

**HUNTINGTON BEACH  
OFFICE OF THE ZONING ADMINISTRATOR  
EXECUTIVE SUMMARY**

**TO:** Zoning Administrator  
**FROM:** Hayden Beckman, Associate Planner  
**DATE:** December 16, 2015

**SUBJECT: MITIGATED NEGATIVE DECLARATION NO. 15-002 (ADMIRALTY DRIVE BRIDGE PREVENTIVE MAINTENANCE PROJECT)**

**LOCATION:** The project site is the existing Admiralty Drive Bridge, spanning approximately 155 linear feet over the Queen Elizabeth Passage, a tidally influenced waterway functioning as an outlet between the Huntington Harbour residential community and the adjacent Bolsa Chica channel.



**Applicant/  
Property**

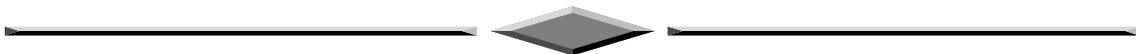
**Owner:** Jonathan Claudio, P.E., Public Works Department, City of Huntington Beach, 2000 Main Street, Huntington Beach, CA 92648

**Request:** To analyze the potential environmental impacts associated with maintenance activities on the existing Admiralty Drive Bridge to restore the integrity of its original design. Parts of the bridge have deteriorated due to normal wear from vehicular traffic and from tidal flux of the marine ecosystem setting during the last five decades, and the bridge has been deemed structurally deficient. Repair/rehabilitation would require the following maintenance measures: remove and replace the concrete barriers, sidewalks, and bridge deck; clean and paint I-girders and other steel members; remove unsound concrete and patch concrete at the bridge columns, requiring working platforms with fully enclosed protective covers. All existing utilities would be temporarily relocated and/or supported during construction, and replaced upon completion of the project. Access to Admiralty and Gilbert Islands will remain open during construction. A Coastal Development Permit from the California Coastal Commission will be required.

**Zone:** ROW (Right-of-Way)

**General Plan:** ROW (Right-of-Way)

**Existing Use:** Admiralty Drive Bridge with two traffic lanes and two pedestrian sidewalks.



**RECOMMENDATION:** Staff recommends approval of the proposed project based upon the following findings:

**SUGGESTED FINDINGS FOR APPROVAL – MITIGATED NEGATIVE DECLARATION NO. 15-002:**

1. The Mitigated Negative Declaration No. 15-002 has been prepared in compliance with Article 6 of the California Environmental Quality Act (CEQA) Guidelines. It was advertised and available for a public comment period of thirty (30) days. Comments received during the comment period were considered by the Zoning Administrator prior to action on the Mitigated Negative Declaration.
2. Mitigation measures avoid or reduce the project's effects to a point where clearly no significant effect on the environment will occur. Mitigation measures address potential impacts to nesting habitat for bird species protected by the Migratory Bird Treaty Act, the potential discovery of human remains, or archaeological or paleontological resources during ground-disturbing activities, and potential impacts regarding water quality, hazardous materials, and construction noise.
3. There is no substantial evidence in light of the whole record before the Zoning Administrator that the project, as mitigated through the attached mitigation measures for Mitigated Negative Declaration No. 15-002, will have a significant effect on the environment.

**SUGGESTED MITIGATION MEASURES FOR ENVIRONMENTAL CONCERNS:**

1. Work areas will be reduced to the maximum extent feasible to avoid the channel and minimize impacts on waters of the U.S. and state. **(Mitigation Measure)**
2. Measures for preventing material, equipment, and debris from falling into the channel would be in place at all times while the bridge deck is being removed. The work area would be tented and isolated to minimize the potential for concrete dust, debris, paint chips, rust, and construction material to fall into the channel. **(Mitigation Measure)**
3. During construction, a cofferdam would be installed around one column of the eastern bridge pier to dewater the area in order to patch existing cracks in the pier and prevent concrete debris, bonding materials, and fresh concrete from contacting seawater and contaminating waters in the channel. Additionally, installation and removal of the cofferdam and any work on the piers would be performed during low tide to minimize the potential for water currents to carry sediment plumes and turbidity into the surrounding waters. The cofferdam would remain in place for a sufficient amount of time to allow for fresh concrete and bonding materials to cure prior to removal to prevent contamination of waters in the channel. **(Mitigation Measure)**
4. The contractor will implement appropriate hazardous material BMPs to reduce the potential for chemical spills or contaminant releases, including any non-stormwater discharge. A spill prevention plan would be developed and included as part of the SWPPP. Implementation of standard hazardous materials management and spill control response measures will minimize the potential for contamination of road surfaces and waters of the U.S. in the channel. All vehicles and equipment will be checked daily for fluid and fuel leaks, and drip pans will be placed under all equipment that is parked and not in operation. Vehicles and equipment will not be refueled or maintained in areas where pollutants could be released into the channel. **(Mitigation Measure)**
5. Construction areas would be reduced to the maximum extent feasible to avoid impacts on migratory birds. **(Mitigation Measure)**

6. Construction activities would be scheduled outside of the nesting bird season (typically February 15 to September 1) to the extent feasible. Although not anticipated, if vegetation removal is required it would be minimized and would be performed outside of the nesting season (typically February 15 to September 1) to the extent feasible. **(Mitigation Measure)**
7. If construction is required during bird nesting season, preconstruction nesting bird surveys would be completed by a qualified biologist within 48 hours prior to determine if nesting birds or active nests are within 300 feet of the construction area. Surveys would be repeated if construction activities are suspended for five days or more. **(Mitigation Measure)**
8. If vegetation removal must be conducted during the nesting season, nesting bird surveys would be completed by a qualified biologist within 48 hours prior to these activities to determine whether nesting birds are in these areas. **(Mitigation Measure)**
9. If nesting birds are found in the project site, appropriate buffers (typically 300 feet for songbirds) will be installed, in coordination with the appropriate resource agencies, to ensure that birds and/or their nests are not harmed. **(Mitigation Measure)**
10. Pre-construction wildlife surveys would be completed by a qualified biologist no more than 48 hours prior to clearing, grubbing, or other activities to determine the presence/absence of nesting birds, bats or other sensitive species within 300 feet of the construction area. Surveys would be repeated if construction activities are suspended for five days or more. If any wildlife species are identified, appropriate measures would be developed and implemented to avoid impacts on these species, in consultation with resource agencies as applicable. **(Mitigation Measure)**
11. A lead and asbestos survey will be completed by a licensed specialist prior to construction to determine if there are lead- and asbestos-containing materials in the bridge structure. If none are found, no further action is necessary. **(Mitigation Measure)**
12. If found in the bridge structure, lead- and asbestos-containing materials will be handled and disposed of in a manner approved by the California Division of Occupational Safety and Health (Cal- OSHA), and the SCAQMD would be notified of the asbestos removal. **(Mitigation Measure)**
13. The construction contractor shall ensure that all construction equipment, fixed or mobile, is properly operating (tuned-up) and that mufflers are working adequately. **(Mitigation Measure)**
14. The construction contractor shall ensure that all construction equipment is located so that emitted noise is directed away from sensitive noise receivers. **(Mitigation Measure)**
18. The construction contractor shall ensure that stockpiling and vehicle-staging areas are located as far as practical from noise-sensitive receivers during construction activities. **(Mitigation Measure)**
19. Two weeks prior to the construction, the construction contractor shall provide notification in writing to adjacent residences if they would be located within 150 feet of the active construction activity. **(Mitigation Measure)**

20. The construction contractor shall, as necessary, provide temporary noise barriers, including sound blankets, between the areas of active construction and sensitive receivers. **(Mitigation Measure)**
21. If archaeological resources, paleontological resources, or unique geologic features are encountered during construction, all ground disturbing work will be stopped until an archaeologist or monitor can properly assess the resource(s) and identify the appropriate measures to ensure that resource(s) would not be adversely affected. If human remains are encountered during construction, all ground-disturbing work will be stopped and standard measures required by California Health and Safety Code Section 7050.5 will be followed to notify the County Coroner and identify the remains. **(Mitigation Measure)**

**INDEMNIFICATION AND HOLD HARMLESS CONDITION:**

The owner of the property which is the subject of this project and the project applicant if different from the property owner, and each of their heirs, successors and assigns, shall defend, indemnify and hold harmless the City of Huntington Beach and its agents, officers, and employees from any claim, action or proceedings, liability cost, including attorney's fees and costs against the City or its agents, officers or employees, to attack, set aside, void or annul any approval of the City, including but not limited to any approval granted by the City Council, Planning Commission, or Design Review Board concerning this project. The City shall promptly notify the applicant of any claim, action or proceeding and should cooperate fully in the defense thereof.