

**Notice of Intent to Adopt a Mitigated Negative Declaration for the
Newport Boulevard and 32nd Street Modification Project
City of Newport Beach**

Notice is hereby given that the City of Newport Beach has completed a Mitigated Negative Declaration for the Newport Boulevard and 32nd Street Modification Project. The proposed project has been developed to improve the intersection of Newport Boulevard and 32nd Street in order to increase vehicular capacity and reduce existing traffic congestion to an acceptable level of service. The proposed project would add an additional northbound through lane along Newport Boulevard from 30th Street to 32nd Street and add an additional southbound through lane along Newport Boulevard from Via Lido to 32nd Street, terminating as a right-turn only lane at 32nd Street. The proposed project would remove the 32nd Street westbound free-right turn lane at Newport Boulevard. Bus stops currently exist on both sides of Newport Boulevard within the proposed project area and they will be relocated to a location near each existing bus stop.

The proposed project would require traffic signal modifications at the intersections of 30th Street, 32nd Street, Finley Avenue and Via Lido. Introduction of a raised, landscaped median along Newport Boulevard would eliminate the existing left turning movements from southbound Newport Boulevard onto eastbound 31st Street and from westbound 31st Street onto southbound Newport Boulevard. Access to the alley west of Newport Boulevard at 32nd Street will be reconfigured to connect to a proposed public parking lot, which will include an exit/entrance via Marcus Avenue.

The proposed project would introduce 6-foot-wide bike lanes along both sides of Newport Boulevard, between 32nd Street and Via Lido providing connections to existing bike lanes along 32nd Street west of Newport Boulevard. The proposed project would include the demolition of a commercial building located at 3201 Newport Boulevard and the construction of a public parking lot on the west side of Newport Boulevard between 32nd Street and Finley Avenue with a minimum of 26 parking spaces. The new public parking lot would replace the 26 curbside public parking spaces on Newport Boulevard, which will be eliminated by the widening of the roadway. The proposed project would enhance the visual quality of the project area and improve safety by introducing raised landscape medians on Newport Boulevard.

Implementation of the proposed project would require ROW acquisitions from three privately-owned parcels and two property dedications from two City-owned parcels. These ROW acquisitions and dedications are listed below in Table 1.

Table 1: Right-of-Way Acquisitions

Address No.	Ownership	Existing Use	ROW Acquisition
3201 Newport Blvd.	Private	Vacant Wachovia Bank Building	Full Acquisition
3204 Marcus Ave.	Private	Parking Lot for Vacant Wachovia Bank Building	Full Acquisition
3305 Newport Blvd.	Private	Commercial with Parking Lot	Partial Acquisition
3300 Newport Blvd.	City	Former City Hall	Partial Dedication
3531 Newport Blvd.	City	Passive Recreation	Partial Dedication

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 MND reflects the independent judgment of City staff and recognizes project features, previous environmental evaluations, and standard construction and engineering practices, requiring review and reevaluation of future projects as contributing to avoidance of potential impacts. The project site does not include any sites on an Environmental Protection Agency hazardous waste site list compiled pursuant to Government Code Section 65962.5.

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JUN 24 2014

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY:  DEPUTY

The MND is available for public review. **The 30-day public review period begins June 26, 2014, and ends on July 26, 2014.** Copies of the document are available for review at 100 Civic Center Drive, Newport Beach, CA 92660 between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday. The document can also be accessed online at: <http://www.newportbeachca.gov/ceqadocuments>. Additionally, copies of the document are also available for review at the following City public libraries:

Newport Beach Public Library
Corona del Mar Branch
420 Marigold Ave.
Corona del Mar, CA 92625

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
Central Library
1000 Avocado Avenue
Newport Beach, CA 92660

Any written comments on the proposed project must be received no later than **July 26, 2014, at 5:00 p.m.** to the attention of Andy Tran, P.E. Senior Civil Engineer at the address listed below. 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 for this appeal. You are also invited to attend and testify at the public meeting as to the appropriateness of this document.

The City Council will to consider the Mitigated Negative Declaration and project at a regular meeting to be held on September 9, 2014, at the City of Newport Beach Council Chambers, 100 Civic Center Drive, Newport Beach, CA 92660. For additional information, please contact:

Andy Tran, P.E. Senior Civil Engineer
Public Works Department
City of Newport Beach
100 Civic Center Drive
Newport Beach, CA 92660
(949) 644-3315
atran@newportbeachca.gov.

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