



Notice of Preparation and Scoping Meeting for the Harbor Pointe Senior Living Environmental Impact Report

DATE: July 22, 2016

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 Preparation of an Environmental Impact Report and Notice of Public Scoping Meeting

PROJECT APPLICANT: Centerpointe Senior Living, LLC

NOTICE OF PREPARATION REVIEW PERIOD: July 22, through August 22, 2016 (30 days)

SCOPING MEETING: August 15, 2016

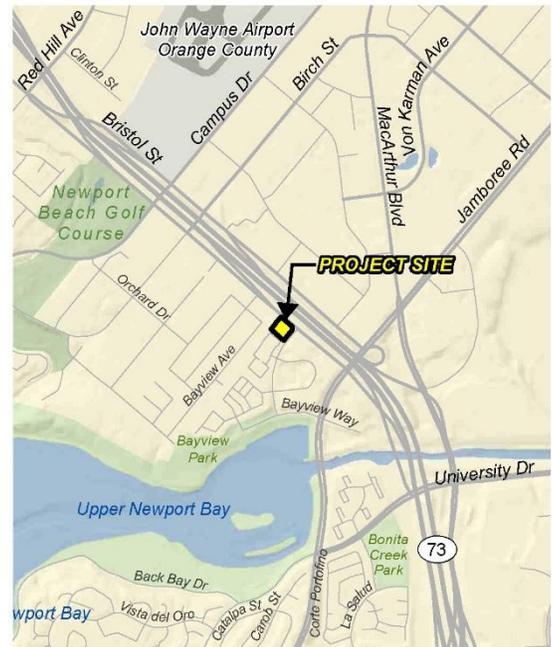
The purpose of this Notice of Preparation (NOP) is to notify potential Responsible Agencies (Agencies) that the Lead Agency, the City of Newport Beach, will prepare an Environmental Impact Report (EIR) for the proposed Harbor Pointe Senior Living (Project) and to solicit comments and suggestions regarding (1) the scope and content of the EIR and (2) the environmental issues and alternatives to be addressed in the EIR (California Environmental Quality Act [CEQA] Guidelines Section 15082). This NOP also provides notice to interested parties, organizations, and individuals of the preparation of the EIR and requests comments on the scope and contents of the environmental document.

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 a ¼ 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 consists of the demolition of an existing 8,800-square-foot restaurant and development of a five-story, 128-unit (144-bed) convalescent and congregate care facility and associated ancillary uses and subsurface parking. Landscaping, drive aisles, and passenger drop-off would also be provided on the property. A more detailed Project Description is included as an attachment to this notice.



Development of the proposed project would require the following discretionary approvals from the City of Newport Beach:

- 1. General Plan Amendment** - to change the land use category from the existing CO-G (General Commercial Office) to PI (Private Institutions) and modify Anomaly 22 (Table LU2), changing development limits from 70,000 square feet of office to 110,000 square feet of Public Institutions in the J6 Statistical Area.
- 2. Planned Community Development Plan Amendment** - to amend the existing Bayview Planned Community Development Plan (PC-32) to increase the height and floor area and to change the land use limitations.
- 3. Major Site Development Review** - to allow the construction of over 20,000 square feet of nonresidential gross floor area.
- 4. Conditional Use Permit** – to allow the establishment of a 144-bed senior living project, including convalescent and congregate care.
- 5. Environmental Impact Report (EIR)** – to address the reasonably foreseeable environmental impacts resulting from the legislative and project specific discretionary approvals.

NOTICE OF PREPARATION:

The City has prepared a Notice of Preparation and a Project Description to provide an overview of the Project. City has made a determination that a full-scope EIR, inclusive of all environmental topics, is required for the proposed Project, and therefore an Initial Study has not been prepared. The Notice of Preparation and accompanying Project Description can also be accessed online at: <http://www.newportbeachca.gov/ceqadocuments>. Copies are also available for review 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 Avenue
Corona del Mar, CA 92625

The City of Newport Beach requests your careful review and consideration of this notice, and it invites any and all input and comments from interested Agencies, persons, and organizations regarding the preparation of the EIR. Pursuant to CEQA Section 21080.4, Agencies must submit any comments in response to this notice no later than 30 days beginning July 22, 2016, and ending the close of business on August 22, 2016. All comments or other responses to this notice should be submitted in writing to:

Benjamin Zdeba, AICP, Associate Planner
City of Newport Beach, Community Development Department
100 Civic Center Drive
Newport Beach, California 92660
bzdeba@newportbeachca.gov
949.644.3253

NOTICE OF PUBLIC SCOPING MEETING:

The City will conduct a public scoping meeting in conjunction with this Notice of Preparation in order to present the Project and the EIR process and to receive public comments and suggestions regarding the scope and content of the EIR. The meeting will be held on August 15, 2016, at 6:00 P.M. at the Civic Center Community Room, 100 Civic Center Drive, Newport Beach, CA 92660.

HARBOR POINTE SENIOR LIVING PROJECT SUMMARY

The City of Newport Beach (City) is the Lead Agency under the California Environmental Quality Act (CEQA) for the preparation of an Environmental Impact Report (EIR) for the proposed Harbor Pointe Senior Living (Project). Section 15161 of the State CEQA Guidelines states that an EIR "...should focus primarily on the changes in the environment that would result from the development of the project. The EIR shall examine all phases of the project including planning, construction, and operation."

Existing Setting

The approximate 1.5-acre Project site is located in the City of Newport Beach, Orange County, California. It is located southwest of SR-73, less than a quarter 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.

Currently, the Project site is accessed by a driveway on Bayview Place, located along the southeastern Project boundary. Access to Bayview Place is provided by Bristol Street to the northeast and Bayview Way to the south. Jamboree Road, a major north-south thoroughfare, is approximately 0.20 mile east of the Project boundary and provides access to both Bristol Street and Bayview Place. SR-73 is located approximately 0.05 mile north of the Project site and provides access to Jamboree Road.

The Project site is currently developed with a single-story, 8,800-square-foot, slab-on-grade restaurant located in the northeast portion of the site and associated asphalt-paved surface parking lot. Parking stalls are arranged around the perimeter of the lot and two rows of parking spaces are located in the middle of the site. The site also contains ornamental trees and landscaping around the perimeter and within the surface parking area. Landscaping provides a dense buffer around the two sides of the restaurant abutting Bristol Street to the northeast and Bayview Place to the southeast. The southwestern and northwestern perimeters are bound by block walls; the northeastern and southeastern perimeters are bound by a combination of block wall and wrought iron fencing.

Under existing conditions, the Project site is fully developed with minimal topographic variation. According to the Geotechnical Evaluation (Ninyo & Moore 2015), the site is relatively flat with an elevation of 56 to 57 feet above mean sea level (msl). The Project site slopes to the south.

The Project site is located within an urbanized and developed portion of the City of Newport Beach that includes residential, retail, health care, and office uses. As shown in Exhibit 2-1, the Project site is bordered by Bristol Street and SR-73 to the northeast, Bayview Place and a six-story office building to the southeast, Baycrest Court multi-family residential development to the southwest, and Santa Ana Heights single-family residential neighborhood and a three-story office building to the northwest. This portion of the City is characterized by a concentration of commercial and office uses along Bristol Street and residential development adjacent and behind the commercial uses.

Existing and Proposed General Plan

Under existing conditions, the Project site is designated by the *City of Newport Beach General Plan* for CO-G land uses. This designation is intended to "provide for administrative, professional, and medical offices with limited accessory retail and service uses. Hotels, motels, and convalescent hospitals are not permitted" (Newport Beach 2006a). The Project site is part of the existing Bayview Planned Community Development Plan (PC-32).

Proposed General Plan Amendment No. GP2015-004 would change the existing land use designation of the Project site from CO-G to PI. As stated in the General Plan, the PI land use designation allows land uses such as privately owned facilities that serve the public, including places for religious assembly, private schools, health care, cultural institutions, museums, congregate care homes, and comparable facilities. Additionally, the General Plan Amendment would modify Anomaly 22 (Table LU2), changing development limits from 70,000 square feet of office to 110,000 square feet of Public Institutions in the J6 Statistical Area.

Planned Community Development Plan (Zoning)

The proposed Project would include an amendment to the existing Bayview Planned Community Development Plan (PC-32) to allow for senior residential and private institution uses and amend the land use and development standards for the Project site. The amendment would modify the following development standards:

- Allow an increase in the height of the building from 35 to 66 feet;
- An increase in floor area from 8,000 square feet for restaurant use or 70,000 square feet for office use to 110,000 square feet for senior residential and private institution uses;
- Modification of the parking requirement to reflect the City of Newport Beach Municipal Code parking requirements for convalescent facilities (1 parking space per 3 beds); and
- Removal of the commercial uses currently allowed to provide for privately owned facilities that serve the public, including congregate care homes, convalescent facilities, health care services, assisted living facilities, and comparable uses.

Description of Project

The Project involves demolition and removal of the existing approximate 8,800-square-foot, single-story restaurant, associated parking, and improvements on the site; preparation of the site for redevelopment; and construction of a five-story building with a proposed gross floor area of 109,633 square feet, containing 128 convalescent facility and congregate care units (144 beds), ancillary uses, and subsurface parking. The units would be comprised of 36 Assisted Living Studios, 58 Assisted Living one-bedroom units, 11 Assisted Living two-bedroom units, 18 Memory Care one-bedroom units, and 5 Memory Care two-bedroom units. Additionally, the proposed facility would include living rooms (one specifically for Memory Care), Grill, Bistro, dining rooms (one specifically for Memory Care), fitness room, spa/salon, theater, library, medication rooms, and support uses such as offices, lab, mail room, laundry, and housekeeping. There is also an interior courtyard for the Assisted Living residents with seating and outdoor dining. Landscaping, drive aisles, and passenger drop-off would also be provided on the property.

The Project is proposing to retain the existing mature carrotwood and Brisbane box trees along the southwest and northwest property lines, as well as some of the palm trees along the perimeter of the site. In addition to a variety of shrubs and groundcovers proposed, the following trees will be planted to enhance the landscaping on the site: Hong Kong orchid tree (*Bauhinia x blakeana*), western redbud (*Cercis occidentalis*), king palm (*Archontophoenix cunninghamiana*), and date palm (*Phoenix dactylifera*).

Access and Parking

An entrance driveway is proposed with direct access from Bayview Place, along the southeastern boundary of the Project site. The passenger drop-off area and entry to the lobby is immediately visible from the entrance driveway. Access to the underground parking is to the northeast, close to Bristol Street; however, a drive aisle is also provided on the southwest and northwest sides of the building. Additionally, an emergency fire access is provided from Bristol Street, on the northwestern side of the property.

The proposed Project would be required to provide 48 parking spaces. However, the Project will include a total of 78 parking spaces, which is approximately 63 percent more than the City requirement.

Care Unit Mix and Ancillary Uses

The proposed Project will include 128 convalescent facility and congregate care units as well as ancillary uses. The care units would be composed of 36 Assisted Living studios, 58 Assisted Living one-bedroom units, 11 Assisted Living two-bedroom units, 18 Memory Care one-bedroom units, and 5 Memory Care two-bedroom units.

The first floor of the building will house the 23 Memory Care units, which consist of 18 one-bedroom units and 5 two-bedroom units. The first floor will also include the lobby, fitness room, spa/salon, theater, living room, library, Grill, Bistro, Memory Care dining room, Memory Care living room, medication room, offices, mail room, laundry, housekeeping, and other ancillary uses such as mechanical and electrical rooms. The second, third, fourth, and fifth floors include Assisted Living studios, Assisted Living one-bedroom units, and Assisted Living two-bedroom units. There are a total of 36 Assisted Living studios, 58 Assisted Living one-bedroom units, and 11 Assisted Living two-bedroom units located on these floors.

In addition to the care units, there is a computer lab, support rooms, laundry, and housekeeping on the second floor. The third floor includes a kitchen, dining room, private dining room, support room, care office, medication room, laundry, and housekeeping. The fourth and fifth floors each include support rooms, laundry, and housekeeping.

Off-Site Improvements

Both on-site and off-site utility connections and improvements at Bayview Place would be required to serve the proposed Project. Utilities necessary to serve the Project include but are not limited to domestic water, wastewater collection and disposal, electricity, gas, telephone, and cable television.

Grading

According to the Preliminary Grading Plan, an estimated 17,100 cubic yards of cut and fill, including subterranean parking, would be associated with site preparation and development of a building pad. Of the total 17,100 cubic yards, 16,900 cubic yards will be exported and 200 cubic yards will be used on site as fill. The Preliminary Grading Plan provides for the cut and fill to be balanced on site.

Alternatives to the Proposed Project

CEQA Guidelines Section 15126.6(a) requires that, "an EIR describe a range of reasonable alternatives to the Project, or to the location of the Project, which would feasibly attain most of the basic objectives of the Project but would avoid or substantially lessen any of the significant effects of the Project, and evaluate the comparative merits of the alternatives." The City will develop alternatives as part of the EIR process. The alternatives, which will include the No Project Alternative, will be determined once the technical analysis is complete and there is an understanding of the Project's potentially significant impacts.

Probable Environmental Effects of the Proposed Project

The City of Newport Beach has determined that all environmental topics, as listed below, will be included and analyzed in the EIR for the proposed Harbor Pointe Senior Living Project.

- Aesthetics
- Agricultural 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
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation and Traffic
- Utilities and Service Systems

Anticipated Schedule

The Project schedule, as currently envisioned, contemplates that the Draft EIR will be available for public review in fall of 2016. A 45-day public review period will be provided, after which responses to comments received will be prepared. The Newport Beach Planning Commission will then hold a public hearing and make a recommendation on certification of the EIR to the City Council. Public hearings are anticipated in early 2017.

Conclusion

The City of Newport Beach requests the public's careful review and consideration of this notice and it invites any and all input and comments from interested agencies and persons regarding the preparation and scope of the Draft EIR.