

7.1 Overview

Newport Banning Ranch (NBR) provides an extensive and integrated system of public parks, open spaces, and trails to serve the needs of its residents, as well as the larger community, and proposes public trail connections to Canyon Park, Sunset Ridge Park, Talbert and Fairview Nature Preserves, West Coast Highway, and the beach.

7.2 City Local Park Requirements

Consistent with City of Newport Beach Subdivision Code (Chapter 19.52) and the State Quimby Act (Section 66477 of California Subdivision Map Act), the maximum local park requirement for Newport Banning Ranch is 15.06 acres as shown in Exhibit II.7-1. The actual requirement will reflect the number of dwelling units built within the community.

7.2.1 General Plan Policies

The Newport Beach General Plan specifically addresses the need for a community park to be located on the Project Site. Land Use Policy 6.5.2 of the City's General Plan states:

“Accommodate a community park of 20 to 30 acres that contains active playfields that may be lighted and is of sufficient acreage to serve adjoining neighborhoods and residents of Banning Ranch, if developed.”

7.2.2 Satisfaction of City's Local Park Requirements

NBR Planned Community (PC) Development Plan provides land for a 22.5-acre Public Community Park that will contain active playfields and will implement General Plan Land Use Policy 6.5.2.

As shown in the Local Park Implementation Plan (LPIP), the NBR Project will provide sufficient creditable acres of local public park land, in excess of the City's Quimby Act requirement of 15.06 acres.

Exhibit II.7-1

REQUIREMENT FOR LOCAL PARKS AND RECREATION LAND
NBR Master Site Plan

MAXIMUM DWELLING UNITS ⁽¹⁾	AVERAGE PERSONS PER DU ⁽²⁾	REQUIRED LOCAL PARKLAND ACRES PER PERSON ⁽³⁾	PROJECTED LOCAL PARKLAND REQUIREMENT
1,375	2.19	0.005	15.06

⁽¹⁾ Maximum permitted dwelling units set forth in Chapter 3, Development Plan, of the NBR PC Development Plan.

⁽²⁾ Based on Table H14, Housing Trends, 1980-2005, of the City's General Plan Housing Element.

⁽³⁾ Based on the City's parkland standard of five acres per thousand population (Chapter 19.52 of the Municipal Code).

7.3 Proposed Public Parks and Recreation Facilities

7.3.1 Public Parks

Exhibit 7-2 depicts the location of the proposed public parks within the NBR Project. The overarching concept is to provide a wide variety of active and passive recreational facilities that take advantage of the Site's unique location and views, and to provide trail connections throughout the Site that link together the numerous existing and proposed parks and recreation facilities within and adjacent to the Site. The LPIP provides additional details and information.

1. Public Community Park

The approximately 22.5-acre Public Community Park will contain park and recreational uses for both surrounding communities and future residents of Newport Banning Ranch. Portions of the park are envisioned as westerly extensions of the City's proposed Sunset Ridge Park.

The Community Park could accommodate a combination of active and passive uses, including sports fields, hard courts (basketball and/or tennis), tot lot(s), open play turf areas, picnic facilities, and trails. Off-street parking facilities will be dispersed throughout the park to provide convenient access for families and teams. Restroom and support facilities may be provided in a central location.

Determination of specific park improvements shall be made by the City of Newport Beach.

2. Public Bluff Park

The approximately 16-acre Public Bluff Park provides approximately 2 miles of public trails and numerous vista points overlooking the Large Arroyo and Lowland. Major viewpoints will have seating and interpretive signage. Portions of the Bluff Park function as part of the Class I Trail corridor.

3. Interpretive Nature Center

A unique feature of Newport Banning Ranch is the proposed Interpretive Native Center that is planned to be composed of a Nature Center, a Native Plant Nursery, and an Eco-Guest Retreat.

a. Nature Center

The Nature Center is the keystone of the Interpretive Center Area. This facility will contain viewing decks that overlook trailheads that connect to the Lowland trail system. Interpretive exhibits and signage will identify plants and wildlife of the area.

This area may contain an exhibit building and/or offices for the managing entity involved in the implementation and restoration of NBR's open space areas.



LEGEND

-  Plan Boundary
-  Open Space
-  Public Bluff Park
-  Interpretive Nature Center
-  Vernal Pool Interpretive Area
-  Public Community Park
-  Water Quality Basin
-  Water Cleansing/Polishing Areas
-  Proposed Public Trail
-  Existing Trail
-  Vista Points

PART II. MASTER SITE PLAN

b. Native Plant Nursery

The second component of the Interpretive Center will be a Native Plant Nursery. This facility will provide native plants that Newport Banning Ranch residents can use in their home landscape to ensure compatibility with the Habitat Restoration Plan (HRP). This nursery will be open to the general public and sell plant material to all local residents and businesses that wish to use drought-tolerant native landscape materials appropriate for the specific climate zone of Newport Beach.

c. Eco-Guest Retreat

The Eco-Guest Retreat may contain up to 12 Yurts, which are tent-like structures erected on low-impact elevated pedestals so they are off the ground. They would allow visitors to more closely experience the habitat areas in an unconventional and more immediate manner. These structures are planned to be available on a seasonal basis and may be operated by the resort.

7. MASTER PUBLIC PARKS AND RECREATION PLAN

4. Vernal Pool Interpretive Area

Located immediately south of the Interpretive Nature Center and adjacent to the approximately 3.2-acre Vernal Pool Preservation Area, this approximately 0.4-acre Vernal Pool Interpretive Area will provide signage kiosks and displays explaining the seasonal ecology of the area set within a native and California-friendly landscape.

5. Talbert Trailhead/Staging Area

Located at the northeast corner of the Project, the Talbert Trailhead/Staging Area will provide public access to a regional network of on- and off-site nature trails via the Upland Interpretive Trail. Public parking is planned on-street and off-site, along the south side of 19th Street.

PART II. MASTER SITE PLAN

7.3.2 Designated Public Trails

Over eight (8) miles of designated public interpretive trails and off-road multi-use trails are proposed within the Newport Banning Ranch community, not counting sidewalks adjacent to roadways or footpaths within the various public parks and recreation areas.

Exhibit II.9-1 illustrates the locations and lengths of the major trail segments that comprise this diverse backbone trail system.

7.3.3 Additional Parks and Recreational Facilities

In addition to the public parks and trail system, a variety of smaller parks and recreation facilities (public and/or private) are envisioned within NBR's residential neighborhoods.

1. Neighborhood Allées

Neighborhood allées have been incorporated into the street/open space designs for residential areas north of the Large Arroyo. These wide public street corridors – incorporating generous public greenways composed of landscape medians, parkways, and natural elements that will function as bio-swales – terminate in the Public Bluff Park, with views toward the ocean.

The Grand Allée is aligned to provide a sunset view of the tip of Catalina Island. The North Allée provides a broad ocean view with restored wetlands in the foreground, while the South Allée provides views of the Large Arroyo, with the Newport Beach coastline in the distance.

7. MASTER PUBLIC PARKS AND RECREATION PLAN

2. Greens and Focal Points

Greens and Neighborhood Focal Points, planned to be owned and maintained by the Newport Banning Ranch HOA without public expense, will provide a “third place” within each residential neighborhood to increase for resident recreation, relaxation, and social interaction. These Greens and Focal Points may incorporate special features unique to each neighborhood and build a sense of place within the community.

One or more of the Greens may be larger and include a swimming pool(s), meeting/exercise rooms, and similar facilities commonly found in an HOA Recreation Center.

Focal Points – through special architectural elements and landscape statements – will add neighborhood character and improve pedestrian way-finding within Newport Banning Ranch.

7.4 Local Park Implementation Procedures

A Local Park Implementation Plan (LPIP) will be prepared by the Landowner/Master Developer, in cooperation with the City of Newport Beach, for review and approval in conjunction with the Pre-Annexation Development Agreement (PADA).

The LPIP will be consistent with the methods and procedures described in the NBR PC Development Plan and set forth in detail how the Project's local park dedication and improvement requirements will be satisfied. The LPIP will also provide for the ongoing documentation to fulfill the Project's local park dedication requirements over the build-out and life of the Planned Community.