NEWPORT BANNING RANCH
Revised Project Description
February 20, 2015

The proposed Project involves development of a Conservation, Recreation and Mixed-Use Village Reuse Plan on a 401-acre site currently and historically used for oil field development and production.

Project implementation also includes oil field abandonment, removal, and remediation activities which are described in greater detail in the Newport Banning Ranch Oil Field Abandonment Plan ("Abandonment Plan"). Because these activities will require a permit from the U.S. Army Corps of Engineers under Section 404 of the Clean Water Act, the Coastal Commission is required to review all activities for which a Section 404 permit is issued under the federal consistency requirements of the federal Coastal Zone Management Act. The Commission has decided to consolidate its federal consistency determination with the Coastal Development Permit process for the Project. To facilitate the federal consistency determination process, the following oil field abandonment, removal and remediation activities are included in the Project Description:

- Well Abandonment
- Oil Field Infrastructure Removal
    - Pipelines
    - Power Poles
    - Roads/Well Pads
    - Tanks/Vessels
    - Concrete Debris Piles
    - Buildings/Structures
    - Historic Sumps
- Soil Remediation
    - Stockpiling
    - Bioremediation
    - Placement

Additionally, the inclusion in the project of the abandonment and remediation process will involve measures to ensure avoidance of any cultural resources to the maximum extent feasible and will be monitored by the cultural resources monitor on site. Please refer to the RAP, Section 4, Site Assessment and Investigation, 4.2 Ground-Truthing.

Approximately 261 acres of the property (65 percent) would be designated as an Open Space Preserve and would be managed by the Newport Banning Land Trust (NBLT). Additionally, the Project provides that, upon cessation of oil operations, the remaining 16.5 acres of consolidated oil operation areas would be abandoned, remediated and converted to open space, resulting in 277 acres (69 percent) designated and preserved as Open Space in perpetuity.

Approximately 148 acres of the designated open space would be subject to restoration, enhancement and conservation of vernal pool, wetland, bluff, riparian and upland mesa habitat, and approximately 30 acres would be made available for third-party wetland mitigation and habitat restoration purposes. Designated open space also includes approximately 5 acres of water quality wetland creation/enhancement areas, which would function to control and treat stormwater runoff from on- and off-site sources, thereby enhancing water quality and marine resources on and adjacent to the site. Approximately 9.5 acres of public interpretative trails are included in the Open Space Preserve, introducing a variety of public access, interpretation and recreational opportunities on the site and completing a trail system that connects the Santa Ana River Regional Trail System and Talbert Nature Preserve.

The Habitat Conservation and Conceptual Mitigation Plan (HCCMP) prepared for NBR would serve as the primary implementation program for the conservation, creation, and restoration of a variety of native habitats on 148 acres within the Open Space Preserve. The HCCMP provides a comprehensive approach to habitat restoration on the property, focusing both on habitat function and value for the special-status and common species that utilize the site, and ecosystem restoration opportunities for the site and adjacent open space areas.

In addition to the proposed 261-acre Open Space Preserve, the Project includes development of approximately 30 acres of active and passive public parks. Proposed parklands include dedication to the City of Newport Beach approximately 15 acres for development of Public Community Parks and a 13.5-acre Bluff Park (North and South), including trails that connect to the Open Space Preserve trail system, picnic areas, and scenic view overlooks. The Project also includes construction of a pedestrian and bicycle bridge from Bluff Park over West Coast Highway that would facilitate public coastal access from nearby inland areas to the shoreline and would provide public access from the beach to the Project's upland open space and recreation areas. Additionally, the project includes improvements for a Talbert Trailhead, a Nature Center, and a Vernal Pool Interpretative area, which would be managed by the NBLT.

The balance of the property, approximately 94 gross acres (23 percent) of the 401-acre site is made up of 11 acres of backbone roads and 83 acres of mixed use development. That development is made up of 1,375 residential dwelling units (du), 75,000 square feet of commercial uses and a 75-room visitor-serving coastal inn. All residential, commercial and resort-inn development would be situated within clustered development envelopes contained entirely within the upland portion of the property, identified as the South Family Village, North Family Village, and Urban Colony. Proposed commercial uses in the South Family Village (45,100 sq.ft.) and Urban Colony (29,900 sq.ft.) include a variety of visitor-serving retail and restaurant establishments (approximately 56,000 sq.ft.) as well as general neighbor-serving commercial uses (approximately 19,000 sq.ft.). The project has been designed to meet the standards of LEED-ND™ and would meet high design standards for fire.

The 94-acre development area provides for the following uses (acreages include all internal vehicle, bike and pedestrian transportation facilities and landscape areas):

North and South Family Villages

- Residential 54.9 acres
- Resort Hotel 3.19 acres
- Commercial 8.79 acres

Urban Colony

- Mixed-Use (Residential/Commercial) 15.67 acres

Backbone Roads

- Bluff Road, 15th, 16th and 17th Streets 10.97 acres

Earth moving activity on the property would include mass grading and open space grading. Mass grading consists of over-excavation and cut and fill associated with the development plan and includes grading for parks, roads, underground utilities, and development lots. Grading is proposed in the Open Space Preserve to establish trail grades, prepare habitat mitigation areas and to allow for public access, maintenance access, and water quality basin creation areas. Estimated total grading for the Project is approximately 900,000 cy of cut and fill for mass grading, and 1,455,000 cy of remedial grading for development proposed in the Upland area, which would involve removal and recompaction of the upper three to five feet of the soil horizon as well as locally compressible and/or porous zones within the terrace deposits.

The Project incorporates a variety of water quality and drainage features, including natural treatment systems, improved hydrology and incorporation and utilization of pervious surfaces, designed to minimize and treat onsite stormwater runoff, as well as approximately 46 acres of off-site runoff from adjacent commercial and light industrial areas. Water quality improvements consist of Low Impact Design (LID) features such as bioswales, landscaping biocells, and permeable pavement, where feasible, as well as source-control and treatment-control Best Management Practices (BMPs). Drainage improvements are designed to stabilize arroyos, minimize erosion and redirect runoff away from bluffs, thus reducing future erosion and the resulting sediment load to the Semeniuk Slough. In addition, the proposed 5 acres of wetland creation/enhancement areas would serve to retain and treat stormwater runoff from onsite and adjacent offsite areas, reducing the amount of nutrients and metals currently discharged into the lowlands and coastal waters and thereby enhancing water quality over existing conditions.

The Project includes construction of a circulation system for vehicles, bicycles and pedestrians. New vehicular roadways would connect to existing, adjacent roadways to provide access to the property and help complete portions of the City's Circulation Element and Coastal Land Use Plan circulation improvements. Roadways are proposed to provide access to and circulation within residential areas, commercial areas, visitor-serving areas, and parks. Scenic Drive and all internal local roadways would be public roads providing on street parking available to the public. Five-foot-wide minimum on-street bicycle trails are proposed for both sides of arterial roadways and all streets

would have sidewalks separated from the street.

Onsite public parking resources would be provided to support access to and use of the proposed parklands and trail system. Approximately 110 on-street public parking spaces would be provided on Scenic Drive, and approximately 175 off-street public parking spaces would be provided within the Community Park areas and the Nature Center. Off- street parking would also be provided for each residential, commercial and resort-inn development area.

New infrastructure and utilities, including water, sewer, and storm drain facilities to serve the proposed development, would be constructed. New water, sewer and storm drain facilities would connect to existing City and County facilities located adjacent to the property.