

**SAN DIEGO CREEK NORTH  
AND JAMBOREE/MACARTHUR  
PLANNED COMMUNITY DISTRICT REGULATIONS**

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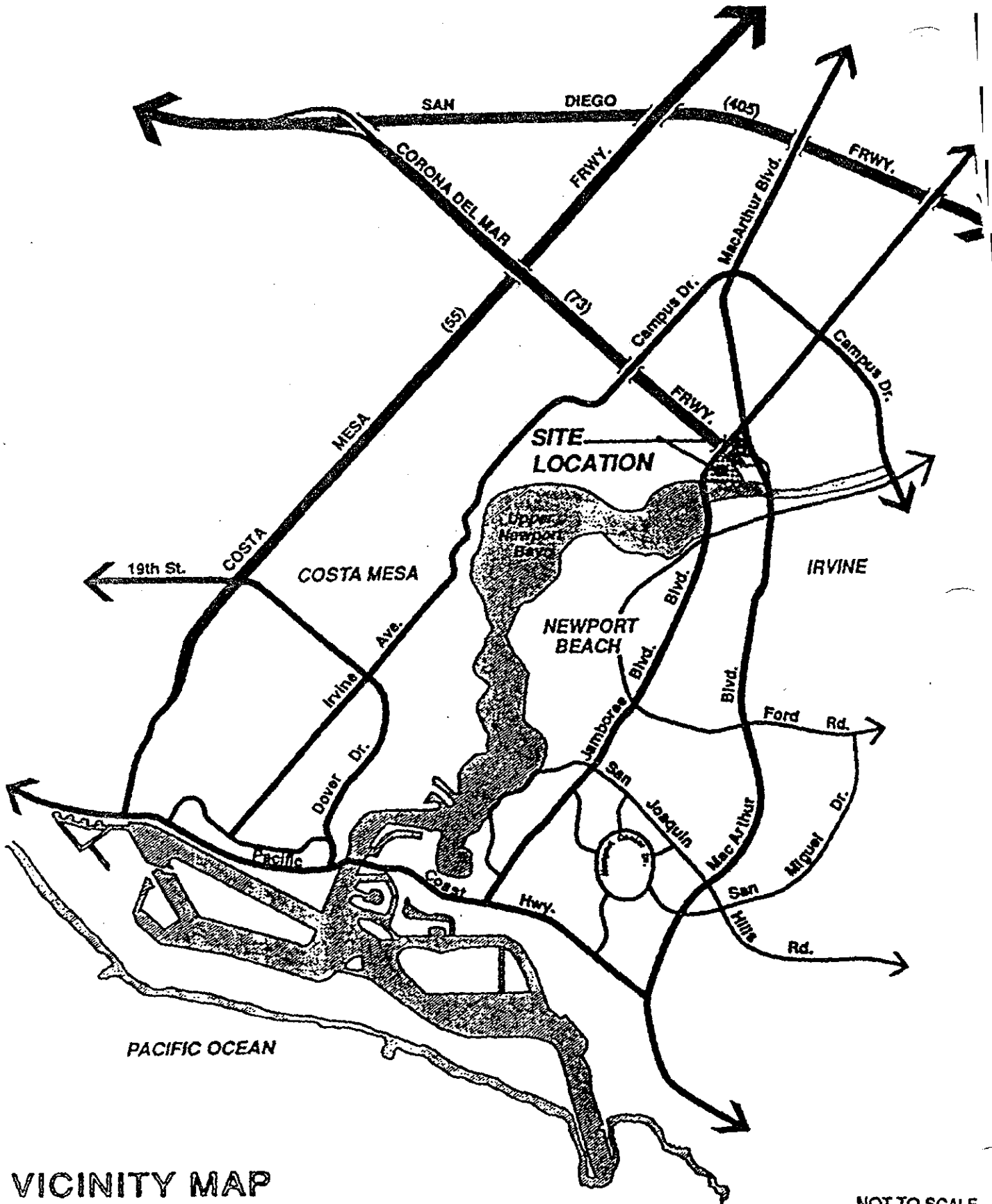
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## **INTRODUCTION**

### **PURPOSE AND INTENT**

The San Diego Creek North and Jamboree/MacArthur Planned Community (P-C) Districts Regulations have been developed in compliance with the City of Newport Beach General Plan. This P-C has also been developed pursuant to Chapter 20.51 of the Newport Beach Municipal Code.

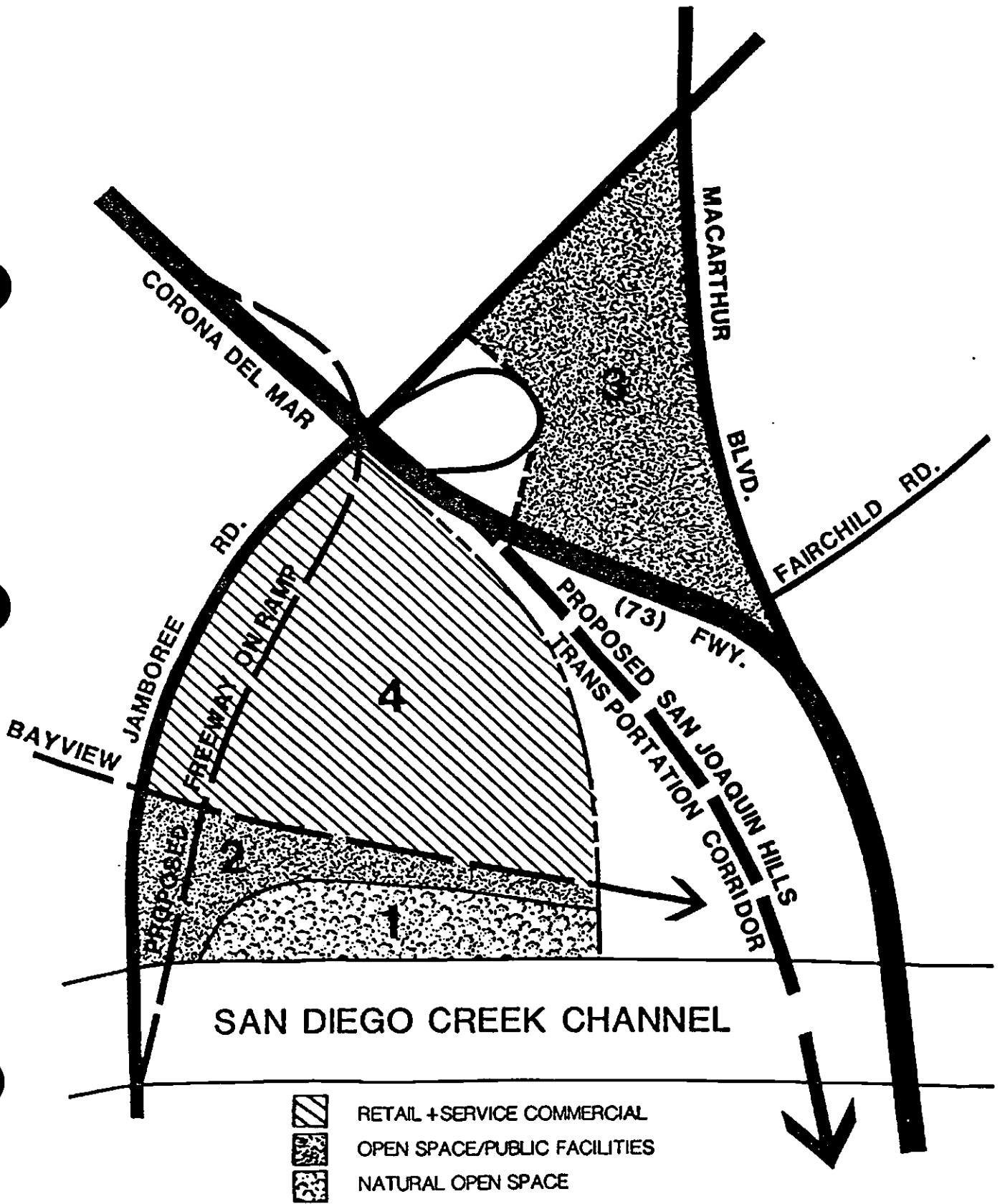
The intent of these District Regulations is to provide for the retention of the sites as open space and public facilities areas with selected permitted uses; and the establishment of an area for an automobile dealership facility with sales and repair; support retail and food uses.



**VICINITY MAP  
 SAN DIEGO CREEK N/JAMBOREE - MAC ARTHUR  
 PLANNED COMMUNITY DISTRICT**

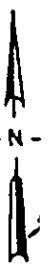
NOT TO SCALE





LAND USE PLAN

**SAN DIEGO CREEK N./JAMBOREE MAC ARTHUR  
PLANNED COMMUNITY DISTRICT**



NOT TO SCAL

## SECTION I

### GENERAL NOTES

1. WATER SERVICE

Water within the Planned Community will be furnished by the City of Newport Beach.

2. GRADING AND EROSION

Grading and erosion control shall be carried out in accordance with the provisions of the City of Newport Beach Grading Ordinance and shall be subject to permits issued by the Building and Planning Departments.

## SECTION II

### PERMITTED USES

The following are permitted uses within the natural open space area (Area 1):

1. Preservation and restoration of existing habitat and wetlands.
2. Habitat and wetland creation and enhancement.
3. Ecological and agricultural research.
4. Utilities
5. Equestrian, pedestrian and bicycle trails.

The following are permitted uses within the open space/public facilities area (Area 2):

1. Preservation and restoration of existing habitat and wetlands.
2. Passive and active public recreation facilities such as hiking, biking, scenic outlooks, picnicking and equestrian trails.
3. Biotic gardens.
4. Other uses that the Planning Commission finds compatible with the natural amenities of this parcel.
5. Transportation corridors, appurtenant facilities, arterial highways and vehicular access to the other permitted uses.
6. Utilities and water tanks.
7. Fuel modifications zones.
8. Drainage and flood control facilities.
9. Any grading necessary for the permitted uses.
10. Off-site directional sign.
11. Enhanced landscaped corner.

The following are permitted uses within the open space/public facilities area (Area 3):

1. Preservation and restoration of existing habitat and wetlands.
2. Passive public recreation uses.
3. Biotic gardens.
4. Other uses that the Planning Commission finds compatible with the natural amenities of this parcel.
5. Transportation corridors, appurtenant facilities, arterial highways and vehicular access to the other permitted uses.
6. Utilities and water tanks.
7. Fuel modifications zones.
8. Drainage and flood control facilities.
9. Any grading necessary for the permitted uses.
10. Off-site directional sign.
11. Enhanced landscaped corner.

The following are permitted uses within the retail service commercial area (Area 4):

1. Accessory support retail
2. Specialty Food Establishments in accordance with title 20 of the Newport Beach Municipal Code.
3. Signs in accordance with the Newport Beach Municipal Code.
4. Preservation and restoration of existing habitat and wetlands.
5. Passive and active public recreation facilities such as hiking, biking, scenic outlooks, picnicking and equestrian trails.
6. Biotic gardens.



7. Other uses that the Planning Commission finds compatible with the natural amenities of this parcel.
8. Transportation corridors, appurtenant facilities, arterial highways and vehicular access to the other permitted uses.
9. Utilities and water tanks.
10. Fuel modifications zones.
11. Drainage and flood control facilities.
12. Any grading necessary for the permitted uses.
13. Off-site directional signs.
14. Enhanced landscaped corner.

The following are permitted uses subject to the securing of a Use Permit:

1. Automobile sales facilities.
2. Automobile repair facilities only in conjunction with new or used cars sales facilities as the primary use.
3. Restaurants.

**FIGURE III**

STATISTICAL ANALYSIS

**San Diego Creek North and Jamboree/MacArthur**

| <u>Type</u>                                | <u>Area</u> | <u>Acreage<br/>(Net)</u> |
|--|-------------|--------------------------|
| Open Space                                 | 1           | 2.0                      |
| Open Space/Public Facilities               | 2           | 3.07                     |
| Open Space                                 | 3           | 4.7                      |
| <u>Retail and Service Commercial</u>       | <u>4</u>    | <u>9.63</u>              |
| San Diego Creek North & Jamboree/MacArthur | TOTAL       | 19.4                     |

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