environment relative to Air Quality, Aesthetics and Land Use, Hydrology and Water Quality, and Transportation/Traffic. Based on the findings in the Initial Study, the City determined that an Environmental Impact Report (EIR) would be required to more fully evaluate potential adverse environmental impacts that may result from development of the project. Effects on other components of the environment were determined to be less than significant or of no impact and were not included in the DEIR. 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.). 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 document. Copies of the Draft Environmental Impact Report are available for public review and inspection at the following locations:

Planning Department	Central Library	Mariners Branch Library
3300 Newport Boulevard	1000 Avocado Avenue	2005 Dover Drive Newport
Newport Beach, CA 92658-8915	Newport Beach, CA 92625	Beach, CA 92661
(949) 644-3200	(949) 717- 3800	(949) 644-3078

The DEIR is available at the Planning Department's webpage: <http://www.city.newport-beach.ca.us/Pln/PlanningMain.html>. Comments on the adequacy of the DEIR will be accepted by the City between **November 29, 2004 and January 12, 2005**. Comments on the DEIR should be sent to the attention of James Campbell, Senior Planner, Newport Beach Planning Department, 3300 Newport Boulevard, Newport Beach, CA 92658-8915.

James Campbell, Senior Planner