

5 MASTER LANDSCAPE PLAN

5.1 Purpose and Intent

The Master Landscape Plan is a required component of the Master Development Plan and complies with the NBR-PC Land Use and Development Regulations and with the NBR-PC requirements for a Master Development Plan. The Master Landscape Plan describes the Master Landscape Plan for the Project Site and the design requirements for the Project to ensure visual and spatial compatibility with neighborhoods and land uses adjacent to the Project Site, and between new land uses within the Project Site and the oil production operations that will continue within the Consolidated Oil Site.

5.2 Landscape Zones

5.2.1 Overview

The Project is divided into five landscape zones as identified on Exhibit 5-1, “Community Landscape Zones Map.” Three landscape zones are within the Villages, Colonies, and Parklands; two landscape zones are within the Open Space Preserve.

5.2.2 Landscape Zones within the Villages, Colonies, and Parklands

The purpose of the Landscape Zones is to provide a visually soft transition between the Open Space Preserve and buildings within these development areas of the Project.

1. Interior Community Zone – Comprising all of the developed areas within the Villages, Colonies, and Parklands exclusive of Fuel Management Zones, the Interior Community Zone includes all private and public landscape areas, including the Community Park, Bluff Park, public road rights-of-way (e.g., parkways and medians), and common area landscape lots owned and maintained by a Homeowners Association. This zone consists of irrigated landscape consistent with the Plant Palette, provided as Appendix C.
2. Fuel Management Zone A – Comprising a minimum 20-foot-wide area adjacent to habitable buildings, Zone A consists of irrigated landscape consistent with the NBR Fire and Life Safety Program included as Appendix B and the NBR Plant Palette included as Appendix C.
3. Fuel Management Zone B – Comprising a minimum 50-foot-wide area adjacent to Zone A, Zone B consists of irrigated landscape consistent with the NBR Fire and Life Safety Program included as Appendix B and the NBR Plant Palette included as Appendix C. Zone B irrigation shall be limited to that required to mimic average annual natural rainfall.

5.2.3 Landscape Zones within the Open Space Preserve

The purpose of the Landscape Zones within the Open Space Preserve is to provide a transition between the Open Space Preserve and Landscape Zones for the Villages and Colonies of the Project. The Landscape Zones within the Open Space form the transitional edge between the public Bluff Parks and Open Space, and are intended to play an important role in this landscape design.

1. Habitat Restoration Zones – Habitat Restoration Zones in the Open Space Preserve are identified in the Habitat Restoration Plan (HRP) and shall be managed by a conservancy established as part of the Project which will be responsible for management of the Open Space Preserve. Habitat Restoration Zones shall include:

- Alkali Meadow;
- Coastal Bluff Scrub;
- Grassland;
- Maritime Succulent Scrub;
- Succulent Scrub Mosaic;
- Riparian; and
- Vernal Pool Restoration and Watershed Area.

Habitat protection, creation, and restoration activities, and the native plant palette for each Habitat Restoration Zone, are identified in the HRP (Appendix A).

2. Dual Habitat Restoration Zone and Fuel Management Zone C – A minimum 50-foot-wide area, the Dual Habitat Restoration Zone and Fuel Management Zone C, consists of non-irrigated low grasses, succulents, cactus, and other low height/fuel volume native plants within the Open Space Preserve as shown in the NBR HRP included as Appendix A, the NBR Fire and Life Safety Program, included as Appendix B, and the NBR Plant Palette included as Appendix C.

5.2.4 Fuel Management Zone Details

The FLSP provides fuel management requirements for the following three special interface areas within the Project:

1. The Vernal Pool Watershed Area that, as defined in the HRP, adjoins both the Vernal Pool Restoration Area and residential development in the North Family Village;
2. The Bioswale Area along North Bluff Road where it adjoins the Open Space Preserve between 17th Street and 19th Street; and
3. The 100-foot-wide Dual Habitat Restoration Zone and Fuel Management Zone C adjacent to currently unprotected neighborhoods in the City of Costa Mesa (including California Seabreeze), which will provide both habitat restoration and fire fuel management as part of the Project.

5.3 Landscape Design

Landscape and irrigation design within the Parklands, Villages, and Colonies shall comply with the NBR-PC, in particular Section 3.3, "Landscape Regulations." To facilitate Coastal Commission review and approval of the NBR-MDP, this section of the NBR-PC is reiterated below.

1. The Project shall comply with the provisions of NBMC Chapter 14.17, "Water-efficient Landscaping."
2. The Project shall comply with NBMC Chapter 14.16, "Water Conservation and Supply Level Regulations."
3. The Project shall comply with NBMC Chapter 20.36, "Landscaping Standards," except as may otherwise be approved as part of the Master Landscape Plan identified in (4) below:
4. All landscaping within the Project Site shall comply with the Master Landscape Plan approved as part of the Master Development Plan, pursuant to the provisions of Section 4.4, "Master Development Plan," of the NBR-PC, exclusive of private homeowner lots/yards and turf playfields and other recreation areas in the Community Park.
5. All plant materials that are planted in the Open Space Districts shall be California natives.
6. The design and improvement of all developer-installed public parks, including landscape and irrigation plans, within the Project Site shall be subject to approval of a Site Development Review by the City pursuant to Section 4.5 of the NBR-PC, "Site Development Review."
7. Plant material within the Project Site shall be installed in accordance with the Plant Palette included in a Master Landscape Plan approved as part of the Master Development Plan pursuant to the provisions of Section 4.4, "Master Development Plan," of the NBR-PC.
8. "Smart Controller" irrigation systems shall be installed in all public and common area landscaping.
9. Landscape within public and common areas shall be designed on a "hydrozone" basis to group plants according to their water and sun exposure requirements.

Landscape and irrigation design within the Open Space Preserve shall comply with the Habitat Restoration Plan (HRP) provided as Appendix A, including a specific plant palette for certain spatially-limited dual-purpose habitat restoration/fuel management zones as identified in Section 5.2.3(2) and the Fire and Life Safety Program provided as Appendix B.

5.4 Streetscape Design

Exhibit 5-2, “Streetscape Cross-Sections Key Map,” provides the location map for Exhibits 5-3 through 5-12, which are a series of dimensioned cross-sections and plan-view vignettes that illustrate the required design of streetscapes within the Project.

Streetscape design encompasses the planting of parkways and medians in public rights-of-way, project entries, and in some situations the planting of adjacent common area landscape lots or other areas for aesthetic or functional purposes in order to accommodate a meandering walkway, bioswale, and/or other feature.

5.5 Street Signage and Light Fixtures

Exhibit 5-13, “Street Signage and Light Fixtures,” illustrates the thematic street light fixtures and signage for Newport Banning Ranch. Thematic signage includes street signs, parking control signs, and traffic control sign posts. Thematic light standards for roadway intersections shall be designed to accent the Project’s location and identity.

These thematic street light fixtures and signs shall be used within public streets of the Villages and Colonies of Newport Banning Ranch. Required City/Caltrans street light poles and signage shall be used at arterial intersections.

All light fixtures shall conform to the NBR-PC regulations, Section 3.5 “Lighting Regulations,” and other City requirements, including flat lens with full cut-off or fully shielded fixtures. If this cannot be achieved with the design shown in Exhibit 5-13, an alternative design satisfactory to the City shall be provided.

Exterior lighting within 100 feet of the Open Space of the Project shall be “dark-sky” lighting fixtures and restricted to reduce glare and impacts on native habitat areas and sensitive species within the Open Space Preserve.

Street lighting within the interior of the community shall be limited to the lighting of intersections. The heights of lighting fixtures at those locations shall be as shown in Exhibit 5-13, and otherwise regulated by the NBR-PC, Section 3.5 “Lighting Regulations.”

Street lighting along West Coast Highway (State Highway 1) shall be as required by the City and Caltrans. This includes the lighting of intersections along West Coast Highway.

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5.5.1 Lighting within Public Parks

1. Public trails within the South Bluff Park, North Bluff Park, Nature Center, and Vernal Pool Interpretive Area may be lighted with bollard lights or similar low-height, “dark-sky” lights, provided light fixtures are shielded to confine light rays to the trail area.
2. Any public off-street parking area and/or interpretive amphitheater within the Nature Center may be lighted with bollard lights or similar low-height, “dark-sky” lights, provided light fixtures are shielded to confine light rays to the immediate parking or amphitheater area.
3. The Talbert Trailhead Area and public trails within the Open Space Preserve shall not be lighted.
4. Athletic field lighting within the Community Park will be designed with light control visors to control spill and glare and to direct light downward onto the playing field. Light standards used for lighting playing fields shall be either Musco Lighting™ “Light Structure Green” standards or another comparable light standard of similar design that reduces light spillage.



Bollard Light Example:
Terranea Resort Habitat Area (Rancho Palos Verdes)



Bollard Light Example:
Upper Newport Bay Ecological Preserve

5.6 Walls, Fences, and Monumentation

All fences, hedges, walls, and retaining walls within the Villages and Colonies shall comply with the site development regulations set forth in NBR-PC Section 3.2.7. Fences, hedges, walls, and retaining walls within the Parklands shall be subject to Site Development Review. Fences, hedges, walls, and retaining walls within the Open space Preserve shall be subject to the Habitat Restoration Plan (HRP) contained in Appendix A.

Exhibit 5-14, "Community Walls, Fences, and Monumentation Plan," illustrates the locations of the various types of walls and fences within Newport Banning Ranch. It also illustrates the project monumentation to be constructed as part of the Project at Bluff Road and West Coast Highway and at the easterly entrances to the Project from 15th Street and 17th Street.

5.6.1 Community Walls and Fences

Community walls and fences within the Project shall be used only where necessary to provide a safety buffer and privacy along major roadways, a barrier adjacent to industrial or public school sites, or along the edges of the Bluff Park, paseos, or streets where residential privacy is an issue.

As shown in Exhibit 5-14, walls are allowed along:

- Bluff Road and North Bluff Road, adjacent to the Garden Court and Motor Court Homes in the South Family Village;
- A portion of the pedestrian paseo and adjacent to some of the Garden Court Homes in the North Family Village; and
- The exterior edges of the Urban Colony where residential uses adjoin Newport Mesa Unified School District property and existing light industrial properties in the City of Costa Mesa.

Exhibit 5-15 "Block Wall and Open Space Fence Details," illustrates the typical dimensions, materials and finishes to be used for block walls, interior fences, and open space fences in the Project.

5.6.2 Community View Walls and Fences

View walls and fences are required along perimeter zone of the South Family Village where the yards of homes will directly adjoin South Bluff Park. They are also required along the perimeter of the North Family Village where front yards would be slightly elevated above Scenic Drive and public recreation activities in North Bluff Park. Exhibit 5-16, "View Fence/Wall Details," illustrates the typical dimensions and materials for four view fence/wall designs for use in the Villages and Colonies.

View fencing is required along the boundary of North Bluff Park and South Bluff Park adjacent to the Open Space Preserve to identify the limits of the public park and beginning of the Open Space Preserve. In these locations, a minimal open space fence, such as steel cable, will be constructed as illustrated in Exhibit 5-16.

5.6.3 Community Monumentation

The conceptual locations of the community monumentation for the Newport Banning Ranch Project, are illustrated on Exhibit 5-14, "Community Walls, Fences, and Monumentation Plan," A primary community entry is located at West Coast Highway and Bluff Road, and secondary community entries are located at 15th Street and Bluff Road and 17th Street and North Bluff Road.

Exhibit 5-17, "Community Monumentation Concepts," and Exhibit 5-18, "West Coast Highway Monumentation Concept," illustrate the proposed monumentation to identify the three entries to the Newport Banning Ranch community. Both monumentation concepts will be simple designs, serving to visually announce entry to the community in a natural, aesthetically-attractive manner that serves both motorists and pedestrians. The monumentation for the community primary entry at West Coast Highway shall be accomplished with a series of low, natural rock serpentine walls that are set into the slope. The monumentation for the community secondary entries at 15th Street and 17th Street shall use compatible natural rock and tile in a column as the decorative pillar for a simple name/logo plaque.

5.7 Land Use Compatibility

The Project shall be designed to be visually and spatially compatible with existing surrounding land use and to provide for internal compatibility between the continued oil operations in the Consolidated Oil Sites and new Project land uses.

5.7.1 Interface between Project and Adjacent Uses in Newport Beach

1. Lido Sands Community

Exhibit 5-20, "Section A-A – Open Space Preserve and South Bluff Park Interface with West Coast Highway and the Lido Sands community," illustrates the interface of the Project with the Lido Sands Community, which lies south of the Project Site and south of West Coast Highway. As shown, an approximately 400-foot-wide separation will be provided between the Resort Colony and Lido Sands homes, with a vertical separation of roughly 50 feet. This edge will include restored Open Space Preserve habitat and the South Bluff Park.

Buildings within the Resort Colony will not exceed 50 feet in height and will vary in height and massing. The land use and development regulations applicable to the Resort Colony, the architectural guidelines, topographic variations, and large open space setbacks will ensure that the Project is visually compatible with the Lido Sands community.

2. Newport Shores Community

Two cross-sections were prepared to illustrate the Project's relationship to the Newport Shores community, which is located to the west of the Project Site and separated from the Project Site by Semeniuk Slough and open space to the west.

Exhibit 5-21, "Section B-B – Open Space Preserve and South Bluff Park Interface with Newport Shores Community" illustrates the southerly open space interface with the Newport Shores community, west of the Resort Colony. As shown, an approximately 800-foot-wide open space area shall be provided between the Newport Shores homes and the Resort Colony, with a vertical separation of roughly 50 feet. This area will contain the Open Space Preserve (restored habitat), South Bluff Park, Southerly Oil Operations Site, and Semeniuk Slough and its existing open space area between the Slough and the Newport Shores Community. The Resort Flats planned for development in this portion of the Resort Colony are described in Chapter 6, "Architectural Design Guidelines," with 2- to 4-story elements, not-to-exceed 50 feet in height. The topographic separation and the approximately 800-foot distance provided between the Newport Shore homes and the Resort Colony in this area combine to provide a substantial buffer between land uses to help assure compatibility of the Project with the Newport Shores Community.

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Exhibit 5-22, “Section C-C – Open Space Preserve and North Bluff Park Interface with Newport Shores Community,” illustrates the northerly open space interface with the Newport Shores Community. As shown, an approximately 450-foot-wide buffer shall be provided between the Newport Shores’ homes and North Family Village homes, with a vertical separation of approximately 65 feet. This buffer includes Semeniuk Slough, the joint-use access easement (with trail), Open Space Preserve habitat, North Bluff Park, and Scenic Drive. As shown, the distance between the westerly edge of North Bluff Park and Project homes is over 150 feet. As described in Chapter 6, “Architectural Design Guidelines,” the heights of the homes planned along this edge will be compatible with the Newport Shores Community.

3. Newport Crest Community

Three cross-sections were prepared along the Project edge with the 460-home Newport Crest community, a condominium planned community (PC-14), which lies to the east and south of the Project Site. Exhibit 5-23, “Section D-D – South Community Park Interface with Newport Crest Community,” illustrates the interface with the Newport Crest community, east of the South Community Park. This edge includes the Community Park which provides a large open space area, Bluff Road, and the Resort Colony located to the west. The Resort Colony is located approximately 400 feet from the Newport Crest homes. As the South Community Park is proposed to be graded, views from Newport Crest toward the Project Site will generally look over the park. The combination of the Community Park, landscaping within the Bluff Road right-of-way, and landscaping along the perimeter of the Resort Colony provides a green and visually compatible setback between resort development and the existing Newport Crest homes.

Exhibit 5-24 “Section E1-E1 and Section E2-E2 – South Community Park and Bluff Road Interface with Newport Crest Community,” illustrates the transition between the Newport Crest Community and the South Community Park and Bluff Road at and near the corner point in Newport Crest where the Community Park is narrowest and Bluff Road is closest to Newport Crest.

Section E1-E1 illustrates the corner point where the park is narrowest (approximately 22 feet wide) adjacent to the Bluff Road right-of-way. The total distance between the closest Newport Crest patio/deck and the paved roadway is approximately 40 feet. The grade for the northbound lanes is depressed approximately 12 feet below the existing patio/deck at this corner point of the community. By using a sloped median, the southbound lanes have been depressed even more, to approximately 16 feet below the existing patio/deck. The park, parkways, and median shall be planted to soften views toward the roadway, the resort inn, and homes within the South Family Village to the west. The combination of planting and vertical/horizontal separation provides a buffer between existing Newport Crest homes and nearest NBR residential development, which is approximately 150 feet away. Additionally, Section E2-E2 illustrates that the depth of the park and the amount of resulting vegetated surface area increases rapidly in both directions from the sharp corner point illustrated in E1-E1. Located 100 feet to the south of Section E1-E1, Section E2-E2 illustrates that the South Community Park is approximately 90 feet wide in this location. The

width of the park increases similarly north of the corner point, softening the transition between the proposed Project and existing Newport Crest homes.

Exhibit 5-25, "Section F-F – Central Community Park Interface with Newport Crest Community," illustrates the edge treatment along the Project boundary and the portion of Newport Crest located south of Central Community Park and 15th Street. The Community Park, combined with the 15th Street right-of-way, provides a large open area along this edge. The Community Park design could contain a low landscaped berm along its southerly boundary serving to soften views from homes to the park. The 15th Street right-of-way landscaping and the combined width of the Community Park on both sides of the street create a visually compatible landscape buffer for the existing adjacent Newport Crest homes.

4. Carden Hall School

Exhibit 5-26, "Section G-G – North Community Park Interface with Carden Hall School," illustrates the Project edge treatment adjacent to Carden Hall School, located at 1541 Monrovia Avenue, Newport Beach, immediately east of and adjacent to the Project Site. As shown, the proposed North Community Park provides a large open space area along this edge compatible with the turfed sports fields within the Carden Hall School site to the east. The grading for the Community Park, at the same or slightly lower elevation than the school's existing sports fields, provides visual compatibility between the North Community Park and Carden Hall School's sports fields and hard courts to the east.

5. Newport Mesa Unified School District Property

Exhibit 5-28, "Section I-I – Urban Colony Interface with Newport-Mesa School District Property," illustrates the treatment for the Project edge adjacent to the undeveloped Newport Mesa Unified School District (NMUSD) property, located north of 16th Street and immediately south of the Project's Urban Colony. As shown, the NMUSD property is undeveloped. The Project's Urban Colony located to the north shall provide a minimum 28- to 50-foot-wide buffer area between the Project Site and the N-MUSD property line. Landscape planting, including trees and a wall or fence, shall be provided along this edge which will further buffer the mixed-use/residential development in the Urban Colony and enhance the compatibility of the Project with future uses on the NMUSD property.

5.7.2 Interface between Continued Oil Operations and New Project Land Uses

Exhibit 5-27, "Section H-H – Northerly Oil Operations Site Interface with North Bluff Park and Family Village," illustrates the interface treatment for development areas within the Project Site located west of the Project's North Bluff Park, Scenic Drive, and North Family Village. As shown, the Northerly Oil Operations Site is located over 200 feet west of the nearest homes allowed in the North Family Village. This open space area shall be comprised of a planting buffer next to the oil site, habitat restoration within the Open Space Preserve along the slope that rises up to North Bluff Park, North Bluff Park, and Scenic Drive that extends along the perimeter of the Bluff Park between the park and residential uses.

A horizontal distance of 200 feet, approximately 60 feet of vertical separation, landscape planting along Scenic Drive and in the North Bluff Park, and the native habitat restoration and buffer habitat planting at the toe of the slope are required. These specifications and amenities provide a visually complex landscape foreground that will soften views of the North Consolidated Oil Facilities Site from homes in the North Family Village. Although Project landscape will not completely screen views of the oil facilities, prospective residents will be aware of the Northerly Oil Operations Site through disclosures required as part of the development of homes that oil production facilities exist within proximity to homes along this edge.

At the time that oil production in this area ceases, the Northerly Oil Operations Site will be cleaned up and remediated, and the land will become permanent open space.

5.7.3 Interface between Project and Adjacent Land Use in Costa Mesa

1. MesaWest Bluffs Urban Plan Area

Exhibit 5-29, "Section J-J – Urban Colony Interface with MesaWest Bluffs Urban Plan Area," illustrates the treatment of the Project edge adjacent to the MesaWest Bluffs Urban Plan Area, located in the City of Costa Mesa east of the Project's Urban Colony. As shown, the MesaWest Bluffs Urban Plan Area is currently developed with light industrial uses. A parking lot directly adjoins the Project Site's easterly property line.

The Project's Urban Colony shall provide a minimum buffer area of between 28 to 40 feet adjacent to this industrial property. Landscape planting, including trees and a wall or fence along this edge, provides a buffer for the mixed use/residential development from the existing industrial use and provides a compatible transition between the Project and future uses envisioned for this area, which the City of Costa Mesa has master planned for mixed-use development as part of its MesaWest Bluffs Urban Plan Area.

2. California Seabreeze Community

Exhibit 5-30, "Section K-K – Open Space Preserve Interface with California Seabreeze Community," illustrates the treatment for the Project edge adjacent to the Seabreeze Community located east of the Project's Open Space Preserve. As shown, grading or development is not allowed immediately adjacent to the California Seabreeze community. Upland habitat within the Project's Open Space Preserve shall be restored and enhanced. To the west, North Bluff Road shall be extended to 19th Street, but North Bluff Road shall not be closer than approximately 300 feet from the nearest home in the California Seabreeze Community.

The open space distance and topographic separation between the elevation of the community and the elevation of North Bluff Road, combined with the landscape improvements as part of North Bluff Road provide a buffer for the California Seabreeze community from North Bluff Road.

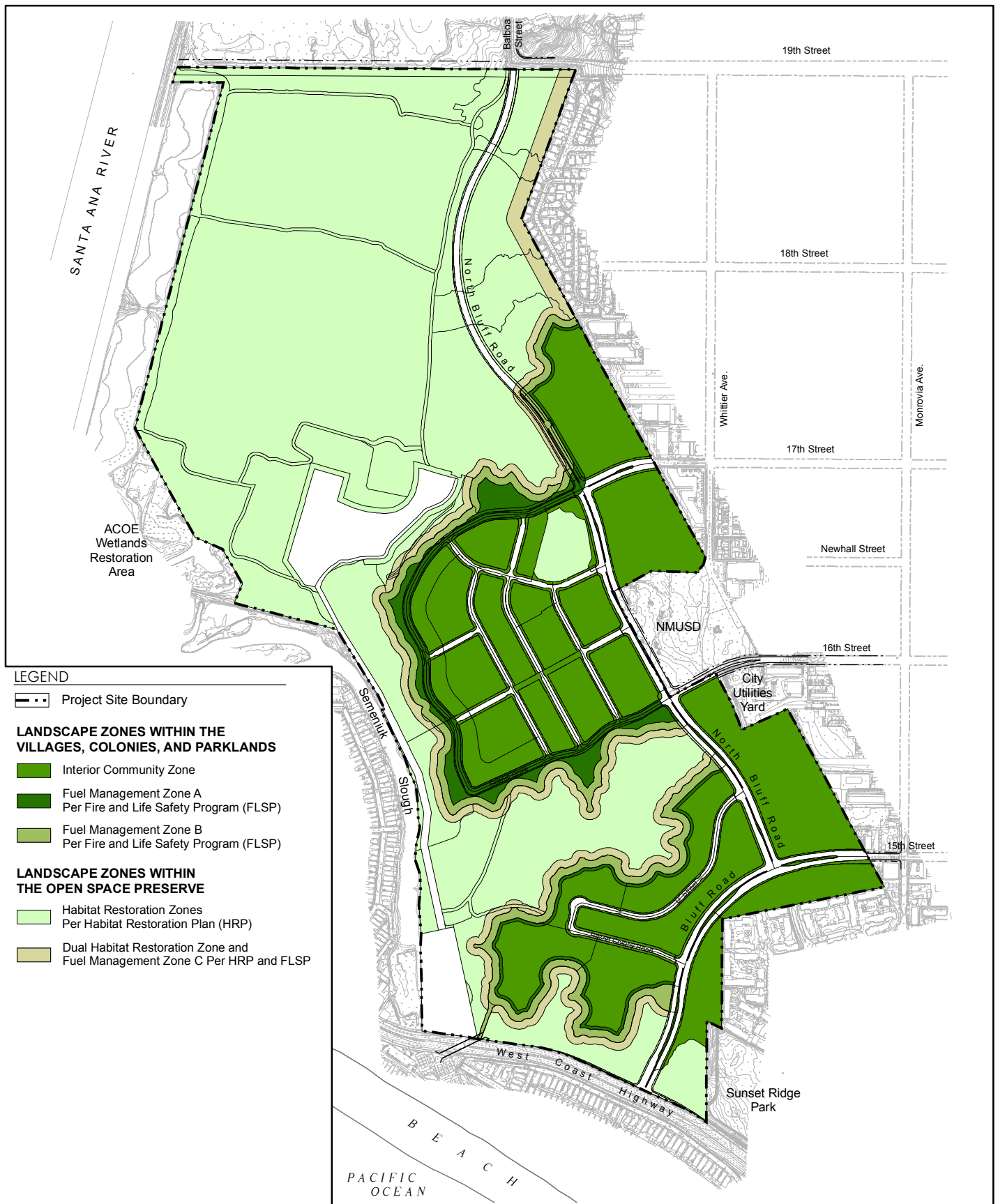
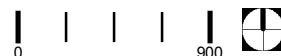


Exhibit 5-1

Community Landscape Zones Map



MASTER DEVELOPMENT PLAN
City of Newport Beach - California



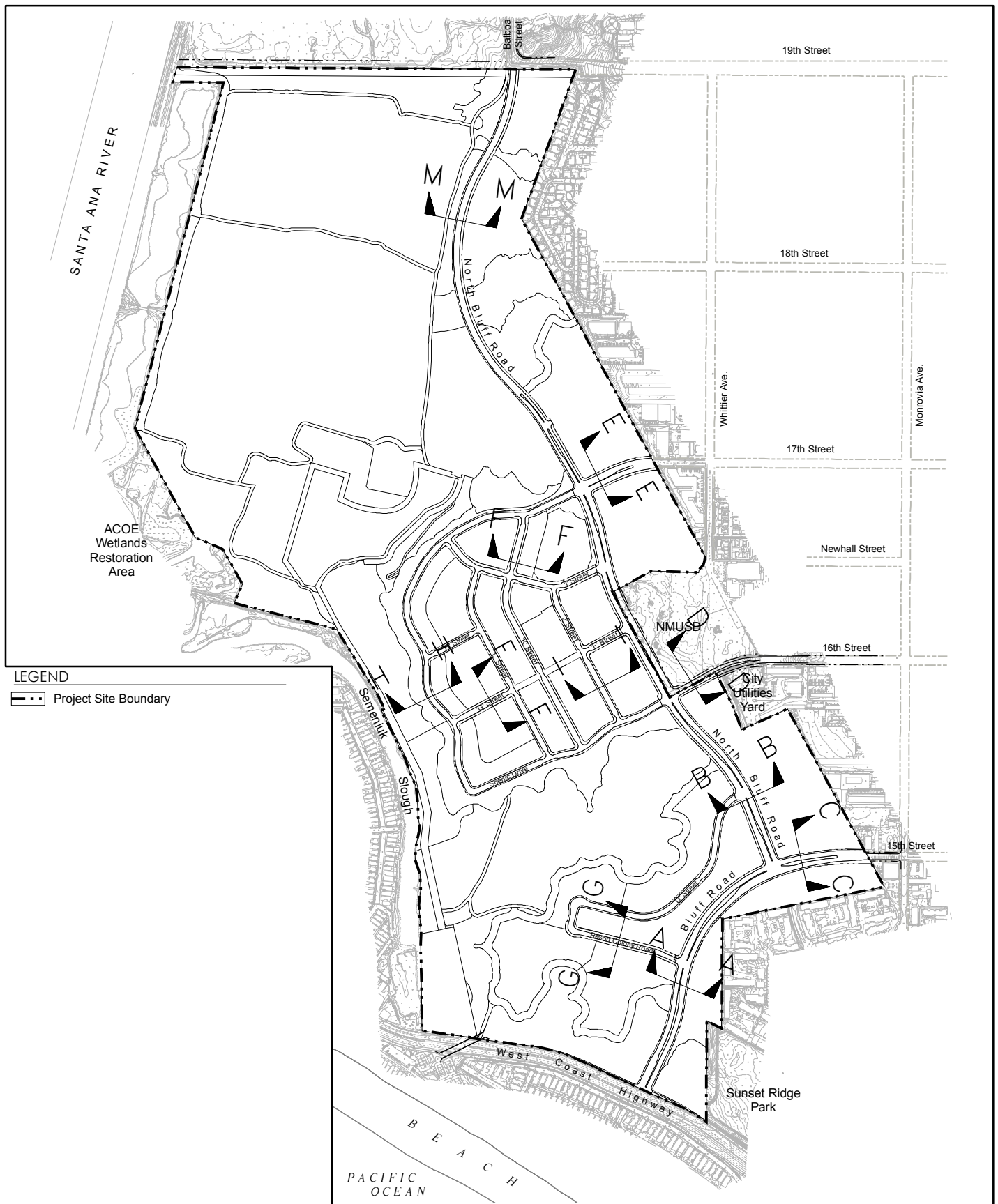
GLENN LUKOS ASSOCIATES

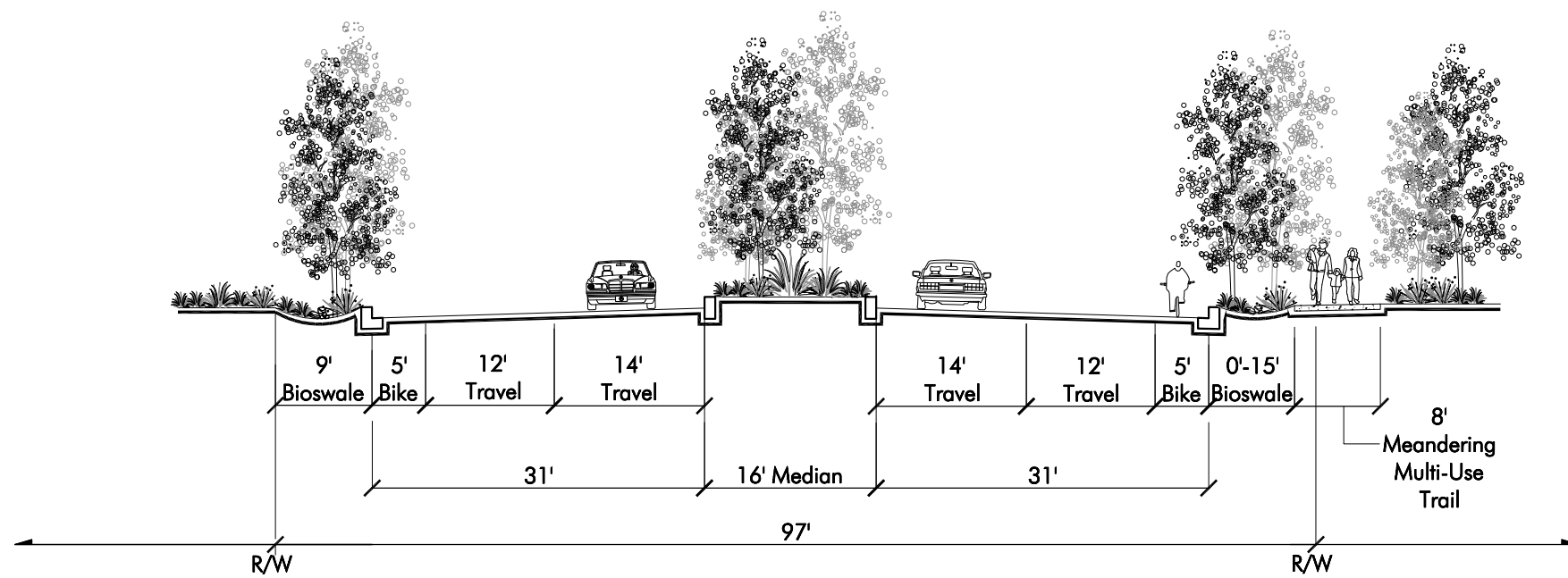


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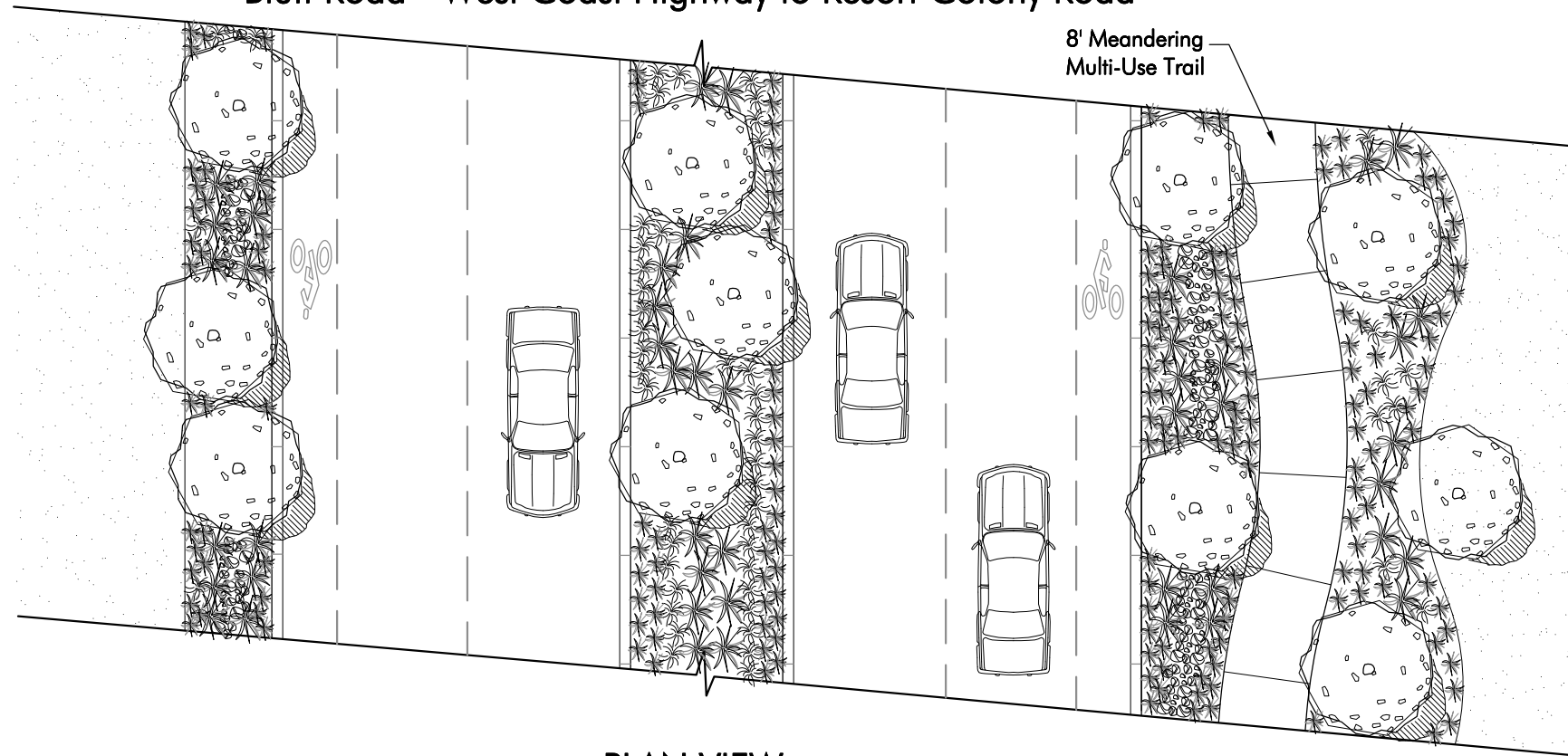
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SECTION A-A

Bluff Road - West Coast Highway to Resort Colony Road



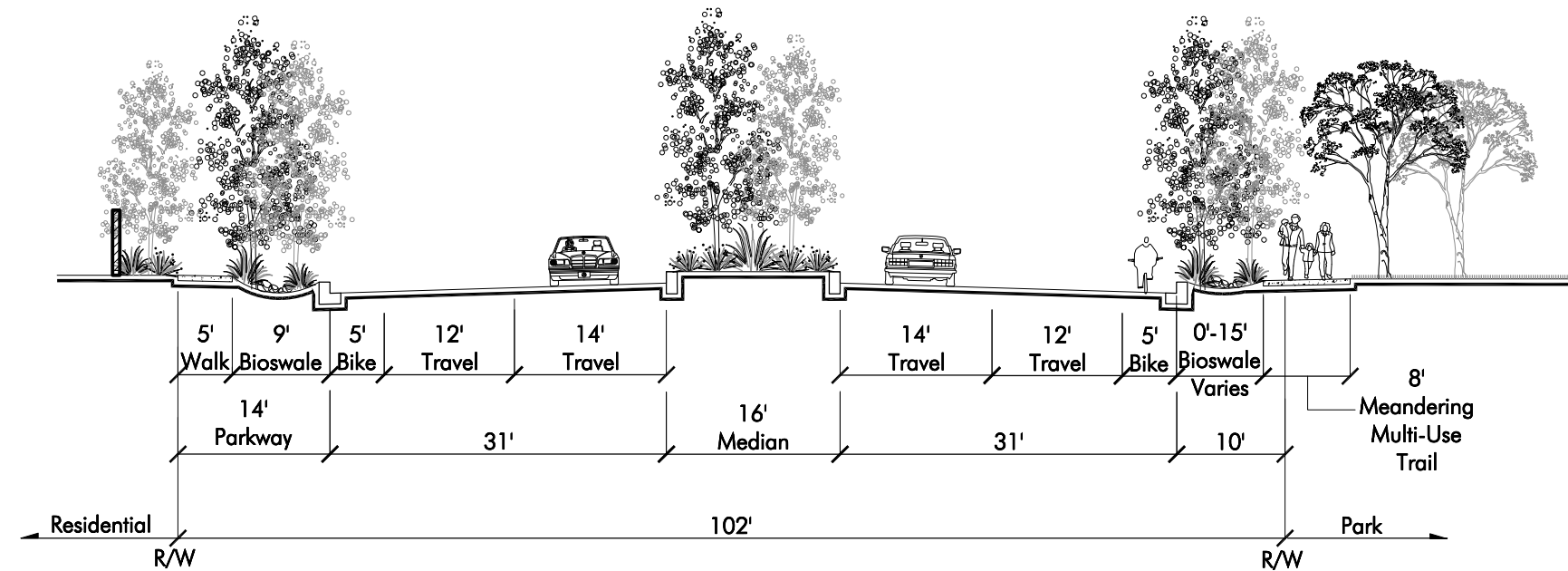
PLAN VIEW

LEGEND

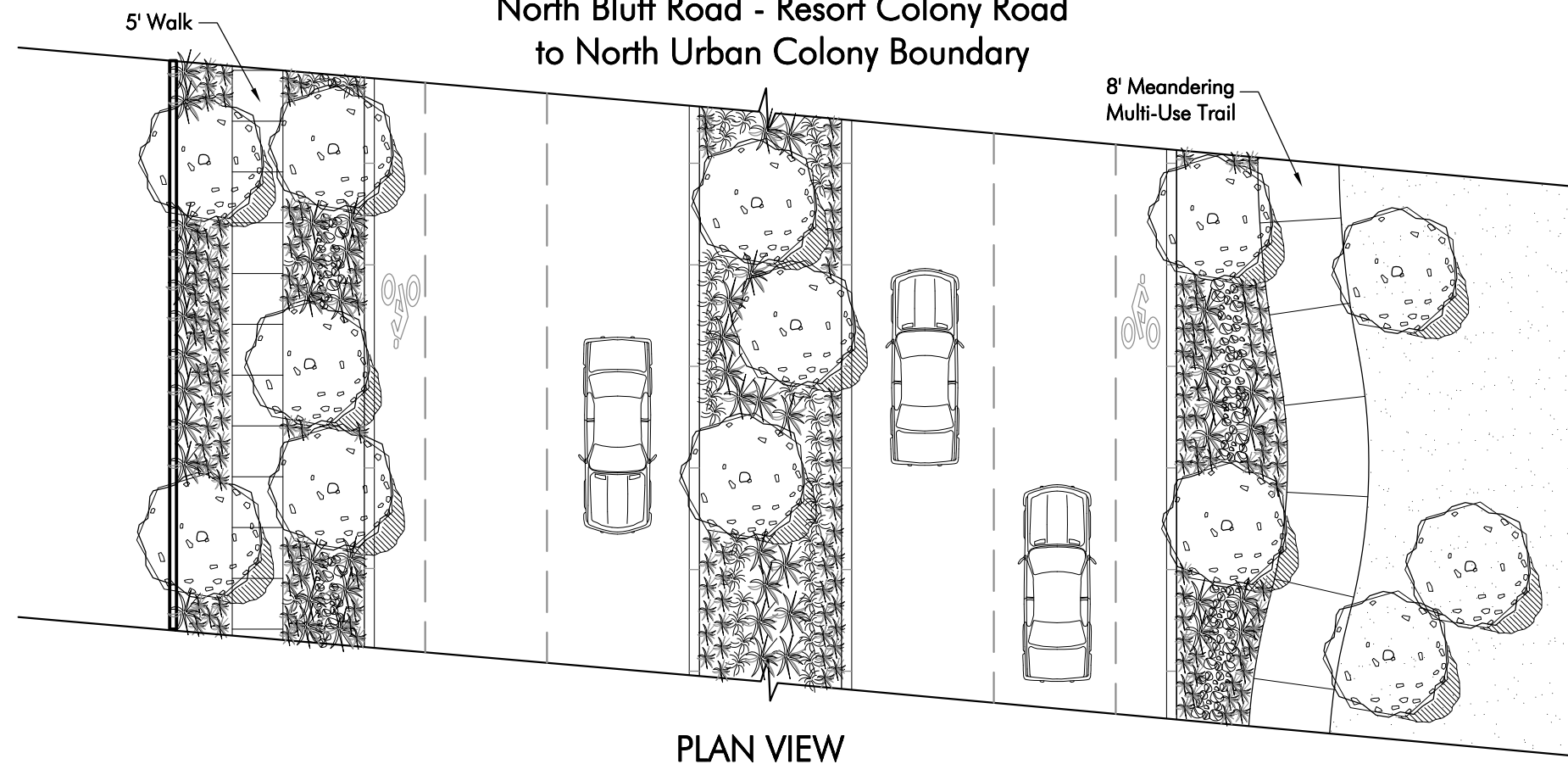
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- Grass
- Grass
- Grass
- Shrub
- Natural Shrub
- Street Tree

* NOTE:

The design elements shown on this exhibit are conceptual and intended to convey some of the Project's features. Final construction-level solutions will be developed by the Civil Engineer and Landscape Architect in close cooperation with the City of Newport Beach Public Works, Fire, and Planning Departments.



SECTION B-B North Bluff Road - Resort Colony Road to North Urban Colony Boundary



LEGEND

- Small Boulders and Rock Material / Rubble
- Grass
- Grass
- Grass
- Shrub
- Natural Shrub
- Street Tree

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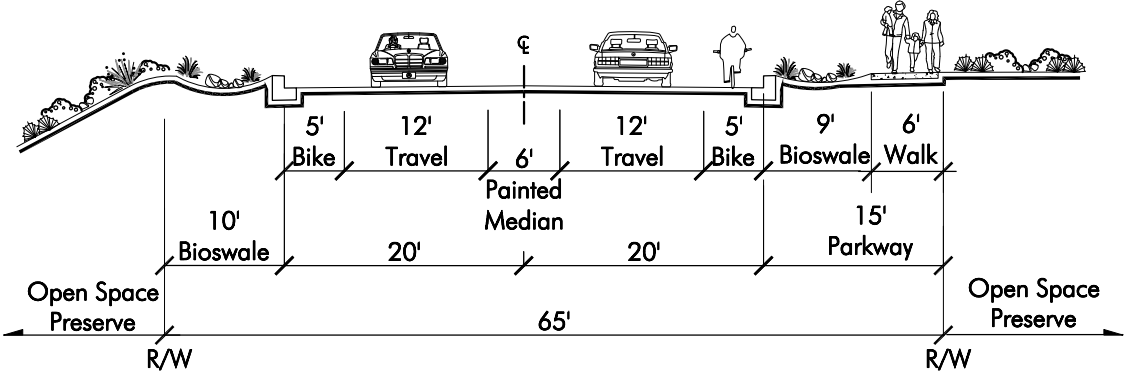
Exhibit 5-4

Section B-B

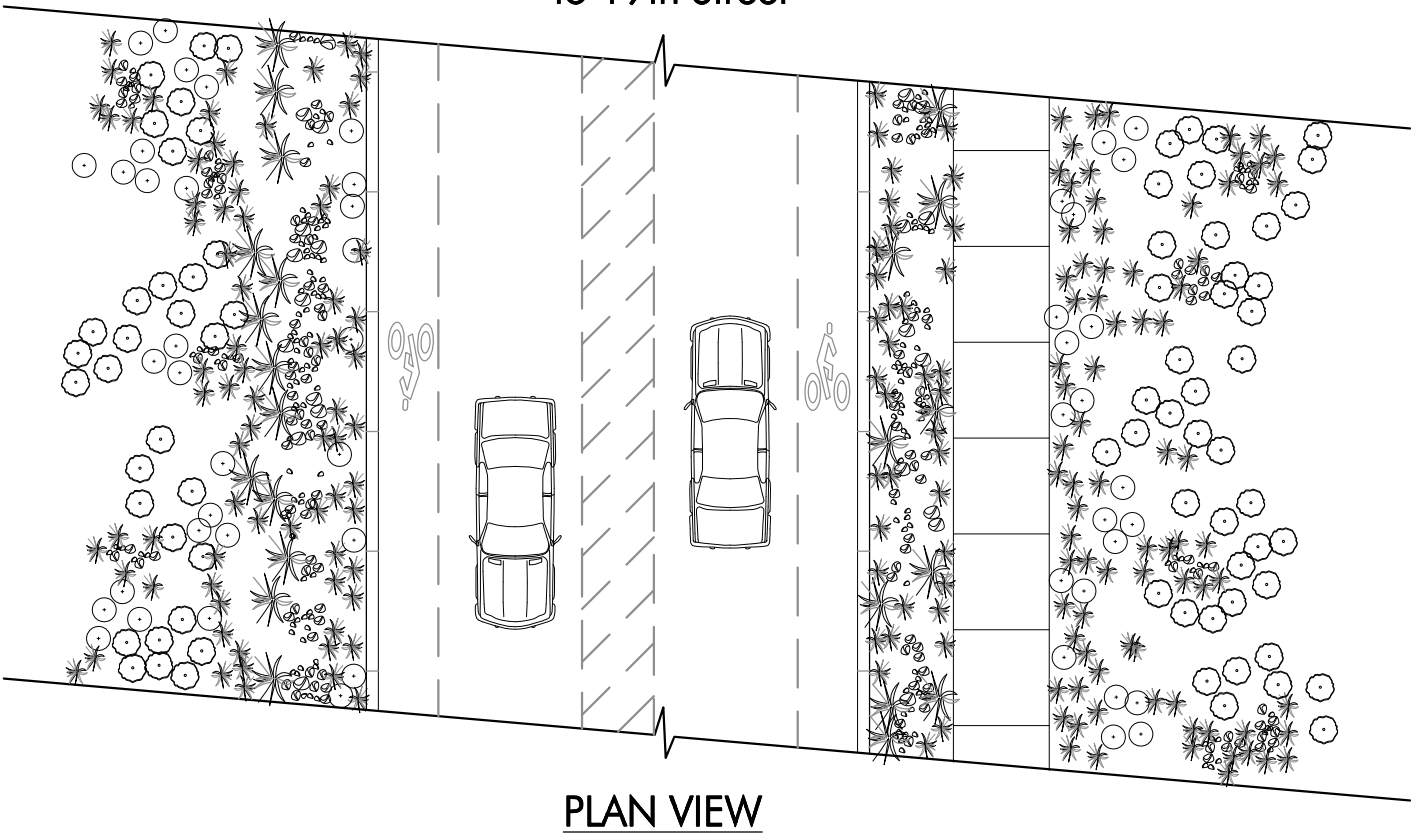
North Bluff Road - Resort Colony Road
to 17th Street Streetscape

LEGEND

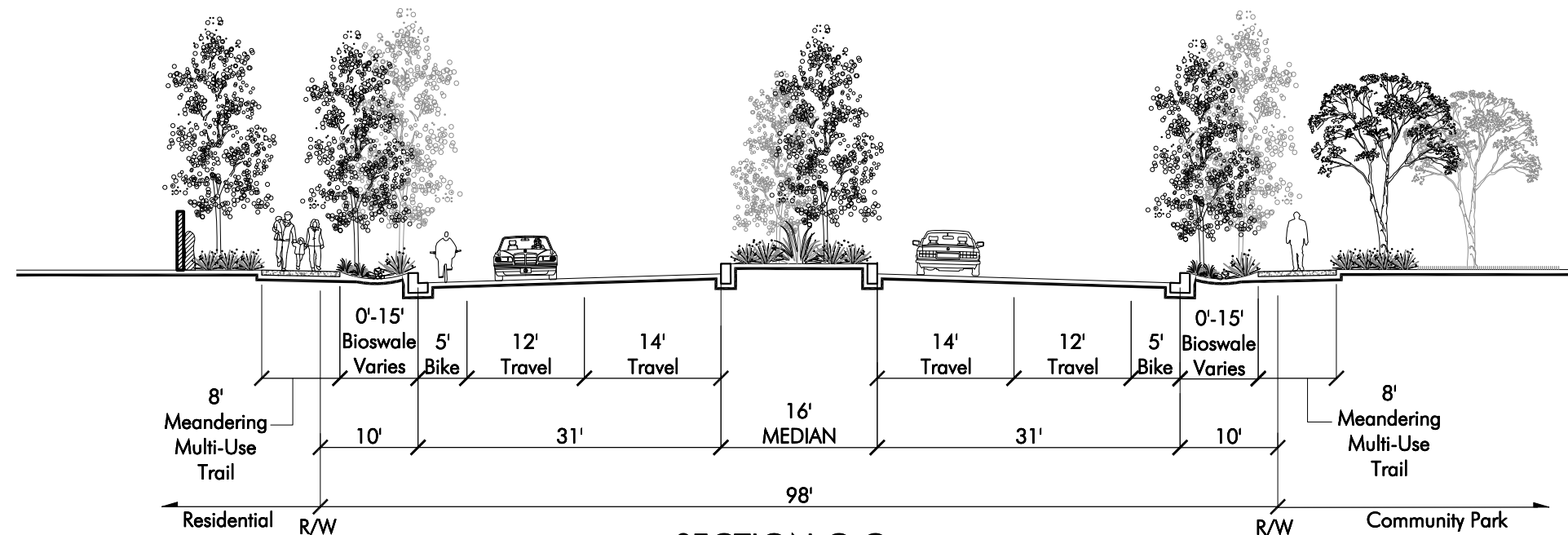
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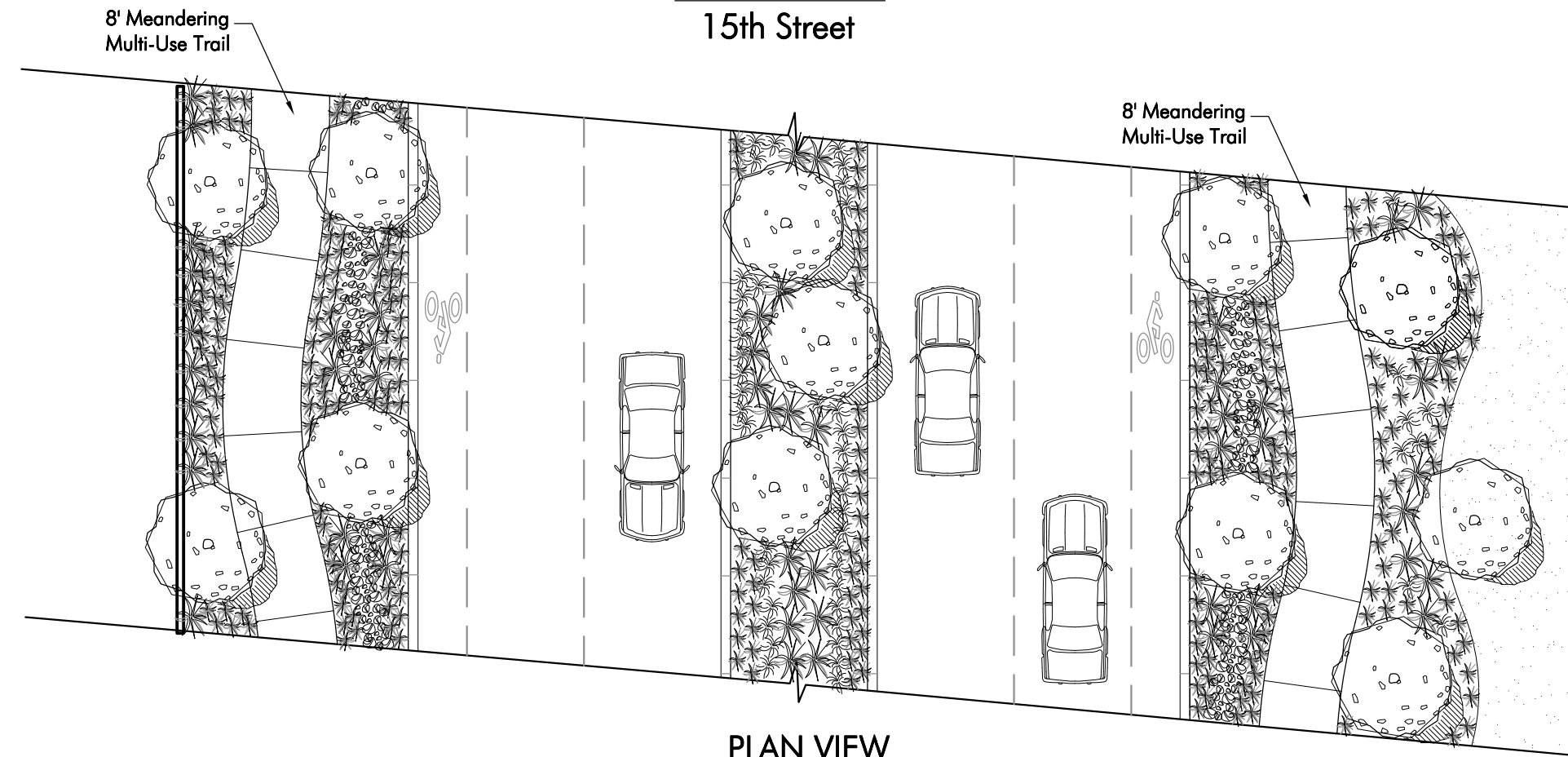
SECTION M-M
North Bluff Road - North Urban Colony Boundary
to 19th Street



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SECTION C-C
15th Street



LEGEND

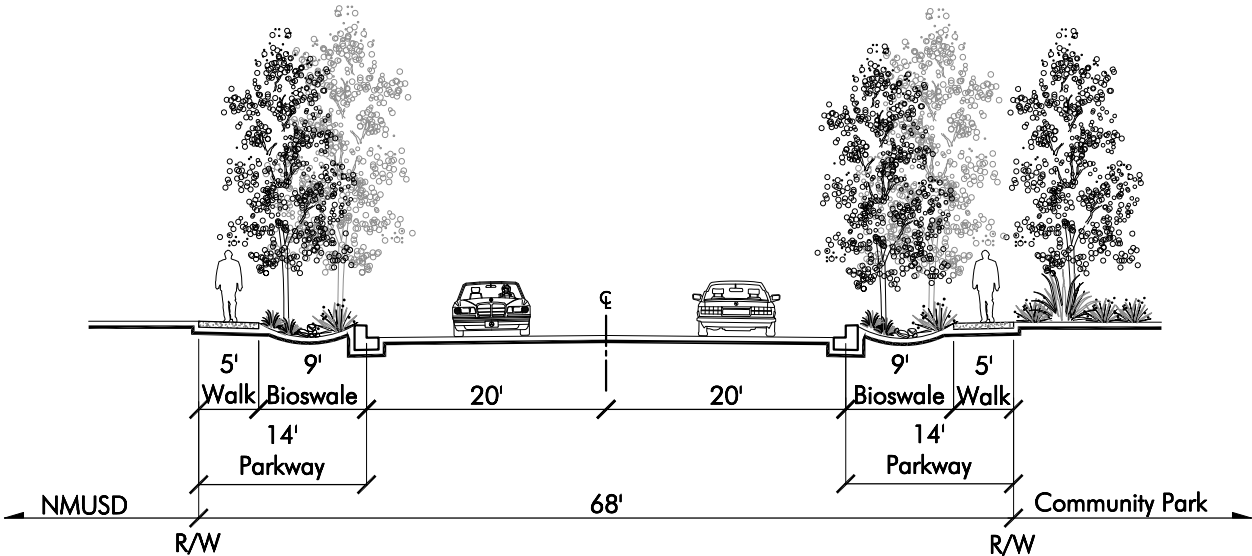
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- Natural Shrub
- Street Tree

* NOTE:

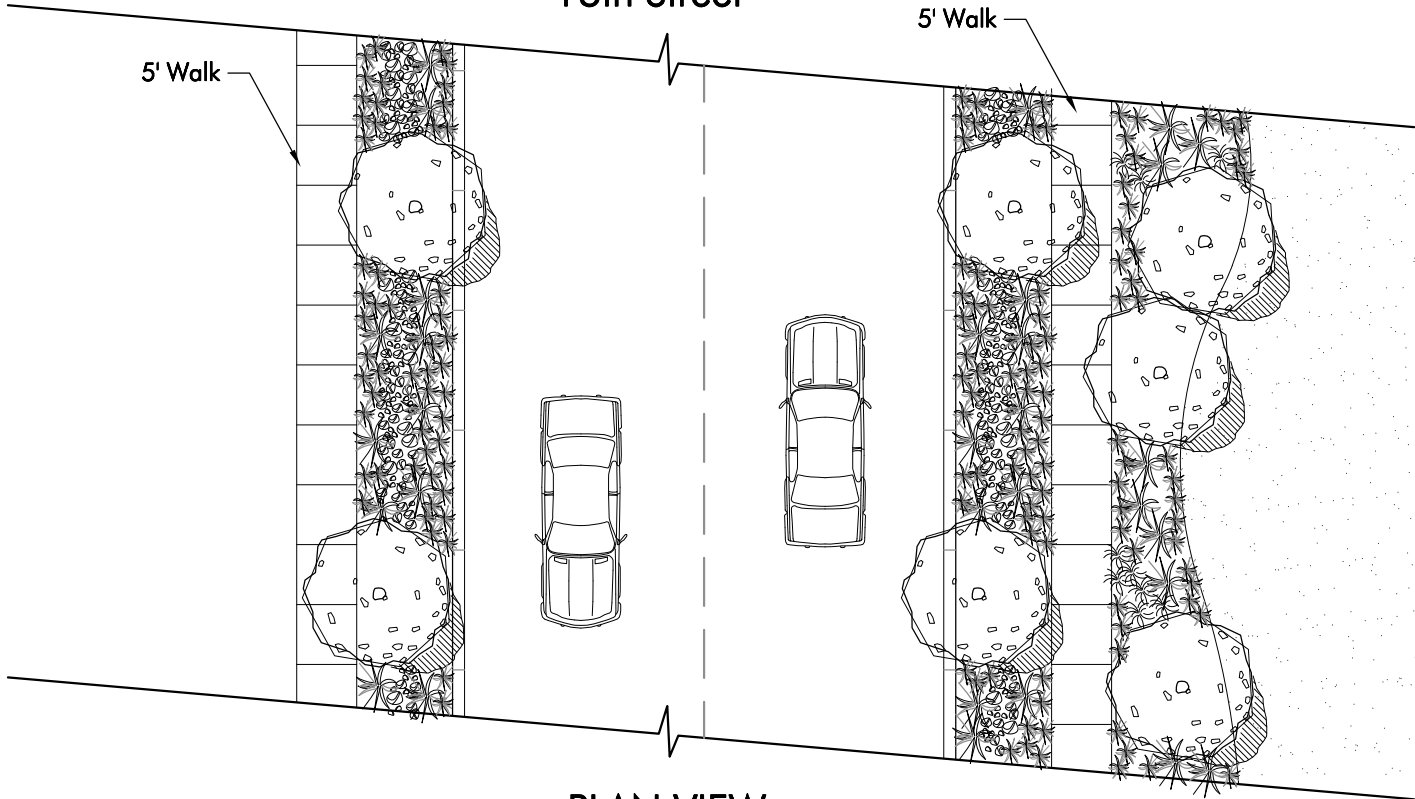
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LEGEND

- Small Boulders and Rock Material / Rubble
- Grass
- Grass
- Grass
- Shrub
- Natural Shrub
- Street Tree

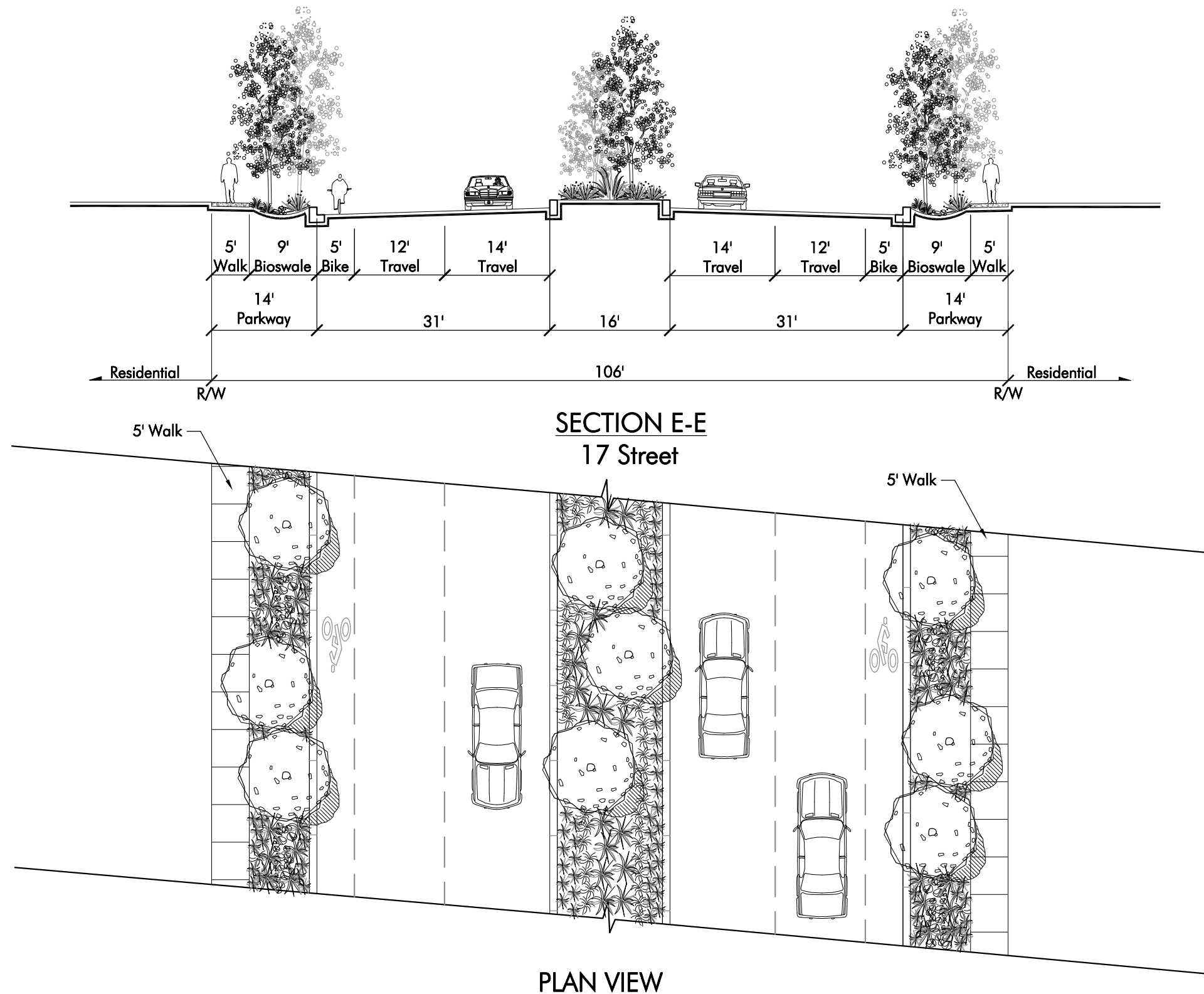


SECTION D-D
16th Street



PLAN VIEW

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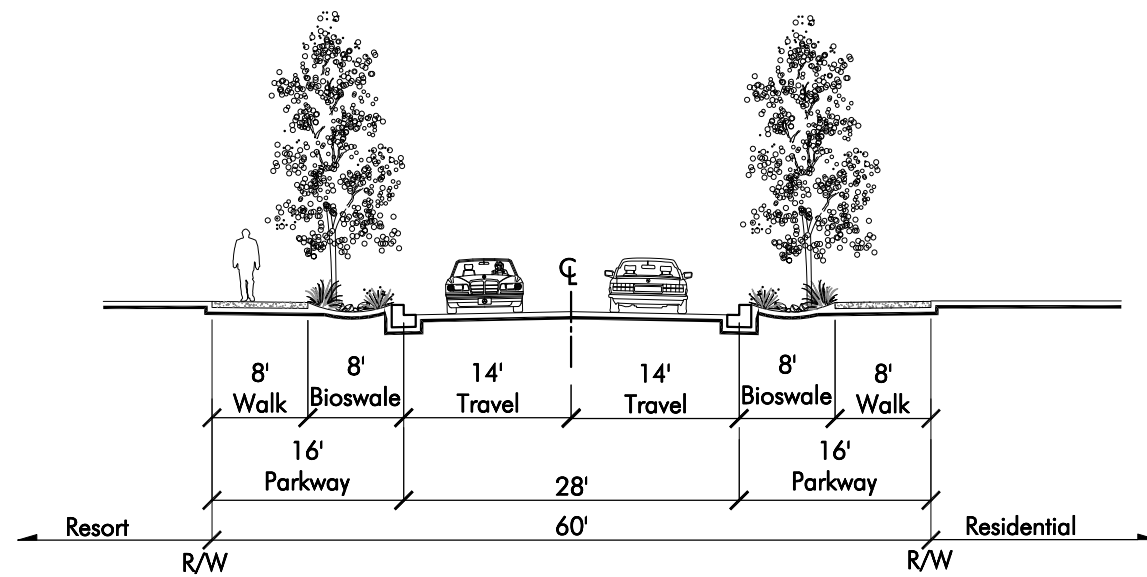


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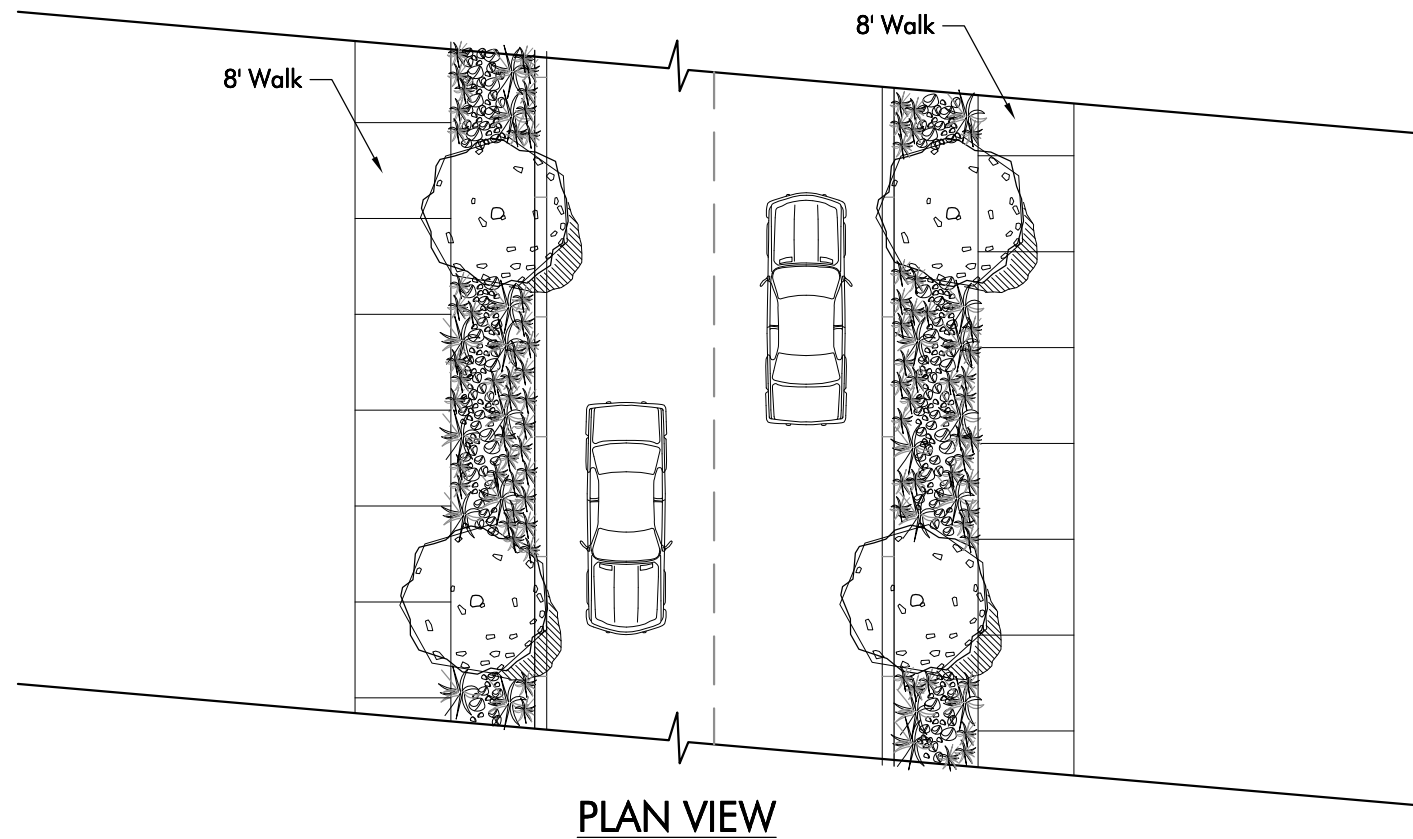
- Small Boulders and Rock Material / Rubble
- Grass
- Grass
- Grass
- Shrub
- Natural Shrub
- Street Tree

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SECTION G-G
Resort Colony Road



LEGEND

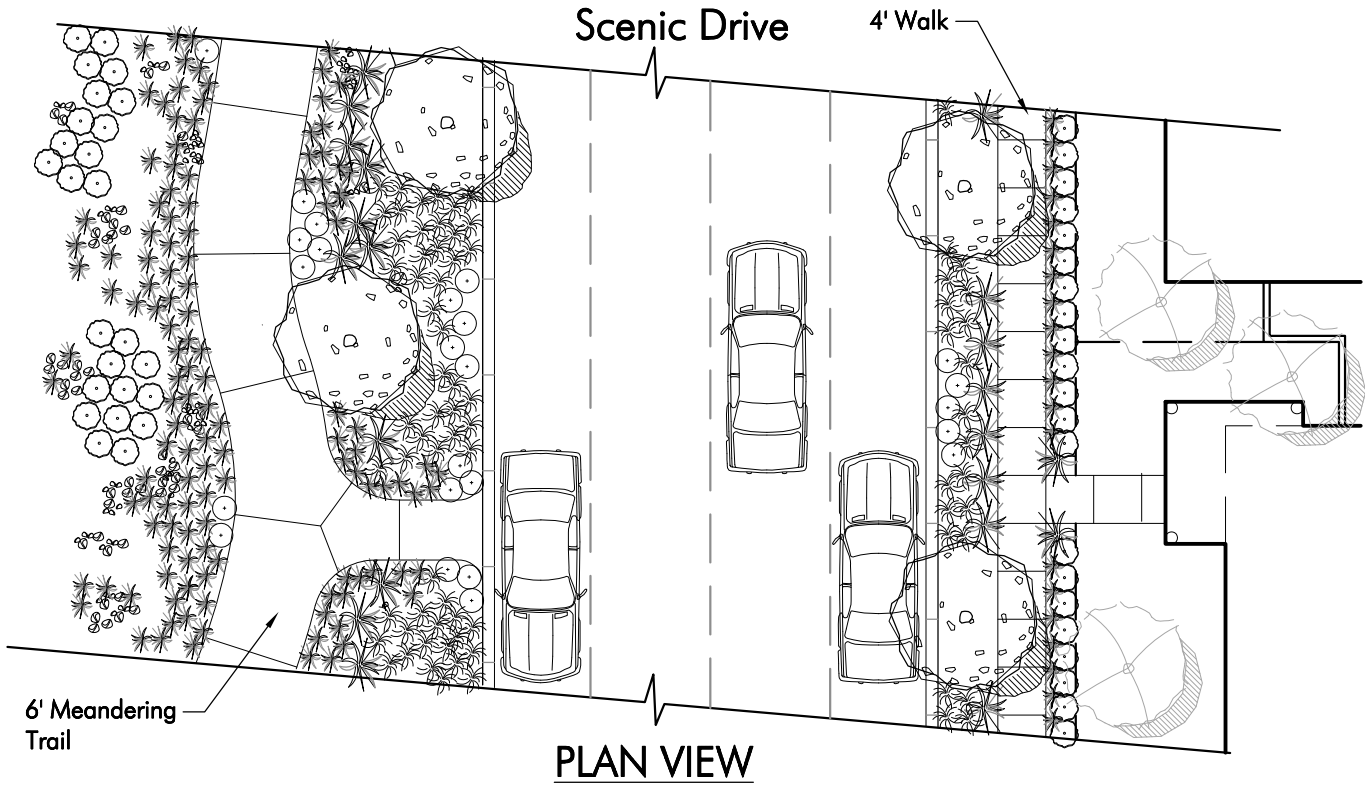
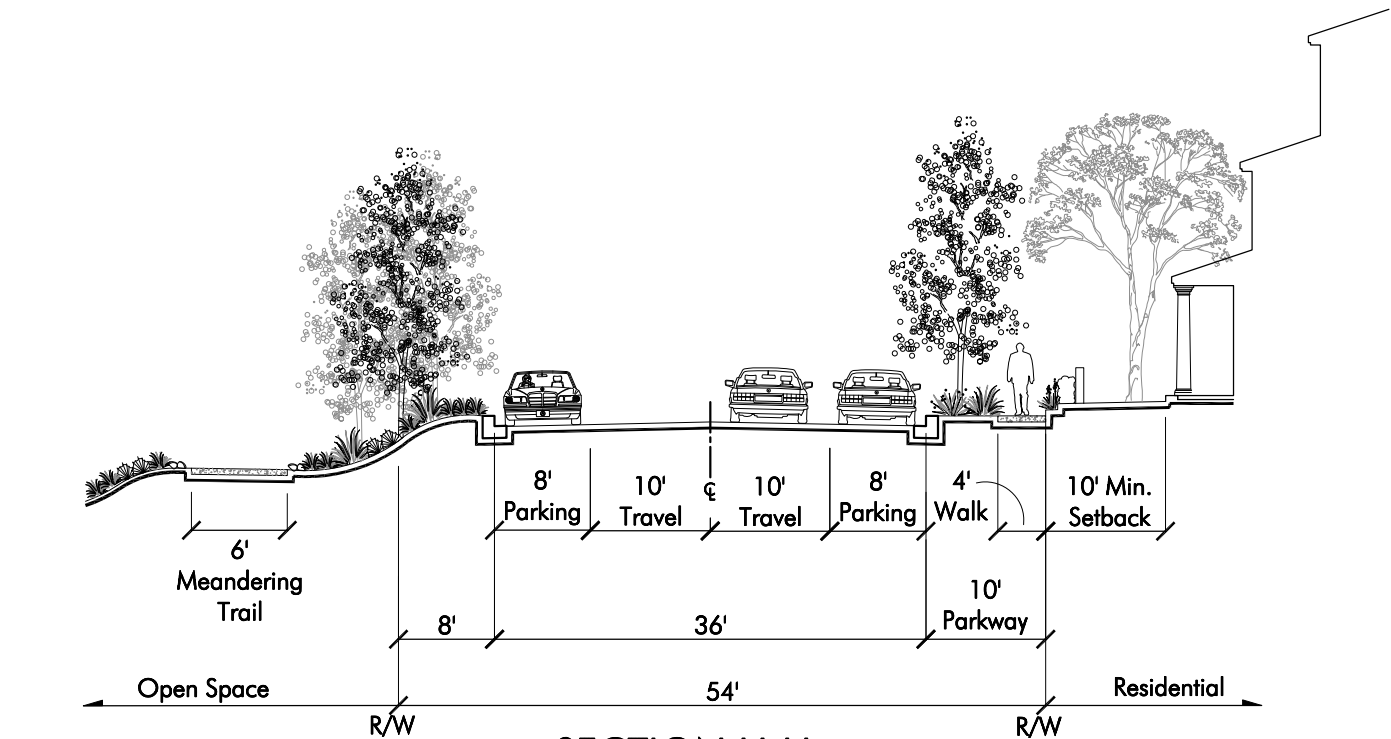
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- Grass
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- Grass
- Shrub
- Natural Shrub
- Street Tree

*** NOTE:**

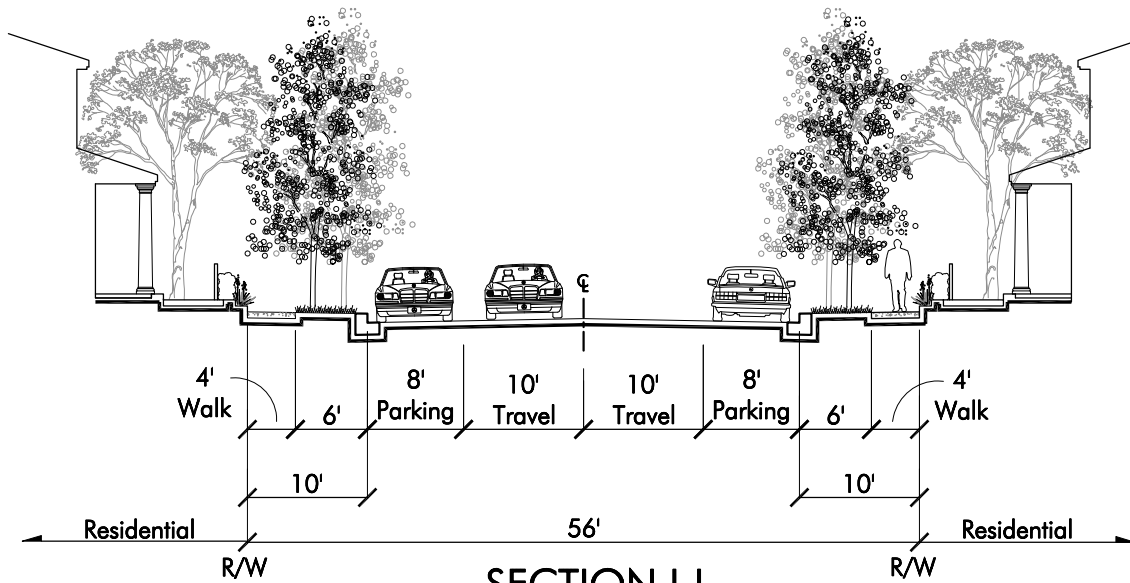
The design elements shown on this exhibit are conceptual and intended to convey some of the Project's features. Final construction-level solutions will be developed by the Civil Engineer and Landscape Architect in close cooperation with the City of Newport Beach Public Works, Fire, and Planning Departments.

LEGEND

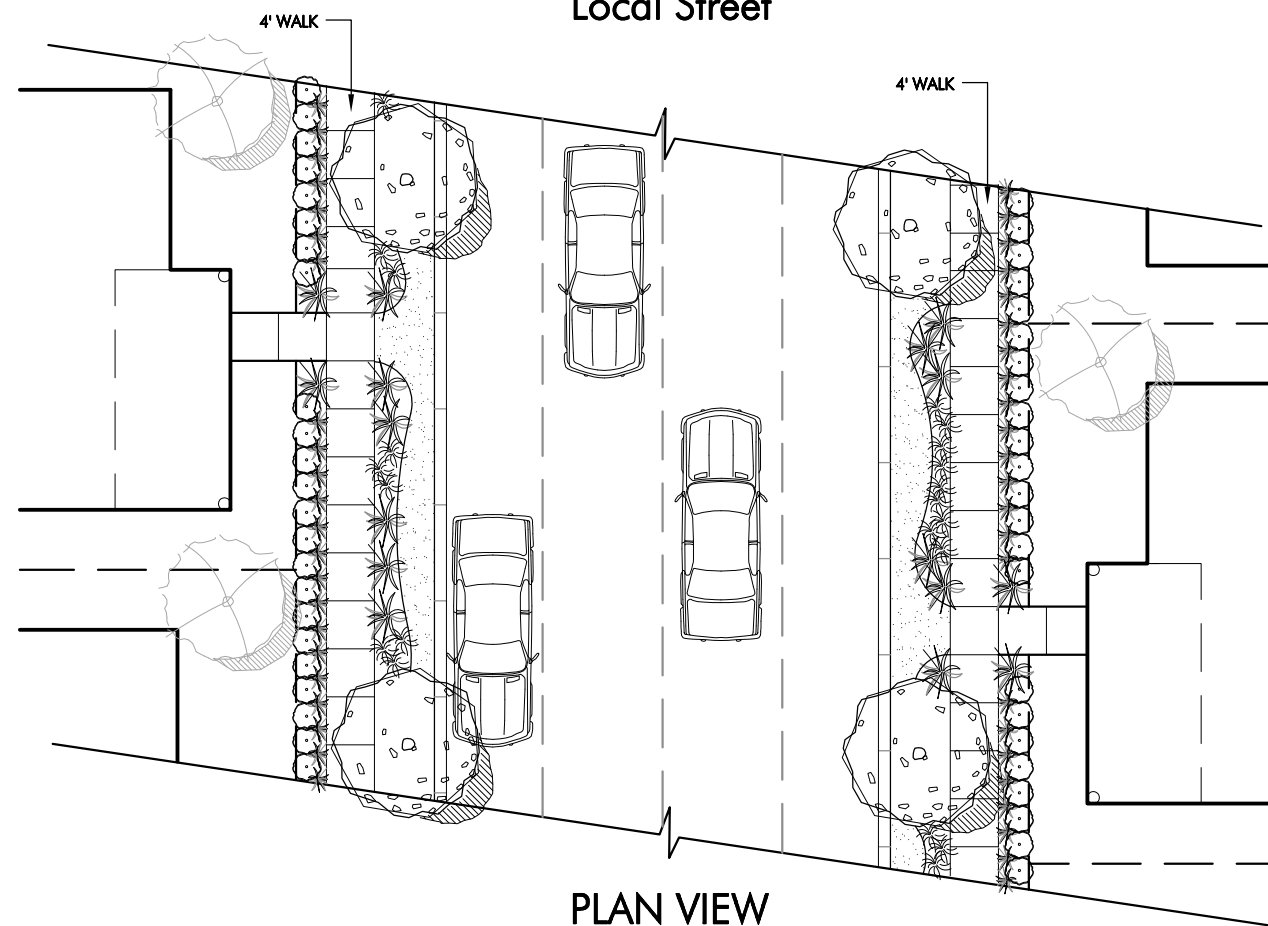
- Small Boulders and Rock Material / Rubble
- Grass
- Grass
- Grass
- Shrub
- Natural Shrub
- Street Tree
- Low Fencing at Front Yard or Patio



*** NOTE:**
The design elements shown on this exhibit are conceptual and intended to convey some of the Project's features. Final construction-level solutions will be developed by the Civil Engineer and Landscape Architect in close cooperation with the City of Newport Beach Public Works, Fire, and Planning Departments.



SECTION I-I
Local Street



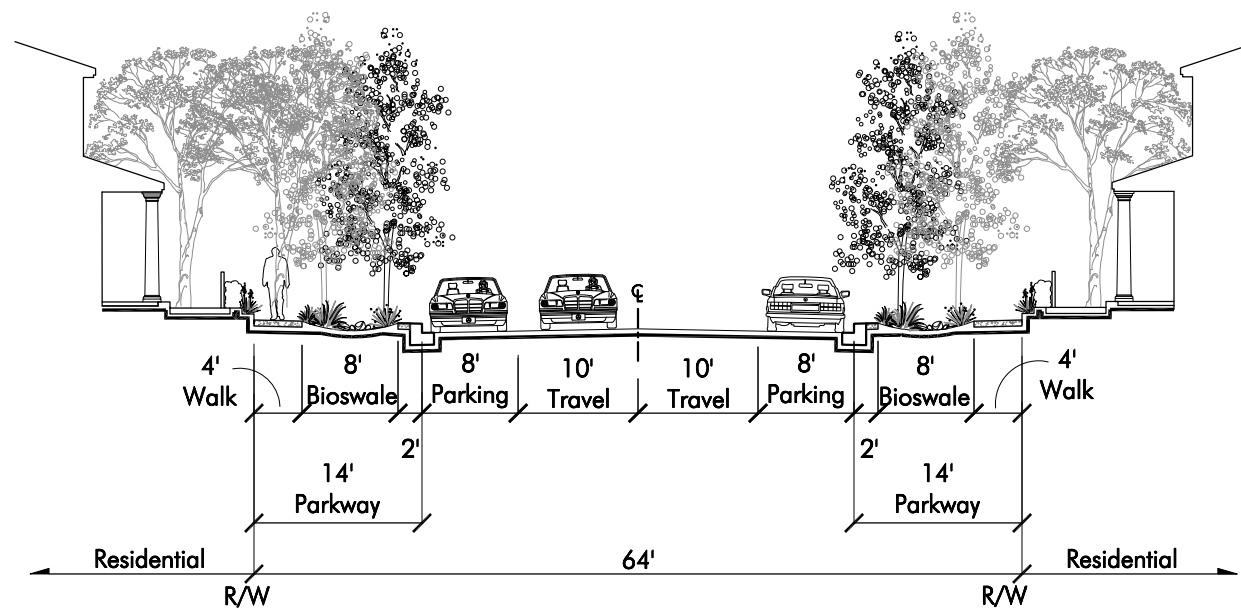
PLAN VIEW

LEGEND

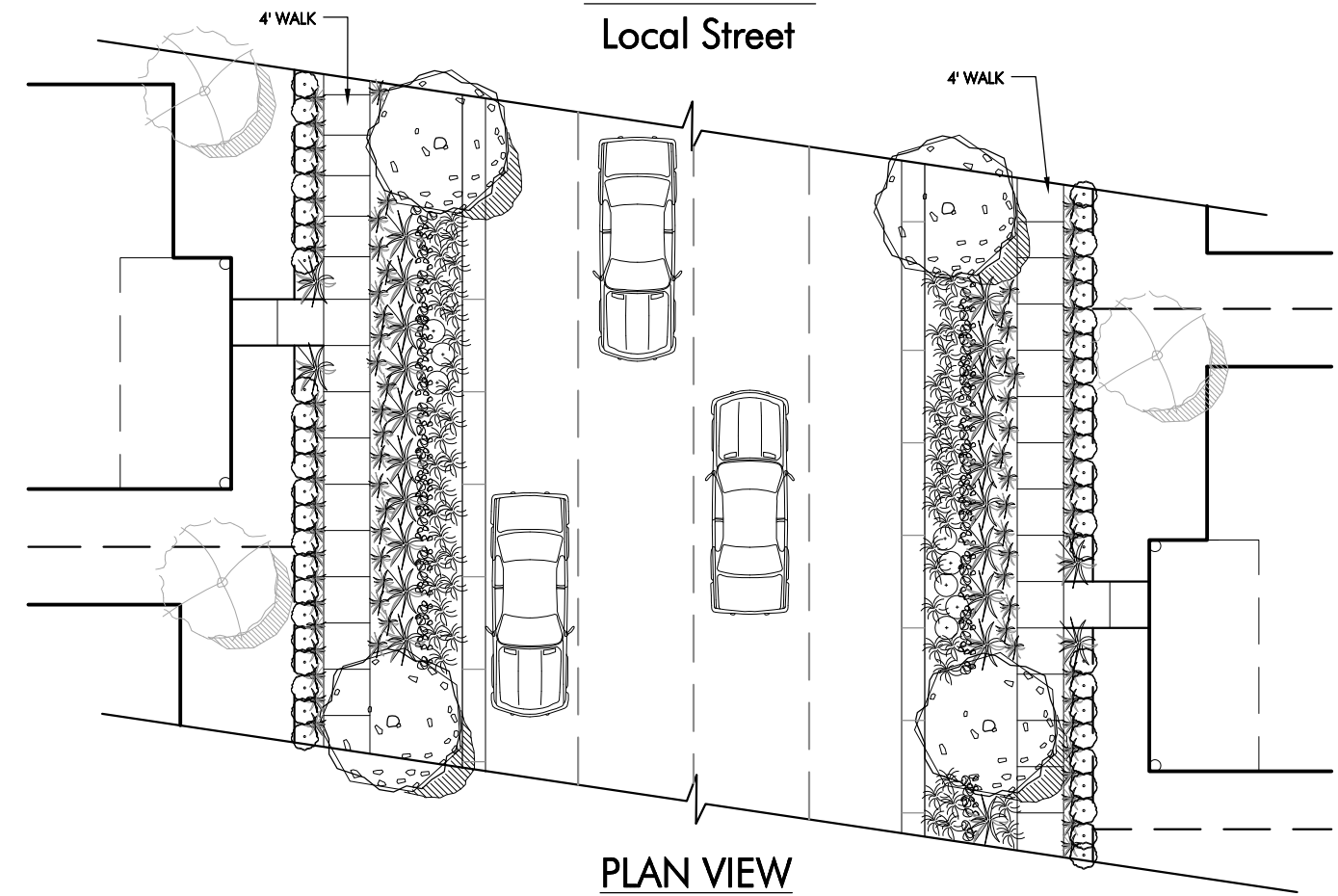
- Small Boulders and Rock Material / Rubble
- Grass
- Grass
- Grass
- Shrub
- Natural Shrub
- Street Tree
- Low Fencing at Front Yard or Patio

*** NOTE:**

The design elements shown on this exhibit are conceptual and intended to convey some of the Project's features. Final construction-level solutions will be developed by the Civil Engineer and Landscape Architect in close cooperation with the City of Newport Beach Public Works, Fire, and Planning Departments.



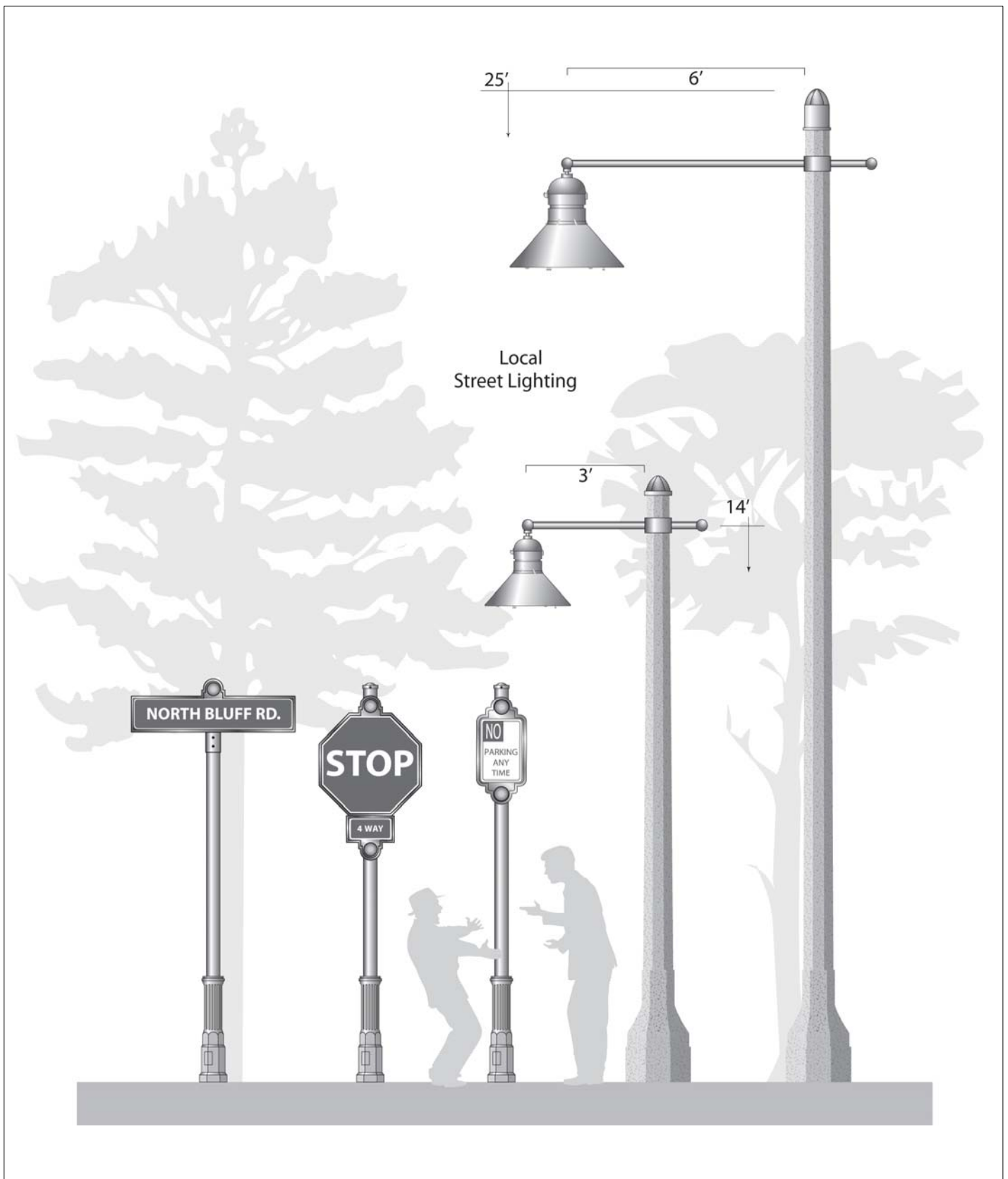
SECTION F-F
Local Street



PLAN VIEW

- LEGEND**
- Small Boulders and Rock Material / Rubble
 - Grass
 - Grass
 - Grass
 - Shrub
 - Natural Shrub
 - Street Tree
 - Low Fencing at Front Yard or Patio

*** NOTE:**
The design elements shown on this exhibit are conceptual and intended to convey some of the Project's features. Final construction-level solutions will be developed by the Civil Engineer and Landscape Architect in close cooperation with the City of Newport Beach Public Works, Fire, and Planning Departments.



Note: Street light fixtures shall be flat lens, full cut-off fixtures with light source fully shielded. Light source may be metal halide, high pressure sodium, LED, or other source as approved by the City of Newport Beach and Southern California Edison.



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Exhibit 5-13 Street Signage and Light Fixtures



GLENN LUKOS ASSOCIATES



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ENGINEERING
Full Service Engineering

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2011-06-28

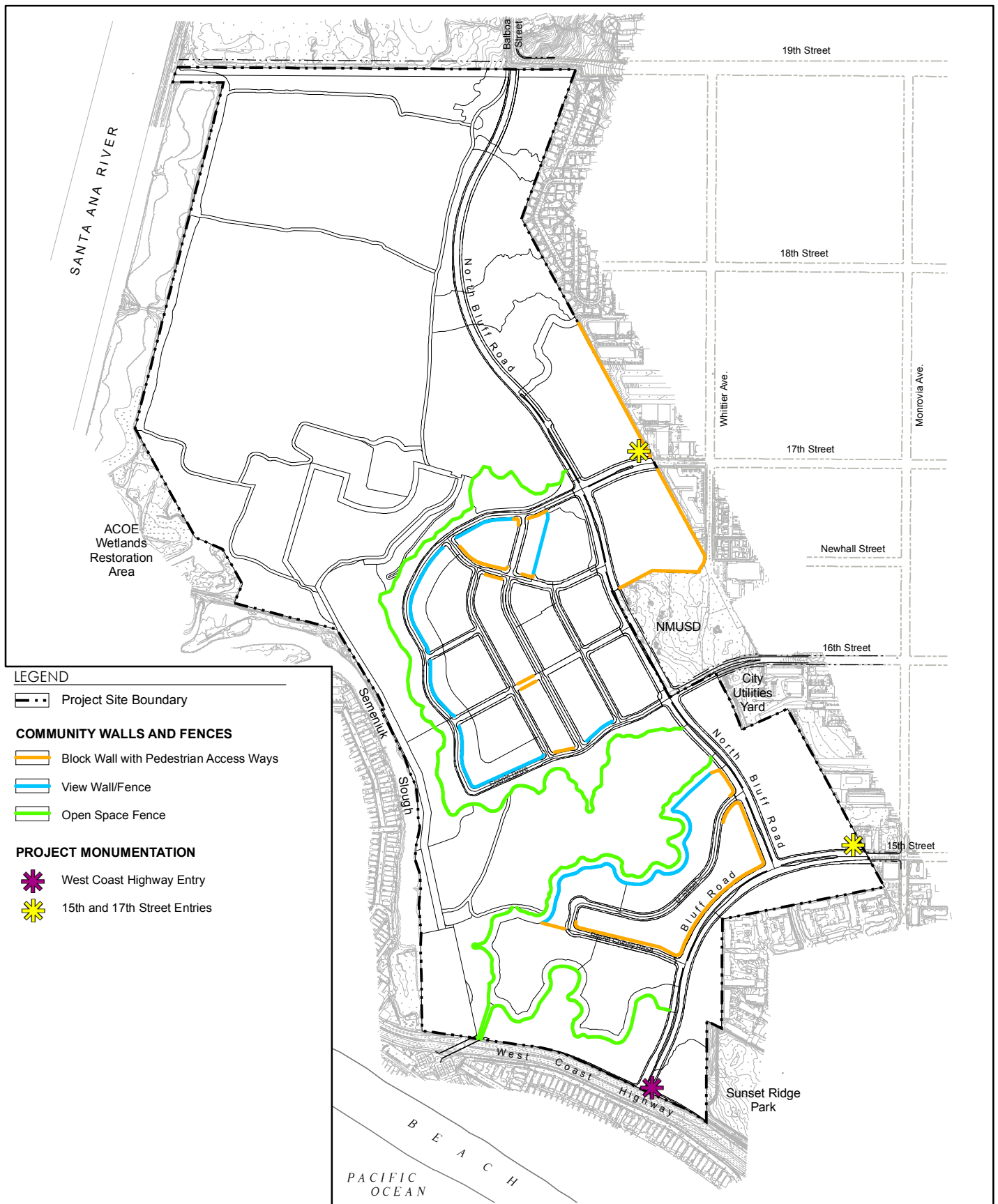
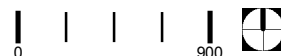


Exhibit 5-14 Community Walls, Fences, and Monumentation Plan



MASTER DEVELOPMENT PLAN
City of Newport Beach - California



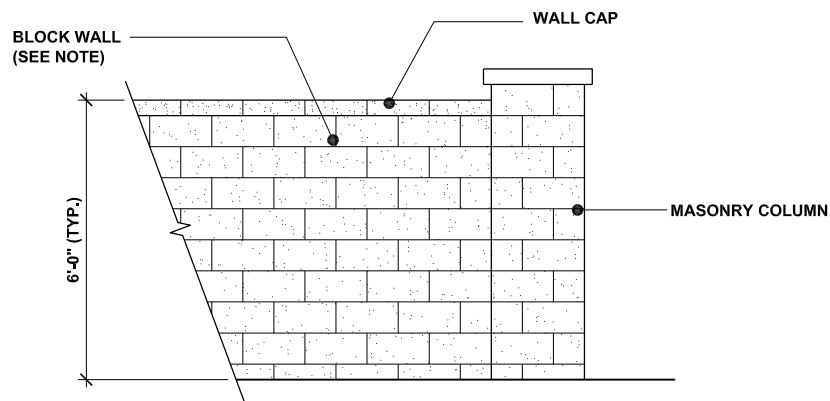
GLENN LUKOS ASSOCIATES



FUSCOE

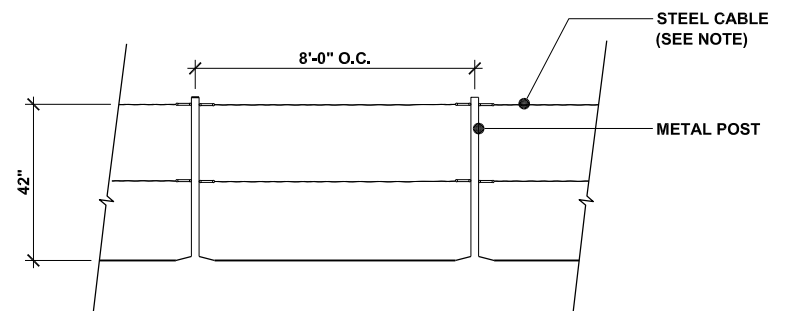
FORMA
06 • 14 • 2011

S:\clients\brooks_street_1729\1729001\08_gis\products\master_site_plan\mxds\ch5\wall_and_fence_8.5x11_110614.mxd



BLOCK WALL

NOTE: Detailed materials and finish for block walls will be shown on future Site Development Plans submitted for City approval. Wall materials may include split-face block, slumped block, precision or burnished block, special Orco, Angeles, or similar architectural series block, or similar types of block or brick. Walls, caps, columns, and pilasters may be left natural or finished with slurry, stucco, rock, or other type of veneer.



OPEN SPACE FENCE

NOTE: Detailed materials and finish for open space fence may include round or square tubular steel or aluminum posts and stainless or other similar cable. Finish may be galvanized, anodized, hard coat, neutral painted, Cor-Ten, and/or other durable metal finish.

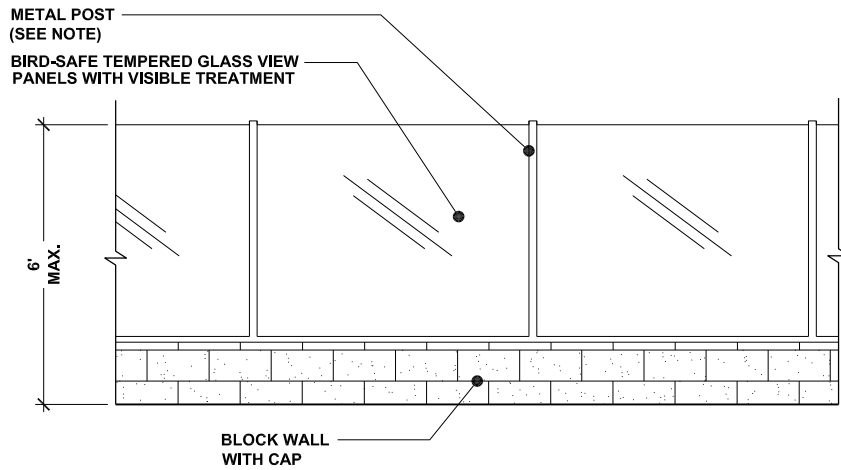


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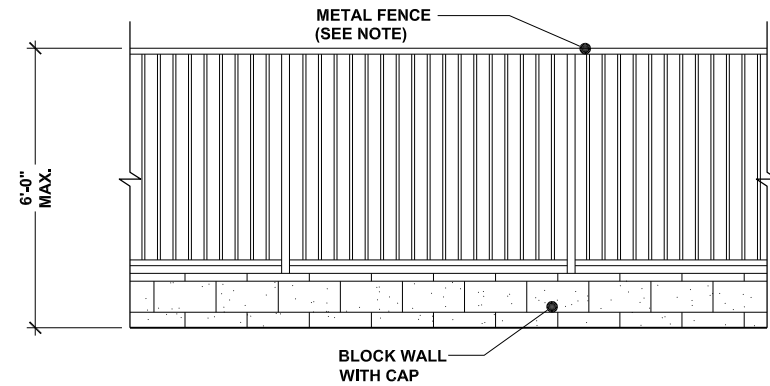
Exhibit 5-15 Block Wall and Open Space Fence Details

0' 2' 4'
Scale: 1/4"=1'-0"

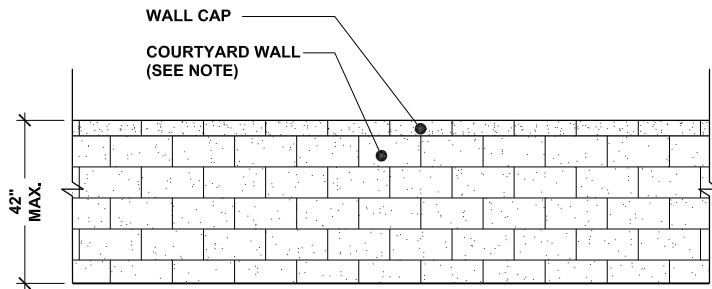




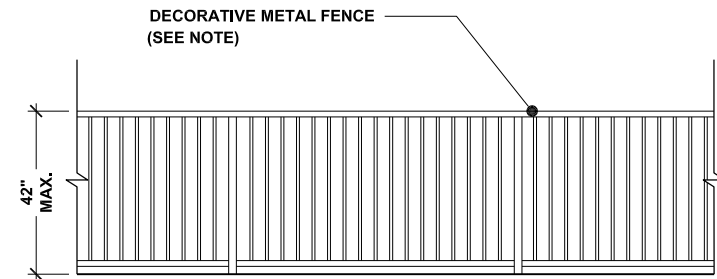
OPTION A (MASONRY AND GLASS)



OPTION B (METAL PICKET)

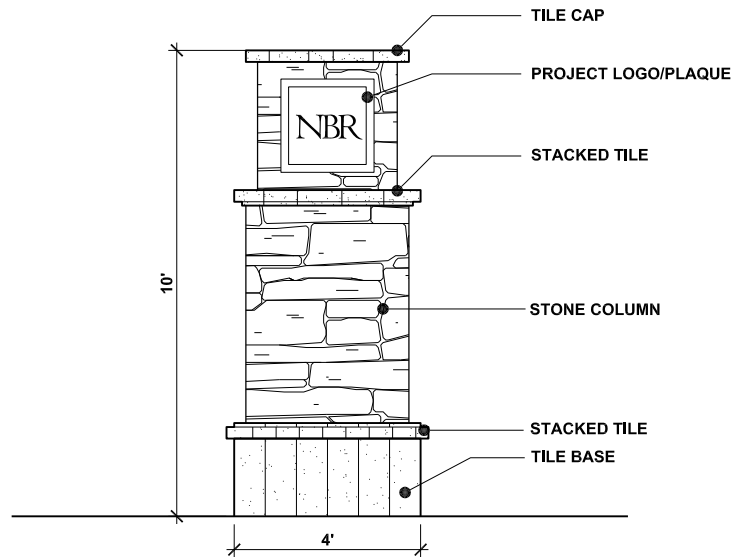


OPTION C (LOW MASONRY)

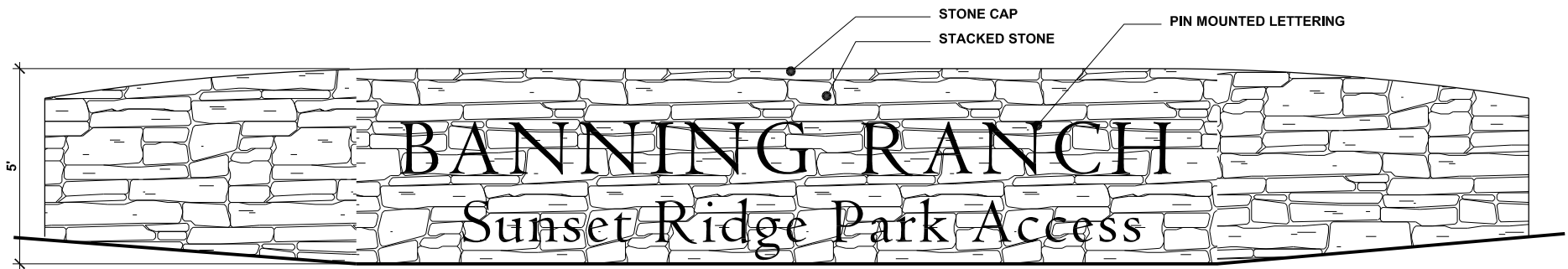


OPTION D (LOW METAL PICKET)

NOTE: Detailed materials and finish for view fences will be shown on future construction-level Development Plans submitted for City approval. Masonry wall component materials may include split-face block, slumped block, precision or burnished block, special Orco, Angeles, or similar architectural series block, or similar types of block or brick. Walls, caps, columns, and pilasters may be left in a natural condition or may be finished with slurry, stucco, rock, or other type of veneer. Tempered glass wall shall be designed to be "bird-safe" by using fritted glass or etching, window film or decals, and/or decorative paint or grills. Fence components may include round or square tubular steel or aluminum, wrought iron, or similar small dimension material. Finish may be black or painted the same as architectural trim.



15TH AND 17TH STREET CONCEPTUAL ENTRY MONUMENT



WEST COAST HIGHWAY CONCEPTUAL ENTRY MONUMENT

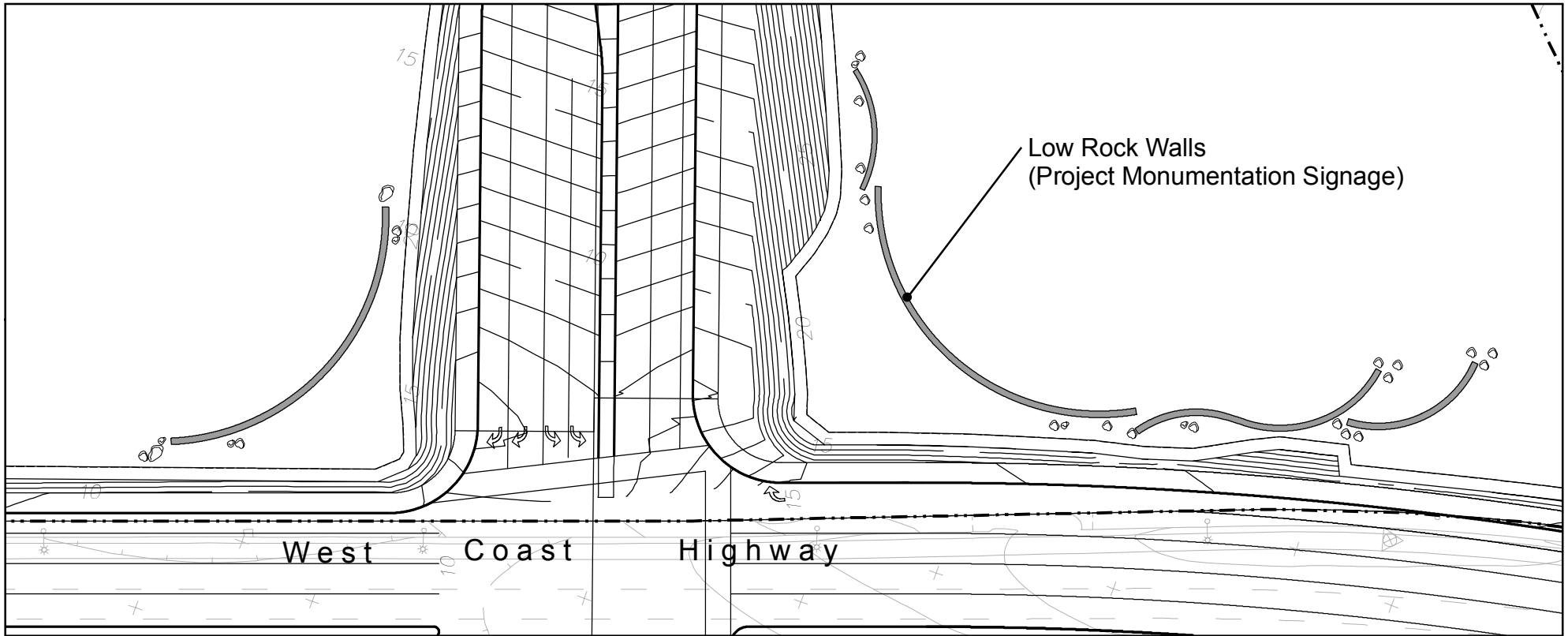


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City of Newport Beach - California

Exhibit 5-17 Community Monumentation Concepts

0' 2' 4'
Scale: 1/4" = 1'-0"

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2011-04-13



Conceptual Plan View

* Final monumentation material and design to be reviewed and approved by City.

Exhibit 5-18
 West Coast Highway
 Monumentation Concept



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 City of Newport Beach - California

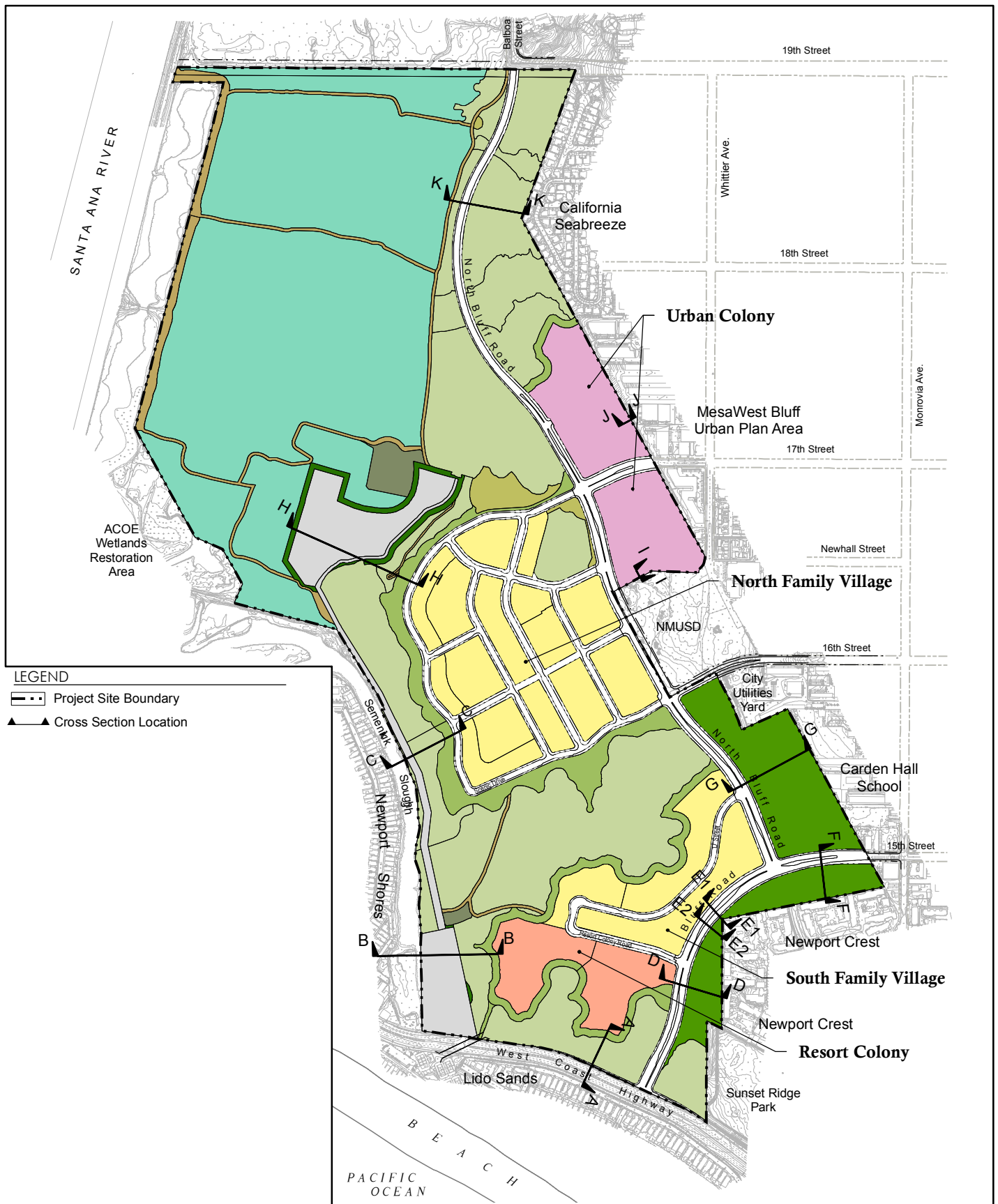
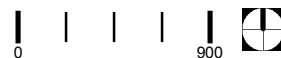


Exhibit 5-19 Key Map for Community Transition/Interface Sections



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GLENN LUKOS ASSOCIATES



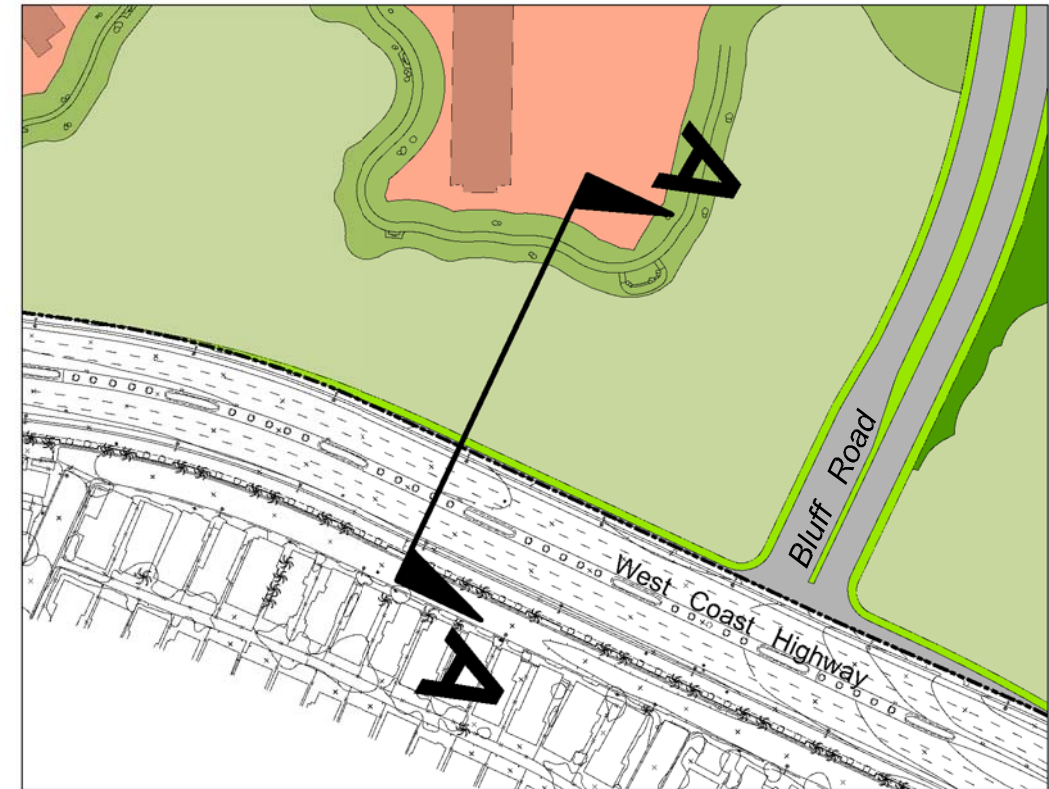
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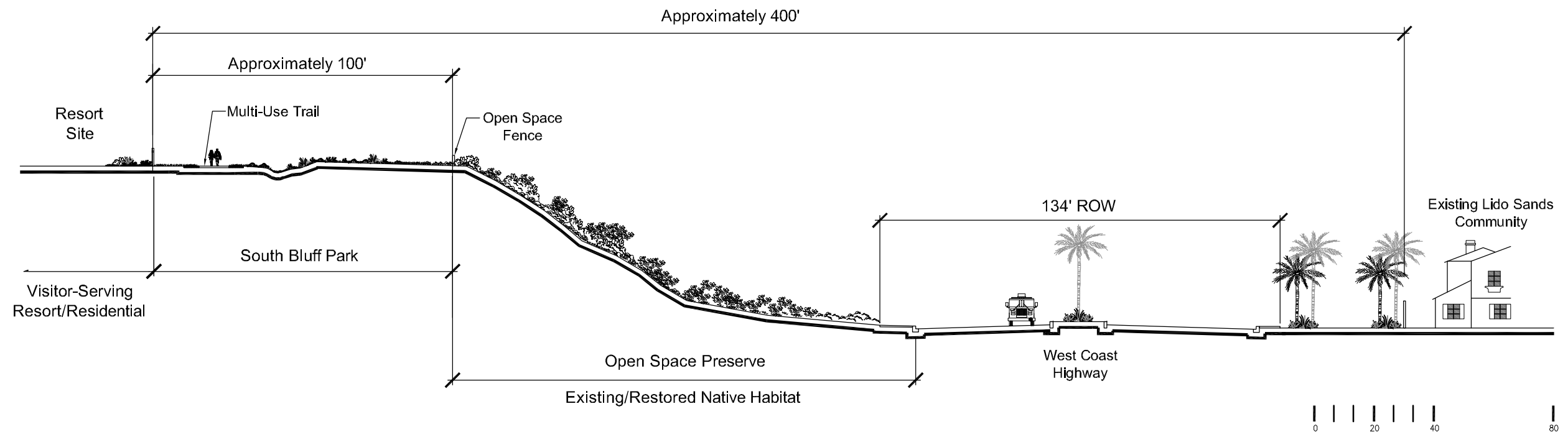
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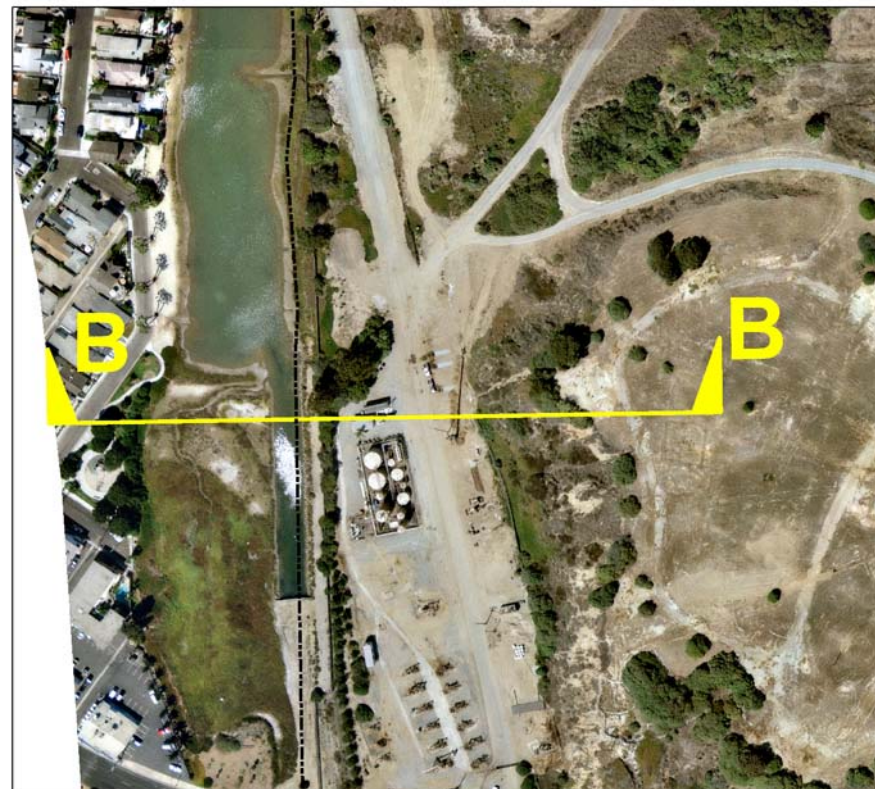


Aerial Photograph of Existing Conditions



Master Development Plan of Proposed Project





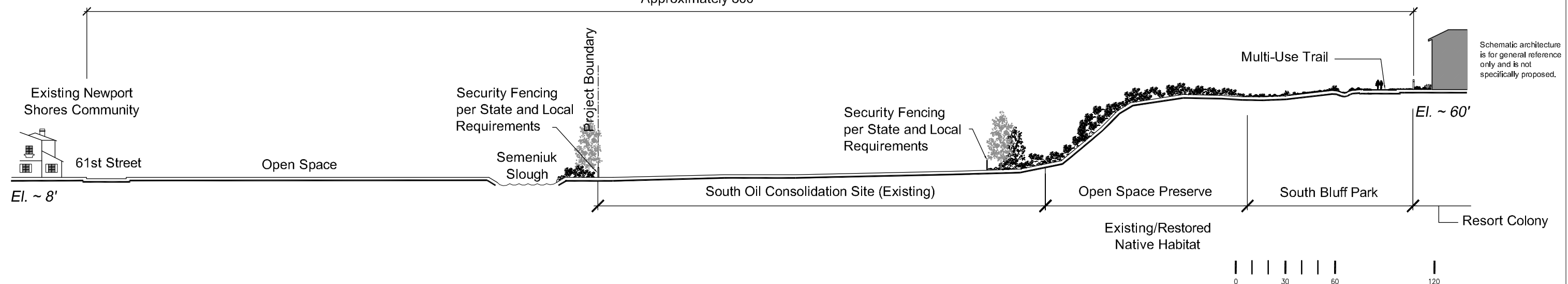
Aerial Photograph of Existing Conditions



Master Development Plan of Proposed Project

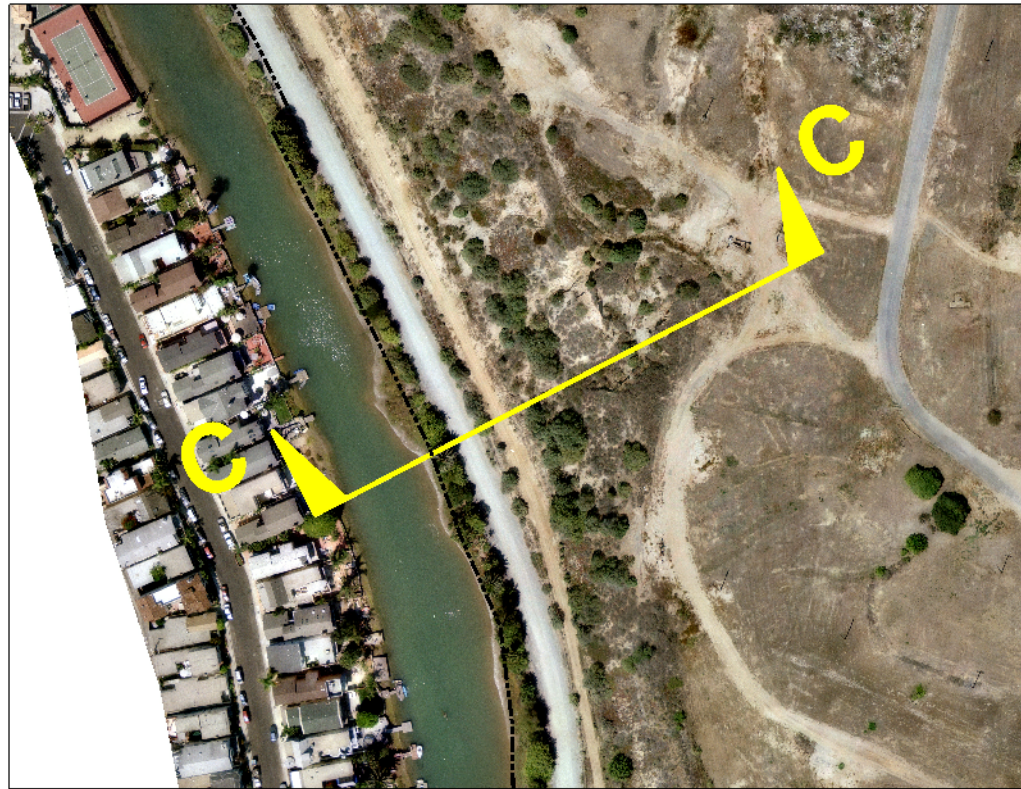


Approximately 800'

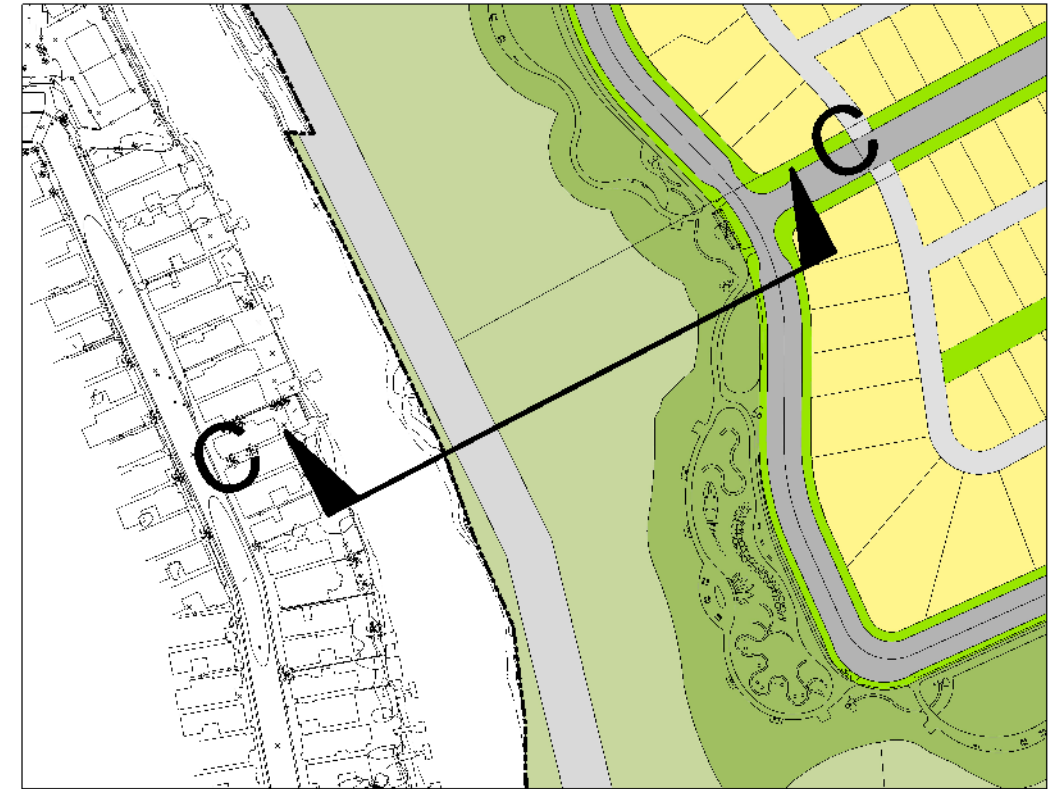


MASTER DEVELOPMENT PLAN
City of Newport Beach - California

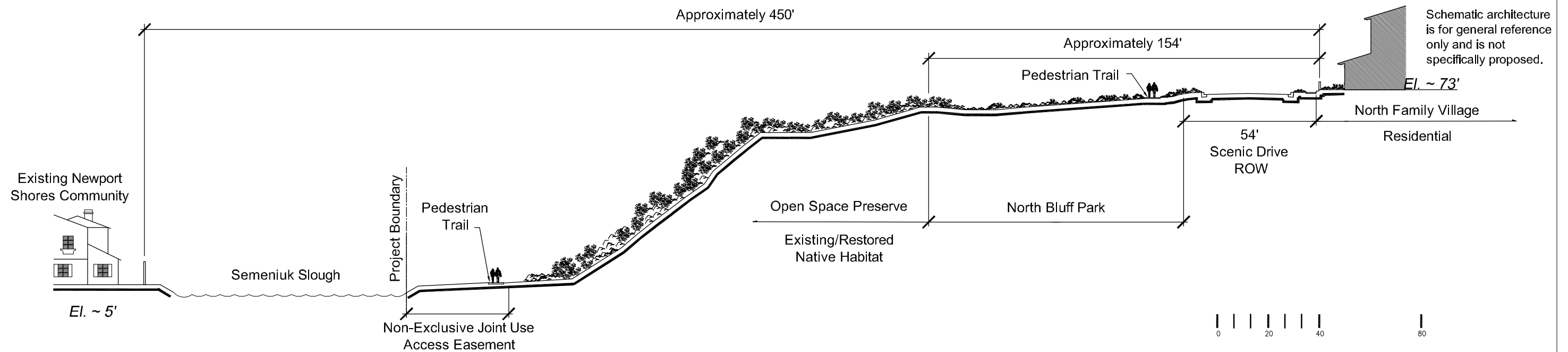
Exhibit 5-21 Section B-B Open Space Preserve and South Bluff Park Interface with Newport Shores Community



Aerial Photograph of Existing Conditions

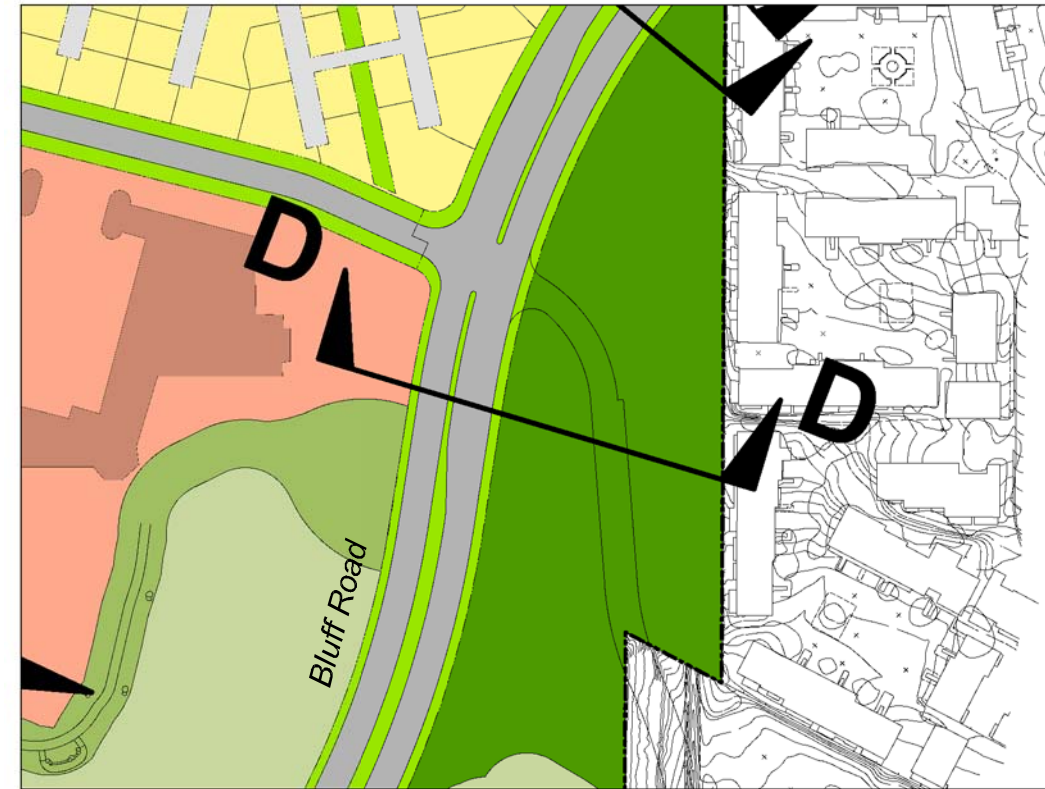


Master Development Plan of Proposed Project

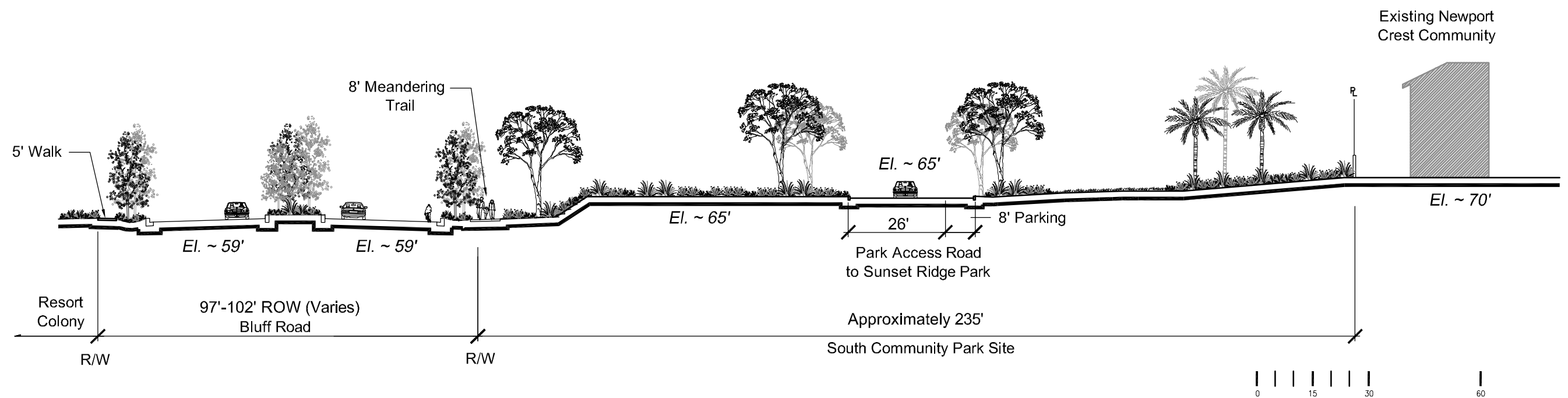
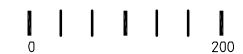




Aerial Photograph of Existing Conditions

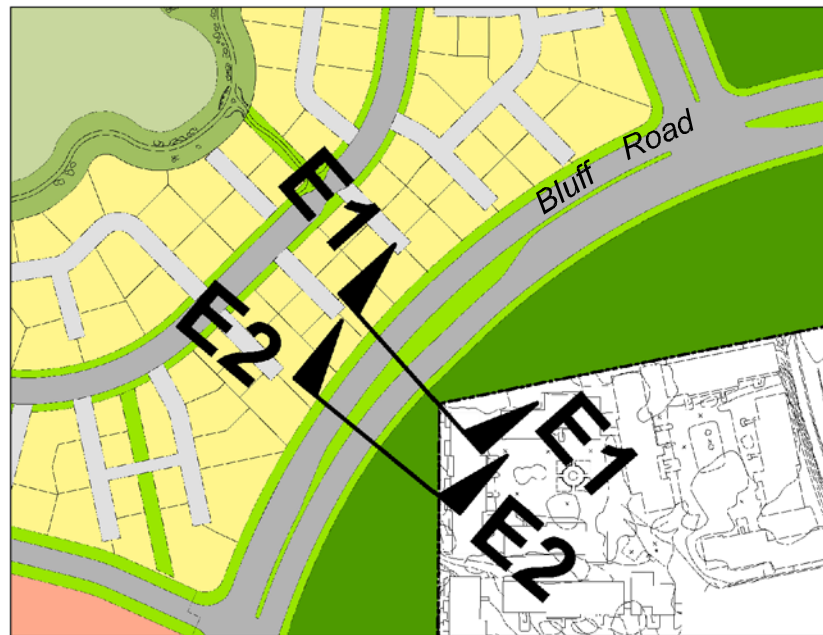


Master Development Plan of Proposed Project





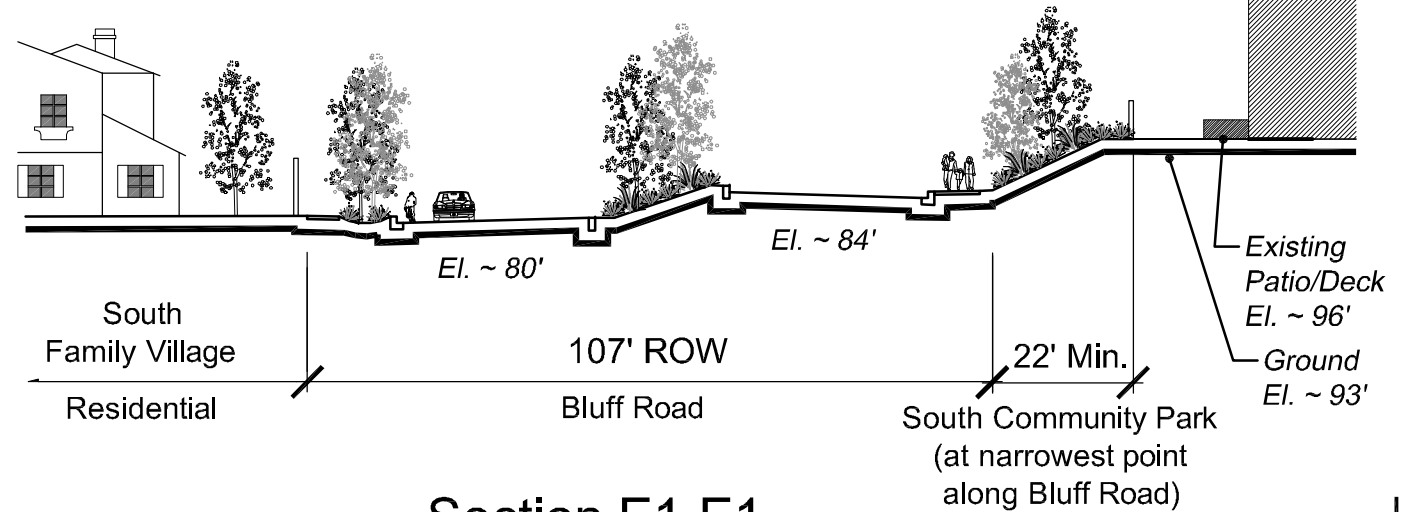
Aerial Photograph of Existing Conditions



Master Development Plan of Proposed Project

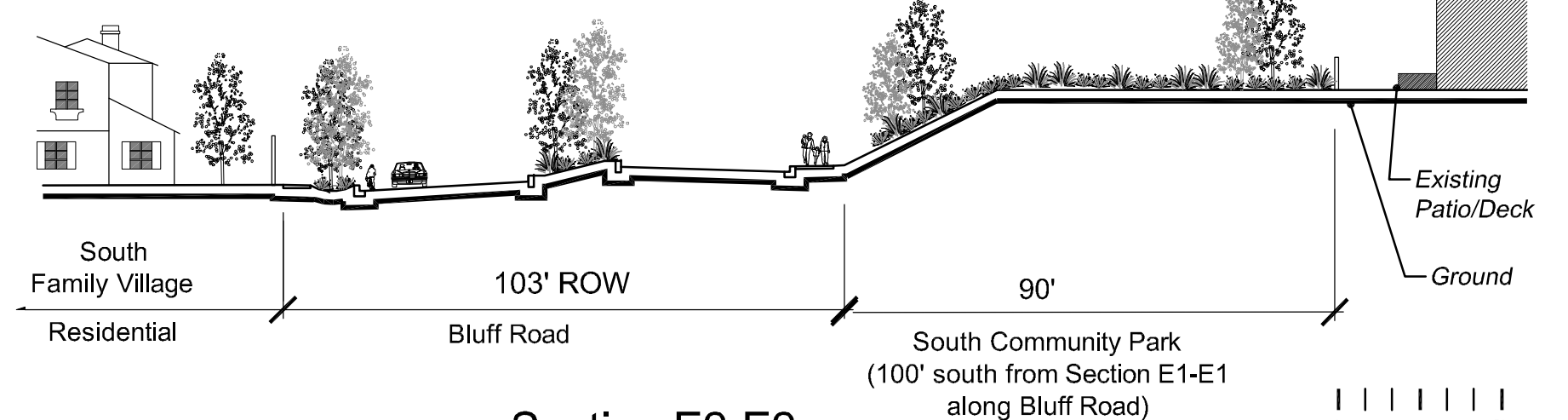


Schematic architecture is for general reference only and is not specifically proposed.



Section E1-E1

Schematic architecture is for general reference only and is not specifically proposed.



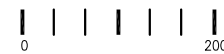
Section E2-E2

Exhibit 5-24

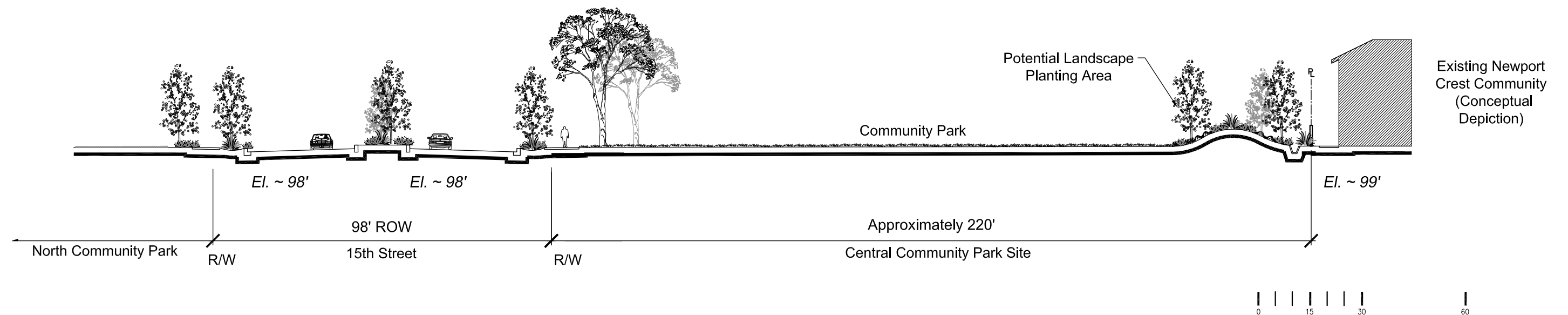
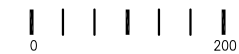
Section E1-E1 and Section E2-E2 South Community Park and Bluff Road Interface with Newport Crest Community



Aerial Photograph of Existing Conditions



Master Development Plan of Proposed Project

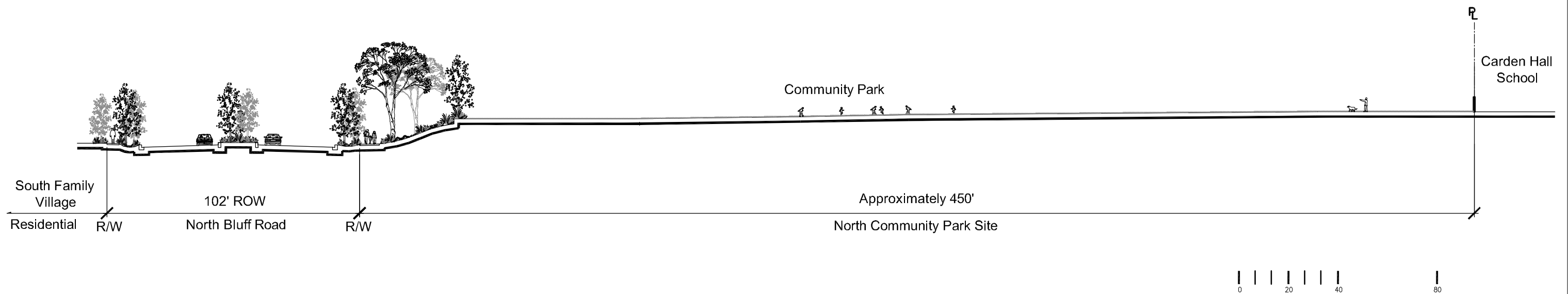


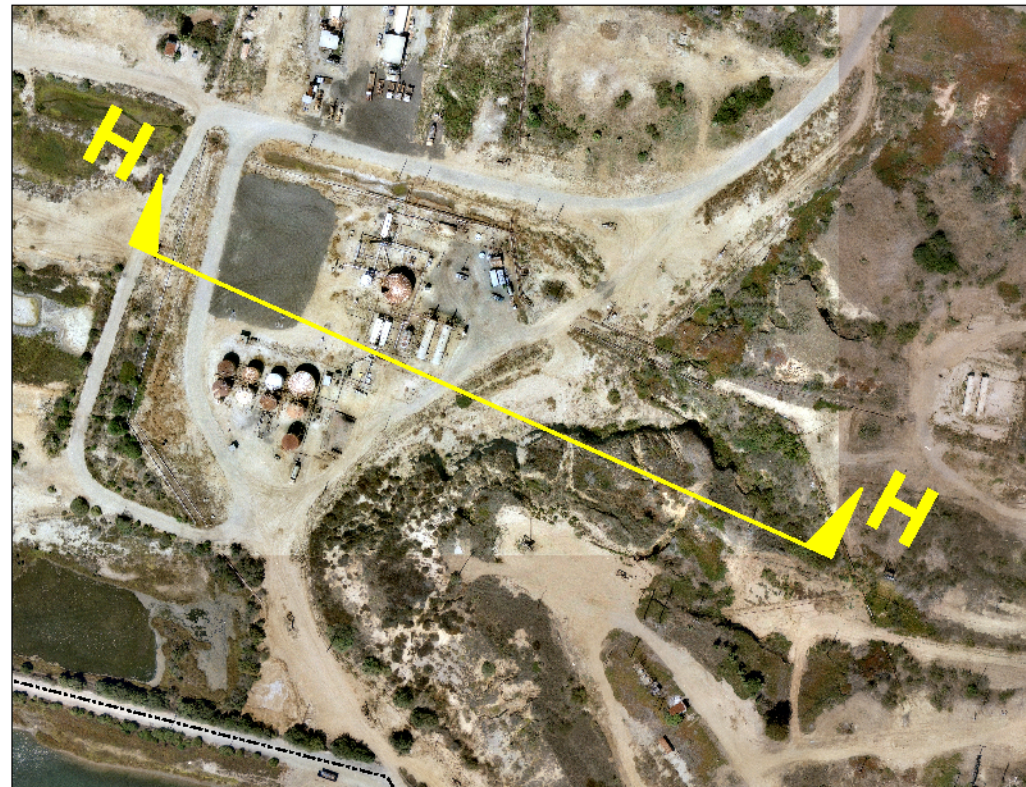


Aerial Photograph of Existing Conditions

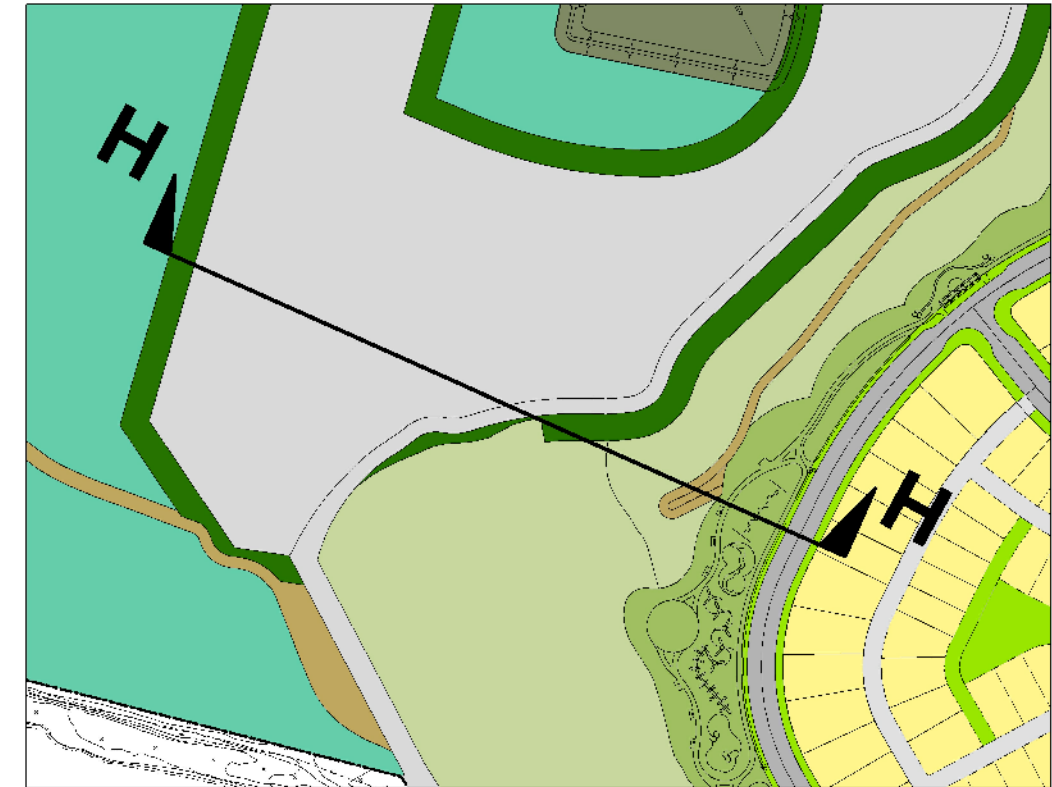


Master Development Plan of Proposed Project

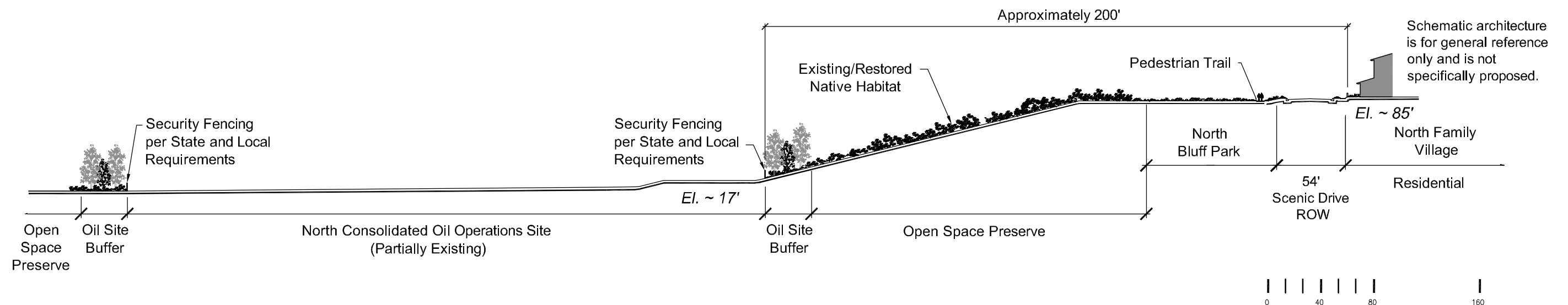




Aerial Photograph of Existing Conditions



Master Development Plan of Proposed Project





Aerial Photograph of Existing Conditions



Master Development Plan of Proposed Project

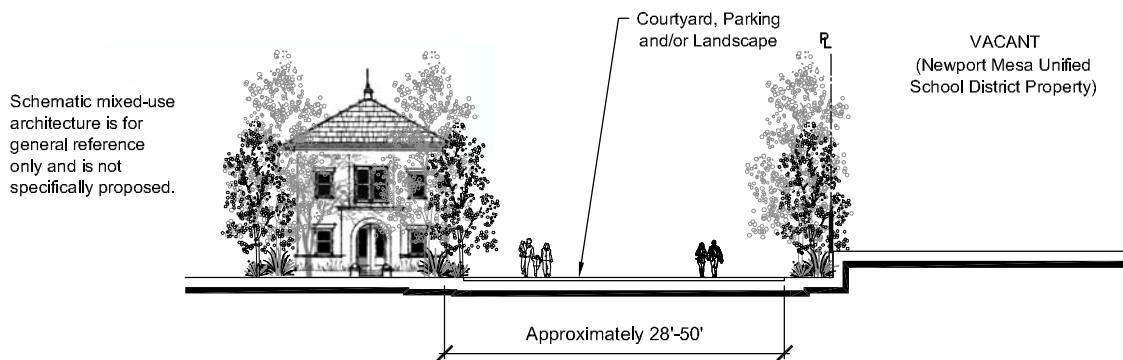


Exhibit 5-28 Section I-I

Urban Colony Interface with Newport Mesa School District Property



MASTER DEVELOPMENT PLAN
City of Newport Beach - California



GLENN LUKOS ASSOCIATES



FUSCO
PLANNING & DESIGN

FORMA
2011-04-13



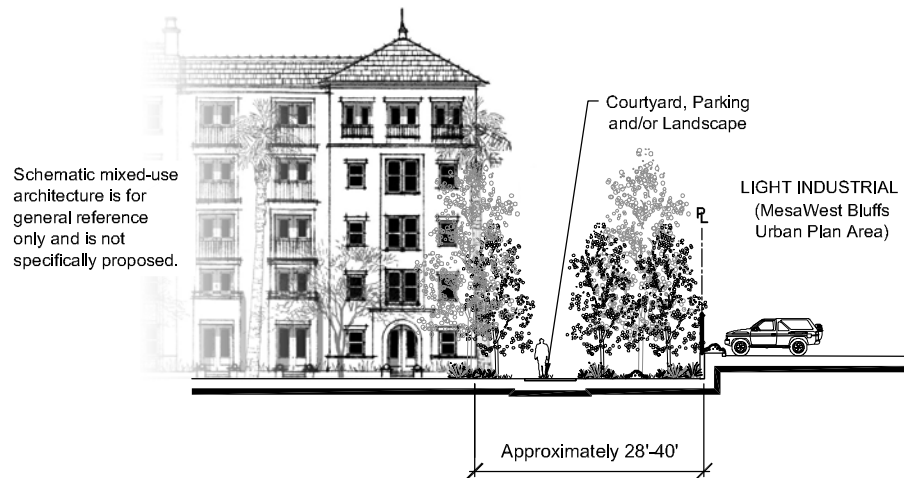
Aerial Photograph of Existing Conditions

0 350



Master Development Plan of Proposed Project

0 350



0 30

Exhibit 5-29

Section J-J

Urban Colony Interface
with MesaWest Bluffs Urban Plan Area



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City of Newport Beach - California



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2011-04-13

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2011-04-13



Aerial Photograph of Existing Conditions

0 200



Master Development Plan of Proposed Project
Approximately 355'

0 200

