

4.1 City Parks and Recreation Requirements

4.1.1 Overview

Newport Banning Ranch 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.

4.1.2 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.”

4.1.3 City Local Park Requirement

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 14.4 acres as shown in Exhibit 4-1. The actual requirement will reflect the number of dwelling units built within the community.

Exhibit 4-1

LOCAL PARK REQUIREMENT

MAXIMUM RESIDENTIAL UNITS	REQUIRED LOCAL PARK LAND ACRES PER UNIT*	LOCAL PARK BASELINE REQUIREMENT (Acres)
1,375*	0.01045	14.4

* The City of Newport Beach Local Park requirement is per dwelling unit, irrespective of the type of residential unit (e.g., single-family home, multi-family condominium, apartment, etc.)

4.1.4 Satisfaction of City's Local Park Requirements

Newport Banning Ranch Planned Community 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 table below, Exhibit 4-2, the Newport Banning Ranch community can provide more than 47 creditable acres of local public park land, which is over 32 acres more than the City's Quimby Act requirements of 14.4 acres. This is exclusive of credits that may be due from the value of park and recreation improvements, or the value of the proposed pedestrian access bridge over West Coast Highway.⁽¹⁾

⁽¹⁾ Pursuant to Subdivision Code Chapter 19.52, additional park credit may be obtained for local park improvement costs and by the provision of private recreation facilities and trails. These additional facilities are addressed in Section 4.2.3.

Exhibit 4-2

**LOCAL PARK CREDITS FOR PARKS AND RECREATION LAND
Newport Banning Ranch**

PARK NAME	GROSS ACRES	NET ACRES	CREDIT FACTOR	LOCAL PARK CREDITABLE ACRES
Public Parks				
Public Community Park	22.5	22.5	1.0	22.5
Public Bluff Park	16.6	15.5	1.0	15.5
Interpretive Nature Center	3.9	3.9	0.5	2.0
Vernal Pool Interpretive Area	0.3	0.3	0.5	0.2
Talbert Trailhead / Staging Area	0.1	0.1	1.0	0.1
Public Multi-Use / Interpretive Trails	14.6	14.6	0.5	7.3
TOTAL LOCAL PARK LAND CREDIT	58.0	56.9	–	47.5
Additional Recreation Facilities				
Private/HOA Recreation Areas / Facilities	TBD	TBD	0.5	TBD
TOTAL LOCAL PARK CREDIT	TBD	TBD	–	TBD

Exhibit 4-3

LOCAL PARK CREDITS FOR PARKS AND RECREATION IMPROVEMENTS
Newport Banning Ranch

PARK NAME	IMPROVEMENT COST	EQUIVALENT LOCAL PARK ACRES	CREDIT FACTOR	LOCAL PARK CREDITABLE ACRES
Public Park Improvement Costs				
Public Park Improvement Costs	TBD	TBD	1.0	TBD
Public Trail Improvement Costs	TBD	TBD	0.5	TBD
Bridge Over West Coast Highway Improvement Costs	TBD	TBD	1.0	TBD
TOTAL LOCAL PARK LAND CREDIT	TBD	TBD	-	TBD
Additional Recreation Facilities				
Private/HOA Recreation Areas / Facilities	TBD	TBD	0.5	TBD
TOTAL LOCAL PARK CREDIT	TBD	TBD	-	TBD

4.2 Public Parks and Trails

4.2.1 Public Parks

Exhibit 4-4 depicts the location of the proposed public parks within the Newport Banning Ranch 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.

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 16.6-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 discussed in Section 4.2.2, Designated Public Trails.

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 Newport Banning Ranch's open space areas.



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

Exhibit 4-4
**Public Parks,
 Recreation, and Open Space 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 25 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.

4. Vernal Pool Interpretive Area

Located immediately south of the Interpretive Nature Center and adjacent to the approximately 3.1-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.

4.2.2 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 4-5 illustrates the locations and lengths of the major trail segments that comprise this diverse backbone trail system.

1. Class I Multi-Use Trail

An off-road Class I Multi-Use Trail for pedestrians and bicyclists will be provided along South Bluff Road and North Bluff Road virtually the entire length of the community. This approximately 2.0-mile-long route will connect to 17th Street, 16th Street, 15th Street, and West Coast Highway.

This trail will also provide a connection around and through the visitor-serving resort to the potential bridge connection over West Coast Highway, allowing for pedestrians and bicyclists to access the beach without a grade crossing of this wide and busy highway.

2. Public Interpretive Trails

In addition to the Class I Multi-Use Trail, a system of interpretive trails is provided virtually the length of the bluff connecting the resort and residential areas to the Multi-Use Trail, and to Upland and Lowland Open Space Areas that alone comprise over 50 percent of the Newport Banning Ranch Planned Community.

a. Bluff Park Trail Corridor

The approximately 1.9-mile-long Bluff Park Trail Corridor is the internal backbone of the Project's extensive trail system and will connect in multiple locations with the Project's other interpretive trails. It will also provide a pedestrian linkage between the Community Park, Interpretive Nature Center, Resort, and most residential areas within the community.

b. Large Arroyo Trail

The Large Arroyo Trail drops, rises, and weaves through the coastal sage scrub and grassland areas of the Large Arroyo. This approximately 0.5-mile-long trail is intended for passive recreation and has been designed to avoid impacts to native vegetation. The trail serves as a pedestrian connection between the northern and southern neighborhoods of the community, and links to the larger Bluff Park Trail Corridor.

c. Bluff-Toe Trail

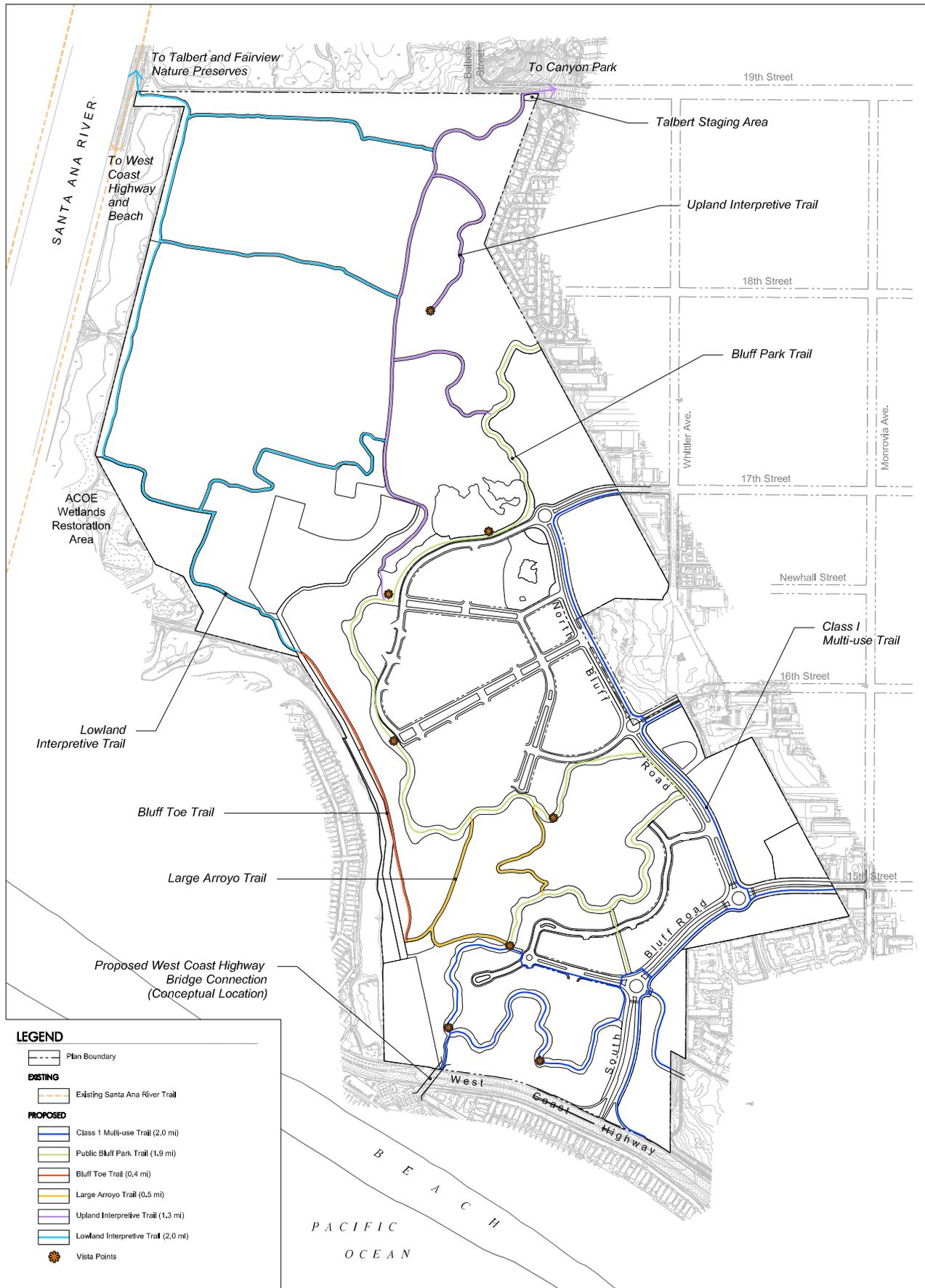
The Bluff-Toe Trail runs along the southwestern foot of the Project, adjacent to the Oil Access Road. The approximately 0.4-mile-long trail connects the southern development area to the Lowland Interpretive Trail in the South Wetland Area, avoiding impacts to native vegetation.

d. Lowland Interpretive Trail

The Lowland Interpretive Trail provides pedestrian access through the Wetland and Wet Meadow Planning Areas. The approximately 2-mile-long trail avoids impacts to native vegetation. The east-west segments of the Lowland Interpretive Trail links to the north-west backbone of the Upland Interpretive Trail.

e. Upland Interpretive Trail

The Upland Interpretive Trail is located between the Lowland and Upland Open Space Areas. This rambling approximately 1.3-mile-long trail will meander along the Medium and Small Arroyos, North and South Upland Areas, and Scenic Bluff Area. The north-west segment of the trail will initiate at the Talbert Staging Area and terminate into the Public Bluff Park. The Upland Interpretive Trail avoids impacts to native vegetation.



LEGEND

- Plan Boundary
- EXISTING**
- Existing Santa Ana River Trail
- PROPOSED**
- Class 1 Multi-use Trail (2.0 mi)
- Public Bluff Park Trail (1.9 mi)
- Bluff Toe Trail (0.4 mi)
- Large Arroyo Trail (0.5 mi)
- Upland Interpretive Trail (1.3 mi)
- Lowland Interpretive Trail (2.0 mi)
- Vista Points



4.2.3 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.

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.

4.3 Local Park Implementation Procedures

4.3.1 Required Local Park Implementation Plan

The Landowner/Master Developer shall submit a Local Park Implementation Plan (LPIP) to the City of Newport Beach for review and approval in conjunction with or as part of the Master Site Plan described in Chapter 9. This LPIP shall be consistent with the methods and procedures described in this Section.

4.3.2 Procedure for Satisfying Local Park Dedication and Improvement Requirements

The City of Newport Beach provides several methods that large projects like Newport Banning Ranch can use to satisfy local park requirements, including dedication of park land, credit for public park improvements, credit for private park facilities, and/or a combination of the above.

Parkland dedication and/or improvements are typically phased with residential development, so that the number of dwelling units approved within Final Tract Maps does not exceed the corresponding local park credit that is dedicated or offered for dedication. At the same time, the developer may provide local park acreage credits in excess of the current requirements – thus building a reservoir of excess park acreage credits that may be applied to future dwelling units.

The Newport Banning Ranch LPIP identified in Section 4.3.1 will set forth in detail how the Project's local park dedication and improvement requirements shall be satisfied. The LPIP shall also provide for the ongoing, updated documentation to fulfill the Project's local park dedication requirements over the build-out and life of the Planned Community.

4.3.3 Park Site Development and Operation/Maintenance

1. Public Access

The Landowner/Master Developer shall provide local park sites with convenient and safe access for pedestrians, bicyclists, and maintenance/public safety vehicles.

2. Development Requirement

All local park improvements shall be constructed in accordance with development criteria and by parties established and approved by the City of Newport Beach in accordance with the City-approved LPIP and an approved Pre-Annexation Development Agreement (PADA).

3. Operation and Maintenance Responsibility

It is anticipated that three separate entities will operate and maintain the parks, trails, and recreation facilities within Newport Banning Ranch.

1. **City of Newport Beach** – The City of Newport Beach, will own, operate, and maintain the Public Community Park, Public Bluff Park, and the Talbert Trailhead/Staging Area.
2. **City, Conservancy, or other Entity** – The City of Newport Beach, a Conservancy formed specifically for Newport Banning Ranch, and/or an existing Conservancy or similar entity will own, operate, and maintain the Lowland and Upland open space areas, including the public trails and facilities within those areas, with the possible exemption of the two wetlands restoration/water-cleansing/polishing areas in the Lowland, which may become the responsibility of the Homeowners Association.
3. **Homeowners Association** – A master or group of homeowners associations will own, operate, and maintain the Interpretive Nature Center and the Vernal Pool Interpretive Area, all internal green spaces within the community, as well as all private (HOA) recreational facilities except those within apartment or similar developments which will be owned and operated as part of that apartment complex or development.

The ownership, operation, and maintenance of the Interpretive Nature Center and the Vernal Pool Interpretive Area shall be addressed in the PADA.