

1.1 Regional Setting

Newport Banning Ranch (also referred to as “NBR,” the “Property,” the “Project Site”, or simply “Project” or “Site”) is located near the mouth of the Santa Ana River along the central coastline of Orange County, California. As shown on Exhibit I.1-1, Location Map, and on Exhibit I.1-2, Vicinity Map, the Site is generally located north of West (Pacific) Coast Highway, east of the Santa Ana River channel, south of the Talbert Nature Preserve, and west of Superior Avenue.

The Vicinity Map illustrates the local jurisdictional boundaries affecting the Site. Approximately 41 acres of the 402-acre Site are located within the current corporate boundary of the City of Newport Beach (“City”). The remaining acreage is located in unincorporated Orange County but within the City’s Sphere of Influence, as determined by the Orange County Local Area Formation Commission (LAFCO).

The entire Site is situated within the boundary of the Coastal Zone as established by the California Coastal Act, and is therefore, under land use planning and regulatory jurisdiction not only of local government agencies but also the California Coastal Commission.

1.2 Surrounding Land Uses and Neighborhoods

Exhibit I.1-3, Aerial Photograph, and Exhibit I.1-3, Surrounding Land Uses and Neighborhoods Map, illustrate the area immediately surrounding Newport Banning Ranch.

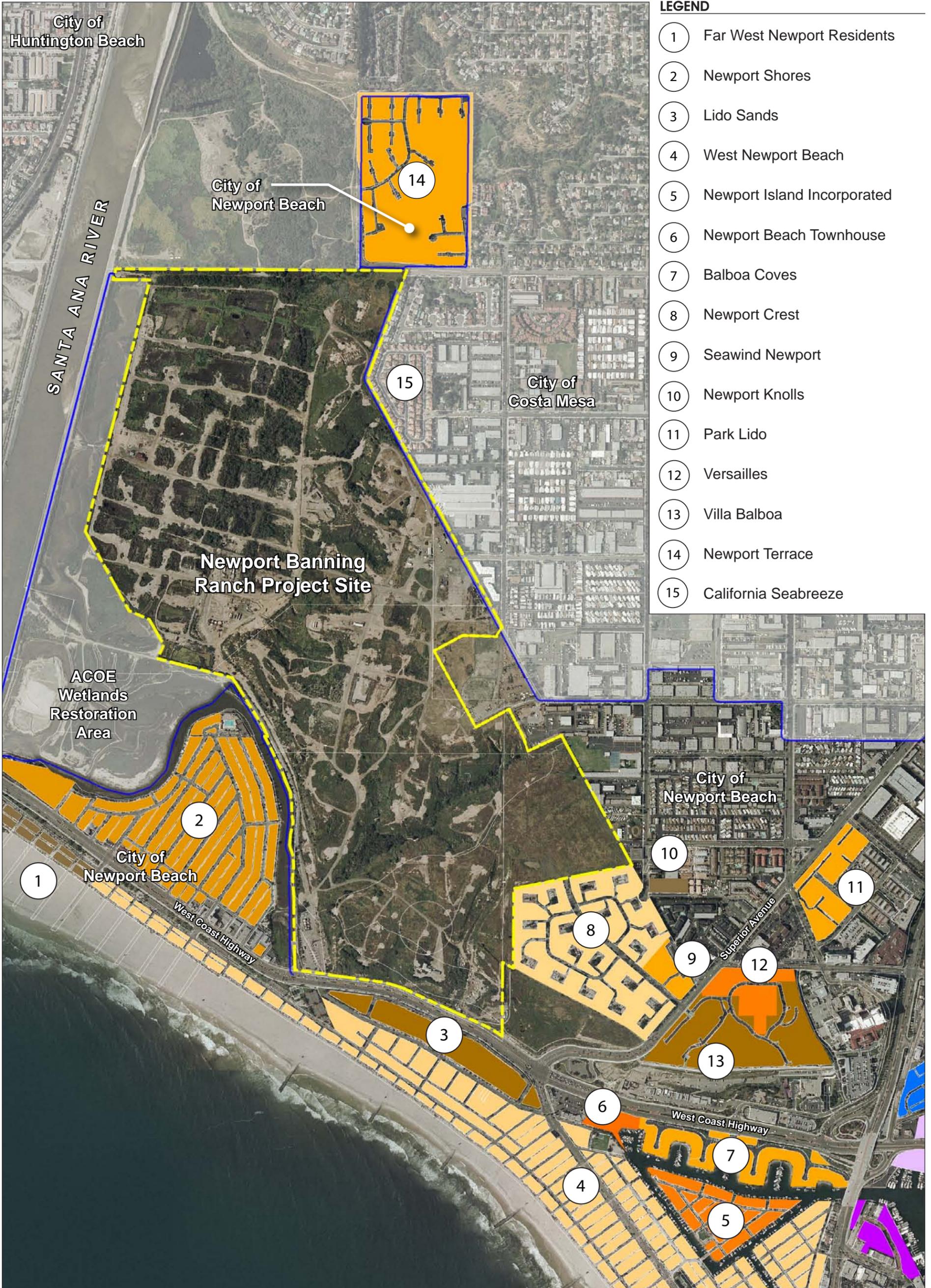
The Property’s northern boundary abuts the existing preservation and open space uses that comprise the Talbert Nature Preserve.

Existing restored wetlands, owned by the U.S. Army Corps of Engineers, are located along the western boundaries of the Property. The Oxbow Loop Channel (aka Semeniuk Slough), adjacent to the Newport Shores neighborhood, abuts the southwestern Property boundary.

Newport Terrace, Costa Mesa Seabreeze, and other residential neighborhoods are located along the northeastern boundary of the Property. Residential uses transition to light industrial uses between 16th Street and 18th Street along the Property’s eastern boundary.

Newport Crest, Newport Knolls, and other residential neighborhoods, as well as the City of Newport Beach’s proposed Sunset Ridge Park, are located along the southeastern boundary of the Property.

The Lido Sands and West Newport Beach neighborhoods are located south of West Coast Highway which parallels the southern edge of the Property.



LEGEND

- ① Far West Newport Residents
- ② Newport Shores
- ③ Lido Sands
- ④ West Newport Beach
- ⑤ Newport Island Incorporated
- ⑥ Newport Beach Townhouse
- ⑦ Balboa Coves
- ⑧ Newport Crest
- ⑨ Seawind Newport
- ⑩ Newport Knolls
- ⑪ Park Lido
- ⑫ Versailles
- ⑬ Villa Balboa
- ⑭ Newport Terrace
- ⑮ California Seabreeze

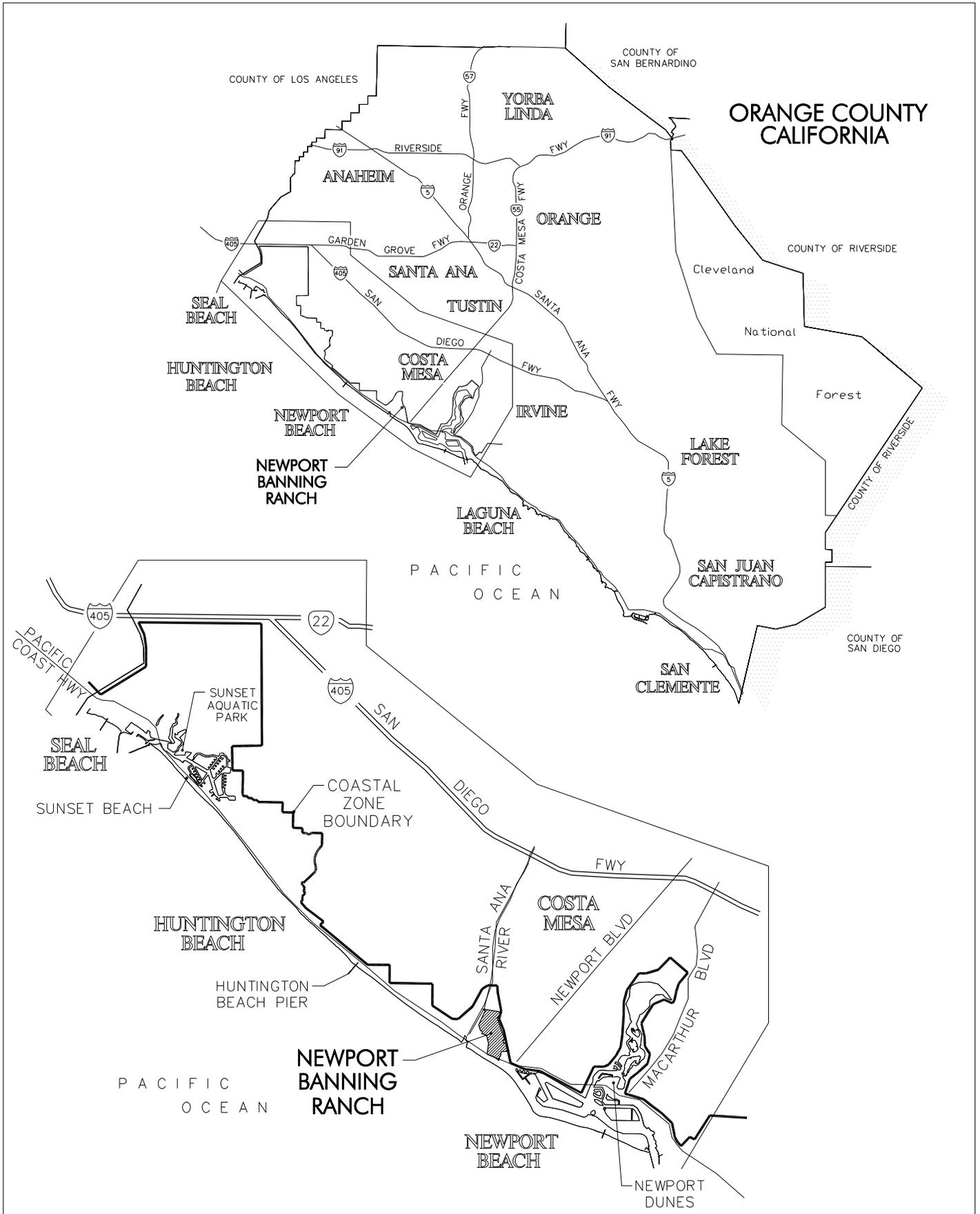


Exhibit I.1-1
Location Map

MASTER SITE PLAN
 City of Newport Beach - California



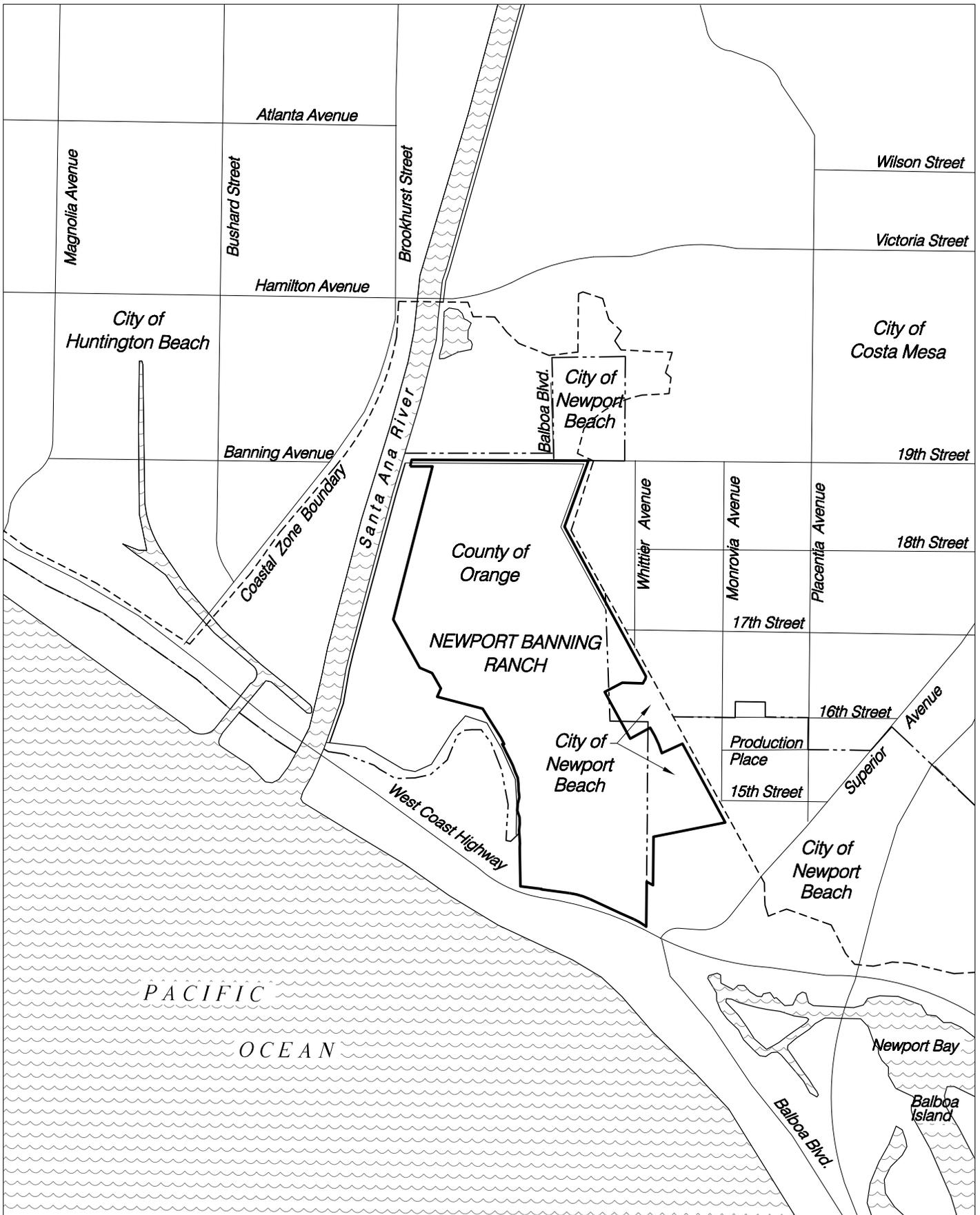


Exhibit I.1-2 Vicinity Map

MASTER SITE PLAN
City of Newport Beach - California



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