



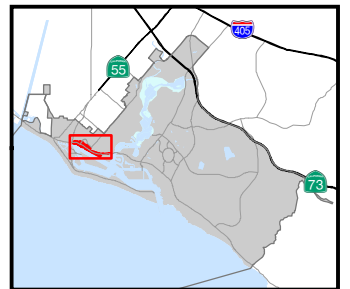
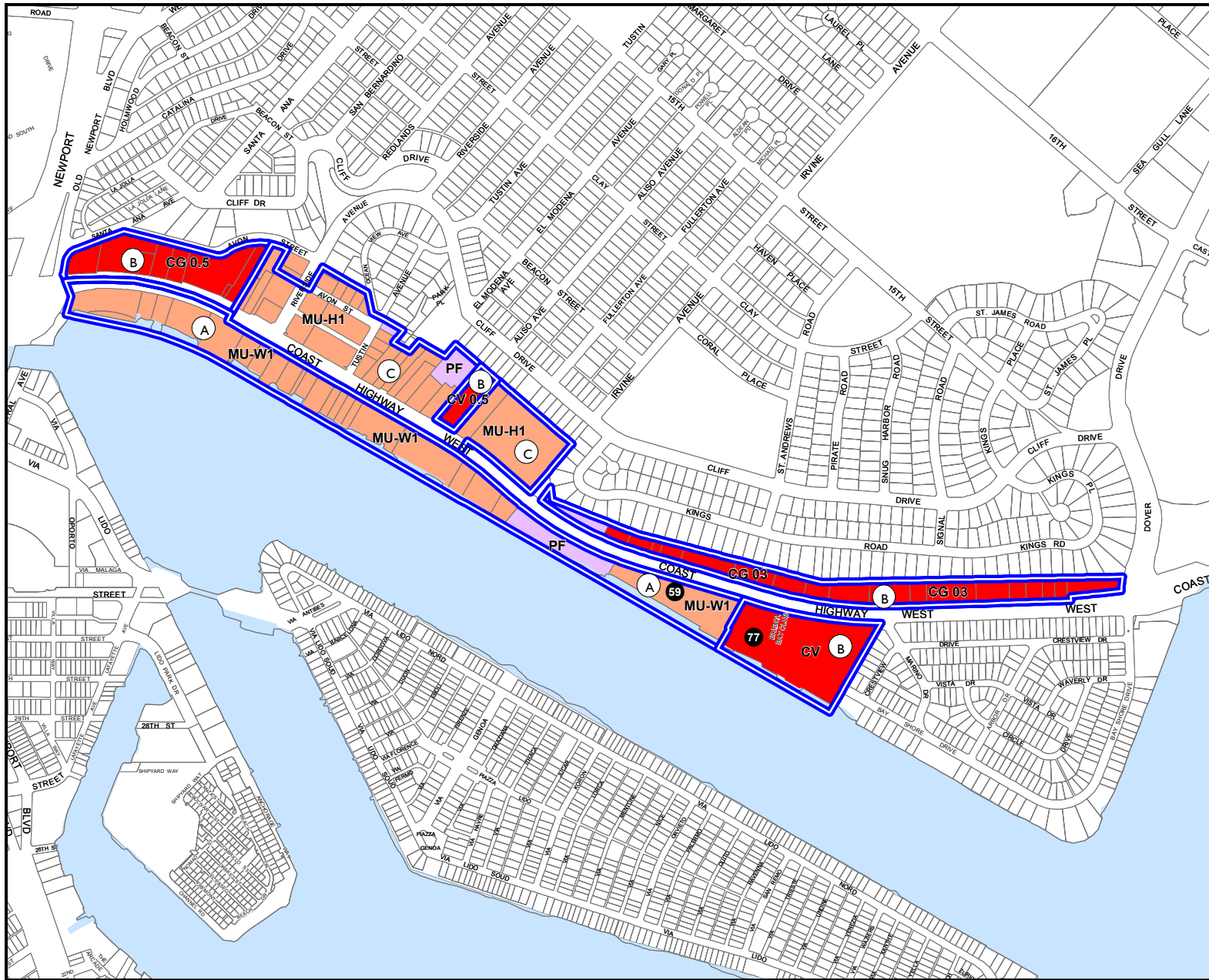


Legend

-  Sub-Area
-  Tidelands and submerged lands
-  City Boundary
-  Highway



0 125 250 500 750 Feet

Source: City of Newport Beach and EIP Associates
 PROJECT NUMBER: 10579-01
 Date: 12/12/06

LAND USE POLICY

- A** Harbor and Marine-Related Commercial, Institutional Use, Housing and Mixed-Use on Maximum of 50% of Parcels with 200' Lineal Frontage
- B** Commercial
- C** Neighborhood-Serving Retail, Mixed-Use Buildings (Housing Above Retail), Multi-Family Residential, with Retail on Highway Frontage

