

10.1 Overview

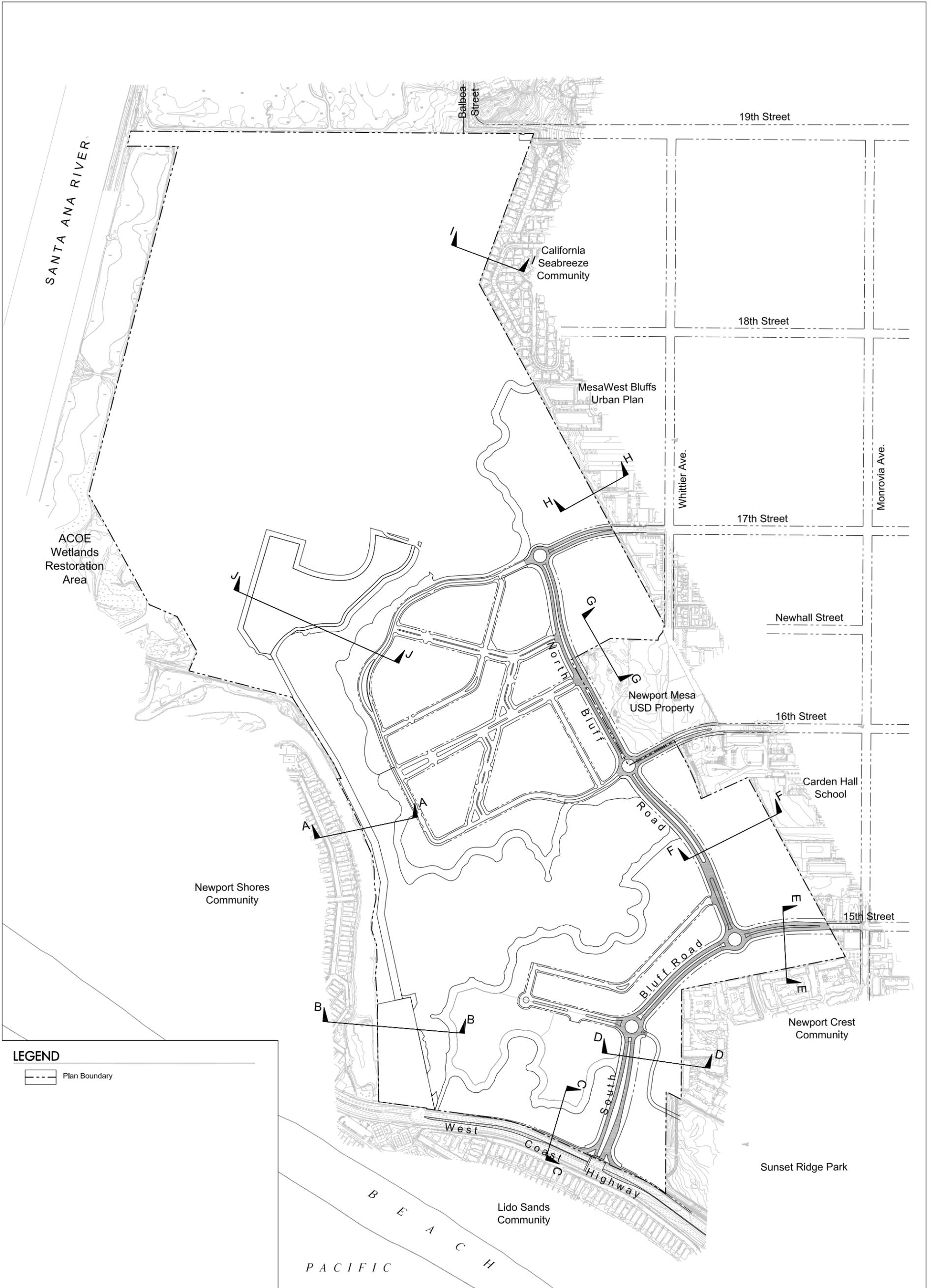
Section 4.3.2 of the Newport Banning Ranch PC Development Plan requires that the Master Site Plan provide a Community Transition and Interface Plan that:

- (1) illustrates the landscape edges, transitions, and interfaces between Newport Banning Ranch and existing adjacent residential neighborhoods in Newport Beach and Costa Mesa; and
- (2) Illustrate the landscape edges, transitions, and interfaces between Newport Banning Ranch and the Newport Mesa Unified School District property and the northerly Oil Consolidation Site within NBR itself.

The purpose of this plan is to demonstrate that the Newport Banning Ranch Project has been designed to be visually and spatially compatible with the nearby communities and adjoining land uses.

This chapter was prepared to satisfy that requirement, and uses “to scale” cross-sections through the Master Site Plan, based on the Master Grading Plan and the architectural footprints shown on the Conceptual Development Plan to create a conceptually accurate depiction as to how Newport Banning Ranch will transition and related with adjoining and surrounding communities and lands uses.

Exhibit 11.10-1, Key Map for Community Transition/Interface Sections, provides the specific locations that were selected for the 10 cross-sections depicted in Exhibits 11.10-2a through Exhibits II.10-9.



10.2 Interface with Newport Beach

10.2.1 Newport Shores Community

Two cross-sections were prepared along the Project edge with the Newport Shores Community, which lies to the west of Newport Banning Ranch and is separated from the Site by the Oxbow Loop.

Exhibit II.10-2a shows Section A-A, Northerly Open Space Interface with the Newport Shores Community, west of the North Family Village.

As shown, with the large open space area along this edge the NBR homes are approximately 450 feet from the Newport Shores homes, with a vertical separation of roughly 65 feet. The combined width of the habitat area, fire management area, and Bluff Park creates a generous setback from the bluff edge of over 150 feet for homes within Newport Banning Ranch, which will be visually compatible with the Newport Shores Community.

Exhibit II.10-2b shows Section B-B, Southerly Open Space Interface with the Newport Shores Community, west of the Resort Colony.

As shown, with the large open space area along this edge the Resort Condominiums are approximately 800 feet from the Newport Shores homes, with a vertical separation of roughly 50 feet.

As with the North Family Village described above, the combined width of the habitat area, fire management area, and Bluff Park – plus in this case the existing oil operations site (that will be retained as one of NBR’s consolidation sites) and the open space area within the Oxbow Loop – creates even a larger overall dimension and a generous setback from the bluff edge for resort homes within Newport Banning Ranch, which will be visually compatible with the Newport Shores Community.

10.2.2 Lido Sands Community

Exhibit II.10-3 shows Section C-C, Open Space Interface with the Lido Sands Community, which lies south of Newport Banning Ranch and is separated from the Site by West Coast Highway.

As shown, with the large open space area along this edge the Resort is approximately 400 feet horizontally from the Newport Shores homes, with a vertical separation of roughly 50 feet.

The combined width of the habitat area, fire management area, and Bluff Park creates a generous setback from the bluff edge of over 100 feet for this resort area of Newport Banning Ranch, which will be visually compatible with the Newport Shores Community.

10.2.3 Newport Crest Community

Two cross-sections were prepared along the Project edge with the Newport Shores Community, which lies to the east and south of Newport Banning Ranch.

Exhibit II.10-4a shows Section D-D, Southerly Open Space Interface with the Newport Crest Community, east of the Community Park, South Bluff Road, and the resort Colony.

As shown, the Community Park provides a large open space area along this edge, followed by Bluff Road and then the Resort Colony to the west. The Resort Colony is approximately 400 feet from the Newport Crest homes. The Community Park is graded down so that Newport Crest residents can generally look over the park. The combined width of the park, Bluff Road landscape, and resort landscape creates a generous green setback between resort development and the existing homes which will be visually compatible with the Newport Crest Community.

Exhibit II.10-4b shows Section E-E, Northerly Open Space Interface with the Newport Crest Community, which here is south of the Community Park, 15th Street, and the Park Flats Mixed Use/Residential Area

Similar to the other Newport Crest section, the Community Park provides a large open space area along this edge, followed by 15th Street and then the Park Flats residential development. The Park Flats are approximately 300 feet from the Newport Crest homes.

The Community Park is proposed to contain landscaped berms along its southerly edge that will soften views and reduce ground level noise from the park. The combined width of the park, 15th Street landscape, and residential landscape will create a generous green setback between residential development and the existing homes which will be visually compatible with the Newport Crest Community.

10.2.4 Carden Hall School

Exhibit II.10-5 shows Section F-F, Open Space Interface with Carden Hall School, which lies immediately east of and adjoins Newport Banning Ranch.

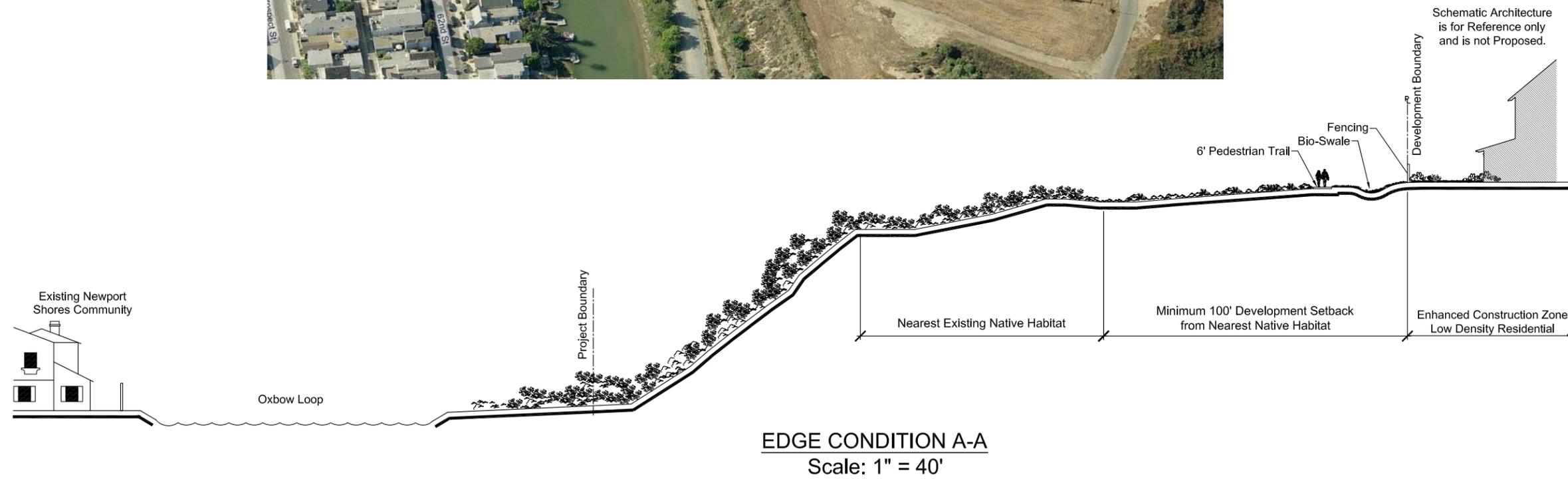
As shown in the section and aerial photograph, the proposed Community Park will provide a large open space area along this edge, most likely turfed sports fields that will mirror the turfed sports fields within the Carden Hall School site to the east.

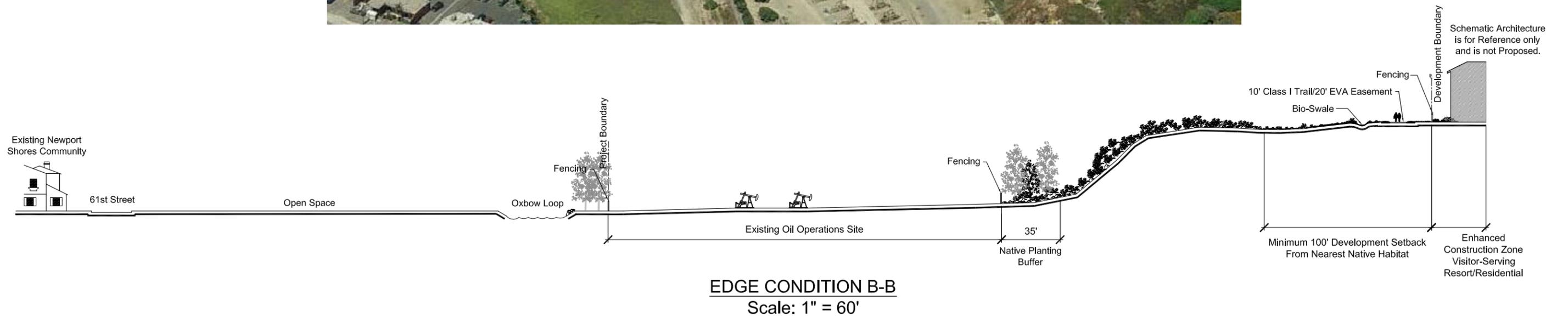
The Community Park will be graded either to match or to be slightly lower than the school's sports fields. If mutually desired, there may be some potential to link the two recreation areas. Regardless, the similarity of the two recreational uses and the careful treatment of landscape and fencing along the easterly edge of the Community Park will be visually compatible with Carden Hall School's sports fields and hard courts to the east.

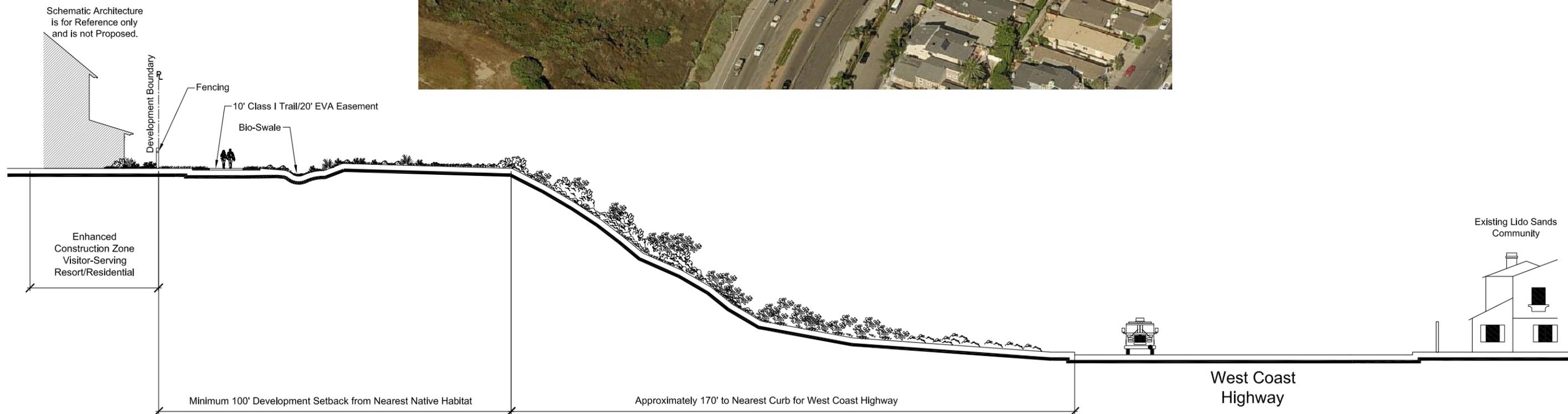
**10.2.5 Newport Mesa Unified School
District Property**

Exhibit II.10-6 shows Section G-G, Mixed Use, / Residential Interface with the undeveloped Newport Mesa Unified School District property, which lies north of 16th Street and immediately south of NBR's Urban Colony.

As shown in the section and aerial photograph, the NMUSD property is undeveloped. NBR's Mixed Use / Residential Development to the north will generally provide a setback of over 50 feet from the NMUSD property line. Landscape planting including trees and a wall or fence along this edge will make the mixed use/residential development compatible with virtually any use that can be envisioned for this area of the NMUSD property.

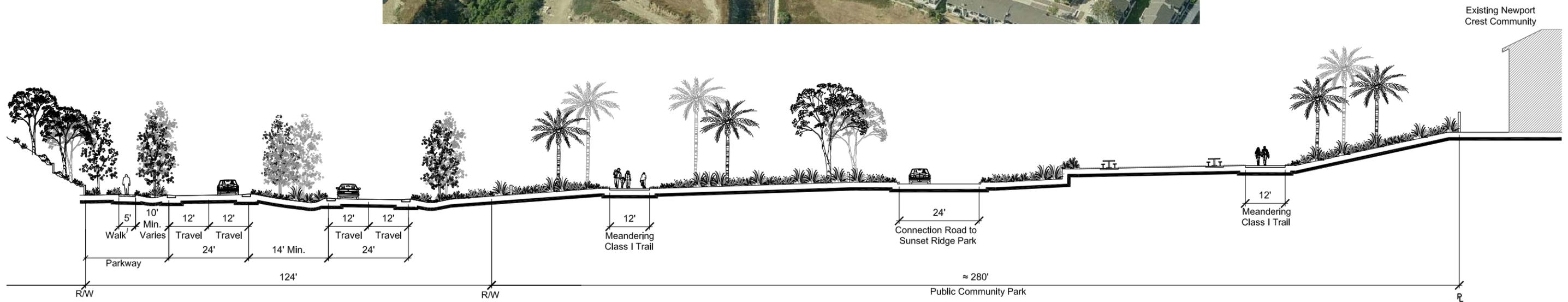




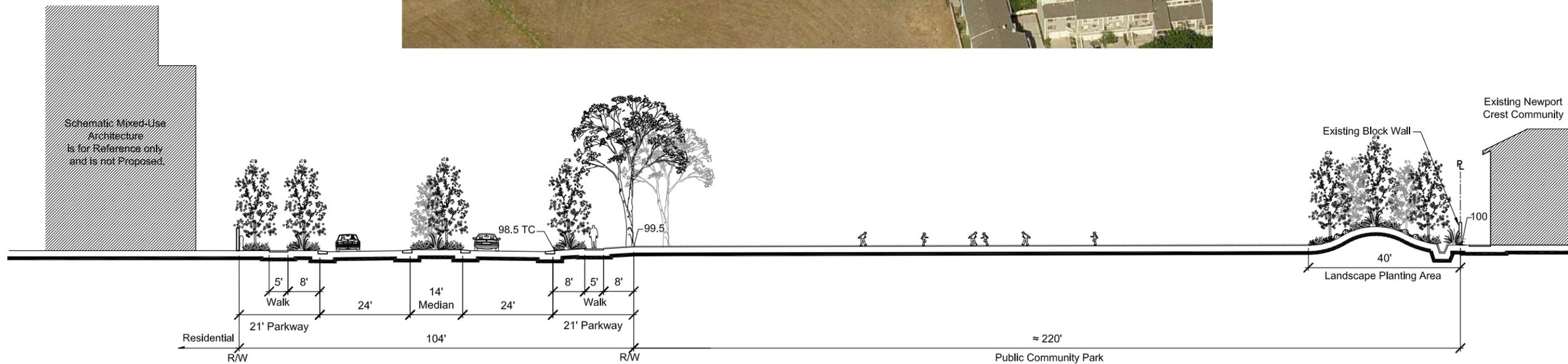
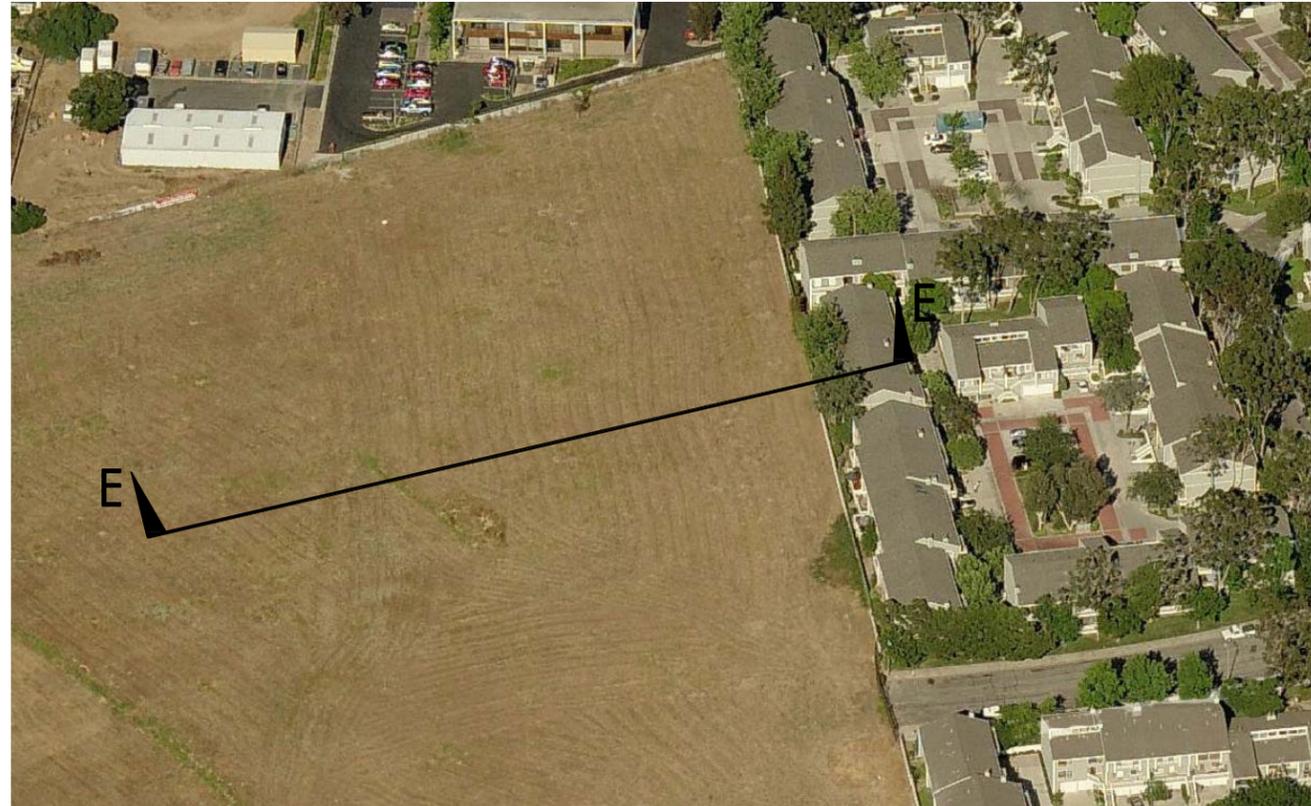


EDGE CONDITION C-C
Scale: 1" = 30'

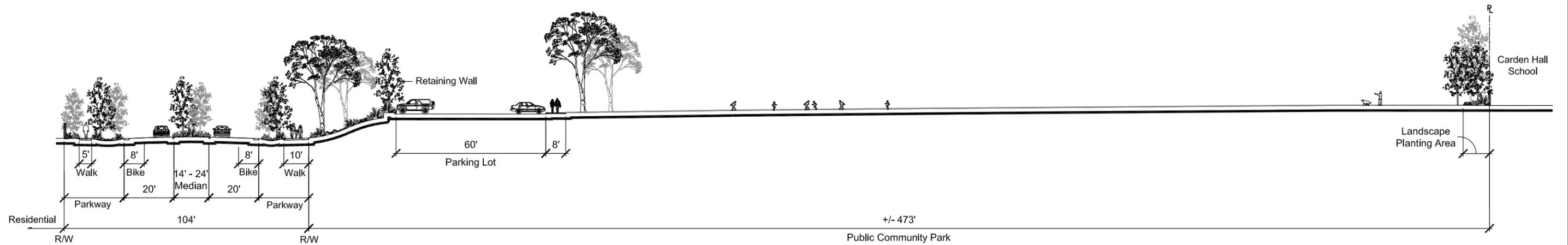




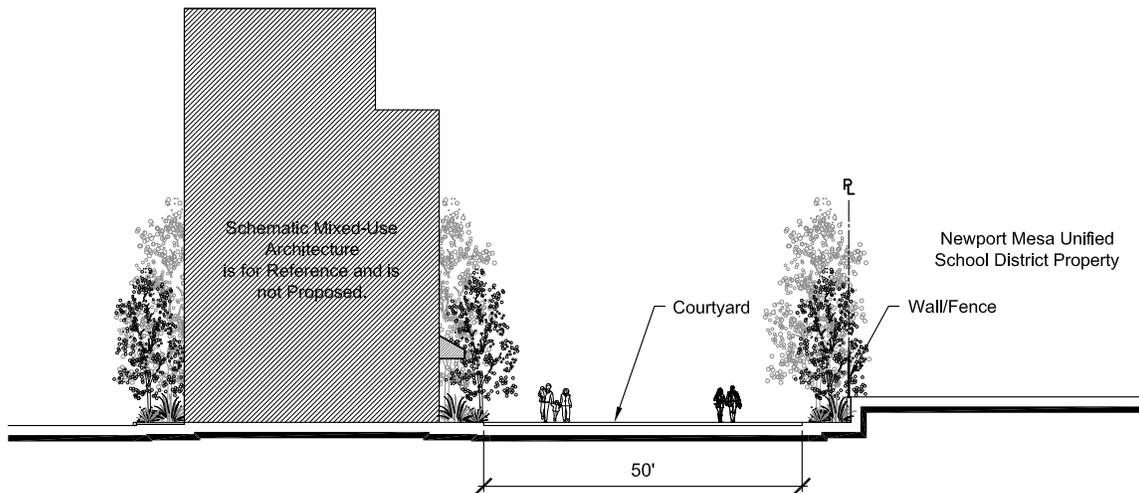
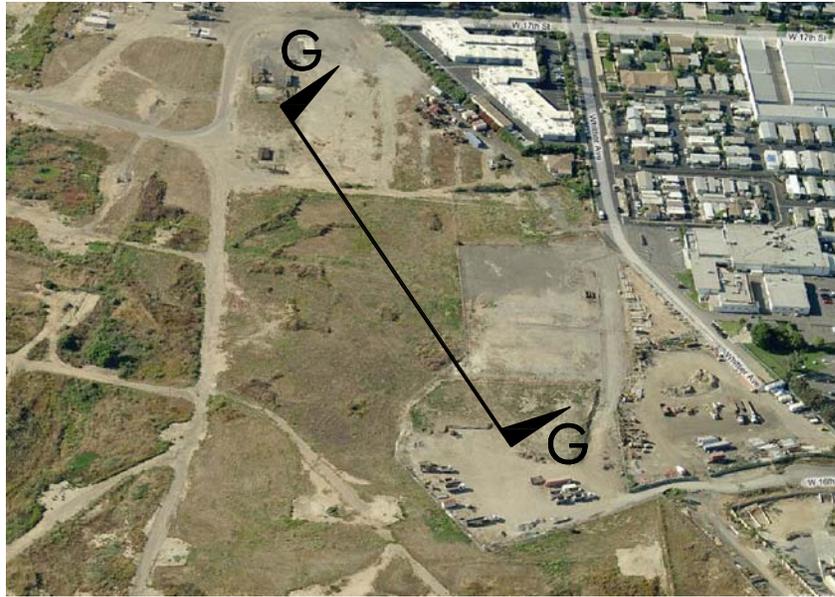
EDGE CONDITION D-D
Scale: 1" = 30'



EDGE CONDITION E-E
Scale: 1" = 30'



EDGE CONDITION F-F
Scale: 1" = 40'



EDGE CONDITION G-G
 Scale: 1" = 30'

Exhibit II.10-6

Mixed-Use/Residential Interface with Newport Mesa USD Property



MASTER SITE PLAN
 City of Newport Beach - California



10.3 Interface with Costa Mesa

10.3.1 MesaWest Bluffs Urban Plan Area

Exhibit II.10-7 shows Section H-H, Mixed Use, / Residential Interface with MesaWest Bluffs Urban Plan Area, which lies north of 17th Street and immediately east of NBR's Urban Colony.

As shown in the section and aerial photograph, the MesaWest Bluffs Urban Plan Area is currently developed with moderately intensive industrial uses. A parking lot directly adjoins NBR's easterly property line.

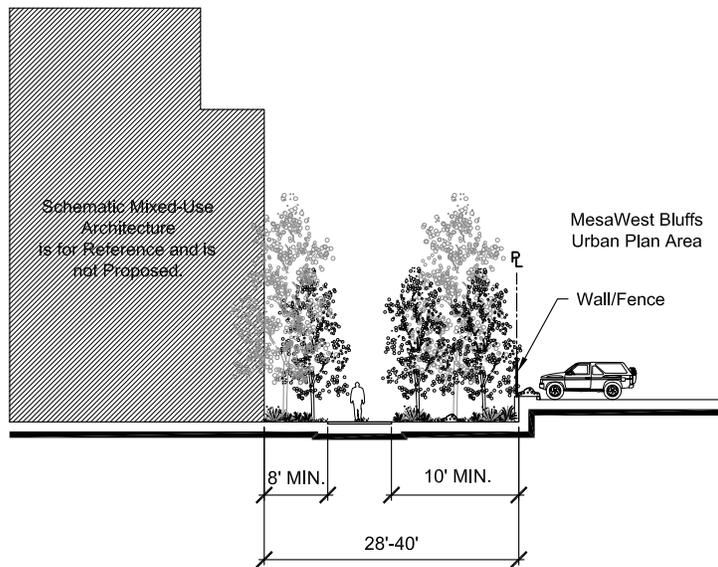
NBR's Mixed Use / Residential Development will generally provide a setback of from 28 to 40 feet or more from this adjoining industrial property. Landscape planting including trees and a wall or fence along this edge will make the mixed use/residential development compatible with the existing industrial use and virtually any use that can be envisioned for this area, which the City of Costa Mesa has master planned for mixed use development as a portion of the MesaWest Bluffs Urban Plan.

10.3.2 California Seabreeze Community

Exhibit II.10-8 shows Section I-I, Open Space Interface with the California Seabreeze Community, which generally lies east of the NBR's Upland Open Space area, including a portion of the Middle Arroyo.

As shown, Newport Banning Ranch does not propose any grading or development adjacent to the California Seabreeze community. Upland habitat within this area will be restored and enhanced, and a public interpretive trail will be improved. At no point is this trail planned to be closer than 57 feet from the nearest home.

This very low level of improvement will be visually compatible with the California Seabreeze Community.



EDGE CONDITION H-H
 Scale: 1" = 30'

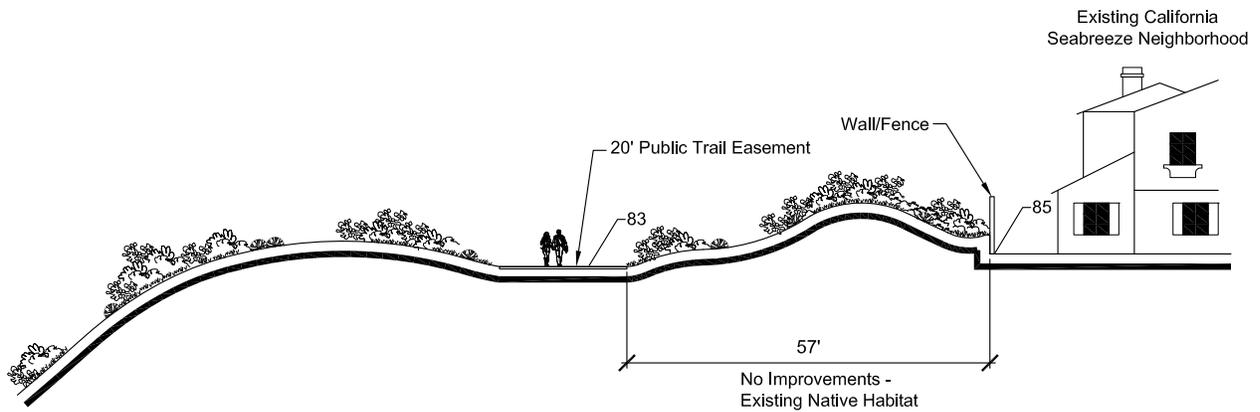
Exhibit II.10-7

Mixed-Use/Residential Interface with MesaWest Bluffs Urban Plan Area



MASTER SITE PLAN
 City of Newport Beach - California





EDGE CONDITION I-I
Scale: 1" = 30'

Exhibit II.10-8
**Open Space Interface with
California Seabreeze Community**



MASTER SITE PLAN
City of Newport Beach - California



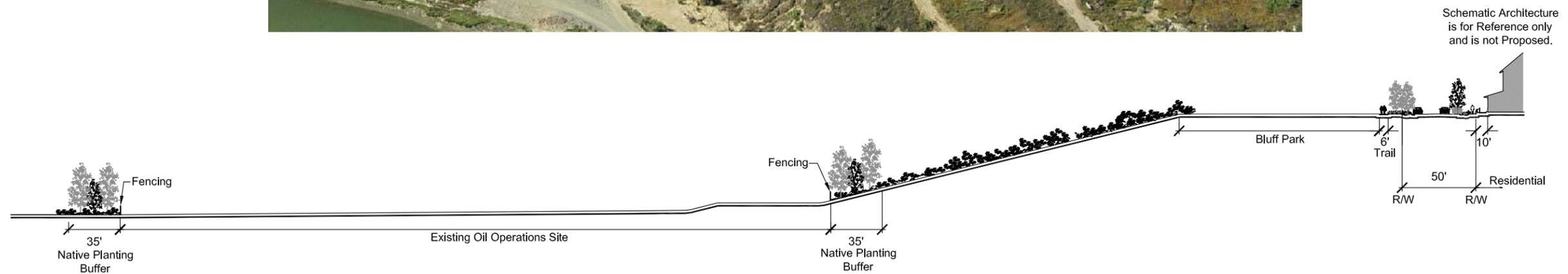
10.4 Open Space and Residential Interface with NBR's Northerly Consolidated Oil Facilities Site

Exhibit II.10-9 shows Section J-J, NBR Open Space and Residential Interface with NBR's Northerly Consolidated Oil Facilities Site, which lies west of NBR's Scenic Drive, Bluff Park, and North Family Village.

As shown in the section and aerial photograph, the Northerly Consolidated Oil Facilities Site is located over 200 feet west of the nearest homes in the North Family Village. The open space area is comprised of a native planting buffer next to the oil site, native habitat restoration along the slope that rises to the Bluff Park, the Bluff Park itself, and then the Scenic Drive that runs along the Bluff Park edge.

The horizontal distance of 200 feet, the roughly 60 feet of vertical separation, landscape planting along the Scenic Drive as well in the Bluff Park, the native habitat restoration and buffer habitat planting at the toe of the slope will combine to provide a visually complex landscape foreground that will significantly soften views toward the oil facilities consolidation site. It will not totally hide or obscure residents or public views of those facilities, but homeowners and residents will be well aware of this situation as the oil consolidation site and the community grading and planting will occur before development and occupancy of the North Family Village homes.

Ultimately, at the end of the oilfield's life, the Consolidated Oil Site will be abandoned, cleaned-up, and remediated, and the site will revert to permanent open space, and become more attractive.



EDGE CONDITION J-J
Scale: 1" = 80'