

**Present Land Use/Zoning General Plan Designation:**

The project site is designated Mixed-Use Water Related (MU-W2), Recreational and Marine Commercial (CM), and Tidelands and Submerged Lands (TS) by the City of Newport Beach General Plan Overview Map.

The site is zoned Back Bay Landing Planned Community (PC-9), Commercial Recreational and Marine (CM 0.3), and Multi-Unit Residential (RM) by the City of Newport Beach Zoning Map.

**Project Description (Continued):**

- **Pump Station Improvements:** The pump station improvement would include the demolition of the existing pump station building and the construction of new pump station facilities including a pump station, generator, and odor control facilities within and adjacent to the existing facility. The new, expanded pump station facility would be approximately 14,500 square feet in site area, as opposed to approximately 4,800 square feet under existing conditions (an increase of approximately 9,700 square feet). In addition, the new pump station would require the replacement of portions of the existing OCSD gravity sewer system, which would be constructed to convey wastewater to the new pump station wet well.
- **Force Main Improvements:** The force main improvements would include the construction of 1,500 linear feet of dual force mains (up to 32 inches in diameter) across the Newport Bay Channel south of Bay Bridge to connect the new pump station to the existing OCSD force main system west of the Newport Bay Channel. The project would either microtunnel or open trench cut under East Coast Highway, to the southside of the bridge, where the project would dry dredge under Newport Bay Channel.