

### **3.1 Purpose and Intent**

This chapter describes the master and project-level development plans for the Project. The development plans are designed to respond to natural features and physical constraints found within the Project Site, and to significant environmental features wherever feasible.

The following design principles have been incorporated into the NBR-MDP land use plan to ensure a design that generally avoids environmental impacts and identified environmental constraints:

1. Locate development within existing disturbed areas and avoid environmentally sensitive areas wherever feasible;
2. Preserve the majority of the Project Site as permanent open space;
3. Design development to avoid natural drainages and their associated slopes;
4. Protect potential special-status habitats wherever feasible through provision of a minimum 50-foot-wide native planting buffer between development and open space areas;
5. Maintain a minimum 100-foot-wide native planting buffer around wetlands, wherever feasible;
6. Maintain a minimum 60-foot-wide setback for habitable buildings from the tops of bluff edges;
7. Design all lots and structures so that habitable buildings will avoid identified geotechnical setback zones and conform with fault setback distances as identified in the NBR-EIR; and
8. Design all lots and structures so that habitable buildings will have a minimum 100 foot radius setback from operational oil wells and a 10-foot radius setback from legally abandoned and remediated oil well head locations.

### **3.2 Master Development Plan**

The NBR Master Development Plan (Plan) is illustrated on Exhibit 3-1, “Master Development Plan,” and summarized on Exhibit 3-2, “Master Development Table”. The Plan is comprised of three main areas – the Open Space Preserve, the Parklands, and the Villages and Colonies – as described below.

#### **3.2.1 Open Space Preserve**

Approximately 252.3 gross acres and 244.0 net acres (exclusive of public roads), or approximately 63% of the Project Site shall be reserved as a permanent Open Space Preserve, as summarized below:

- 1. Upland Habitat Conservation, Restoration, and Mitigation area comprising approximately 102.5 gross/96.7 net acres in SPAs 1a, 1b, 1c, 1d, 1e, 1f, 1g, and 1h;**
- 2. Lowland Habitat Conservation, Restoration, and Mitigation area comprising approximately 118.4 gross/116.1 net acres in SPAs 2a and 2b;**
- 3. Public Interpretive Trails comprising approximately 9.5 gross/9.3 net acres in SPAs 3a, 3b, 3c, and 3d, with trail connections to the off-site Talbert Nature Preserve and Santa Ana River Trail;**
- 4. Drainage Management areas comprising approximately 2.6 gross/2.6 net acres in SPAs 4a and 4b to improve water quality from both on-site and off-site urban runoff;**
- 5. Consolidated Oil Sites comprising approximately 16.5 gross/16.5 net acres in SPAs 5a, 5b, and 5c, which shall ultimately revert to permanent open space at the end of the oilfield’s economic life; and**
- 6. Oil Site Planting Buffers comprising approximately 2.8 gross/2.8 net acres in SPAs 6a and 6b, surrounding the two consolidated oil sites, to help visually screen the oil sites.**

### 3.2.2 Parklands

Approximately 51.4 gross acres and 42.1 net acres or approximately 13% of the 401.1-acre Project Site shall be provided for Parklands, as summarized below:

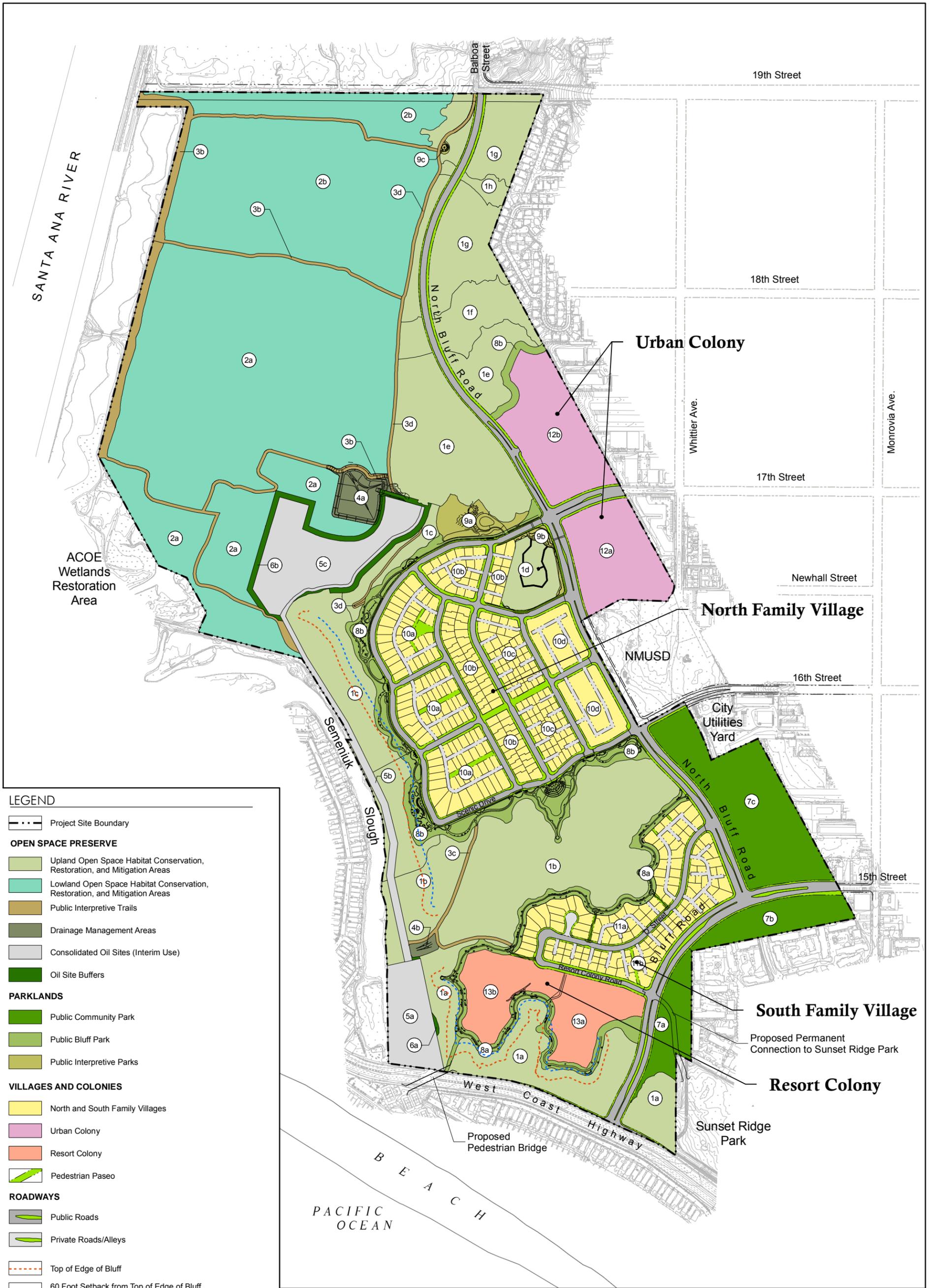
1. **Public Community Park comprising approximately 26.8 gross/21.7 net acres in SPAs 7a, 7b, and 7c**, which shall be developed for public active and passive recreation as part of the Project and offered for dedication to the City;
2. **Public Bluff Park comprising approximately 20.9 gross/17.5 net acres in SPAs 8a and 8b** which shall be developed for passive park recreation as part of the Project and made permanently available for public use; and
3. **Public Interpretive Parks comprising approximately 3.7 gross/2.9 net acres in SPAs 9a, 9b, and 9c** to include a Nature Center, Vernal Pool Interpretive Area, and Talbert Trailhead Area and which shall be developed as part of the Project and made permanently available for public use.

### 3.2.3 Villages and Colonies

Approximately 97.4 gross acres and 76.7 net acres, or 24% of the Project Site will be developed as the Villages and Colonies, as summarized below:

1. **The Resort Colony comprised of approximately 11.3 gross/10.6 net acres in SPAs 13a and 13b** will be developed with visitor-serving uses to include a 75-room resort inn with ancillary visitor-/guest-serving uses and recreation facilities, and with 87 resort residential dwelling units;
2. **The South Family Village comprised of approximately 19.2 gross/14.4 net acres in SPAs 11a and 11b**, to be developed with 141 residential dwelling units;
3. **The North Family Village comprised of approximately 46.0 gross/33.4 net acres in SPAs 10a, 10b, 10c, and 10d**, to be developed with 417 residential dwelling units; and
4. **The Urban Colony comprised of approximately 20.9 gross/18.3 net acres in SPAs 12a and 12b** to be developed as mixed residential and commercial uses to include 730 residential dwelling units and up to 75,000 square feet of neighborhood commercial uses.





**LEGEND**

- Project Site Boundary
- OPEN SPACE PRESERVE**
  - Upland Open Space Habitat Conservation, Restoration, and Mitigation Areas
  - Lowland Open Space Habitat Conservation, Restoration, and Mitigation Areas
  - Public Interpretive Trails
  - Drainage Management Areas
  - Consolidated Oil Sites (Interim Use)
  - Oil Site Buffers
- PARKLANDS**
  - Public Community Park
  - Public Bluff Park
  - Public Interpretive Parks
- VILLAGES AND COLONIES**
  - North and South Family Villages
  - Urban Colony
  - Resort Colony
  - Pedestrian Paseo
- ROADWAYS**
  - Public Roads
  - Private Roads/Alleys
  - Top of Edge of Bluff
  - 60 Foot Setback from Top of Edge of Bluff for Habitable Structures



# LAND USE AND DEVELOPMENT PLANS

## EXHIBIT 3-2

### MASTER DEVELOPMENT TABLE Newport Banning Ranch

LAND USE DISTRICT	SITE PLANNING AREA		GROSS ACRES <sup>(1)</sup>	NET ACRES <sup>(1)</sup>	DENSITY (DU/Gross Ac.)	DWELLING UNITS	COMMERCIAL SQUARE FT. <sup>(4)</sup>	OVERNIGHT ACCOMMODATIONS
	No.	Description						
<b>OPEN SPACE PRESERVE</b>								
<b>1. UPLAND HABITAT CONSERVATION, RESTORATION, AND MITIGATION AREAS</b>								
UOS/PTF	1a	West Coast Highway Bluff Area	15.3	14.3	-	0	0	0
UOS/PTF	1b	Southern Arroyo CSS / Grassland Area	28.3	28.0	-	0	0	0
UOS/PTF	1c	Scenic Bluff CSS / Grassland Area	13.0	13.0	-	0	0	0
UOS/PTF	1d	Vernal Pool Preservation Area	3.2	3.2	-	0	0	0
UOS/PTF	1e	South Upland CSS / Grassland Area	19.4	18.1	-	0	0	0
UOS/PTF	1f	Northern Arroyo Grassland Area	5.8	5.5	-	0	0	0
UOS/PTF	1g	North Upland CSS / Grassland Area <sup>(3)</sup>	16.3	13.5	-	0	0	0
UOS/PTF	1h	Minor Arroyo Grassland Area	1.2	1.1	-	0	0	0
<i>Subtotal</i>			<b>102.5</b>	<b>96.7</b>	-	<b>0</b>	<b>0</b>	<b>0</b>
<b>2. LOWLAND HABITAT CONSERVATION, RESTORATION, AND MITIGATION AREAS</b>								
LOS/PTF	2a	Southerly Habitat Mitigation/Protection Area	75.8	75.8	-	0	0	0
LOS/PTF	2b	Northerly Habitat Mitigation/Protection Area <sup>(3)</sup>	42.6	40.3	-	0	0	0
<i>Subtotal</i>			<b>118.4</b>	<b>116.1</b>	-	<b>0</b>	<b>0</b>	<b>0</b>
<b>3. PUBLIC INTERPRETIVE TRAILS</b>								
LOS/PTF	3a	Bluff Toe Trail <sup>(2)</sup>	-	-	-	0	0	0
LOS/PTF	3b	Lowland Interpretive Trail <sup>(3)</sup>	7.3	7.1	-	0	0	0
UOS/PTF	3c	Southern Arroyo Trail	0.7	0.7	-	0	0	0
UOS/PTF	3d	Upland Interpretive Trail	1.5	1.5	-	0	0	0
<i>Subtotal</i>			<b>9.5</b>	<b>9.3</b>	-	<b>0</b>	<b>0</b>	<b>0</b>
<b>4. DRAINAGE MANAGEMENT AREAS</b>								
LOS/PTF	4a	Water Quality Basin	2.2	2.2	-	0	0	0
UOS/PTF	4b	Diffuser Basin / Habitat Area	0.4	0.4	-	0	0	0
<i>Subtotal</i>			<b>2.6</b>	<b>2.6</b>	-	<b>0</b>	<b>0</b>	<b>0</b>
<b>5. CONSOLIDATED OIL SITES (Interim Use)</b>								
OF	5a	Southerly Oil Operations Site	4.8	4.8	-	0	0	0
OF	5b	Oil Access Road (Non-exclusive Access Easement)	3.1	3.1	-	0	0	0
OF	5c	Northerly Oil Operations Site	8.6	8.6	-	0	0	0
<i>Subtotal</i>			<b>16.5</b>	<b>16.5</b>	-	<b>0</b>	<b>0</b>	<b>0</b>
<b>6. OIL SITE BUFFERS</b>								
UOS/PTF	6a	Southerly Oil Site Planting Buffer	0.1	0.1	-	0	0	0
LOS/PTF	6b	Northerly Oil Site Planting Buffer	2.7	2.7	-	0	0	0
<i>Subtotal</i>			<b>2.8</b>	<b>2.8</b>	-	<b>0</b>	<b>0</b>	<b>0</b>
<b>SUBTOTAL OPEN SPACE PRESERVE</b>			<b>252.3</b>	<b>244.0</b>	-	<b>0</b>	<b>0</b>	<b>0</b>





# LAND USE AND DEVELOPMENT PLANS

## EXHIBIT 3-2

### MASTER DEVELOPMENT TABLE (continued) Newport Banning Ranch

LAND USE DISTRICT	SITE PLANNING AREA		GROSS ACRES (1)	NET ACRES (1)	DENSITY (DU/Gross Ac.)	DWELLING UNITS	COMMERCIAL SQUARE FT. (4)	OVERNIGHT ACCOMMODATIONS
	No.	Description						
<b>PARKLANDS</b>								
<b>7. PUBLIC COMMUNITY PARKS</b>								
CP	7a	South Community Park	5.0	3.7	-	0	0	0
CP	7b	Central Community Park	5.9	4.5	-	0	0	0
CP	7c	North Community Park	15.9	13.5	-	0	0	0
<i>Subtotal</i>			<b>26.8</b>	<b>21.7</b>	-	<b>0</b>	<b>0</b>	<b>0</b>
<b>8. PUBLIC BLUFF PARKS</b>								
BP	8a	South Bluff Park	7.3	6.9	-	0	0	0
BP	8b	North Bluff Park	13.6	10.6	-	0	0	0
<i>Subtotal</i>			<b>20.9</b>	<b>17.5</b>	-	<b>0</b>	<b>0</b>	<b>0</b>
<b>9. PUBLIC INTERPRETIVE PARKS</b>								
IP	9a	Nature Center	2.2	2.2	-	0	0	0
IP	9b	Vernal Pool Interpretive Area	1.4	0.6	-	0	0	0
IP	9c	Talbert Trailhead Area	0.1	0.1	-	0	0	0
<i>Subtotal</i>			<b>3.7</b>	<b>2.9</b>	-	<b>0</b>	<b>0</b>	<b>0</b>
<b>SUBTOTAL PARKLANDS</b>			<b>51.4</b>	<b>42.1</b>	-	<b>0</b>	<b>0</b>	<b>0</b>
<b>VILLAGES AND COLONIES</b>								
<b>10. NORTH FAMILY VILLAGE</b>								
RL	10a	Single-Family Detached Residential	17.1	13.4	6.3	107	0	0
RL/M	10b	Single-Family Detached Residential	11.8	8.1	7.2	85	0	0
RM	10c	Single-Family Detached Residential	8.3	6.0	10.8	90	0	0
RM	10d	Multi-Family Attached Residential	8.8	5.9	15.3	135	0	0
<i>Subtotal</i>			<b>46.0</b>	<b>33.4</b>	-	<b>417</b>	<b>0</b>	<b>0</b>
<b>11. SOUTH FAMILY VILLAGE</b>								
RL	11a	Single-Family Detached Residential	9.0	7.6	6.6	60	0	0
RM	11b	Single-Family Detached Residential	10.2	6.8	8.0	81	0	0
<i>Subtotal</i>			<b>19.2</b>	<b>14.4</b>	-	<b>141</b>	<b>0</b>	<b>0</b>
<b>12. URBAN COLONY</b>								
MU/R	12a	Multi-Family Attached Residential/Mixed-Use Commercial	9.8	8.5	37.2	365	37,500	0
MU/R	12b	Multi-Family Attached Residential/Mixed-Use Commercial	11.1	9.8	32.8	365	37,500	0
<i>Subtotal</i>			<b>20.9</b>	<b>18.3</b>	-	<b>730</b>	<b>75,000</b>	<b>0</b>
<b>13. RESORT COLONY</b>								
VSR/R	13a	Resort Hotel (75 Guest Rooms/ Spa/ Fitness Center/ Restaurants/ Shops)	5.7	5.2	-	0	0	75
VSR/R	13b	Multi-Family Attached Residential	5.6	5.4	15.6	87	0	0
<i>Subtotal</i>			<b>11.3</b>	<b>10.6</b>	-	<b>87</b>	<b>0</b>	<b>75</b>
<b>SUBTOTAL VILLAGES AND COLONIES</b>			<b>97.4</b>	<b>76.7</b>	-	<b>1,375</b>	<b>75,000</b>	<b>75</b>
<b>TOTAL PROJECT</b>			<b>401.1</b>	<b>362.8</b>	-	<b>1,375</b>	<b>75,000</b>	<b>75</b>



## EXHIBIT 3-2 (continued)

### MASTER DEVELOPMENT TABLE FOOTNOTES Newport Banning Ranch

- (1) Gross Acres of Site Planning Areas are measured to the centerlines of all public roads where such roads are shown on the Master Development Plan. Net Acres of Site Planning Areas are measured to edges of the right-of-ways of all public roads where such roads are shown on the Master Development Plan (i.e., Net Acres exclude public road rights-of-way).
- (2) The Bluff Toe Trail is located within the non-exclusive access easement identified as SPA 5b, Oil Access Road.
- (3) The Right-of-Way Reservation for the 19th Street Extension, from the Project Site's easterly boundary to the Santa Ana River, encompasses approximately 3.1 total acres, including approximately 0.6 acres of SPA 1g, 2.3 acres of SPA 2b, and 0.2 acres of SPA 3b.
- (4) Up to 2,500 square feet of commercial may be transferred to a Residential Land Use District in accordance with the provisions of Section 4.0, "Implementation and Administration," of the NBR-PC provided the total area of commercial uses for the Master Development Plan does not exceed 75,000 square feet.



### 3.3 Development Plans

This section contains development plans for each of the three major land use areas described in the Master Development Plan. The Master Development Plans are categorized as either a Project Development Plan or a Conceptual Development Plan.

#### 3.3.1 Project Development Plans

Project Development Plans are development plans which provide a sufficient level of detail to serve as a guide during City review of subsequent discretionary development permits for land development as required by the NBR-PC and which also provide a level of detail sufficient for final Coastal Commission approval of coastal development permits.

Project Development Plans within the NBR-MDP include the following:

##### 1. Open Space Preserve Areas

- Upland Habitat Conservation, Restoration, and Mitigation SPAs 1a, 1b, 1c, 1d, 1e, 1f, 1g, and 1h;
- Lowland Habitat Conservation, Restoration, and Mitigation Areas SPAs 2a and 2b;
- Public Interpretive Trails SPAs 3a, 3b, 3c, and 3d;
- Drainage Management Areas SPAs 4a and 4b;
- Consolidated Oil Sites (Interim Use) SPAs 5a, 5b, and 5c; and
- Oil Site Planting Buffers within SPAs 6a and 6b.

##### 2. Parklands Areas

- Public Community Parks SPAs 7a, 7b, and 7c;
- Public Bluff Parks SPAs 8a and 8b; and
- Public Interpretive Parks SPAs 9a, 9b, and 9c.

# **MASTER DEVELOPMENT PLAN**

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### **3. Villages and Colonies Areas**

- North Family Village SPAs 10a, 10b, 10c, and 10d;
- South Family Village SPAs 11a and 11b;
- Urban Colony SPA 12a; and.
- Resort Colony SPA 13b.

### **4. Pedestrian Bridge**

#### **3.3.2 Conceptual Development Plans**

Conceptual Development Plans are those development plans which provide a sufficient level of detail to serve as a guide during City review of subsequent discretionary development permits for land development as required by the NBR-PC and which also provide a level of detail sufficient for Coastal Commission approval of the Plan as a land use component of the Master Development but which require a subsequent Coastal Commission permit for approval of project development.

Conceptual Development Plans within the NBR-MDP include the following:

#### **1. Villages and Colonies Areas**

- Urban Colony SPA 12b (Multi-Family Attached Residential/Mixed-Use Commercial); and
- Resort Colony SPA 13a (Resort Inn).

### **3.4 Open Space Preserve Project Restoration/Development Plan**

The Project Restoration/Development Plan for the Open Space Preserve includes habitat conservation, restoration and mitigation, public interpretive trails, water quality management areas, two consolidated oil sites connected by an oil access road (non-exclusive easement), and planting buffers and fences around the consolidated oil sites. A Habitat Restoration Plan for the Open Space Preserve, included as Appendix A, describes the details for habitat restoration, landscape treatment, infrastructure improvements, and fire management activities that will occur within the Open Space Preserve.

The Habitat Restoration Plan (HRP) included as Appendix A of the NBR-MDP shall be the primary implementation program for the conservation, creation, and restoration of the various native habitats within the Open Space Preserve. In addition, the HRP describes the implementation procedures, responsible entities, habitat establishment criteria, and monitoring requirements. All Habitat Areas that are restored by the Project shall be subject to a five-year Maintenance and Monitoring Program. The Open Space Preserve Project Restoration/Development Plan is illustrated on Exhibit 3-3 and described below. The Project Development Plan for the Open Space Preserve provides a sufficient level of design detail for Coastal Commission approval of a Coastal Permit for the Open Space Preserve.

#### **3.4.1 Upland Habitat Conservation, Restoration, and Mitigation Areas**

Over 40% gross/39% net of the Open Space Preserve is designated for Upland habitat conservation, restoration, and mitigation, including almost all of the Southern Arroyo, Northern Arroyo, and Minor Arroyo. Habitat conservation and restoration shall be implemented by the Developer either as Project Design Features (PDFs) as identified in the NBR-EIR, as mitigation for CEQA impacts as identified in the NBR-EIR, and/or for mitigation identified by any local, State, Federal agency with jurisdiction over the Project.

The HRP included as Appendix A will serve as the primary implementation program for the conservation, creation, and restoration of the various Upland native habitats within the Open Space Preserve. In addition, the HRP describes the implementation procedures, responsible entities, habitat establishment criteria, and monitoring requirements. Habitat Areas that are restored by the Project's HRP as PDFs shall be part of a five-year Maintenance and Monitoring Program that will be implemented for all open space areas restored as mitigation.

## **MASTER DEVELOPMENT PLAN**

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The bluffs along the edge of the Upland have been significantly degraded by historic oil operations and by uncontrolled storm water sheet-flowing from off-site urban areas through the Project Site, spilling over the bluff landforms and cutting into the arroyos. As part of the Project, these bluffs shall be restored in a manner designed to restore geotechnical integrity to degraded bluffs. The plan for bluff restoration is described in Chapter 7, "Landform Restoration and Grading Plan." As part of the Project a water quality management plan shall be implemented within the Open Space Preserve which provides for the use of treated drainage water to nourish Upland habitat areas and areas within the Southern Arroyo. This treated water will significantly benefit the habitat restoration called for in the HRP. The water quality management plan for the Open Space Preserve is described in Chapter 9, "Water Management Plans."

### **3.4.2 Lowland Habitat Conservation, Restoration, and Mitigation Areas**

Over 47% gross/48% net of the Open Space Preserve is designated for Lowland habitat conservation, restoration, and mitigation. The habitat conservation and restoration will be implemented by the Developer either as a Project Design Features (PDFs) as identified in the NBR-EIR, as mitigations for CEQA impacts as identified in the NBR-EIR, and/or for mitigations identified by any local, State, Federal agency with jurisdiction over the Project.

The HRP included as Appendix A is the primary implementation program for the conservation, creation, and restoration of the various Lowland native habitats within the Open Space Preserve. The HRP describes the implementation procedures, responsible entities, habitat establishment criteria, and monitoring requirements. Habitat Areas that are restored by the Project's HRP as PDFs shall be subject to a five-year Maintenance and Monitoring Program to be implemented for all areas restored as mitigation.

NBR-MDP Chapter 9, "Water Management Plans," describes the water quality management plan for the Lowland which includes the provision of a water quality basin within SPA 4a of the Lowland to treat drainage water which will be utilized to nourish Lowland habitat areas. This treated water will significantly benefit the habitat restoration called for in the HRP.

To the extent that land within the Lowland SPAs 2a and 2b is not required as part of a Project PDF or as part of the mitigations identified above, it may be used for future habitat restoration by third parties seeking environmental mitigation opportunities, offsets, or other habitat creation/restoration sites within the region.



### 3.4.3 Public Interpretive Trails

A diverse system of public interpretive trails within the Open Space Preserve shall be developed as part of the Project. This trail system will provide connections to the Bluff Park system, Santa Ana River Regional Trail System, and Talbert Nature Reserve. The interpretive trails shall be designated as permanent public trail easements on the Project's subdivision map to ensure these areas are reserved for public trail use in perpetuity. The major components of the Interpretive Trail System are described below and illustrated in detail in NBRMDP Chapter 4, "Master Trails and Coastal Access Plan".

- **2.0-mile-long Lowland Interpretive Trail** – which will connect to the existing Santa Ana River Regional Trail System and Talbert Nature Preserve located adjacent to the Project Site;
- **0.3-mile-long Southern Arroyo Trail** – which will connect open space with trails and footpaths planned for development in the North and South Bluff Park;
- **0.4-mile-long Bluff-toe Trail** – which will be located almost entirely within the non-exclusive access easement and which is also used as the Oil Access Road (SPA 5b) connecting the two oil facility consolidation sites. This trail parallels the Semeniuk Slough and connects to the Bluff Park Trail System adjacent to the Resort Colony and Family Villages; and
- **0.8-mile-long Upland Interpretive Trail** – which will connect the Talbert Trailhead/Staging Area with the corner of Talbert Nature Preserve and the Project's Lowland Interpretive Trail.

To avoid habitat impacts, interpretive trails follow existing oil roads within the Project Site to the extent feasible. In some cases, a small bridge or elevated walkway may be required to avoid impacts to special-status habitats.

The 9.5 gross/9.3 net acres of Public Interpretive Trails shall be located within 10 foot wide public easements as designated on the Project subdivision map. The trail easements will meander within 20-foot-wide Site Planning Areas for Interpretive Trails as shown on the Master Development Plan to avoid native habitat or wetlands adjacent to the trails. Within the 10-foot-wide trail easements generally six feet will be trail surface area and a maximum two-foot transition to native ground will be provided adjacent to each side of the trail surface for a maximum total improved area of 10 feet.

The trail surface will consist of native soil or decomposed granite and will meander and/or become narrower or incorporate short bridges and/or sections of elevated walkways as necessary to avoid identified special-status habitats. Cross-sections and other details of the public Interpretive Trail System are provided in NBRMDP Chapter 4, "Master Trails and Coastal Access Plan."

### **3.4.4 Water Management Areas**

Two water management areas are planned within the Open Space Preserve as part of the Project's Water Management Plan and Habitat Restoration Plan. These areas total 2.6 gross/2.6 net acres. The northern area Water Quality Basin in SPA 4a is located adjacent to the Northerly Oil Operations Site (SPA 5c) and will clean storm water runoff through natural processes, and serve as a hydrologic source for Lowland habitat restoration areas, especially to the north and west of the basin. The southern area, Diffuser Basin/Habitat Area in SPA 4b, is located at the foot of the Southern Arroyo and will reduce the velocity of storm water runoff before it reaches the Semeniuk Slough and discharges storm water toward the ocean. This area will also provide for sediment control/entrapment and for habitat enhancement. Details on these water management facilities are provided in Chapter 9, "Water Management Plan."

The water management areas of SPAs 4a and 4b are identified as environmentally valuable components in the HRP and will be planted with native emergent marsh and riparian species requiring only minimal maintenance upon build-out of the community and establishment of the marsh and riparian plantings. Details on the habitat aspects of these areas are provided in the HRP included as Appendix A.

### **3.4.5 Consolidated Oil Sites (Interim Use)**

Upon receiving all public agency approvals required to implement the Project, the Developer shall initiate the abandonment and remediation of existing surface oil operations within the Open Space Preserve areas described above in Sections a-d and consolidate the existing surface oil operations into the two Consolidated Oils Sites described below.

- The largely-developed 4.8 gross-/net-acre Southerly Oil Operations Site (SPA 5a) near West Coast Highway that is also used by the City of Newport Beach for oil production; and
- The partially-developed 8.6 gross-/net-acre Northerly Oil Operations Site (SPA 5c) near the middle of the Lowland.

Upon the cessation of oil operations in the future within these two sites, the Southerly and Northerly Oil Sites shall be abandoned and remediated, and the total 13.4 gross/net acres will revert to an open space use.

### **3.4.6 Oil Access Road**

The 3.1 gross-/net-acre Oil Access Road (SPA 5b), a non-exclusive access easement, will function as the access road connecting the two consolidated oil operations areas (SPAs 5a and 5c). This Oil Access Road will be used for drilling rigs, maintenance trucks, and for other oil facility-related purposes.

As described in Section 4.5 above, to minimize environmental impacts, the approximately 40-foot-wide non-exclusive access easement will also be used to accommodate the approximately 0.4-mile-long public Bluff-Toe Trail, described and graphically illustrated in Chapter 4, "Master Trails and Coastal Access Plan."

### **3.4.7 Oil Site Planting Buffers**

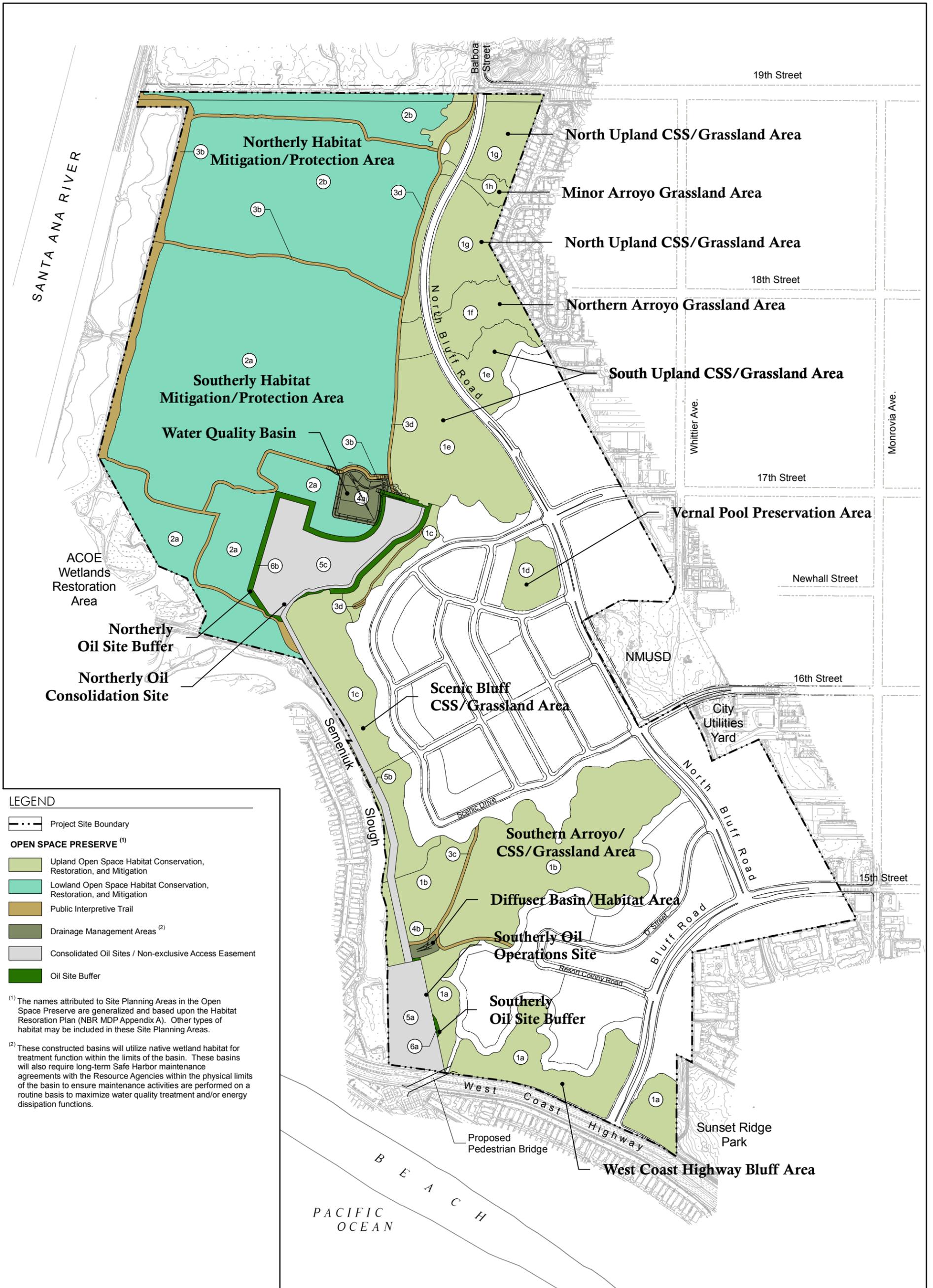
Planting buffers and fences will be installed as part of the Project adjacent to or along the perimeter of the two Consolidated Oil Sites to provide for security and public safety and to visually soften the appearance of oil facilities from public trails, footpaths, and viewing areas within the Public Bluff Park, from resident and visitor areas of the Villages and Colonies, and from public interpretive trails within the Open Space Preserve.

The 0.1-acre Southerly Oil Site Planting Buffer (SPA 6a) and the 2.7-acre Northerly Oil Site Planting Buffer (SPA 6b) shall be planted in accordance with the HRP. The planting buffers shall be variable widths and lengths to avoid impacts to existing native habitat.

### **3.4.8 Oil Site Screen Fencing**

To supplement the Oil Site Planting Buffers, fencing may be installed along the outside perimeter of the two Consolidated Oil Sites and within other areas of the Open Space Preserve to provide security and public safety and to visually screen the oil operations from public trails and areas of the Project. The precise location, height, and design details of any fencing will be set forth in the HRP with consideration of the height and appearance of oil facilities within the Consolidated Oil Site.







### 3.5 Parklands Project Development Plans

#### 3.5.1 Overview

The Parklands land use within NBR will provide a wide variety of public active and passive parks offering recreational opportunities that take advantage of the Project Site's unique size, location, and views. The Project provides approximately 51.4 gross/42.1 net acres of Parklands as illustrated in Exhibit 3-4, "Parklands Plan," and as described in Exhibit 3-5, "Parklands Table." The following parks comprise the Parklands land use component of NBR:

- **26.8 gross/21.7 net acres of Public Community Park** in SPAs 7a, 7b, and 7c;
- **20.9 gross/17.5 net acres of Public Bluff Park** in SPAs 8a and 8b; and
- **3.7 gross/2.9 net acres of Public Interpretive Parks** in SPAs 9a, 9b, and 9c.

The Parklands include a pedestrian trail system within the Bluff Parks providing connections to the public Interpretive Trail System to be developed within the Open Space Preserve and pedestrian connectivity to the Parkland components within the Project Site, and to existing and proposed parks adjacent to the Project Site. The pedestrian trail system will also connect to a multi-use bridge to be developed across West Coast Highway providing pedestrian and bicycle connectivity between the Project Site and existing recreational amenities south of West Coast Highway including public bicycle paths, sidewalks, and roadways providing access to the beach.

The Parklands Project Development Plan is illustrated in Exhibit 3-4 and described in Exhibit 3-5. The development plans for each parkland component are illustrated and described separately in the following sections.







**LEGEND**

--- Project Site Boundary

**PARKLANDS**

Public Community Park

Public Bluff Parks

Public Interpretive Parks

Exhibit 3-4  
**Parklands**  
**Project Development Plan**



## LAND USE AND DEVELOPMENT PLANS

### Exhibit 3-5

#### PARKLANDS PROJECT DEVELOPMENT TABLE Newport Banning Ranch

SPA	LOCAL PARK	GROSS ACRES	NET ACRES
	<b>Public Community Park</b>		
7a	South Community Park	5.0	3.7
7b	Central Community Park	5.9	4.5
7c	North Community Park	15.9	13.5
	<b>Total Community Park</b>	<b>26.8</b>	<b>21.7</b>
	<b>Public Bluff Park</b>		
8a	South Bluff Park	7.3	6.9
8b	North Bluff Park	13.6	10.6
	<b>Total Bluff Park</b>	<b>20.9</b>	<b>17.5</b>
	<b>Public Interpretive Parks</b>		
9a	Nature Center	2.2	2.3
9b	Vernal Pool Interpretive Area	1.4	0.5
9c	Talbert Trailhead Area	0.1	0.1
	<b>Total Interpretive Park</b>	<b>3.7</b>	<b>2.9</b>
	<b>TOTAL PARKLANDS ACRES</b>	<b>51.4</b>	<b>42.1</b>

Notes:

- (1) Gross acres for Site Planning Areas include public roads and are measured to the centerlines of public road rights-of-way where such roads are shown on the Master Development Plan.
- (2) Net acres are land use acres exclusive of public roads and are measured to the outside edges of public road rights-of-way shown on the Master Development Plan.



The Development Plans for the Parklands include both Project and Conceptual Development Plans as described below.

### **3.5.2 Public Community Park Development Plans**

As part of the Project, a 26.8 gross-/21.7 net-acre Community Park will be developed and offered for dedication to the City of Newport Beach. The development plan for the Community Park (SPAs 7a, 7b, and 7c) is a Project Development Plan providing a sufficient level of design detail for Coastal Commission approval of a Coastal Permit for this park. The Public Community Park site is comprised of the three subareas as described below:

- **The North Community Park Project Development Plan, illustrated in Exhibit 3-6a**, contains 15.9 gross/13.5 net acres and will be improved as an active park to include lighted turf sports fields, lighted hard courts, picnic facilities, age-specific playground, restrooms, off-street public parking, and may include synthetic turf.
- **The Central Community Park Project Development Plan, illustrated in Exhibit 3-6b**, contains 5.9 gross/4.5 net acres and will be improved as a passive recreational area, including picnic areas, informal open play turf areas, and off-street public parking.
- **The South Community Park Project Development Plan, illustrated in Exhibit 3-6c**, contains 5.0 gross/3.7 net acres will be improved as a passive natural recreation area to complement the City's Sunset Ridge Park site to the east and will include park access, native habitat, and interpretive opportunities.





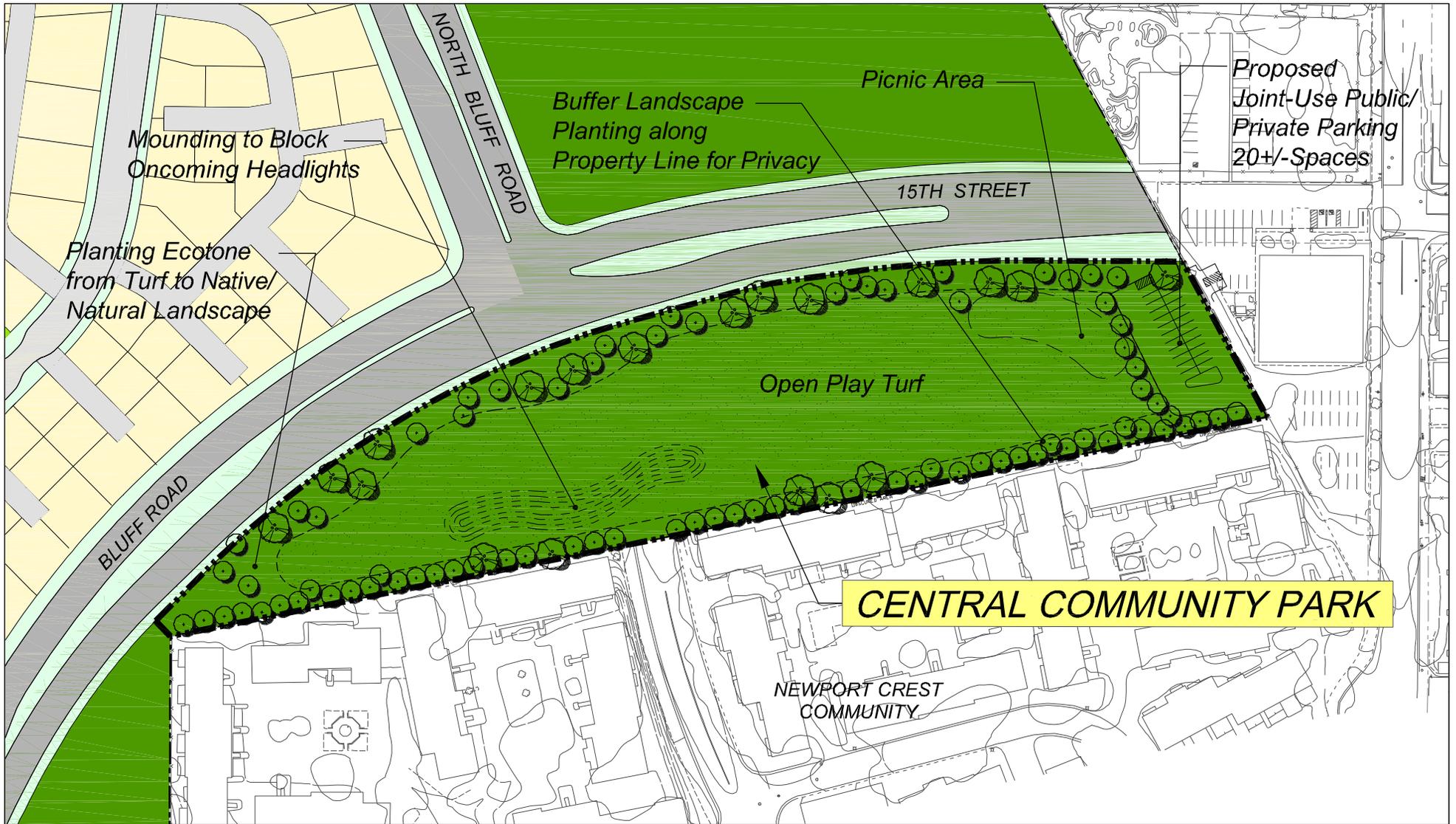
**NORTH COMMUNITY PARK**

Exhibit 3-6a  
**North Community Park**  
**Project Development Plan**









**MASTER DEVELOPMENT PLAN**  
City of Newport Beach - California

Exhibit 3-6b  
**Central Community Park**  
**Project Development Plan**





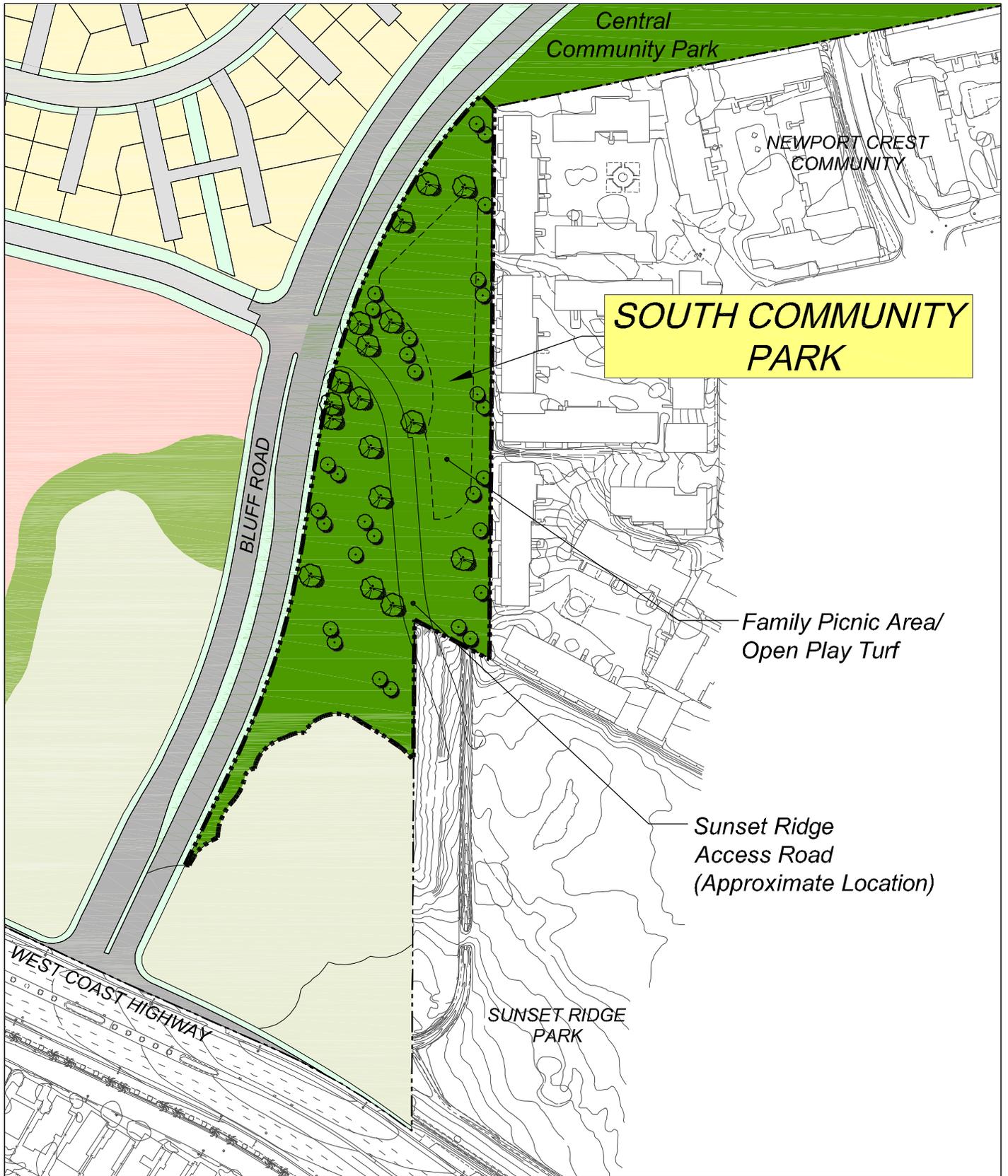


Exhibit 3-6c  
**South Community Park**  
**Project Development Plan**



**MASTER DEVELOPMENT PLAN**  
 City of Newport Beach - California



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### 3.5.3 Public Bluff Park Project Development Plans

The 20.9 gross-/17.5 net-acre Public Bluff Park will be a linear park system developed as part of the Project and will provide active and passive recreation facilities, including approximately two miles of public pedestrian trails. Pedestrian trails within the Parklands are described in more detail in NBR-MDP Chapter 4, "Master Trails and Coastal Access Plan."

#### 1. South Bluff Park Project Development Plan

South Bluff Park (SPA 8a) comprises approximately 7.3 gross /6.9 net acres, and extends along the perimeter of the Resort Colony and South Family Village adjacent to the Open Space Preserve. Exhibit 3-7a, "South Bluff Park Project Development Plan," illustrates the public facilities that will be constructed as part of the Project. As shown, South Bluff Park will be a passive park providing view opportunities from the Resort Colony edge toward the Pacific Ocean and views of open space from the South Family Village edge. Public recreational facilities will include scenic view overlooks with public seating, a pedestrian trail with connections to the open space interpretive trail system, and a multi-use trail that links to the multi-use bridge across West Coast Highway. Interpretive signage will be provided along the length of the multi-use trail.

The development plan for South Bluff Park is a Project Development Plan providing a sufficient level of design detail for Coastal Commission approval of a Coastal Permit for this park.

#### 2. North Bluff Park Project Development Plan

North Bluff Park (SPA 8b) comprises approximately 13.6 gross/10.6 net acres, and will extend along the perimeter of the North Family Village adjacent to the Open Space Preserve and east of North Bluff Road along the northern edge of the Urban Colony (SPA 12b) adjacent to Open Space. Exhibit 3-7b, "North Bluff Park Project Development Plan," illustrates the public facilities that will be constructed in this park as part of the Project. As shown, North Bluff Park will contain active recreational facilities, including a pedestrian trail with connections to the Open Space Preserve Interpretive Trail system, informal play areas for children, tot lots, picnic areas and a public Amphitheater. Passive recreational facilities will include scenic view overlooks to be provided along the length of the pedestrian trail. Approximately 240 on-street parking spaces will be provided along Scenic Drive adjacent to North Bluff Park. The development plan for North Bluff Park is a Project Development Plan providing a sufficient level of design detail for Coastal Commission approval of a Coastal Permit for this park.

# **MASTER DEVELOPMENT PLAN**

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## **3.5.4 Public Interpretive Park Development Plans**

Approximately 3.7 gross-/2.9 net-acres of the Project will be developed as Public Interpretive Parks to include a nature center, vernal pool interpretive area, and trailhead for the public Interpretive Trail System in the Open Space Preserve. The Public Interpretive Parks will include the active and passive recreation facilities described below.

### **1. Nature Center Project Development Plan**

The 2.2 gross-/2.3 net-acre Nature Center (SPA 9a) is located adjacent to the Open Space Preserve north of Scenic Drive and west of North Bluff Road. The Nature Center will contain viewing decks and trail connections to the Open Space Preserve Interpretive Trail system and North Bluff Park pedestrian trail. Interpretive exhibits and signage will be provided with information on the history of the Project Site and on the native plants and wildlife of the area. The Nature Park will contain off-street public parking and a visitor drop-off area, and may contain a building with public space for interpretive exhibits, management/ranger offices for an Open Space Preserve land steward, offices for NBR-HOA management, and/or HOA recreation facilities.

Exhibit 3-8, "Nature Center / Vernal Pool Interpretive Area Project Development Plan," illustrate the facilities proposed for the Nature Center. The development plan for the Nature Center is a Project Development Plan providing a sufficient level of design detail for Coastal Commission approval of a Coastal Development Permit for this park.

### **2. Vernal Pool Interpretive Area Project Development Plan**

The Vernal Pool Interpretive Area (SPA 9a) is located at the corner of Scenic Drive and North Bluff Road across from the Nature Center. The 1.4 gross-/0.5 net-acre Vernal Pool Interpretive Area Park will provide a public access way to a walkway around the edge of the vernal pool so that visitors can experience and learn about the ecology of the vernal pool. Signage kiosks and displays explaining the seasonal ecology of the adjacent Vernal Pool Preservation Area will be provided. The Vernal Pool Interpretive Area Park will be landscaped with native and California-friendly material providing a landscape buffer between the Vernal Pool Preservation Area Park and North Bluff Road and 17th Street.

Exhibit 3-8, "Nature Center / Vernal Pool Interpretive Area Project Development Plans," illustrate the facilities proposed for the Vernal Pool Interpretive Area. The development plan for the Vernal Pool Interpretive Area is a Project Development Plan providing a sufficient level of design detail for Coastal Commission approval of a Coastal Development Permit for this park.

### **3. Talbert Trailhead Area**

Located along the Upland Interpretive Trail west of North Bluff Road, the 0.1 gross- /0.1 net-acre Talbert Trailhead Area (SPA 9c) will serve as an informational stop for pedestrians and bicyclists using the Open Space Preserve Interpretive Trail system. The trailhead will provide a viewing platform to the Open Space Preserve and interpretive signage providing directional information on the Upland and Lowland Interpretive Trails and the points of connection from the Interpretive Trail system to existing regional trails located adjacent to the Project Site.

Exhibit 3-9, "Talbert Trailhead Project Development Plan," illustrates the facilities that will be provided in this park. The development plan for the Talbert Trailhead Area is a Project Development Plan providing a sufficient level of design detail for Coastal Commission approval of a Coastal Development Permit for this park.







Exhibit 3-7a  
 South Bluff Park  
 Project Development Plan









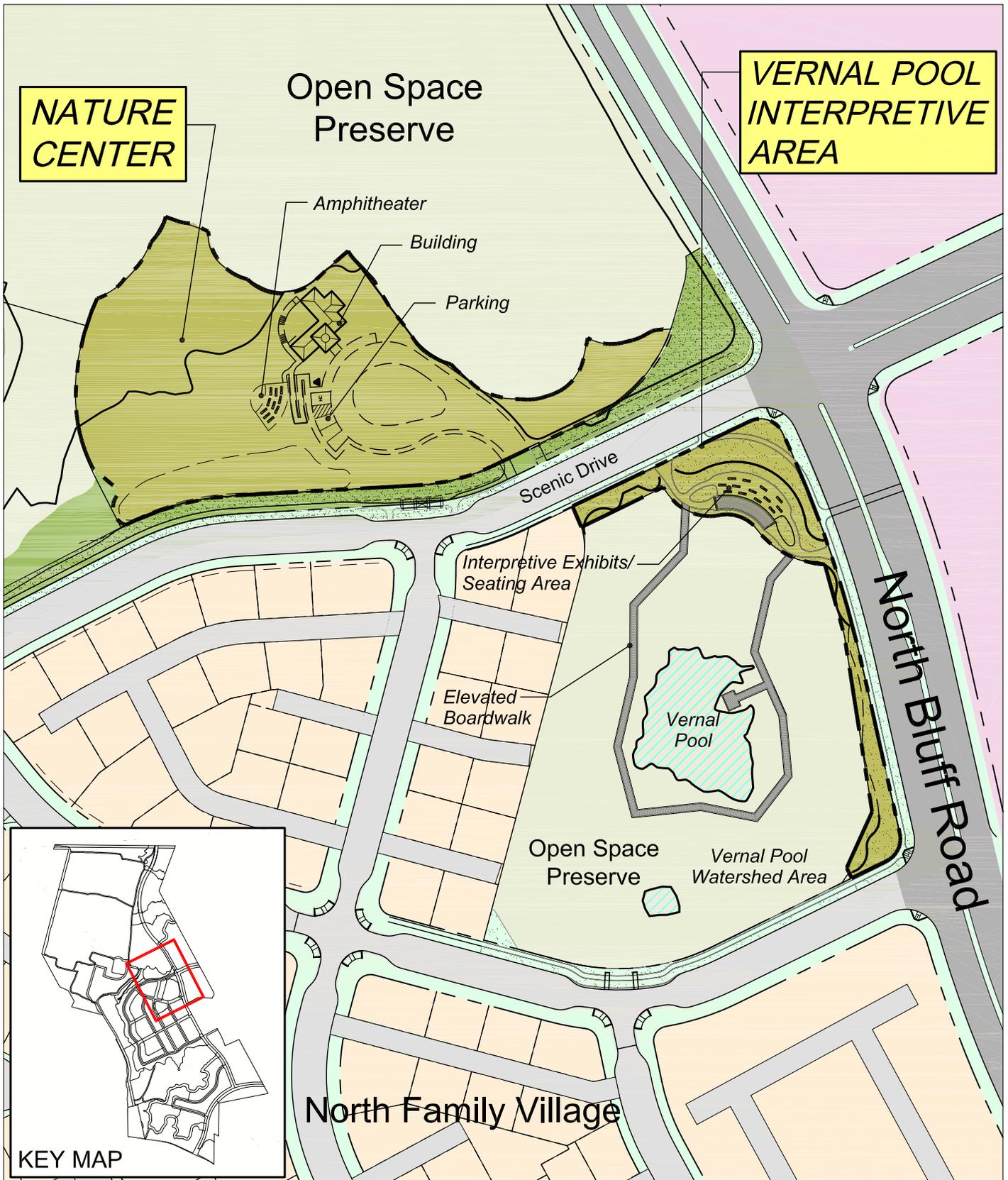


Exhibit 3-8

# Nature Center/ Vernal Pool Interpretive Area Project Development Plans



**MASTER DEVELOPMENT PLAN**  
City of Newport Beach - California



GLENN LUKOS ASSOCIATES



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LANDSCAPE ARCHITECTS

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Exhibit 3-9  
**Talbert Trailhead**  
**Project Development Plan**





### 3.6 Villages and Colonies Development Plan

#### 3.6.1 Overview

Approximately 97.4 gross/76.7 net acres comprise the Villages and Colonies land use area of NBR as illustrated on Exhibit 3-10, "Villages and Colonies Project Development Plan," and summarized below.

**Approximately 46.0 gross/33.4 net acres comprise the North Family Village** in SPAs 10a through 10d, to be developed for residential use;

**Approximately 19.2 gross/14.4 net acres comprise the South Family Village** in SPAs 11a through 11b, to be developed for residential use;

**Approximately 20.9 gross/18.3 net acres for the Urban Colony** in SPAs 12a and 12b, to be developed for mixed use residential and commercial uses; and

**Approximately 11.3 gross/10.6 net acres for the Resort Colony** in SPAs 13a and 13b, to be developed as visitor-serving resort and resort residential uses.

A variety of housing types will be developed within the Villages and Colonies as described below:

#### 1. Single-Family Residential Dwellings

The following four categories of single-family detached dwellings, as allowed by the NBR-PC, will be developed as part of the Project:

- a. Dual-Front Side Yard single-family detached dwellings will be developed within NBR as two-story residences on minimum 40-foot-wide by 90-foot-deep lots with a maximum building height of 32 feet. These homes are the largest homes to be developed in Newport Banning Ranch and will be constructed in the North Family Village and the South Family Village. These homes may be designed with garage access from an alleyway located at the rear of the building or with garage access from the street. Within the NBR-MDP, Dual-Front Side Yard single-family detached dwellings are designated as Traditional Homes.
- b. Side yard single-family detached dwellings will be developed as two- and three- story residences within the North Family Village on minimum 36-foot-wide by 100-foot-deep lots. These homes will have a "zero lot line" side yard on one side of the lot (one side of residence abuts the property line of the adjacent residence) and a minimum 10-foot-wide side yard with a courtyard on the other side of the residence.

## **MASTER DEVELOPMENT PLAN**

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The courtyard serves to separate residences with a usable private open space area. These residences will have a maximum building height of 36 feet. Access to garages will be provided to the rear of the residence from an alleyway to eliminate curb cuts and the view of garages from the street. Within the NBR-MDP, Side Yard dwellings are designated as Coastal Homes.

- c. Z-Lot single-family detached dwellings will be developed within the North Family Village as two-story residences in the North Family Village on lots varying in width from 39 to 45 feet with a minimum depth of 100 feet. Lots are designed in a Z-type configuration allowing for a varying garage and living area setbacks to create a diverse streetscene and provide a more usable side yard through the use of reciprocal side yard easements. These residences will be a maximum height of 32 feet. Within the NBR-MDP, Z-Lot single-family detached dwellings are designated as Beach Cottages.
- d. Cluster Courtyard single-family detached dwellings will be developed within the North Family Village and the South Family Village as single-family, two-story detached residences at a maximum height of 32 feet and clustered with two, four, or six homes that share a common driveway access to individual attached garages. Within the NBR-MDP, cluster courtyard single-family detached dwellings are designated as either Motor Court Homes, with residential front entries accessed from the common driveway access, or Garden Court Homes with residential front entries accessed from a common garden courtyard. Because garages are accessed from a shared driveway and not from the street in both of these home types, the view of garages from the street is minimized.

### **2. Multi-Family Residential Dwellings**

Multi-family residential dwellings as allowed by the NBR-PC will be developed as part of the Project. Multi-family residential dwellings to be developed within the NBR-MDP are designated as Village Flats, Resort Flats, and Urban Flats. Each type of multi-family residential dwelling is described below.

#### **a. Village Flats**

Village Flats will be developed in the North Family Village as either condominiums or apartments residences. Village Flats will generally be four story buildings with a maximum height of 45 feet. Individual resident parking garages will be provided on the ground floor with three levels of single-level dwelling units above the garages organized around a central interior courtyard. Dwelling units will be accessed from the interior courtyard and parking garage. Garages will be accessed from a rear alley to eliminate the view of garages from the street.

### **b. Resort Flats**

Resort Flats will be developed in the Resort Colony generally as four story buildings with a maximum building height of 50 feet. Each building will have one level of subterranean parking with four dwelling units on each level oriented around a central interior courtyard.

### **c. Urban Flats**

Urban Flats will be developed in the Urban Colony either as freestanding residential buildings or as part of a vertical mixed-use building with commercial area on the ground floor and residential dwelling units above. Parking will be either subterranean and/or surface parking. Urban Flats will be either four or five story buildings with a maximum height of 60 feet. The primary pedestrian entry to the buildings will be provided through ground floor lobbies providing a front door appearance from the street.

The land use distribution for each residential housing type to be developed as part of the Project is described Exhibit 3-11, "Villages and Colonies Project Development Table." The development plans for the Villages and Colonies include both Project Development Plans and Conceptual Development Plans as described below.

## **3.6.2 North Family Village Project Development Plan**

### **1. Development Plan**

Exhibit 3-12, "North Family Village Project Development Plan," illustrates the plan for roadways and residential development within the North Family Village. Access to the North Family Village (SPAs 10a and 10d) will be provided from North Bluff Road via Scenic Drive a public local roadway, which forms the perimeter of the North Family Village. Local public roadways and private alleyways intersecting with Scenic Drive provide access to residential dwelling units within the North Family Village. Residential dwelling units to be developed in the North Family Village include Traditional Homes, Coastal Homes, Beach Cottages, Motor Court Homes, Garden Court Homes and the Village Flats.

Traditional Homes will be developed along the perimeter of the North Family Village adjacent to Scenic Drive and at a higher elevation than the street to provide views from residences of North Bluff Park and the Open Space Preserve which surround the North Family Village. All residences will be either rear-loaded or accessed from common motor courts and interior private driveways to eliminate driveways on Scenic Drive and internal local roadways and to minimize public views of garages.

## ***MASTER DEVELOPMENT PLAN***

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Landscaped paseos will be constructed to provide pedestrian access through residential areas to North Bluff Park and the pedestrian trail within North Bluff Park providing connectivity to the Open Space Interpretive Trails to be constructed as part of the Project.

The development plan for the North Family Village is a Project Development Plan providing a sufficient level of design detail for Coastal Commission approval of a Coastal Development Permit for this Village.

### **2. Compatibility with Adjacent Land Uses**

Development within the North Family Village is designed to be compatible with North Bluff Park, the Nature Center Interpretive Park, and the Vernal Pool Interpretive Park located adjacent to the North Family Village.

Exhibit 3-13, “North Family Village Development Edge Section,” illustrates the typical edge condition along the perimeter of the North Family Village. In all conditions, grading will be designed to be compatible with North Bluff Park, the Nature Center, and the Open Space Preserve. Additional information on design compatibility is provided in NBR-MDP Chapter 5, “Master Landscape Plan,” which describes the interface between development within NBR and existing neighborhoods and areas adjacent to the Project Site.

### 3.6.3 South Family Village Project Development Plan

#### 1. Development Plan

Exhibit 3-14, "South Family Village Project Development Plan," illustrates the plan for roadways and residential development within the South Family Village. Access to the South Family Village will be provided from Bluff Road via Resort Colony Drive, a public local roadway, and from North Bluff Road via "D" Street, a local public roadway. Some residential dwelling units will be accessed directly from "D" Street with private alleyways and common driveway intersecting with "D" Street providing access to the majority of residential dwelling units. Residential dwelling units to be developed in the South Family Village include Traditional Homes, Motor Court Homes, and Garden Court Homes.

Traditional Homes will be sited along "D" Street or a cul-de-sac with garage access provided from the street with residences fronting South Bluff Park and overlooking the Open Space Preserve. Motor Court residences will be sited with either the sides or rears of buildings adjacent to South Bluff Park with access provided from a private common drive intersecting with "D" Street. Garden Court residences will be sited with the rear of buildings adjacent to Bluff Road and North Bluff Road with access provided from a common private drive intersecting with "D" Street.

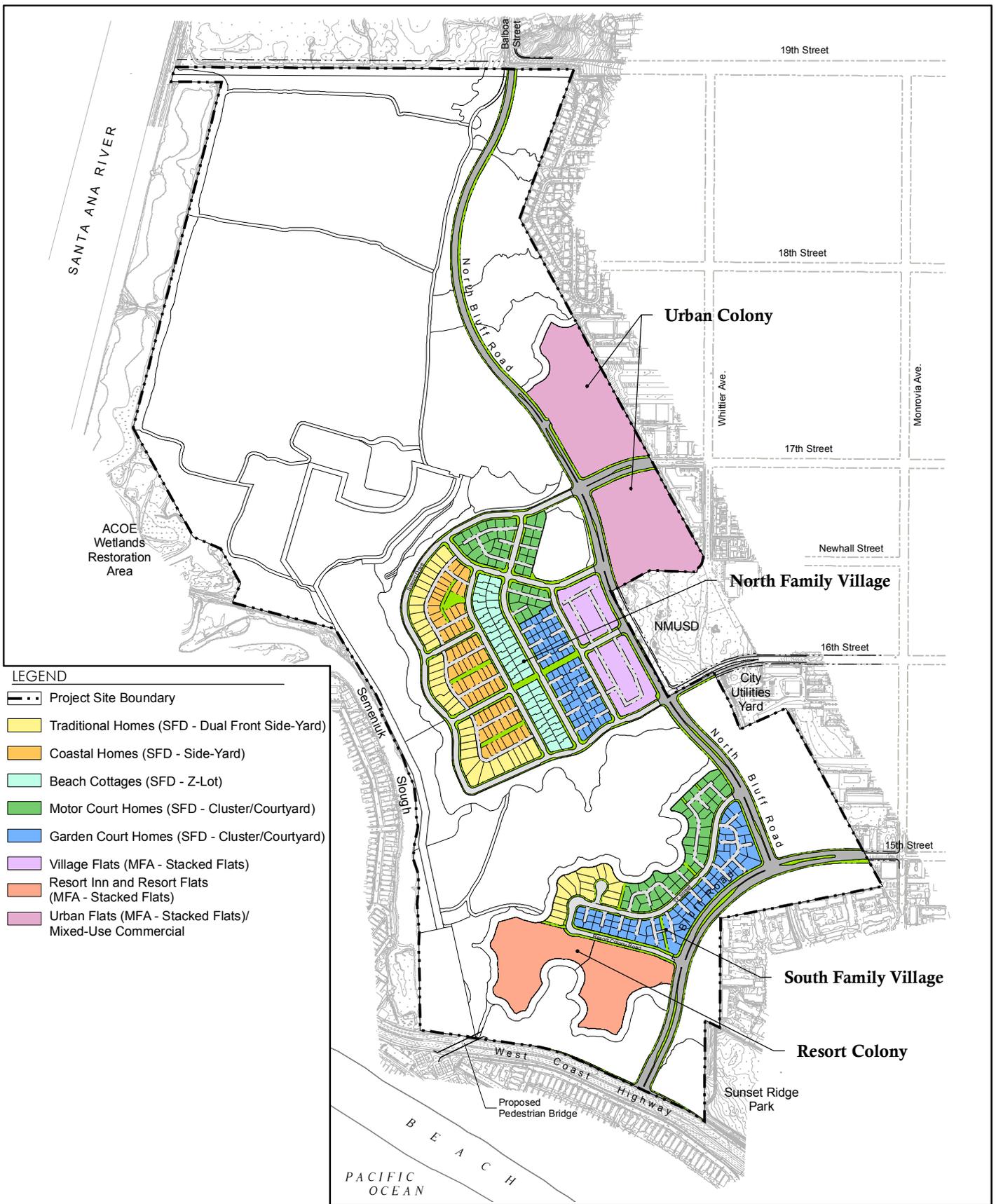
Landscaped paseos will be constructed to provide pedestrian access from residential areas to South Bluff Park and the pedestrian trail within South Bluff Park providing connectivity to the Southern Arroyo Open Space Interpretive Trail and the pedestrian bridge extending over West Coast Highway to be constructed as part of the Project. The development plan for the South Family Village (SPAs 11a and 11b) is a Project Development Plan providing a sufficient level of design detail for Coastal Commission approval of a Coastal Development Permit for this Village.

#### 2. Compatibility with Adjacent Land Uses

Development within the South Family Village will be designed to be compatible with the adjacent Resort Colony, South Bluff Park, and Open Space Preserve, and with the Public Community Park located to the east across Bluff Road.

Exhibit 3-15, "South Family Village Development Edge Section," illustrates how the elevation for the South Family Village perimeter provides for separation and buffering between residential uses and the public trail within the South Bluff Park, which overlooks the Open Space Preserve while providing views for residences over the Open Space Preserve. Additional information on design compatibility is provided in NBR-MDP Chapter 5, "Master Landscape Plan," which describes the interface between development within NBR and existing neighborhoods and areas adjacent to the Project Site.





- LEGEND**
- Project Site Boundary
  - Traditional Homes (SFD - Dual Front Side-Yard)
  - Coastal Homes (SFD - Side-Yard)
  - Beach Cottages (SFD - Z-Lot)
  - Motor Court Homes (SFD - Cluster/Courtyard)
  - Garden Court Homes (SFD - Cluster/Courtyard)
  - Village Flats (MFA - Stacked Flats)
  - Resort Inn and Resort Flats (MFA - Stacked Flats)
  - Urban Flats (MFA - Stacked Flats)/ Mixed-Use Commercial

Exhibit 3-10

# Villages and Colonies Development Plan



**MASTER DEVELOPMENT PLAN**  
City of Newport Beach - California



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# LAND USE AND DEVELOPMENT PLANS

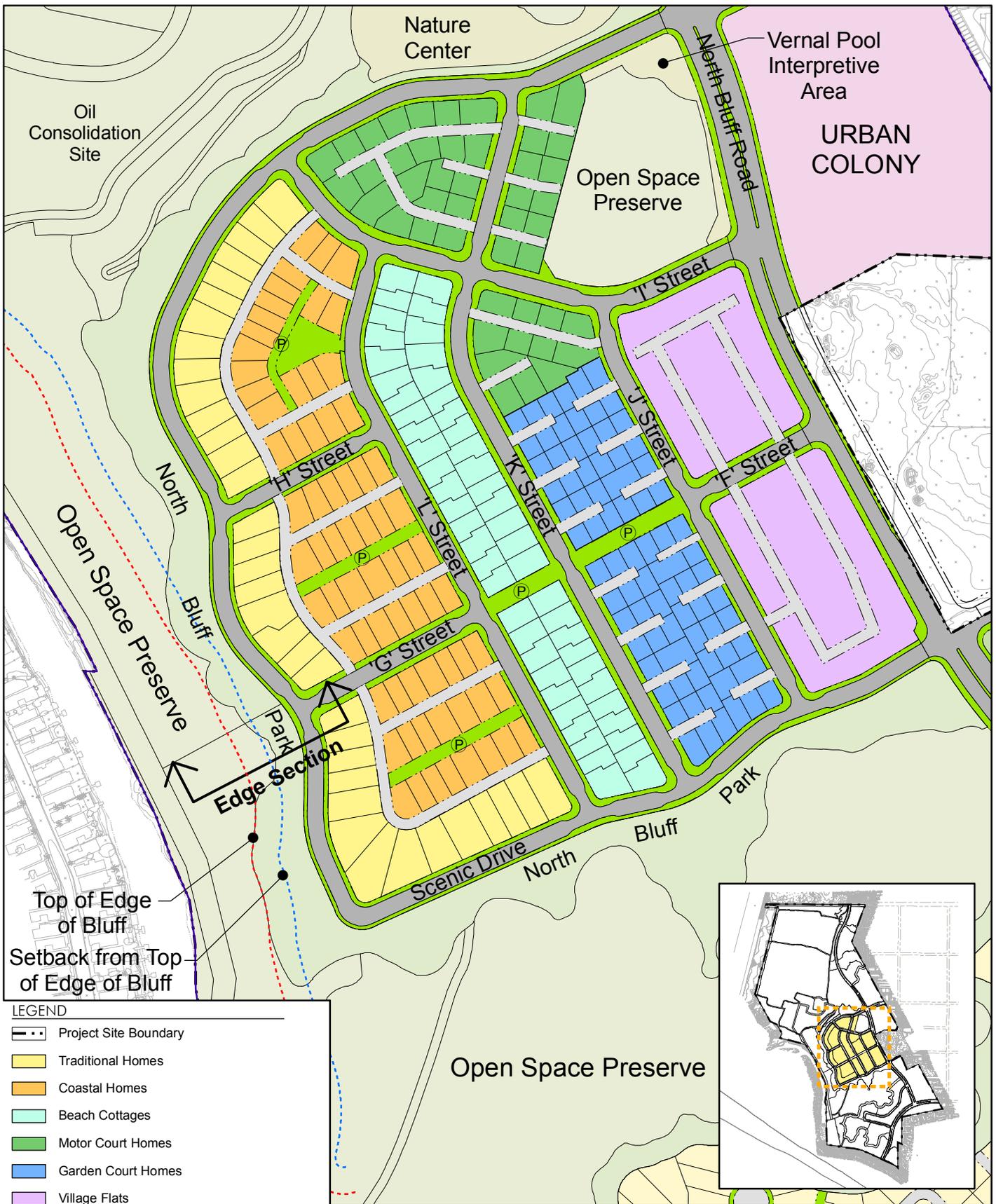
Exhibit 3-11

**VILLAGES AND COLONIES DEVELOPMENT TABLE**  
**Newport Banning Ranch**

HOUSING DESCRIPTION  Type of Home	VILLAGE / COLONY									
	North Family Village		South Family Village		Urban Colony		Resort Colony		ALL	
	Acres	Units	Acres	Units	Acres	Units	Acres	Units	Acres	Units
<b>Single-Family Detached Residential</b>										
Traditional Homes	7.2	36	3.0	16	0.0	0	0.0	0	10.1	52
Coastal Homes	9.9	71	0.0	0	0.0	0	0.0	0	9.9	71
Beach Cottages	6.9	53	0.0	0	0.0	0	0.0	0	6.9	53
Motor Court Homes <sup>(1)</sup>	6.7	42	6.1	44	0.0	0	0.0	0	12.8	86
Garden Court Homes <sup>(1)</sup>	6.5	80	10.2	81	0.0	0	0.0	0	16.6	161
<b>Subtotal</b>	<b>37.2</b>	<b>282</b>	<b>19.2</b>	<b>141</b>	<b>0.0</b>	<b>0</b>	<b>0.0</b>	<b>0</b>	<b>56.4</b>	<b>423</b>
<b>Multi-Family Attached Residential</b>										
Village Flats <sup>(1)</sup>	8.8	135	0.0	0	0.0	0	0.0	0	8.8	135
Resort Flats <sup>(1)</sup>	0.0	0	0.0	0	0.0	0	5.6	87	5.6	87
Urban Flats <sup>(1)</sup>	0.0	0	0.0	0	20.9	730	0.0	0	20.9	730
<b>Subtotal</b>	<b>8.8</b>	<b>135</b>	<b>0.0</b>	<b>0</b>	<b>20.9</b>	<b>730</b>	<b>5.6</b>	<b>87</b>	<b>35.3</b>	<b>952</b>
<b>TOTAL</b>	<b>46.0</b>	<b>417</b>	<b>19.2</b>	<b>141</b>	<b>20.9</b>	<b>730</b>	<b>5.6</b>	<b>87</b>	<b>91.7</b>	<b>1,375</b>

<sup>(1)</sup> May be developed as condominiums or fee lots.





**LEGEND**

- Project Site Boundary
- Traditional Homes
- Coastal Homes
- Beach Cottages
- Motor Court Homes
- Garden Court Homes
- Village Flats
- Paseo (Pedestrians Only)



Exhibit 3-12  
**North Family Village**  
**Project Development Plan**



**MASTER DEVELOPMENT PLAN**  
 City of Newport Beach - California

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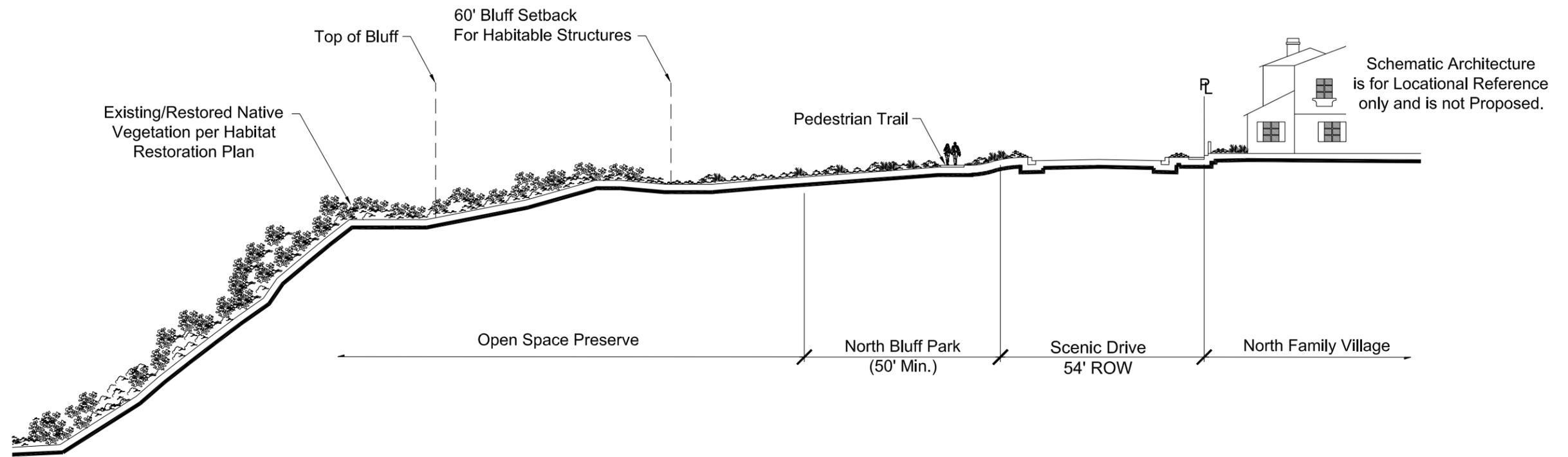


Exhibit 3-13  
 North Family Village  
 Development Edge Section



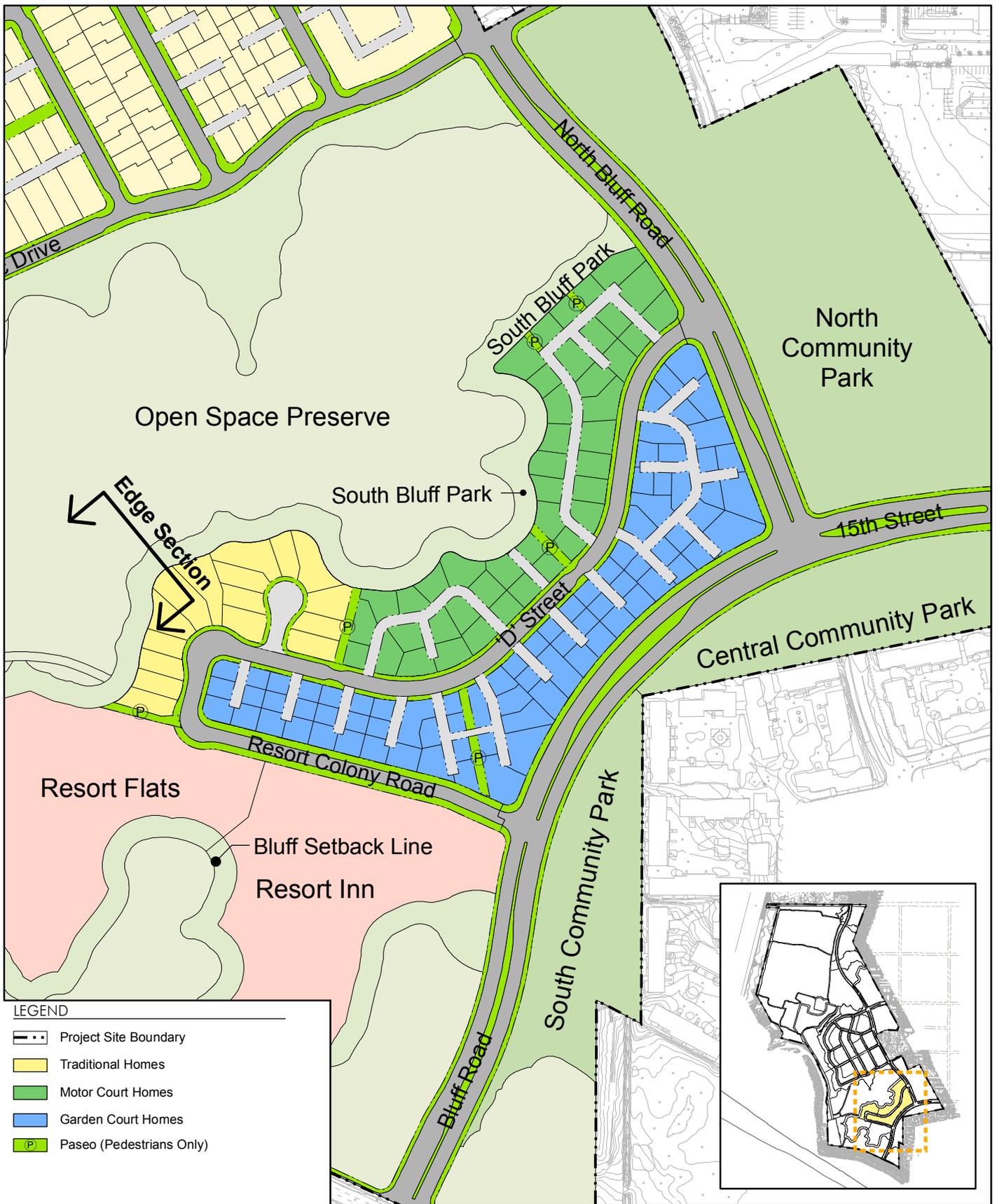


Exhibit 3-14

# South Family Village Project Development Plan



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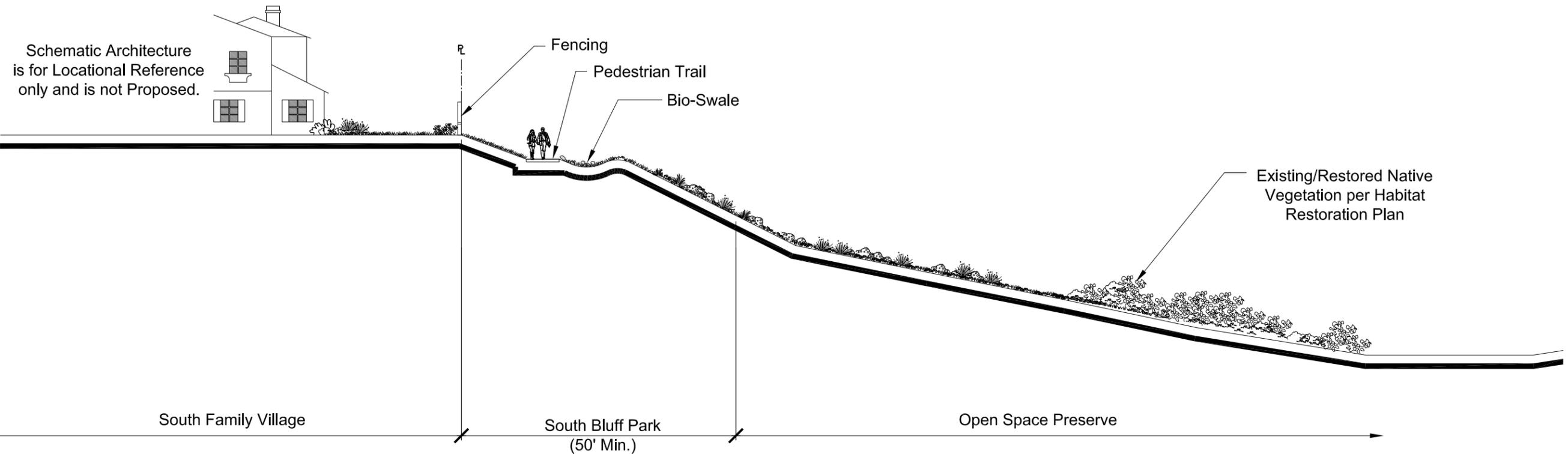


Exhibit 3-15  
 South Family Village  
 Development Edge Section



### 3.6.4 Urban Colony SPA 12a Project Development Plan

Exhibit 3-16, "Urban Colony SPA 12a Project Development Plan," illustrates the plan for development of SPA 12a within the Urban Colony. Access to SPA 12a is provided from North Bluff Road and 17th Street, public arterial roadways. SPA 12a will be developed with Urban Flats as freestanding multi-family residential buildings and with up to 37,500 square feet of commercial area in both freestanding commercial buildings and in vertical mixed-use buildings with commercial uses on the ground floor and Urban Flats above. Commercial development will provide local-serving commercial goods and services and may include a grocery markets, restaurants, and personal and/or professional services to surrounding residents. Opportunities for development of live-work units will be available within the vertical mixed-use buildings.

Subterranean parking and surface parking will be provided in SPA 12a, designed to incorporate the Urban Flats and commercial buildings into an urban streetscape with a pedestrian orientation. Building facades may be terraced to provide changes in elevation and scale. The maximum building height is 60 feet.

The development plan for the Urban Colony SPA 12a is a Project Development Plan providing a sufficient level of design detail for Coastal Commission approval of a Coastal Development Permit for this portion of the Village Colony.

#### 1. Compatibility with Adjacent Land Uses

The Urban Colony SPA 12a is located at the southeast corner of North Bluff Road and 17<sup>th</sup> Street, both of which will provide access to the development. Undeveloped land owned by Newport Mesa Unified School District (NMUSD) is located to the south, and industrial development in the City of Costa Mesa is located to the east.

Buildings within Urban Colony SPA 12a shall be compatible with the design criteria set forth in the City of Costa Mesa's "Mesa West Bluffs Urban Plan," located immediately east of the Urban Colony. Because of the maximum residential density of 40 dwelling units per acre allowed by the NBR-PC for the Urban Colony, both underground and surface parking, as well as on-site recreation facilities for residents, will be provided as part of the development.

Additional information on design compatibility is provided in NBR-MDP Chapter 5, "Master Landscape Plan," which describes the design requirements for SPA 12a to ensure compatibility between development of SPA 12a and the undeveloped NMUSD property to the south and the City of Costa Mesa's Mesa West Bluffs Urban Plan area to the east.

## **3.6.5 Urban Colony SPA 12b Conceptual Development Plan**

### **1. Conceptual Development Plan**

Exhibit 3-17, “Urban Colony SPA 12b Conceptual Development Plan,” illustrates the concept plan for development of SPA 12b within the Urban Colony. Access to SPA 12b is provided from North Bluff Road and 17th Street, public arterial roadways. SPA 12b will be developed with Urban Flats as freestanding multi-family residential buildings and up to 37,500 square feet of commercial area in vertical mixed-use buildings with commercial uses on the ground floor and Urban Flats above. Commercial development will provide local-serving commercial goods and services which may include a grocery market, restaurants, and personal and/or professional services to surrounding residents. Opportunities for development of live-work units will be available within vertical mixed-use buildings. Subterranean parking and/or surface parking will be provided. SPA 12b will be designed to incorporate the Urban Flats and commercial buildings into an urban streetscape with a pedestrian orientation. Building facades may be terraced to provide changes in elevation and scale. The maximum building height in SPA 12a is 60 feet.

The development plan for the Urban Colony SPA 12b is a Conceptual Development Plan. Additional design details for Urban Colony SPA 12b will be required for Coastal Commission approval of a Coastal Development Permit for SPA12b.

### **2. Compatibility of with Adjacent Land Uses**

Urban Colony SPA 12b is located at the northeast corner of North Bluff Road and 17<sup>th</sup> Street, both of which will provide access to the development. Exhibit 3-18, “Urban Colony Conceptual Edge Section,” illustrates the design measures required to ensure compatibility of SPA 12b with the adjacent North Bluff Park and the Open Space Preserve.

Additional information on design compatibility is provided in NBR-MDP Chapter 5, “Master Landscape Plan,” which describes the design requirements for Urban Colony SPA 12b to ensure compatibility between development of this area and the adjacent existing developed areas located to the east of SPA 12b.

### **3.6.6 Resort Colony SPA 13a Conceptual Development Plan**

#### **1. Development Plan**

Exhibit 3-19, "Resort Colony SPA 13a Conceptual Development Plan," illustrates the conceptual plan for development of SPA 13a of the Resort Colony. Access to the Resort Colony is provided from Bluff Road, a public arterial via Resort Colony Road, a public local roadway. South Bluff Park forms the southerly perimeter of Resort Colony SPA 13a.

SPA 13a will be developed as a resort inn, which may contain 75 guest rooms, lobby and related areas, restaurants and bars, gift and sundry shops, business center, fitness center, spa/salon/treatment rooms, meeting rooms, and back of house areas (e.g., food and beverage, administration, housekeeping, maintenance, employee facilities, etc.). The design of the resort inn will establish the resort inn as an iconic architectural element, and the visual focal point that anchors the public entry statement for Newport Banning Ranch. Architectural design elements for the resort inn are described in Chapter 6, Architectural Design Guidelines.

The development plan for the Resort Colony SPA 13a is a conceptual development plan. Additional design details for Resort Colony SPA 13a will be required for Coastal Commission approval of a Coastal Development Permit for SPA 13a.

## **3.6.7 Resort Colony SPA 13b Project Development Plan**

### **1. Development Plan**

Exhibit 3-20, "Resort Colony SPA 13b Project Development Plan," illustrates the plan for development of SPA 13b of the Resort Colony. Access to the Resort Colony is provided from Bluff Road, a public arterial via Resort Colony Road, a public local roadway. South Bluff Park forms the southerly perimeter of Resort Colony SPA 13b.

SPA 13b will be developed with 87 Resort Flats. The Resort Flats are multi-family residential units that will be conventionally-owned either as condominiums or apartments. Homeowners will have opportunities to use the facilities and amenities provided by the Resort Inn to be developed in Resort Colony SPA 13a. The residential units may not be subdivided as fractional ownerships, timeshares, or other type of deed-restricted or otherwise controlled vacation-oriented units. An access point will be provided in SPA 13b.

The development plan for the Resort Colony SPA 13b is a Project Development Plan providing a sufficient level of design detail for Coastal Commission approval of a Coastal Development Permit for this Village.

### **2. Compatibility with Adjacent Land Uses**

Exhibit 3-21, "Resort Colony Development Edge Section," provides a cross-section along the southern edge of the Resort Colony to illustrate the design compatibility between SPA 13b and South Bluff Park, the Open Space Preserve, and West Coast Highway. Additional information on design compatibility requirements for the Resort Colony is provided in NBR-MDP Chapter 5, "Master Landscape Plan."



Exhibit 3-16

# Urban Colony SPA 12a Project Development Plan



**MASTER DEVELOPMENT PLAN**  
City of Newport Beach - California



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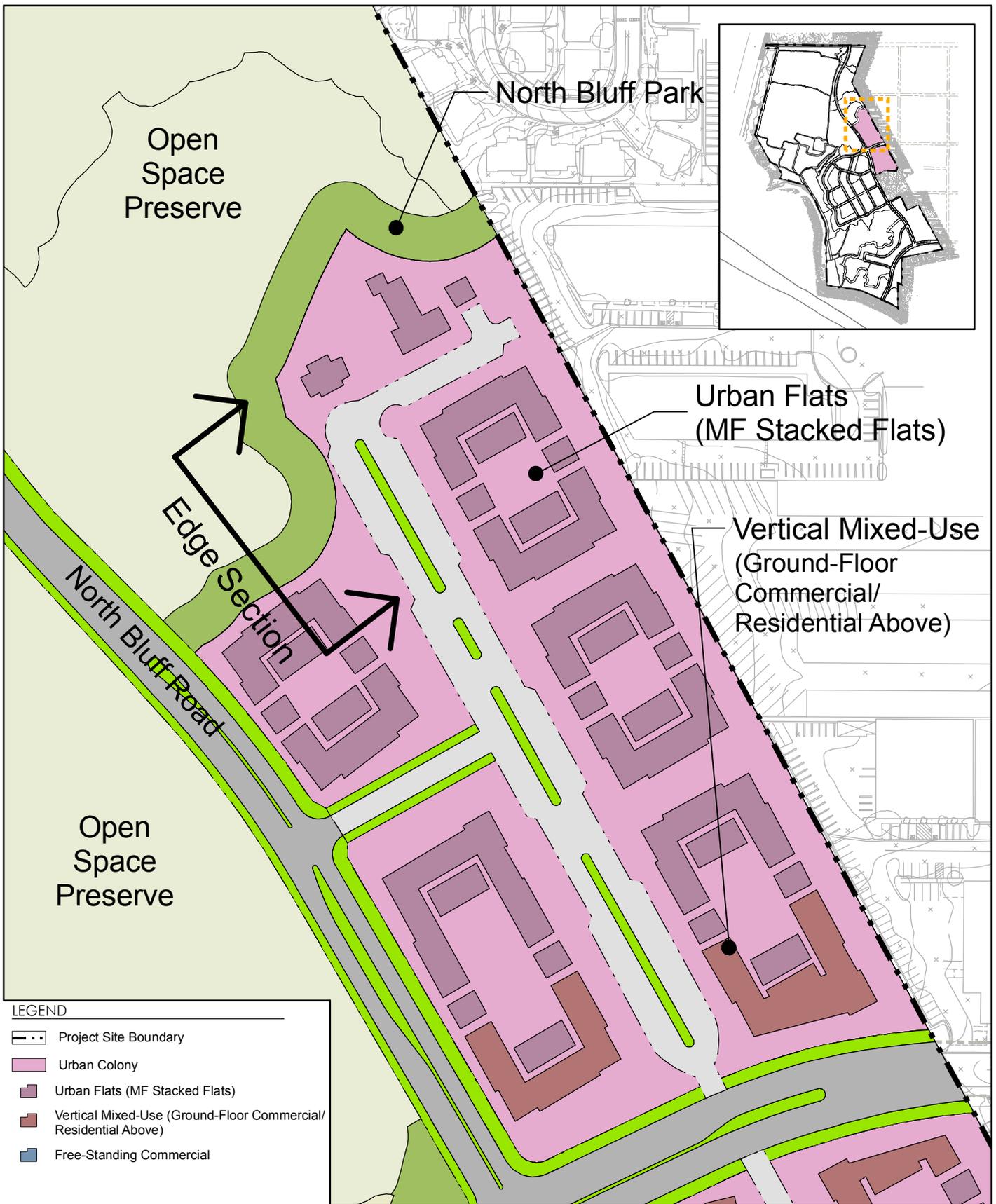
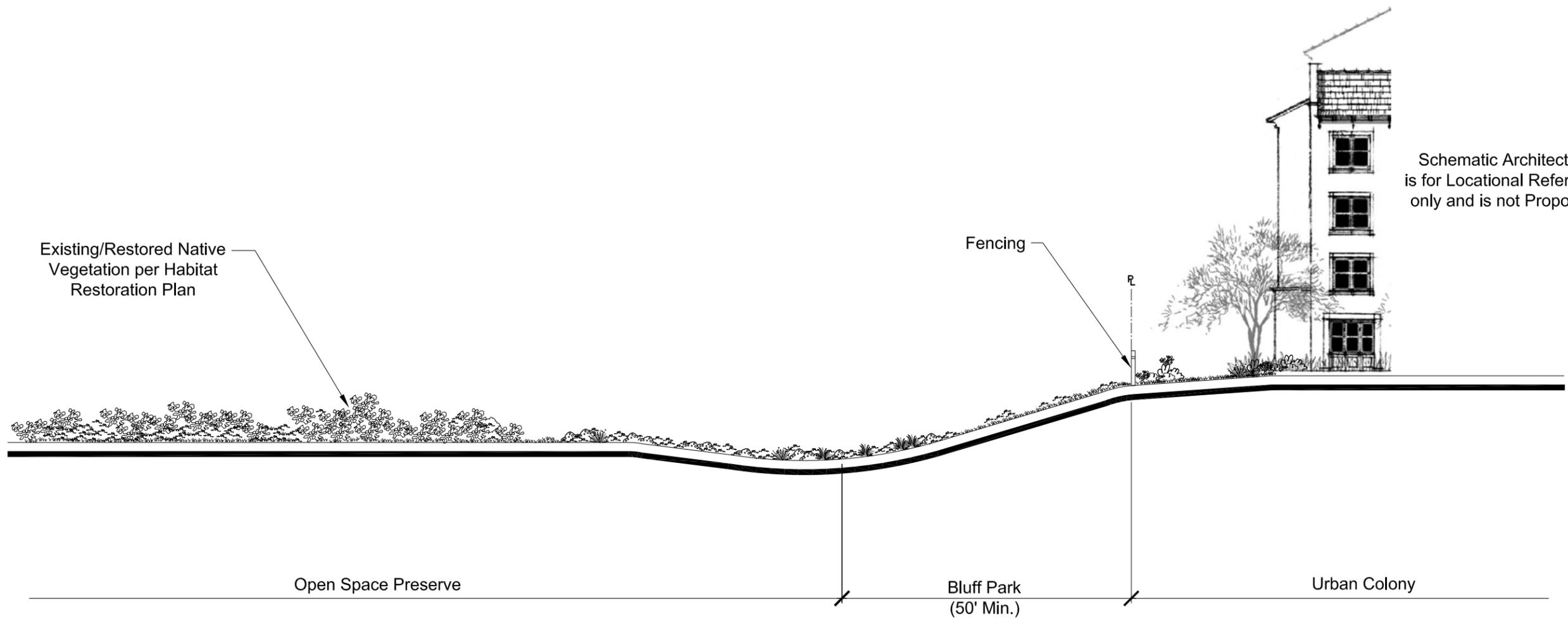


Exhibit 3-17  
**Urban Colony SPA 12b**  
**Conceptual Development Plan**



**MASTER DEVELOPMENT PLAN**  
 City of Newport Beach - California







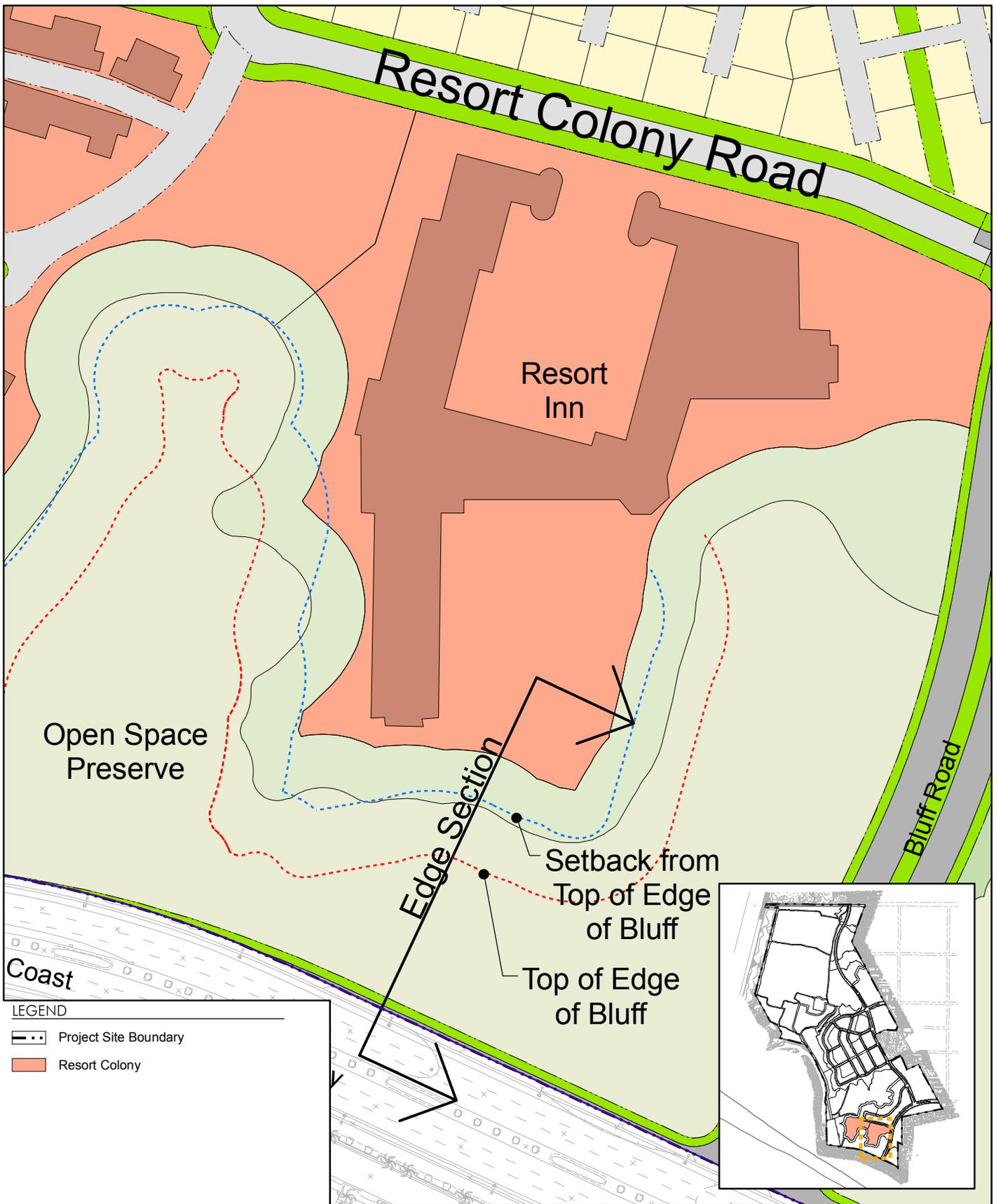


Exhibit 3-19

# Resort Colony SPA 13a Conceptual Development Plan



**MASTER DEVELOPMENT PLAN**  
City of Newport Beach - California



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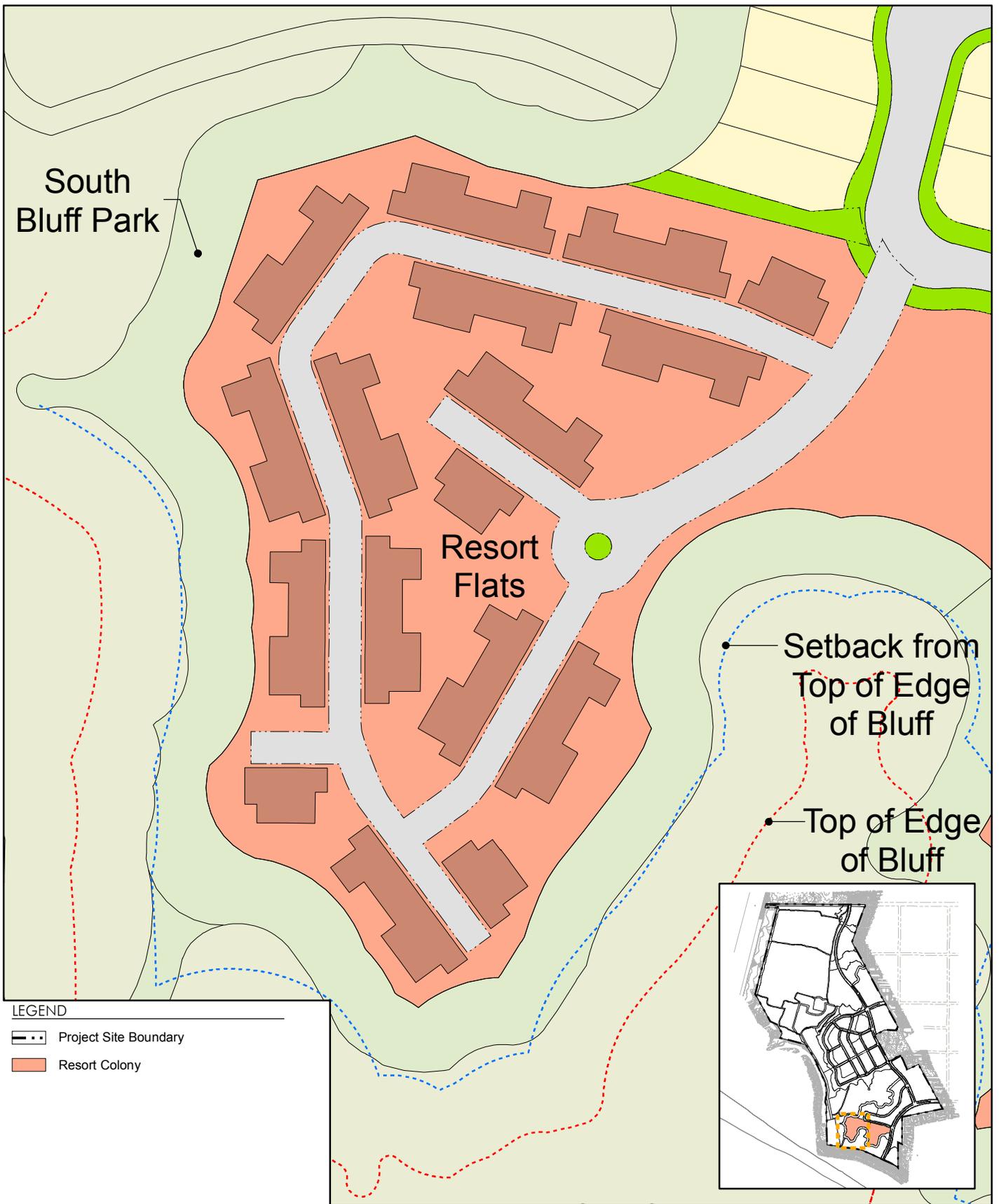


Exhibit 3-20

# Resort Colony SPA 13b Project Development Plan



**MASTER DEVELOPMENT PLAN**  
City of Newport Beach - California



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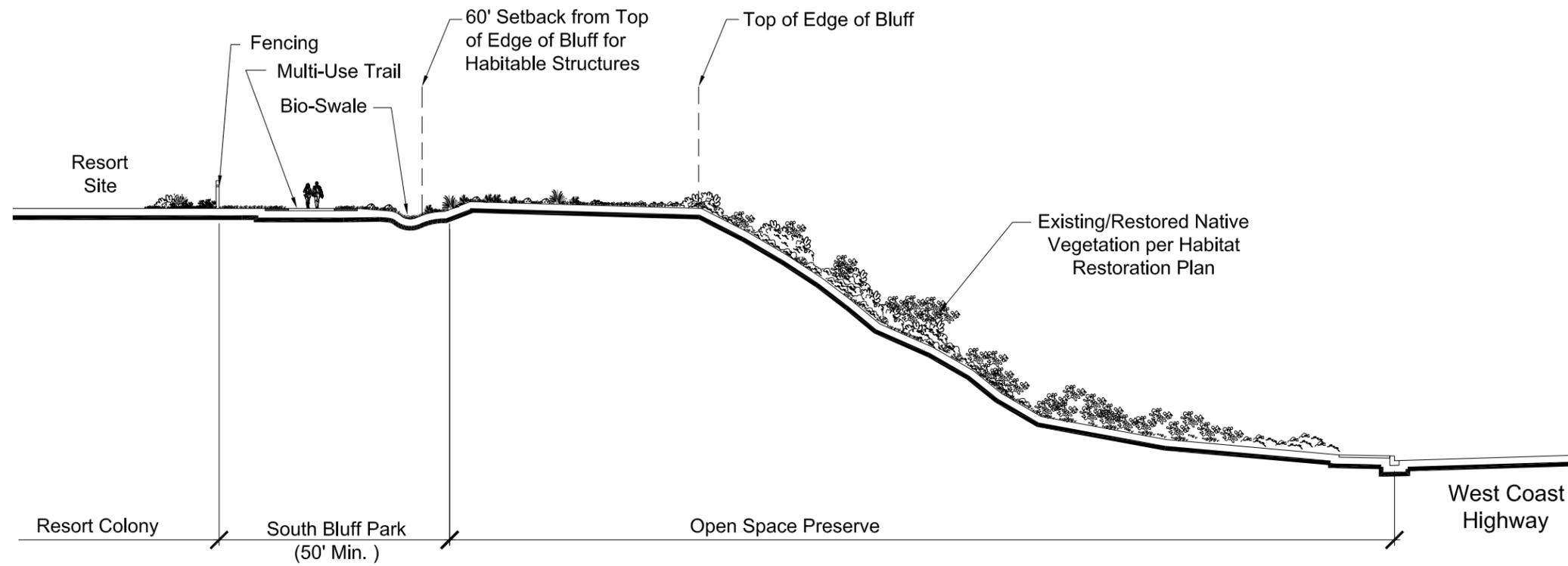


Exhibit 3-21  
 Resort Colony  
 Development Edge Section





### **3.7 Additional Development Plan Details**

The Master Development Plan includes additional detailed design and development criteria for the project development plans and conceptual development plans described in this chapter. The location of this information is described below.

#### **3.7.1 Landscape**

Landscape Zones for each development component of the Plan are described in Chapter 5, “Master Landscape Plan,” and detailed plant palettes for all areas of the Project are located in Appendix C. The Habitat Restoration Plan (HRP) for the Open Space Preserve is located in Appendix A. The NBR-MDP Chapter 5, “Master Landscape Plan,” includes lighting prohibitions within the Open Space Preserve.

#### **3.7.2 Architecture**

Architectural character elevations and representative plottings of residential and commercial buildings within the Villages and Colonies are contained in NBR-MDP Chapter 6, “Architectural Design Guidelines.” This chapter also includes a master color palette.

#### **3.7.3 Grading, Roadways and Infrastructure Improvements**

NBR-MDP Chapter 7, “Landform Restoration and Grading Plan,” describes the grading for the Project and includes plans for bluff restoration, minor soil disturbance for public interpretive trails and water management areas, and grading for public arterial roads. NBR-MDP Chapter 8, “Master Roadway and Infrastructure Plans,” describes the plan for roadways and infrastructure, including water and sewer facilities to be constructed as part of the Project. NBR-MDP Chapter 9, “Water Management Plan,” describes the water management plans for the Project, and includes a Runoff Management Plan and a Water Quality Management Plan for drainage and water quality facilities to be constructed as part of the Project.

#### **3.7.4 Fire Management**

The fire management plan for the Project is contained in the Fire and Life Safety Program (FLSP), included as Appendix B. This includes, in some areas, dual purpose grassland restoration and Fuel Management Zone C, and recognition by the FLSP of the restoration program for the vernal pool watershed area southwest of the corner of North Bluff Road and Scenic Drive.

