

4 ENVIRONMENTAL SETTING

Sections 4.1 through 4.15 of this Environmental Impact Report (EIR) provide an impact analysis for those environmental impact categories where it was determined that the Proposed Project could result in “potentially significant impacts”. Each topical EIR section includes the following information: description of the existing environmental setting; identification of thresholds of significance; analysis of potential Project effects; identification of a Mitigation Program to reduce the identified significant impacts; and identification of the level of significance of impacts after mitigation, including any unavoidable significant adverse impacts. The impact analysis is formatted to analyze the potential impacts of the Project related to each identified threshold of significance set forth in Sections 4.1 through 4.15.

To assist reviewers in understanding this EIR, the following terms are defined. Section 9.0, *Acronyms and Abbreviations* includes a list of acronyms used in the EIR.

Project means the whole of an action that has the potential for resulting in a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment.

Environment means the physical conditions that exist in the area and which would be affected by a project, including land, air, water, minerals, flora, fauna, ambient noise, and objects of historical or aesthetic significance. The area involved is where significant direct or indirect impacts would occur as a result of the project. The environment includes both natural and man-made (artificial) conditions.

Impacts analyzed under CEQA must be related to a physical change. Impacts are:

- Direct or primary impacts that would be caused by a proposed project and would occur at the same time and place; or
- Indirect or secondary impacts that would be caused by a proposed project and would be later in time or farther removed in distance but would still be reasonably foreseeable. Indirect or secondary impacts may include growth-inducing impacts and other effects related to induced changes in the pattern of land use; population density or growth rate; and related effects on air and water and other natural systems.
- The California Supreme Court recently ruled that the environment’s impact on a project fall outside the scope of CEQA except to the extent that impacts from a project exacerbate such impacts. This EIR includes the environment’s impacts on a project for informational purposes, and to address the exacerbation component of the Court’s decision.

Significant impact on the environment means a substantial, or potentially substantial, adverse change in any of the physical conditions in the area affected by a proposed project, including land, air, water, minerals, flora, fauna, ambient noise, and objects of historical or aesthetic significance. An economic or social change by itself is not considered a significant impact on the environment. A social or economic change related to a physical change may be considered in determining whether the physical change is significant.

Cumulative impacts are two or more individual impacts that, when considered together, are considerable or that compound or increase other environmental impacts. The following statements also apply when considering cumulative impacts:

- The individual impacts may be changes resulting from a single project or separate projects.
- The cumulative impact from several projects is the change in the environment that results from the incremental impact of the project when added to other closely related past, present, and reasonably foreseeable probable future projects. Cumulative impacts can result from individually minor but collectively significant projects taking place over time.

This EIR uses a variety of terms to describe the level of significance of adverse impacts. These terms are defined as follows:

Less than Significant. An impact that is adverse but that does not exceed the defined thresholds of significance. Less than significant impacts do not require mitigation.

Significant. An impact that exceeds the defined thresholds of significance and would or could cause a substantial adverse change in the environment. Standard Conditions and Requirements, and Mitigation Measures are recommended to prevent the impact, eliminate the impact, or reduce it to a level that is considered less than significant.

Significant Unavoidable. An impact that exceeds the defined thresholds of significance and cannot be eliminated or reduced to a less than significant level through the implementation of the Mitigation Program.

The EIR includes a Mitigation Program to avoid or substantially reduce the Proposed Project's significant environmental impacts by:

- Avoiding the impact altogether by not taking a certain action or parts of an action;
- Minimizing impacts by limiting the degree or magnitude of the action and its implementation;
- Rectifying the impact by repairing, rehabilitating, or restoring the affected environment;
- Reducing or eliminating the impact over time by preservation and maintenance operations during the life of the action; or
- Compensating for the impact by replacing or providing substitute resources or environments.

The Mitigation Program includes Project Design Features (PDFs), Standard Conditions and Requirements (SCs), and Mitigation Measures (MMs). The components of the Mitigation Program are described below.

Project Design Features. PDFs are specific design elements proposed by the Applicant that have been incorporated into the Project. Where noted in this EIR, PDFs are proposed to prevent the occurrence of, or reduce the significance of, potential environmental effects. Because PDFs have been incorporated into the Project, they do not constitute mitigation measures as defined by CEQA. However, PDFs are identified

in the Mitigation Program, and are included in the Mitigation Monitoring and Reporting Program (MMRP) to be developed for, and would be implemented as a part of, the Proposed Project.

Standard Conditions and Requirements. Existing requirements and standard conditions are based on local, State, or federal regulations or laws that are frequently required independently of CEQA review and also serve to offset or prevent specific impacts. Typical SCs include compliance with the provisions of the *California Building Code*, South Coast Air Quality Management District rules, local agency requirements, and other regulations and standards. The City of Newport Beach may impose additional conditions including those that are standard to all projects, typical to a project of a particular nature, or specific to the Proposed Project during the approval process, as appropriate.

Mitigation Measures. Where a potentially significant environmental effect has been identified and is not reduced to a level considered less than significant through the application of PDFs and SCs, Project-specific mitigation measures have been recommended.

Modifications to the Mitigation Program may be made by the City subject to one of the following findings, documented by evidence included in the administrative record:

- a. The PDF, SC, or MM included in the Final EIR and MMRP is no longer required because the significant environmental impact identified in the Final EIR has been found not to exist, or to occur at a level which makes the impact less than significant as a result of changes in the Project, changes in conditions of the environment, or other factors; or
- b. The modified or substitute PDF, SC, or MM to be included in the MMRP provides a level of environmental protection equal to, or greater than that afforded by the PDF, SC, or MM included in the Final EIR and the MMRP; and
- c. The modified or substitute PDF, SC, or MM does not have significant adverse effects on the environment in addition to, or greater than that which was considered by the responsible hearing bodies in their decisions on the Final EIR and the Proposed Project; and
- d. The modified or substitute PDF, SC, or MM is feasible, and the City, through measures included in the MMRP or other City procedures, can ensure its implementation.

The City of Newport Beach Community Development Department, in conjunction with any appropriate agencies or City departments, shall determine the adequacy of any proposed “modification” and, if determined necessary, may refer said determination to the Planning Commission and/or City Council for review and approval. Findings and related documentation supporting the findings involving modifications to any PDF, SC, and/or MM shall be maintained in the Project file with the MMRP and shall be made available to the public upon request.

4.1 Assumptions Regarding Cumulative Impacts

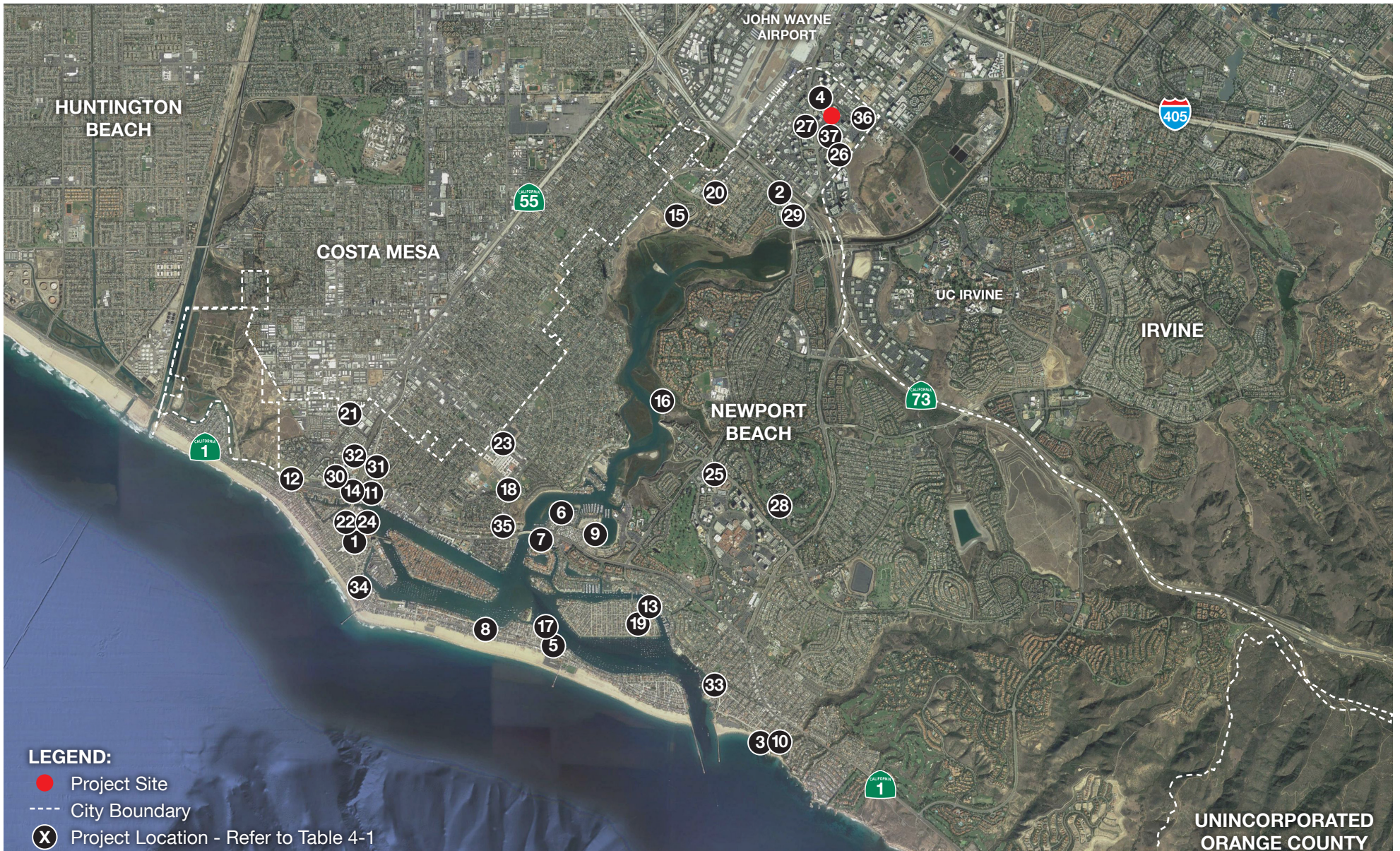
A project's cumulative impact is "an impact to which that project contributes and to which other projects contribute as well. The project must make some contribution to the impact; otherwise, it cannot be characterized as a cumulative impact of that project."¹

Section 15130(b) of the State CEQA Guidelines identifies two basic methods for establishing the cumulative environment in which the project is to be considered:

- (a) A list of past, present, and probable future projects producing related or cumulative impacts, including, if necessary, those projects outside the control of the agency, or
- (b) A summary of projections contained in an adopted local, regional or statewide plan, or related planning document, that describes or evaluates conditions contributing to the cumulative effect. Such plans may include: a general plan, regional transportation plan, or plans for the reduction of greenhouse gas emissions. A summary of projections may also be contained in an adopted or certified prior environmental document for such a plan. Such projections may be supplemented with additional information such as a regional modeling program. Any such document shall be referenced and made available to the public at a location specified by the lead agency.

The City compiled a list of cumulative projects for analysis under CEQA. These cumulative projects are listed and numbered in *Table 4-1* and *Figure 4-1, Development Activity in the City of Newport Beach*, identifies projects in the City that are proposed, have been approved and not constructed, and projects that are under construction. *Table 4-2* and *Figure 4-2, Development Activity in the City of Irvine*, identify projects in Irvine that were identified by the City of Irvine to be considered in the cumulative analysis for the Proposed Project. Not all related projects would contribute to significant cumulative impacts for each topical area. For example, not all related projects would have visual impacts. The cumulative impact analyses in each topical area provides an evaluation of the cumulative projects and how these would contribute to cumulative impacts. Some of the impacts are very site-specific and would not compound the impacts associated with the Project. In other cases, short-term impacts would not contribute to cumulative impacts because the construction of the cumulative project and the development of the Project would not occur in the same time-period or be proximate to each other.

¹ *Sierra Club v. West Side Irrigation Dist.* (2005) 128 Cal.App.4th 690, 700.



Source: Google Maps, 2017

FIGURE 4-1: Development Activity in the City of Newport Beach
The Koll Center Residences Project



Table 4-1. Development Activity in the City of Newport Beach					
Map No.	Project	Proposed Land Uses/ Project Description	Location	Determination/ Status	Discretionary Actions
Reasonably Foreseeable Discretionary Projects with CEQA Review or Traffic Study					
1	Ullman Sail Lofts (PA2017-059)	Demolish a 9,962-sf commercial building and construct a mixed-use structure with 1,171 sf of retail and one 2,347-sf dwelling unit on Lot 17 and three residential dwelling units ranging from 2,484 sf to 2,515 sf over Lots 18 and 19.	410 and 412 29 th St	Application submitted on March 9, 2017. Incomplete status. Anticipated Class 32 CEQA Exemption.	<ul style="list-style-type: none"> Coastal Development Permit No. <i>CD2017-025</i> Site Development and Use Permit No. <i>SD2017-003</i> Conditional Use Permit No. <i>UP2017-005</i> Tract Map No. <i>NT2017-001</i> (County Tentative Parcel Map No. 18108)
2	Harbor Pointe Senior Living (PA2015-210)	An approximately 90,000-sf convalescent and congregate care facility with 121 beds (about 108 care units). The facility would have one level of subterranean parking and four levels of living area. The site is currently developed with a single-story restaurant and surface parking.	101 Bayview Place	Scoping meeting held on Aug 15, 2016. Project being revisited and redesigned by applicant/developer. EIR preparation on hold as of April 17, 2017.	<ul style="list-style-type: none"> General Plan Amendment No. <i>GP2015- 004</i> Planned Community Text Amendment <i>PD2015-005</i> Site Development Review <i>SD2015- 007</i> Conditional Use Permit <i>UP2015-047</i>
3	Koll Newport Residential (PA2015-024)	Development of mixed use residential of up to 260 units, 3,000 sf retail, and a 1.17-acre park.	4400 Von Karman Ave	Application submitted and deemed complete. EIR preparation is underway.	<ul style="list-style-type: none"> Planned Community Development Plan Amendment Site Development Plan Transfer of Development Rights Traffic Study pursuant to City’s Traffic Phasing Ordinance (TPO) Tentative Tract Map Development Agreement Environmental Impact Report

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Map No.	Project	Proposed Land Uses/ Project Description	Location	Determination/ Status	Discretionary Actions
4	ExplorOcean (PA2014-069)	Demolition of a one-story, 26,219 sf commercial building and a 55-space subterranean parking garage. Construction of a 70,295-sf, 4-story ocean literacy facility at 600 East Bay; removal of a 63-metered-space surface parking lot on the 209 Washington St, 600 and 608 Balboa Ave, and 200 Palm parcels and the construction of a 388-space, 141,000-sf, 5-level off-site parking structure; and a 6,500-sf floating classroom to be located on the waterside of the project.	600 East Bay, 209 Washington St, 600 and 608 Balboa Ave, and 200 Palm Street	Application submitted on April 22, 2014. Project is on hold at 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 TPO • Tentative Parcel Map and Alley Vacation • Harbor Development Permit • Coastal Development Permit (by California Coastal Commission) • Environmental Impact Report
5	Back Bay Landing (PA2011-216)	Mixed-use waterfront village on approx. 7-acres of a 31.4-acre parcel adjacent to the Upper Newport Bay. The Project would include a new enclosed dry stack boat storage facility for 140 boats, 61,534 sf of visitor-serving retail and recreational marine facilities, and up to 49 attached residences	300 E. Coast Highway. At the northwesterly corner of East Coast Highway and Bayside Dr.	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 Dec 10, 2015. Site Development Review and CDP anticipated to be filed in 2018	<ul style="list-style-type: none"> • General Plan Amendment (GP2011-011) • Coastal Land Use Plan Amendment (LC2011-007) • Code Amendment (CA2013-009) • Planned Community Development Plan (PC2011-001) • Lot Line Adjustment (LA2016-003) • Traffic Study (TS2012-003) • Environmental Impact Report (ER2012-003) • Environmental Impact Report • Lot Line Adjustment (LA2011-003)

Table 4-1. Development Activity in the City of Newport Beach

Map No.	Project	Proposed Land Uses/ Project Description	Location	Determination/ Status	Discretionary Actions
6	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 Nov 25, 2014. The Site Development Review and CUP were approved by the City in Feb 2016. CCC approved the CDP in Feb 2017.	<ul style="list-style-type: none"> • Mitigated Negative Declaration • Site Development Review • Conditional Use Permit • Coastal Development Permit (CCC)
7	Newport Harbor Yacht Club (PA2012-091)	Demolition of the approx. 20,500-sf yacht club facility and construction of a new 23,163-sf facility. The yacht club use will remain on the property.	720 West Bay Ave, 800 West Bay Ave, 711-721 West Bay Ave, and 710-720 Balboa Blvd	Project approved by the City in Feb 2014 and CCC in March 2016. Under construction	<ul style="list-style-type: none"> • General Plan Amendment (GP2012-003) • Coastal Land Use Plan Amendment (LC2012-003) • Zoning Code Amendment (CA2012-006) • Planned Development Permit (PL2012-002) • Conditional Use Permit (UP2012-016)
8	Newport Dunes Hotel (PA2016-175)	A 275-room, 201,498-sf 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.	West side of the Newport Dunes Resort Swimming Lagoon at 1131 Back Bay Drive.	Application incomplete.	<ul style="list-style-type: none"> • PC Development Plan • Site Development Review • Conditional Use Permit • Coastal Development Permit • Environmental Impact Report

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Capital Improvement Projects with CEQA Review					
9	Little Corona Infiltration (PA2015- 096) (15X14)	Installation of a diversion and infiltration device on a public beach area.	Little Corona Beach	IS/MND approved on March 22, 2016. Project on hold based on CCC review.	<ul style="list-style-type: none"> Mitigated Negative Declaration Capital Improvement Program, City Council
10	Old Newport Blvd./West Coast Hwy Widening (15R19)	Widen the westbound side of West Coast Highway at Old Newport Blvd to accommodate a third through lane, a right turn pocket and a bike lane. Realignment of Old Newport Blvd maximizes the right turn pocket storage length and improves roadway geometrics.	Intersection of Old Newport Blvd and West Coast Highway	Consultant was selected for project design in March 2016. Negative Declaration is under review. City is requesting lead agency status from Caltrans.	<ul style="list-style-type: none"> Negative Declaration Capital Improvement Program, City Council
11	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	Engineering and design firm selected: Sept 13, 2016. CEQA determination: TBD	<ul style="list-style-type: none"> Capital Improvement Program, City Council
12	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 IS/MND.	<ul style="list-style-type: none"> Mitigated Negative Declaration Capital Improvement Program, City Council

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Map No.	Project	Proposed Land Uses/ Project Description	Location	Determination/ Status	Discretionary Actions
13	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 Blvd and into Costa Mesa upstream of 15th St. A conceptual plan to divert dry weather flows from these two subwatersheds to the sanitary sewer system has been prepared.	Newport Blvd north of Coast Highway	Project initiated in 2015. Engineering firm selected: Nov 22, 2016	<ul style="list-style-type: none"> Capital Improvement Program, City Council
14	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 in the Back Bay.	Headlands area of Upper Bay downstream of Mesa Drive	City Council authorized project in May 2015. Agency permit applications were submitted March 2016. CEQA determination: TBD	<ul style="list-style-type: none"> Capital Improvement Program, City Council
15	Big Canyon Rehab Project (15x12)	Divert approximately 1/3 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	Big Canyon, downstream of Jamboree Rd and south of Big Canyon Creek	Resource agency applications submitted March 2016. IS/MND issued for public comment March 4, 2016.	<ul style="list-style-type: none"> Mitigated Negative Declaration <i>ND2016-001</i> Capital Improvement Program, City Council

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Map No.	Project	Proposed Land Uses/ Project Description	Location	Determination/ Status	Discretionary Actions
		within the stream by 30-35 percent. Storm flows from Jamboree Rd will also 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 part of the project.			
16	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	<ul style="list-style-type: none"> Capital Improvement Program, City Council
Discretionary Projects with CEQA Review and Traffic Study Approved by the City					
17	ENC Preschool (PA2015-079)	Environmental Nature Center Preschool	745 Dover Drive	Planning Commission approval on Jan 21, 2016. CEQA Exemption. Not yet constructed.	<ul style="list-style-type: none"> Minor Use Permit No. <i>UP2015-020</i> Traffic Study No. <i>TS2015-001</i>
18	Park Avenue Bridge Replacement (PA2014-135)	Demolish and replace Park Ave Bridge that connects Balboa Island and Little Balboa Island.	Balboa Island	IS/MND adopted by City Council on Nov 25, 2014. Under construction	<ul style="list-style-type: none"> Mitigated Negative Declaration (<i>ND2014-002</i>)

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Map No.	Project	Proposed Land Uses/ Project Description	Location	Determination/ Status	Discretionary Actions
19	Birch Newport Executive Center (PA2014-121)	Resubdivision 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 sf in gross floor area and a 324-space surface parking lot.	20350 & 20360 Birch St (Formerly 20352 – 20412 Birch St)	Application submitted: Aug 5, 2014 Application and Addendum to IS/MND approved by Planning Commission on Feb 19, 2015. Under Construction	<ul style="list-style-type: none"> • Site Development Review (SD2014-005) • Minor Use Permit (UP2014-032) • Traffic Study (TS2014-006) • Parcel Map (NP2014-017) • Addendum to Mitigated Negative Declaration (PA2006-280)
20	Ebb Tide Residential Project (PA2014-110)	Subdivide a 4.7-acre site for 83 residential lots and Site Development Review for 83 single-unit residences, private streets, common open space, and landscaping. The PC Development Plan will establish guidelines for development consistent with the General Plan. The Code Amendment will amend the Zoning Map to change the Zoning District from Multiple-Unit Residential (RM) to Planned Community (PC).	1560 Placentia Ave	Application submitted on June 20, 2014. The project and IS/MND was approved by the Planning Commission on Aug 6, 2015. Under construction. Completion of initial phases anticipated in late 2017 or early 2018.	<ul style="list-style-type: none"> • Tentative Tract Map (NT2014-002) • Traffic Study No. TS2014-007 • Planned Development Permit (PL2015-001) • Mitigated Negative Declaration (ND2015-002)

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Map No.	Project	Proposed Land Uses/ Project Description	Location	Determination/ Status	Discretionary Actions
21	Lido House Hotel at the former City Hall complex (PA2016-061)	GPA, 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 construction of a 130-room hotel. Fire Station #2 to remain at current location. Most recent project includes adding 4,745 sf to the hotel.	3300 Newport Blvd and 475 32 nd Street	Project approved in Sept 2014. Coastal Development Permit issued Feb 2016. Demolition complete; under construction. Completion of construction anticipated by Summer 2018.	<ul style="list-style-type: none"> • General Plan Amendment <i>GP2016-001</i> • Coastal Land Use Plan Amendment <i>LC2016-001</i> • Zoning Code Amendment <i>CA2016-003</i> • Conditional Use Permit <i>UP2016-015</i> • Ground Lease • Environmental Impact Report
22	Westcliff Medical (PA2013-154)	Construction of 2 buildings and a 3-level parking structure, an addition to an existing building, and the demolition of 25,339 sf of building area. The project would result in four buildings totaling 73,722 sf. There would be 382 off-street parking spaces.	2011, 2043, 2121, & 2131 Westcliff Dr. Bound by Westcliff Dr., Irvine Ave, and Sherington Place	Class 32 CEQA exemption. June 19, 2014: Planning Commission approved. Demolition complete; under construction. Completion by the end of 2018.	<ul style="list-style-type: none"> • Site Development Review • Traffic Study • Lot Merger
23	Lido Villas (DART) (PA2017-009)	Request for the demolition of an existing church and office building for the development of 23 multi-family townhomes on 1.2 acres	3303 and 3355 Via Lido. Generally bound by Via Lido, Via Oporto, and Via Malaga.	Application approved Nov 12, 2013. CLUP Amendment approved by CCC on March 12, 2014. CDP application Approved by CCC on Dec 9, 2014. Submitted for plan check Dec 22, 2014, building	<ul style="list-style-type: none"> • General Plan Amendment <i>GP2012-005</i> • Coastal Land Use Plan Amendment <i>LC2013-001</i> • Zoning Code Amendment <i>CA2012-008</i> • Planned Community Development Plan

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				permit approval pending recordation of tract map. Not yet constructed.	<ul style="list-style-type: none"> • Site Development Review <i>SD2013-001</i> • Mitigated Negative Declaration • Tentative Tract Map <i>NT2013-001</i>
24	Villas at Fashion Island (formerly San Joaquin Plaza Apartments) (PA2012-020)	Amendment to the North Newport Center Planned Community (NNCPC) to increase the residential development allocation within the NNCPC from 430 du to 524 du (increase of 94 units) and allocate the units to the San Joaquin Plaza sub-area.	1101 San Joaquin Hills Rd	The project was approved by the City Council on Aug 14, 2012. Under construction.	<ul style="list-style-type: none"> • Transfer of Development Rights • Planned Community Text Amendment • Development Agreement • Traffic Study
25	Uptown Newport Mixed Use Development (PA2012-003)	Development of 1,244 du and up to 11,500 sf of commercial retail.	4311-4321 Jamboree Rd	EIR, Tentative Tract Map, Traffic Study, and AHIP were approved by City Council on Feb 26, 2013. The PC Development Plan and Development Agreement was approved on March 12, 2013. First phase is under construction.	<ul style="list-style-type: none"> • PC Development Plan Amendment and Adoption (<i>PD2012-001</i>) • Tentative Tract Map (<i>NT2012-002</i>) • Traffic Study (TPO) (<i>TS2012-005</i>) • AHIP (<i>AH2012-001</i>) • Development Agreement (<i>DA2012-003</i>) • Airport Land Use Commission • Environmental Impact Report (<i>ER2012-001</i>)

Table 4-1. Development Activity in the City of Newport Beach					
Map No.	Project	Proposed Land Uses/ Project Description	Location	Determination/ Status	Discretionary Actions
26	MacArthur at Dolphin-Striker Way (PA2010-135)	Demolition of a vacant 7,996-sf restaurant with development of 12,351 sf commercial retail.	4221 Dolphin-Striker Way	Approved by the City Council on Oct 25, 2011. PC Development Plan approved on Nov 22, 2011. The project is complete. The freestanding building pad is constructed but not occupied.	<ul style="list-style-type: none"> • PC Development Plan Amendment (PD2010-007) • Transfer of Development Rights (TD2010-002) • Traffic Study (TPO) (TS2011-002) • CUP (2011-026) • Waiver of Dev. Agreement • Modification Permit (2011-014) • Mitigated Negative Declaration
27	10 Big Canyon Subdivision (PA2010-092)	Rough grading for a single-family residence.	10 Big Canyon	Project approved Dec 20, 2011. Project has not been constructed.	<ul style="list-style-type: none"> • Mitigated Negative Declaration
28	Diagnostic and Interventional Spinal Care (D.I.S.C.) (PA2010-062)	Amendment to Bayview PC-32 text to add outpatient surgery and medical office as permitted uses and to add a parking requirement of 1/200 sf. Traffic study pursuant to TPO for conversion of 38,759 sf of general office and retail to outpatient surgical center.	3501 Jamboree Rd. and 301 Bayview Circle	On June 22, 2010, the 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. Project complete and 100 percent occupied.	<ul style="list-style-type: none"> • PC Amendment (PD2010-004) • Traffic Study complies with TPO (TS2010-002)
29	Plaza Corona del Mar (PA2010-061)	Development of 1,750 sf new office space and 6 detached townhomes.	3900-3928 East Coast Highway	Application approved by Planning Commission on Jan 3, 2013. Staff Approval No. SA2013-015 (PA2013-245) approved on Dec 10, 2013 and Staff Approval	<ul style="list-style-type: none"> • Site Development Review (SD2012-001) • Variance (VA2012-002). • Conditional Use Permit (UP2012-011) • Tentative Tract Map

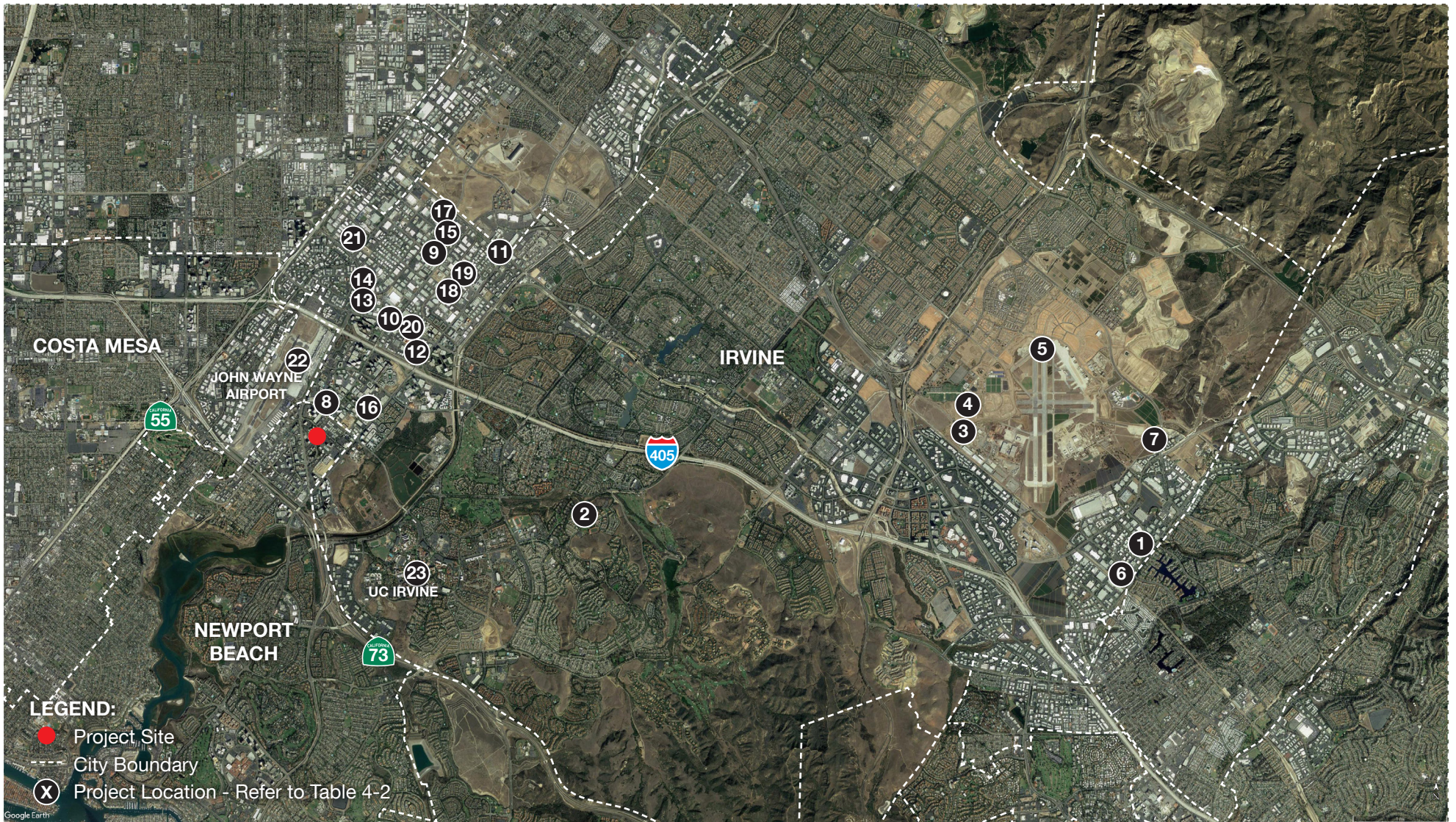
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Map No.	Project	Proposed Land Uses/ Project Description	Location	Determination/ Status	Discretionary Actions
				No. SA2014-172 on April 10, 2015 to allow the reconstruction of Gallo’s and reduction of commercial scope. Exempt from CEQA. City Council approved final Tract Map in Nov 2016. Building permits for residential issued on March 17, 2017. Under construction.	(<i>NT2012-001</i>) • Modification Permit (<i>MD2012-011</i>)
30	Old Newport Boulevard GPA (PA2008-047)	Demolition of 3 existing buildings to construct a 25,000-sf medical office building. Increase allowable FAR from 0.5 to 1.0.	328, 332, and 340 Old Newport Blvd	IS/MND and project approved on March 9, 2010. Demolition and grading permits issued March 6, 2015. Under construction.	• Modification Permit (<i>MD2009-016</i>) • Traffic Study (<i>TS2009-002</i>) • Use Permit (<i>UP2009-005</i>) • GP Amendment (<i>GP2008-001</i>) • Mitigated Negative Declaration
31	Hoag Memorial Hospital 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 Drive	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 (<i>ER2007-003</i>) • GP Amendment (<i>GP2007-005</i>) • Planned Community Development Plan (PC) Text Amendment (<i>PD2007-001</i>) • Development Agreement Amendment (<i>DA2007-001</i>) • CDP (CCC)

Table 4-1. Development Activity in the City of Newport Beach					
Map No.	Project	Proposed Land Uses/ Project Description	Location	Determination/ Status	Discretionary Actions
32	AERIE Project (PA2005-196)	Residential development including: (a) demolition of the 14-unit apartment building on 1.4-acres; (b) construction of 7 condominiums on six levels; and (c) replacement, reconfiguration, and expansion of the existing gangway platform, pier walkway, and dock facilities.	101 Bayside Place 201 and 207 Carnation Avenue	Final EIR was certified and project approved by the City on July 14, 2009. Project is under construction, expected completion in mid-2018.	<ul style="list-style-type: none"> • Environmental Impact Report (ER2008-002) • GP Amendment (2005-006) • Coastal Land Use Plan (CLUP) Amendment • Zone Change • Tract Map (NT2005-004) • Coastal Development Permit (CCC) (CR2005-002)
33	Newport Marina – ETCO Development (PA2001-210)	Mixed-use development with 27 du with a total of 77,100 sf and approx. 36,000 sf of retail and office uses	2300 Newport Boulevard	EIR certified in Feb 2006. The project is under construction and is anticipated to be completed in Summer 2017.	<ul style="list-style-type: none"> • Site Plan Review • Use Permit • Tentative Tract Map • Environmental Impact Report
34	Mariner's Pointe (PA2010-114)	A 19,905-sf, two-story commercial building and a three-story parking structure.	200-300 West Coast Highway	An IS/MND was released for public review on April 11, 2011. The IS/MND and project was approved by the City Council on Aug 9, 2011. Construction completed on Oct 30, 2014; approximately 43 percent occupied.	<ul style="list-style-type: none"> • GP Amendment (GP2010-009) • Code Amendment (CA2010-009) • CUP (UP2010-024) • Variance (VA2010-004) • Site Development Review (SD2010-001) • Traffic Study (TS2011-001) • Mitigated Negative Declaration (ND2010-009)

Table 4-1. Development Activity in the City of Newport Beach					
Map No.	Project	Proposed Land Uses/ Project Description	Location	Determination/ Status	Discretionary Actions
35	Newport Business Plaza Project (PA2008-164)	Demolition of 2 existing connected buildings to construct a 46,044 gsf commercial business plaza.	4699 Jamboree Rd and 5190 Campus Dr	The City Council approved the project on Jan 25, 2011. The project has not been constructed.	<ul style="list-style-type: none"> • GP Amendment <i>GP2008-007</i> • Planned Community Development Plan <i>PD2009-001</i> • Tentative Parcel Map <i>NP2010-006</i> • Mitigated Negative Declaration
36	PRES Office Building B Project (PA2007-213)	Increase the maximum allowable entitlement by 11,544 gsf; 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 Feb 22, 2011. Project has not been constructed.	<ul style="list-style-type: none"> • GP Amendment <i>GP2007-009</i> • Planned Community Development Plan Amendment <i>PD2007-006</i> • Parcel Map <i>NP2010-005</i> • Mitigated Negative Declaration

AELUP: Airport Environs Land Use Plan; AHIP: Affordable Housing Implementation Plan; CDP: Coastal Development Permit; CUP: Conditional Use Permit; cy: cubic yards; DA: Development Agreement; EIR: Environmental Impact Report; FAA: Federal Aviation Administration; GPA: General Plan Amendment; gsf: gross square feet; IS: Initial Study; LCP: Local Coastal Program; MND: Mitigated Negative Declaration; ND: Negative Declaration; PA: Planning Area; PC: Planned Community; sf: square feet; SP: Specific Plan; TDR: transfer of development rights; TPM: Tentative Parcel Map; TTM: Tentative Tract Map; VTTM: Vesting Tentative Tract Map; ZC: Zone Change

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Source: Google Maps, 2017

FIGURE 4-2: Development Activity in the City of Irvine
The Koll Center Residences Project



Map No.	Project	Proposed Land Uses/ Project Description	Location	Determination/ Status	Discretionary Actions
1	PA 35 Adult Daycare	3,422 sf Community Facility	14 Goodyear, Ste 100	Approved March 9, 2015	<ul style="list-style-type: none"> • Conditional Use Permit
2	Concordia University	Institutional Existing: 243,571 sf General Plan: 321,220 sf Net Increase: 77,649 sf Dorms Existing: 256 units/1,024 beds General Plan: 330 units/1,320 beds Net increase: 74 units/296 beds	1530 Concordia	Approved May 9, 2017	<ul style="list-style-type: none"> • Zone Change • Memorandum of Understanding (MOU) • Environmental Impact Report
3	El Toro 100-Acre County Project	1,876,000 sf: office 2,103 du 220,000 sf: retail 242-room hotel	Marine Way north of I-5	Draft EIR released November 4, 2016	<ul style="list-style-type: none"> • Development Plan • Recommendation to the City on GPA and Zone Change pursuant to Pre-Annexation Agreement. • Environmental Impact Report
4	Cultural Terrace	260-acre Master Plan	Orange County Great Park	Cultural Terrace Joint Studies started in Feb. 2017	To be determined
5	Southern California Veterans Cemetery	125 acres	South of Irvine Blvd, in PA 51	Ongoing City review of potential land exchange with Five Points	To be determined
6	Kawasaki	80,000 office Master Plan to convert and office/warehouse use into a R&D office use	9950 Jeronimo Rd	Approved May 26, 2017 Tenant improvement permits issued	<ul style="list-style-type: none"> • Master Plan
7	West Alton Apartments	970 du, multi-family units	Northwest corner of Alton Parkway at Irvine Blvd	Draft EIR released December 9, 2016	<ul style="list-style-type: none"> • Development Plan • General Plan Amendment • Zoning Ordinance Amendment • Environmental Impact Report

Map No.	Project	Proposed Land Uses/ Project Description	Location	Determination/ Status	Discretionary Actions
8	Colton Apartments	876 du, apartments	Campus Dr./Martin Ct./ Von Karman Ave	Approved December 15, 2016	<ul style="list-style-type: none"> • Tentative Tract Map • Park Plan • Conditional Use Permit
9	Kilroy Apartments	434 du: 362 apartments 72 townhomes	17150 Von Karman Ave	Approved May 7, 2015 Under construction	<ul style="list-style-type: none"> • Tentative Tract Map • Conditional Use Permit • Park Plan
10	17861 Cartwright	45 du	17861 Cartwright	Withdrawn	n/a
11	2660 Barranca & 1652 Millikan	136 du	2660 Barranca & 1652 Millikan	Pre-application pending	To be determined
12	TownePlace Suites Hotel	165 rooms: hotel	2652 White Rd	Approved January 19, 2017 In plan check for permits	<ul style="list-style-type: none"> • Conditional Use Permit
13	17811-17817 Gillette Avenue	44 du	17811-17817 Gillette Ave	Approved April 20, 2017 Demo permit issued	<ul style="list-style-type: none"> • Tentative Tract Map • Park Plan • Conditional Use Permit
14	17822 Gillette Avenue	197 du, townhomes	17822 Gillette Ave	Approved February 18, 2016	<ul style="list-style-type: none"> • Tentative Tract Map • Park Plan • Conditional Use Permit
15	2152 Alton Apartments	357 du, apartments	2152 Alton Parkway	Approved on May 5, 2016	<ul style="list-style-type: none"> • Conditional Use Permit • Tentative Tract Map • Park Plan
16	Boardwalk	458,000 sf, office 2, 9-story buildings	18691 Jamboree Rd	Under construction; anticipated completion in September 2017	No discretionary actions needed
17	Irvine Canaan Christian Community Church	13,434 sf: church 11,295 sf: child care	16808 Armstrong Ave	Approved on March 3, 2016	<ul style="list-style-type: none"> • Conditional Use Permit

Map No.	Project	Proposed Land Uses/ Project Description	Location	Determination/ Status	Discretionary Actions
18	2602 McGaw Apartments	120 du apartments	2602 McGaw Ave	Approved on October 20, 2016	<ul style="list-style-type: none"> • Conditional Use Permit • Tentative Tract Map • Park Plan
19	Diamond Jamboree Retail Center	25,362 sf, office	Southwest corner of Millikan Ave at Alton Parkway	Pending	<ul style="list-style-type: none"> • Conditional Use Permit
20	17850 Von Karman Ave	242,497 sf, office	17850 Von Karman Ave	Approved in the early 2000s Under construction	No discretionary actions needed
21	1400 Reynolds Avenue	39,204 sf, medical office	1400 Reynolds Ave	Approved on August 4, 2016	<ul style="list-style-type: none"> • Conditional Use Permit • Transfer of development rights • Master Plan
22	John Wayne Airport	12.5 million annual passengers	Airport Way	Approved on September 30, 2014	<ul style="list-style-type: none"> • Consideration by County Board of Supervisors • Environmental Impact Report
23	UCI Long Range Development Plan	Campus Master Plan	UCI	Approved on November 14, 2007	<ul style="list-style-type: none"> • Environmental Impact Report

CUP: Conditional Use Permit; EIR: Environmental Impact Report; GPA: General Plan Amendment; gsf: gross square feet; IS: Initial Study; MND: Mitigated Negative Declaration; ND: Negative Declaration; PA: Planning Area; sf: square feet; SP: Specific Plan; TDR: transfer of development rights; TPM: Tentative Parcel Map; TTM: Tentative Tract Map; VTTM: Vesting Tentative Tract Map; ZC: Zone Change

Source: City of Irvine, 2017.

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