

3. BASIS FOR CUMULATIVE ANALYSIS

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The California Environmental Quality Act (CEQA) requires that Environmental Impact Reports (EIRs) analyze cumulative impacts. As defined in *CEQA Guidelines* Section 15355, a cumulative impact consists of an impact which is created as a result of the combination of the project evaluated in the EIR together with other projects causing related impacts. *CEQA Guidelines* Section 15130(a) states that an EIR must discuss cumulative impacts of a project when the project's incremental effect is cumulatively considerable, as defined in Section 15065(a)(3). Where a lead agency is examining a project with an incremental effect that is not "cumulatively considerable," a lead agency need not consider that effect significant, but must briefly describe its basis for concluding that the incremental effect is not cumulatively considerable. However, an EIR should not discuss impacts which do not result in part from the project evaluated in the EIR. Furthermore, when the combined cumulative impact associated with the project's incremental effect and the effects of other projects is not significant, the EIR must briefly indicate why the cumulative impact is not significant and is not discussed in further detail in the EIR. A lead agency must identify facts and analysis supporting the lead agency's conclusion that the cumulative impact is less than significant.

In addition, *CEQA Guidelines* Section 15130(b) indicates that the analysis of cumulative impacts shall reflect the severity of the impacts and the likelihood of occurrence, but the discussion need not provide as great detailed as is provided for the effects attributable to the project alone. Instead, the discussion should be guided by the standards of practicality and reasonableness, and should focus on the cumulative impact to which the identified other projects contribute rather than the attributes of the other projects which do not contribute to the cumulative impact.

As indicated above, "cumulative impacts" are defined as "two or more individual effects which, when considered together, are considerable or compound or increase other environmental impacts." Cal. Pub. Res. Code § 21083(b); *CEQA Guidelines* § 15355. A project has "cumulatively considerable" impacts when its incremental effects "are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects." Cal. Pub. Res. Code § 21083(b); see also *CEQA Guidelines* § 15355(b).

For an adequate discussion of significant cumulative impacts, the *CEQA Guidelines* (Section 15130(b)(1)(A) and (B)) allow an environmental impact report to determine cumulative impacts and reasonably foreseeable growth based on either of the following methods:

1. A list of past, present, and probable future projects producing related or cumulative impacts; or
2. A summary of projections contained in an adopted general plan or related planning document, or in a prior environmental planning document which has been adopted or certified, which described or evaluated regional or area-wide conditions contributing to the cumulative impact.

The cumulative impact analyses contained in Chapter 4, *Environmental Impact Analysis*, of this Draft EIR uses a combination of both Method 1 and Method 2. The approach for each respective topical section of this Draft EIR is discussed below. The following discusses the related projects as used to analyze cumulative impacts under Method 1.

The City of Newport Beach compiled a list of approved and reasonably foreseeable projects in the project study area. **Table 3-1, *Approved Project List***, below, provides a list of approved projects included for analysis pursuant to the City's Traffic Phasing Ordinance (TPO). The locations of these projects are shown in **Figure 3-1, *Approved Project Map***. As noted in Table 3-1, some of these projects have already been built, but have been included in this table for purposes of the traffic impact analysis. Available City traffic counts for some intersections were conducted in 2011 and 2012, prior to completion of these projects. Trip generation for these projects, therefore, was added to baseline traffic information. Other reasonably foreseeable, cumulative projects identified by the City are listed in **Table 3-2, *Cumulative Project List***, and illustrated in **Figure 3-2, *Cumulative Project Map***.

Although the projects listed above serve as the primary basis for evaluation of cumulative impacts, the approach to these analyses vary for certain environmental issues. According to *CEQA* Guidelines Section 15130 (b)(3), the City established a general geographic scope of the area affected by the potential cumulative effects based on the potential for the proposed project and related projects to contribute impacts within a particular distance from the project site, jurisdiction, viewshed, watershed, air basin, service area, or other geography, as applicable. The specific geographic scope for each environmental issue analyzed in this EIR is provided below.

- The scope for cumulative analysis of impacts related to aesthetics and views is the viewshed surrounding the project site, as only those projects that can be viewed in the context of the proposed project could contribute to cumulative visual effects.
- The geographic scope of cumulative effects for air quality and global climate change is the South Coast Air Basin, since all regional air emissions from development within the area occur within the Basin.
- The cumulative analysis of effects on biological resources considers species and habitats within a specific geographic area in which one would expect to find such resources, in this case the coastal portion of Orange County.
- The geographic scope for archaeological and paleontological resources is the southern California region, based on the historic extent of Native American settlements and the distribution of fossil-bearing geologic formations in the region.
- Cumulative impacts on historic resources are evaluated in the context of local, State, and national regulations, since historic resources can be considered significant at each of these levels; however, cumulative impacts are generally evaluated in terms of whether or not impacts would contribute directly or indirectly to cumulatively significant effects on resources eligible for listing on the California or National registers.
- Geology and soils effects typically localized cumulative effects are evaluated based on the potential for the project to pose risks to people or structures to adjacent land uses as the result of on-site conditions.
- Cumulative impacts related to hazards and hazardous materials are evaluated in the context of the larger metropolitan area in which cumulative development occurs, which includes the central coastal portion of Orange County.

Table 3-1

Approved Project List

Map No.	Project Name	Description
A	Fashion Island Expansion Fashion Island Area	Approximately 192,846 SF of remaining entitlement; 40 percent complete
B	Temple Bat Yahm Expansion 1011 Camelback Street	Temple building; 65 percent complete
C	CIOSA-Irvine Project West of Jamboree Road, North of Pacific Coast Highway	Entitlements constructed with exception of Hyatt Regency expansion; 91 percent complete
D	Newport Dunes West of Jamboree Road, North of Pacific Coast Highway	275 rooms remaining; not yet built
E	Hoag Hospital Phase III 1 Hoag Drive	130,000 SF of outpatient facilities for Hoag lower campus; not yet built
F	St. Mark Presbyterian 2200 San Joaquin Hills Road	28,667 SF church plus 5,206 SF preschool; 77 percent complete
G	OLQA Church Expansion 2046 Mar Vista Drive	55,530 SF church plus 600-student elementary school; under construction
H	2300 Newport Boulevard	27 condominiums plus 36,000 SF retail/office space; under construction
I	Newport Executive Court 20372 Birch Street	Four-story, 65,205 SF mixed-office building; not yet built
J	Hoag Health Center 510 Superior Avenue	350,000 SF medical office; 95 percent complete
K	North Newport Center Planned Community Fashion Island Area	430 DUs, 205,161 SF office, and 75,000 SF retail; not yet built
L	Santa Barbara Condominiums Santa Barbara Drive, west of Fashion Island	79 condominiums; not yet built
M	Newport Beach City Hall 1100 Avocado Avenue	98,000 SF City Hall, 17,000 SF library expansion, 14.3 acre park, and 0.5 acre dog park; project completed
N	Newport Medical Office 328, 332 & 340 Old Newport Boulevard	Demolition of three existing buildings and construction of a 25,725 SF medical office building; not yet built
O	Coastline Community College 505-1533 Monrovia Avenue	Three-story, 66,610 SF learning center; complete
P	Bayview Medical Office 3501 Jamboree Road	Conversion of 38,759 SF of office/retail to medical office; not yet built

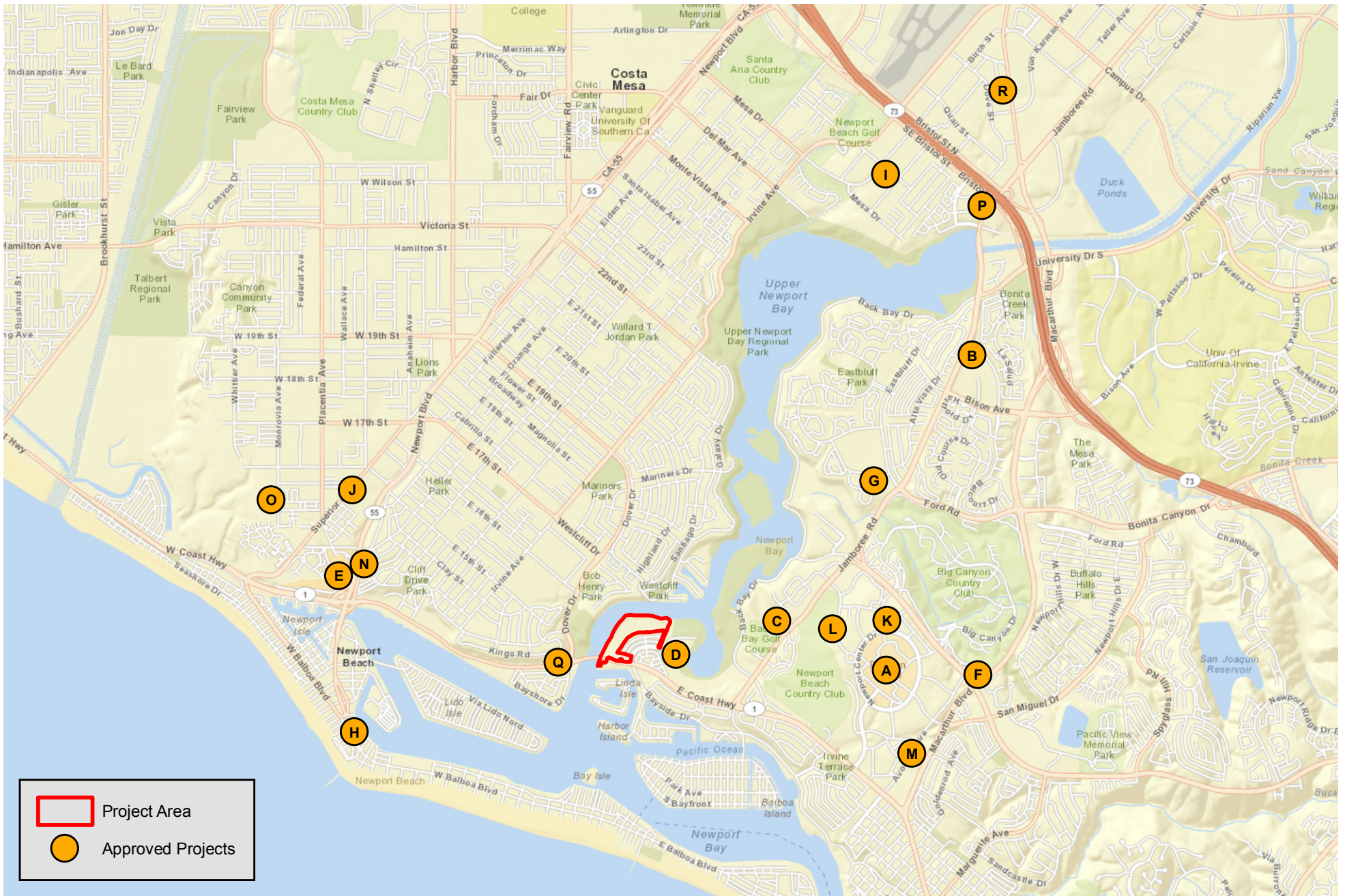
Table 3-1 (Continued)**Approved Project List**

Map No.	Project Name	Description
Q	Mariner's Pointe 200-300 W. Coast Highway	Commercial/retail complex that includes a two-story building totaling 23,015 SF and a three-story onsite parking garage; under construction
R	4221 Dolphin Striker Way	Demolition of existing 7,996 SF restaurant and construction of 12,351 SF commercial retail; under construction

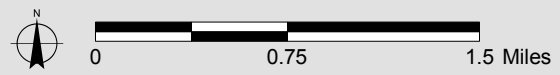
Source: Back Bay Landing Traffic Impact Analysis, prepared by Kunzman Associates, Inc., February 27, 2013

- Cumulative effects related to hydrology and water quality are limited to the watershed within which a project is located, and therefore the geographic scope for cumulative analysis is the San Diego Creek watershed.
- Land use and planning impacts generally affect the jurisdiction in which projects are located, and therefore the geographic context for cumulative analysis is the City of Newport Beach, County of Orange, and the southern California region (Southern California Association of Governments jurisdiction).
- Noise effects are by nature localized, and therefore potential cumulative noise impacts are analyzed for those identified related projects in close enough proximity to the project site to increase ambient noise levels on-site or in the immediate project vicinity.
- The cumulative analysis context for population and housing impacts relate to the geographies identified in regional growth management plans (such as the 2012-2035 SCAG RTP/SCS), which include the City of Newport Beach, County of Orange, and entire SCAG Region.
- The geographic scope for cumulative effects on public services and utilities (including police, fire, schools, parks/recreation, libraries, water, wastewater, and solid waste) are limited to each respective service area.
- The geographic context for cumulative traffic and circulation impacts is the area within which related projects could contribute 50 or more peak hour trips to the street network serving the project site. In addition to the traffic associated with the identified approved and cumulative projects, the cumulative traffic analysis also includes an overall growth factor of one percent (1%) per year to account for smaller projects and other ambient growth in the project area.

Cumulative analysis for each environmental issue is provided in the respective environmental subsections in Chapter 4, *Environmental Impact Analysis*, of this EIR.



 Project Area
 Approved Projects



Approved Project Map

Newport Back Bay Landing

Source: ESRI Street Map, 2012; PCR Services Corporation, 2013.

FIGURE

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Table 3-2
Cumulative Project List

Map No.	Project Name	Description
1	Balboa Marina Expansion	Application has not yet been submitted for a potential public/private dock facility with up to 35,000 square feet of marine commercial uses.
2	Mariner's Medical Arts	The application was withdrawn on January 22, 2013 for a 12,763 square-foot addition to an existing 17,500 square-foot medical office complex.
3	919 Bayside Drive	The IS/MND was certified and the project was approved by the City Council in 2008 and the Coastal Development Permit (CDP) approved by the California Coastal Commission (CCC) for the development of 17 residential lots, one common recreational lot, two landscape/open space lots, and waterfront/dock lots. The project has not yet been constructed.
4	Hyatt Regency Newport Beach Expansion	The Final EIR was certified and the project was approved by the City Council on February 24, 2009 for the addition of 88 new timeshare units, a 24,387 square-foot 800-seat ballroom/meeting building, a 10,072 square-foot spa and new pool, and a two-level parking garage. The CDP is under consideration. The project has not yet been constructed.
5	Newport Beach Country Club	The Final EIR was certified and the project was approved by the City Council on February 28, 2012 and the CCC in December 2012 for the demolition of an existing golf course and clubhouse to construct a new 51,213 square-foot golf clubhouse and ancillary facilities. The project has not yet been constructed.
6	Golf Realty Tennis Club	The Final EIR was certified and the project was approved by the City Council on March 27, 2012 and the CCC in April 2013 for the demolition of an existing tennis and golf clubhouse and the construction of a new 3,735 square-foot tennis clubhouse and 35,000 square foot golf clubhouse, 27 short-term visitor-serving bungalows, a bungalow spa/fitness area and concierge and guest meeting facility, and five single-family residential dwelling units/villas.
7	Aerie	The Final EIR was certified and the project was approved by the City Council on July 14, 2009 and the CDP approved by the CCC for the residential development including the demolition of the existing residential structures on the 1.4 acre site; the development of eight residential condominium units; and the replacement, reconfiguration, and expansion of the existing gangway platform, pier walkway, and dock facilities on the site. The project is currently in litigation. The project has not yet been constructed.

Table 3-2 (Continued)**Cumulative Project List**

Map No.	Project Name	Description
8	Megonigal Residence	The Final EIR was certified and the project was approved by the City Council on January 12, 2010 and CDP approved by the CCC for the development of a 3,566 single-family residence. Building permits have been issued. The project is currently under construction.
9	Old City Hall Complex Redevelopment	Amendments initiated by City Council in April 2012 for general plan amendment; coastal land use plan amendment; zoning amendment to change site from public facilities to mixed use; increase height limit from 26 feet to 35 feet; and height limitation area to 55 feet with 65 feet for architectural projections. The project proposes 99 dwelling units and 15,000 square feet of retail space. Fire Station #2 to remain onsite. Planning Commission recommended MND for approval in January 2013.
10	Lido Villas (DART)	The application was submitted on October 24, 2012 with the MND underway for the demolition of an existing church and office building and legislative approvals for the development of 23 attached three-story townhome condominiums. The Planned Community Development Plan would allow for site specific setbacks and an increase in height limit up to 35 feet and four inches and 39 feet for architectural projections.
11	Sunset Ridge Park	The Final EIR was certified and the project was approved by the City Council on March 23, 2010 and CDP issued by CCC in August 2012 for the development of an 18.9-acre site with active and passive recreational uses (13.67 acres) and an access road to the park through Newport Banning Ranch. Construction is anticipated to begin in 2013.
12	Banning Ranch	The Final EIR was certified and the project was approved by the City Council on July 23, 2012 for the development of 1,375 residential units, a 75-room resort inn and ancillary uses, 75,000 square feet of commercial uses, 51.4 acres of parklands, and 252.3 acres of permanent open space. A CDP from the CCC is required.
13	Marina Park	The Final EIR was certified and the project was approved by the City Council on May 11, 2010 for the development of a 10.45-acre public park and beach with recreational facilities, restrooms, a Girl Scout House, public short-term visiting vessel marina and sailing center, and a community center with classrooms and ancillary office space. The CDP application has been approved. Construction is anticipated to start mid-year 2013.
14	Newport Harbor Yacht Club	Application was submitted for the demolition of the existing 20,500 square-foot yacht club facility and the development of a 23,163 square-foot yacht club facility.

Table 3-2 (Continued)

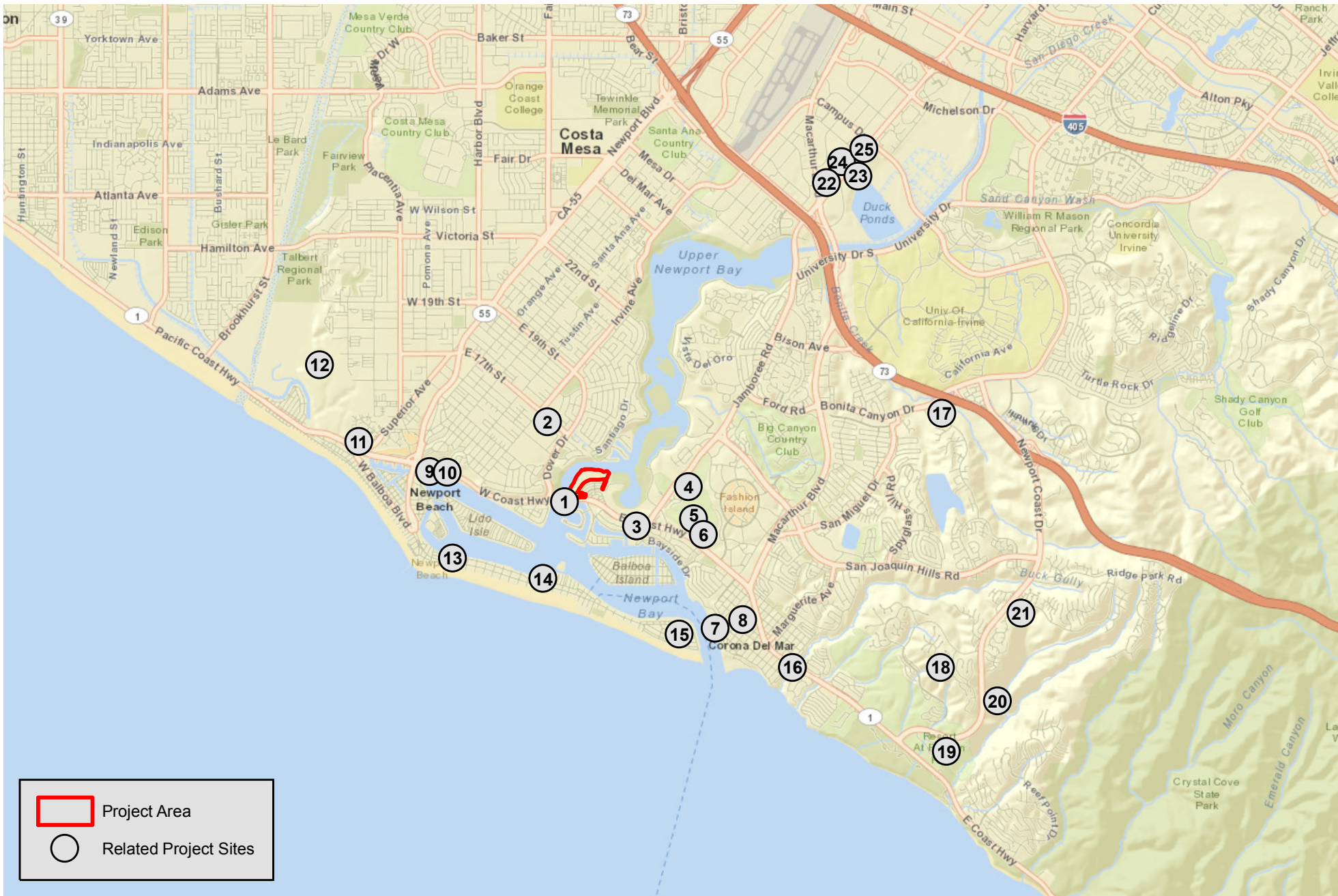
Related Projects List

Map No.	Project Name	Description
15	Beauchamp	The IS/MND was certified and the project was approved by the City Council on May 25, 2010 for the development of 5 residential units. The CDP has been approved by the CCC. The project has not yet been constructed.
16	Plaza Corona del Mar	The application was approved by the Planning Commission on January 3, 2013. The project has not yet been constructed.
17	LDS Rectory	The IS/MND was certified and the project was approved by the City Council on November 19, 2009 for the construction of a 2,316 square-foot rectory. The project has not yet been constructed.
18	Newport Coast – TAZ 1	Anticipated development within Newport Coast Traffic Analysis Zone (TAZ) 1. Approximately 70 percent of planned residential units within TAZs 1 through 4 have been constructed, and as such, future cumulative development within TAZ 1 is 450 dwelling units (30 percent of 1,499 total units within TAZ 1).
19	Newport Coast – TAZ 2	Anticipated development within Newport Coast Traffic Analysis Zone 2. Approximately 70 percent of planned residential units within TAZs 1 through 4 have been constructed, and as such, future cumulative development within TAZ 2 is 493 dwelling units (30 percent of 1,644 total units within TAZ 2). State park uses within TAZ 2 are assumed to already be constructed.
20	Newport Coast – TAZ 3	Anticipated development within Newport Coast Traffic Analysis Zone 3. Approximately 70 percent of planned residential units within TAZs 1 through 4 have been constructed, and as such, future cumulative development within TAZ 3 is 254 dwelling units (30 percent of 846 total units within TAZ 3).
21	Newport Coast – TAZ 4	Anticipated development within Newport Coast Traffic Analysis Zone 4. Approximately 70 percent of planned residential units within TAZs 1 through 4 have been constructed, and as such, future cumulative development within TAZ 4 is 291 dwelling units (30 percent of 971 total units within TAZ 4).
22	PRES Office Building B	The IS/MND was certified and the project was approved by the City Council on February 22, 2011 for the increase of the maximum allowable entitlement by 11,5444 square feet; increase the maximum allowable entitlement in office suite B by 9,917 square feet to allow for development of a new two-level office building over a ground-level parking structure.

Table 3-2 (Continued)**Cumulative Project List**

Map No.	Project Name	Description
23	Uptown Newport Mixed Use Development	The Final EIR, Tentative Tract Map, Traffic Study, and AHIP were approved by the City Council on February 26, 2013 with the PC Development Plan and Development Agreement approved on March 12, 2013 for the development of 1,244 residential units and 11,500 square feet of commercial retail. The Applicant is currently processing parcel map application to allow for future conveyance of parcels.
24	Koll Mixed Use Development	Application was submitted for the development of 260 residential units.
25	Newport Business Plaza	The project was approved by the City Council on January 25, 2011 for the demolition of two existing buildings and the development of a 46,044 square-foot business plaza. The project has not yet been constructed.

Source: *Back Bay Landing Traffic Impact Analysis, prepared by Kunzman Associates, Inc., July 3, 2013; Jaime Murillo, City of Newport Beach, email correspondence, dated March 29, 2013; PCR Services Corporation, 2013.*



Project Area
 Related Project Sites



Cumulative Project Map

Newport Back Bay Landing

Source: ESRI Street Map, 2012; PCR Services Corporation, 2013.

FIGURE

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Table 3-3

Cumulative Development Summary^a

Related Project	Residential (units)	Hotel (rooms)	Office (square feet)	Commercial/ Retail/ Restaurant (square feet)	Park/ Recreation (acres)	Open Space (acres)
Balboa Marina Expansion	-	-	-	35,000	-	-
Mariner's Medical Arts	-	-	12,763	-	-	-
919 Bayside Drive	17	-	-	-	-	-
Hyatt Regency Newport Beach Expansion	-	88	-	24,387	-	-
Newport Beach Country Club	-	-	-	-	1.18 ^b	-
Golf Realty Tennis Club	5	27	-	-	0.89 ^c	-
AERIE	8	-	-	-	-	-
Megonigal Residence	1	-	-	-	-	-
Old City Hall Complex Redevelopment	99	-	-	120,000	-	-
Lido Villas (DART)	23	-	-	-	-	-
Sunset Ridge Park	-	-	-	-	13.67	-
Banning Ranch	1,375	75	-	75,000	51.40	252.30
Marina Park	-	-	-	-	10.45	-
Newport Harbor Yacht Club	-	-	-	23,163	-	-
Beauchamp	5	-	-	-	-	-
Plaza Corona del Mar	6	-	1,750	-	-	-
LDS Rectory	1	-	-	-	-	-
Newport Coast – TAZ 1	450	-	-	-	-	-
Newport Coast – TAZ 2	493	-	-	-	0.06	-
Newport Coast – TAZ 3	254	-	-	-	-	-
Newport Coast – TAZ 4	291	-	-	-	-	-
PRES Office Building B	-	-	11,544	-	-	-
Uptown Newport Mixed Use Development	1,244	-	-	11,500	-	-

Table 3-3 (Continued)

Cumulative Development Summary^a

Related Project	Residential (units)	Hotel (rooms)	Office (square feet)	Commercial/ Retail/ Restaurant (square feet)	Park/ Recreation (acres)	Open Space (acres)
Koll Mixed Use Development	260	-	-	-	-	-
Newport Business Plaza	-	-	46,044	-	-	-
<i>Subtotal Related Projects</i>	<i>4,532</i>	<i>190</i>	<i>72,101</i>	<i>289,050</i>	<i>77.65</i>	<i>252.3</i>
Proposed Project	49	-	17,075^d	76,959^e	-	-
TOTAL	4,581	190	89,176	366,009	77.65	252.3

^a The highest development potential of the two sources (Back Bay Landing Traffic Impact Analysis, prepared by Kunzman Associates, Inc., dated February 27, 2013 and Jaime Murillo, City of Newport Beach, email correspondence, dated March 29, 2013) was calculated for a conservative approach as both sources had inconsistent project specific development statistics.

^b Represents the proposed 51,213 square-foot (1.18 acre) golf clubhouse and ancillary facilities including a cart barn and bag storage.

^c Sum of the proposed 3,735 square-foot tennis club and the proposed 35,000 square-foot golf clubhouse.

^d Sum of the proposed 8,685 square-foot office space and proposed 8,390 square-foot marine services.

^e Sum of the proposed 32,859 square-foot retail/marine sales and repair, the proposed 4,100 square-foot quality restaurant, the proposed 3,500 square-foot high-turnover restaurant, the 32,000 square-foot enclosed dry-stack boat storage, and the 4,000 square-foot storage area.

Sources: Back Bay Landing Traffic Impact Analysis, prepared by Kunzman Associates, Inc., July 3, 2013. Jaime Murillo, City of Newport Beach, email correspondence, dated March 29, 2013.