



CITY OF NEWPORT BEACH

3300 Newport Boulevard - P.O. Box 1768
Newport Beach, CA 92658-8915
(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 Megonigal Single-Family Residential Project located at 2333 Pacific Drive 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:

Modification Permit (MD2007-080)

The project applicants, Kim and Caroline Megonigal, are proposing to construction a single-family residence on the subject property. The applicant proposes to construct a 3,566 square-foot, single-family residence (including the garage floor area). The proposed residence will consist of three levels: 1,827 square feet on the first floor; 934 square feet on the second floor; and 805 square feet on the uppermost level (including a 428-square foot, 2-car garage). Total floor area, not including the garage, is 3,138 square feet. Vehicular access is from Pacific Drive at the intersection of Begonia Avenue and Pacific Drive. In addition to the indoor living area, 1,004 square feet of outdoor patio space on the three levels is provided. The front and rear elevations are illustrated in Exhibits 3-7 and 3-8, respectively. The applicant is requesting approval of Modification Permit No. MD2007-080 to allow planter walls to exceed the three-foot height limit requirement in the front yard setback. In addition, because the proposed planter walls and water feature would also encroach into the Begonia Avenue right-of-way, an encroachment permit from the City's Public works Department will also be required. The encroachment permit also includes non-standard improvements within the public right-of-way consisting of enhanced paving for pedestrian and vehicular access from Pacific Drive. Lastly, grading of approximately 630 cubic yards of export, landscaping, and utility connections necessary for construction of the proposed residence are also included.

The City of Newport Beach determined that the proposed project may have a significant effect on the environment on Land Use, Aesthetics, 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 (with mitigation) or have no impact and were addressed in the Initial Study prepared for the project. 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

Central Library
1000 Avocado Avenue
Newport Beach, CA 92625

Balboa Branch
100 East Balboa Boulevard
Newport Beach, CA 92660

Corona del Mar Branch
420 Marigold Avenue
Corona del Mar, CA 92625

Mariners Branch
1300 Irvine Ave.
Newport Beach, CA 92660

The DEIR is available at the City's website <http://www.newportbeachca.gov/planning>. Comments on the adequacy of the DEIR will be accepted by the City between August 24, 2009 and October 8, 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. Notice of said hearing will be separately provided in accordance with applicable law when the hearing dates are known.

James Campbell, Principal Planner
(949) 644-3200