

5.1 Purpose and Intent

Exhibit I.5-1 summarizes the anticipated sequence of site plans and Coastal Development Permits described in Section 4.2 the Newport Banning Ranch PC Development Plan

As shown, the first site planning step leading toward the construction of the Newport Banning Ranch Project, pursuant to Section 4.3 of the Newport Banning Ranch Planned Community (PC) Development Plan, is the preparation and processing of a Master Site Plan through the City of Newport Beach and subsequently through the California Coastal Commission as part of a Master Coastal Development Permit (Master CDP).

This Master Site Plan is intended to implement Section 4.3 of the PC Development Plan. It is also intended to provide sufficient details related to implementing Coastal Act policies so that, to the maximum extent practicable, upon City approval of the Master Site Plan and Coastal Commission approval of the Master CDP, subsequent applications for Project Site Plans, subsequent Vesting Tentative Tract Maps, Use Permits, and similar development anticipated by and consistent with the Master CDP can be permitted by the City of Newport Beach as described in Chapter 4, Implementation and Administration, of the PC Development Plan, without the requirement that such plans, TTMs, Use Permits, and similar entitlements be required to obtain a subsequent Coastal Development Permit from the California Coastal Commission.

5.2 Scope

This Master Site Plan has been prepared to comprehensively satisfy the application and processing requirements for a Master Site Plan as set forth in PC Development Plan Section 4.3, in particular Subsection 4.3.2, Application for Master Site Plan Review, and Subsection 4.3.3, Master Site Plan Processing Procedures.

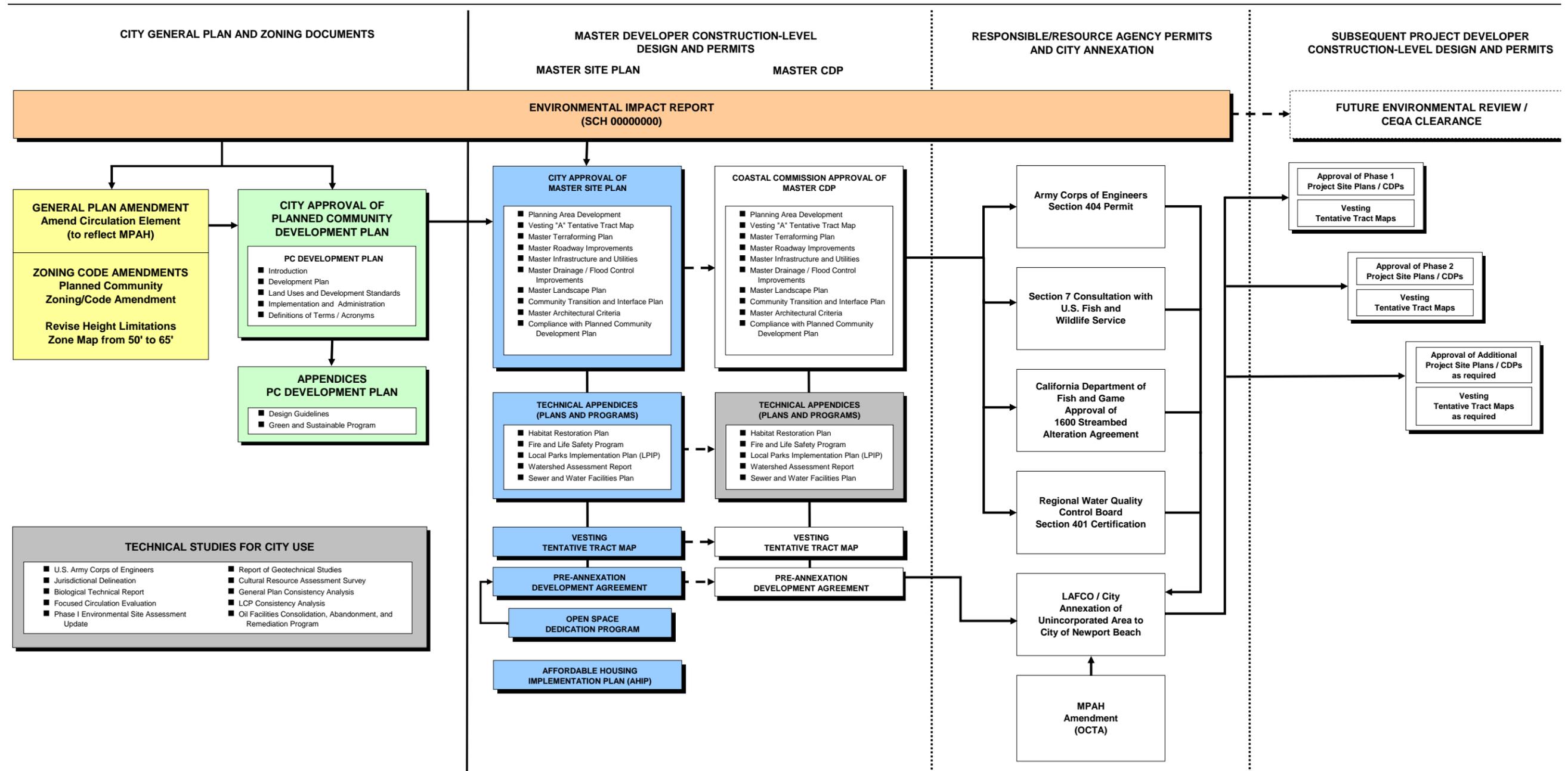
5.2.1 Components and Level of Detail

As required, the Master Site Plan

1. Includes all of the community's Backbone Roadways and all or majority portions of the Open Space Land Use District (potentially excluding some or all of the Oil Production Consolidation Sites), the Visitor-Serving Resort/Residential Land Use District, the Residential Land Use District, and the Mixed-Use/Residential Land Use District.
2. Divides the Land Use Districts described in Chapter 2 of the PC Development Plan into smaller Site Planning Areas (SPAs), with associated acres and residential dwelling units, accommodations, and commercial square footages. These Site Planning Areas are necessary for phasing of public and private land use development, open space and park dedications, and other reasons set forth in Section 4.1.

Exhibit I.5-1

SITE PLAN AND CDP PERMIT FLOWCHART
NBR Master Site Plan



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3. Describes the Phasing Concept for the Planned Community in terms that reflect the Site Planning Area boundaries, acreages, and units, and which provide for the logical extension of public and private infrastructure, dedication of open space and parks, and for other reasons set forth in Section 4.1.

This Master Site Plan provides sufficient to detail to permit the following activities which are anticipated in Section 4.3.1 of the PC Development Plan, i.e.:

1. Provides sufficient detail to permit the construction of master utilities and backbone infrastructure improvements (e.g., arterial and collector roads, backbone flood control/drainage facilities, backbone water distribution facilities, backbone sewer system, backbone dry utility systems, and similar public works and facilities required to serve land use development);
2. Provide sufficient detail in terms of roadway alignment and design to determine consistency with the County's Master Plan of Arterial Highways (MPAH), as amended in conjunction with this Project, and the City's Master Plan of Streets and Highways (i.e., from the Circulation Element of General Plan), which is required to be consistent with and implement the MPAH;
3. Provide sufficient detail to permit terraforming (landform grading) and bluff restoration and remedial grading of Site Planning Areas in anticipation of public access and use and land use development;

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4. Provide sufficient detail to permit limited clearing and grading required for habitat restoration, creation, and mitigation, and to remediate arroyo drainage course and other erosion, and to allow selective bluff/slope restoration and mitigation, all consistent with the Project's Habitat Restoration Plan;
5. Provide sufficient detail to establish and refine – at a construction-level of detail – the open space and development boundary between Upland and Lowland habitat areas, public park areas, and residential and resort land use development areas consistent with the proposed Habitat Restoration Plan, the Fire and Life Safety Program, and Public Parks and Recreation Plan;
6. Provide sufficient detail to permit phased offers of land dedication for the Lowland and Upland open space areas, for potential creation of a third-party mitigation bank within the Lowland open space area, and for public parks, trails, and wetland facilities for water treatment and cleansing of urban runoff and storm drainage originating both on and off-site;
7. Provide sufficient detail to permit subdividing the Master Site Plan area into large parcels for financing and/or sale or lease to homebuilders and resort/commercial area developers for development of condominiums or other projects, and any necessary dedications to the City, County, and/or other public agencies;

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8. Provide sufficient detail in terms of the public parks and trails dedications to determine consistency of the Master Site Plan with the City's General Plan policies;
9. Provide a sufficiently detailed Habitat Restoration Plan – including a mix of Upland and Lowland habitat protection, restoration, and creation, as well as monitoring and maintenance – to demonstrate Project consistency with the City's General Plan policies and with the Coastal Act's marine and land resources policies;
10. Provide sufficient detail in terms of bluff setbacks, stability protection, public access and dedication, and native/drought-resistant plant material to determine consistency with the City's Planned Community District Regulations, in particular Section 20.35.060 as applicable to Newport Banning Ranch and Coastal Act's land resources policies;
11. Provide sufficient detail in terms of landscape planting palettes for all land use districts to determine consistency of the Fire and Life Safety Program and Landscape Master Plan with the Project's Habitat Restoration Plan;
12. Provide sufficient detail in terms of the site planning and design of public parks, public parking areas, off-street trails and footpaths, and on-street bicycle trails and adjacent walkable streetscapes and green street drainage solutions to demonstrate consistency of the Project with the Coastal Act's public access and recreation policies;

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13. Provide sufficient detail in terms of architectural design heights, mass, and public facility information for the resort, the Community Park, the Public Bluff Park, the Interpretive Nature Center, and other trails and staging areas within the Upland and Lowland to demonstrate consistency with the Coastal Act's development and visitor-serving policies; and
14. Finally, the Master Site Plan intends to provide sufficient detail related to implementing Coastal Act policies so that, when the Master CDP is approved and issued by the Coastal Commission, and as applications are brought forward for subsequent Site Plans, corresponding Tentative Tract Map(s), Use Permits, etc. these subsequent land use development projects can be permitted by the City of Newport Beach as discussed in Section 4.1 of the PC Development Plan.

No Coastal Development Permit shall be required for development that is defined as Categorically Exempt per Section 30610 of the Coastal Act, or falls within a category of development identified in the Master Site Plan/CDP as not requiring a Project Coastal Development Permit, such as patio covers or swimming pools in designated areas of the Newport Banning Ranch.

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5.2.2 Organization of Master Site Plan Submittal

1. Part I – Introduction

The introduction contains the location, background, a summary of existing conditions, planning applications, and the preface to the Master Site Plan, of which this is the concluding Chapter 5.

2. Part II – Master Site Plan

Part II of this submittal contains the Master Site Plan and related master plans, programs, and related construction-level details and descriptions for the Newport Banning Ranch.

Part II is organized into the following topical chapters:

Chapter 1 – Master Site Plan and Phasing Plan

Chapter 2 –Vesting Tentative Tract Map;

Chapter 3 –Master Terraforming Plan:

Chapter 4 –Master Roadway Improvements;

Chapter 5 –Master Infrastructure and Utilities;

Chapter 6 –Master Watershed Plan;

Chapter 7 –Master Public Parks and Recreation Plan;

Chapter 8 –Master Landscape Plan;

Chapter 9 –Coastal Access and Public Trails Plan;

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Chapter 10 –Community Transition and Interface Plan;

Chapter 11 – Architectural Design; and

Chapter 12 –Permits and Procedures Program for Minor Improvements after Initial Development.

The Master Site Plan does not, at least currently, contain optional Master Site Plan components that may be included with a future Master Site Plan and/or Project Site Plan:

- a. Financing and Conveyance Tentative Tract Map and/or Parcel Map (An optional Master Site Plan component);
- b. One or more Sign Program(s) (An optional Master Site Plan component) (Optional); and/or
- c. An Amendment or Revisions to the Planned Community Development Plan and Statistical Table (not applicable as no amendment or revision is required based on the current PC Development Plan document).

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5.2.3 Part III Consistency Analyses

Part III of this submittal contains analyses as to the consistency of the Master Site Plan with the PC Development Plan, in particular with Chapter 3, Land Use and Development Standards, and Chapter 4, Implementation and Administration.

5.2.4 Part V Appendices

Part IV of this submittal is appendices, submitted under separate cover that contain detailed plans and programs that will be implemented as part of and the Master Site Plan. Many of these plans and programs transcend the development of individual site Planning Areas. They include:

- a. Habitat Restoration Plan (HRP);
- b. Fire and Life Safety Program;
- c. Watershed Assessment Report;
- d. Sewer and Water Facilities Plan; and
- e. Vesting Tentative Tract Map No. 17308.

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5.3 Consistency with the NBR PC Development Plan

This Master Site Plan is consistent with the land uses concepts, land use districts, circulation concepts, and infrastructure concepts set forth in Chapter 2, Development Plan, of the NBR PC Development Plan. This consistency is carried forward in the Site Planning Areas defined in Section 5.5 below, and in the Master Site Plan and Phasing Plan set forth in Chapter 1 of Part II.

The Master Site Plan is consistent both with Chapter 3, Land Use and Development Standards, of the PC Development Plan, and with Chapter 4, Implementation and Administration, of the PC Development Plan. Part III of this submittal demonstrates this consistency in detail.

5.4 Recognition of Coastal Development Permit Requirement

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

Any and all development within the Newport Banning Ranch Site must be consistent with the requirements of the Coastal Act.

The Landowner/Master Developer recognizes that, in addition to this Master Site Plan, it must obtain one or more Coastal Development Permits for the Project in compliance with the requirements of the California Coastal Act.

Therefore, after City of Newport Beach approval, it is anticipated that the Landowner/Master Developer will submit a Coastal Development Permit application to the Coastal Commission requesting its approval of the following land use entitlements:

- The Master Site Plan;
- Vesting Tentative Tract Map No. 17308 corresponding to Master Site Plan; and
- A Pre-Annexation Development Agreement (PADA) between the Landowner/Master Developer and the City of Newport Beach.

Because of the comprehensive nature of the City entitlements that will be submitted in this Coastal Development Permit application, this “bundle” of City land use entitlements will be hereinafter referred to as the “Master Coastal Development Permit.”⁽¹⁾

⁽¹⁾ The Coastal Act does not define “Master Coastal Development Permit.” All permits issued by the Coastal Commission are referred to as “Coastal Development Permits;” however, for purposes of this PC Development Plan, the first permit issued by the Coastal Commission will be referred to as the “Master Coastal Development Permit.” Similar vocabulary has been used for other large-scale coastal projects, including the Newport (then Irvine) Coast Planned Community, whose first CDP was referred to as “Master Coastal Development.”

5.5 Site Planning Areas

Consistent with the provisions of Section 4.3 of the PC Development Plan, and to facilitate the preparation of this Master Site Plan and the various technical plans, programs, reports, and permits required to implement habitat protection and restoration, public park dedications and improvements, and private land use development, this Master Site Plan divides the Land Use Districts shown on the PC Development Plan into smaller, finer-grained, and more detailed Site Planning Areas (SPAs) that can be related to phasing and implementation.

Exhibits I.5-2 and I.5-3 set forth the Site Planning Areas Map and the Site Planning Areas Table, respectively, for Newport Banning Ranch.

As shown, the 54(?) Site Planning Areas shown in Exhibit 1.5.1 are simply subareas of the various Land Use Districts that comprise Exhibit 2-1, Planned Community Development Plan, in the PC Development Plan document.

Also as shown, the Gross Acres, Planned Densities, Planned Dwelling Units, Planned Commercial Square Footage, and Planned Overnight Accommodations shown in Exhibit 1.5.3 are within the same planned totals shown in Exhibit 2-2, Planned Community Development Table, in the PC Development Plan document.

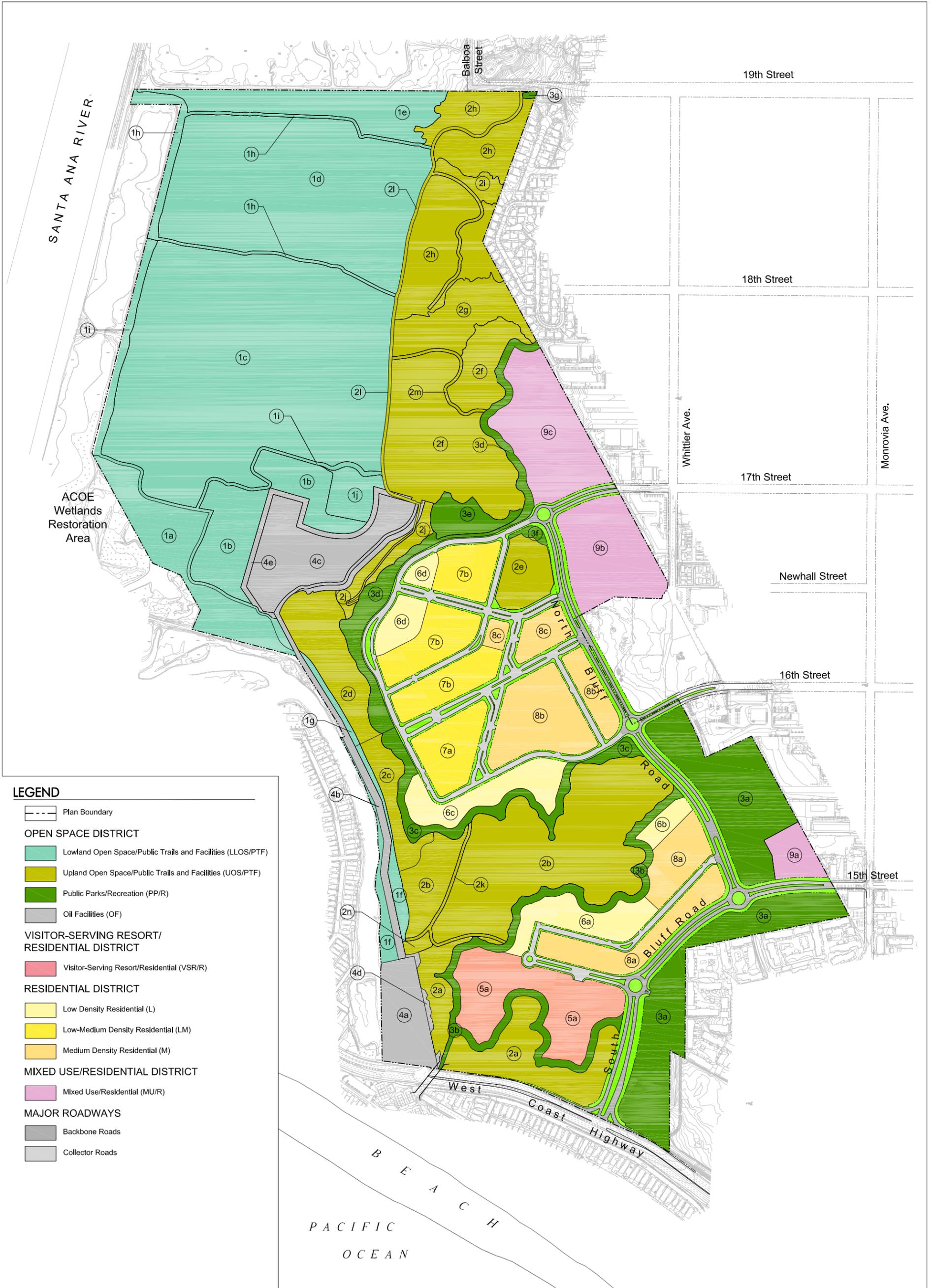


Exhibit I.5-3

SITE PLANNING AREAS TABLE
NBR Master Site Plan

LAND USE DISTRICT	SPA #	SITE PLANNING AREA	GROSS ACRES ⁽¹⁾
OPEN SPACE LAND USE DISTRICT			
1. LOWLAND OPEN SPACE / PUBLIC TRAILS AND FACILITIES DISTRICT			
LLOS/PTF	1a	South Wetland Area	8.8
LLOS/PTF	1b	Central Wetland Area	10.9
LLOS/PTF	1c	North Wetland Area	56.8
LLOS/PTF	1d	South Wet Meadow Area	34.4
LLOS/PTF	1e	North Wet Meadow Area	8.1
LLOS/PTF	1f	Bluff Toe Trail - Phase 1	2.7
LLOS/PTF	1g	Bluff Toe Trail - Phase 2	0.6
LLOS/PTF	1h	Lowland Interpretive Trail - Phase 1	3.2
LLOS/PTF	1i	Lowland Interpretive Trail - Phase 2	4.0
LLOS/PTF	1j	Wetlands Restoration / Drainage Cleansing Area	1.5
Subtotal Lowland Open Space / Public Trails and Facilities			131.1
2. UPLAND OPEN SPACE / PUBLIC TRAILS AND FACILITIES DISTRICT			
UOS/PTF	2a	West Coast Highway Bluff Area	10.0
UOS/PTF	2b	Large Arroyo CSS / Grassland Area	26.3
UOS/PTF	2c	Oil Road Bluff CSS / Grassland Area - Phase 1	2.9
UOS/PTF	2d	Oil Road Bluff CSS / Grassland Area - Phase 2	6.4
UOS/PTF	2e	Vernal Pool Preservation Area	3.2
UOS/PTF	2f	South Upland Grassland Area	18.5
UOS/PTF	2g	Medium Arroyo Grassland Area	5.9
UOS/PTF	2h	North Upland CSS / Grassland Area	15.5
UOS/PTF	2i	Small Arroyo Grassland Area	1.2
UOS/PTF	2j	Scenic Bluff CSS / Grassland Area	2.0
UOS/PTF	2k	Large Arroyo Trail	0.7
UOS/PTF	2l	Upland Interpretive Trail - Phase 1	2.4
UOS/PTF	2m	Upland Interpretive Trail - Phase 2	0.5
UOS/PTF	2n	Wetlands Restoration / Drainage Cleansing Area	0.4
Subtotal Upland Open Space / Public Trails and Facilities			96.0
3. PUBLIC PARKS / RECREATION DISTRICT			
PP/R	3a	Public Community Park	22.9
PP/R	3b	Public Bluff Park - Phase 1 (South)	6.6
PP/R	3c	Public Bluff Park - Phase 1 (North)	4.6
PP/R	3d	Public Bluff Park - Phase 2	7.3
PP/R	3e	Interpretive Center ⁽²⁾	2.2
PP/R	3f	Vernal Pool Interpretive Area	0.4
PP/R	3g	Talbert Trailhead / Staging Area	0.1
Subtotal Parks and Recreation			44.1
4. OIL FACILITIES DISTRICT (Interim Use)			
OF	4a	Oil Operations Site (South Area)	4.8
OF	4b	Oil Access Road	3.1
OF	4c	Oil Consolidation Site (North Area)	8.6
OF	4d	Oil Operations Site Native Planting Buffer	0.3
OF	4e	Oil Consolidation Site Native Planting Buffer	2.6
Subtotal Oil Facilities			19.4
SUBTOTAL OPEN SPACE			290.6

Exhibit I.5-3 (continued)

SITE PLANNING AREAS TABLE
NBR Master Site Plan

LAND USE DISTRICT	SPA #	SITE PLANNING AREA	GROSS ACRES ⁽¹⁾
VISITOR-SERVING RESORT / RESIDENTIAL LAND USE DISTRICT			
5. VISITOR-SERVING RESORT / RESIDENTIAL DISTRICT			
VSR/R	5a	Resort Hotel (75 Guest Rooms / Spa / Fitness Center / Restaurants / Commercial) and Resort Condominiums	10.7
<i>Subtotal Visitor-Serving Resort / Residential</i>			10.7
SUBTOTAL VISITOR-SERVING RESORT / RESIDENTIAL			10.7
RESIDENTIAL LAND USE DISTRICT			
6. LOW DENSITY RESIDENTIAL DISTRICT			
L	6a	Attached / Detached Residential	5.1
L	6b	Attached / Detached Residential	1.2
L	6c	Attached / Detached Residential	5.3
L	6d	Attached / Detached Residential	3.7
<i>Subtotal Low Density Residential</i>			15.3
7. LOW-MEDIUM DENSITY RESIDENTIAL DISTRICT			
LM	7a	Attached / Detached Residential	7.0
LM	7b	Attached / Detached Residential	14.0
<i>Subtotal Low-Medium Density Residential</i>			21.1
8. MEDIUM DENSITY RESIDENTIAL DISTRICT			
M	8a	Attached / Detached Residential	10.4
M	8b	Attached / Detached Residential	12.5
M	8c	Attached / Detached Residential	4.3
<i>Subtotal Medium Density Residential</i>			27.2
SUBTOTAL RESIDENTIAL			63.6
MIXED-USE / RESIDENTIAL LAND USE DISTRICT ⁽³⁾			
9. MIXED-USE / RESIDENTIAL DISTRICT			
MU/R	9a	Attached Residential/Mixed-Use Commercial	2.2
MU/R	9b	Attached Residential/Mixed-Use Commercial	8.6
MU/R	9c	Attached Residential/Mixed-Use Commercial	10.3
<i>Subtotal Mixed-Use / Residential</i>			21.1
SUBTOTAL MIXED-USE / RESIDENTIAL			21.1
BACKBONE ROADWAYS ⁽⁴⁾			
--	--	South Bluff Road (4-Lane Arterial)	6.4
--	--	North Bluff Road (2-Lane Enhanced Collector) ⁽⁵⁾	7.3
--	--	15th Street (4-Lane Arterial)	1.3
--	--	16th Street (2-Lane Enhanced Collector) ⁽⁵⁾	0.5
--	--	17th Street (2-Lane Enhanced Collector)	0.8
SUBTOTAL BACKBONE ROADWAYS			16.3
TOTAL PROJECT			402.3

(1) Gross land use acres are generally measured to centerlines of adjacent local road rights-of-way where such roads are shown on the plan.

(2) Interpretive Center includes: Nature Center / Native Plant Nursery / Seasonal Yurt Retreat.

(3) Up to 180 affordable housing units (i.e., 15% of 1,195 market rate units) will be included within Mixed Use / Residential Land Use District.

(4) Rights-of-way for Backbone Roadways are treated as a distinct land use acreage.

(5) Includes half-width rights-of-way from adjacent parcels for small portions of North Bluff Road and 16th Street as shown in Exhibit I.5-1, Site Planning Areas Map.