

3.0 PROJECT DESCRIPTION

3.1 PROJECT SUMMARY

This Environmental Impact Report (EIR) has been prepared to evaluate environmental impacts that will result from the development and operation of the Newport Beach City Hall and Park Development Plan (proposed project) on an approximately 20-acre site in the City of Newport Beach (City). The following discussion provides an introduction to the proposed project and summarizes its components. A more detailed description of the project and its components is provided in Sections 3.2–3.7.

The proposed project site is located in the City between Avocado Avenue and MacArthur Boulevard. Refer to Figure 3.1 for a project overview location map and to Figure 3.2 for a proposed project site location map. The project site currently consists of four parcels identified as Assessor's Parcel Numbers (APNs) 442-014-24, 442-014-25 and 442-014-26, and 442-014-27. APNs 442-014-25 and 442-014-26, the Library Parcels, are collectively referred to as the southern parcel, while the other two parcels are referred to as the northern and central parcels. Figure 3.3 provides the approximate parcel boundaries on the proposed project site. Altogether, the proposed project site is approximately 20 acres. The northern parcel and the central parcel, both of which are currently vacant, are separated by San Miguel Drive. The southern parcel is occupied by the existing Newport Beach Public Library located at 1000 Avocado Avenue; the Library would remain after project implementation.

The proposed project would result in the relocation of City functions (except for Fire Station No. 2)¹ currently taking place at the existing City Hall located at 3300 Newport Boulevard to the proposed project site. The proposed project includes eight primary components, including: (1) construction and operation of an approximately 98,000-square-foot (sf) City Hall administration building, Community Room, and Council Chambers; (2) a 450-space parking structure; (3) an approximately 17,000 sf expansion of the Newport Beach Central Library (Library); (4) a dedicated 4,800 sf Emergency Operations Center (EOC); (5) a Civic Green; (6) construction of a 14.3-acre public park that includes a dog park, wetlands area, bridges over the wetlands, lookouts, and a pedestrian overcrossing over San Miguel Drive; (7) widening of San Miguel Drive; and (8) reuse of the existing City Hall structures located at 3300 Newport Boulevard with public facilities uses. Throughout this EIR, project components 1–5 are collectively referred to as the Civic Center.

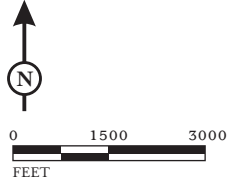
¹ Fire Station No. 2 serves a specific area of the Peninsula and Lido Isle and coincidentally is on the existing City Hall site.

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FIGURE 3.1



SOURCE: The Thomas Guide

Newport Beach City Hall and Park Development Plan
Project Overview Location Map

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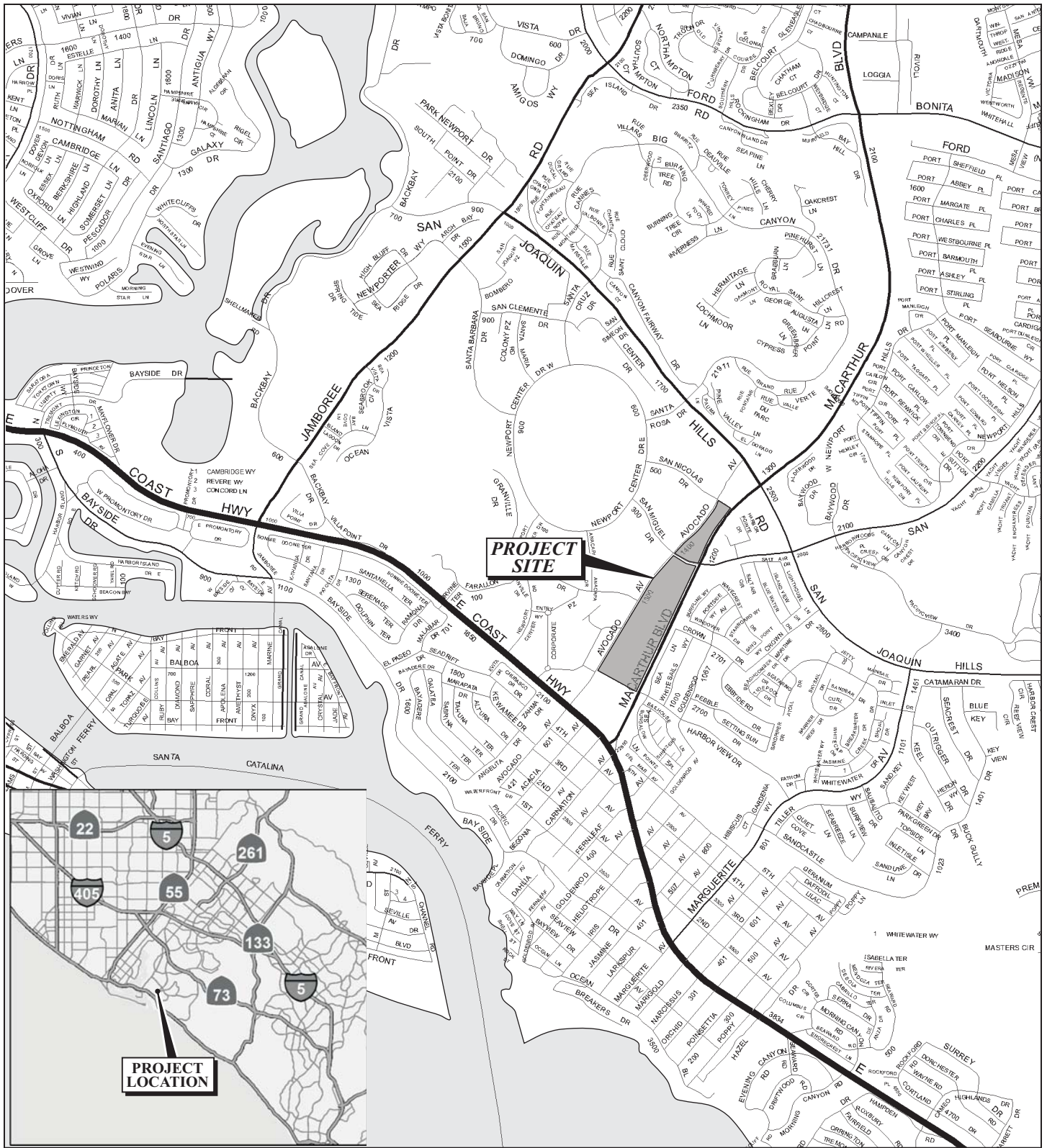


FIGURE 3.2

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SOURCE: The Thomas Guide

Newport Beach City Hall and Park Development Plan
Proposed Project Site Location

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FIGURE 3.3

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SOURCE: DigitalGlobe (4/08)

LEGEND

- Northern Parcel
- Central Parcel
- Southern Parcel

Newport Beach City Hall and Park Development Plan
Parcel Boundaries

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The City, as the Lead Agency, has the authority for preparation of this Draft EIR and, after the comment/response process, certification of the Final EIR (FEIR) and approval of the proposed project. The City and Responsible Agencies have the authority to make decisions on discretionary actions relating to the development of the proposed project. This EIR is intended to serve as an informational document to be considered by the City and the Responsible Agencies during deliberations on the proposed project. This EIR evaluates and provides mitigation for a reasonable worst-case scenario of potential impacts associated with the proposed project.

This EIR will serve as a Project EIR pursuant to the Guidelines for the California Environmental Quality Act (State CEQA Guidelines) (California Code of Regulations [CCR] Title 14, Chapter 3, Sections 15000–15387), Section 15161. According to Section 15161 of the State CEQA Guidelines, a Project EIR is appropriate for specific development projects for which information is available for all phases of the project, including planning, construction, and operation. This EIR will provide project-level analysis for all aspects of the project.

As noted above, the existing City Hall site and the proposed project site are physically separated but are both considered to be part of the project. A “project,” under CEQA, means the whole of an action that has a potential for resulting in either a direct physical change in the environment or a reasonably foreseeable indirect physical change in the environment (State CEQA Guidelines Section 15378). Reuse of the existing City Hall structures is included as part of the proposed project evaluated in this EIR because (1) the proposed City Hall cannot be operated without the relocation of existing City Hall functions from the existing City Hall site to the proposed project site, and (2) it is unlikely that the existing City Hall facility would remain vacant.

3.2 PROJECT HISTORY

For at least two decades, the City has considered making changes to its City Hall. The current effort began in 2001 with a thorough analysis of the current City Hall site on Newport Boulevard. The study found that the aging facility has several significant problems, including insufficient work space, lack of adequate parking, lack of full Americans with Disabilities Act (ADA) accessibility to every aspect of the campus, an inability to provide a more customer service-oriented plan check area (a “one-stop shop” [OSS]), and inefficient heating, ventilation, and air-conditioning (HVAC) and electrical systems. A new City Hall was needed, but funding and location issues needed to be resolved. The City’s Facilities Finance Review Committee determined that the City has the financial means to build a City Hall along with the ability to finance other key city infrastructure improvements. These improvements are detailed in the City’s Facilities Replacement Plan (FRP).

The location of City Hall, however, was a matter of much public debate. This was resolved in February 2008, when a special ballot measure, Measure B, was approved by voters. Measure B amended the City Charter to require that City Hall be located on City-owned land on Avocado Avenue.¹

¹ Measure B provided as follows: *Shall the City of Newport Beach Charter be amended to require City Hall, city administrative offices and related parking to be located on City property which is bounded by Avocado Avenue on the west, San Miguel Drive on the north, and MacArthur Boulevard on the east, and Newport Beach Central Library on the south?*

The proposed project site includes the vacant 11.8-acre parcel north of the Newport Beach Central Library on Avocado Avenue (as stipulated by Measure B) and the vacant 4.2-acre parcel between San Miguel Drive and the Orange County Transportation Authority (OCTA) Newport Transportation Center, also along Avocado Avenue, in addition to the existing 4-acre Central Library parcels (as described above, two parcels compose the Central Library site).

With the project location determined, the City Council voted (on February 28, 2008) to begin the planning, design, and construction process for the new City Hall and park. The Council established a design process and appointed a City Hall and Park Design Committee (Design Committee) comprised of local architects and landscape architects to conduct an architectural design competition. The City issued a Request for Qualifications (RFQ) for the design of the new City Hall and park in April 2008. More than 50 teams comprised of architects and landscape architects submitted qualifications by the May 19, 2008, deadline. Members of the Design Committee individually reviewed each RFQ before collectively evaluating the submittals during a series of public meetings.

The Design Committee narrowed the field to 13 design teams and then agreed upon the top 5 finalists to recommend to the City Council for approval. The City Council unanimously approved the committee's recommendations at its June 24, 2008, meeting.

Each of the five designated teams received a \$50,000 stipend and approximately 3 months to prepare a concept plan for the new City Hall and park. The design committee hosted an all-day public meeting on September 27, 2008, to review each team's concept plan. The committee hosted additional public meetings as it evaluated and ranked the five plans before forwarding its recommendations to the City Council in November 2008. The City Council approved the Committee's recommendation and selected Bohlin Cywinski Jackson and its concept plan on November 25, 2008. The proposed project presented in this EIR is a refinement of the concept plan approved by the City Council in November 2008. The refined concept plan was approved for evaluation in this EIR in April 2009.

3.3 PROJECT OBJECTIVES

The following objectives have been established for the Newport Beach City Hall and Development Plan project and will aid decision-makers in their review of the project and associated environmental impacts:

1. Implement the February 2008, voters' approval of Measure B for a new City Hall, including the City Hall administration building, Community Room, Council Chambers, and a parking structure on City-owned property located between MacArthur Boulevard and Avocado Avenue.
2. Incorporate the proposed City Hall into an overall Civic Center Complex at the proposed project site, which would include a Library Expansion, a dedicated EOC, and a Civic Green. A park and a pedestrian overcrossing linking the park areas on the northern parcel with the park areas on the central and southern parcels should also be constructed.
3. Accommodate the relocation of all existing City Hall uses to the proposed project site, with the exception of the Fire Station.

4. Implement Policy R.1.9 of the City's General Plan by developing a passive park (a park without sports fields) that is integrated with the proposed Civic Center Complex.
5. Integrate the 3.24-acre parcel (northern parcel) located between MacArthur Boulevard and Avocado Avenue, and north of San Miguel Drive, as a portion of the proposed public park and incorporate features that will encourage use of the proposed project site.
6. Provide adequate on-site parking and circulation for all City vehicles, employee vehicles, and visitors of the new Civic Center Complex uses.
7. Minimize costs to the City by developing the proposed Civic Center Complex on a site that does not require the condemnation of private property or result in excessive site acquisition costs to the City and that requires minimal demolition and tenant relocation.
8. Preserve and enhance the existing on-site wetlands.
9. Protect and enhance public views to the ocean and harbor from MacArthur Boulevard by maintaining the existing Sight Plane above the proposed project site and providing lookouts in the park plan.
10. Improve public infrastructure on and near the proposed project site, including adjacent roadways, to both serve on-site uses and to enhance operations in the vicinity of the project.
11. Incorporate sustainable features into the project via innovative design techniques to achieve energy savings, water efficiency, potable water use reduction, carbon dioxide emissions reduction, operational cost savings, and improved indoor environmental quality compared to conventional construction.
12. Construct a dedicated EOC to allow better and faster citywide and regional coordination of response to emergency events, including earthquakes, fires, floods, tsunamis, and air disasters.
13. Expand the capacity of the Newport Beach Central Library and create a distinct linkage between the Library and the Civic Green, the parking structure, the Community Room, and the City Hall administration building to promote use of the facilities and create a unified campus through design features, including a second entry into the Library, food concession, credit union, drop-off area, shared parking, and landscaping.

3.4 LOCATION, EXISTING USES, AND SITE CONTEXT

3.4.1 Existing City Hall Site

The existing City Hall site, which includes the Council Chambers, is located at 3300 Newport Boulevard, on the corner of Newport Boulevard and 32nd Street. Refer to Figure 3.1 for the location of the existing City Hall site. The existing City Hall site is occupied by over 47,809 gross square feet (gsf) of floor area in five buildings and five temporary buildings (trailers); approximately 3,417 sf are occupied by the Newport Beach Fire Station No. 2, which would remain after project implementation. There are approximately 160 parking spaces on site, excluding metered parking on 32nd Street and

parking spaces allocated to Fire Station No. 2. The buildings on site were constructed at various times between 1945 (City Hall Building B) and 2008 (Human Resources recruitment trailer).

The existing City Hall building is occupied by 257 employees.¹ There are approximately 280 daily visitors to City Hall.

The existing City Hall site is surrounded by a variety of office, retail, and public facilities uses. Retail uses are located north of the existing City Hall site. Retail and residential uses are located west of the existing City Hall site. A church structure and offices are located east of the existing City Hall site, and retail and mixed-use developments are located to the south.

The existing City Hall site is designated Public Facilities (PF) in the Land Use Element of the City's General Plan. The Public Facilities designation is established to provide public facilities, including public schools, cultural institutions, government facilities, libraries, community centers, public hospitals, and public utilities at appropriate sites in the City. The existing City Hall site is zoned Retail Service Commercial (RSC) in the City's Zoning Code. The Retail Service Commercial zone provides areas that are predominantly retail in character but allow some service office uses.

3.4.2 Proposed Project Site

The proposed project site is located in the City between Avocado Avenue and MacArthur Boulevard. Refer to Figure 3.1 for a project overview location map and to Figure 3.2 for the location of the proposed project site. The project site currently consists of four parcels identified as APNs 442-014-24, 442-014-25 and 442-014-26, and 442-014-27. APNs 442-014-25 and 442-014-26, the Library Parcels, are collectively referred to as the "southern parcel," while the other two parcels are referred to as the northern and central parcels. The general location of each parcel is illustrated in Figure 3.3. The northern parcel is 4.2 acres, the central parcel is 11.8 acres, and the southern parcel is 4 acres. Altogether, the proposed project site is approximately 20 acres. The northern parcel and the central parcel, both of which are currently vacant, are separated by San Miguel Drive. The southern parcel is occupied by the existing Library located at 1000 Avocado Avenue. The City Hall administration building has been assigned an address of 1100 Avocado Avenue.

The proposed project site is currently vacant. Existing on-site vegetation is highly disturbed and consists of coastal sage scrub and ruderal grassland, with ornamental landscaping around the perimeter of the site. The central parcel has two drainage courses composed primarily of freshwater marsh, mulefat scrub, and riparian willow scrub.

The proposed project site is surrounded by a variety of office, retail, and public facilities. OCTA owns and operates the Newport Transportation Center, a bus transfer station, located immediately north of the project site. The Newport Transportation Center features surface parking, public restrooms, and terminals for buses that serve Routes 1, 55, 57, 75, 76, and 79.² South of the project site (south of the existing Central Library) is a commercial retail center called Corona Del Mar Plaza. Avocado Avenue forms the western boundary of the site, with a variety of commercial and medical

¹ Employee count does not include Fire Station personnel who would remain at 3300 Newport Boulevard after project implementation.

² OCTA's bus route numbers are generally coterminous with freeway and highway designations.

office buildings beyond. Newport Center and Fashion Island are located farther to the west. MacArthur Boulevard forms the eastern boundary of the site, with residential uses beyond the roadway.

The proposed project site is designated Public Facilities (PF) and Open Space (OS) in the Land Use Element of the City's General Plan. As described above, the Public Facilities designation is established to provide public facilities, including public schools, cultural institutions, government facilities, libraries, community centers, public hospitals, and public utilities at appropriate sites in the City. The Open Space designation is intended to provide areas for a range of public and private uses to protect, maintain, and enhance the community's natural resources.

The proposed project site is located within the Newport Village Planned Community (PC-27) zoning district. Within PC-27, land uses are assigned to specific areas of land called planning areas (PA). The northern and central parcels of the proposed project are in PAs assigned OS uses (PAs 2 and 3) and the southern parcel, which is occupied by the existing Library, is in PA 4, which is designated for Government and Institutional uses.

Section II.13 of the Newport Village Planned Community (PC-27) Development Plan establishes a maximum height limitation for all buildings within PC-27 to 45 feet, measured in accordance with the Newport Beach Municipal Code, except that no building shall extend higher than the extension of the plane ("Sight Plane") established by Ordinance No. 1596 for the Corporate Plaza PC. The Corporate Plaza PC was adopted in 1975 and limits heights of buildings to an extension of a Sight Plane that was originally established under Ordinance No. 1371. When PC-27 was amended in 1995, heights of buildings were limited to a further extension of the Sight Plane over the PC, up to the southerly right-of-way of Farallon Drive. Refer to Figure 4.3.13 for an illustration of the Sight Plane height restrictions (in feet above mean sea level) applicable to the proposed project site and adjacent areas of PC-27.

3.5 PROJECT CHARACTERISTICS

The proposed project includes construction of an integrated Civic Center, a 14.3-acre public park, widening of San Miguel Drive, and reuse of the existing City Hall site. The Civic Center would be composed of an approximately 98,000 sf City Hall (including an administration building, Community Room, and Council Chambers), a 450-space parking structure, a 4,800 sf EOC, a Civic Green, and an approximately 17,000 sf expansion of the Newport Beach Central Library.

Table 3.A provides a list of project components and a general description of each. Additional detailed descriptions of each project component are provided after the table. Figure 3.4 provides the Conceptual Site Plan for the proposed project, illustrating the project components described below.

Table 3.A: Project Components

Project Component	Description
Grading, Demolition, and Site Preparation	<ul style="list-style-type: none"> • Grading • Export of excavated materials • Soil import for sensitive archaeological areas and areas of unsuitable soil • Demolition (to be relocated) of existing on-site utilities north of existing Library • Soil harvest and amendment for landscaping of the park • Fill removal and recompaction • Slope and Soil Stabilization and Remediation • Shoring • Demolition for Library expansion (northern and eastern walls)
Transportation Improvements	<ul style="list-style-type: none"> • Construct a third eastbound left-turn lane from San Miguel Drive onto MacArthur Boulevard • Install a third eastbound through lane at San Miguel Drive/Avocado Avenue • Install a defacto¹ eastbound right-turn lane from San Miguel Drive onto MacArthur Boulevard • Install a defacto westbound right-turn lane from San Miguel Drive onto Avocado Avenue • Restripe the southbound Avocado Avenue approach to San Miguel Drive to provide for two left-turn lanes. • Reconstruct curbs, gutters, and sidewalks • Relocate existing fire hydrant(s) • Modify the existing traffic signal at Farallon Drive and Avocado Avenue to accommodate the Civic Center entrance

¹ The County of Orange Traffic Implementation Manual (1994) defines a defacto lane as an “unofficial” lane right-turning vehicles may be assumed to utilize if the distance from the inside edge of the outside through travel lane is at least 19 feet and no observable demand exists during the peak period, or parking is prohibited.

Table 3.A: Project Components

Project Component	Description
Construction of City Hall administration building, Community Room, and Council Chambers	<ul style="list-style-type: none"> • Obtain LEED-NC Silver certification for the City Hall administration building, Community Room, and Council Chambers • 2-story, 98,000 sf City Hall, including City Hall administration building, Community Room, public restrooms, and free-standing Council Chambers • Construction of an office loading dock area at the southern end of the City Hall administration building that would connect to and expand the existing Library loading dock • Install new cooling tower, emergency generator, and transformer • 25 surface parking spaces
Emergency Operation Center	<ul style="list-style-type: none"> • 4,800 sf subterranean EOC
Construction of the Parking Structure	<ul style="list-style-type: none"> • 3-level, 450-space parking structure partially set into hillside; the two easternmost portions of the lower levels would be subterranean, and the top level would be open to the sky • Includes stairs and elevators • Emergency access (sidewalk/curb cut) to the top level of the parking structure via a gated entry point on MacArthur Boulevard
Construction of Library Expansion	<ul style="list-style-type: none"> • Approximately 17,000 sf Library expansion would include an expanded reading area, children’s area, small media lab, sound and video room, storage and mechanical spaces, and two tenant spaces currently planned to be a small credit union and a coffee or food concession area • Utility relocations

Table 3.A: Project Components

Project Component	Description
Construction of Park Facilities, including:	<ul style="list-style-type: none"> • Civic Green with turf and ornamental plants between the parking structure and City Hall administration building • Outdoor seating area near southeast corner of Library • Arrival garden and formal entry (drop-off area) • City Hall administration building garden • Community Terrace located near the main entry/drop-off area • Library Terrace to facilitate connections between the Library and the Civic Green • Central parcel high point (Lookout) • Two steel pedestrian footbridges and one precast concrete pedestrian footbridge spanning wetlands areas (no proposed support structures or other portions of the bridges that would be installed within the ACOE or CDFG jurisdictional limits) • Installation of pedestrian paths (stabilized decomposed granite and/or asphalt) • Pedestrian overcrossing (over San Miguel Drive) connecting the north and central parcels; includes stairs and an elevator on the central parcel side of the bridge and an ADA-compliant ramp on the northern parcel side of the bridge • North parcel “belvedere” (Lookout) and shade structure • 0.5-acre dog park • Street-adjacent parking (20 spaces) off of Avocado Avenue near the OCTA Newport Transportation Center • Areas for art placement • Flowering grove and “forest” areas
Exterior Lighting	<ul style="list-style-type: none"> • 24 ft poles in Civic Center and parking structure • Bollard lighting for drop-off area and Civic Green • Exterior lighting would be high-intensity discharge, fluorescent, or LED type • Exterior light fixtures would be the cutoff type, dark sky compliant, and consistent with LEED SSc8 criteria • Automated dimmable lighting in the City Hall administration building and Library expansion • Exterior lighting that will be controlled by a Lighting Control Panel with an exterior photocontrol and automatic shut-off timer • No nighttime lighting in park
Project Landscaping	<ul style="list-style-type: none"> • Perimeter and parkway landscaping • On-site landscaping (refer to Park Description)

Table 3.A: Project Components

Project Component	Description
Wetlands	<ul style="list-style-type: none"> • Install orange snow fencing prior to start of grading • Remove invasive exotic plant species (e.g., myoporum, castor bean, pampas grass) • Install mulefat and willow cuttings
Utility Connections	<ul style="list-style-type: none"> • Provide connections to existing water, wastewater, electricity, natural gas, data, cable television, and telecommunication services in Avocado Avenue
Water Quality and Flood Control	<ul style="list-style-type: none"> • Maintain existing detention storage capacity in wetlands area • Provide detention storage for peak flow reduction within two drainage areas in the southeast and southwest corners of the site • Install a vegetated bioswale with check dams along the western edge of the central parcel to treat runoff from Avocado Avenue • Install vegetated swales, vegetated strips, and extended detention basins to treat runoff from the park, buildings, and other impervious surfaces • Install oil and water separator to pretreat runoff from the parking structure prior to discharging to an extended detention basin • Install a media filter to pretreat runoff from the dog park prior to discharging to a vegetated swale
Reuse of the existing City Hall	<ul style="list-style-type: none"> • Reuse the existing City Hall structure for other Public Facilities uses

ACOE = United States Army Corps of Engineers
 ADA = Americans with Disabilities Act
 CDFG = California Department of Fish and Game
 EOC = Emergency Operations Center
 ft = foot
 LED = light-emitting device
 LEED (NC) = Leadership in Energy and Environmental Design-New Construction
 sf = square foot

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SOURCE: Bohlin Cywinski Jackson/PWP/ARUP

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FIGURE 3.4

Newport Beach City Hall and Park Development Plan
 Conceptual Site Plan

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3.5.1 City Administrative Offices, Community Room, and Council Chambers

The proposed City Hall administrative offices, Community Room, and Council Chambers (City Hall facility) would be constructed on the central parcel immediately north of the existing Library, on the west side of the site, while the parking structure (described below) would be on the east side of the site. The City Hall facility and the parking structure would be separated by the Civic Green (described below).

The proposed 98,000 sf City Hall facility would be composed of six modular bays and a freestanding Council Chamber. The first bay would contain the proposed Community Room, and the remaining five bays would contain City administrative offices. This structure is known as the City Hall administration building. This building would be set back a minimum of 80 ft from Avocado Avenue. All of the bays would be collected under a broad wave-form roof with significant overhangs over the east and west that would provide shading. The roof form would provide north-facing clerestory windows to allow indirect natural daylight into each bay. Figures 3.5 and 3.6 provide illustrations of the proposed City Hall administration building, Community Room, and Council Chambers, as well as the proposed wave form roof. The building would be approximately 28 ft in height, and the wave-form roof would be approximately 34 ft in height. Figure 3.7 provides building elevations for the City Hall administration building, Community Room, and Council Chambers.

The proposed 3,800 sf Community Room would be located in the northernmost modular bay positioned near the drop-off area and the Council Chambers. The Community Room would provide space for community and service-related functions. Events and activities held in the Community Room may include, but are not limited to, children's story hour, puppet shows, book discussion groups, film screenings, receptions for events and authors, evening dinner events, and Arts Commission events such as plays and art shows. The Community Room bay would also contain a mechanical space, restrooms for Civic Center and park visitors, and a small warming kitchen to the rear.

The City Hall administration building would be two levels and would be programmed with City administrative uses. Each bay would have a north-south dimension of approximately 60 ft and steps in elevation by 18 inches. The departmental bays would be organized into five primary functions: reception and public counter space, staff open work stations, private offices, file storage areas, and open and closed conference spaces. A cantilevered balcony would be located in the southwest corner of each bay on the second floor. The City Hall administration building would include a one-stop shop (OSS). An OSS is one defined area in the City Hall administration building that would allow a customer seeking a development approval (such as planning or zoning approvals, a building permit, fire prevention approval, an encroachment permit, a business license, or a sign permit) to access all of the departments that would issue such approvals in one space. A customer coming to the OSS would go through zoning plan check, building plan check, confirm a business license, and pay permit fees to a cashier, all at the same location in the City Hall administration building. The existing City Hall does not have an OSS; at the current time, a development approval customer goes to at least three separate counters to obtain development approval.

Bays would be separated by a "core" space that would be approximately 25 ft in the north-south dimension. The core spaces provide areas for mechanical functions, restrooms, interior circulating stairs for vertical communication, and an accessible ramp for horizontal connectivity at each floor.

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FIGURE 3.5

SOURCE: BCJ

Newport Beach City Hall and Park Development Plan
Administration Building and Council Chambers Illustrative

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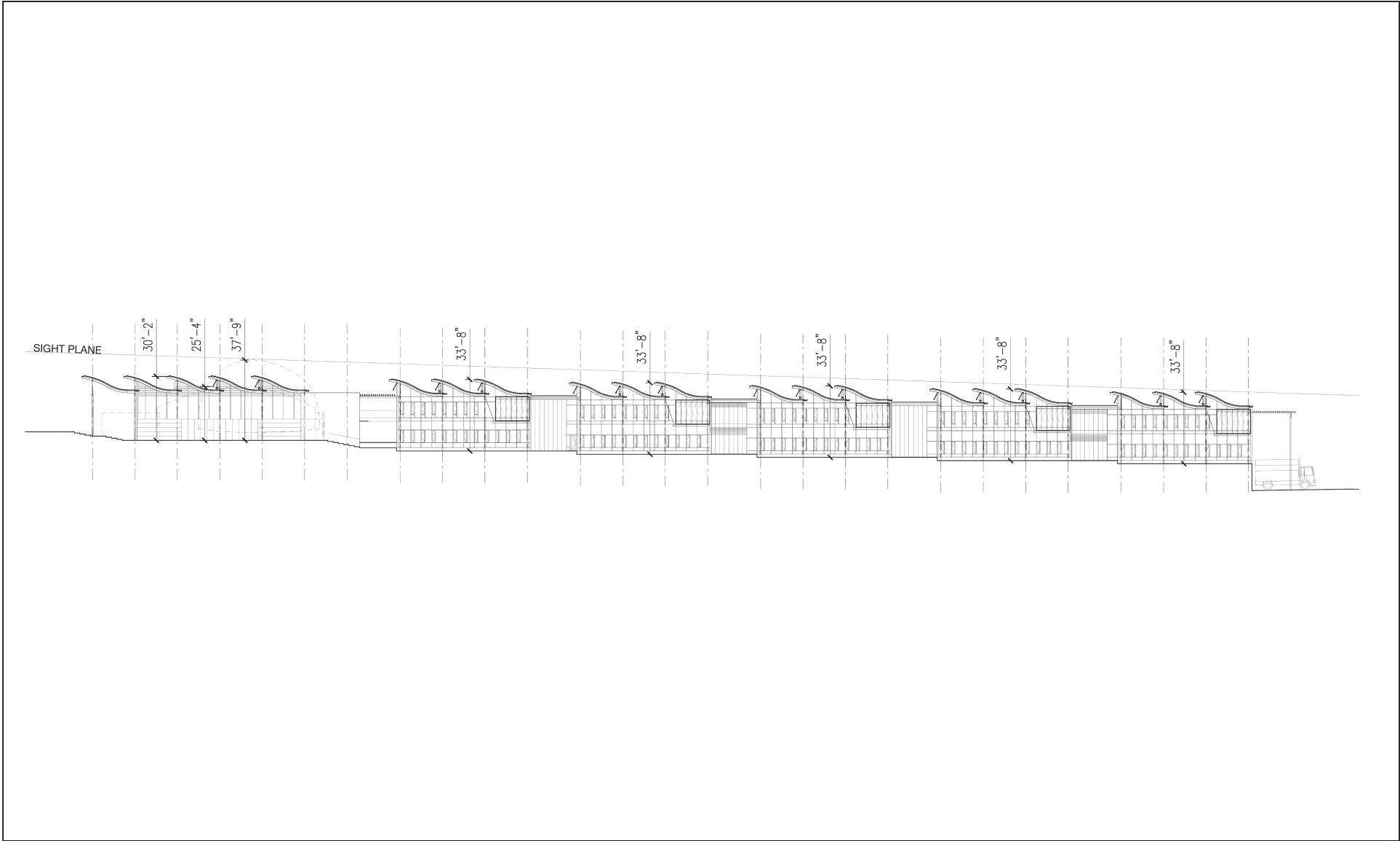
FIGURE 3.6

Newport Beach City Hall and Park Development Plan
Civic Green from Drop off Area Illustrative

SOURCE: BCJ

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FIGURE 3.7

Newport Beach City Hall and Park Development Plan
City Hall West Elevation

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A basement level is proposed in the bay located closest to the proposed Library expansion to provide storage space for larger deliveries, the City print shop, a main central plant room, and a loading dock.

A new cooling tower would be constructed next to the existing Central Library's cooling tower. A new generator would be constructed in approximately the same area. A new transformer would be constructed near the southwest corner of the Library.

The City Council Chambers would be a separate structure from the proposed Community Room and administration building. The Council Chambers would be approximately 3,200 sf and would seat approximately 150 people.

The curved armature made up of a translucent membrane along the western wall of the City Council Chambers is an architectural feature designed to look like a ship's sail. The membrane is made up of an exposed metal structure that supports a translucent membrane. This membrane would be a tensile plastic such as ethylene tetrafluoroethylene (ETFE) or a similar material. It would be approximately 37 ft in height. During the daytime hours, it would provide some shade to the Council Chambers, while at night it would be indirectly illuminated.

Direct access to the Civic Center would occur at the intersection of Avocado Avenue and Farrallon Drive, where a new driveway would be constructed. This is an existing signalized intersection. There would also be an entry for emergency vehicles via the emergency entrance off MacArthur Boulevard. Emergency vehicles may also access the site via the two entrances off Avocado Avenue.

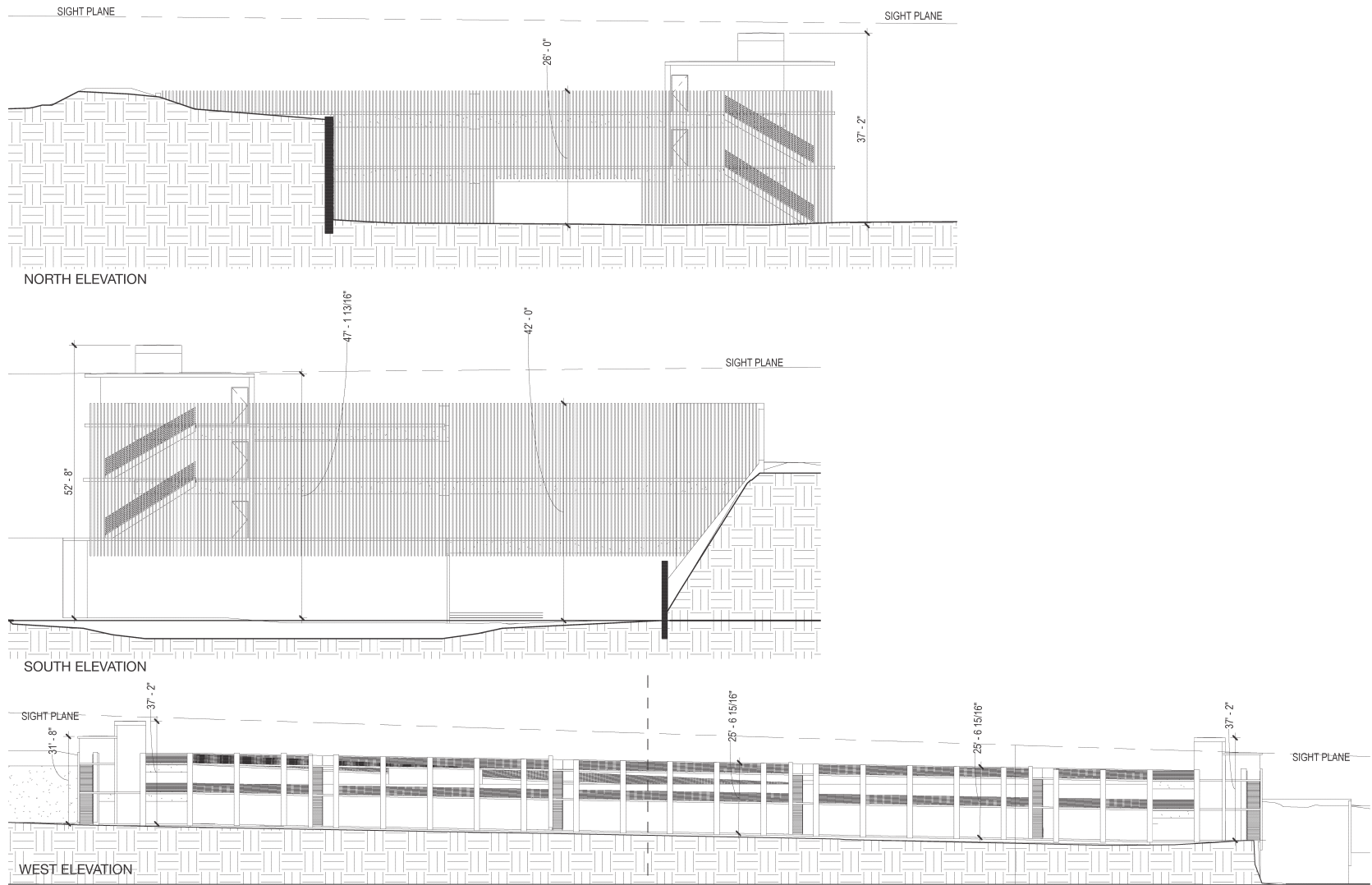
3.5.2 Parking Structure

The proposed three-level, 450-space, cast-in-place, post-tensioned parking structure would function as the primary parking for staff and visitors to the City Hall administration building, Community Room, and Council Chambers. It would also be designed to allow parking for visitors and staff of the Central Library, park, and community and other special events in the Civic Center. Open on the north, west, and east facades, the structure would primarily be naturally ventilated with supplemental mechanical ventilation. A vegetated screen wall would be constructed on the west facade to help screen the view of parked cars from the City Hall administration building. One level of the proposed parking structure would be subterranean so as to lower the profile of the structure. Figure 3.8 provides elevations of the proposed parking structure.

Vehicular access to the parking structure would be provided on the north and south ends of the structure. Access from the north would occur via the main Civic Center entrance at the intersection of Farrallon Drive and Avocado Avenue. Access from the south would occur via an access road connecting to the existing Library parking area (south of the existing Library). In addition a portion of the sidewalk and curb along MacArthur Boulevard (adjacent to the parking structure) would be removed to provide space for emergency vehicle parking. At that same location, a gate would be installed to allow emergency crews to enter/access the top level of the parking structure.

The Civic Green (described below) is proposed to be located between the parking structure and City Hall. The first floor of the parking structure would be level with the Civic Green, permitting pedestrian access to the Civic Green, City Hall, and Library. A surface parking lot with 25 vehicle parking spaces would be located immediately north of the parking structure.

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FIGURE 3.8

Newport Beach City Hall and Park Development Plan
 Parking Structure Elevations

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3.5.3 Library Expansion

The existing Newport Beach Central Library is located at 1000 Avocado Avenue (on the southern parcel). The Library would remain open during and after project implementation. The approximately 17,000 sf expansion project would expand the Library to the north. This area is currently occupied by a landscaped transition to the open space to the north and a paved delivery/access road. The main entrance to the existing Library is from the south (i.e., it faces away from the proposed City Hall administration building, etc.). The expansion would include a reading area, media lab, and maintenance and storage areas. The addition would be an expansion of the existing structure's northern and eastern faces.

The balance of the Library expansion square footage would include a new two-story connective building that would link the grand staircase and lobby of the existing Library (a new entrance to the Library) to the Library Terrace and Civic Green. This connective addition would be designed to meet increasing Library demand for more gathering space and to create shared functions between the Library and City Hall administration building. The new addition would be on the axis with the Central Library's main circulating staircase and contains spaces for two tenants (approximately 600 sf each) currently planned to be a credit union (including an ATM) and a coffee or food concession area.

Figure 3.9 provides an elevation of the existing Library and the proposed expansion. Figure 3.10 provides an illustration of the proposed Library expansion.

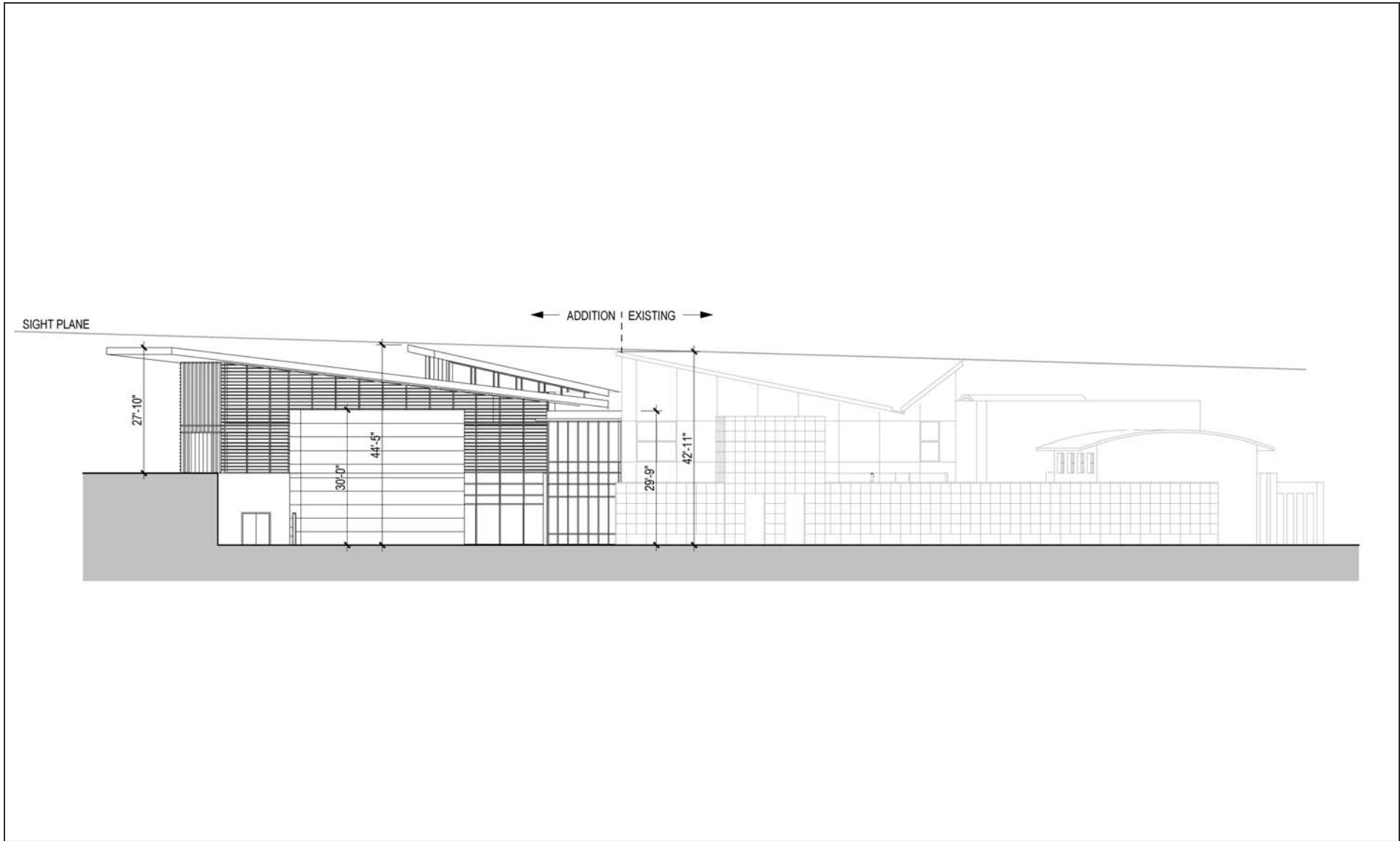
3.5.4 Emergency Operations Center

The 4,800 sf dedicated (i.e., set up and ready to operate) EOC would be located on the central parcel beneath the Library Terrace and the south end of the proposed Civic Green (described below), between the proposed parking structure and the City Hall administration building. There would be two access points to the EOC, one on the southeast side and one on the southwest side of the EOC. Both access points are exterior doors with controlled access, meaning only personnel associated with EOC activities could enter.

During a major emergency or disaster, centralized emergency management is essential to manage an effective response. A dedicated EOC allows for face-to-face coordination among personnel who must set priorities for the use of limited resources and evaluate the need to request mutual aid. When the EOC is activated, 45 representatives from various City Departments are generally present. From the EOC, the department representatives would be able to centralize City authority, simultaneously coordinate department activities, communicate with different levels of local, State, and federal government, and coordinate with all other outside agencies.

The EOC would be an independent facility from the City Hall administration building that could be activated for extended periods of time (several days, or even weeks) in instances of a City or regional emergency. The facility would include space for emergency management personnel, volunteer communications and support, a shower and changing area, and a kitchen nook to coordinate meals for EOC staff. The EOC would be built to essential services building standards consistent with the Essential Services Buildings Seismic Safety Act of 1986. Figures 3.11A and 3.11B show preliminary illustrations of two possible designs of the EOC.

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FIGURE 3.9

Newport Beach City Hall and Park Development Plan

Library West Elevation

SOURCE: BCJ

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Aerial view looking southeast.

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FIGURE 3.10

Newport Beach City Hall and Park Development Plan
Library Expansion

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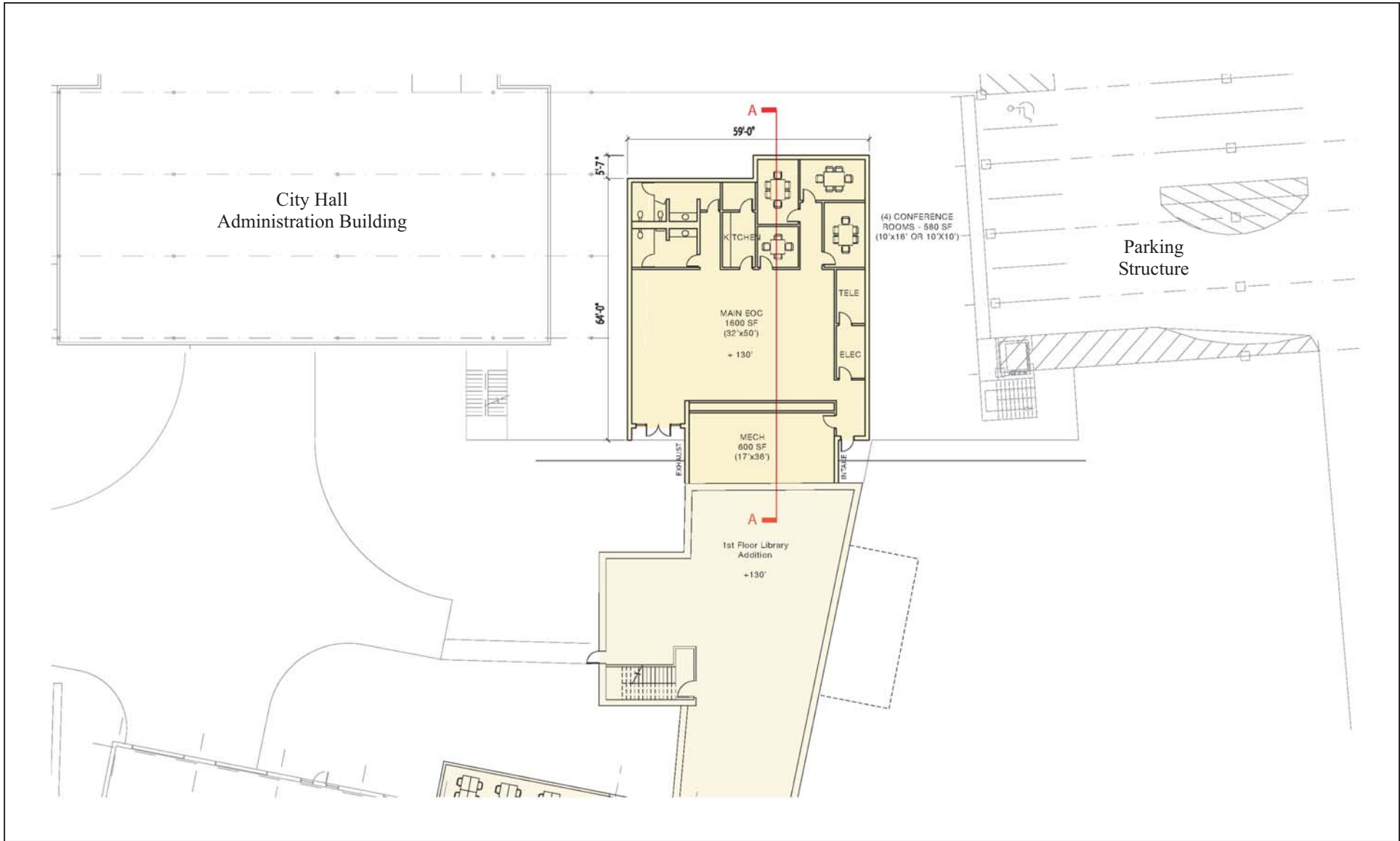
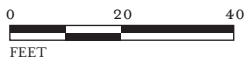


FIGURE 3.11a

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SOURCE: BCJ

Newport Beach City Hall and Park Development Plan
Emergency Operations Center Option A

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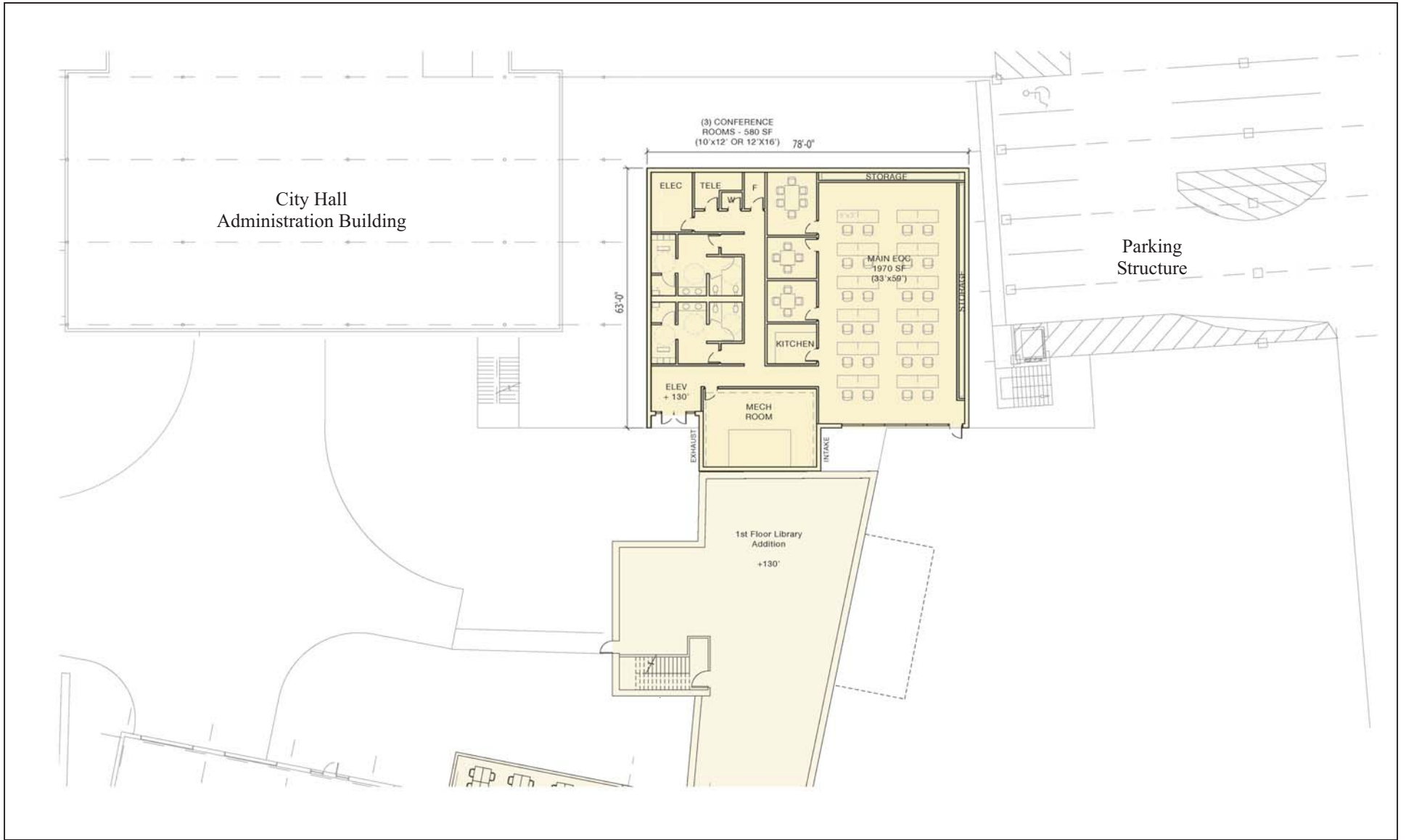
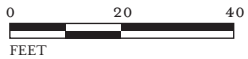


FIGURE 3.11b

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SOURCE: BCJ

Newport Beach City Hall and Park Development Plan

Emergency Operations Center Option B

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Operation of the EOC during an emergency may require the use of a backup generator. Fuel for the generator would be stored in an aboveground tank located south of the proposed parking structure and west of the southern parking structure access driveway. The generator would be mounted above the fuel storage tank. This type of system is called a generator sub-base fuel storage tank.

During nonemergency times, the EOC would be used for emergency preparedness activities, including training for members of the public who are part of the community's emergency preparedness volunteers, and other City meetings and training, such as computer software training.

The City does not currently have a dedicated EOC; in case of a major emergency, the City would use the Police Auditorium located at the Newport Beach Police Department headquarters at 870 Santa Barbara Drive.

3.5.5 Civic Green

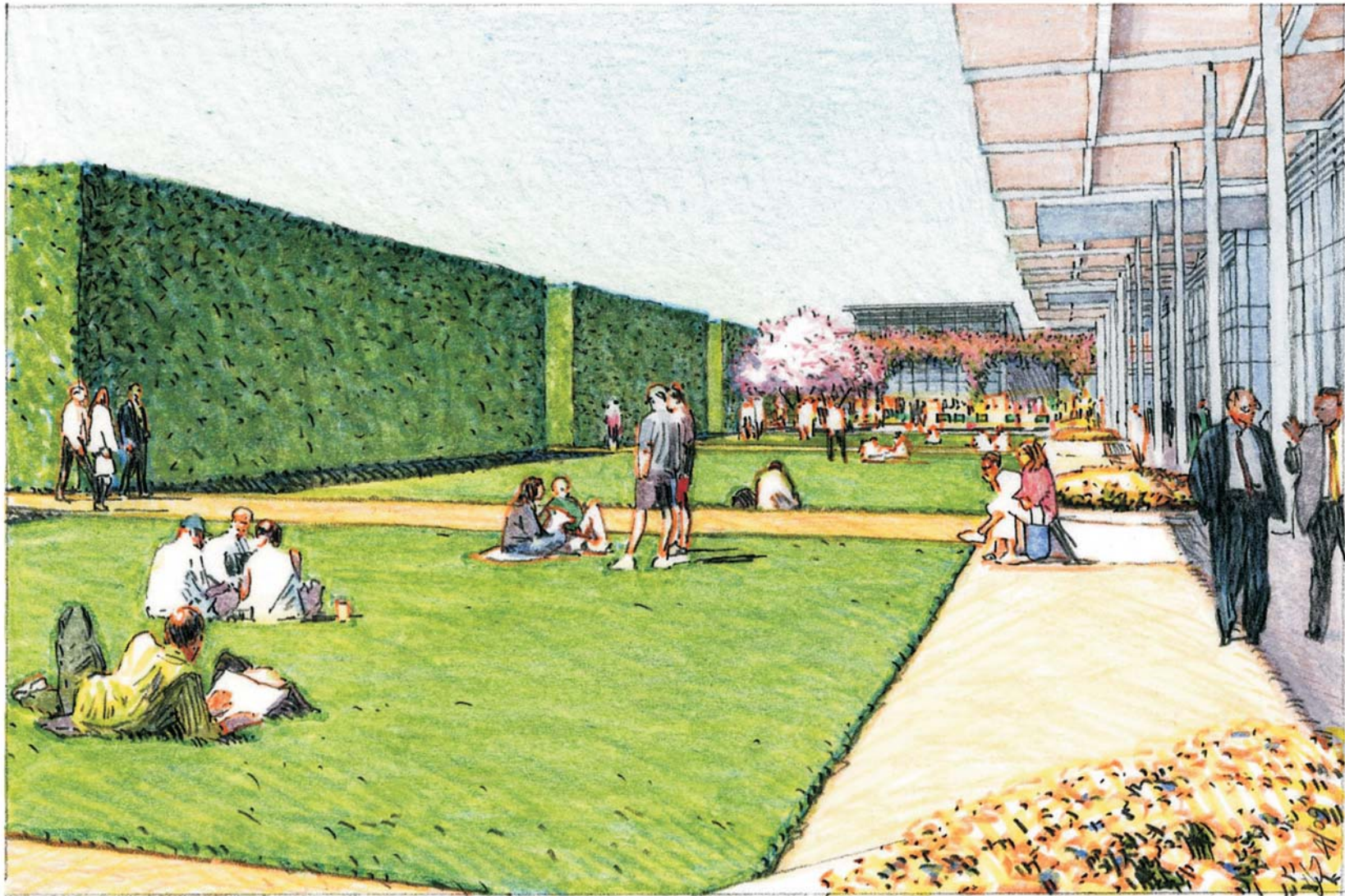
The proposed Civic Green would be located between the proposed parking structure and City Hall administration building, directly north of the Library Terrace and Library expansion. It would be approximately 58,000 sf and is intended to provide space for community functions. The Civic Green would be landscaped with turf, ornamental species, and areas of paving that would allow for flexible use of the space. Events and activities held on the Civic Green may include, but are not limited to, children's story hour, puppet shows, book discussion groups, film screenings, receptions for events and authors, evening dinner events, and Arts Commission events such as plays and art shows. Both large events, such as a citywide festival, and smaller events, such as a reception following a City Council meeting, could be accommodated. Large hedges that grow to approximately 24 ft in height are proposed to screen the parking structure along the east edge. Figure 3.12 provides an artist's representation of what the Civic Green would look like upon project completion.

3.5.6 Park

The 14.3-acre proposed park site is currently vacant. The proposed park would be predominantly located on the northern parcel and the northern portion of the central parcel (north of the Civic Center). The park and Civic Center would be integrated with appropriate landscaping transitions, pedestrian trails (trail heads), and signage. Access to the park would occur via pedestrian walkways that would meander through the park, leading visitors to those park features described below. Figure 3.13 illustrates the pedestrian circulation on the proposed project site.

The central portion of the proposed park, located south of San Miguel Drive and north of the proposed City Hall structures, would be organized around the existing wetland area and the steep slopes that form its sides. Within the wetland and its immediate surrounding, invasive exotic planting would be removed, and mulefat, willow cuttings, and other appropriate species would be installed, but the wetlands would otherwise be preserved on site. Grading limits are included in the site plan to preserve and protect the wetlands. Two steel pedestrian footbridges and one precast concrete pedestrian footbridge would span the wetlands areas (no proposed support structures or other portions of the bridges would be installed within the United States Army Corps of Engineers [ACOE] or

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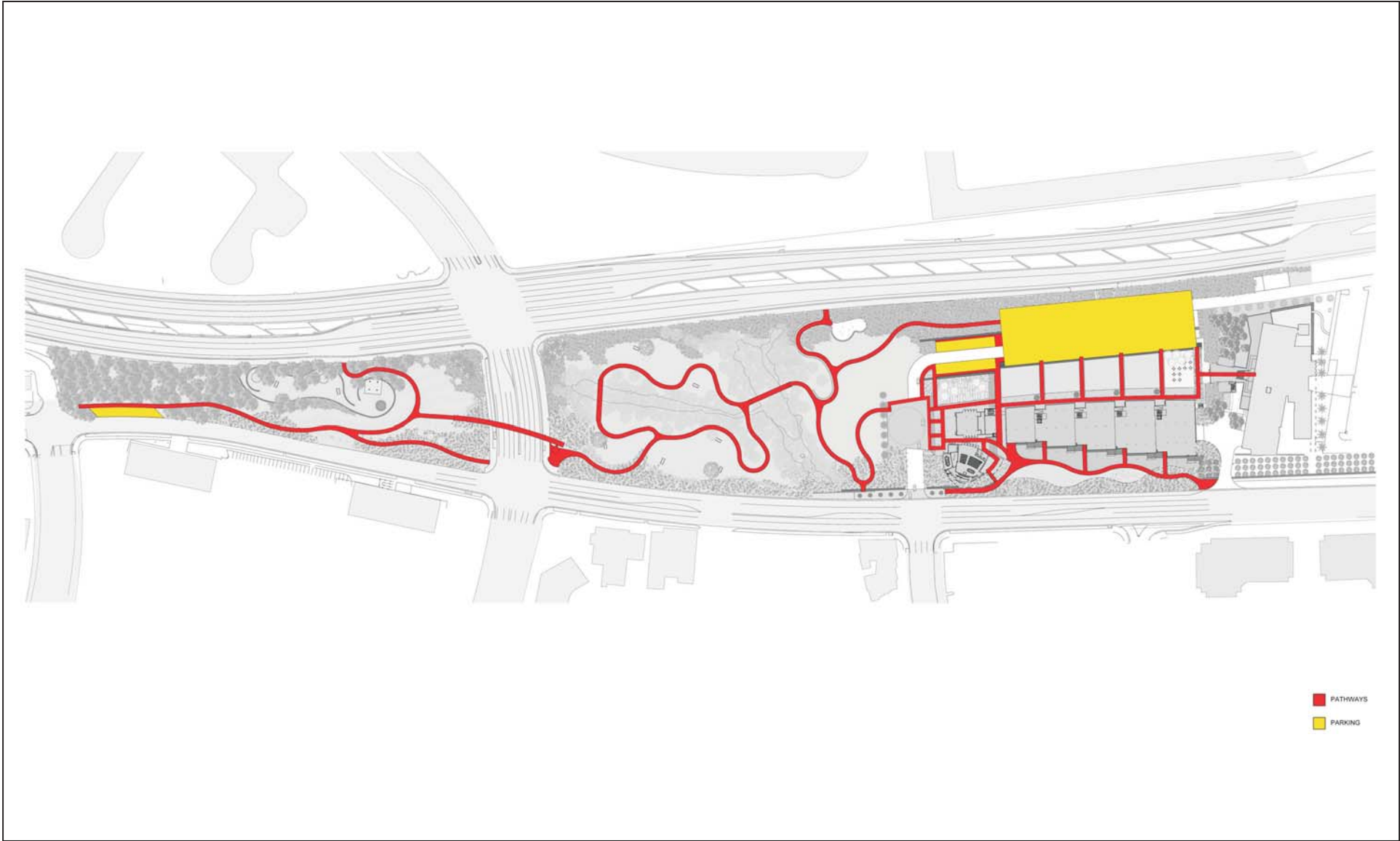
FIGURE 3.12

Newport Beach City Hall and Park Development Plan
Civic Green Illustrative

SOURCE: BCJ

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L S A

FIGURE 3.13



Newport Beach City Hall and Park Development Plan
 Pedestrian Circulation

SOURCE: BCJ

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California Department of Fish and Game [CDFG] jurisdictional limits) connecting level areas of ground across the lowland area between them.

A pedestrian overcrossing (i.e., a bridge over San Miguel Drive) would connect the north and central parcels. The pedestrian overcrossing would include stairs and an elevator on the central parcel side of the bridge and an ADA-compliant ramp on the northern parcel side of the bridge. The bottom of the pedestrian overcrossing would be approximately 20 ft above the ground surface of San Miguel Drive.

The northern portion of the proposed park (the area north of San Miguel Drive) would be widened to the west by incorporating the additional area of land in the Avocado Avenue shoulder. New curb and gutter would be installed along Avocado Avenue, and street-adjacent parking to accommodate 20 vehicles would be located at the northern end of the parcel.

A belvedere¹ with views of the Pacific Ocean would occupy the high point of the northern parcel. An approximately 0.5-acre dog park would also be located in the north section of the park. The dog park would be surfaced with mulch, artificial turf, or a similar dog-friendly material. In addition to the belvedere and dog park, there would also be an area with dense trees, creating a “forest” on site.

The east and west edges of the central park area would be regraded to provide several meadow areas for flexible use of the space. A smaller, level area is proposed as an overlook from the south that would emphasize the long view of the wetland. Planting would include native flora and drought-tolerant species, but would also include ornamental species, including turf. Artificial turf may be used at the dog park.

The area surrounding the proposed Civic Center would be the most formal and heavily used area of the site. Entry area landscaping and the formal vehicular drop-off area (refer to Figure 3.4) would serve as the symbolic foreground to the Civic Center complex. Planting in the entry area would be subtropical, utilizing native, drought-tolerant, and some ornamental species that would create a rich and dense entrance for the project.

The existing sidewalk along Avocado Avenue would generally be reduced in size and moved from the existing site edge into a parkway. Landscaping along the parkway would provide both a larger-scale landscape and shade for pedestrians. Site circulation would be consistent with the requirements of the ADA and would feature accessible paths made of stabilized decomposed granite paving or asphalt that connects the various usable levels of the site.

3.5.7 Widening of San Miguel Drive

San Miguel Drive is classified as a Primary Road, defined as an existing four-lane divided roadway in the City’s General Plan Circulation Element. In the vicinity of the proposed project site, San Miguel Drive is a four-lane divided roadway with a raised landscaped median, trending in an east-west direction with on-street parking prohibited.

¹ In the context of the proposed project, the term “belvedere” should be interpreted to mean a flat area on top of a high point, situated so as to command a wide view.

The proposed project includes improvements to San Miguel Drive, focusing on the segment between MacArthur Boulevard and Avocado Avenue. Although these intersections operate at acceptable levels of service, this segment of road has experienced operational issues due to the relatively short distance between these intersections and the relatively high number of turning movements. The improvements are proposed to provide additional capacity for the heavy afternoon eastbound left turn onto MacArthur Boulevard to reduce the amount of signal-cycle time necessary for traffic movements opposing the heavy westbound left turn onto Avocado Avenue. These physical improvements are proposed to supplement the recently implemented traffic signal coordination program in order to improve the operational efficiency of these intersections.

Through widening San Miguel Drive, the following geometric improvements would be provided:

- A third eastbound left-turn lane from San Miguel Drive onto MacArthur Boulevard
- A third eastbound through lane at San Miguel Drive/Avocado Avenue
- A defacto¹ eastbound right-turn lane from San Miguel Drive onto MacArthur Boulevard
- A defacto westbound right-turn lane from San Miguel Drive onto Avocado Avenue

The roadway improvements described above are illustrated in Figure 3.14. In addition, the southbound Avocado Avenue approach to San Miguel Drive would be restriped to provide for two left-turn lanes. As part of the widening of San Miguel Drive, the existing fire hydrants on the sidewalk would be relocated.

3.5.8 Existing City Hall Site

The City Hall functions at the existing City Hall site would be relocated to the proposed project site after project construction. The existing City Hall site would then be reused for other public facility uses. No changes to the architecture or infrastructure at the existing City Hall site are proposed.

¹ The County of Orange Traffic Implementation Manual (1994) defines a defacto lane as an “unofficial” lane right-turning vehicles may be assumed to utilize if the distance from the inside edge of the outside through travel lane is at least 19 feet and no observable demand exists during the peak period, or parking is prohibited.



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FIGURE 3.14



Newport Beach City Hall and Park Development Plan
 San Miguel Roadway Improvements

SOURCE: RBF

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3.6 PARKING AND ACCESS

The proposed project would operate as an integrated Civic Center and park with multiple parking areas and two primary vehicular access points. The existing access to the Library (south of Farallon Drive) would remain unchanged, as would the existing Library parking area south of the Library. Access to the Civic Center and the southern part of the park would be located at the intersection of Avocado Avenue and Farallon Drive, where the main project driveway would be constructed. Access to the northern part of the park would occur near the intersection of Avocado Avenue and San Nicolas Drive or at the northeast side of the intersection of Avocado Avenue and San Miguel Drive. Although the project site is served by public transportation and the Newport Transportation Center is located immediately north of the project site, it is anticipated that many site users would access the site via private vehicles. Refer to Section 4.2 for more information about access and potential project traffic impacts. The breakdown and location of the parking spaces to be provided by the proposed project are shown in Table 3.B. Approximately 495 parking spaces would be provided as part of the project; combined with the existing 210 spaces in the Library parking lot, there would be a total of 705 parking spaces provided for on-site uses. Through the continuation of existing programs, the City would encourage employees and visitors to access the Civic Center and park via public transportation, carpool, bike, or by walking.

Table 3.B: Project Parking

Location	Spaces to be Provided
Parking structure	450
Surface parking at Civic Center	25
Surface parking at north parcel	20
Existing Library parking ¹	210
Total	705

¹ Existing Library spaces are located south of the existing Library. No changes are proposed to the existing Library parking area.

3.7 EXTERIOR LIGHTING

The proposed Civic Center area (i.e., City Hall administration building, Community Room, Council Chambers, parking structure, Civic Green, Library expansion) would involve some limited nighttime operations such as City Council meetings; meetings of the City’s boards, committees, and commissions; and community meetings in the proposed Community Room. Infrequently, City staff may work late to complete projects on an evening when such meetings are being held. Janitorial work is also done in the evening hours. All facilities would be lighted to accommodate planned nighttime activities and to provide for security after facilities are closed. Nighttime lighting would be minimal, using full cutoff pole lighting along designated pathways and in the parking structure, with bollard lighting in the Civic Green and drop-off area.

Several lighting features are proposed with implementation of the project, including the following: (1) automated internal shades set to close at specific times in the City Hall administration building to form part of the glare control strategy, as well as to assist in the reduction of nighttime light pollution to neighboring sites; (2) exterior lighting that will be controlled by a Lighting Control Panel with an

exterior photo-control and time clock; (3) internal lighting systems that would auto-dim after standards work hours, leaving small task lighting for janitorial activities and to light areas where staff may be working late; and (4) exterior light fixtures that would be the cutoff type and dark sky compliant. Similar automated shades are proposed for the Library expansion.

No lighting would be provided along the sidewalks or paths in the interior of the park.

3.8 UTILITIES AND INFRASTRUCTURE IMPROVEMENTS

On-Site and Off-Site Infrastructure. The project would require improvements to, and connection with, off-site and on-site infrastructure systems. These systems, consisting of water, electricity, natural gas, telephone and cable television/telecommunication lines, sewage, storm water drains, and street improvements, would be constructed on site for the development and would be fully provided and maintained by the City or other utility providers (e.g., Southern California Edison [SCE]).

A backbone infrastructure plan has been developed to serve the proposed project. Infrastructure plans and connections to off-site utilities are further described and assessed in Section 4.13, Public Services, Utilities, and Service Systems.

Water, Sewer, Electricity, and Gas Utilities. The water and sewer system would be constructed to City of Newport Beach Utilities Department standards and maintained by the City, the provider of both potable and reclaimed water within the City. The proposed project does not include a connection to a reclaimed water line,¹ but this may be investigated at a later date. The proposed project would be constructed with infrastructure to support reclaimed water use if such a connection is provided in the future. The City maintains a potable water line in Avocado Avenue to which the project would connect. The proposed project would include a looped on-site water system with a 4-inch pipe on the central parcel that would supply both domestic and fire flow water. There are two points of connection to the water main for the central parcel and one point of connection serving the northern parcel.

The City maintains sanitary sewers in Avocado Avenue to which the proposed project would connect. On-site electricity would be provided by SCE. The proposed project would tie into existing electrical mains in Avocado Avenue. On-site natural gas lines would be constructed to City and Southern California Gas Company standards and maintained by the Southern California Gas Company, the provider of natural gas for the project site. The proposed project would connect with an existing gas main in Avocado Avenue.

In summary, the proposed water, sewer, and natural gas improvements include the following components:

- Construction of water delivery and on-site sewer collection and elimination systems
- Construction of sewer connection to the existing sewer line located in Avocado Avenue

¹ Reclaimed water near the proposed project site is provided by the Orange County Water District and the Irvine Ranch Water District.

- Construction of a water pipeline connecting the development to the 12-inch water line in Avocado Avenue
- Construction of a gas pipeline connecting the development to the existing gas line beneath Avocado Avenue
- Connection to the underground electrical main beneath Avocado Avenue

In addition, the proposed project would result in the following utility relocations:

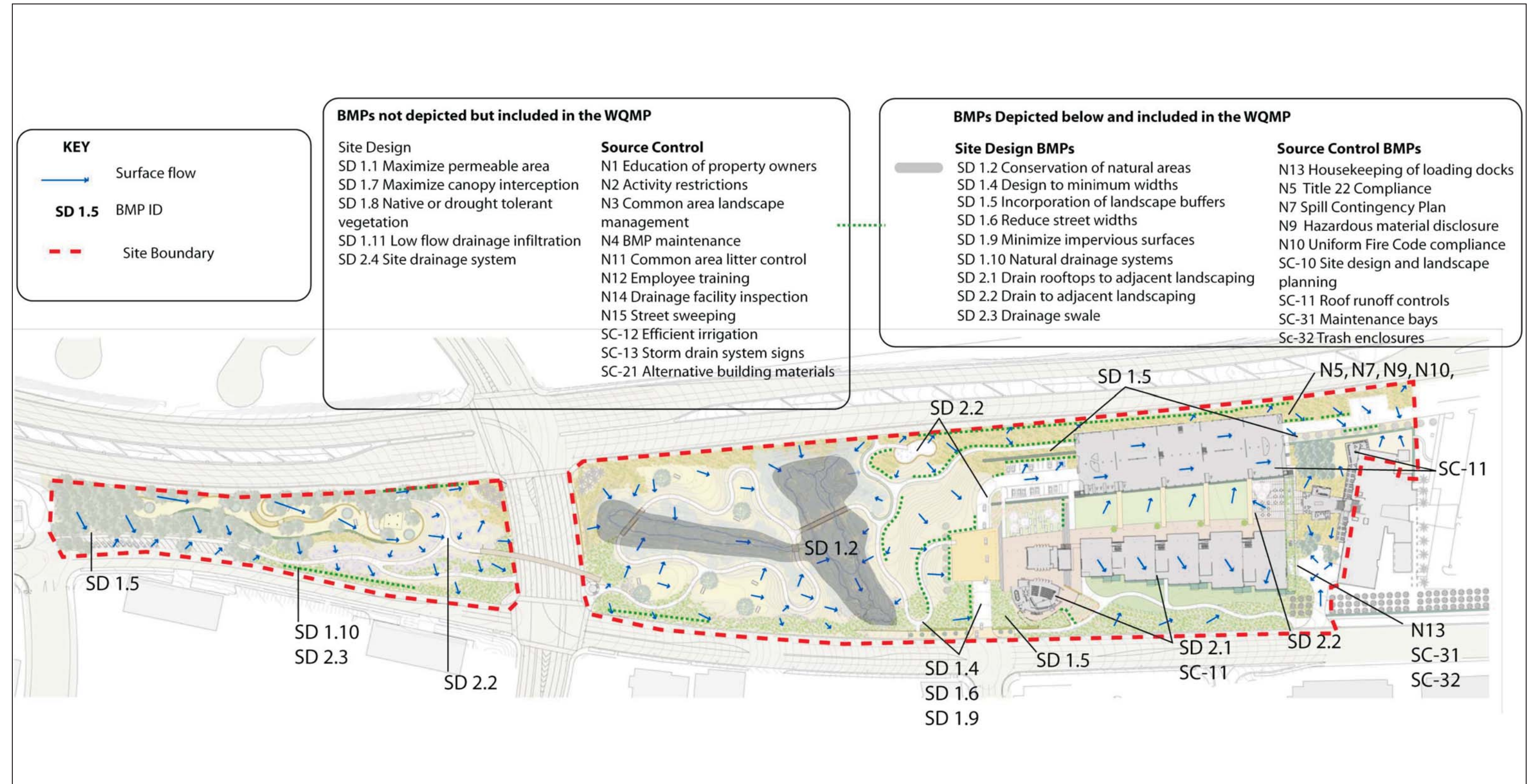
- 4-inch gas service
- Telecommunication/electrical vaults and services
- Mechanical services fed from the external mechanical court east of the Library
- Several 6-inch storm drains servicing Library roof runoff
- One 12-inch storm drain collector that carries runoff from roughly 20 percent of the central parcel.

The gas, telecommunication/electrical services, and mechanical services currently located north of the existing Library would be relocated approximately 20 ft north from their existing location into a combined utility trench that would service the City Hall facility, Library, and EOC. Library roof runoff would be combined with runoff collected at the south end of the central parcel, and the runoff previously collected by the 12-inch collector storm drain would be handled by the detention/water quality facilities south of the parking structure, with overflow continuing to drain toward existing storm drains on the east side of the Library.

Storm Drain System. A comprehensive surface drainage/storm drain system has been developed to collect and convey runoff on the project site into the existing City storm drain system. A Hydrology Study has been prepared for the project and is included in Appendix H of this EIR. Surface water currently treated in concrete channels would drain to vegetated swales constructed for water quality improvement, runoff conveyance, and park character. Swales would be constructed of large boulders, rocks, gravel, and plantings. The majority of vegetated swales would include check dams (barriers placed at regular distances along the length of the swale) to reduce scour and erosion and promote sedimentation by slowing flow velocities and/or filtering concentrated flow. Under low-flow conditions, water ponds behind the structure and then seeps slowly around or through the check dam, infiltrates, or evaporates. In high-flow conditions, water flows around, over, or through the structure.

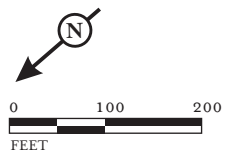
A vegetated bioswale with a series of check dams is proposed adjacent to Avocado Avenue north of the wetlands to treat runoff from Avocado Avenue. The proposed project also includes the construction of extended detention basins in the southeast and southwest corners of the site. The basins would provide both water quality improvement for the water quality design storm (85th percentile storm event) and peak flow reduction for storms up to the 50-year event. Storm water from the park, buildings, and other impervious surfaces would drain to vegetated swales, vegetated filter strips, and extended detention basins. Figures 3.15 and 3.16 provide illustrations of the proposed Site Design and Source Control best management practices (BMPs) and Treatment BMPs, respectively. Following treatment, on-site drainage discharges to the five separate City storm drain locations. Three

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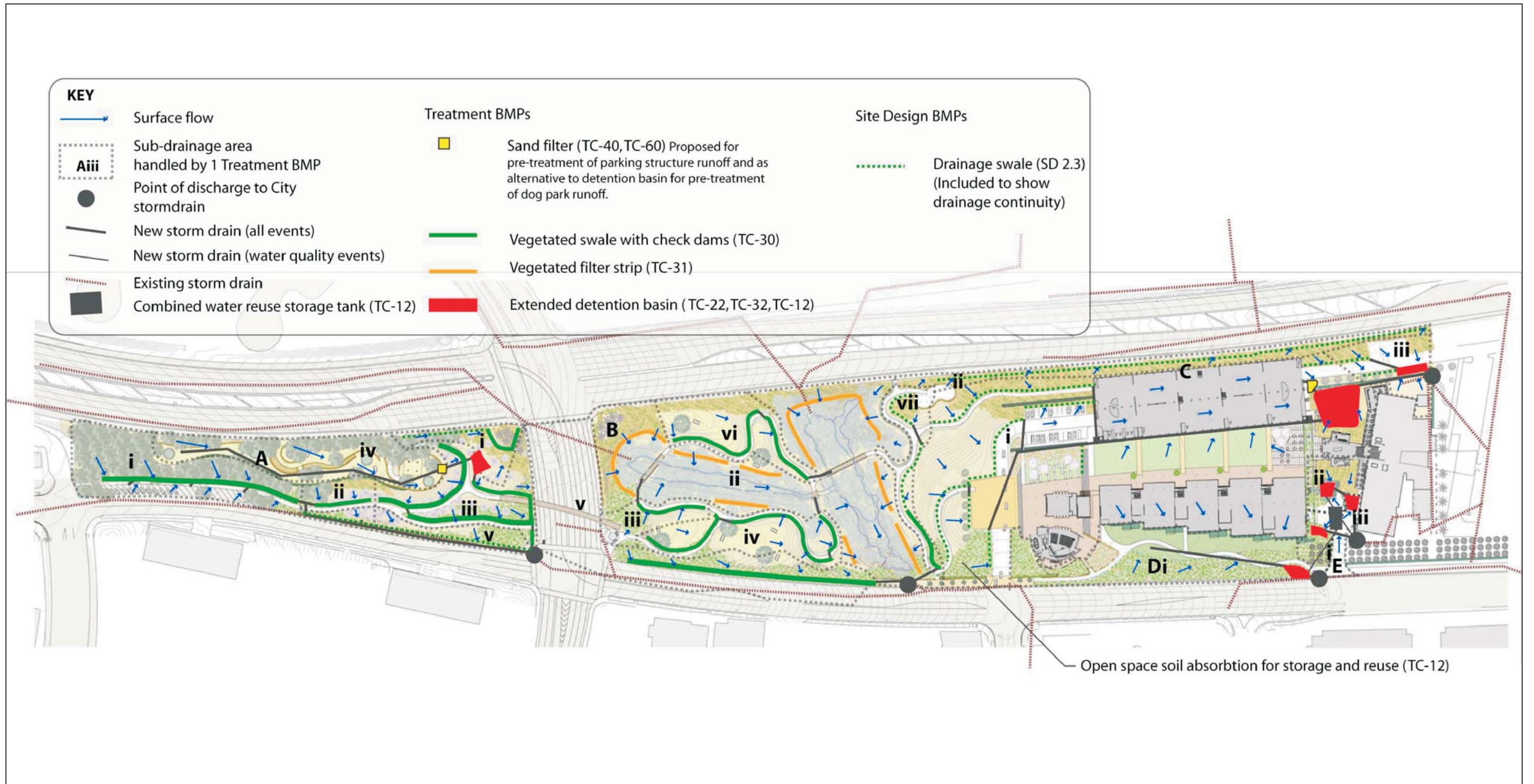
FIGURE 3.15



SOURCE: Arup North America Ltd., 2009

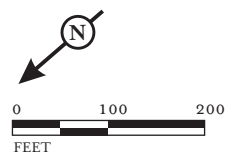
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FIGURE 3.16



SOURCE: Arup North America Ltd., 2009

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Newport Beach City Hall and Park Development Plan

Treatment BMPs

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discharge points are located along Avocado Avenue, and the remaining two are located on the east and west sides of the Library building.

3.9 PROJECT DESIGN FEATURES

Project Design Features (PDFs) are specific design components of the proposed project that have been incorporated to reduce its potential environmental effects. Because these features are part of the project design, they do not constitute mitigation measures. They are, however, included in this EIR because they are a significant part of the project proposal that reduce potential project impacts through design. In addition to being listed below, PDFs are described in the sections of Chapter 4.0 where relevant for reduction of environmental effects of the proposed project. PDFs are not included for every environmental topic.

- PDF TRA-1:** **Pedestrian Overcrossing.** The pedestrian overcrossing linking the northern and central parcels shall be a minimum of 19.5 feet (ft) above the ground surface of San Miguel Drive.
- PDF BIO -1:** **Removal of Invasive Exotic Plants.** Invasive exotic plant species (e.g., myoporum, castor bean, pampas grass) associated with the wetland/riparian habitat shall be removed and mulefat, willow cuttings, and other appropriate species shall be installed.
- PDF BIO -2:** **Native Plants.** The landscaping palette to be used on site shall include the use of native plant species in addition to drought-tolerant, ornamental, and turf species. The landscaping palette shall also prohibit the use of invasive exotic plants (i.e., those plant species rated as “High” or “Moderate” in the California Invasive Plant Council’s [Cal-IPC] Invasive Plant Inventory).¹
- PDF GHG-1:** **LEED-NC Silver.** The City of Newport Beach (City) shall work with the project designers and engineers to identify United States Green Building Council’s Leadership in Energy and Environmental Design-New Construction (LEED-NC) Silver credit design components to be incorporated into the construction plans for the proposed project, including the City Hall administration building, Community Room, Council Chambers, and Emergency Operations Center (EOC). The City shall register the subject buildings in the LEED-NC Silver program prior to final design and shall seek LEED-NC Silver certification after construction.
- PDF GHG -2** **Energy Efficiency.** The City of Newport Beach (City) shall seek ways to reduce waste and energy consumption and to increase the efficiency of its operations in order to minimize impacts to the environment and enhance the sustainability of its operations. Toward that end, the City has incorporated the following commitments into the project plans:

¹ <http://www.cal-ipc.org/ip/inventory/index.php>.

1. The City is committed to evaluating and implementing energy efficiency programs and procedures, including the use of solar photovoltaic panels on new structures where feasible, use of energy-efficient light fixtures, implementation of energy-saving devices and equipment, and energy-efficient design of new facilities (refer to Project Design Feature [PDF] PSU-5).
2. The City will continue to implement existing waste reduction programs, including office recycling, source reduction, waste reduction and reuse, purchase of recycled content products, and source separation and recycling of materials, including composting of biodegradable materials.
3. The City is committed to achieving Leadership in Energy and Environmental Design-New Construction (LEED-NC) Silver certification for the new City Hall facility and Emergency Operations Center (EOC) (refer to PDF GHG-1, above).
4. The City will conduct regular energy audits and commissioning¹ during new construction and renovation, as appropriate, with implementation of follow-up improvements to reduce energy consumption for the new City Hall facility and Emergency Operations Center (EOC).
5. The City will require contractors to use zero- or low-emission vehicles and equipment when possible.
6. The City will landscape the proposed project site with native, drought-tolerant, and ornamental plants (refer to PDF BIO 2).
7. The City will implement a comprehensive potable water conservation strategy for irrigation and water service within the City Hall facility and Emergency Operations Center (EOC).
8. The City will continue to seek new opportunities to promote commuter carpooling and transit use, as well as alternative transportation for City employees and Civic Center visitors.

PDF-WQ-1

State General Construction Activity NPDES Permit. Prior to and during construction, the City of Newport Beach shall comply with the requirements of the National Pollution Discharge Elimination System (NPDES) *General Permit, Waste Discharge Requirements (WDRs) for Discharges of Storm Water Runoff Associated with Construction Activities (Order No. 99-08-DWQ, NPDES No. CAS000002)* and any subsequent permit as they relate to construction activities. This shall include submission of a *Notice of*

¹ Commissioning is a systematic process to help ensure building systems are designed, installed, tested, perform, and are capable of being operated and maintained according to owner's operational needs. The commissioning process documents the quality of building system performance and facilitates improved building operation without requiring any major renovations.

Intent (NOI) to the Santa Ana Regional Water Quality Control Board (RWQCB) at least 30 days prior to the start of construction, preparation and implementation of a Storm Water Pollution Prevention Plan (SWPPP) and submission of a *Notice of Termination* (NOT) to the Santa Ana RWQCB upon completion of construction and stabilization of the site. Prior to construction activities and after the final design phase and environmental determinations, a construction SWPPP and a Monitoring and Reporting Program shall be developed for the project. The construction phase SWPPP shall be designed to identify potential pollutant sources associated with construction activities; identify non-storm water discharges; and identify, implement, and maintain Best Management Practices (BMPs) to reduce or eliminate pollutants associated with the construction site.

PDF-WQ-2

Short-Term Groundwater Discharges. Prior to commencement of grading activities, the City of Newport Beach shall determine whether dewatering of groundwater will be necessary during project construction and whether dewatering activities will require discharge to the storm drain system or surface waters. If dewatering activities are required, the City of Newport Beach shall comply with the requirements of the *General National Pollutant Discharge Elimination System (NPDES) Permit/Waste Discharge Requirements (WDR) for Short-Term Groundwater Discharges and De Minimus Wastewater Discharges* (Order No. R8-2004-0021, amended by order R8-2006-0065) or subsequent permit. This will include submission of a Report of Waste Discharge (ROWD) and Notice of Intent for coverage under the permit to the Santa Ana Regional Water Quality Control Board (RWQCB) at least 45 days prior to the start of dewatering and compliance with all applicable provisions in the permit, including water sampling, analysis, and reporting of dewatering-related discharges.

PDF-WQ-3

Site Design, Source Control, and Treatment Best Management Practices. The City of Newport Beach shall comply with the requirements of the Orange County Drainage Area Management Plan (DAMP), the City of Newport Beach Local Implementation Plan (LIP), and the City of Newport Beach Council Policies and Municipal Code, as they relate to hydrology and water quality. Project-specific Site Design, Source Control, and Treatment Control Best Management Practices (BMPs) contained in the Final Water Quality Management Plan (WQMP) shall be incorporated into final design. The BMPs shall be properly designed and maintained to target pollutants of concern and reduce runoff from the project site. The WQMP shall include an operations and maintenance plan for the prescribed Treatment Control BMPs to ensure their long-term performance.

PDF PSU-1:

Fire Code. The City of Newport Beach (City) shall comply with the requirements of Title 9 (Fire Code) of the City's Municipal Code, including installation of fire sprinklers in all new buildings. Said sprinklers shall be installed prior to each final building inspection.

PDF PSU-2: **Electricity and Natural Gas.** The proposed project shall meet or exceed all State Energy Insulation Standards and City of Newport Beach codes in effect at the time of application for building permits. (Commonly referred to as Title 24, these standards are updated periodically to allow consideration and possible incorporation of new energy efficiency technologies and methods. Title 24 covers the use of energy-efficient building standards, including ventilation, insulation, construction, and the use of energy-saving appliances, conditioning systems, water heating, and lighting.) Plans submitted for building permits shall include written notes or calculations demonstrating compliance with energy standards and shall be reviewed and approved by the Director of the City of Newport Beach Building Department prior to issuance of building permits.

PDF PSU-3 **Solid Waste.** In compliance with State legislation (Assembly Bill [AB] 939), the City of Newport Beach (City) implements programs to recycle, reduce refuse at the source, and compost solid waste in order to achieve a 50 percent reduction in solid waste disposed of at landfills. AB 939 also requires that all cities conduct a Solid Waste Generation Study (SWGS) and prepare a Source Reduction Recycling Element (SRRE). In accordance with AB 939, the City submits an annual report to the California Integrated Waste Management Board (CIWMB) summarizing its progress in diverting solid waste disposal.

PDF PSU-4 **Water Conservation.** The proposed project would also utilize additional water conservation measures in the proposed Civic Center including, but not limited to:

- Low-flow faucets
- Dual-flush water closets and pint (1/8 gallon per flush) urinals
- Drip irrigation where practical
- A high percentage of drought-tolerant or native species for landscaping (refer to PDF BIO-2)
- Cooling tower water use reduction via nonchemical water treatment

PDF PSU-5 **Energy Conservation.** The proposed project would also utilize additional energy conservation measures in the proposed Civic Center including, but not limited to:

- High-performance facade
- Mixed-mode active and natural ventilation
- Under-floor air distribution
- Daylight dimming controls
- Low-wattage light fixtures
- Exterior shading devices

- Proper building orientation

3.10 PROJECT PHASING

The proposed project is planned for development in a single phase, including site preparation; grading; installation and connection of utilities; street improvements; public park landscaping and trail development; and construction of the parking structure, Library expansion, and all Civic Center buildings. Traffic circulation, storm water drainage, water, electrical, gas, and sewer system improvements would be integrated with the existing City and utility-owned infrastructure as necessary. Project construction is expected to commence as early as December 2009 and is expected to be complete by mid-2013. The approximate order of activities would be excavation, mass grading, fine grading, trenching, paving, construction, and landscaping. Some construction activities may overlap.

3.11 GRADING AND PROJECT CONSTRUCTION

Due to the site's existing grade and elevation and proximity to the height limitation of the Sight Plane, it is necessary for a substantial amount of soil to be removed from the site to allow buildings to be constructed below the Sight Plane. Some areas would experience cuts as deep as 50 ft. A few areas of the park would require fill material to cap a sensitive archaeological site and to amend the soil to make it suitable for plantings. Fill materials for capping the archaeological site would come from a verified culturally sterile source. Fill materials for on-site planting would be harvested during the excavation process and amended for use on site. Harvested soil would be stored on site until used.

Based on the construction operation estimates provided by C.W. Driver (July 2009) and preliminary grading plans, grading the project site would require the removal of approximately 320,000 cubic yards of material. For the purposes of the analysis in this EIR, it is assumed that the soil would be hauled to and disposed of at the Prima Deshecha Landfill in San Juan Capistrano. The proposed project haul route for disposal of excavated soil is shown in Figure 3.17. This represents a reasonable worst-case scenario, which is appropriate under CEQA. It is possible that the City would find a closer disposal site or find a development project in closer proximity that requires significant amounts of imported soil. Preliminary grading plans are provided in Appendix M of this EIR.

As stated above, project construction is expected to commence as early as December 2009 and is expected to be complete by mid-2013. Although mass excavation and grading could be completed in approximately 4 months, the City has allowed up to 10 months for excavation and grading, thereby providing some flexibility in finding alternative disposal sites or a development project in closer proximity to the proposed project site that requires significant amounts of imported soil. The rough order of construction events would be excavation and grading, construction of the parking structure, construction of the City Hall facility and EOC, construction of the Library expansion, and construction/landscaping of the park.

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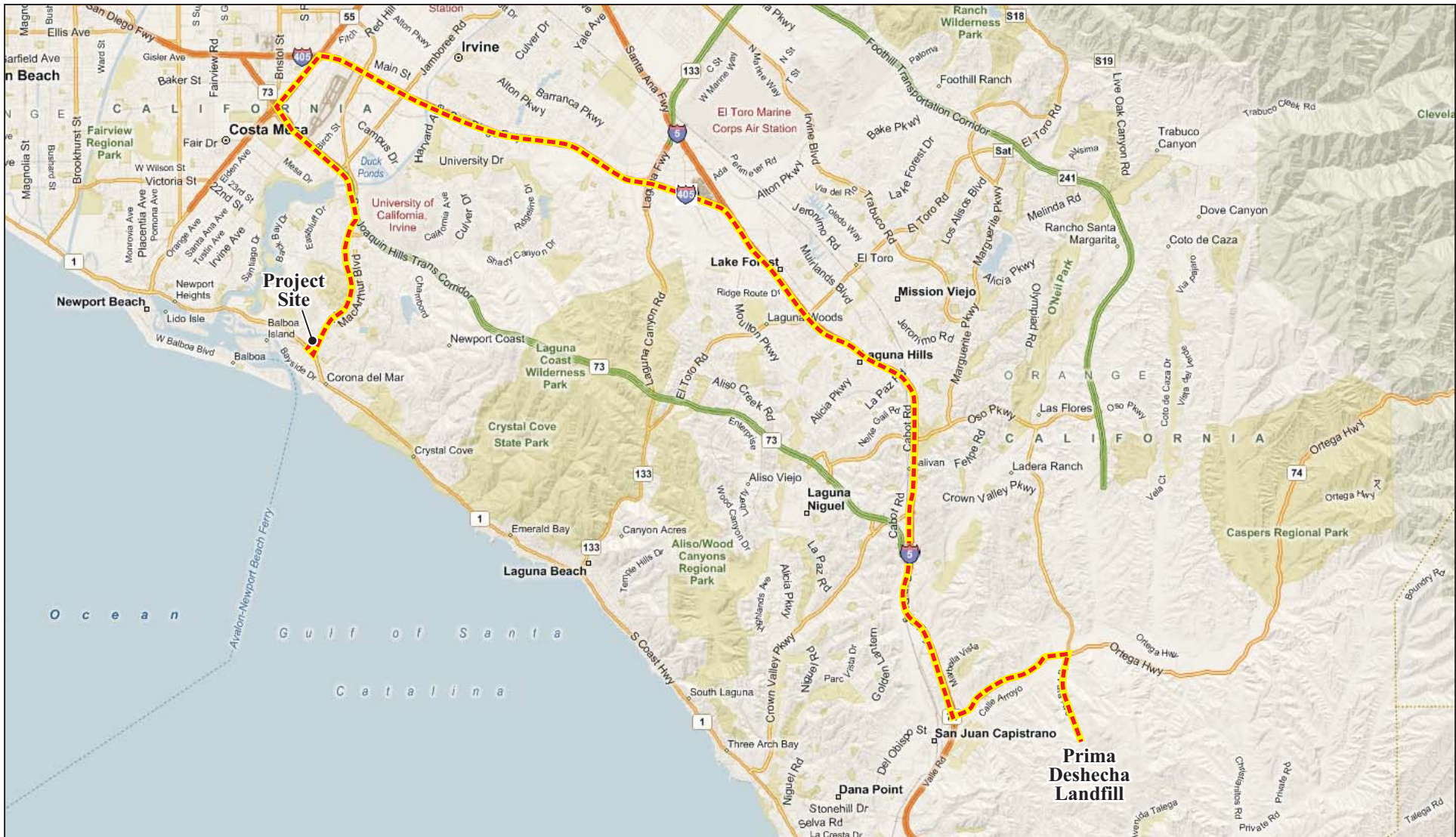


FIGURE 3.17

LSA

LEGEND

 Haul Route



0 1.5 3.0

FEET

SOURCE: Microsoft Vitrual Earth

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3.12 DISCRETIONARY ACTIONS

The purpose of this EIR is to analyze the proposed development and activities further described and analyzed in Chapter 4.0, and it is intended to apply to all listed project approvals as well as to any other approvals necessary or desirable to implement the project.

This EIR is intended to inform decision-makers and the public of the environmental effects of implementing the proposed project and of the alternatives available that lessen or avoid significant impacts. This EIR analyzes and documents the impacts of the proposed development of the City Hall and Park Development Plan project and all discretionary and ministerial actions associated with the project. The City, as Lead Agency, will use this EIR in assessing the effects of the City’s actions described below. Responsible Agencies, as defined under Section 15381 of the State CEQA Guidelines, may also use this EIR in assessing the effects of their actions as described throughout this chapter and as listed in Table 3.C.

Table 3.C: Responsible Agencies

Responsible Agency	Action
1. State Water Resources Control Board (SWRCB)	Applicant must submit a Notice of Intent (NOI) to comply with the General Activity Construction National Pollution Discharge Elimination System (NPDES) Permit
2. Regional Water Quality Control Board (RWQCB)	Storm sewer discharge permit and a Temporary Construction Dewatering Permit
3. Federal Aviation Administration (FAA)	Review of Notice of Proposed Construction or Alteration (Form 7460-1) and issuance of a Determination of No Hazard
4. California Department of Fish and Game (CDFG)	Streambed Alteration Agreement for the possible effects of shade cast by proposed bridges over wetlands areas

Development of the proposed project would require discretionary approvals by the City as Lead Agency and by Responsible Agencies. The City’s discretionary actions include consideration of the following:

- Approval of the project schematic design plans
- Lot line adjustment to allow expansion of the Library on a single parcel (i.e., so the expansion does not cross a parcel line)

In addition to those discretionary actions listed above, the City would take action to either: (1) exempt the project from the provisions of its own Zoning Code and the Newport Village Planned Community Development Plan (PC-27); or (2) amend PC-27 to assign Government and Institutional uses to the area of the central parcel proposed for development as the Civic Center and establish applicable development regulations to allow the project as proposed. Measure B, approved by the City’s voters, authorizes and directs the City to amend its Zoning Code to render the project consistent with the applicable zoning. Regardless of which action the City ultimately chooses to pursue, the potential physical effects of exempting the project from the Zoning Code and PC-27, or amending PC-27 are

evaluated as part of this EIR. Project approvals by the City are described in greater detail below. In addition, Table 3.C provides a list of likely Responsible Agencies and related project approvals.

Ministerial permits/approvals, such as grading permits, building permits, and street work permits, would be issued by the City to allow site preparation and construction of the proposed project and off-site project infrastructure connections.