

APPENDIX 6. CUMULATIVE PROJECTS

Cumulative Projects

Projects selected for inclusion include those near the project site or otherwise regionally significant

Project	Size / Description	Location	Status
City of Lake Forest			
SCE Utility Undergrounding Project	Project includes removing overhead utilities, undergrounding of transmission facilities, and undergrounding of distribution facilities.	Rockfield Boulevard between Cavanaugh Road and Landisview Avenue.	Scheduled for completion Fall 2003
Storm Drain Improvements	Scheduled improvements	El Toro Frontage Road Storm Drain, Pheasant Street Storm Drain, and Cavanaugh Storm Drain	Scheduled for completion Fall 2003
Marriott Courtyard Hotel	3.39 acre site including 119,000 ft ² , 156 rooms	27492 Portola Parkway	Under Construction
Hilton Garden	3.84 acre site including 60,000 ft ² , 103 rooms	27102 Towne Center Drive	Under Construction
Panattoni Vista Terrace	2.02 acre site including 4 industrial buildings totaling 88,000 ft ²	26882, 26902, 26932, 26952 Vista Terrace	Under Construction
Rancho Business Center	12.21 acre site including 14 industrial buildings totaling 203,000 ft ²	Northwest corner, Rancho Parkway at Bake Parkway	Phase I of II Under Construction
PA 10 Retail	10,000 ft ² retail building	Portola Parkway at Glenn Ranch Road	Under Construction
Kaiser Medical Office	New 96,000 ft ² medical office on 8.76 acres	Towne Center Drive at Auto Center Drive	Application incomplete
Designworks R&D Buildings	47,710 ft ² on a 2.8-acre site	Enterprise Way	Scheduled for Planning Commission review Fall 2003
Ascension Cemetery	Expand existing cemetery from 14 to 24 acres with addition of 6 buildings ranging from 2,400 to 17,400 ft ²	24754 Trabuco Road	Preparing Initial Study
City of Mission Viejo			
South Subregion Natural Community Conservation Plan (NCCP) and Habitat Conservation Plan (HCP)	The Southern NCCP/HCP is being developed in accordance with the provisions of the state NCCP Act of 1991, California Endangered Species Act, and the federal Endangered Species Act to provide long-term, large-scale protection of natural vegetation communities and wildlife diversity while allowing compatible land uses and appropriate development and growth.	South Subregion of Orange County	In progress
Oso/Marguerite Intersection Improvements	Will widen Oso and Marguerite Parkways in the vicinity of the intersection	Intersection Oso and Marguerite Parkways	Design Phase Construction Scheduled to begin 2004
Alicia/Trabuco Intersection Improvements	Will widen Trabuco Road and Alicia Parkway in the vicinity of the intersection	Intersection Trabuco Road and Alicia Parkway	Scheduled for completion late 2003
Playground Renovations	Provide for upgrades to various playground facilities throughout the City	Melinda Park (2003)	1-2 Parks per Year

Cumulative Projects

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Project	Size / Description	Location	Status
Marguerite Aquatics Complex Renovation	Renovation of the existing restroom buildings to bring them up to new code standards. Also replacement of the pool decking as well as landscape, irrigation, fencing, and electrical renovations.	Marguerite Aquatics Complex	Ongoing through Fall 2003
PA 26 Presbyterian Church of the Master Equity Office Project	64,000 ft ² Church and pre-school expansion 236,000 ft ² Office	Northwest corner of Marguerite Parkway and College Drive Intersection of Acero and Pala	Pre-school building complete Approved by Planning Commission
Arroyo Trabuco Golf Course	18-hole Public Golf Course, 17,310 ft ² Clubhouse	Avery Parkway	Under Construction
MV Church of Christ	28,564 ft ² Church Addition	26558 Marguerite Parkway	Approved by Planning Commission
St. Joseph Health System	35,000 ft ² Medical Office	Intersection of Crown Valley and Los Altos	Approved by Planning Commission
Audi	29,403 ft ² Automobile Dealership	28451 Marguerite Parkway	Under Construction
SR 73 (North of I-5)	Widen to provide four general purpose and one HOV lane in each direction	SR 73 (North of I-5)	
City of Rancho Santa Margarita			
City Hall and Community Center	24,000 ft ² City Hall, 25,000 ft ² Community Center		
Toyota Dealership	61,000 ft ²		
Senior Apartment Complex	115 units		
Church	14000 ft ²		
City of Irvine			
Great Park	3,625 dwelling units, 6,585,594 ft ² commercial/industrial space	Former MCAS El Toro location	Planning/Design stage – project currently under litigation
Northern Sphere	Residential, retail, open space, and research and industrial. 12,350 units, 730,000 ft ² retail, 6,566,000 ft ² research and industrial, 4,650 acres open space		Approvals granted
Spectrum 8	Medical and Science zoning, 10,212,352 ft ² of general Industrial and Medical and Science		
Transportation Corridor Agencies (TCA)			
241 Widening	One lane approximately 4 miles long	SR 241 between Alton Parkway and Los Alisos Boulevard	Scheduled for completion Fall 2003

Sources: City of Lake Forest, 2003a / City of Lake Forest, 2003b / City of Mission Viejo, 2003a / City of Mission Viejo, 2003b / City of Mission Viejo, 2003c / City of Rancho Santa Margarita, 2003 / TCA, 2003.

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