



Notice of Availability of Draft Environmental Impact Report for Harbor Pointe Senior Living Project SCH No. 2016071062 (PA2015-210)

DATE: August 10, 2018

TO: Reviewing Agencies and Other Interested Parties

FROM: City of Newport Beach, Community Development Department, 100 Civic Center Drive, Newport Beach, CA 92660

PROJECT TITLE/SUBJECT: Harbor Pointe Senior Living Project - Notice of Availability of a Draft Environmental Impact Report

DRAFT ENVIRONMENTAL IMPACT REPORT REVIEW PERIOD: August 10 through September 28, 2018 (50 days)

PURPOSE OF THIS NOTICE:

Notice is hereby given that the City of Newport Beach (lead agency) has completed a Draft Environmental Impact Report (State Clearinghouse No. 2016071062) for the Harbor Pointe Senior Living Project (Project) to address the potential environmental effects associated with implementation of the Project. The Draft Environmental Impact Report (EIR) is available for public review and comment pursuant to the California Environmental Quality Act (CEQA). Local residents, institutions, and other interested parties wishing to comment on the Draft EIR, may do so during the Public Comment Period (Friday, **August 10, 2018** through Friday, **September 28, 2018**). Written comments on the Draft EIR must be submitted no later than **Friday, September 28, 2018** to: Benjamin Zdeba, AICP, Associate Planner, City of Newport Beach, Community Development Department, 100 Civic Center Drive, Newport Beach, California 92660. Comments can also be emailed to: bzdeba@newportbeachca.gov.

SIGNIFICANT ENVIRONMENTAL EFFECTS:

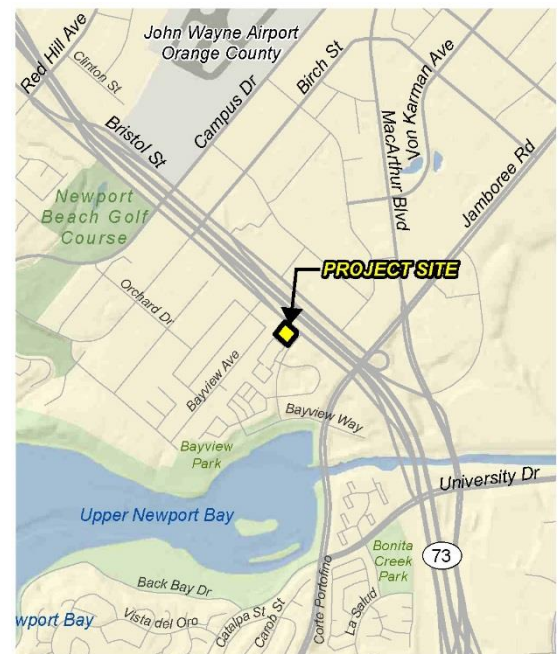
Implementation of the Project would result in potentially significant impacts to Geology and Soils, Cultural Resources, Noise, and Public Services topical areas; however, mitigation measures are introduced to reduce the impacts to less than significant levels. No significant and unavoidable impacts have been identified for this Project.

PROJECT LOCATION:

The Project site at 101 Bayview Place is approximately 1.5 acres and is located approximately 0.30-mile north of Newport Bay. It is located southwest of SR-73, less than 0.25-mile from the intersection of Jamboree Road and Bristol Street. Specifically, the subject property is immediately bound by Bristol Street and SR-73 on the northeast, Bayview Place and a six-story office building complex on the southeast, Baycrest Court condominiums on the southwest, and a three-story office building with parking below and the Santa Ana Heights residential neighborhood to the northwest. The Project site is illustrated on the map to the right.

PROJECT DESCRIPTION:

The proposed Harbor Pointe Senior Living Project involves demolition of an existing approximately 8,800-square-foot restaurant and development of an 84,517 square-foot, three-story, 101-unit (120-bed) assisted living and memory care units and associated ancillary uses and subsurface parking. The units would consist of 42 assisted living studios, 27 assisted living one-bedroom units, 12 assisted living two-bedroom units, 13 memory care one-bedroom units, and 7 memory care two-bedroom units. The facility would also include living rooms, dining rooms, grill, fitness room, spa/salon, theater, library, roof garden, community store, computer lab, activity room, medications rooms, and support uses such as offices, lab, mail room, laundry, and maintenance facilities. Landscaping, drive aisles, and passenger drop-off would also be provided on the property. Separate interior courtyards would offer seating and outdoor dining for the residents.



CONTACT:

For questions regarding the Draft EIR, please contact Benjamin Zdeba, Associate Planner, at 949-644-3253, bzdeba@newportbeachca.gov.

REVIEWING LOCATIONS:

Copies of the Draft EIR are available for public review at the at the City of Newport Beach, Planning Division, 100 Civic Center Drive, First Floor - Bay 1B, Newport Beach, California, 92660 and 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

An electronic PDF file of the Draft EIR is available online at: <https://www.newportbeachca.gov/government/departments/community-development/planning-division/projects-environmental-document-download-page/environmental-document-download-page>

Copies of the Draft EIR have been provided to several interest groups, including but not limited to, the following:

- Air Resources Board
- Airport Land Use Commission
- California Coastal Commission
- California Department of Transportation (District 12)
- City of Costa Mesa
- City of Huntington Beach
- City of Irvine
- County of Orange
- Irvine Ranch Water District
- Native American Heritage Commission
- Newport Mesa Unified School District
- Orange County Fire Authority
- Santa Ana Regional Water Quality Control Board (Region 8)
- South Coast Air Quality Management District