

**Notice of Completion & Environmental Document Transmittal**

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH# 9099074

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

Lead Agency: City of Newport Beach Contact Person: Andy Tran  
 Mailing Address: 100 Civic Center Drive Phone: 949-644-3315  
 City: Newport Beach Zip: 92660 County: Orange County

**Project Location:** County: Orange County City/Nearest Community: Newport Beach  
 Cross Streets: Superior Avenue, West Coast Highway Zip Code: 92660  
 Longitude/Latitude (degrees, minutes and seconds): 33 ° 37 ' 24 " N / 117 ° 56 ' 19 " W Total Acres: 4.3  
 Assessor's Parcel No.: 424-041-09 to -014, 424-042-02 to -03 Section: \_\_\_\_\_ Twp.: \_\_\_\_\_ Range: \_\_\_\_\_ Base: \_\_\_\_\_  
 Within 2 Miles: State Hwy #: Highway 1, 55 Waterways: Pacific Ocean, Balboa Coves  
 Airports: John Wayne Airport Railways: Santa Ana and Tustin Metrolink Station Schools: Pacific Christian High School Orange County

**Document Type:**

CEQA:  NOP  Draft EIR NEPA:  NOI Other:  Joint Document  
 Early Cons  Supplement/Subsequent EIR  EA  Final Document  
 Neg Dec (Prior SCH No.) \_\_\_\_\_  Draft EIS  Other: \_\_\_\_\_  
 Mit Neg Dec Other: \_\_\_\_\_  FONSI

**Local Action Type:**

General Plan Update  Specific Plan  Rezone  Annexation  
 General Plan Amendment  Master Plan  Prezone  Redevelopment  
 General Plan Element  Planned Unit Development  Use Permit  Coastal Permit  
 Community Plan  Site Plan  Land Division (Subdivision, etc.)  Other: \_\_\_\_\_

**Development Type:**

Residential: Units \_\_\_\_\_ Acres \_\_\_\_\_  Transportation: Type Pedestrian and Bicycle Bridge, Parking Lot  
 Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Mining: Mineral \_\_\_\_\_  
 Commercial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Power: Type \_\_\_\_\_ MW  
 Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Waste Treatment: Type \_\_\_\_\_ MGD  
 Educational: \_\_\_\_\_  Hazardous Waste: Type \_\_\_\_\_  
 Recreational: Dog Park  Other: \_\_\_\_\_  
 Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_

**Project Issues Discussed in Document:**

Aesthetic/Visual  Fiscal  Recreation/Parks  Vegetation  
 Agricultural Land  Flood Plain/Flooding  Schools/Universities  Water Quality  
 Air Quality  Forest Land/Fire Hazard  Septic Systems  Water Supply/Groundwater  
 Archeological/Historical  Geologic/Seismic  Sewer Capacity  Wetland/Riparian  
 Biological Resources  Minerals  Soil Erosion/Compaction/Grading  Growth Inducement  
 Coastal Zone  Noise  Solid Waste  Land Use  
 Drainage/Absorption  Population/Housing Balance  Toxic/Hazardous  Cumulative Effects  
 Economic/Jobs  Public Services/Facilities  Traffic/Circulation  Other: \_\_\_\_\_

**Present Land Use/Zoning/General Plan Designation:**

Parks and Recreation

**Project Description:** (please use a separate page if necessary)

Attached page.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

## Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".  
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # <u>12</u>	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input type="checkbox"/> Regional WQCB # _____
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input checked="" type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input type="checkbox"/> Fish & Game Region # _____	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	
<input type="checkbox"/> Native American Heritage Commission	

### Local Public Review Period (to be filled in by lead agency)

Starting Date September 23, 2019 Ending Date October 23, 2019

### Lead Agency (Complete if applicable):

Consulting Firm: <u>Chambers Group, Inc</u>	Applicant: <u>City of Newport Beach</u>
Address: <u>5 Hutton Centre Drive, Suite 750</u>	Address: <u>100 Civic Center Drive</u>
City/State/Zip: <u>Santa Ana, CA 92707</u>	City/State/Zip: <u>Newport Beach, CA 92660</u>
Contact: <u>Corinne Lytle Bonine</u>	Phone: <u>949-644-3315</u>
Phone: <u>(949) 261-5414</u>	

Signature of Lead Agency Representative:  Digitally signed by Andy Tran Date: 2019.09.19 14:12:23 -0700 Date: 9/19/19

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

## **NOTICE OF COMPLETION & ENVIRONMENTAL DOCUMENT TRANSMITTAL**

### **1.1 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 approximately 3.4 acres in size. Individual project components are outlined below.

#### **1.1.1 Superior Avenue Pedestrian and Bicycle Bridge**

The Steel Truss bridge option would span Superior Avenue and would be approximately 240 feet long, approximately 12 to 16 feet wide, and 16 feet tall. The bottom of the bridge's superstructure would be approximately 17 to 25 feet above the asphalt surface. The Steel Truss bridge would have steel members across the top of the bridge. This bridge option will be a single span bridge with steel piles to support the superstructure.

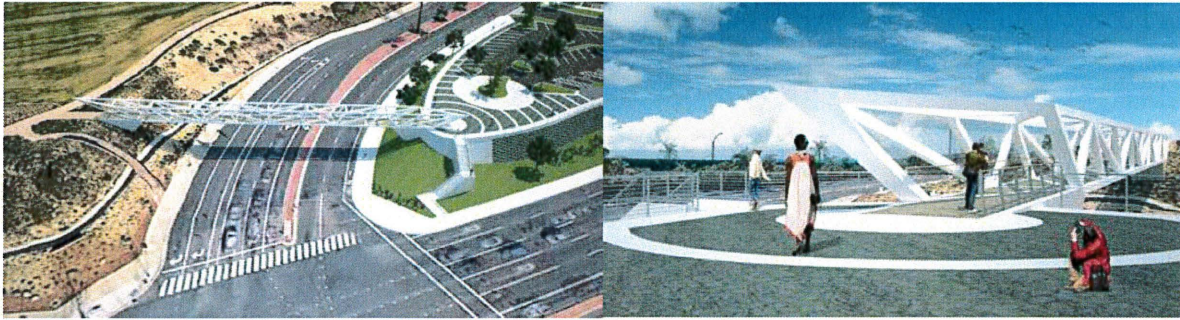
The Concrete Cast-in-Place bridge option would span Superior Avenue and would be approximately 280 feet long, approximately 12 to 16 feet wide, and 8 feet tall. The bottom of the bridge's superstructure would be approximately 17 to 25 feet above the asphalt surface. The Concrete Cast-in-Place bridge would be open and not include any ceiling or roof. This bridge option will be a 3-span structure with deep concrete foundations to structurally support the superstructure.

Minimal lighting would be provided along the bridge for safety and security. The security lighting would be down-shielded to prevent light scatter.

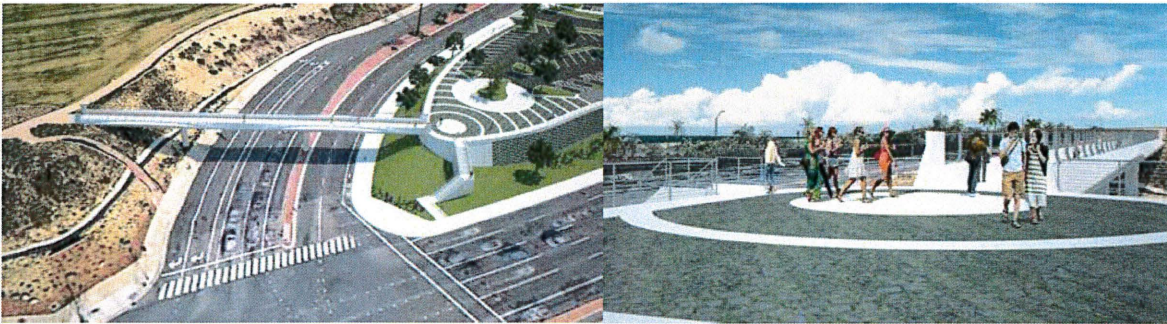
A new staircase will provide access to the parking lot and bridge from the north side of West Coast Highway. Additionally, the proposed Project would include the construction of a new sidewalk/bike path from the modified parking lot entrance to the proposed bridge. Access to the bridge from Sunset Ridge Park will be from the southeastern edge of the park, adjacent to the intersection of the path from Superior Avenue to the park and the bike/pedestrian path surrounding the park. The bridge access from the Sunset Ridge Park side will be approximately 145 feet from the intersection of Coast Highway and Superior Avenue. Due to the installation of the bridge, the location of the traffic signal at the intersection of West Coast Highway and Superior Avenue will need to be moved in order to provide proper height and visibility.

The proposed bridge would help facilitate movement of pedestrians and bicyclists across Superior Avenue. The bridge is being designed to be mindful of view lines and the potential for visual obstruction. The two options being considered for the bridge design include either a steel truss bridge or a concrete cast-in-place bridge as shown in the images below.

#### **Steel Truss Bridge Concept (Single Span)**



### Concrete Cast-in-Place Bridge Concept (3-Span)



#### 1.1.2 Superior Parking Lot

The proposed bridge would connect Sunset Ridge Park to a new, larger asphalt parking lot with a range of 100 to 128 parking spaces approximately 3.4 acres in size. The total area of impervious surface will include the parking lot and sidewalks, which totals approximately 65,000 square feet. Minimal additional security lighting would be provided within the parking lot. for safety purposes The security lighting would be down-shielded to prevent light scatter. Drought tolerant landscaping will be provided, and new trees will be planted. The parking lot will be operated in the same manner as the existing parking lot with paid metered parking spaces from 8 a.m. to 6 p.m.; and the parking lot would remain open for 24 hours per day.

The construction of the proposed parking lot will require demolition of the existing parking lot and significant grading and earthwork. Excavation would be greatest (up to 27 feet) at the east side of the Project site. The construction of the new parking lot would also require installation of several retaining walls with a height of up to 25 feet on the southern border of the Project site along West Coast Highway. The existing Project site is on a relatively steep slope with ground elevations ranging from approximately 10 feet by West Coast Highway to approximately 75 feet by Sunset View Park per NVAD 88. Construction of the parking lot may include a bicycle node (fix-it station) and a drinking water fountain.

#### Optional Road Extension to Adjacent Property

The City is currently working with the adjacent land owner (Hoag Memorial Hospital) to determine the feasibility of extending an access road through the redeveloped parking lot to connect to the lower campus of Hoag Memorial Hospital. If this option is to be exercised, the entrance from Superior Avenue will be extended to connect with the existing parking lot within Hoag Memorial Hospital.

### **1.1.3 Dog Park**

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.

### **1.1.4 Construction**

Construction of the proposed Project is scheduled to begin in early 2021 and reach completion in approximately 14 to 18 months. Since existing recreational activities occur at Sunset Ridge Park (soccer in the Fall and baseball in the Spring), construction activities would be scheduled during low usage months to avoid recreational events, or these events could be relocated to an alternate location temporarily if alternate/temporary parking cannot be allowed closer to the park.

The work will occur predominantly during daytime work hours (7:00 a.m. to 4:30 p.m.); however, occasional nighttime work may be required depending on bridge design to minimize public inconvenience and provide public safety. If the City decides to proceed with the steel truss bridge option, it is anticipated that Superior Avenue would be closed at night to accommodate the installation of the proposed bridge superstructure. For nights where street closures would occur, alternate traffic routes and detour signage would be posted so as not to interfere with the public's access to the beach per Section 21101 of the Vehicle Code and Section 21.44.055 Temporary Street Closures of the Local Coastal Program Implementation Plan (City of Newport Beach 2107b). In addition, depending on the bridge design, temporary re-striping of Superior Avenue may need to occur to construct the bridge supports. Construction equipment would include a grader, excavator, dozer, loader, crane, pile driver or drilling rig, grinder, dump trucks, rollers, and asphalt paving machine. Construction staging for the proposed Project would occur within the existing parking lot. After construction of the proposed Project, Superior Avenue may need pavement rehabilitation or restoration.

Construction of the proposed Project may require intermittent sidewalk closures on Superior Avenue and the north side of West Coast Highway for the construction of bridge abutments, grading, and modifying the existing entrance to the new parking lot and landscaping.

Construction will result in the excavation of excess soil, beyond what is required for fill purposes. This excess soil of approximately 20,000 to 25,000 cubic yards will be used to fill the need for soil in local projects and is expected to be transported to locations within a radius of approximately 50 miles. Any other construction debris would be disposed of by the construction contractor consistent with City disposal requirements and those of the receiving site.