

2.1 Purpose and Scope

The purpose of the Vesting Tentative Tract Map (VTTM) is to show the design and improvement of the proposed subdivision in relationship to the existing conditions and the adjacent properties.

Vesting Tentative Tract Map No. 17308 is similar to “A” level Tentative Tract Map in that the map shows large development lots that in some instances will require future subdivision. However, it is different from a traditional “A” Map in that it will permit condominium development without subsequent resubdivision.

Future “B” level Tentative Tract Maps will further define single-family lots and smaller builder lots where applicable. The subsequent “B” level Tentative Tract Maps require City of Newport Beach approval, but will not require Coastal Commission review and approval as a CDP.

The CDP requirement will be satisfied by the Master CDP which will include Vesting TTM No. 17308, which covers all of land within the Newport Banning Ranch Planned Community.

2.2 Overview

VTTM No. 17308 was prepared in conformance with the Subdivision Map Act and the City of Newport Beach Subdivision Ordinance, and Section 4.5, Tentative Tract Maps, of the NBR PC Development Plan. The VTTM provides:

- Numbered lots;
- Lettered lots;
- Public streets; and
- Backbone infrastructure lines and facilities.

Numbered lots are used for development areas such as residential, resort and parks. Lettered lots are used for open space lots such as natural open space areas and buffers. The lot and street layout is closely coordinated with and reflects the Site Planning Areas shown on the Master Site Plan.

In addition to the lots and streets, main line sewer, water, storm drain, reclaimed water and trails are shown. Typical street cross-sections, land use tables with areas, standard plan deviations, and notes pertinent to the subdivision are also included on the map.

Multiple Final Tract Maps may be prepared and recorded based on proposed VTTM No. 17308. Also, the VTTM is prepared for condominium purposes which allows for condominium developments, as defined by the State Department of Real Estate, without subsequent or additional land subdivision.

2.3 Open Space Lots

Lettered lots are used to denote open space lots for the subdivision. These open space lots include the following:

- Habitat areas;
- Habitat-related project design features;
- Third party restoration areas;
- Habitat buffers;
- Open space trails;
- Similar open space uses within the Newport Banning Ranch Planned Community which are not anticipated to contain habitable buildings or similar development.

Note that some oil consolidation lots are numbered lots, although these sites are deed-restricted to become open space, once oil operations cease.

2.4 Development Lots

Numbered lots are used to denote development lots. The numbered lots include the following:

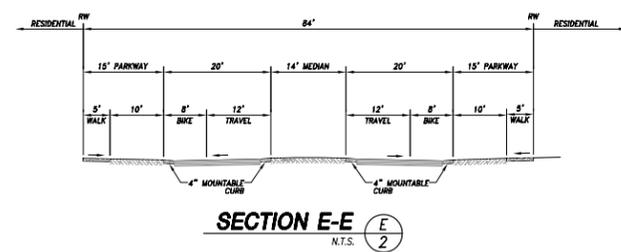
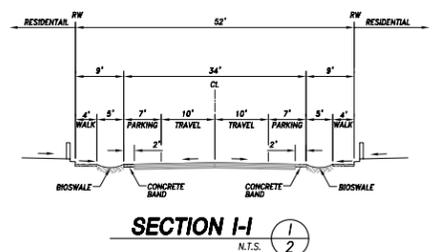
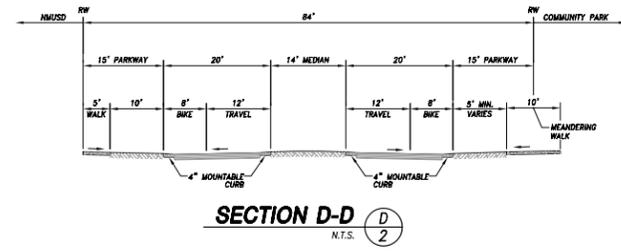
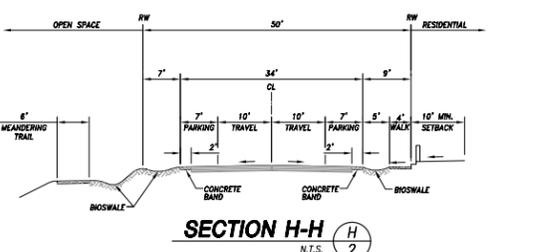
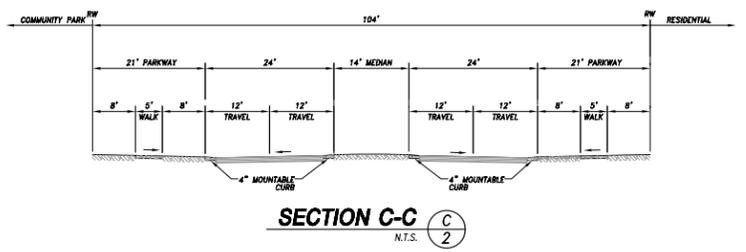
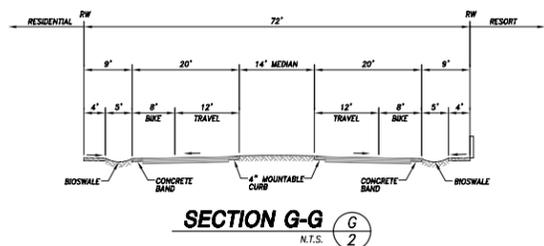
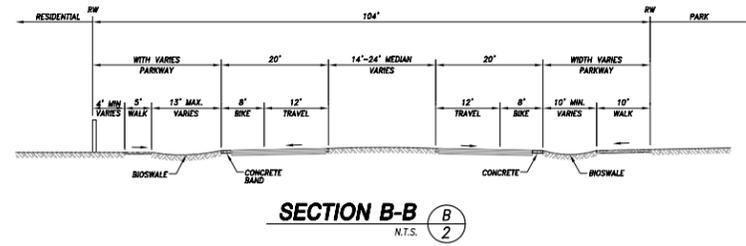
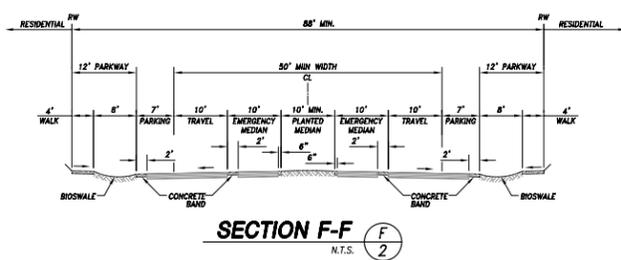
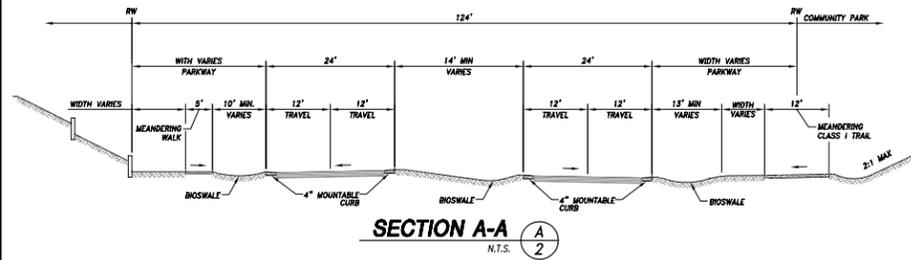
- Residential Detached and Attached Areas;
- Resort Areas;
- Mixed-use/Residential Areas;
- Public Parks and Recreation Areas;
- Oil consolidation lots; and
- Other Development Areas associated with the Newport Banning Ranch Planned Community.

2.5 Subsequent Tract Maps

As discussed earlier, it is expected that one or more Final Tract Maps will be prepared in substantial conformance to the approved Vesting Tentative Tract Map No. 17308.

Subsequent Tentative and Final Tract Maps will be required for some portions of the Project. For example, future Tentative Tract Maps (“B” level) will be necessary in cases where single-family residential lots are desired and where smaller lots may be needed to facilitate phased land acquisition and construction by the future builders.

VESTING TENTATIVE TRACT MAP NO. 17308 FOR CONDOMINIUM PURPOSES



LOT #	PROPOSED LAND USE	MAINTENANCE RESPONSIBILITY	LOT AREA ACRES
1	PARK	CITY	0.2
2	RESIDENTIAL	HOA	4.6
3	RESIDENTIAL	HOA	5.9
4	PARK	CITY	1.8
5	PARK	CITY	0.2
6	NATURE RESERVE	CONS./CITY/HOA	2.2
7	PARK	CITY	1.8
8	LANDSCAPE	HOA	0.9
9	OIL OPERATIONS SITE	OIL OPERATOR	8.7
10	LANDSCAPE	HOA	0.7
11	ACCESS ROAD	OIL OPERATOR/CITY	1.1
12	PARK	CITY	3.8
13	RESIDENTIAL	HOA	2.0
14	RESIDENTIAL	HOA	2.9
15	PARK	CITY	2.0
16	RESIDENTIAL	HOA	3.9
17	RESIDENTIAL	HOA	3.3
18	RESIDENTIAL	HOA	1.4
19	PARK	CITY	0.3
20	RESIDENTIAL	HOA	1.3
21	RESIDENTIAL	HOA	1.6
22	RESIDENTIAL	HOA	1.0
23	RESIDENTIAL	HOA	2.3
24	RESIDENTIAL	HOA	1.7
25	RESIDENTIAL	HOA	2.1
26	RESIDENTIAL	HOA	3.4
27	RESIDENTIAL	HOA	0.6
28	RESIDENTIAL	HOA	2.0
29	RESIDENTIAL	HOA	2.2
30	RESIDENTIAL	HOA	2.2
31	RESIDENTIAL	HOA	2.7
32	RESIDENTIAL	HOA	2.1
33	RESIDENTIAL	HOA	2.1
34	RESIDENTIAL	HOA	2.4
35	RESIDENTIAL	HOA	1.7
36	PARK	CITY	1.1
37	WATER QUALITY BASIN	CITY	1.2
38	PARK	CITY	3.7
39	PARK	CITY	4.3
40	RESIDENTIAL	HOA	2.2
41	PARK	CITY	0.4
42	PARK	CITY	4.1
43	PARK	CITY	2.9
44	PARK	CITY	4.7
45	PARK	CITY	1.2
46	RESIDENTIAL	HOA	1.3
47	RESIDENTIAL	HOA	2.6
48	RESIDENTIAL	HOA	1.9
49	PARK	CITY	1.0
50	RESIDENTIAL	HOA	1.9
51	RESIDENTIAL	HOA	1.3
52	RESIDENTIAL	HOA	1.5
53	RESIDENTIAL	HOA	1.3
54	RESIDENTIAL	HOA	0.9
55	RESIDENTIAL	HOA	1.5
56	OIL OPERATIONS SITE	OIL OPERATOR	4.9
57	PLANTER AREA	HOA	0.4
58	PARK	CITY	0.2
59	PARK	CITY	2.7
60	RESIDENTIAL	HOA	2.6
61	RESORT	RESORT OPERATOR	2.9
62	RESORT	RESORT OPERATOR	4.5
63	PARK	HOA	1.8
TOTAL			138.4

LOT #	PROPOSED LAND USE	MAINTENANCE RESPONSIBILITY	LOT AREA ACRES
A	OPEN SPACE	CONSERVATION/CITY	8.1
B	OPEN SPACE	CONSERVATION/CITY	46.3
C	OPEN SPACE	CONSERVATION/CITY	9.4
D	OPEN SPACE	CONSERVATION/CITY	5.8
E	OPEN SPACE	CONSERVATION/CITY	18.9
F	OPEN SPACE	CONSERVATION/CITY	33.5
G	OPEN SPACE	CONSERVATION/CITY	47.3
H	WATER QUALITY BASIN	CONSERVATION/CITY	2.7
I	OPEN SPACE	CONSERVATION/CITY	3.4
J	OPEN SPACE	CONSERVATION/CITY	3.5
K	OPEN SPACE	CONSERVATION/CITY	11.2
L	OPEN SPACE	CONSERVATION/CITY	1.7
M	WATER QUALITY BASIN	CONSERVATION/CITY	0.4
N	OPEN SPACE	CONSERVATION/CITY	28.9
O	OPEN SPACE	CONSERVATION/CITY	2.6
P	OPEN SPACE	CONSERVATION/CITY	7.5
TOTAL			231.4

STREET	PROPOSED LAND USE	MAINTENANCE RESPONSIBILITY	LOT AREA ACRES
N. BLUFF RD	PUBLIC STREET	CITY	6.4
S. BLUFF RD	PUBLIC STREET	CITY	8.1
W. COAST HWY	PUBLIC STREET	CALTRANS	0.5
STREET 'A'	PUBLIC STREET	CITY	5.2
STREET 'B'	PUBLIC STREET	CITY	2.2
STREET 'C'	PUBLIC STREET	CITY	1.5
STREET 'D'	PUBLIC STREET	CITY	2.8
STREET 'E'	PUBLIC STREET	CITY	1.8
STREET 'F'	PUBLIC STREET	CITY	0.7
STREET 'G'	PUBLIC STREET	CITY	2.0
STREET 'H'	PUBLIC STREET	CITY	1.2
15TH STREET	PUBLIC STREET	CITY	1.3
16TH STREET	PUBLIC STREET	CITY	0.2
17TH STREET	PUBLIC STREET	CITY	0.8
TOTAL			32.7

NO.	DATE	REVISIONS	APPROVED	CHECKED BY:

DRAWN BY: **AM**
 DESIGNED BY: **DB**
 APPROVED: **JO**

VESTING TENTATIVE TRACT NO. 17308
STREET SECTIONS & LOT SUMMARY SHEET

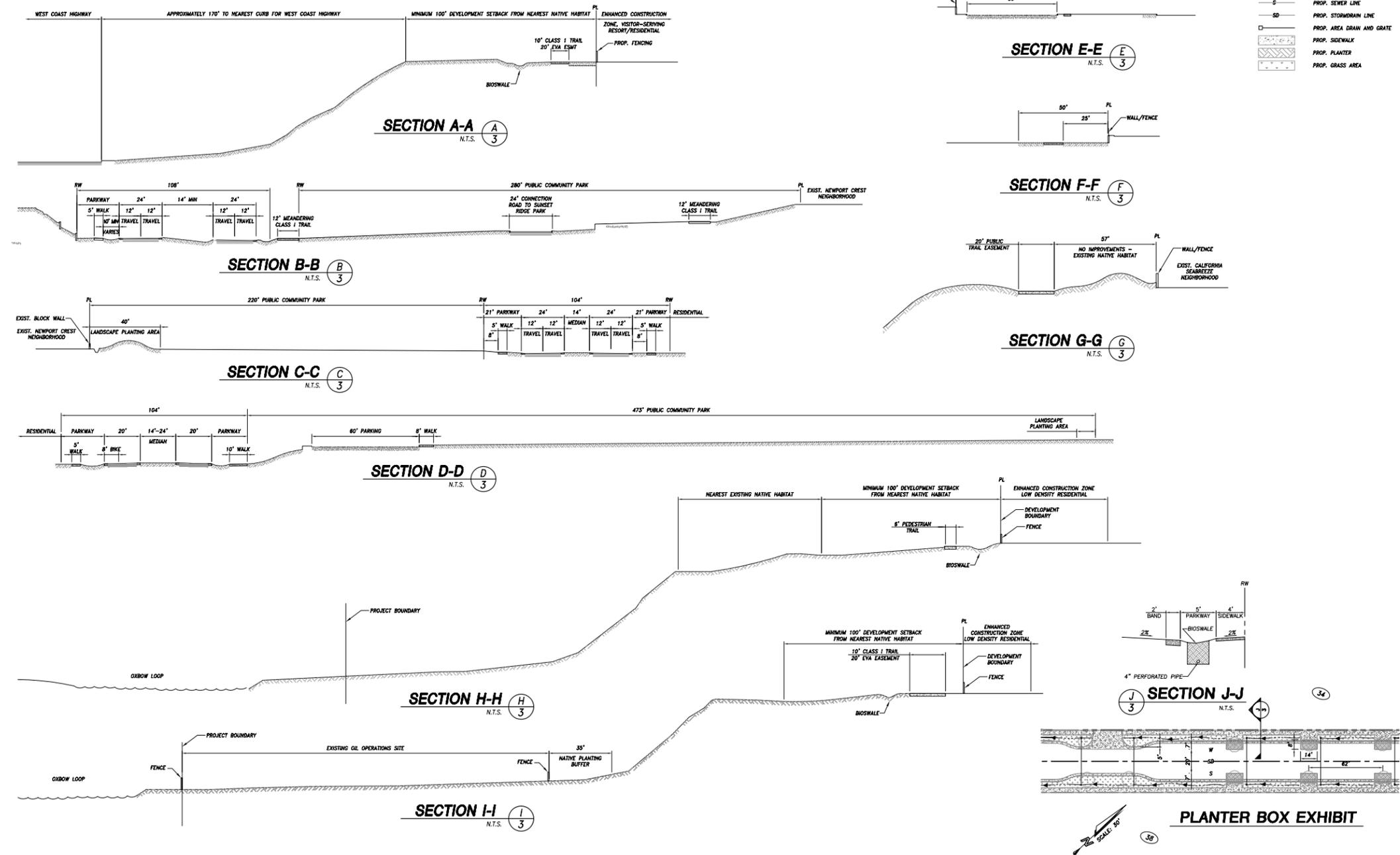
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 OF
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NEWPORT BANNING RANCH L.L.C.
 01/12/09
 PLAN SET: A

VESTING TENTATIVE TRACT MAP NO. 17308 FOR CONDOMINIUM PURPOSES

LEGEND

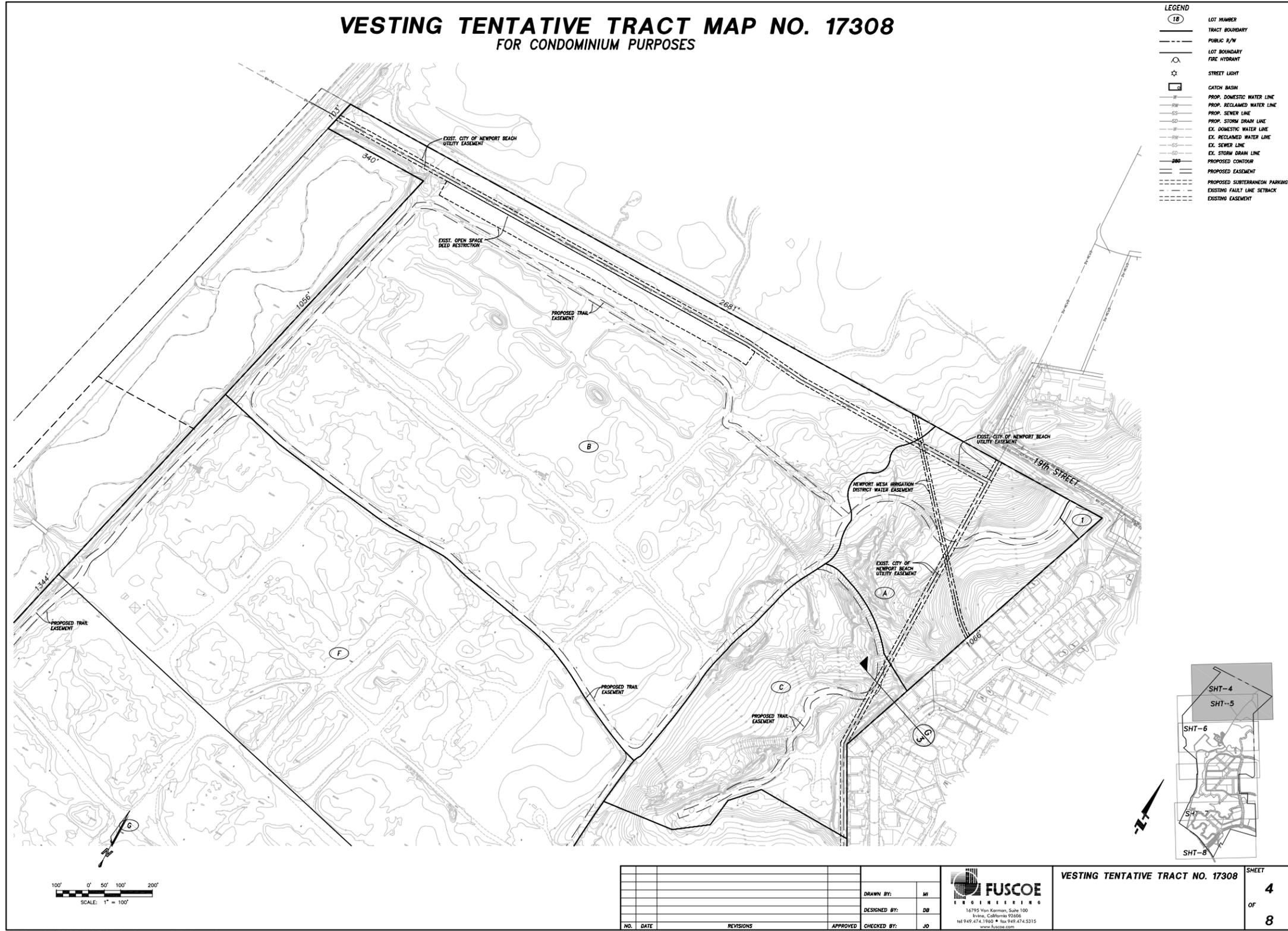
---	RIGHT OF WAY
---	CENTER LINE
---	CURB
W	PROP. DOMESTIC WATER LINE
S	PROP. SEWER LINE
SD	PROP. STORMDRAIN LINE
□	PROP. AREA DRAIN AND GRATE
▨	PROP. SIDEWALK
▩	PROP. PLANTER
•••	PROP. GRASS AREA



	 FUSCOE ENGINEERING 16795 Van Korman, Suite 100 Irvine, California 92606 Tel 949.474.1960 • Fax 949.474.5315 www.fuscoe.com	VESTING TENTATIVE TRACT NO. 17308 CROSS SECTIONS	SHEET 3 OF 8																								
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NO.	DATE	REVISIONS	APPROVED	CHECKED BY:	JOB																						

VESTING TENTATIVE TRACT MAP NO. 17308 FOR CONDOMINIUM PURPOSES

LEGEND	
(18)	LOT NUMBER
---	TRACT BOUNDARY
---	PUBLIC R/W
---	LOT BOUNDARY
⊙	FIRE HYDRANT
☆	STREET LIGHT
□	CATCH BASIN
—W—	PROP. DOMESTIC WATER LINE
—RW—	PROP. RECLAIMED WATER LINE
—S—	PROP. SEWER LINE
—SD—	PROP. STORM DRAIN LINE
—W—	EX. DOMESTIC WATER LINE
—RW—	EX. RECLAIMED WATER LINE
—S—	EX. SEWER LINE
—SD—	EX. STORM DRAIN LINE
---	PROPOSED CONTOUR
---	PROPOSED EASEMENT
---	PROPOSED SUBTERRANEAN PARKING
---	EXISTING FAULT LINE SETBACK
---	EXISTING EASEMENT



NEWPORT BANNING RANCH, LLC
VESTING TENTATIVE TRACT MAP NO. 17308
01/12/09
PLAN SET: A

NO.	DATE	REVISIONS	APPROVED	CHECKED BY:	JO

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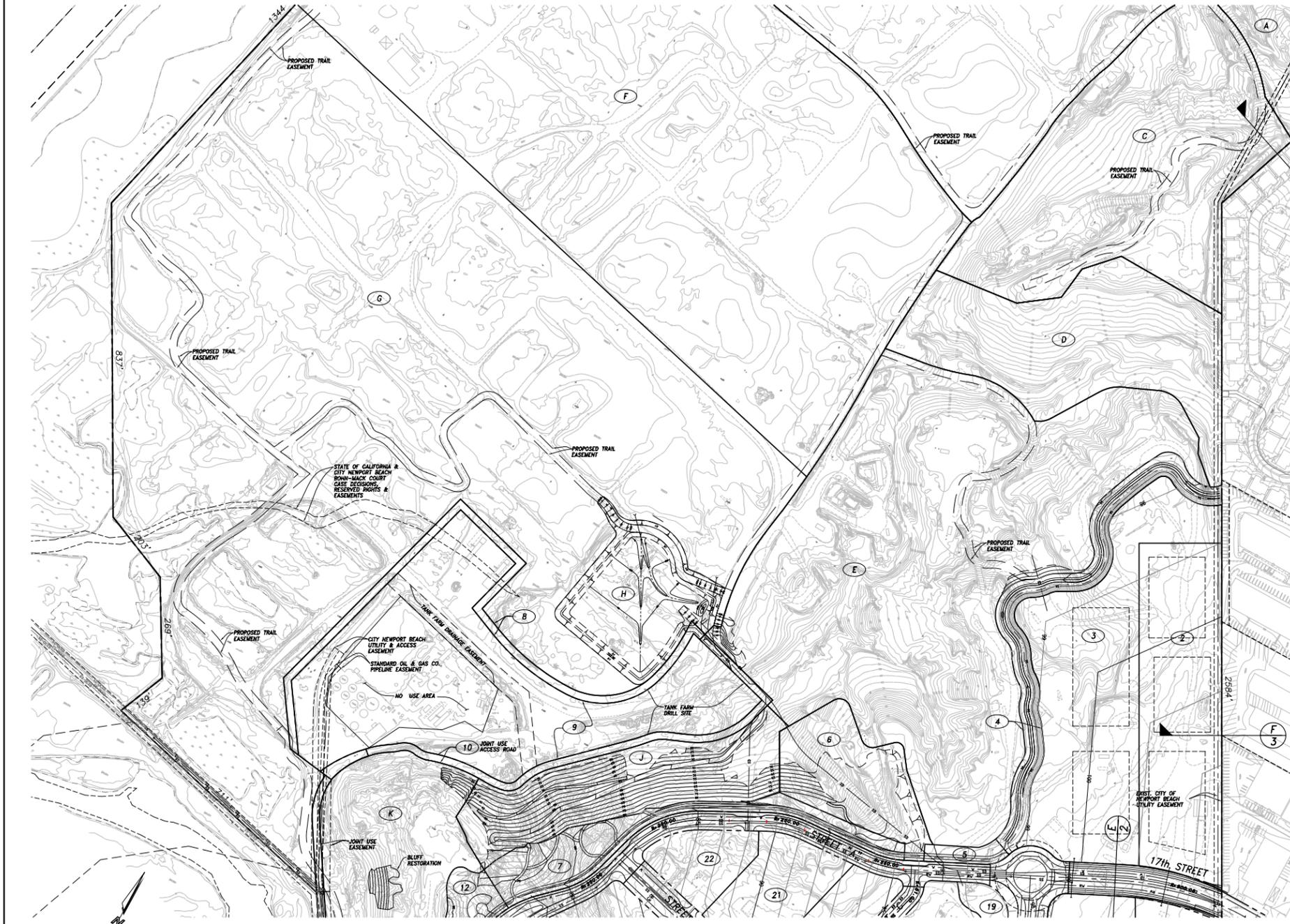
MASTER SITE PLAN
City of Newport Beach - California

Exhibit II.2-1 - Sheet 4
Vesting Tentative Tract Map, No. 17308

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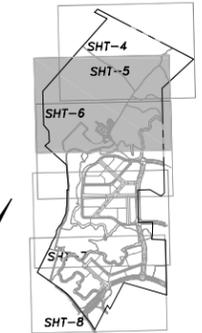
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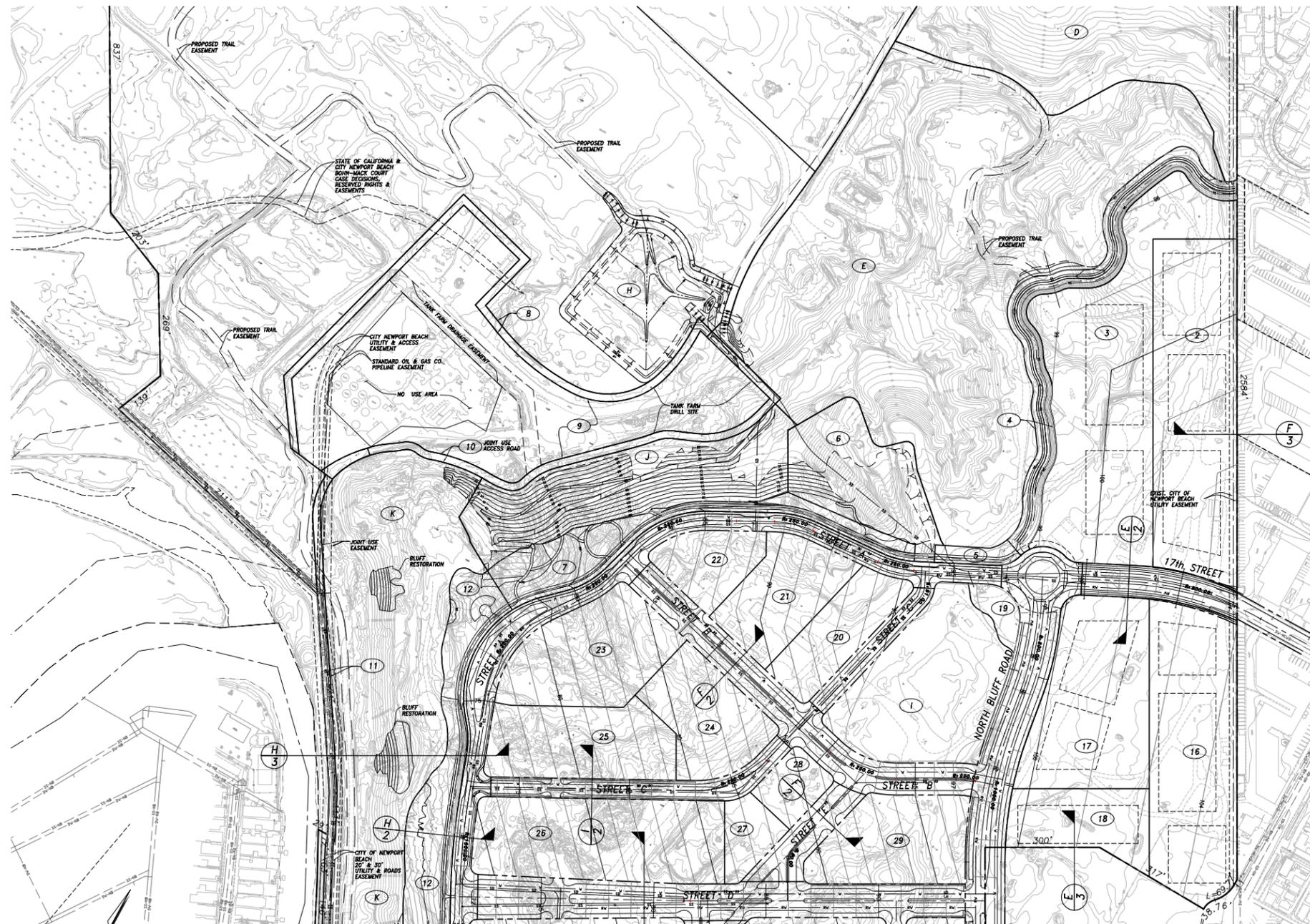
LEGEND

(1B)	LOT NUMBER
---	TRACT BOUNDARY
---	PUBLIC R/W
---	LOT BOUNDARY
⊙	FIRE HYDRANT
☆	STREET LIGHT
□	CATCH BASIN
—	PROP. DOMESTIC WATER LINE
—	PROP. RECLAIMED WATER LINE
—	PROP. SEWER LINE
—	PROP. STORM DRAIN LINE
—	EX. DOMESTIC WATER LINE
—	EX. RECLAIMED WATER LINE
—	EX. SEWER LINE
—	EX. STORM DRAIN LINE
—	PROPOSED CONTOUR
---	PROPOSED EASEMENT
---	PROPOSED SUBTERRANEAN PARKING
---	EXISTING TRAIL LINE SETBACK
---	EXISTING EASEMENT



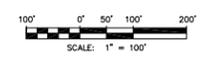
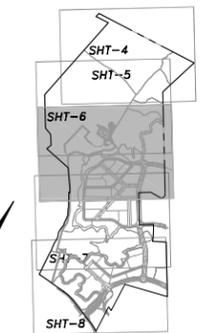
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NO.	DATE	REVISIONS	APPROVED	CHECKED BY:	JO

VESTING TENTATIVE TRACT MAP NO. 17308 FOR CONDOMINIUM PURPOSES



LEGEND

(18)	LOT NUMBER
---	TRACT BOUNDARY
---	PUBLIC R/W
---	LOT BOUNDARY
○	FIRE HYDRANT
☆	STREET LIGHT
□	CATCH BASIN
---	PROP. DOMESTIC WATER LINE
---	PROP. RECLAIMED WATER LINE
---	PROP. SEWER LINE
---	PROP. STORM DRAIN LINE
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---	EXISTING FAULT LINE SETBACK
---	EXISTING EASEMENT



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VESTING TENTATIVE TRACT NO. 17308

SHEET
6
OF
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NEWPORT BANNING RANCH, LLC
VESTING TENTATIVE TRACT MAP
01/12/09 PLAN SET: A



MASTER SITE PLAN
City of Newport Beach - California

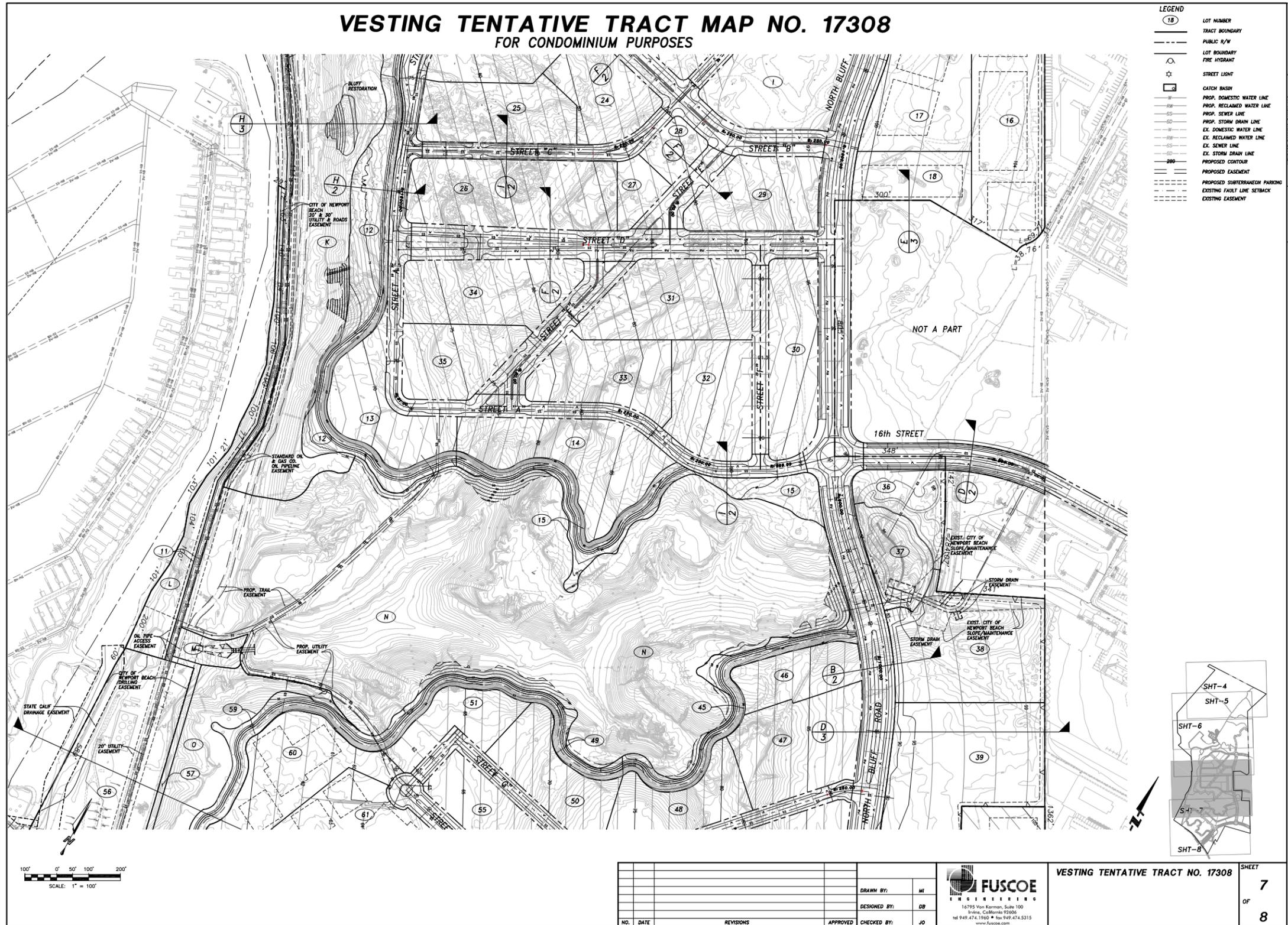
Exhibit II.2-1 - Sheet 6
Vesting Tentative Tract Map, No. 17308



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VESTING TENTATIVE TRACT MAP NO. 17308 FOR CONDOMINIUM PURPOSES



- LEGEND**
- (18) LOT NUMBER
 - TRACT BOUNDARY
 - PUBLIC R/W
 - LOT BOUNDARY
 - FIRE HYDRANT
 - ☆ STREET LIGHT
 - CATCH BASIN
 - PROP. DOMESTIC WATER LINE
 - PROP. RECLAIMED WATER LINE
 - PROP. SEWER LINE
 - PROP. STORM DRAIN LINE
 - EX. DOMESTIC WATER LINE
 - EX. RECLAIMED WATER LINE
 - EX. SEWER LINE
 - EX. STORM DRAIN LINE
 - PROPOSED CONTOUR
 - PROPOSED EASEMENT
 - PROPOSED SUBTERRANEAN PARKING
 - EXISTING FAULT LINE SETBACK
 - EXISTING EASEMENT

PLAN SET: A
01/12/09

SCALE: 1" = 100'

NO.	DATE	REVISIONS	APPROVED	CHECKED BY:	JO

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VESTING TENTATIVE TRACT NO. 17308

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OF
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MASTER SITE PLAN
City of Newport Beach - California

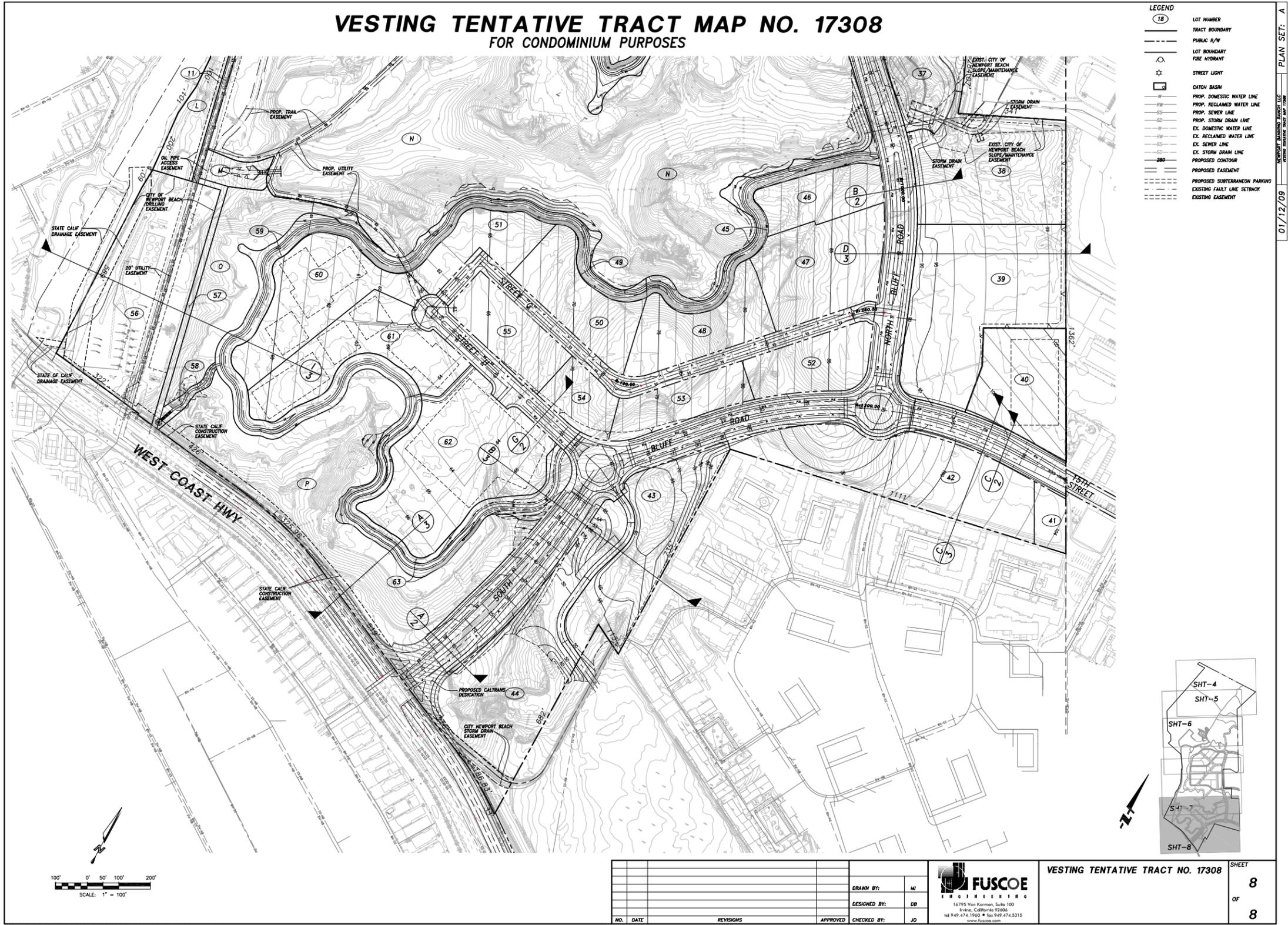
Exhibit II.2-1 - Sheet 7
Vesting Tentative Tract Map, No. 17308

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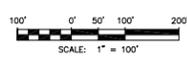
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LEGEND

(18)	LOT NUMBER
---	TRACT BOUNDARY
---	PUBLIC R/W
---	LOT BOUNDARY
⊙	FIRE HYDRANT
☆	STREET LIGHT
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---	PROP. DOMESTIC WATER LINE
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---	EX. DOMESTIC WATER LINE
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---	EXISTING EASEMENT

NEWPORT BANNING RANCH LLC
VESTING TENTATIVE TRACT MAP NO. 17308
01/12/09
PLAN SET: A



NO.	DATE	REVISIONS	APPROVED	CHECKED BY:	JO

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VESTING TENTATIVE TRACT NO. 17308

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OF
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MASTER SITE PLAN
City of Newport Beach - California

Exhibit II.2-1 - Sheet 8
Vesting Tentative Tract Map, No. 17308

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