Cumulative Projects List

This list has three parts: Reasonably Foreseeable Projects, CIP (Capital Improvements Program) Reasonably Foreseeable Projects, and Approved Projects

Reasonably Foreseeable Discretionary Projects with CEQA review or Traffic Study:

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<tr>
<th>Project</th>
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<tr>
<td>The Garden Restaurant (PA2019-006)</td>
<td>A coastal development permit, conditional use permit, traffic study, and operator license for conversion of an existing retail building for a new 7,705-square foot fine restaurant and 2,536-square-foot roof top outdoor dining terrace.</td>
<td>2902 West Coast Highway</td>
<td>Class 32 Exemption under preparation</td>
<td>• Conditional Use Permit • Traffic Study</td>
<td>Makana Nova</td>
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<tr>
<td>Newport Village (PA2017-253)</td>
<td>A coastal development permit, major site development review, tentative tract map, traffic study, and EIR for the demolition of all structures on-site (with the exception of buildings at 2241 West Coast Highway and 2244 West Coast Highway) and the construction of 127,320 square feet of nonresidential uses (retail, vehicle/boat sales, office and food service), 108 apartment units, 14 condominiums, and subterranean/surface parking garages with 835 parking spaces. The project includes a new public walkway along the waterfront. The maximum height of buildings on the north parcel is 26 feet for a flat roof and 31 feet for a pitched roofline measured from established grade. The maximum height of buildings on the south parcel is 35 feet for a flat roof measured from established grade.</td>
<td>2200-2244 West Coast Highway and 2001-22241 West Coast Highway Newport Village (former Ardell site)</td>
<td>Application submitted on December 4, 2017. Revised project submitted November 20, 2018. Application remains incomplete.</td>
<td>• Coastal Development Permit No. CD2017-109 • Site Development Review No SD2017-011 • Traffic Study No. TS2018-001 • Tentative Tract Map No. NT2017-006 • Environmental Impact Report No. ER2017-002</td>
<td>Makana Nova</td>
</tr>
<tr>
<td>Newport Crossings (PA2017-107)</td>
<td>A Site Development Review for the development of a mixed-use residential project consisting of 350 rental units, 7,500 square feet of commercial use, and a 0.5-acre public park on a 5.7-acre property known as MacArthur Square. The application includes a request for density bonus and development incentive waivers.</td>
<td>1701 Corinthian Way, 4251, 4253 &amp; 4255 Martinique Way, 4200, 4220 &amp; 4250 Scott Drive and 1660 Dove Street</td>
<td>Application submitted on May 31, 2017. Draft EIR completed. Approved by Planning Commission on February 21, 2019.</td>
<td>• Site Development Review No. SD2017-004 • Lot Line Adjustment No. LA2018-004 • Affordable Housing Implementation Plan No. AH2018-001</td>
<td>Jaime Munillo</td>
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| Vivante Senior Living (PA2018-185)           | General Plan amendment, Planned Community Development Plan amendment, development agreement, major site development review, conditional use permit, and lot merger for 90-units of senior housing and 27-bed memory care facility. | 850 & 856 San Clemente Drive      | Application submitted August 8, 2018; PC study session on April 18, 2019; Addendum to the certified Museum House FEIR drafted, second draft in progress. | • General Plan Amendment No. GP2018-003  
• Planned Community Development Plan No. PC2018-001  
• Site Development Review No. SD2018-003  
• Conditional Use Permit No. UP2018-019  
• Lot Merger No. LM2018-004  
• Development Agreement No. DA2018-005  
• Environmental Impact Report No.ER2016-002 | Makana Nova |
| Koll Newport Residential (PA2015-024)         | Development of mixed use residential of up to 260 units, 3,000 sf. retail and one-acre park.            | 4400 Von Karman Ave.              | Application submitted and deemed complete, DEIR is completed and circulated. Planning Commission study session on Jan. 31, 2019. | • Planned Community Development Plan Amendment  
• Site Development Plan  
• Transfer of Development Right  
• Traffic Study  
• Tentative Tract Map  
• Development Agreement  
• Environmental Impact Report | Rosalinh Ung |
| Saunders Mixed-use (PA2014-225)               | General Plan amendment to re-designate 16 acres of Campus Tract from Airport Office and Supporting Uses (AO) to Mixed Use Horizontal 2 (MU-H2) to allow for 329 replacement dwelling units, a zoning code amendment to change the zoning district from Office Airport (OA) to Planned Community (PC) and approval of Planned Community Development Plan and, approval of an Development Agreement. | 4341 Birch St  
4401 Birch St  
4320 Campus Dr  
4340 Campus Dr  
4360 Campus Dr  
4500 Campus Dr  
4540 Campus Dr  
4570 Campus Dr  
4600 Campus Dr  
4630 Campus Dr  
4647 MacArthur Blvd | Application submitted and deemed incomplete.                                                      | • General Plan Amendment No. GP2014-004  
• Code Amendment No. CA2014-225  
• Development Agreement No. DA2014-003 | Gregg Ramirez |
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<td>ExplorOcean</td>
<td>Demolition of an existing one-story, 26,219 square foot commercial building and a 55-space subterranean parking garage; and the construction of a 70,295 square-foot, 4-story ocean literacy facility located on the 600 East Bay parcel; removal of a 63-metered space surface parking lot (aka: Palm Street Parking Lot) located on the 209 Washington Street, 600 and 608 Balboa Avenue, and 200 Palm parcels and the construction of a 388,141,000 square foot, 5-level off-site parking structure; and a 6,500 square footage floating classroom to be located on the waterside of the project.</td>
<td>600 East Bay, 209 Washington Street, 600 and 608 Balboa Avenue, and 200 Palm</td>
<td>Application submitted 04/22/2014. On hold per applicant’s request.</td>
<td>General Plan Amendment • Coastal Land Use Plan Amendment • Zoning Code Amendment (Zone Change) • Planned Community Development Plan Adoption • Transfer Development Allocation • Site Development Review • Conditional Use Permit • Traffic Study pursuant to City’s Traffic Phasing Ordinance (TPO) • Tentative Parcel Map and Alley Vacation • Harbor Development Permit • Coastal Development Permit (by California Coastal Commission) • Environmental Impact Report</td>
<td>Rosalinh Ung</td>
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<tr>
<td>Ford Road Residential (PA2017-228)</td>
<td>General Plan and Zoning Code amendment for 21 residential condominium units on land that is currently vacant.</td>
<td>4302 Ford Rd.</td>
<td>Draft IS/MND released for public review April 17, 2019; with a due date of May 6, 2019. Hearings anticipated summer 2019.</td>
<td>General Plan Amendment No. GP2019-002 • Code Amendment No. CA2019-002 • Site Development Review No. SD2017-009 • Tentative Tract Map No. NT2017-004 • IS/MND No. ND2019-001</td>
<td>Benjamin Zteba</td>
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<tr>
<td>Newport Dunes Hotel (PA2016-175)</td>
<td>A 275-room, 201,498-square-foot, hotel on 14.3 acres. Amenities include a coffee shop, gift/sundry shop, business center, function rooms, spa/fitness facilities, restaurant, pool, tennis courts, sand volleyball courts and picnic area.</td>
<td>West side of the Newport Dunes Resort Swimming Lagoon at 1131 Back Bay Drive.</td>
<td>Application submitted. Draft EIR under preparation.</td>
<td>PC Development Plan • Site Development Review • Conditional Use Permit • Coastal Development Permit • Environmental Impact Report</td>
<td>Patrick Alford</td>
</tr>
<tr>
<td>Mesa Drive Town Homes (PA2014-218)</td>
<td>8-unit condominium</td>
<td>1501 Mesa Dr. 20462 Santa Ana Ave.</td>
<td>City Council Appeal Hearing Summer 2019.</td>
<td>Tentative Map No. NT2017-003 • Site Development Review No. SD2017-008</td>
<td>Liz Westmorel and</td>
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Discretionary Projects with CEQA review and Traffic Study Approved by the City and Percent Occupied:

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| ENC Preschool (PA2015-079)                   | Environmental Nature Center Preschool                                   | 745 Dover Drive               | Building permits issued Jul. 2, 2018; Planning Commission Approved 01/21/2016. Class 32 CEQA Exemption. | • Minor Use Permit No. UP2015-020  
• Traffic Study No. TS2015-001                                                    | Makana Nova                  | Yes                         | 0%                           |
| Birch Newport Executive Center (PA2014-121)  | The project includes the re-subdivision of four lots into three lots for commercial development and for condominium purposes, and the construction of two, 2-story medical office buildings totaling 64,000 square feet in gross floor area and a 324-space surface parking lot. | 20350 & 20360 Birch Street (Formerly 20352 – 20412 Birch St) | Application submitted on 08/05/2014. Application and Addendum to MND approved by Planning Commission on 02/19/2015. Shell permits finalized in April 2017. 70% occupied, 30% in TI | • Site Development Review No. SD2014-005  
• Minor Use Permit No. UP2014-032  
• Traffic Study No. TS2014-006  
• Parcel Map No. NP2014-017  
• Addendum to Mitigated Negative Declaration (PA2006-280) | Jaime Murillo              | Yes                         | 70%                          |
| Ebb Tide (PA2014-110)                        | The project includes a Tentative Tract Map application to subdivide a 4.7-acre site for 83 residential lots and a Site Development Review application for the construction of 83 single-unit residences, private streets, common open space, and landscaping. The Planned Community Development Plan is proposed to establish guidelines for development of the project site consistent with the General Plan. The Code Amendment is proposed to amend the Zoning Map to change the Zoning District from Multiple-Unit Residential (RM) to Planned Community (PC). | 1560 Placentia Drive          | Application submitted on 06/20/2014. An MND was prepared. The project was approved and the MND was adopted by the Planning Commission on August 6, 2015. Under construction. Initial 4 of 8 phases are complete; however, a construction defect has rendered the initial phases uninhabitable. The developer is correcting the issue. | • Tentative Tract Map No. NT2014-002  
• Traffic Study No. TS2014-007  
• Planned Development Permit No. PL2015-001  
• Mitigated Negative Declaration No. ND2015-002 | Jim Campbell                | Yes                         | 0%                           |
| Lido House Hotel at the former city hall complex (PA2013-217) | General Plan Amendment, Coastal Land Use Plan Amendment, and Zoning Amendment to change site from Public Facilities to Visitor-serving commercial and increase the allowable building height. Demolition of former city hall buildings and the construction of a 130-room upscale hotel. Fire Station #2 to remain at current location. | 3300 Newport Boulevard and 475 32nd Street | Project approved by the City September 2014. Coastal Development Permit issued February 2016. Construction completed May 2018. | • General Plan Amendment  
• Coastal Land Use Plan Amendment  
• Zoning Code Amendment  
• Site Development Review  
• Conditional Use Permit  
• Ground Lease  
• Environmental Impact Report | Jim Campbell                | Yes                         | 100%                         |
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| Westcliff Medical (PA2013-154)                                         | Construction of two building and a three-level parking structure, an addition to an existing building, and the demolition of 25,339 square feet of building area. The project would result in four buildings totaling 73,722 square feet. The total amount of off-street parking would be 382 spaces. | 2011, 2043, 2121, and 2131 Westcliff Drive. Bounded by Westcliff Drive, Irvine Avenue, and Sherlington Place. | Class 32 CEQA exemption. Construction completed. | • Site Development Review  
• Traffic Study  
• Lot Merger                                                                 | Jim Campbell       | Yes           | 100%             |
| Lido Villas (DART) (PA2012-146)                                       | Request for the demolition of an existing church and office building and legislative approvals for the development of 23 attached three-story townhome condominiums. | 3303 and 3355 Via Lido  
Generally bounded by Via Lido, Via Oporto, and Via Malaga. | First two units completed as model units. All other units are under construction. Building permits issued Apr. 17, 2018. Discretionary applications are still valid since tract map was submitted to Public Works for recordation. Application approved November 12, 2013. CLUP Amendment approved by CCC on March 12, 2014. CDP application Approved by CCC on 10/09/2014. | • General Plan Amendment  
• Coastal Land Use Plan Amendment  
• Zoning Code Amendment  
• Planned Community Development Plan  
• Site Development Review  
• IS/Mitigated Negative Declaration  
• Tentative Tract Map                                                                 | Makana Nova/David Lee | No            | 0%                |
| Villas Fashion Island (Formerly San Joaquin Plaza Apartments) (PA2012-020) | Amendment to the North Newport Center Planned Community (NN CPC), which is the zoning document that establishes land uses, development standards, and procedures for development within seven sub-areas of the Newport Center Area of the City. Primarily the request involves increasing the residential development allocation within the NN CPC from 430 dwelling units to a total of 524 dwelling units (increase of 84 units) and allocating the units to the San Joaquin Plaza sub-area. | 1101 San Joaquin Hills Road | The project was approved by the City Council on August 14, 2012. Construction completed late 2017. | • Transfer of Development  
• Planned Community Text Amendment  
• Development Agreement  
• Traffic Study                                                                 | Jaime Murillo  
Benjamin Zoeba | Yes           | 94%             |
| Uptown Newport Mixed Use Development (PA2011-134)                     | Development of 1,244 residential units and 11,500 sf. of commercial retail | 4311 & 4321 Jamboree Rd | EIR, Tentative Tract Map, Traffic Study, and AHIP were approved by City Council on 2/26/2013. The PC Development Plan and Development Agreement were approved on 3/12/2013. Construction for Phase 1 development of 460 units is underway | • PC Development Plan Amendment and Adoption  
• Tentative Tract Map  
• Traffic Study (TPO)  
• AHIP  
• DA  
• Airport Land Use Commission  
• Environmental Impact Report                                                                 | Rosalinh Ung   | Yes           | 0%                |
<p>| 10 Big Canyon (PA2010-062)                                            | Mitigated Negative Declaration for rough grading for development of a single-family residence. | 10 Big Canyon | IS/MND approved 12/20/2011. Project has not been constructed. | • IS/MND                                                                 | Makana Nova       | No            | 0%                |</p>
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| D.I.S.C. 3501 Jamboree Rd and 301 Bayview Circle (PA2010-062) | Amendment to Bayview Planned Community (PC-32) text to add outpatient surgery and medical office as permitted uses and to add a parking requirement of 1/200 square feet for such uses. Includes Traffic study pursuant to TPO for conversion of 38,759 square feet of general office and retail to outpatient surgical center. | 3501 Jamboree Rd. and 301 Bayview Circle | On June 22, 2010 City Council approved Resolution No. 2010-070 finding that Traffic Study No. TS2010-002 complies with the TPO and on July 6, 2010 approved Ordinance No. 2010-12 approving Planned Community Amendment No. PD2010-004. | • PC Amendment  
• Traffic Study complies with TPO | Melinda Whelan | Yes | 100% |
• Variance  
• Conditional Use Permit  
• Tentative Tract Map Modification Permit | Makana Nova | No | 0% |
| Old Newport GPA Project (PA2008-047) | Demolition of 3 existing buildings to construct a new 25,000 sf medical office building. | 328, 332, and 340 Old Newport Blvd | IS/MND and project approved on March 9, 2010. Under construction, completion anticipated end of 2019. | • Modification Permit  
• Traffic Study  
• Use Permit  
• GP Amendment  
• Mitigated Negative Declaration | Jaime Murillo | Yes | 0% |
| Hoag Memorial Presbyterian Master Plan Update Project (PA2007-073) | Reallocation of up to 225,000 sf of previously approved (but not constructed) square footage from the Lower Campus to the Upper Campus. | 1 Hoag Dr; northwest of West Coast Hwy and Newport Blvd | Final EIR certified and project approved on May 13, 2008. No new major development has been constructed or is planned in the near future. | • EIR  
• GP Amendment  
• Planned Community Development Plan (PC) Text Amendment  
• Development Agreement Amendment  
• CDP (CCC) | Jim Campbell | Yes | 0% |
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| AERIE Project (PA2005-196)                   | Residential development including the following: (a) the demolition of the existing residential structures on the 1.4-acre site; (b) the development of 8 residential condominium units; and (c) the replacement, reconfiguration and expansion of the existing gangway platform, pier walkway, and dock facilities on the site. | 201–207 Camnation Ave and 101 Bayside Pl; southwest of Bayside Dr between Bayside Pl and Camnation Ave, Corona del Mar | Final EIR was certified and project approved by the City on July 14, 2009. A CDP has been approved by the Coastal Commission. Project is under construction with completion anticipated by Dec. 2019. | • EIR  
• GP Amendment  
• Coastal Land Use Plan (CLUP) Amendment  
• Zone Change  
• Tract Map  
• Modification Permit  
• CDP (CCC)                                                                 | Jim Campbell                               | No             | 0%               |
| Vue Newport (PA2001-210)                     | A mixed use development consisting of 27 residential units and approximately 36,000 square feet of retail and office uses                                                                                         | 2300 Newport Boulevard                        | FEIR certified in February 2006. Construction is 100% completed. Leasing of the commercial and sales of the residential are slow | • Site Plan Review  
• Use Permit  
• Tentative Tract Map  
• Environmental Impact Report                                                                 | Jim Campbell                               | No             | 15%             |
| Mariner’s Pointe (PA2010-114)                | A 19,905-sf, two-story commercial building and a three-story parking structure.                                                                                                                                  | 100 West Coast Highway                       | An IS/MND was released for public review on April 11, 2011. The MND was certified and the project approved by the City Council on August 9, 2011. Construction completed on October 30, 2014, and tenants are beginning to occupy suites. (66% TI occupied, 34% vacant). | • GP Amendment  
• Code Amendment  
• CUP  
• Variance  
• Site Development Review  
• Traffic Study  
• Mitigated Negative Declaration                                                                 | Jaime Murillo                              | Yes            | 82%             |
| 4699 Jamboree Road and 5190 Campus Drive (PA2019-054) | General Plan Amendment to increase floor area by 21,529.6 square feet.                                                                                                                                               | 4699 Jamboree Road and 5190 Campus Drive     | Notice of Incomplete Filing sent on April 10, 2019. No response as of May 14, 2019. | • GP Amendment  
• PC Text Amendment  
• Traffic Study  
• Mitigated Neg Dec                                                                 | Patrick Alford                             | Yes            | 0%              |
| Newport Business Plaza Project (PA2008-164)  | Demolition of 2 existing connected buildings to construct a new 46,044 gross square foot business plaza.                                                                                                | 4699 Jamboree Road and 5190 Campus Drive     | The City Council approved the project on January 25, 2011. The project has not been constructed. | • GP Amendment  
• PC text amendment  
• Tentative Parcel Map  
• Mitigated Negative Declaration                                                                 | Gregg Ramirez                              | 0%             |                  |
| PRES Office Building B Project (PA2007-213)  | Increase the maximum allowable entitlement by 11,544 gross sf; increase the maximum allowable entitlement in office suite B by 9,917 net sf to allow for development of a new 2-level office building over a ground-level parking structure. | 4300 Von Karman Ave                           | An IS/MND was released for public review on May 19, 2010. The MND was certified and the project approved by the City Council on February 22, 2011. Project has not been constructed. | • GP Amendment  
• PC Text Amendment  
• Parcel Map  
• Mitigated Negative Declaration                                                                 | Gregg Ramirez                              | 0%             |                  |
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| Saint Mark Presbyterian Church  | Church complex with sanctuary, fellowship hall, administration building and pre-school. Total square footage is 33,867 square feet. | 2200 San Joaquin Hills Road | EIR was released for 45 day public released on July 21, 2004. Project approved by City Council October 12, 2004, Pre-school not entirely constructed. | • GP Amendment  
• PC Text Amendment  
• Parcel Map  
• Use Permit  
• Traffic Study (TPO)  
• EIR | Gregg Ramirez | Yes | 77% |
| Mariner Square                  | Site Development Review, Tentative Tract Map, and Modification Permit to allow the demolition of an existing 114-unit residential apartment complex and redevelopment of the site with a new 92-unit residential condominium complex. The application includes a request to establish grade and allow the residential units facing Irvine Avenue to encroach 2 feet into the 20-foot front setback with portions of the upper levels for architectural relief and articulation. | 1244 Irvine Avenue | Approved. In plan check for demolition and grading. | • Site Development Review No. SD2017-010  
• Tentative Tract Map No. NT2017-005  
• Modification Permit No. MD2017-009 | Chelsea Crager | Yes | 0% |
| Harbor Pointe Senior Living     | General Plan Amendment, Planned Community Text Amendment, Conditional Use Permit, and Major Site Development Review for a new approximately 80,000-square-foot convalescent and congregate care facility with 121 beds (about 101 care units). As proposed, the facility will be developed with one level of subterranean parking and four levels of living area. The project site is currently developed with a single-story restaurant and supporting surface parking area. | 101 Bayview Place | Scoping meeting held on August 15, 2016. Project being revisited and redesigned by applicant/developer. EIR preparation on hold as of June 8, 2017. Approved by Planning Commission on Dec. 6, 2018. Approved by City Council on Feb. 12, 2019. | • General Plan Amendment No. GP2015-004  
• Planned Community Text Amendment No. PD2015-005  
• Site Development Review No. SD2015-007  
• Conditional Use Permit No. UP2015-047  
• Mitigated Negative Declaration | Benjamin Zdeba | Yes | 0% |
| Back Bay Landing                 | Request for legislative approvals to accommodate the future redevelopment of a portion of the property with a mixed-use waterfront project. The Planned Community Development Plan would allow for the development of a new enclosed dry stack boat storage facility for 140 boats, 61,534 square feet of visit-serving retail and recreational marine facilities, and up to 49 attached residential units. | 300 E. Coast Highway  
Generally located at the northwesterly corner of east Coast Highway and Bayside Drive | The project was approved by City Council on Feb 11, 2014. The Coastal Land Use Plan Amendment for the project was approved by the California Coastal Commission on December 10, 2015. Site Development Review and Coastal Development Permit anticipated to be filed Dec. 2019. | • General Plan Amendment, Coastal Land Use Plan Amendment, Code Amendment, Planned Community Development Plan, Lot Line Adjustment, Traffic Study, and Environmental Impact Report – approved  
• CLIP Amendment approved  
• Site Development Review & Coastal Development Permit required | Jaime Murillo | Yes | 0% |
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| Balboa Marina Expansion                            | City of Newport Beach Public Access and Transient Docks and Expansion of Balboa Marina | • 24 boat slips  
• 14,252 SF restaurant  
• 664 SF marina restroom | IS/MND was approved by City Council on November 25, 2014. SDR and CUP were approved by the City in February 2016. The CDP was approved by the CCC in February 2017. | • IS/MND  
• Site Development Review  
• Conditional Use Permit  
• CDP (Coastal Commission) | Patrick Alford | Yes | 0% |
| Newport Harbor Yacht Club                          | Demolition of the approximately 20,500 square foot yacht club facility and construction of a new 23,163 square foot facility. The yacht club use will remain on the subject property. | 720 West Bay Avenue, 800 West Bay Avenue, 711-721 West Bay Avenue, and 710-720 Balboa Boulevard | Project approved by the City February 2014. Coastal Land Use Plan Amendment application withdrawn from California Coastal Commission in September 2015. Coastal Commission considers a Coastal Development Permit for the replacement yacht club on March 10, 2016. Construction completed Dec. 2018. | • General Plan Amendment  
• Coastal Land Use Plan Amendment  
• Zoning Code Amendment  
• Planned Development Permit  
• Conditional Use Permit | Jim Campbell | Yes | 100% |
| Ullman Sail Lofts                                   | A conditional use permit, minor site development review, tentative tract map, and coastal development permit to demolish an existing 9,962-square-foot commercial building and construct a new mixed-use structure with 694 square feet of retail floor area and one 2,347 square foot dwelling unit on Lot 17 and construct three residential dwelling units ranging from 2,484 square feet to 2,515 square feet over Lots 18 and 19. | 410 and 412 29th Street | Planning Commission approved on July 20, 2019. Class 32 CEQA Exemption. Project is currently in plan check. | • Coastal Development Permit No. CD2017-025  
• Site Development and Use Permit No. SD2017-003  
• Conditional Use Permit No. UP2017-005  
• Tract Map No. NT2017-001 (County Tentative Parcel Map No. 18198) | Makana Nova | No | 0% |

Note: AELUP: Airport Environments Land Use Plan; CDP: Coastal Development Permit; CUP: Conditional Use Permit; cy: cubic yards; DA: Development Agreement; DTSP: Downtown Specific Plan; EIR: Environmental Impact Report; FAA: Federal Aviation Administration; GPA: General Plan Amendment; gsf: gross square feet; HBGS: Huntington Beach Generating Station; I-405: Interstate 405 freeway; IBC: Irvine Business Complex; IS: Initial Study; ITC: Irvine Technology Center; LAFCO: Local Agency Formation Commission; LCP: Local Coastal Program; MCAS: Marine Corps Air Station; MND: Mitigated Negative Declaration; ND: Negative Declaration; PA: Planning Area; PC: Planned Community; sf: square feet; SP: Specific Plan; SR-73: State Route 73; TDR: transfer of development rights; TPM: Tentative Parcel Map; TTM: Tentative Tract Map; VTTM: Vesting Tentative Tract Map; ZC: Zone Change
### CIP Projects with CEQA review:

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<td>Big Canyon Coastal Habitat Restoration and Adaptation Plan-Phase 2A (PA2018-078)</td>
<td>A mitigated negative declaration for Phase 2A of habitat restoration at an 11.3-acre site located at the mouth of Big Canyon.</td>
<td>1900 Back Bay Drive</td>
<td>Final MND adopted on January 29, 2019. CDP under review at Coastal Commission.</td>
<td>• Mitigated Negative Declaration</td>
<td>Makana Nova, Bob Stein, Public Works</td>
</tr>
<tr>
<td>Little Corona Infiltration (PA2015-996) (15X14)</td>
<td>Installation of a diversion and infiltration device on a public beach area.</td>
<td>Little Corona Beach</td>
<td>Final MND adopted on March 22, 2016. Project is on hold due to difficulties presented at Coastal Commission review.</td>
<td>• Mitigated Negative Declaration</td>
<td>Benjamin Zieba, John Kappeler, Public Works</td>
</tr>
<tr>
<td>Old Newport Blvd./West Coast Hwy Widening (15R19)</td>
<td>Widens the westbound side of West Coast Highway at Old Newport Boulevard to accommodate a third through lane, a right turn pocket and a bike lane. Realignment of Old Newport Boulevard maximizes the right turn pocket storage length and improves roadway geometrics.</td>
<td>Intersection of Old Newport Boulevard and West Coast Highway</td>
<td>Consultant was selected for project design in March of 2016. Negative Declaration draft is completed. City is requesting lead agency status from Cal Trans.</td>
<td>• IS/Negative Declaration • Capital Improvement Program, City Council</td>
<td>Patrick Aroniega, Public Works</td>
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<tr>
<td>Lower Sunset View Park Bridge, Parking Lot and Park (15R09)</td>
<td>Possible pedestrian overcrossings, parking and park uses for Lower Sunset View Park.</td>
<td>Intersection of West Coast Highway and Superior Avenue</td>
<td>An Environmental Consultant was selected in April 2019. Project is expected to require either Negative Declaration or Mitigated Negative Declaration. An RFP for design services was sent in December of 2015. CEQA determination TBD.</td>
<td>• Capital Improvement Program, City Council</td>
<td>Andy Tran, Public Works</td>
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<td>Arches Storm Drain Diversion (16X11)</td>
<td>Arches drain outlet is the endpoint for two large storm drains that collect and deliver runoff from neighboring areas to Newport Harbor. The west storm drain collects runoff from Hoag Hospital and areas upstream and the east storm drain runs along Old Newport Boulevard and into Costa Mesa upstream of 15th Street. A conceptual plan to divert dry weather flows from these two subwatersheds to the sanitary sewer system has been prepared.</td>
<td>Newport Boulevard north of Coast Highway</td>
<td>Project initiated in 2015. CEQA determination TBD (exemption?). Anticipated project start date, September 2016.</td>
<td>• Capital Improvement Program, City Council</td>
<td>John Kappeler, Public Works</td>
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<td>Bayview Heights Drainage Treatment (15X11)</td>
<td>Restores a drainage reach subject to erosion and creates a wetland at the end of the reach to benefit environmental water quality.</td>
<td>Headlands area of Upper Bay downstream of Mesa Drive</td>
<td>City Council authorized project in May of 2015. Agency permit applications were submitted March of 2016. CEQA determination TBD (exemption?).</td>
<td>• Capital Improvement Program, City Council</td>
<td>John Kappeler, Public Works</td>
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<tr>
<td>Project</td>
<td>Proposed Land Uses/Project Description</td>
<td>Location</td>
<td>Determination/Status</td>
<td>Discretionary Actions</td>
<td>Project Planner</td>
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| Big Canyon Rehab Project (15X12) | Divert about one third of the dry-weather flow from the creek into a bioreactor. The bioreactor strips selenium and other impurities from the flow. Clean flow is returned to the creek to reduce the concentration of pollutants within the stream by 30-35 percent. Storm flows from Jamboree Road also will be directed to the top level of this bioreactor/wetlands to strip roadway pollutants from the flow before the flow rejoins the creek. Partial streambed and canyon restoration are components of this project. | Big Canyon, downstream of Jamboree Road and south of Big Canyon Creek | Resource agency applications submitted March of 2016. Draft MND issued for public comment March 4, 2016. | • Mitigated Negative Declaration  
• Capital Improvement Program, City Council | John Kappeler, Public Works |
| Bay Crossings Water Main Replacement (16W12) | Replaces deteriorating water transmission mains pursuant to the Water Master Plan and Bay Crossing Water Transmission Study. | Newport Harbor | A consultant has been selected for the project design. CEQA TBD | • Capital Improvement Program, City Council | Patrick Arciniega, Public Works |