NEWPORT BANNING RANCH
PLANNED COMMUNITY DEVELOPMENT PLAN

APPLICANT

Newport Banning Ranch LLC

1300 Quail Street, Suite 100
Newport Beach, CA 92660

- Michael A. Mohler, Managing Director
  Tel: (949) 833-0222

DESIGN TEAM

- **FORMA Design**
  Planners & Landscape Architects
- **FUSCOE Engineering**
  Civil & Water Quality Engineers
- **Glenn Lukos Associates**
  Terrestrial & Wetlands Biologists
- **CTG Energetics, Inc.**
  Green & Sustainable Solutions
- **LSA Associates, Inc.**
  Traffic Engineering & Cultural Resources
- **Geosyntec Consultants**
  Oil Site Remediation
- **Firesafe Planning**
  Fire Safety Solutions

AUGUST

NEWPORT BANNING RANCH
PLANNED COMMUNITY DEVELOPMENT PLAN

Submitted to:
City of Newport Beach
Planning Department
3300 Newport Boulevard
Newport Beach, California 92658

AUGUST 08

Submitted by:
Newport Banning Ranch LLC

APPLICANT

Newport Banning Ranch LLC

1300 Quail Street, Suite 100
Newport Beach, CA 92660

Michael A. Mohler, Managing Director
Tel: (949) 833-0222

DESIGN TEAM

FORMA Design
Planners & Landscape Architects

Fuscoe Engineering
Civil and Water Quality Engineers

Glenn Lukos Associates
Terrestrial and Wetlands Biologists

CTG Energetics, Inc.
Green & Sustainable Solutions

LSA Associates, Inc.
Traffic Engineering & Cultural Resources

Geosyntec Consultants
Oil Site Remediation

Firesafe Planning
Fire Safety Solutions

Table of Contents

1 INTRODUCTION

1.1 Project Location 1-1
1.2 Surrounding Land Uses and Neighborhoods 1-1
1.3 Brief Planning History of Newport Banning Ranch
1.3.1 Oil Field Development 1-5
1.3.2 Redevelopment Planning 1-5
1.3.3 2006 General Plan Update 1-6
1.3.4 Adopted General Plan Designation 1-7
1.3.5 Adopted Zoning Designation 1-7
1.4 Purpose of the Planned Community Development Plan 1-10
1.5 Relationship to the General Plan 1-12
1.6 Relationship to the Municipal Code 1-14
1.7 Relationship to the California Coastal Act
1.7.1 Biological Protection and Enhancement 1-14
1.7.2 Public Access Benefits 1-15
1.7.3 Visitor-Serving Benefits 1-15
1.7.4 Public Recreation and Interpretation 1-16
1.7.5 Scenic Resources and Visual Compatibility 1-16
1.7.6 Resource Recovery Benefits 1-16

2 EXISTING CONDITIONS

2.1 Introduction 2-1
2.2 Access and Visibility 2-1
2.3 Topography and Landform 2-2
2.4 Geotechnical Conditions 2-7
2.5 Oil Operations
2.5.1 Overview 2-7
2.5.2 Oilfield Surface Use 2-9
2.6 Drainage and Jurisdictional Wetlands
2.6.1 Drainages 2-12
2.6.2 Wetlands/Riparian Areas 2-12
2.7 Vegetation 2-13
2.8 Vegetation within Open Space 2-18

3 DEVELOPMENT PLAN

3.1 Project Objectives 3-1
3.2 Project Concept 3-5
3.3 Development Plan and Table 3-5
3.3.1 District Acreage and Planned Dwelling Unit Refinements 3-6
3.4 Open Space District
3.4.1 Lowland Open Space/Public Trails and Facilities District 3-9
3.4.2 Oil Facilities District 3-9

Table of Contents

3.4.3 Upland Open Space/Public Trails and Facilities District 3-9
3.4.4 Public Parks/Recreation District 3-10
3.5 Visitor-Serving Resort/Residential District 3-11
3.6 Residential Districts
3.6.1 Low Density Residential District 3-11
3.6.2 Low-Medium Density Residential District 3-11
3.6.3 Medium Density Residential District 3-11
3.7 Mixed-Use/Residential District 3-12

4 PARKS AND RECREATION PLAN
4.1 City Parks and Recreation Requirements
4.1.1 Overview 4-1
4.1.2 General Plan Policies 4-1
4.1.3 City Local Park Requirement 4-1
4.1.4 Satisfaction of City's Local Park Requirements 4-1
4.2 Public Parks and Trails
4.2.1 Public Parks 4-4
4.2.2 Designated Public Trails 4-7
4.2.3 Additional Parks and Recreational Facilities 4-10
4.3 Local Park Implementation Procedures
4.3.1 Required Local Park Implementation Plan 4-11
4.3.2 Procedure for Satisfying Local Park Dedication and Improvement Requirements 4-11
4.3.3 Parks Site Development and Operation/Maintenance 4-12

5 CIRCULATION AND INFRASTRUCTURE PLANS
5.1 Circulation Concept
5.1.1 Existing Conditions 5-1
5.1.2 Proposed Circulation 5-1
5.2 Terraforming (Grading Plan) Concept
5.2.1 Existing Conditions 5-16
5.2.2 Proposed Terraforming 5-16
5.2.3 Development Area Grading 5-16
5.2.4 Bluff Restoration 5-16
5.2.5 Remediated Soil Disposition 5-16
5.3 Runoff Management Plan
5.3.1 Existing Conditions 5-18
5.3.2 Storm Drain System Concept 5-19
5.3.3 Water Quality Management Plan 5-22
5.4 Domestic and Recycled Water Concept
5.4.1 Domestic Water 5-25
5.4.2 Recycled Water 5-26
5.5 Wastewater Concept
5.5.1 Existing Conditions 5-29
5.5.2 Proposed System 5-29

Table of Contents (continued)

6 LAND USES AND DEVELOPMENT STANDARDS

6.1 Purpose and Scope
6.1.1 General 6-1
6.1.2 Range of Permitted Uses 6-1
6.1.3 Site Development Standards 6-1
6.1.4 Permitted Uses and Site Development Standards within the Mixed-Use/Residential District 6-1
6.1.5 Permitted Convenience Commercial Uses within Residential Districts 6-2

6.2 Permitted and Prohibited Uses
6.2.1 Purpose 6-2
6.2.2 Principal Permitted Uses 6-2
6.2.3 Permitted Uses 6-2
6.2.4 Uses Permitted by Use Permit 6-2
6.2.5 Temporary Permitted Uses 6-2
6.2.6 Interim Permitted Uses 6-3
6.2.7 Oil Facilities District 6-3
6.2.8 Prohibited Uses 6-3
6.2.9 Permitted Uses Matrix 6-3

6.3 Permitted Accessory Uses
6.3.1 Purpose 6-8
6.3.2 Accessory Uses Matrix 6-8

6.4 Site Development Standards
6.4.1 Purpose 6-10
6.4.2 Site Development Standards Matrix 6-10

7 COMMUNITY REGULATIONS

7.1 General Regulations
7.1.1 Relationship to Municipal Code 7-1
7.1.2 Application of Regulations 7-1
7.1.3 Subdivision Maps and Lot Line Adjustments 7-1
7.1.4 Incorporation of Conditions, Requirements, and Standards 7-2
7.1.5 Declaration/Severability 7-2
7.1.6 Planning Commission Review 7-2
7.1.7 Compliance Required 7-2
7.1.8 Oil Operation Regulations 7-2
7.1.9 Affordable Housing 7-2
7.1.10 Maximum Dwelling Units 7-3
7.1.11 Land Use District Density 7-3
7.1.12 Land Use District Boundaries 7-3
7.1.13 Grading Plans 7-4
7.1.14 Public Infrastructure and Utilities 7-5
7.1.15 Screening/Sound Attenuation of Mechanical Equipment 7-5
7.1.16 Community Noise Control 7-5

7.1.17 Interim Land Uses Allowed 7-5
7.1.18 Temporary Uses Permitted.....7-6
7.1.19 Air Quality Control Regulations 7-6
7.1.20 Compliance with Transportation Demand Management Ordinance.....7-6
7.1.21 Existing Uses.....7-6
7.1.22 Development Agreement.....7-6
7.2 Parking Requirements
7.2.1 Purpose and Intent.....7-7
7.2.2 General Requirements 7-7
7.2.3 Standards for Individual Principal Uses.....7-7
7.2.4 Joint-Use or Shared Parking.....7-12
7.2.5 Exceptions and/or Modifications to Off-Street Parking Requirements.....7-13
7.3 Sign Requirements
7.3.1 Purpose and Intent.....7-14
7.3.2 General Provisions 7-14
7.3.3 Signage Programs for Development Land Use Districts 7-17
7.3.4 Sign Programs for Open Space Land Use Districts.....7-18
7.3.5 Sign Standards.....7-19
7.4 Fire Management Regulations
7.4.1 Purpose and Intent.....7-26
7.4.2 Fire Behavior Analysis.....7-26
7.4.3 Fuel Management Zones 7-26
7.4.4 Safety Requirements for All Structures.....7-29
7.4.5 Fire Access/Fire Master Plan 7-29
7.4.6 Fire Department Refinements and Modifications to Fire and Life Safety Program Over Time 7-31
7.4.7 Use of Fire and Life Safety Program 7-31

8 PHASING CONCEPT AND PLAN ADMINISTRATION

8.1 Purpose and Intent.....8-
8.2 Site Planning Areas
8.2.1 Purpose and Intent.....8-1
8.2.2 Site Planning Areas 8-1
8.3 Phasing Concept
8.3.1 Overview 8-5
8.3.2 Private Development Phasing 8-9
8.3.3 Phasing of Upland and Lowland Habitat Dedications.....8-10
8.3.4 Phasing of Public Park Dedications and Improvements.....8-10

8.4 Administration of Plans
8.4.1 Overview 8-11
8.4.2 Permitted Refinements to PC Development Plan and Table 8-11
8.4.3 Procedures to Refine the PC Development Plan and Table 8-13
8.4.4 Permitted Refinements to Site Planning Areas Map/ Table and/or Conceptual Phasing Plan/Table .. 8-14
8.4.5 Procedures to Refine the Site Planning Areas Map/ Table and Conceptual Phasing Plan/Table 8-16
8.4.6 Other Permitted Refinements to Planned Community Development Plan Components 8-17
8.5 Major Amendments to the Planned Community Development Plan 8-18

9 SUBSEQUENT PERMITS AND PROCEDURES
9.1 Purpose and Intent 9-1
9.2 General Requirements
9.2.1 Incorporation of Zoning Code Provisions 9-2
9.2.2 Site Plans in General 9-2
9.2.3 Discretionary Permits 9-2
9.3 Master Site Plan/CDP
9.3.1 Purpose and Intent 95
9.3.2 Application for Master Site Plan Review 9-7
9.3.3 Master Site Plan Processing Procedures 9-11
9.4 Project Site Plan/CDP
9.4.1 Purpose and Intent 9-11
9.4.2 Contents of Project Site Plan Application 9-12
9.4.3 Alternative Development Standards 9-14
9.4.4 Project Site Plan Processing Procedures 9-15
9.5 Tentative Tract Maps 9-16
9.6 Use Permit 9-17
9.7 Permits after Initial Development 9-17
9.8 Minor Improvement Permits after Initial Development 9-18

10 DEFINITIONS OF TERMS/ACRONYMS
10.1 Definitions of Terms 10-1
10.2 Definitions of Acronyms 10-8

APPENDICES

APPENDIX A – DESIGN GUIDELINES

APPENDIX B – GENERAL PLAN CONSISTENCY ANALYSIS

APPENDIX C – LCP CONSISTENCY ANALYSIS

APPENDIX D – TECHNICAL APPENDICES: List of Detailed Plans Programs, and Reports submitted under separate cover.

APPENDIX E – LARGE-SCALE EXHIBITS

List of Exhibits

1 INTRODUCTION

1-1 Regional Setting Map....1-2
1-2 Vicinity Map....1-3
1-3 Surrounding Land Uses and Neighborhoods Map....1-4
1-4 Newport Beach General Plan Land Use Map....1-8
1-5 Newport Beach Zoning Map....1-9
1-6 Area within Existing PC Development Plan to be Superseded by New PC Development Plan....1-11
1-7 City's Banning Ranch Development Constraints Map....1-13

2 EXISTING CONDITIONS

2-1 Topographic Areas and Features Map....2-3
2-2 Existing Lowland Area....2-4
2-3 Existing Upland Area....2-5
2-4 Existing Slopes and Bluffs....2-6
2-5 Character of Existing Oil Operations....2-8
2-6 Existing Oilfield Surface Use Map....2-10
2-7 Map Showing Special-Status Habitats Overlaid on Existing Oilfield Surface Use....2-14
2-8 Map Showing Special-Status Habitats Affected by Existing Oilfield Surface Use....2-15
2-9 Table Showing Special-Status Habitats Affected by Existing Oilfield Surface Use....2-16
2-10 Map Showing Special-Status Habitats within Open Space Land Use Districts Affected by Existing Oilfield Surface Use....2-19
2-11 Table Showing Special-Status Habitats within Open Space Land Use Districts Affected by Existing Oilfield Surface Use....2-20

3 DEVELOPMENT PLAN

3-1 Planned Community Development Plan....3-7
3-2 Planned Community Development Table....3-8

4 PARKS AND RECREATION PLAN

4-1 Local Park Requirement....4-1
4-2 Local Park Credits for Parks and Recreation Land....4-2
4-3 Local Park Credits for Parks and Recreation Improvements....4-3
4-4 Public Parks, Recreation, and Open Space Plan....4-5
4-5 Public Trails Plan....4-9

List of Exhibits

5 CIRCULATION AND INFRASTRUCTURE PLANS

5-1 Major Roadways and Collectors Cross-Section Key Map 5-2
5-2 South Bluff Road Cross-Section A-A 5-5
5-3 North Bluff Road Cross-Section B-B 5-6
5-4 15th Street Cross-Section C-C 5-7
5-5 16th Street Cross-Section D-D 5-8
5-6 17th Street Cross-Section E-E 5-9
5-7 Grand Allée/North Allée/ South Allée Cross-Section F-F 5-10
5-8 Resort Colony Road Cross-Section G-G 5-11
5-9 Scenic Drive Cross-Section H-H 5-12
5-10 Local Streets Cross-Section I-I – Parking Both Sides 5-13
5-11 Local Streets Cross-Section J-J – Parking One Side 5-14
5-12 Private Alley Cross-Section 5-15
5-13 Conceptual Grading Plan 5-17
5-14 Conceptual Drainage Plan 5-21
5-15 Proposed Water Quality Basins and Treatment Areas 5-23
5-16 Existing Water Facilities 5-27
5-17 Backbone Water Plan 5-28
5-18 Existing Wastewater Facilities 5-30
5-19 Backbone Wastewater Plan 5-31

6 LAND USE AND DEVELOPMENT STANDARDS

6-1 Permitted Uses Matrix 6-4
6-2 Accessory Uses Matrix 6-9
6-3 Site Development Standards Matrix 6-11
6-4 Maximum Building Heights 6-13

7 COMMUNITY REGULATIONS

7-1 Residential Parking Requirements Matrix 7-8
7-2 Non-Residential Parking Requirements Matrix 7-9
7-3 Residential Signage Requirements Matrix 7-20
7-4 Non-Residential Signage Requirements Matrix 7-22
7-5 Fire Management Plan and Key Map for Sections 7-32
7-6 Fuel Management Section A-A Visitor-Serving Resort/ Residential above West Coast Highway 7-33
7-7 Fuel Management Section B-B at Low Density Residential and Large Arroyo 7-34
7-8 Fuel Management Section CA-CA Average Zone 2 Dimension at Public Bluff Park and Collector Street 7-35
7-9 Fuel Management Section CM-CM Minimum Zone 2 Dimension at Public Collector Street & Large Arroyo 7-36
7-10 Fuel Management Section D-D at Low-Medium Density Residential Rear Yard and Large Arroyo 7-37
7-11 Fuel Management Section E-E at Low Density Residential 7-38

7-12 Fuel Management Section F-F at Public Bluff Park Overlooking Oil Consolidation Site 7-39
7-13 Fuel Management Section G-G at Northerly Mixed Use/Residential 7-40

8 CONCEPT PHASING AND PLAN ADMINISTRATION
8-1 Site Planning Areas Map 8-2
8-2 Site Planning Areas Table 8-3
8-3 Conceptual Phasing Plan 8-6
8-4 Conceptual Phasing Table 8-7

9 SUBSEQUENT PERMITS AND PROCEDURES
9-1 Site Plan and CDP Permit Flowchart 9-4

10 DEFINITIONS OF TERMS/ACRONYMS

APPENDICES

APPENDIX A – DESIGN GUIDELINES

APPENDIX B – GENERAL PLAN CONSISTENCY ANALYSIS

APPENDIX C – LCP CONSISTENCY ANALYSIS

APPENDIX D – TECHNICAL APPENDICES: List of Detailed Plans Programs, and Reports submitted under separate cover.

APPENDIX E – LARGE-SCALE EXHIBITS