



4.0 BASIS OF CUMULATIVE ANALYSIS

Section 15355 of the *CEQA Guidelines*, as amended, provides the following definition of cumulative impacts:

“Cumulative impacts” refer to two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts.

Pursuant to Section 15130(a) of the *CEQA Guidelines*, cumulative impacts of a project shall be discussed when they are “cumulatively considerable,” as defined in Section 15065(a)(3) of the *CEQA Guidelines*. Section 5.0, *Environmental Analysis*, of this EIR assesses cumulative impacts for each applicable environmental issue, and does so to a degree that reflects each impact’s severity and likelihood of occurrence.

As indicated above, a cumulative impact involves two or more individual effects. Per *CEQA Guidelines* Section 15130(b), the discussion of cumulative impacts shall be guided by the standards of practicality and reasonableness, and should include the following elements:

1. *Either:*
 - 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 projects 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.*
2. *When utilizing a list, as suggested in paragraph (1) of subdivision (b), factors to consider when determining whether to include a related project should include the nature of each environmental resource being examined, the location of the project and its type. Location may be important, for example, when water quality impacts are at issue since projects outside the watershed would probably not contribute to a cumulative effect. Project type may be important, for example, when the impact is specialized, such as a particular air pollutant or mode of traffic.*
3. *Lead agencies should define the geographic scope of the area affected by the cumulative effect and provide a reasonable explanation for the geographic limitation used.*
4. *A summary of the expected environmental effects to be produced by those projects with specific reference to additional information stating where that information is available; and*
5. *A reasonable analysis of the cumulative impacts of the relevant projects, including examination of reasonable, feasible options for mitigating or avoiding the project’s contribution to any significant cumulative effects.*



Table 4-1, *Cumulative Projects List*, and Exhibit 4-1, *Cumulative Projects Map*, identify the related projects and other possible development in the area determined as having the potential to interact with the proposed project to the extent that a significant cumulative effect may occur. The following list of projects was developed by the City of Newport Beach. The implementation of each project represented in Table 4-1 was determined to be reasonably foreseeable by the City. In addition, each cumulative project could result in a similar range of impacts to the proposed project.

**Table 4-1
Cumulative Projects List**

No.	Project	Location	Proposed Project
1	Newport Beach Country Club	1600 East Coast Highway	<ul style="list-style-type: none"> • 5 residential dwelling units • 27 hotel units with a 2,048 gross square feet of concierge and guest center • 3,523 gross square feet of tennis club with a 6,718 gross square foot spa • 51,213 gross square foot golf club with accessory facilities • 7 tennis courts and a swimming pool
2	Koll	4343 Von Karman Drive	<ul style="list-style-type: none"> • 260 residential dwelling units • 3,400 gross square feet of commercial
3	Back Bay Landing	300 East Coast Highway	<ul style="list-style-type: none"> • 49 residential dwelling units • 40,459 gross square feet of commercial • 17,075 gross square feet of office • 140 spaces dry stack storage
4	Balboa Marina Expansion West	Southwest Corner of Bayside Drive at East Coast Highway	<ul style="list-style-type: none"> • 16,274 gross square feet of restaurant • 200 gross square feet of office • 36 marina berths
5	Banning Ranch	4520 West Coast Highway	<p>South Family Village</p> <ul style="list-style-type: none"> • 141 single family dwelling units • 28 acre park • Soccer Complex (4 fields) • Tennis Courts (6 courts) <p>Resort Colony</p> <ul style="list-style-type: none"> • 87 condominium/townhome units • 75 room resort hotel <p>North Family Village</p> <ul style="list-style-type: none"> • 282 single family dwelling units • 135 condominium/townhome units <p>Urban Colony</p> <ul style="list-style-type: none"> • 730 condominium/townhome units • 75,000 square foot shopping center



**Table 4-1 (continued)
Cumulative Projects List**

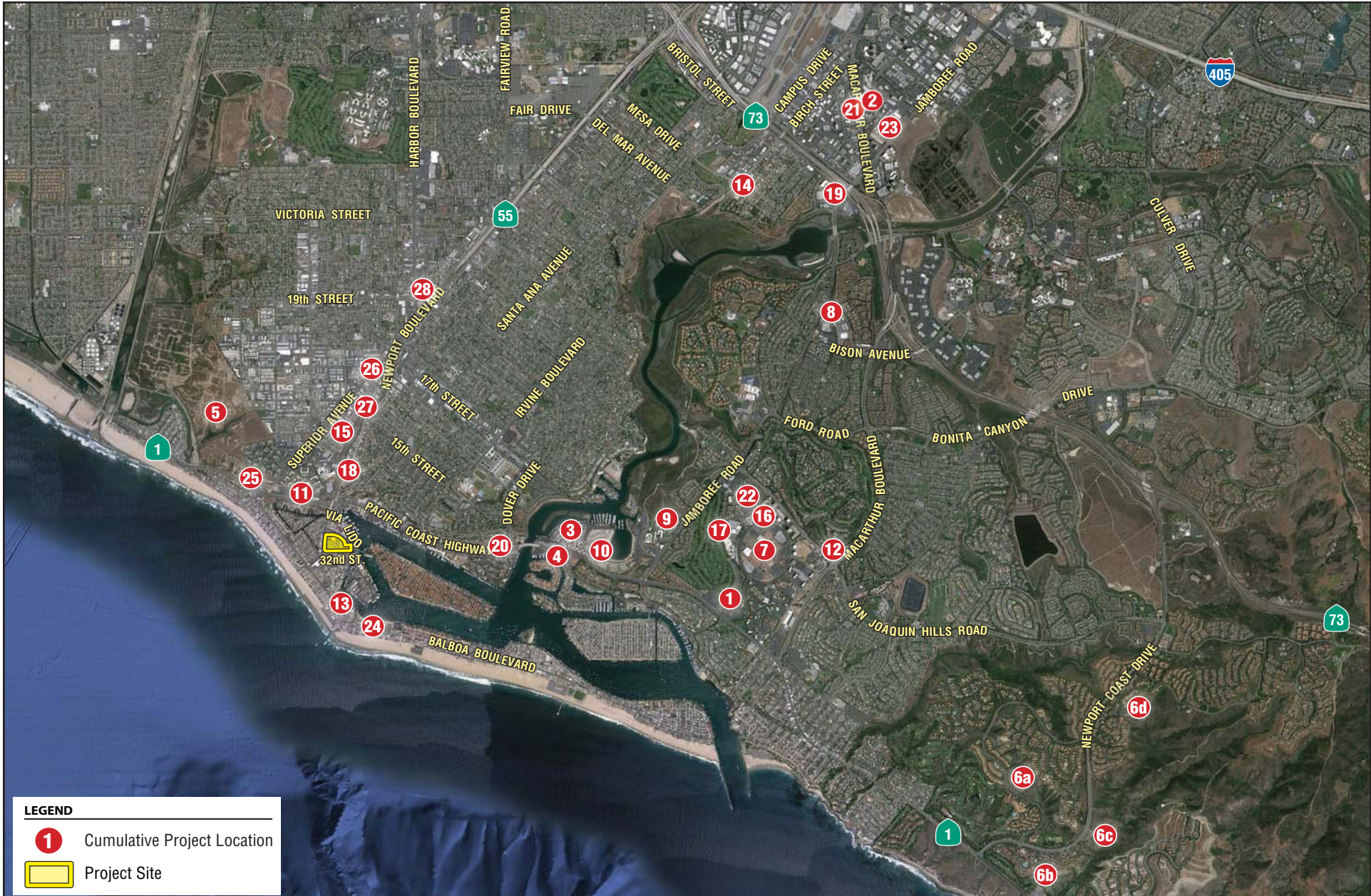
No.	Project	Location	Proposed Project
6*	Newport Coast	Traffic Analysis Zones (TAZ) 1 through 4 along Newport Coast Drive between the San Joaquin Hills Corridor and Coast Highway	TAZ 1 (cumulative project No. 6a) <ul style="list-style-type: none"> • 1,009 condominium/townhome units • 242 single family dwelling units • 348 multi family dwelling units TAZ 2 (cumulative project No. 6b) <ul style="list-style-type: none"> • 1,410 single family dwelling units • 234 multi family dwelling units • 2,807 gross acres State park TAZ 3 (cumulative project No. 6c) <ul style="list-style-type: none"> • 846 single family dwelling units TAZ 4 (cumulative project No. 6d) <ul style="list-style-type: none"> • 289 condominium/townhome units • 682 single family dwelling units
7	Fashion Island Expansion	Fashion Island Area	<ul style="list-style-type: none"> • 192,846 square feet of retail • 40 percent complete
8	Temple Bat Yahm Expansion	1011 Camelback Street	<ul style="list-style-type: none"> • Temple building • 65 percent complete
9	CIOSA-Irvine Project	West of Jamboree Road, North of Pacific Coast Highway	<ul style="list-style-type: none"> • Entitlements constructed with exception of Hyatt Regency expansion • 91 percent complete
10	Newport Dunes	West of Jamboree Road, North of Pacific Coast Highway	<ul style="list-style-type: none"> • 275 hotel units remaining
11	Hoag Hospital Phase III	1 Hoag Drive	<ul style="list-style-type: none"> • 130,000 square feet of outpatient facilities for Hoag lower campus
12	St. Marks Presbyterian Church	2200 San Joaquin Hills Road	<ul style="list-style-type: none"> • 55,530 square feet of church • 5,206 square feet of preschool • 77 percent complete
13	2300 Newport Boulevard	2300 Newport Boulevard	<ul style="list-style-type: none"> • 27 condominium units • 36,000 square feet of retail/office space
14	Newport Executive Court	20372 Birch Street	<ul style="list-style-type: none"> • 65,205 square feet of mixed-use office building • Four-story
15	Hoag Health Center	510 Superior Avenue	<ul style="list-style-type: none"> • 350,000 square feet of medical offices • 95 percent complete
16	North Newport Center	600 Newport Center Drive	<ul style="list-style-type: none"> • 430 dwelling units • 205,161 square feet of office • 75,000 square feet of retail
17	Santa Barbara Condominiums	Santa Barbara Drive, west of Fashion Island	<ul style="list-style-type: none"> • 79 condominium units
18	Newport Medical Office	328, 332 & 340 Old Newport Boulevard	<ul style="list-style-type: none"> • 25,725 square feet of medical offices
19	Bayview Medical Office	3501 Jamboree Road	<ul style="list-style-type: none"> • 38,759 square feet of medical offices



**Table 4-1 (continued)
Cumulative Projects List**

No.	Project	Location	Proposed Project
20	Mariner's Pointe	200-300 West Coast Highway	<ul style="list-style-type: none"> • 23,015 square feet of commercial and retail • Three-story onsite parking garage
21	4221 Dolphin Striker Way	4221 Dolphin Striker Way	<ul style="list-style-type: none"> • 12,351 square feet of commercial and retail
22	San Joaquin Hills Plaza	1 San Joaquin Plaza	<ul style="list-style-type: none"> • 94 multi family dwelling units
23	Uptown Newport Phase 1 & 2	4311 and 4321 Jamboree Road	<ul style="list-style-type: none"> • 1,244 residential units • 11,500 square feet of retail • 2 acres of planned park area
24	Marina Park	1770 W Balboa Boulevard	<ul style="list-style-type: none"> • 21,594 square feet for the Balboa Center Complex • 23 vessel slip marina • 1.6 acres of beach area • 5,500 square feet for the Girl Scout Building • 18,620 square feet of restrooms, tennis courts and basketball courts • 8,680 square feet of children's play area • 159 parking spaces
25	Sunset Ridge Park	Northwest corner of West Coast Highway at Superior Avenue	<ul style="list-style-type: none"> • 13.67 Acre Park • 2 Field Soccer Complex
26	17 th /Superior Live-Work	Southwest corner of 17 th Street/Superior Avenue	<ul style="list-style-type: none"> • 49 condominium units • 6,456 square feet office • 6,456 square feet specialty retail
27	Anchor Live-Work	1527 Newport Boulevard	<ul style="list-style-type: none"> • 60 condominium units • 12,468 square feet office • 12,468 square feet specialty retail
28	Pacific Gateway Residences	Southeast corner of Bernard Street/Harbor Boulevard	<ul style="list-style-type: none"> • 113 for lease residential

* 70 percent of the dwelling units associated with Newport Coast have already been developed. Thus, the analysis in this Environmental Impact Report assumes 30 percent of the dwelling units represented for in this table for Newport Coast have yet to be developed and represent the cumulative condition.



LEGEND

- 1 Cumulative Project Location
- Project Site

Source: Google Earth aerial, 2013.



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LIDO HOUSE HOTEL
 ENVIRONMENTAL IMPACT REPORT
Cumulative Projects Map



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