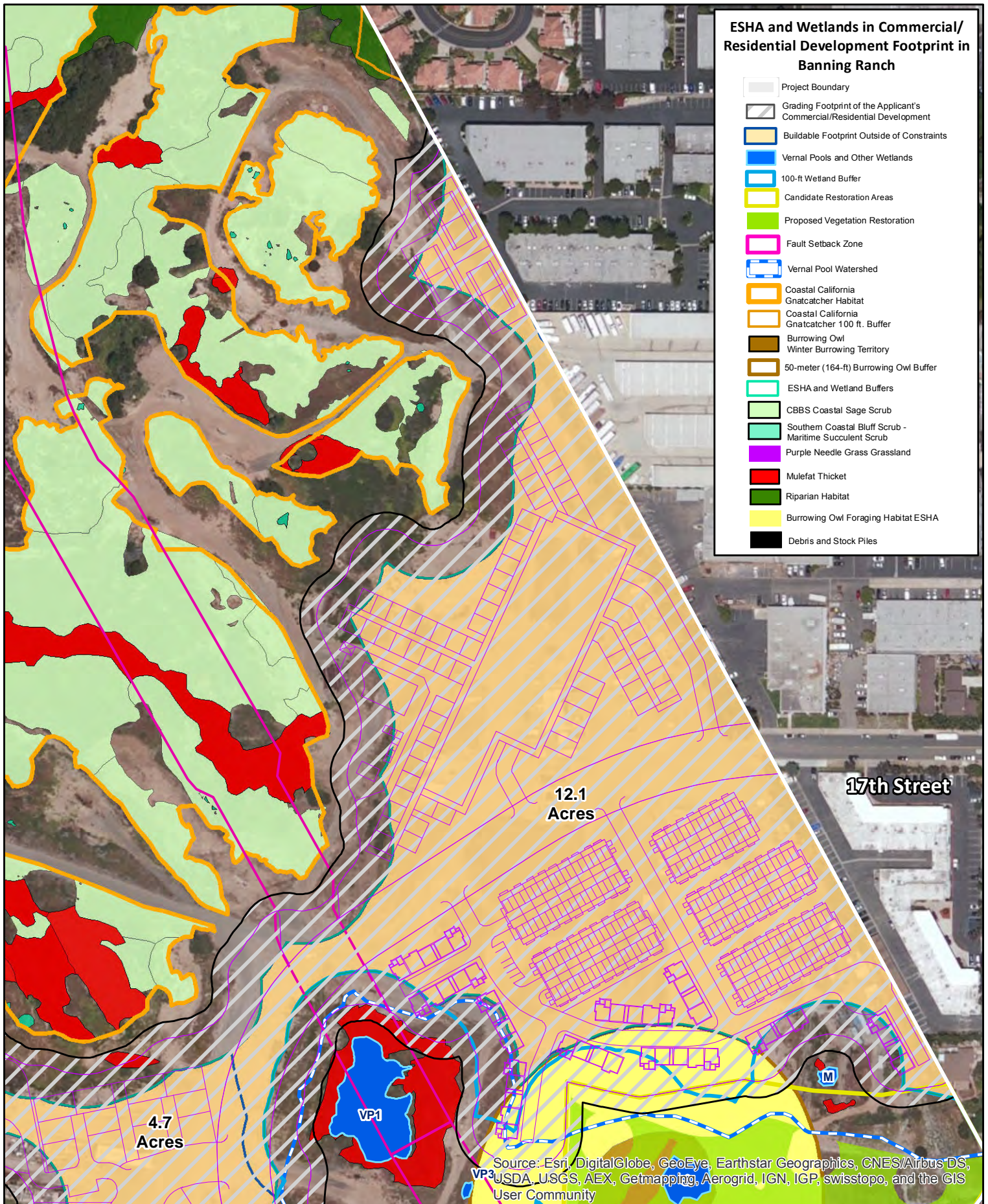


Constraints on Banning Ranch

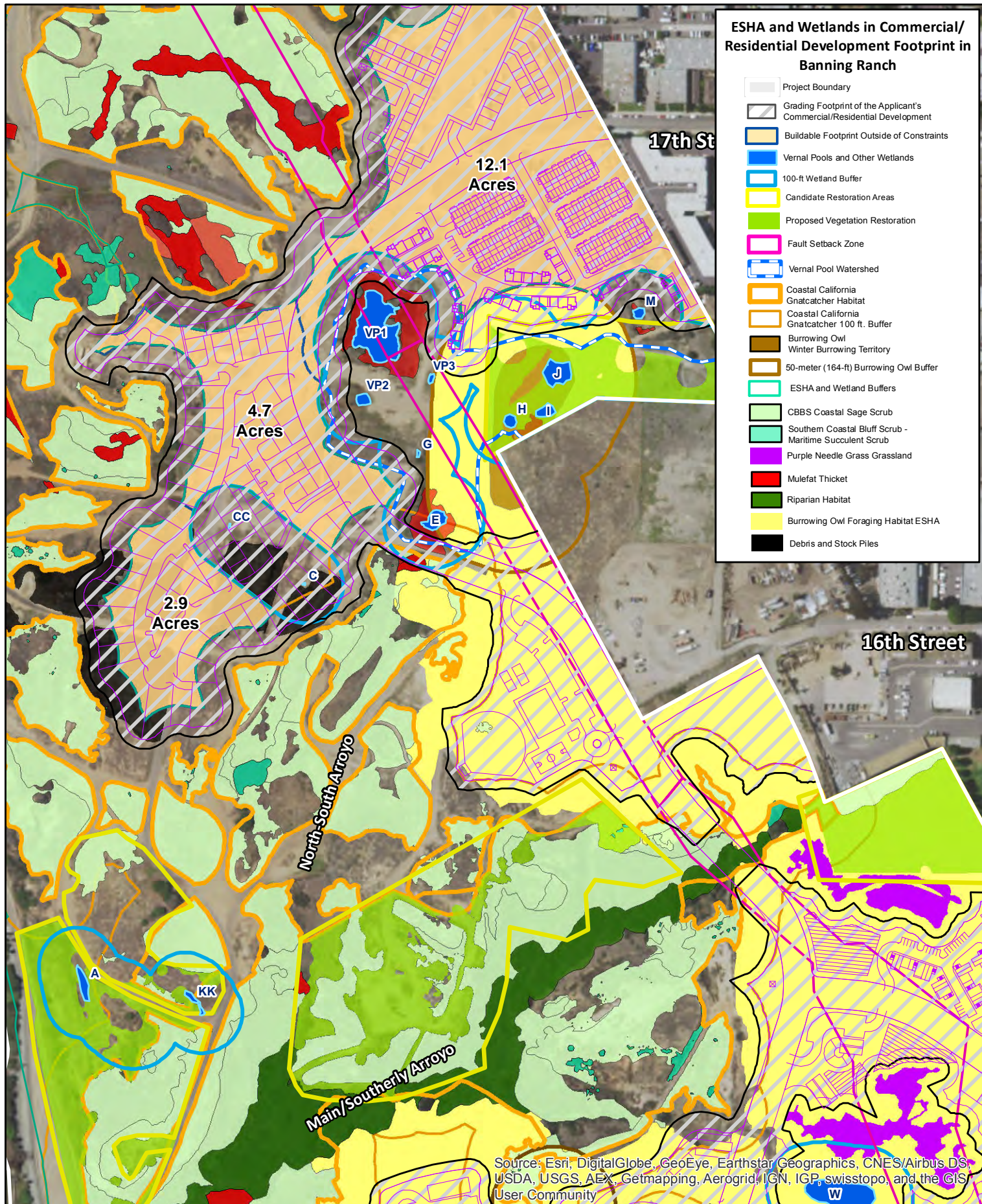


ESHA and Wetlands in Commercial/Residential Development Footprint in the Northern Area of Banning Ranch

5-15-2097, EXHIBIT 5

Page 1 of 3

DSM 8/26/16

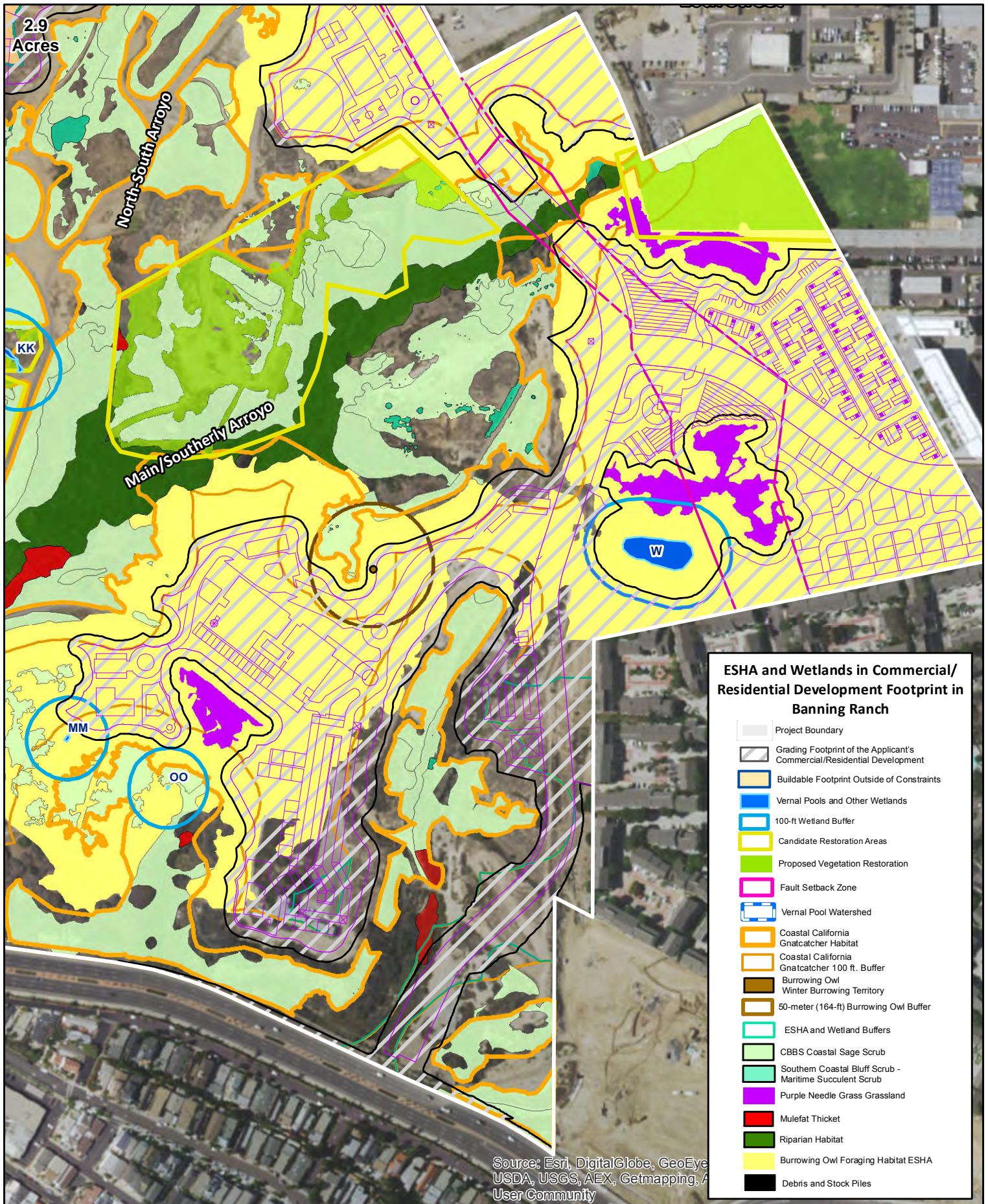


ESHA and Wetlands in Commercial/Residential Development Footprint in the Central Area of Banning Ranch

5-15-2097, **EXHIBIT 5**

Page 2 of 3

DSM 8/26/16



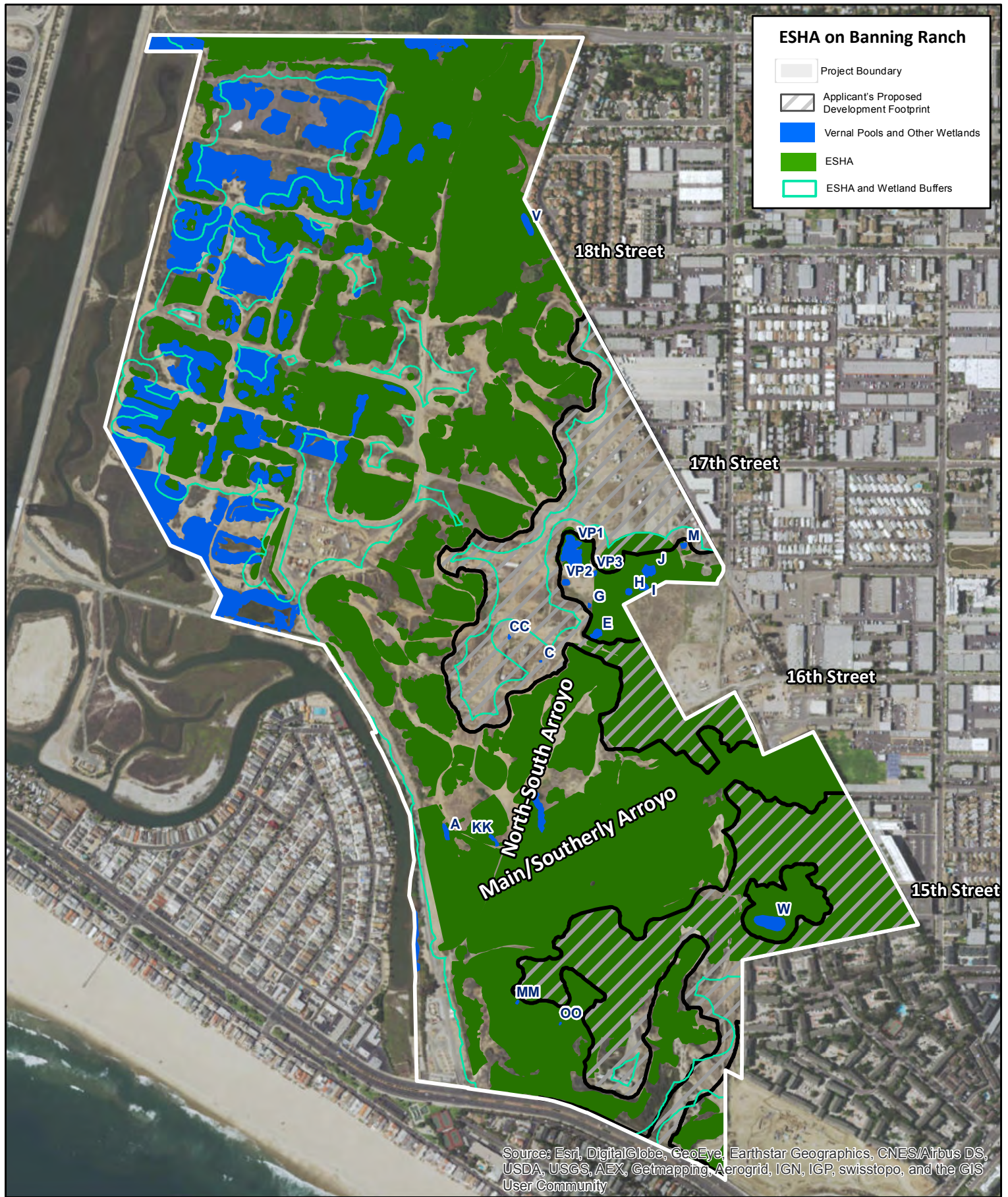
ESHA and Wetlands in Commercial/Residential Development Footprint in the Southern Area of Banning Ranch

5-15-2097, EXHIBIT 5

Page 3 of 3

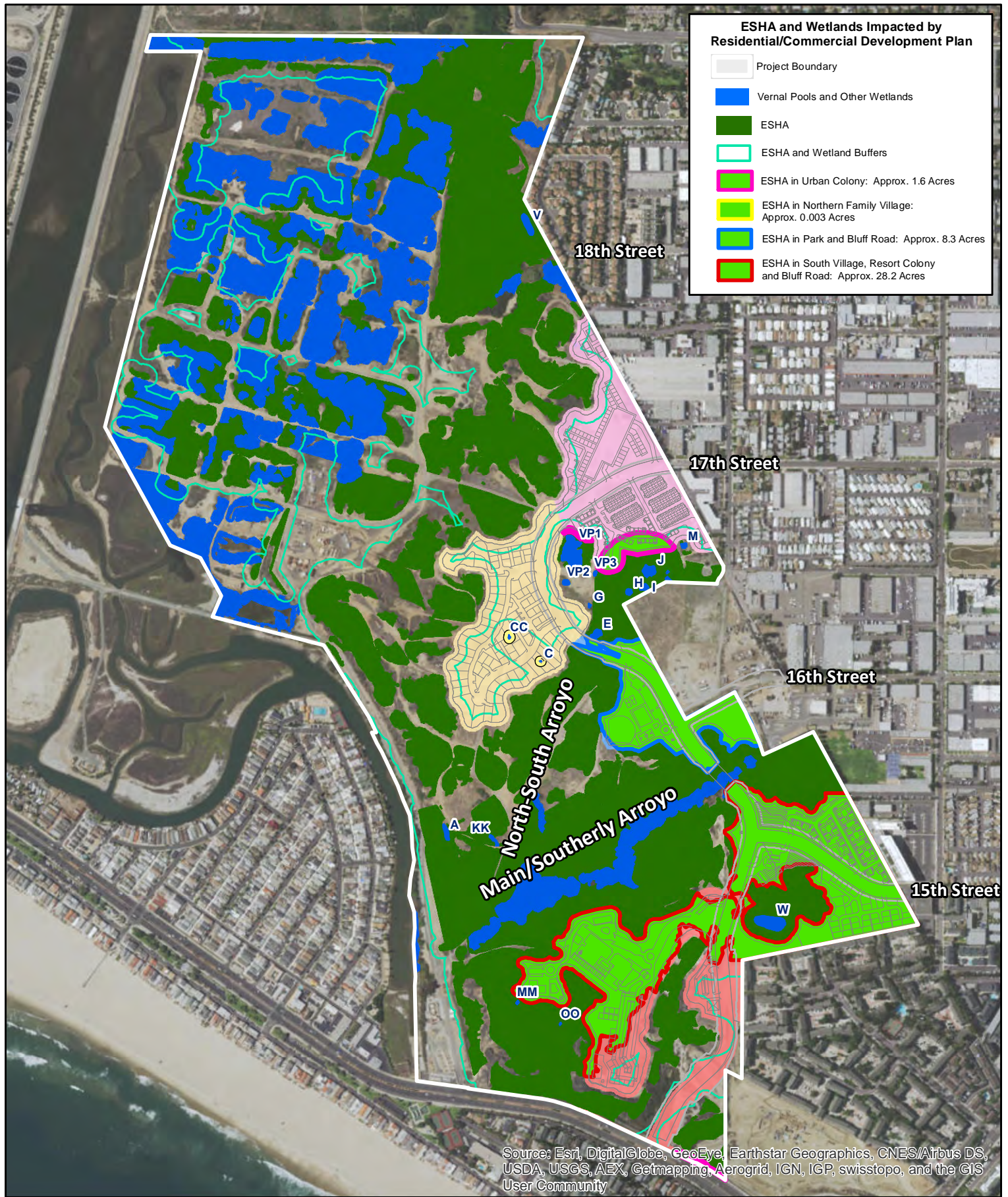
DSM 8/26/16





Development Plan Impacts Upon ESHA and Wetlands - Site Plan Detail NOT Shown





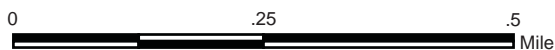
Development Plan Impacts Upon ESHA and Wetlands By Plan Area - Site Plan Detail Shown





County of Orange Land Use Designations

Newport Banning Ranch

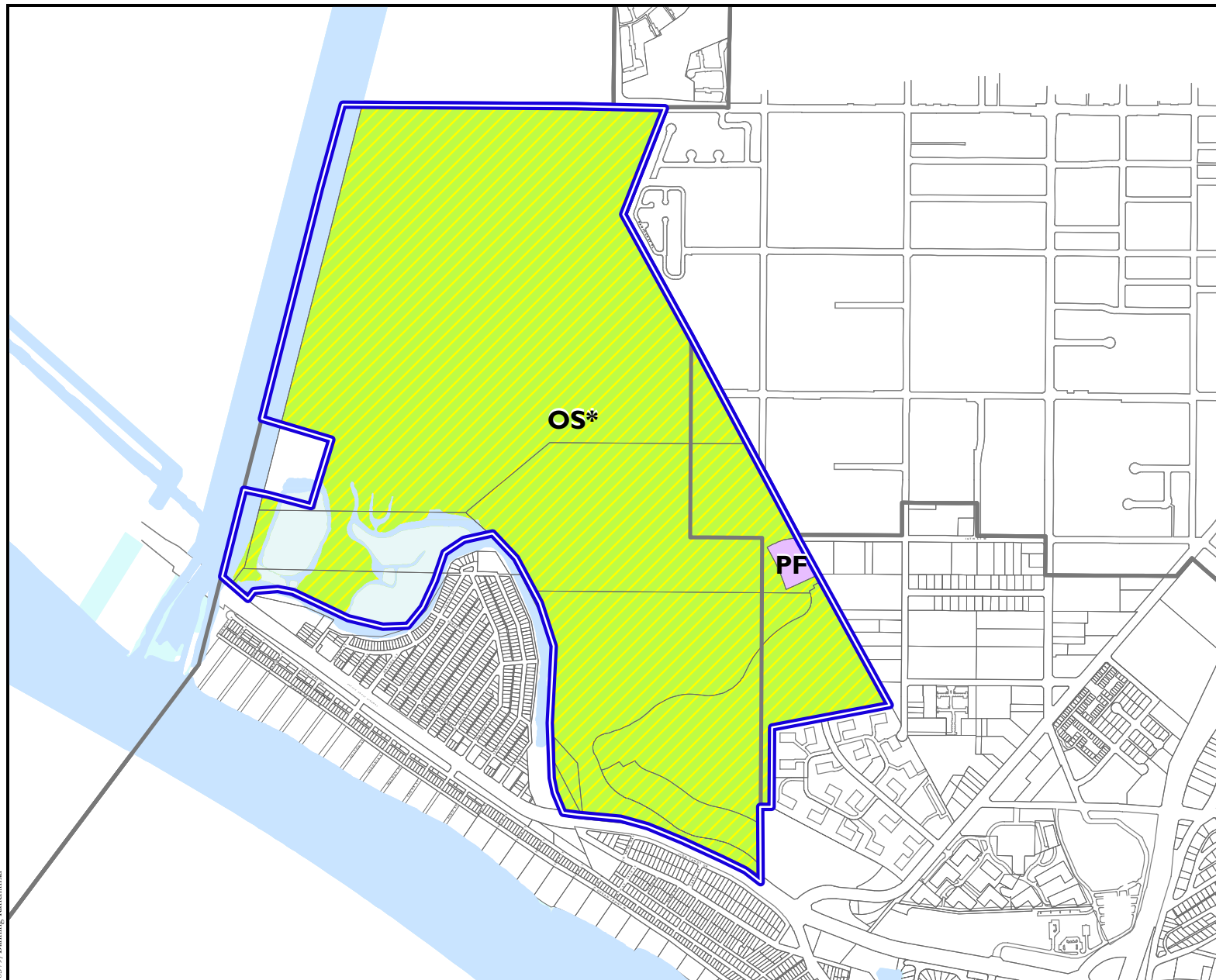


Bonterra
CONSULTING

5-15-2007 EXHIBIT 7

Page 1 of 4

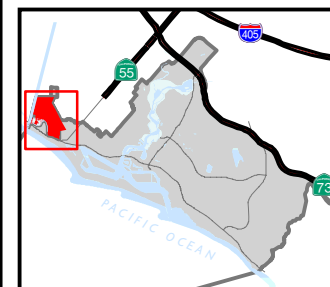
N:\GIS\Projects\NewportBeach_10579\Banning Ranch.mxd



CITY of NEWPORT BEACH
GENERAL PLAN
Figure H3
BANNING RANCH

- Sub-Area
- Tidelands and submerged lands
- City Boundary
- Highway

* Development Footprint to be determined by State and Federal Permitting Agencies



0 500 1,000 Feet

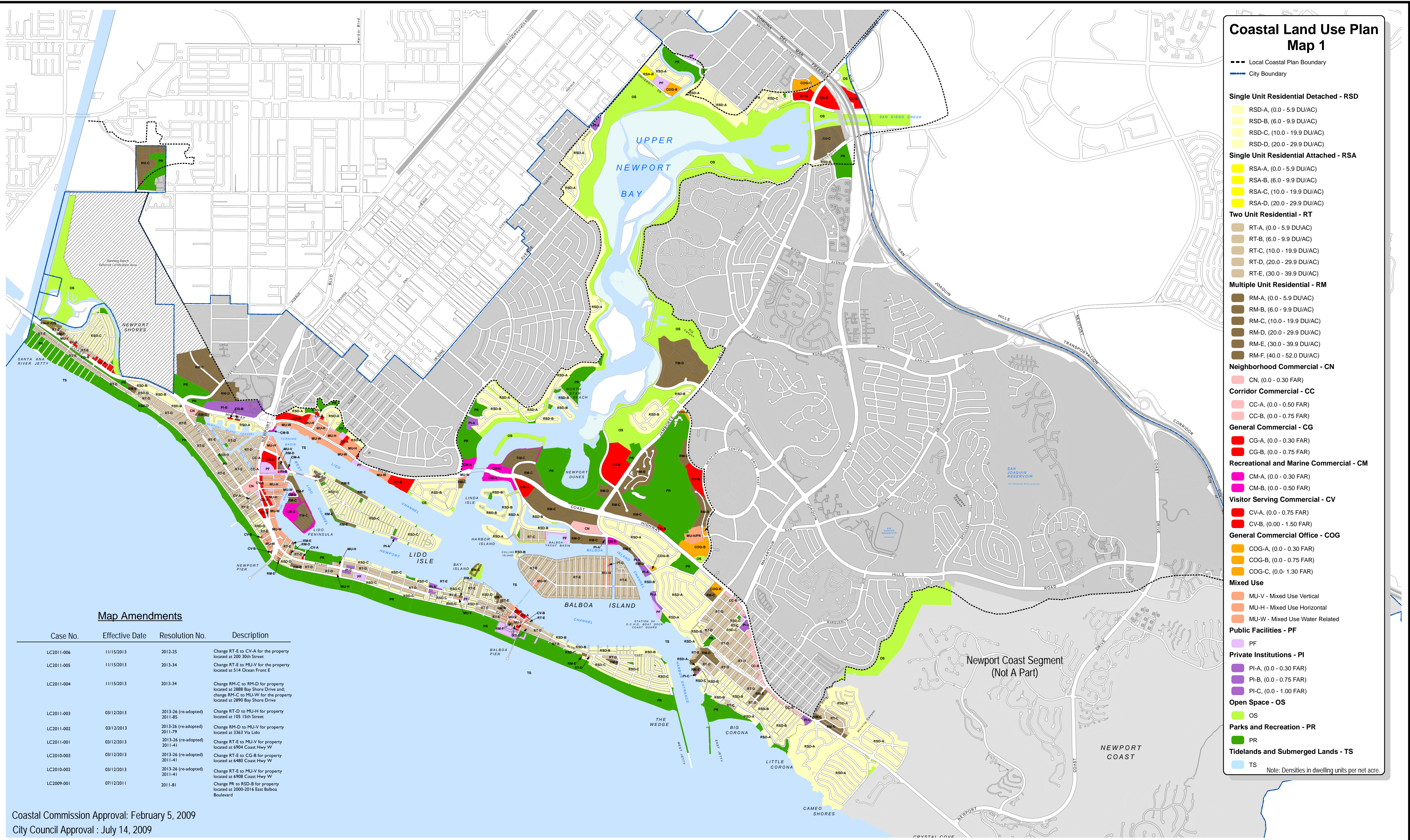
Source: City of Newport Beach and EIP Associates
PROJECT NUMBER: 10579-01
Date: 09/14/06

LAND USE POLICY

- A. Priority: Open Space, Parks and Habitat Restoration
- B. Residential Village with convenience retail, school, parks and overnight accommodations (if not acquired as Open Space)







Coastal Land Use Plan Map 1

--- Local Coastal Plan Boundary
--- City Boundary

Single Unit Residential Detached - RSD

- RSD-A, (0.0 - 5.9 DU/AC)
- RSD-B, (6.0 - 9.9 DU/AC)
- RSD-C, (10.0 - 19.9 DU/AC)
- RSD-D, (20.0 - 29.9 DU/AC)

Single Unit Residential Attached - RSA

- RSA-A, (0.0 - 5.9 DU/AC)
- RSA-B, (6.0 - 9.9 DU/AC)
- RSA-C, (10.0 - 19.9 DU/AC)
- RSA-D, (20.0 - 29.9 DU/AC)

Two Unit Residential - RT

- RT-A, (0.0 - 5.9 DU/AC)
- RT-B, (6.0 - 9.9 DU/AC)
- RT-C, (10.0 - 19.9 DU/AC)
- RT-D, (20.0 - 29.9 DU/AC)
- RT-E, (30.0 - 39.9 DU/AC)

Multiple Unit Residential - RM

- RM-A, (0.0 - 5.9 DU/AC)
- RM-B, (6.0 - 9.9 DU/AC)
- RM-C, (10.0 - 19.9 DU/AC)
- RM-D, (20.0 - 29.9 DU/AC)
- RM-E, (30.0 - 39.9 DU/AC)
- RM-F, (40.0 - 52.0 DU/AC)

Neighborhood Commercial - CN

- CN, (0.0 - 0.30 FAR)

Corridor Commercial - CC

- CC-A, (0.0 - 0.50 FAR)
- CC-B, (0.0 - 0.75 FAR)

General Commercial - CG

- CG-A, (0.0 - 0.30 FAR)
- CG-B, (0.0 - 0.75 FAR)

Recreational and Marine Commercial - CM

- CM-A, (0.0 - 0.30 FAR)
- CM-B, (0.0 - 0.50 FAR)

Visitor Serving Commercial - CV

- CV-A, (0.0 - 0.75 FAR)
- CV-B, (0.00 - 1.50 FAR)

General Commercial Office - COG

- COG-A, (0.0 - 0.30 FAR)
- COG-B, (0.0 - 0.75 FAR)
- COG-C, (0.0 - 1.30 FAR)

Mixed Use

- MU-V - Mixed Use Vertical
- MU-H - Mixed Use Horizontal
- MU-W - Mixed Use Water Related

Public Facilities - PF

- PF

Private Institutions - PI

- PI-A, (0.0 - 0.30 FAR)
- PI-B, (0.0 - 0.75 FAR)
- PI-C, (0.0 - 1.00 FAR)

Open Space - OS

- OS

Parks and Recreation - PR

- PR

Tidelands and Submerged Lands - TS

- TS

Note: Densities in dwelling units per net acre.

Map Amendments

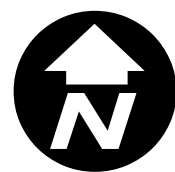
| Case No. | Effective Date | Resolution No. | Description |
|------------|----------------|------------------------------|--|
| LC2011-006 | 11/15/2013 | 2012-25 | Change RT-E to CV-A for the property located at 200 30th Street |
| LC2011-005 | 11/15/2013 | 2013-34 | Change RT-E to MU-V for the property located at 514 Ocean Front E |
| LC2011-004 | 11/15/2013 | 2013-34 | Change RM-C to RM-D for property located at 2888 Bay Shore Drive and; change RM-C to MU-W for the property located at 2890 Bay Shore Drive |
| LC2011-003 | 03/12/2013 | 2013-26 (re-adopted) 2011-85 | Change RT-D to MU-H for property located at 105 15th Street |
| LC2011-002 | 03/12/2013 | 2013-26 (re-adopted) 2011-79 | Change RM-D to MU-V for property located at 3343 Via Lido |
| LC2011-001 | 03/12/2013 | 2013-26 (re-adopted) 2011-41 | Change RT-E to MU-V for property located at 6904 Coast Hwy W |
| LC2010-003 | 03/12/2013 | 2013-26 (re-adopted) 2011-41 | Change RT-E to CG-B for property located at 6480 Coast Hwy W |
| LC2010-002 | 03/12/2013 | 2013-26 (re-adopted) 2011-41 | Change RT-E to MU-V for property located at 6908 Coast Hwy W |
| LC2009-001 | 07/12/2011 | 2011-81 | Change PR to RSD-B for property located at 2000-2016 East Balboa Boulevard |

Coastal Commission Approval: February 5, 2009
City Council Approval : July 14, 2009

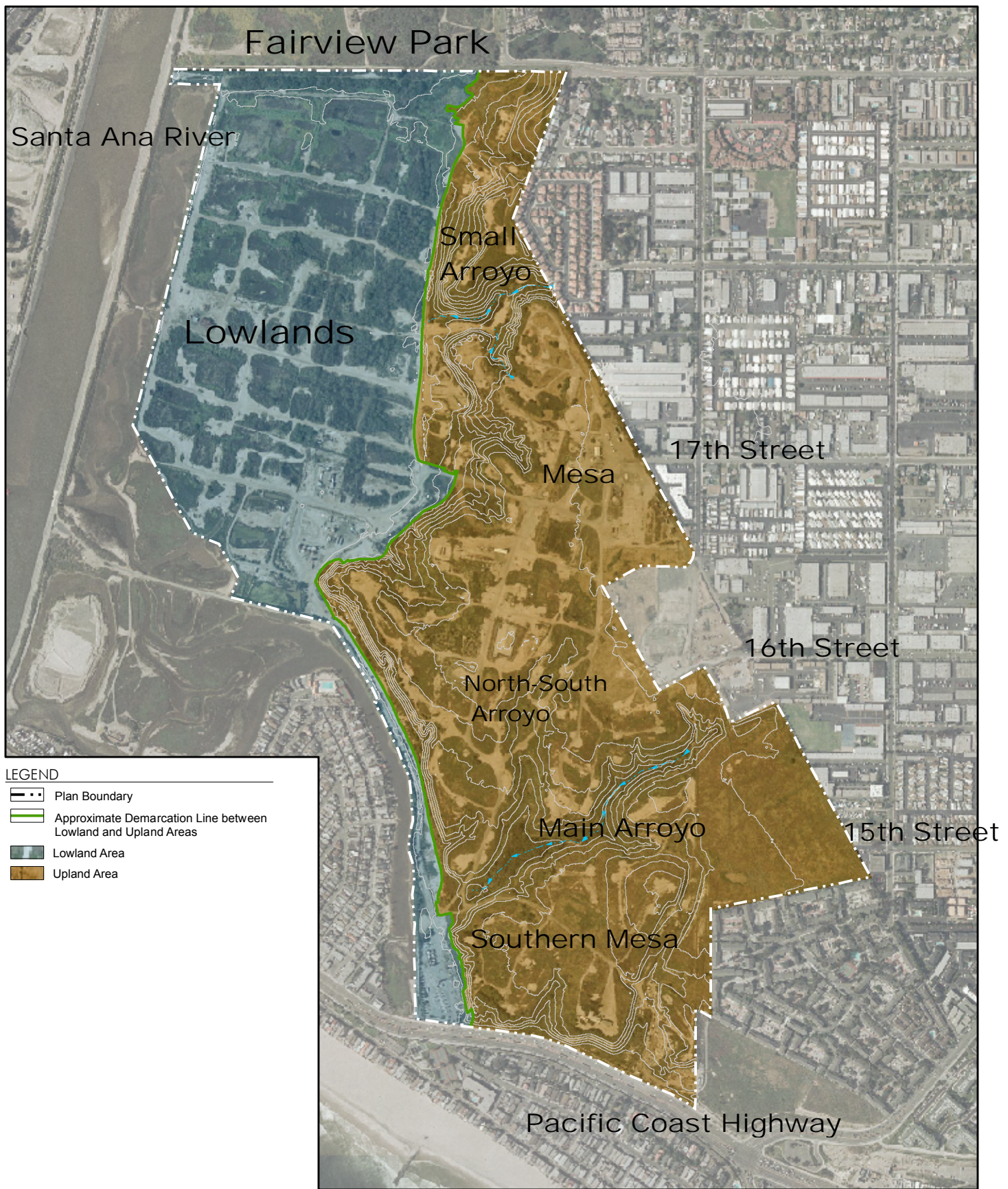


City of Newport Beach, California
Local Coastal Program
Coastal Land Use Plan

MAP1-LCP09Coastal_Land_Use_Plan 11/15/2013



0 0.225 0.45 0.9 Miles



LEGEND

- Plan Boundary
- Approximate Demarcation Line between Lowland and Upland Areas
- Lowland Area
- Upland Area

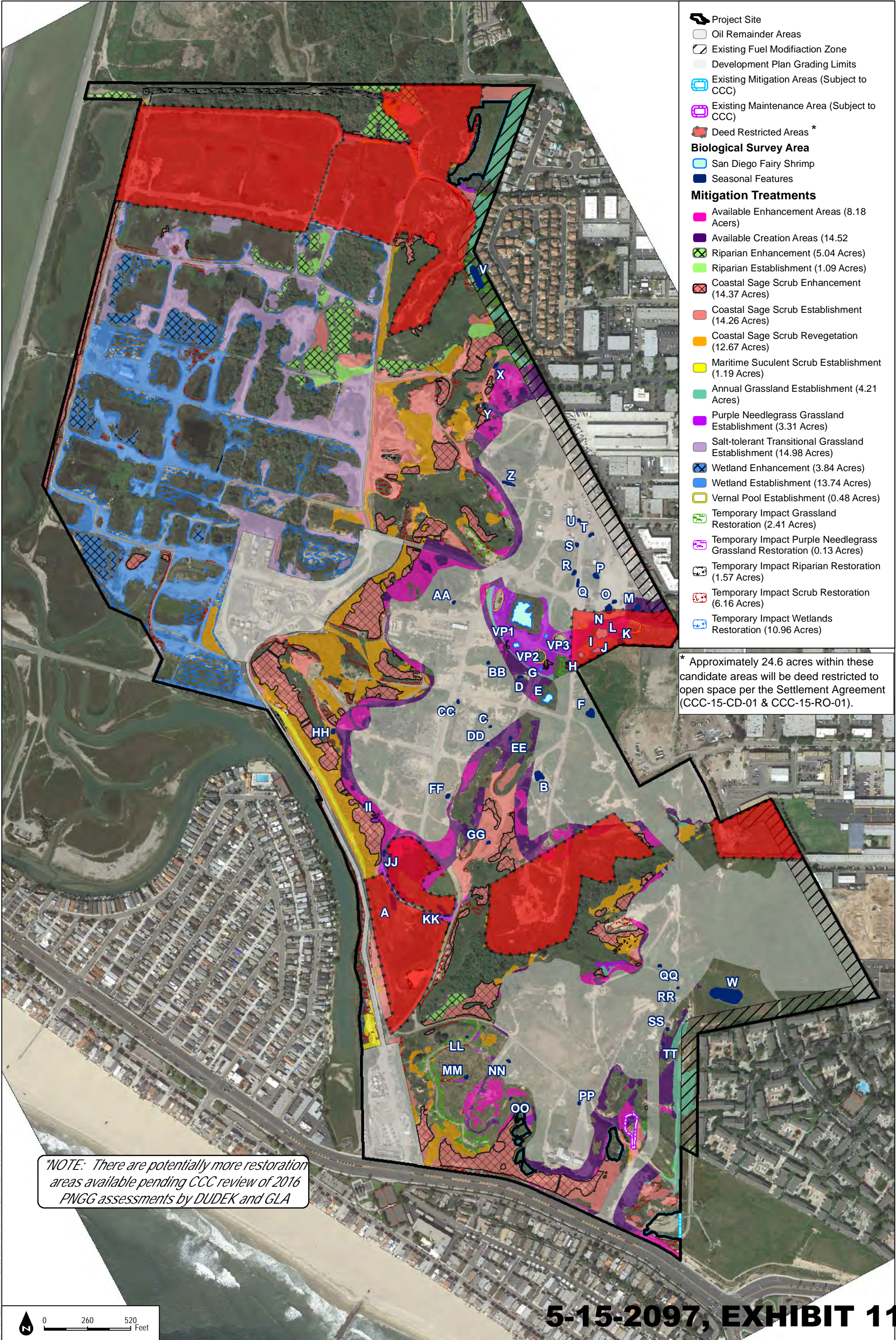
Figure 2
Topographic Areas and Features Map

PLACEHOLDER

EXHIBIT 10

Grading Plan

Will be published as soon as it is available



- Project Site
- Oil Remainder Areas
- Existing Fuel Modification Zone
- Development Plan Grading Limits
- Existing Mitigation Areas (Subject to CCC)
- Existing Maintenance Area (Subject to CCC)
- Deed Restricted Areas *
- Biological Survey Area**
 - San Diego Fairy Shrimp
 - Seasonal Features
- Mitigation Treatments**
 - Available Enhancement Areas (8.18 Acres)
 - Available Creation Areas (14.52)
 - Riparian Enhancement (5.04 Acres)
 - Riparian Establishment (1.09 Acres)
 - Coastal Sage Scrub Enhancement (14.37 Acres)
 - Coastal Sage Scrub Establishment (14.26 Acres)
 - Coastal Sage Scrub Revegetation (12.67 Acres)
 - Maritime Succulent Scrub Establishment (1.19 Acres)
 - Annual Grassland Establishment (4.21 Acres)
 - Purple Needlegrass Grassland Establishment (3.31 Acres)
 - Salt-tolerant Transitional Grassland Establishment (14.98 Acres)
 - Wetland Enhancement (3.84 Acres)
 - Wetland Establishment (13.74 Acres)
 - Vernal Pool Establishment (0.48 Acres)
 - Temporary Impact Grassland Restoration (2.41 Acres)
 - Temporary Impact Purple Needlegrass Grassland Restoration (0.13 Acres)
 - Temporary Impact Riparian Restoration (1.57 Acres)
 - Temporary Impact Scrub Restoration (6.16 Acres)
 - Temporary Impact Wetlands Restoration (10.96 Acres)

* Approximately 24.6 acres within these candidate areas will be deed restricted to open space per the Settlement Agreement (CCC-15-CD-01 & CCC-15-RO-01).

**NOTE: There are potentially more restoration areas available pending CCC review of 2016 PNGG assessments by DUDEK and GLA*

5-15-2017, EXHIBIT 11

Page 1 of 1

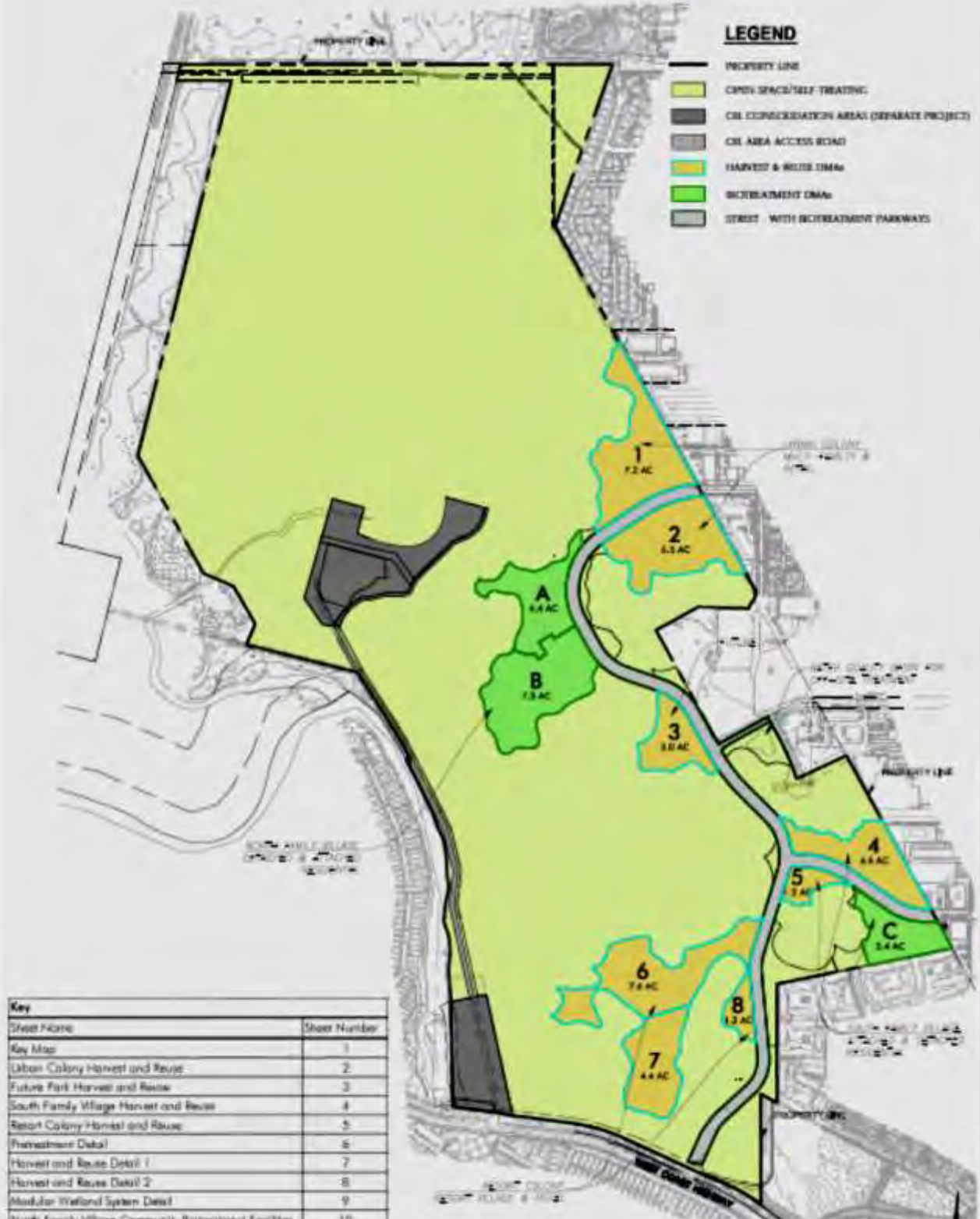
Conceptual Mitigation Plan - 2016

Habitat Conservation and Conceptual Mitigation Plan



SOURCE: ArcGIS Online Aerial (Bing)

Newport Banning Ranch



5-15-2007, EXHIBIT 12
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