



SEP 27 2019

STATE CLEARINGHOUSE

**Notice of Availability and Intent to Adopt a Mitigated Negative Declaration for the Superior Avenue Pedestrian and Bicycle Bridge and Parking Lot Project (PA2019-014)**

Notice is hereby given that the City of Newport Beach (Lead Agency) has completed an Initial Study and intends to adopt a Mitigated Negative Declaration for the Superior Avenue Pedestrian and Bicycle Bridge and Parking Lot Project, prepared in accordance with the California Environmental Quality Act (CEQA), and the CEQA Guidelines.

**Project Title:** Superior Avenue Pedestrian and Bicycle Bridge and Parking Lot Project

**Project Applicant:** City of Newport Beach

**Project Location:** The proposed Project is located within the City of Newport Beach and is located approximately 1,000 feet from the coastline in Orange County, California. The entire Project site is within the boundary of the coastal zone as established by the California Coastal Act. Currently, an existing City-owned parking lot with 64 metered parking stalls is located at the northeast corner of this intersection. Directly east of the existing parking lot is an undeveloped piece of land with steep slopes. The Project site is surrounded by the Pacific Ocean, Sunset View Park, Sunset Ridge Park, vegetated hillsides, major roads, and residential homes. Superior Avenue runs along the western boundary and the West Coast Highway runs along the southern boundaries of the Project site, respectively.

**Project Description:** The City proposes the construction of a pedestrian and bicycle bridge overcrossing Superior Avenue, a new larger parking lot and a fenced dog park totaling approximately 3.4 acres in size. Due to the proximity to the coast, the area receives a significant amount of pedestrian and bicycle traffic. Sunset Ridge Park, constructed in December 2014, is a 13.7-acre active park with a baseball field and two soccer fields. Currently, visitors to Sunset Ridge Park use the existing parking lot across Superior Avenue and cross at the at-grade Superior Avenue/West Coast Highway intersection because no on-site parking is provided at Sunset Ridge Park. The new pedestrian and bicycle ramp will provide access to the parking lot and bridge from the north side of West Coast Highway. Additionally, the proposed Project would include the construction of a new sidewalk/bike path from the modified parking lot entrance to the proposed bridge. The proposed bridge would help facilitate movement of pedestrians and bicyclists across Superior Avenue. The proposed bridge would connect Sunset Ridge Park to a new, larger asphalt parking lot with a range of 100 to 128 parking spaces. Construction of the proposed Project would also include the installation of a fenced dog park, separating large and small dogs, which may include benches and trash cans. The dog park will be 0.2 to 0.3 acres in size. The dog park would require a new water service for the water fountain and for irrigation. Security lighting at the dog park would be down-shielded to prevent light scatter. Hours at the dog park would be consistent with the Municipal Code which restricts park hours to between 6:00 a.m. and 11:00 p.m. In addition, a shade structure may be installed at the dog park, approximately 10 to 15 feet in height. The top of the shade structure would be below the Sunset View Park ground elevation and would be designed to protect public coastal views.

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

- **Coastal Development Permit (CDP)** – To allow development of the project including the parking lot, dog park, and pedestrian/bicycle bridge in the Coastal Zone.
- **Mitigated Negative Declaration (MND)** – To address reasonably foreseeable environmental impacts resulting from the legislative and project specific discretionary approvals pursuant to CEQA.

Development of the proposed project would require the following approval from the California Coastal Commission:

- **Coastal Development Permit Amendment** – To amend the Sunset Ridge Park Coastal Development Permit No. 5-11-302 to allow the bridge development at the existing park.

On the basis of the Initial Study, City staff has concluded that the project would not have a significant impact on the environment and has therefore recommended preparation of a Mitigated Negative Declaration (MND). The Mitigated Negative Declaration is based on the finding that, by implementing the identified mitigation measures, the project's potential significant adverse impacts will be reduced to a less than significant level.

The Initial Study is available for a 30-day public review period beginning **September 23, 2019, and ending October 23, 2019**. Copies of the document are available for review in the Newport Beach Community Development Department, 100 Civic Center Drive, Bay B, Newport Beach, CA 92660 between the hours of 7:30 a.m. and 5:30 p.m., Monday through Thursday, and 7:30 a.m. and 4:30 p.m. on Friday. The document can also be accessed online at: <http://www.newportbeachca.gov/index.aspx?page=1347>. Additionally, copies of the document are also available for review at the following City public libraries during regular business hours:

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 Library  
Corona Del Mar Branch  
410 Marigold Avenue  
Corona Del Mar, CA 92625

Written comments on the proposed project must be received no later than **October 23, 2019 at 5:30 p.m.** to the attention of Andy Tran, Senior Civil Engineer, at the address listed below or via email. Your comments should specifically identify what environmental impacts you believe would result from the project, why they are significant, and what changes or mitigation measures you believe should be adopted to eliminate or reduce these impacts. There is no fee to submit comments. You are also invited to attend and testify at the public hearings as to the appropriateness of this document.

The Newport Beach City Council will hold a hearing on the project at a future date in the City Council Chambers, 100 Civic Center Drive, Newport Beach, CA 92660. An additional public hearing notice will be sent out prior to the City Council's consideration of the project.

For further information as to the future schedule of hearings, please check: <https://www.newportbeachca.gov/government/departments/public-works/superior-avenue-pedestrian-and-bicycle-bridge-and-parking-lot-project>.

For additional information, please contact Andy Tran, Senior Civil Engineer, at (949) 644-3315 or at [atran@newportbeachca.gov](mailto:atran@newportbeachca.gov).

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