

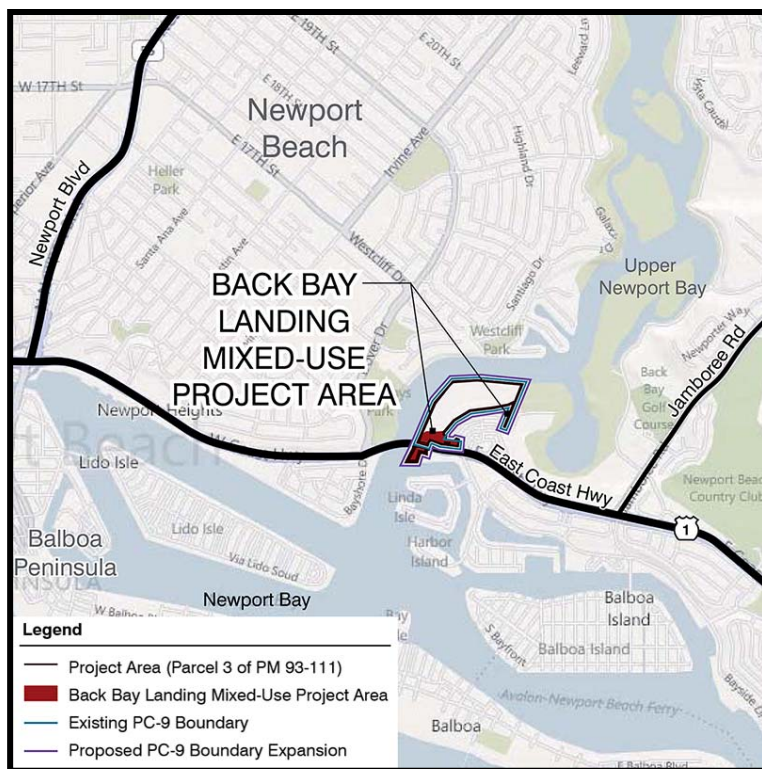


Notice of Availability for the Back Bay Landing Project Environmental Impact Report

DATE: October 3, 2013

SUBJECT: Back Bay Landing Project - Notice of Availability of a Draft Environmental Impact Report

PROJECT DESCRIPTION: The Back Bay Landing project is a proposed integrated, mixed-use waterfront village on an approximately 7-acre portion of a 31.4 acre parcel located adjacent to the Upper Newport Bay in the City of Newport Beach. The majority of the project site (6.332 acres) is located immediately north of East Coast Highway between Bayside Drive and the Bayside Marina adjacent to the Upper Newport Bay. The balance of the project site (0.642-acres) is located under and immediately south of the East Coast Highway bridge. The project site is illustrated on the map below.



The proposed project involves land use amendments to provide the legislative framework for future development of the site. Amendments to the General Plan and Coastal Land Use Plan are required to change the land use designations to a Mixed-Use Horizontal designation and a Planned Community Development Plan (PCDP) is proposed to establish appropriate zoning regulations and development standards for Parcel 3. The requested approvals will provide for a horizontally distributed mix of uses, including recreational and marine commercial retail, marine office, marine services, enclosed dry stack boat storage, and a limited mix of freestanding multi-family residential and mixed-use structures with residential uses above the ground floor, as regulated by the proposed Back Bay Landing PCDP. No development is proposed for the De Anza Bayside Marsh Peninsula nor are any changes proposed to the existing Bayside Village Marina.

In addition to the land use amendments, other requested approvals are a Lot Line Adjustment and Traffic Study pursuant to the City's Traffic Phasing Ordinance.

Specific project design and site improvement approvals will be sought at a later time. This EIR addresses the proposed legislative approvals and reasonably foreseeable environmental impacts resulting from those approvals.

A detailed Project Description can be reviewed in the Draft EIR, which is available in hard copy form at the City of Newport Beach Planning Division Counter and at several public libraries, and online at the City's website, as described below.

DRAFT ENVIRONMENTAL IMPACT REPORT: The Draft EIR examines the potential impacts generated by the proposed Project in relation to the following CEQA Checklist categories: aesthetics and visual resources, air quality, biological resources, cultural resources, geology and soils, greenhouse gas

emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, population and housing, public services, transportation/traffic, utilities, and alternatives.

The City of Newport Beach is the Lead Agency for this Draft EIR. Copies of the Draft EIR and technical appendices are available for a 45-day public review period beginning October 4, 2013 and ending November 18, 2013 at the City of Newport Beach Planning Division, 100 Civic Center Drive, Newport Beach, California 92660, and at the following locations:

Newport Beach Public Library
Central Library
1000 Avocado Avenue
Newport Beach, CA 92660

Newport Beach Public Library
Mariners Branch
1300 Irvine Avenue
Newport Beach, CA 92660

Newport Beach Public Library
Balboa Branch
100 East Balboa Boulevard
Newport Beach, CA 92660

Newport Beach Public Library
Corona del Mar Branch
420 Marigold Ave.
Corona Del Mar, CA 92625

The document can also be accessed online at: <http://www.newportbeachca.gov/cegadocuments>.

All comments and responses to this notice should be submitted in writing to:

Jaime Murillo, Senior Planner
City of Newport Beach
100 Civic Center Drive
Newport Beach, CA 92660
949-644-3209

The City will also accept responses to this notice submitted via e-mail received through the close of business on November 18, 2013. E-mail responses to this notice may be sent to jmurillo@newportbeachca.gov