

**K. City of Newport Beach
Cumulative Projects List**

**CITY OF NEWPORT BEACH
CUMULATIVE PROJECTS LIST**

Project	Proposed Land Uses/Project Description	Location	Determination/Status	Discretionary Actions
West Newport Community Center (15F17)	Refurbishment or replacement of the West Newport Community Center. The current center is one of several public buildings on the west side being reviewed for appropriate use and potential relocation.	TBD	Project design architect was selected in November of 2015. Project is on hold at the direction of City Manager's Office. CEQA determination TBD	<ul style="list-style-type: none"> • Capital Improvement Program, City Council
Old Newport Blvd./West Coast Hwy Widening (15R19)	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.	Intersection of Old Newport Boulevard and West Coast Highway	Consultant was selected for project design in March of 2016. Negative Declaration draft is under review. City is requesting lead agency status from CalTrans.	<ul style="list-style-type: none"> • IS/Negative Declaration • Capital Improvement Program, City Council
Lower Sunset View Park Bridge, Parking Lot and Park (15R09)	Possible pedestrian overcrossings, parking, and park uses for Lower Sunset View Park.	Intersection of West Coast Highway and Superior Avenue	An RFP for design services was sent in December of 2015. CEQA determination TBD.	<ul style="list-style-type: none"> • Capital Improvement Program, City Council
Balboa Island Seawall Reconstruction (15H11)	New seawall along the Grand Canal and on the west end of Balboa Island.	Balboa Island	Project initiated in 2011. A consultant has been selected for the project design. The RFP process has not yet been initiated for the MND.	<ul style="list-style-type: none"> • Mitigated Negative Declaration • Capital Improvement Program, City Council

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Arches Storm Drain Diversion (16X11)	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 sub-watersheds to the sanitary sewer system has been prepared.	Newport Boulevard north of Coast Highway	Project initiated in 2015. CEQA determination TBD. Anticipated project start date, September 2016.	<ul style="list-style-type: none"> • Capital Improvement Program, City Council
Bayview Heights Drainage Treatment (15X11)	Restores a drainage reach subject to erosion and creates a wetland at the end of the reach to benefit environmental water quality.	Headlands area of Upper Bay downstream of Mesa Drive	City Council authorized project in May of 2015. Agency permit applications were submitted March of 2016. CEQA determination TBD.	<ul style="list-style-type: none"> • Capital Improvement Program, City Council
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.	<ul style="list-style-type: none"> • Mitigated Negative Declaration • Capital Improvement Program, City Council
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 determination TBD.	<ul style="list-style-type: none"> • Capital Improvement Program, City Council

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CenterPointe Senior Living (PA2015-210)	General Plan Amendment, Planned Community Text Amendment, Conditional Use Permit, and Major Site Development Review for a new 109,633-square-foot convalescent and congregate care facility with 133 to 144 beds (approximately 128 units). As proposed, the facility will be developed with one level of subterranean parking and five levels of living area. The project site is currently developed with a single-story restaurant and supporting surface parking area.	101 Bayview Place	Application submitted on 11/23/2015. CEQA RFP sent – response received. Under evaluation.	<ul style="list-style-type: none"> • 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
Uptown Hotel (PA2015-208)	Development of up to 180 hotel units and 15,000 sf. of retail	4311 Jamboree Rd.	Application submitted. Environmental evaluation is underway.	<ul style="list-style-type: none"> • General Plan Amendment • Planned Community Development Plan Amendment • Traffic Study • Development Agreement • Addendum to EIR for Uptown (PA2011-134)
Museum House Residential Tower (PA2015-152)	100 Unit residential tower to replace the 24,000 square foot Orange County Museum of Art.	850 San Clemente Drive	Close of comment period on the NOP was March 7, 2016. Preparation of the EIR is underway.	<ul style="list-style-type: none"> • General Plan Amendment No. GP2015-001 • Code Amendment No. CA2015-008 • Planned Community Text Amendment No. PC2015-001 • Site Development Review • Development Agreement • Traffic Study • Environmental Impact Report
Little Corona Infiltration (PA2015-096) (15X14)	Installation of a diversion and infiltration device on a public beach area.	Little Corona Beach	Draft MND issued for public comment on January 15, 2016.	<ul style="list-style-type: none"> • Mitigated Negative Declaration • Capital Improvement Program, City Council

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AutoNation (PA2015-095)	Site Development Review, Conditional Use Permit, and Traffic Study for the construction and operation of a 33,926 SF automobile sales and service facility including a showroom, outdoor vehicle display areas, offices, service facility, and vehicle inventory storage and employee parking on the roof of the building. Variance for portions of the building to exceed the maximum building height of 35 feet and a Tentative Parcel Map to consolidate 11 existing lots creating one lot.	320-600 West Coast Highway	Application resubmitted January 2016. Application complete. MND is under preparation.	<ul style="list-style-type: none"> • Use Permit No. UP2015-025 • Site Development Review No. SD2015-002 • Variance No. VA2015-002 • Tentative Parcel Map No. NP2015-010
Koll Newport Residential (PA2015-024)	Development of mixed use residential of up to 260 units, 3,019 sf. retail and one-acre park.	4400 Von Karman Ave.	Application submitted and deemed incomplete.	<ul style="list-style-type: none"> • Planned Community Development Plan Amendment • Site Development Plan • Traffic Study • Tentative Tract Map • Development Agreement • Environmental Impact Report
Newport Place Residential (PA2014-150)	A mixed-use residential project consisting of up to 384 units and 5,677square feet of retail use on a 5.7-acre property	1701 Corinthian Way, 1660 Dove St., 4251, 4253, and 4255 Martingale Way, 4200, 4220 & 4250 Scott Drive. Generally bounded by Corinthian Wy., Martingale Dr., Dove St. and Scott Dr.	Application submitted. Draft MND is completed and being circulated for public comment. Public hearing is tentatively scheduled for June 9, 2016.	<ul style="list-style-type: none"> • Planned Development Permit • Lot Merger • Affordable Housing Implementation Plan • Mitigated Negative Declaration

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Newport/32nd modification (PA2014-134)	The project adds an additional southbound through lane along Newport Boulevard from Via Lido to 32nd Street, terminating as a right-turn only lane at 32nd Street. Proposed modifications include a raised, landscaped median, 6-foot-wide bike lanes along both sides of the roadway, and the relocation of 27 curbside public parking spaces on Newport Boulevard to a proposed new public parking lot the northwest corner of Newport Boulevard and 32nd Street and demolition of the former bank building.	Newport Boulevard from Via Lido to 30th Street and 3201 Newport Boulevard	City approval in October 2014 Coastal Development Permit issued February 2016	<ul style="list-style-type: none"> • Capital Improvement Program, City Council • Mitigated Negative Declaration
ExplorOcean (PA2014-069)	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-space, 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.	600 East Bay, 209 Washington Street, 600 and 608 Balboa Avenue, and 200 Palm	Application submitted 04/22/2014. On hold per applicant's request.	<ul style="list-style-type: none"> • 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

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Back Bay Landing (PA2011-216)	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 visitor-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 February 11, 2014. The Coastal Land Use Plan Amendment for the project was approved by the California Coastal Commission on December 10, 2015, subject to the City accepting Suggested Modifications to the amendment. Approved by City Council on April 12, 2016.	<ul style="list-style-type: none"> • General Plan Amendment • Coastal Land Use Plan Amendment • Code Amendment • Planned Community Development Plan • Lot Line Adjustment • Traffic Study • Environmental Impact Report
Balboa Marina Expansion (PA2012-103) (PA2015-113)	City of Newport Beach Public Access and Transient Docks and Expansion of Balboa Marina <ul style="list-style-type: none"> • 24 boat slips • 14,252 SF restaurant • 664 SF marina restroom 	201 E. Coast Highway	IS/MND was approved by City Council on November 25, 2014. An approval in concept was issued for the waterside component. The landside component was approved by the City in February 2016.	<ul style="list-style-type: none"> • IS/MND • Site Development Review • Conditional Use Permit CDP (Coastal Commission)
Newport Harbor Yacht Club (PA2012-091)	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.	<ul style="list-style-type: none"> • General Plan Amendment • Coastal Land Use Plan Amendment • Zoning Code Amendment • Planned Development Permit • Conditional Use Permit

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Newport Banning Ranch (PA2008-114)	Development of 1,375 residential dwelling units, a 75-room resort inn and ancillary resort uses, 75,000 square feet of commercial uses, approximately 51.4 gross acres of parklands, and approximately 252.3 gross acres of permanent open space.	Generally located north of West Coast Highway, south of 19th Street, and east of the Santa Ana River	The City Council approved the project and certified the Final EIR in July 2012. The applicant has a complete coastal development permit application before the Coastal Commission. As currently proposed, the project consists of 895 residential dwelling units, a 75-room coastal inn, a 20-bed hostel, 45,100 square feet of commercial use, and 323 acres of permanent open space.	<ul style="list-style-type: none"> • Development Agreement • General Plan Amendment to the Circulation Element • Code Amendment • Pre-annexation Zone Change • Planned Community Development Plan • Master Development Plan • Tentative Tract Map • Affordable Housing Implementation Plan • Traffic Phasing Ordinance Traffic Study • Environmental Impact Report
<p>AELUP: Airport Environs 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</p>				