

TECHNICAL APPENDICES

Appendix D to the Planned Community Development Plan

APPLICANT

Submitted to:
City of Newport Beach
Planning Department
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TEAM

Submitted by:
Newport Banning Ranch LLC

FORMA Design
Planners & Landscape Architects

FUSCOE Engineering
Civil & 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



D. TECHNICAL APPENDICES

The following is a list of the detailed plans, programs, assessments, and reports submitted under separate cover in conjunction with this Newport Banning Ranch PC Development Plan. The assessments and reports were generally used to technically inform the Project Design Team during preparation of the PC Development Plan. The plans and programs were prepared to provide the City and public with more detailed information as to how the NBR PC Development Plan is proposed to be implemented.

The plans, programs, and reports are organized into four separate volumes (3-ring binders) and volumes are numbered from I through IV as follows:

TECHNICAL APPENDICES VOLUME I

- ***Draft Oil Facility Consolidation, Abandonment, and Remediation Program for Newport Banning Ranch***, Newport Beach, CA (prepared by AERA Energy and GeoSyntec Consultants), dated August, 2008
- ***Draft Open Space Clean-up, Improvement, and Dedication Program for Newport Banning Ranch***, Newport Beach, CA (prepared by FORMA), dated August, 2008.
- ***Draft Green and Sustainable Community Program for Newport Banning Ranch***, Newport Beach, CA (prepared by CTG Energetics, FORMA, and Fuscoe Engineering), dated August, 2008.
- ***Draft Affordable Housing Implementation Plan (AHIP) for Newport Banning Ranch***, Newport Beach, CA (prepared by Bettencourt and Associates), dated July, 2008.

TECHNICAL APPENDICES VOLUME II

- ***Draft U.S. Army Corps of Engineers Jurisdictional Delineation for the Newport Banning Ranch Property***, City of Newport Beach and Unincorporated Orange County, Orange County, California (prepared by Glenn Lukos Associates, Inc.), dated July, 2008.
- ***Draft Biological Technical Report for the Newport Banning Ranch Property***, Newport Beach, California (prepared by Glenn Lukos Associates, Inc.), dated July, 2008.
- ***Draft Conceptual Habitat Restoration Plan for Mitigations and Project Design Features for the Newport Banning Ranch Project***, Newport Beach, California (prepared by Glenn Lukos Associates, Inc.), dated July, 2008.
- ***Draft Fire and Life Safety Program for Newport Banning Ranch***, Newport Beach, California (prepared by Firesafe Planning Solutions), dated July, 2008.

Appendix D: Technical Appendices

TECHNICAL APPENDICES VOLUME III

- ***Draft Sewer and Water Facilities Plan, Newport Banning Ranch***, Newport Beach, CA (prepared by Fuscoe Engineering, Inc.), dated August 1, 2008.
- ***Draft Watershed Assessment Report, Newport Banning Ranch***, Newport Beach, CA (prepared by Fuscoe Engineering, Inc.), dated August 1, 2008.
- ***Draft Focused Circulation Evaluation for Newport Banning Ranch***, Newport Beach, CA (prepared by LSA Associates), dated June, 2008.

TECHNICAL APPENDICES VOLUME IV

- ***Draft Phase I Environmental Site Assessment Update, Newport Banning Ranch***, Orange County, California (prepared by Geosyntec Consultants), dated April 16, 2008.
- ***Draft Report of Geotechnical Studies, Proposed Newport Banning Ranch Development***, City of Newport Beach/County of Orange (prepared by GMU Geotechnical, Inc.), dated March, 2008.
- ***Draft Cultural Resource Assessment Survey for the 403-Acre Banning Ranch Property***, City of Newport Beach, Orange County, California (prepared by LSA), dated April, 2008.