NEWPORT BANNING RANCH

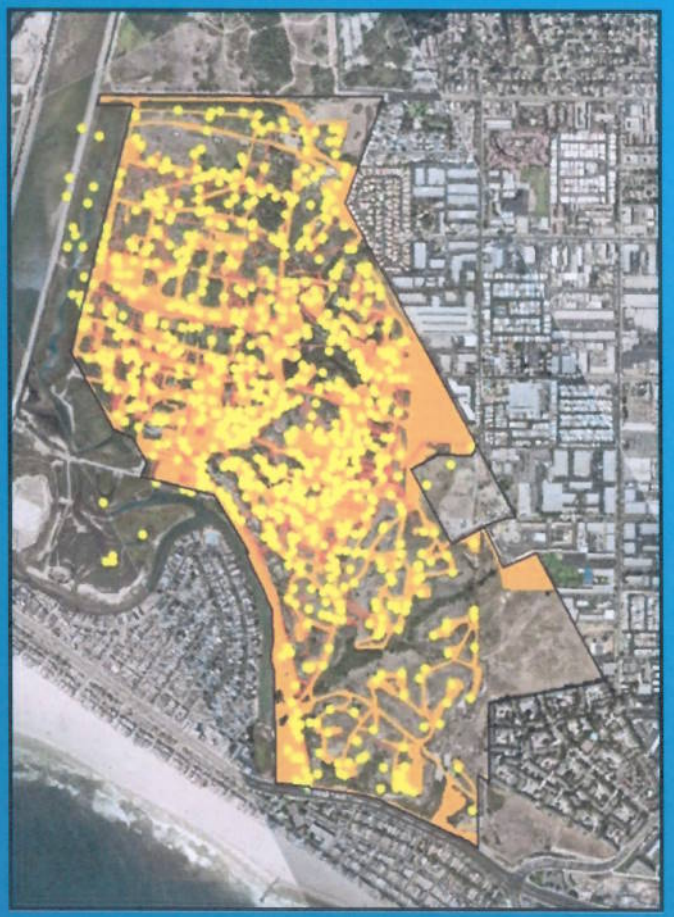
NEWPORT BANNING RANCH RE-USE PLAN

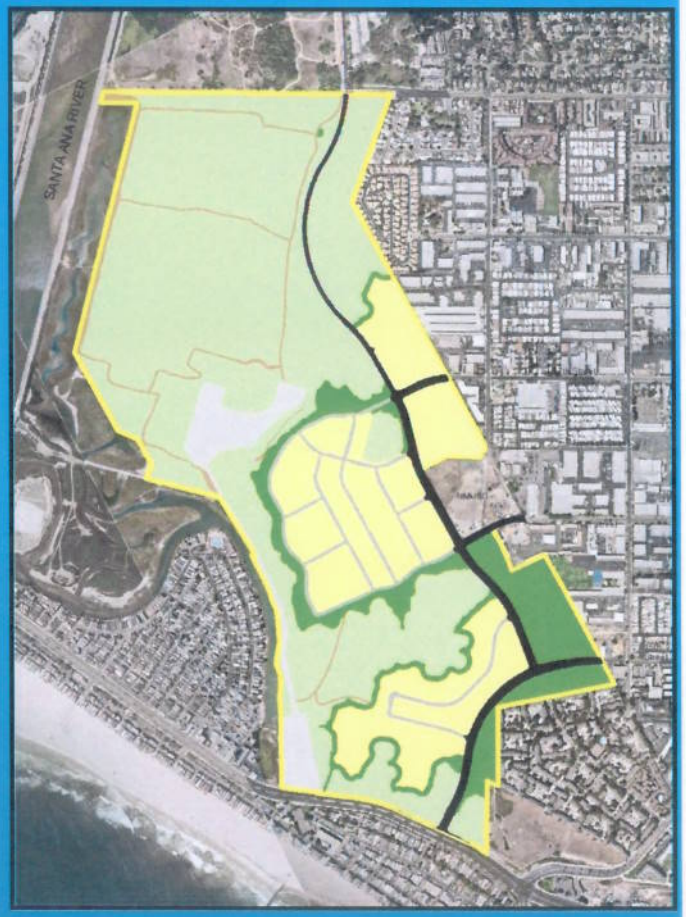
City of Newport Beach
Planning Commission Hearing

presented by
NBR LLC

June 21, 2012

NBR RE-USE





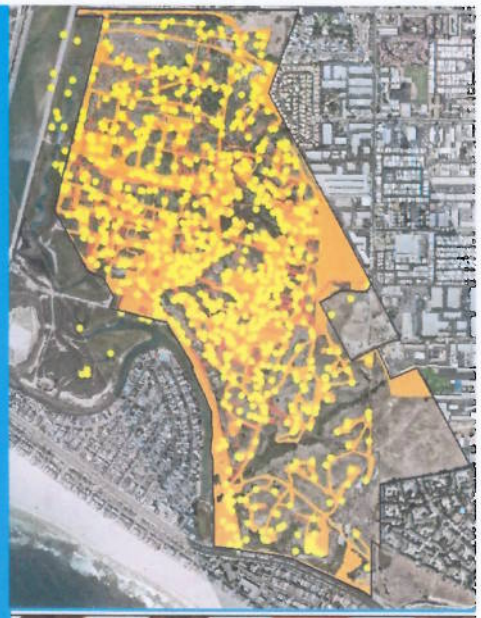
NEWPORT BANNING RANCH

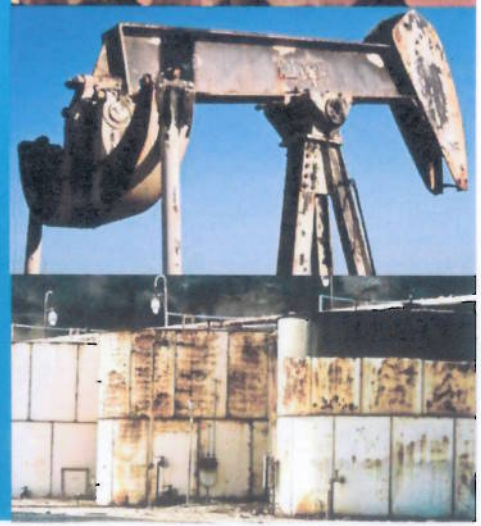
PLANNING PROCESS

2001	City Commences General Plan Community Visioning/Workshops
2001	GPAC Formed – Public Meetings Commence
2001 – 2005	Community Participation/Planning/Deliberation
2006	Newport Beach Voters APPROVE General Plan • Acquisition at Fair Market Value **– OR –** • Up to 1,375 homes/75,000 sq. ft. commercial/75-room inn & minimum of 50% open space • Entitlement process allowed to proceed in parallel with Option I
2009	NBR Notice of Preparation released for public review/comment
2011	NBR DEIR released for public review/comment
2012	NBR Public Workshops/Hearings Commence…
Nov 3, 2011	Newport Beach Planning Commission Study Session
Jan 19, 2012	Newport Beach Planning Commission Workshop #1
Feb 9, 2012	Newport Beach Planning Commission Workshop #2
Feb 23, 2012	Newport Beach Planning Commission Workshop #3
March 8, 2012	Newport Beach Planning Commission Workshop #4
March 22, 2012	Newport Beach Planning Commission Public Hearing
April 19, 2012	Newport Beach Planning Commission Public Hearing
June 21, 2012	Newport Beach Planning Commission Public Hearing

STAFF REPORT

- DEIR
- Conditions of Approval
- Errata
  - PC & MDP
- Findings
- AHIP & FIR
- Development Agreement Public Benefits
- Areas of discussion
  - Development Agreement, Sect. 3

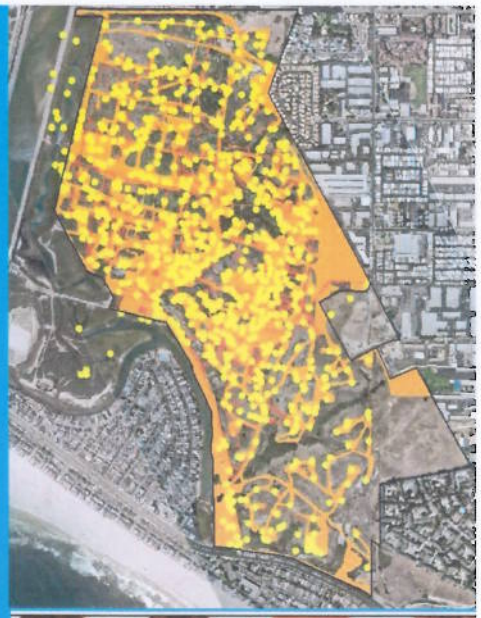


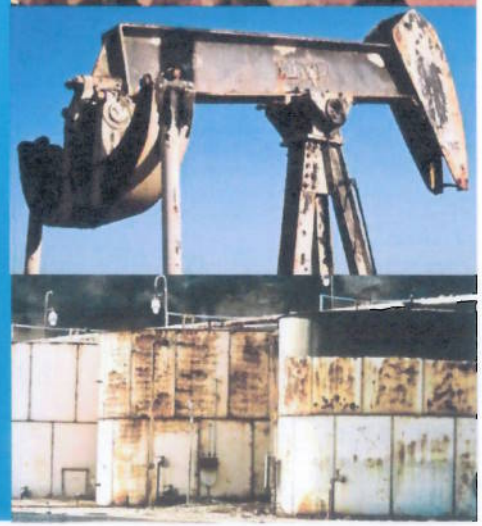


NEWPORT BANNING RANCH

DEVELOPMENT AGREEMENT – PUBLIC BENEFITS

- Reduction of oil operations activity to less than 20 acres
- Oilfield Abandonment & Remediation on 380 acres
  - Estimated $30 million cost
- Future public access to currently closed/private 401-acre site
- Perpetual protection of more than 250 acres of natural open space at NO cost to public





NEWPORT BANNING RANCH

DEVELOPMENT AGREEMENT – PUBLIC BENEFITS

- Water Quality
  - Capture & treatment of offsite surface water drainage
    - Exceeds "business as usual"
    - Resulting in significant water quality benefits to the property & downstream properties including Semeniuk Slough

NEWPORT BANNING RANCH

DEVELOPMENT AGREEMENT – PUBLIC BENEFITS

- Parks
  - Community Parks – 26.8 acres
  - Bluff Park & Interpretive Parks – 24.6 acres
  - Total Parks – 51.4 acres
  - Exceeds Quimby Act requirements by 36.3 acres
  - All parks improved by proposed project
  - Additional Benefits:
    - Improvement of City owned parks - $8 million
    - Trail System (7+ miles)
    - Pedestrian/Bicycle bridge

NEWPORT BANNING RANCH

DEVELOPMENT AGREEMENT – PUBLIC BENEFITS

- Public Benefit Fee
  - $30,909/residential unit
  - Full build-out $40+/- million
- Roads
  - Construction/installation of public streets/traffic improvements in excess of project's obligation
- Fire Station Fee
  - $510/residential unit
  - Full build-out $700,000+

NEWPORT BANNING RANCH

DEVELOPMENT AGREEMENT – SUGGESTED REVISIONS

- Section 3.1 (first paragraph): elimination of the Public Benefit Fee only on Affordable Housing units built onsite
  - Provision of onsite Affordable Housing is, in & of itself, a public benefit
  - Elimination of the Public Benefit Fee removes a major obstacle to provision of & should encourage more onsite Affordable Units

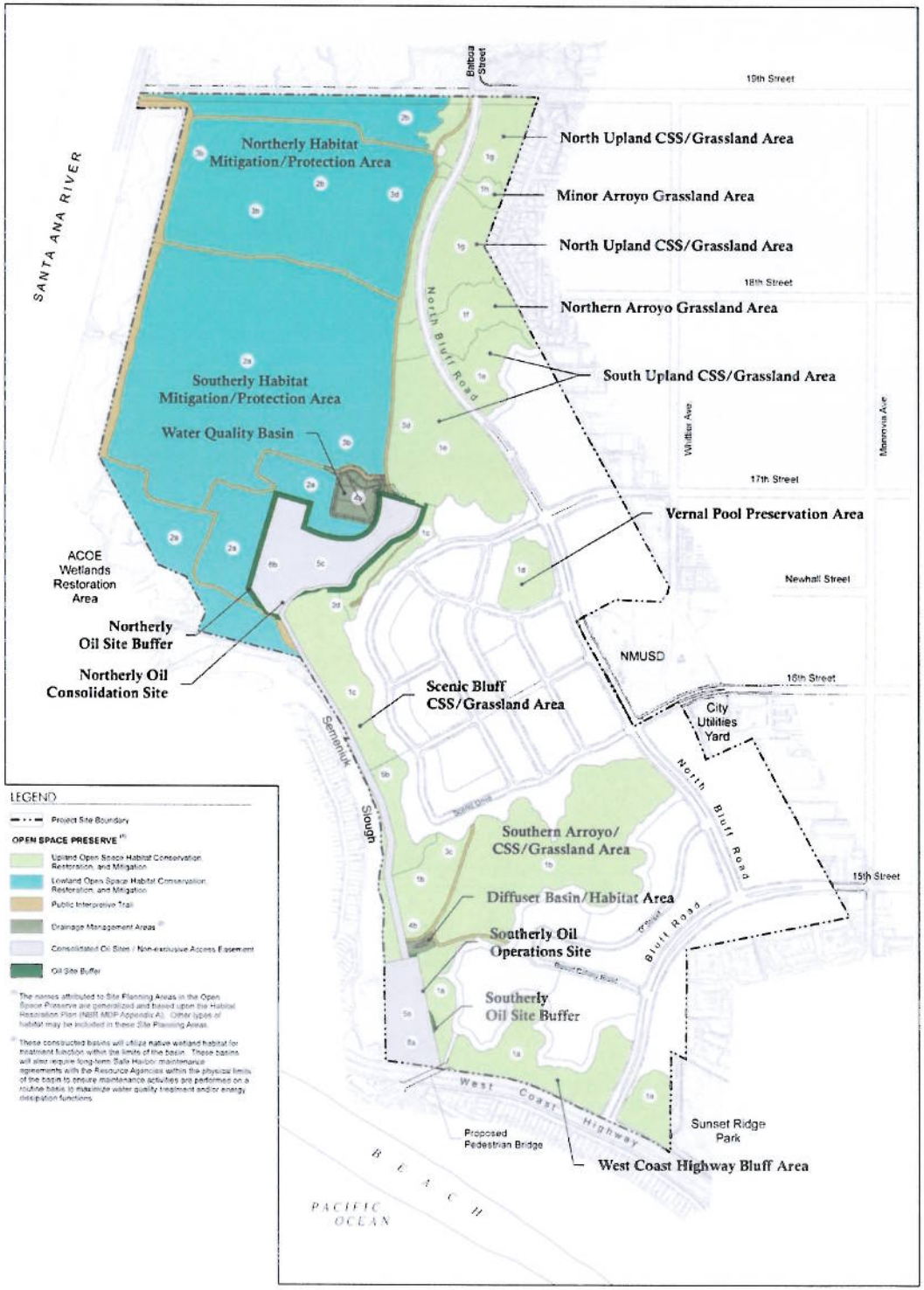
DEVELOPMENT AGREEMENT – SUGGESTED REVISIONS

- Section3.1 (second paragraph): revision of language for the initial CPI adjustment, as follows:
  - Existing language: The first CPI adjustment to the Public Benefit Fee shall occur on the third anniversary of the Agreement Date of this Agreement….
  - Revised language: The first CPI adjustment to the Public Benefit Fee shall occur on the sooner of the Effective Date of this Agreement or, the fifth anniversary of the Agreement Date of this Agreement.

LAND TRUST

- Formation of…

  Newport Banning Land Trust



NEWPORT BANNING RANCH

LAND TRUST

Leadership

- Board of Directors to consist of recognized business, civic & environmental professionals
- Executive Director – Robyn Vettraino
  - Architect focused on sustainable & green design
  - Longtime environmental advocate
  - Former Chair, NB Chapter of Surfrider
  - LEED Accredited
  - Board of Directors, U.S. Green Building Council – Orange County Chapter

LAND TRUST

Mission

- Stewardship of more than 250 acres of open space within the Newport Banning Ranch that provides a nature reserve, public access and outdoor recreation connectivity.

NEWPORT BANNING RANCH

LAND TRUST

Vision

- A self-sustaining natural parkland and protected area that would link to adjacent open space areas providing for a wildlife habitat, park management program, inter-connecting trails and shared support facilities for coastal Orange County, its visitors and the future Orange Coast River Park.

NEWPORT BANNING RANCH

OPEN SPACE REGIONAL CONTEXT

- OCRP
  - 1,034 acres
- NBR Contribution
  - 280 acres
  - 27% of OCRP
- NO cost to public

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