

COMMUNITY PLANT PALETTE		
Botanical Name	Common Name	Suitability
Grass (continued)		
<i>Festuca trachyphylla</i>	Rana Creek	C D
<i>Helictotrichon sempervirens</i>	Blue Oat Grass	C D
<i>Leymus condensatus</i> 'Canyon Prince'	Canyon Prince Giant Wild Rye	C D O
<i>Leymus triticoides</i>	Creeping Wild Rye	C O
<i>Lilium humboldtii</i>	Humboldt Lily	C D
<i>Melica imperfecta</i>	Coast Melic Grass	O
<i>Miscanthus sinensis</i>	Maiden Grass	C
<i>Miscanthus sinensis</i> 'Cabaret'	'Cabaret' Jap. Silver Grass	C
<i>Miscanthus sinensis</i> 'Kleine Fontane'	'Kleine Fontane' Jap. Silver Grass	C
<i>Miscanthus sinensis</i> 'Morning Light'	'Morning Light' Jap. Silver Grass	C
<i>Miscanthus sinensis variegates</i>	Variegated Japanese Silver Grass	C
<i>Miscanthus species</i>	Grass	C
<i>Miscanthus transmorrisonensis</i>	Evergreen Miscanthus	C D
<i>Muhlenbergia capillaris</i>	Pink Muhly	C D
<i>Muhlenbergia pubescens</i>	Soft Blue Mexican Muhly	C D
<i>Muhlenbergia rigens</i>	Deer Grass	C D
<i>Muhlenbergia species</i>	Muhlenbergia	C D
<i>Muhlenbergia cap. 'Regal Mist'</i>	Pink Muhly	C D
<i>Nassella pulchra</i>	Purple Needlegrass	C D O
<i>Nassella species</i>	Needlegrass	C D O
<i>Nolina bigelovii</i>	Desert Nolina	C D
<i>Nolina species</i>	Bear Grasses	C D
<i>Ophiopogon jabburan vittata</i>	Snakebeard	C D
<i>Ophiopogon japonicus</i>	Mondo Grass	C
<i>Phalaris arundinacea 'Picta'</i>	Variegated Ribbon Grass	D
<i>Phalaris arundinacea 'Rosea'</i>	Ribbon Grass	D
<i>Scirpus californica</i>	California Bulrush	C
<i>Scirpus species</i>	Bullrush species	C
<i>Scirpus tabernaemontani</i>	Soft-Stem Bulrush	C
<i>Sesleria autumnalis</i>	Autumn Moor Grass	C
<i>Sesleria caerulea</i>	Blue Moor Grass	C
<i>Setaria palmifolia</i>	Palm Grass	C
<i>Sisyrinchium californicum</i>	Golden-Eyed Grass	C
<i>Sorghastrum nutans</i>	Indian Grass	D
<i>Sporobolus airoides</i>	Alkali Dropseed	C D

C = California Friendly

D = Drought Tolerant

O = Suitable to plant under Oaks

* = Except for varieties listed on the Prohibited Invasive Plant Species List for Newport Banning Ranch – namely *Atriplex semibaccata*, *Cotoneaster lacteus* and *pannosus*, *Eucalyptus globulus*, *Ficus carica*, and *Ilex aquifolium*.

Some* = Those varieties that are native.

COMMUNITY PLANT PALETTE		
Botanical Name	Common Name	Suitability
Grass (continued)		
<i>Sporobolus wrightii</i>	Giant Dropseed	C D
<i>Stenotaphrum secundatum</i>	St. Augustine Grass	C
<i>Stipa gigantea</i>	Giant Feather Grass	C D
<i>Stipa pulchra</i>	Needle Grass	C D
<i>Stipa tenuissima</i>	Mexican Feather Grass	C D
<i>Zoysia hybrid De Anza</i>	Zoysia De Anza	C D
<i>Zoysia tenuifolia</i>	Korean Grass	C D
Turf		
Marathon II 'Festuca Arundinacea'	Dwarf Tall Fescue	
Marathon II 'Water Saver'	Dwarf Tall Fescue	
Turf	A-G Sod Farms Inc. – Elite Plus	

C = California Friendly

D = Drought Tolerant

O = Suitable to plant under Oaks

* = Except for varieties listed on the Prohibited Invasive Plant Species List for Newport Banning Ranch – namely *Atriplex semibaccata*, *Cotoneaster lacteus* and *pannosus*, *Eucalyptus globulus*, *Ficus carica*, and *Ilex aquifolium*.

Some* = Those varieties that are native.

9.1 Overview

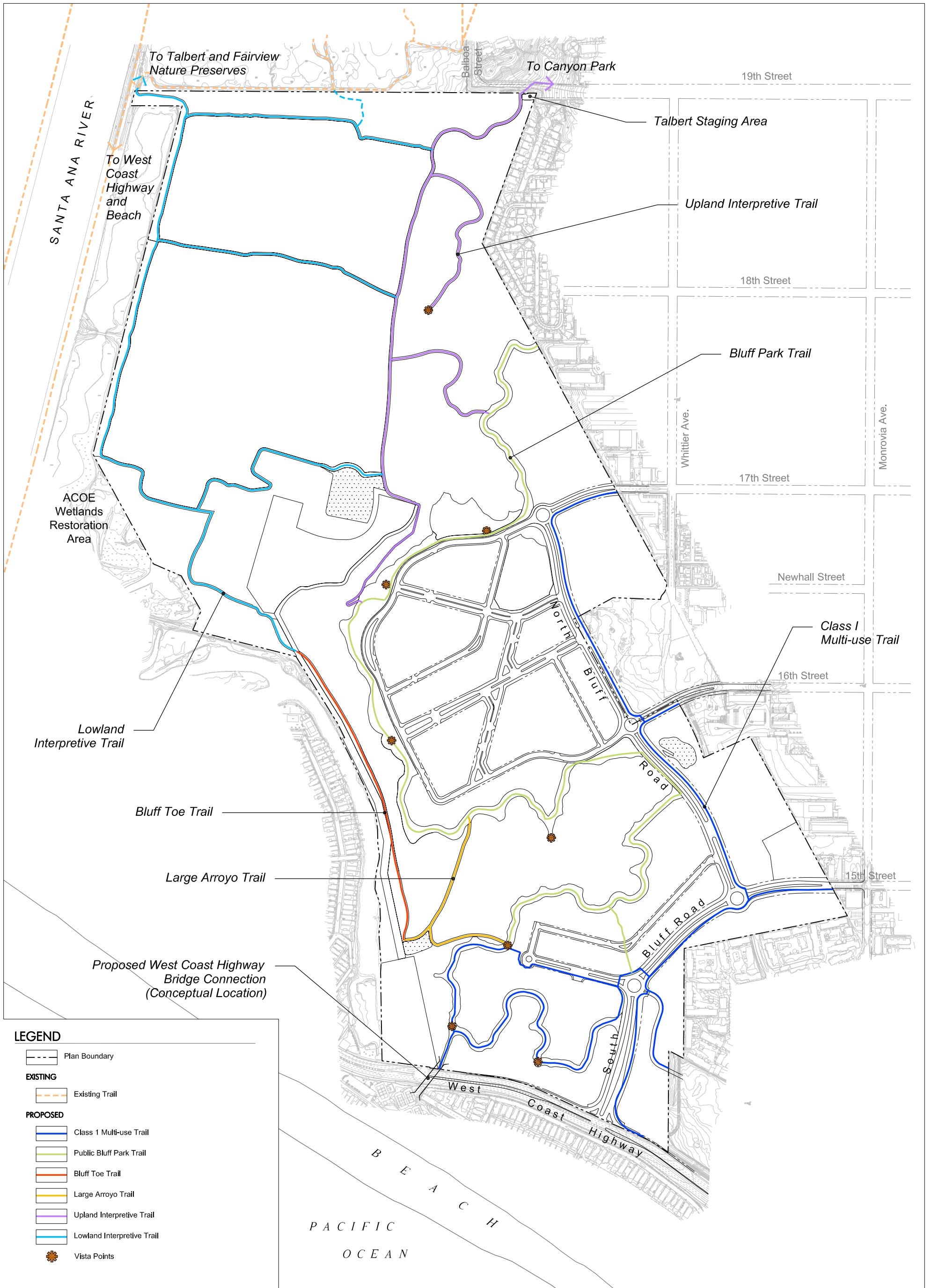
Exhibit II.9-1 illustrates the coastal access and public trails for the Newport Banning Ranch Project.

Altogether, the plan is to provide public trails that allow people, for the first time, to walk through and experience the Newport Banning Ranch Site in a restored state, thereby gaining a variety of visual and interpretive experiences.

9.2 Connection to Off-Site Trails

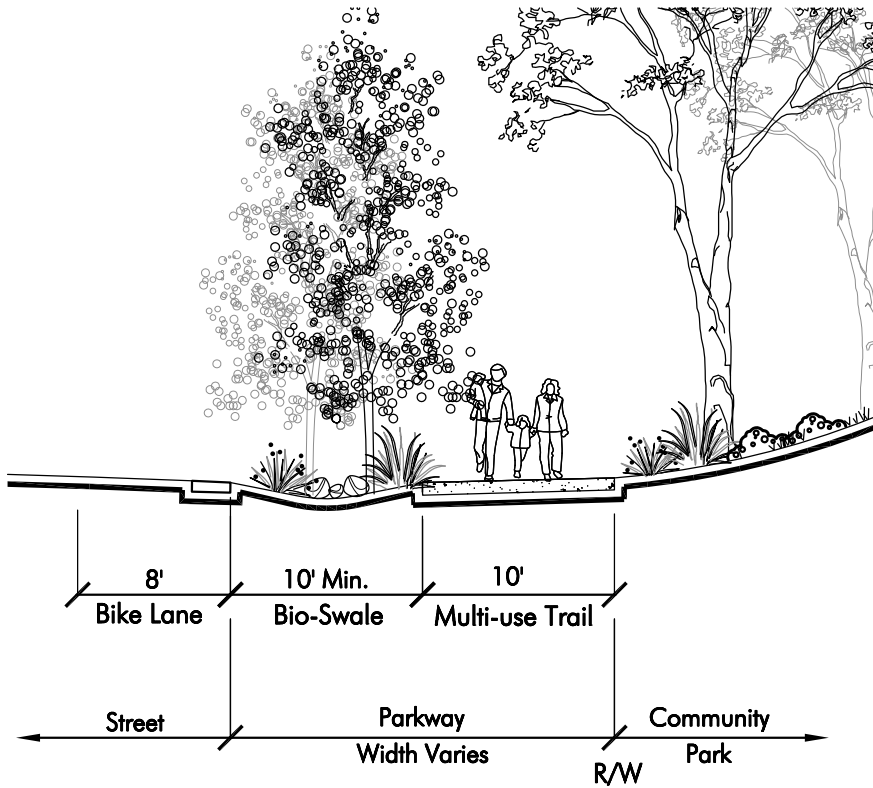
As shown on Exhibit II.9-1, a trail connection will be provided to the Santa Ana River Regional Trail System – creating an additional linkage from the Orange Coast River Park to the beach.

Public parking and regional trail-staging areas will be provided in multiple locations to create additional access and connectivity to trails in the Fairview Regional Park and Talbert Preserve.

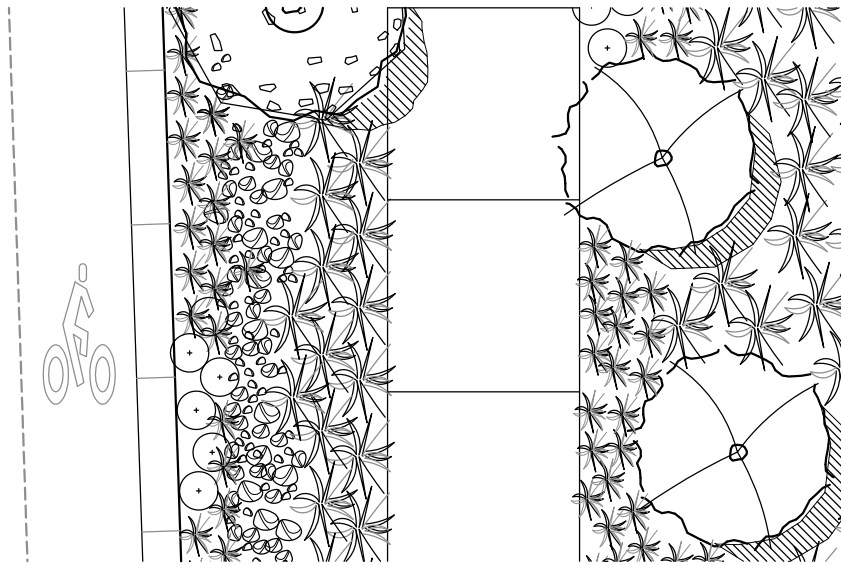


LEGEND

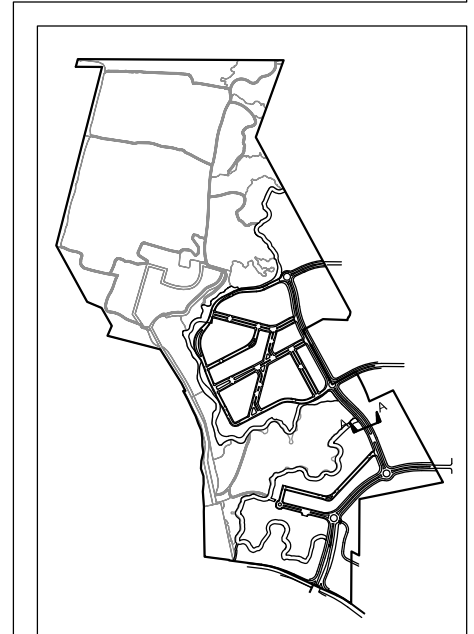
- Plan Boundary
- EXISTING**
- Existing Trail
- PROPOSED**
- Class 1 Multi-use Trail
- Public Bluff Park Trail
- Bluff Toe Trail
- Large Arroyo Trail
- Upland Interpretive Trail
- Lowland Interpretive Trail
- ★ Vista Points



SECTION A-A



PLAN VIEW



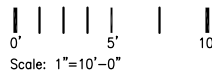
KEY MAP

Exhibit II.9-2

Class I Multi-use Trail Cross-Section/Character



MASTER SITE PLAN
City of Newport Beach - California



GLENN LUKOS ASSOCIATES



9.3 Public Parking and Trailheads/Staging Areas

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.

9.4 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.

9.4.1 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.

9.4.2 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.

9.4.3 Bluff-Toe Trail

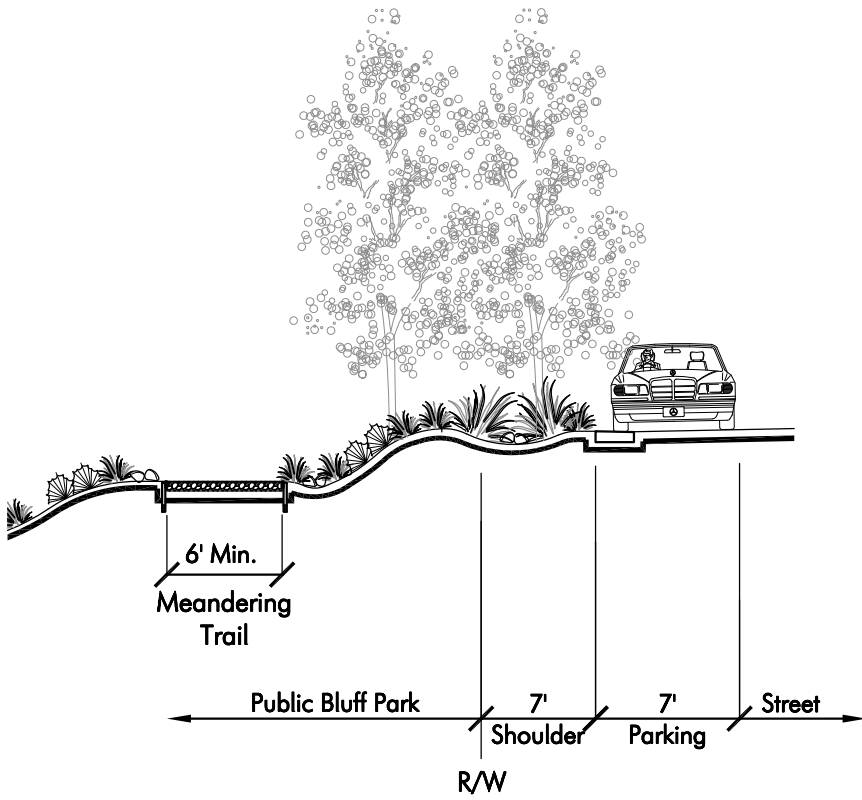
The Bluff-Toe Trail runs along the southwestern foot of the Project, adjacent to the Oil Access Road. The approximately 0.7-mile-long trail connects the southern development area to the Lowland Interpretive Trail in the South Wetland Area, avoiding impacts to native vegetation.

9.4.4 Lowland Interpretive Trail

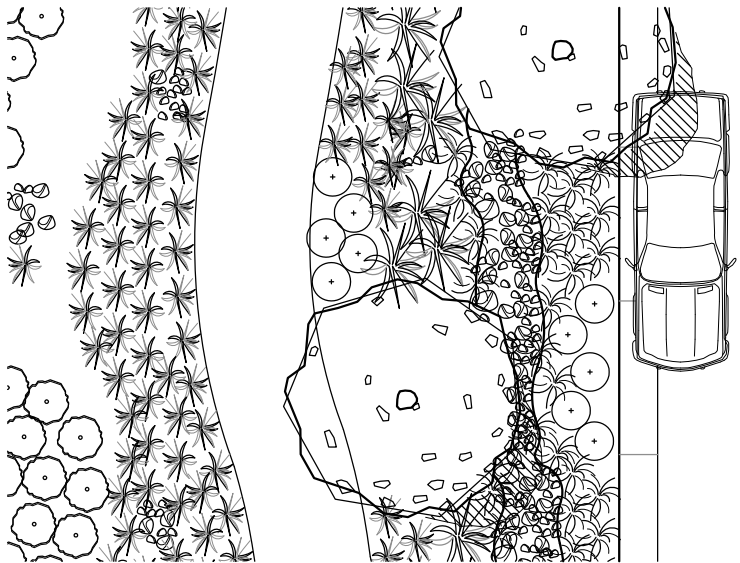
The Lowland Interpretive Trail provides pedestrian access through the Wetland and Wet Meadow Planning Areas. The approximately 2-mile-long trail avoids impacts to native vegetation. The east-west segments of the Lowland Interpretive Trail links to the north-west backbone of the Upland Interpretive Trail.

9.4.5 Upland Interpretive Trail

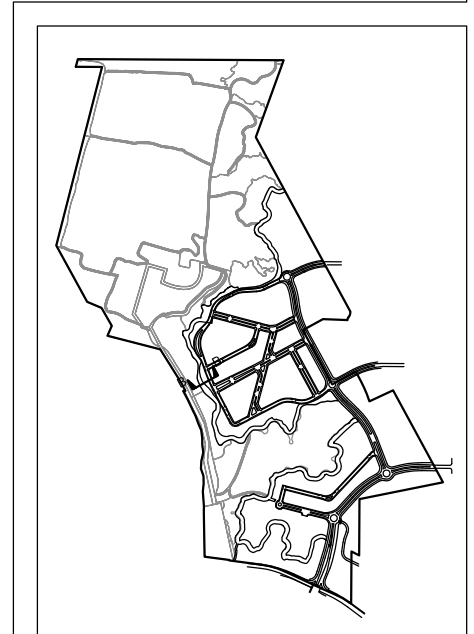
The Upland Interpretive Trail is located between the Lowland and Upland Open Space Areas. This rambling approximately 1.3-mile-long trail will meander along the Medium and Small Arroyos, North and South Upland Areas, and Scenic Bluff Area. The north-west segment of the trail will initiate at the Talbert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



SECTION B-B



PLAN VIEW



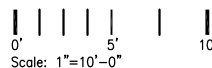
KEY MAP

Exhibit II.9-3

Public Bluff Park Trail Cross-Section/Character



MASTER SITE PLAN
City of Newport Beach - California

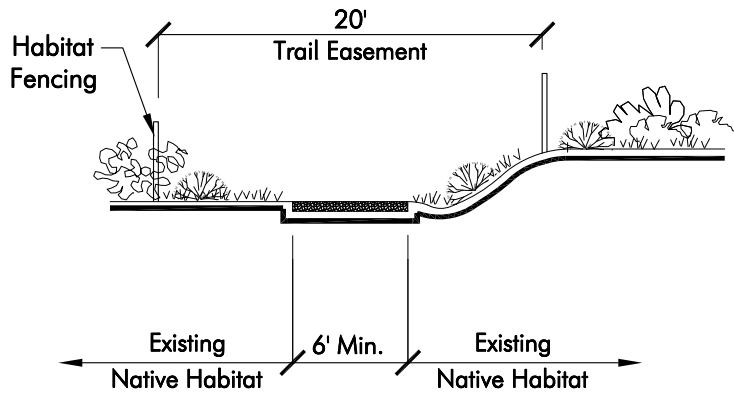


GLENN LUKOS ASSOCIATES

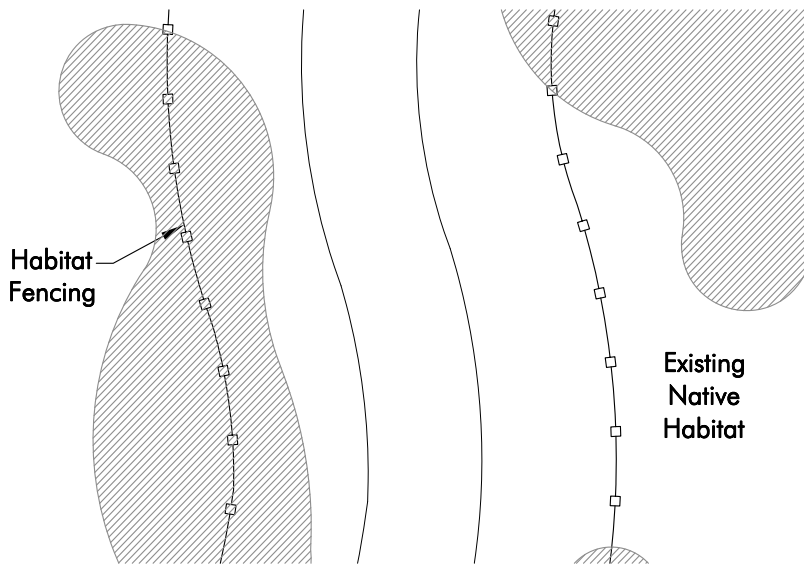


FUSCOE
PLANNING ARCHITECTURE

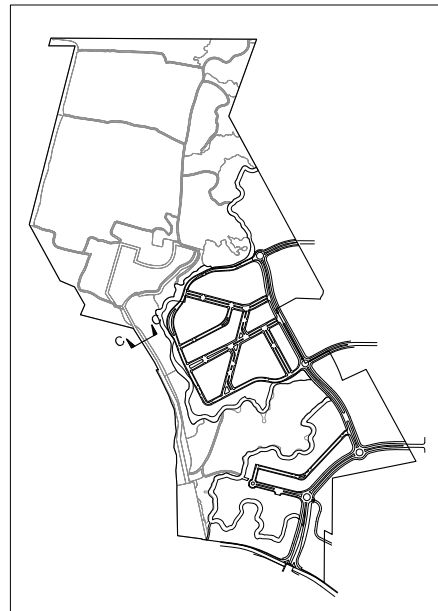
FORMA
2008-12-05



SECTION C-C



PLAN VIEW



KEY MAP

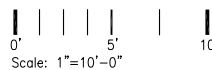
Exhibit II.9-4

Bluff Toe Trail

Cross-Section/Character

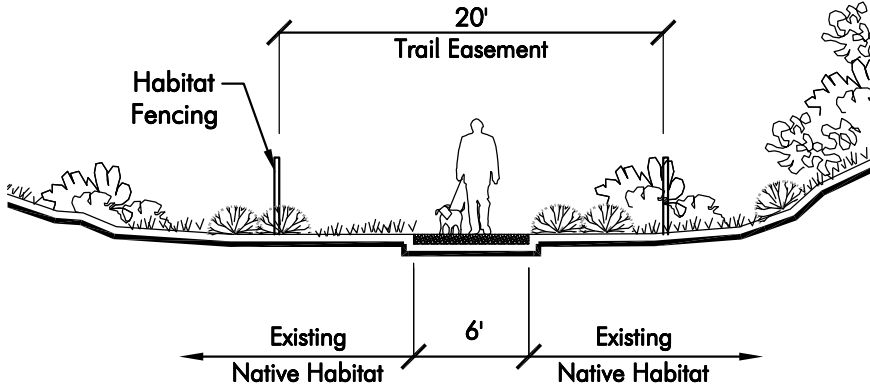


MASTER SITE PLAN
City of Newport Beach - California

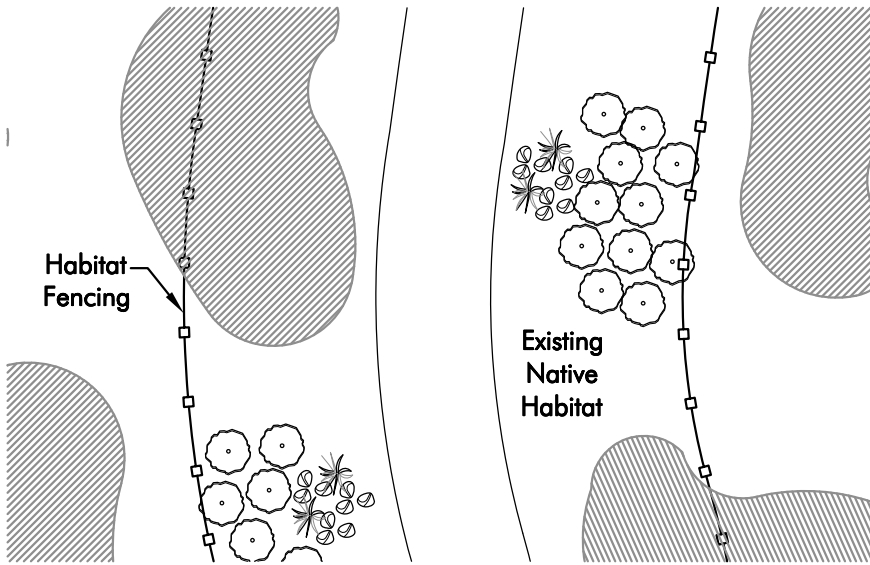


GLENN LUKOS ASSOCIATES

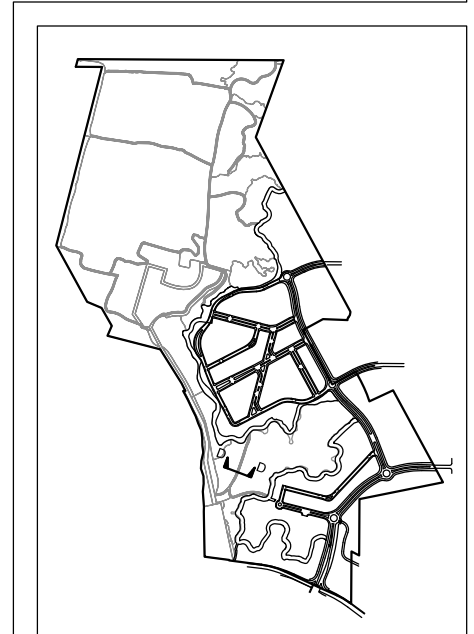




SECTION D-D



PLAN VIEW



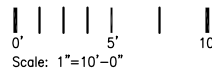
KEY MAP

Exhibit II.9-5

Large Arroyo Trail Cross-Section/Character



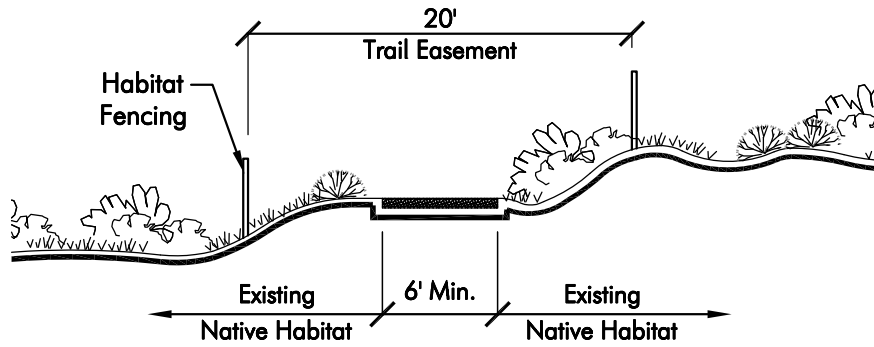
MASTER SITE PLAN
City of Newport Beach - California



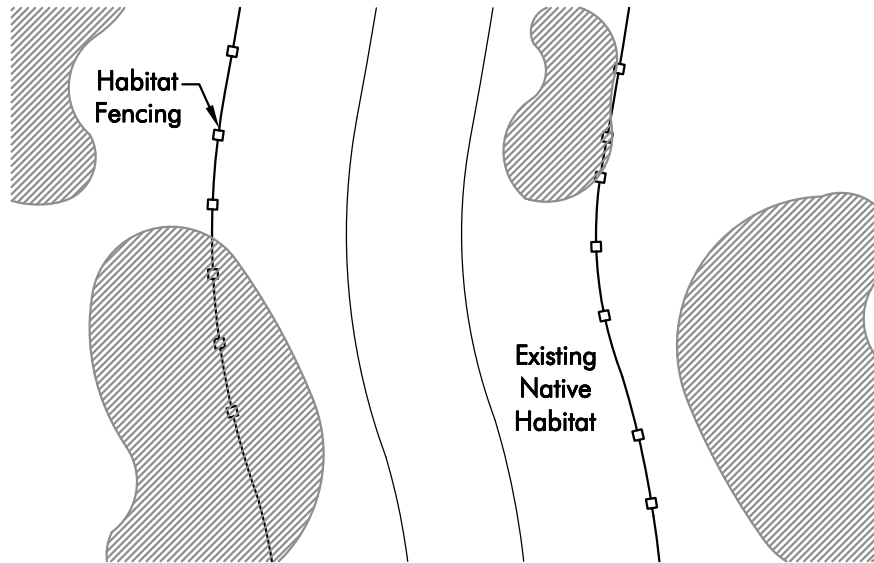
GLENN LUKOS ASSOCIATES



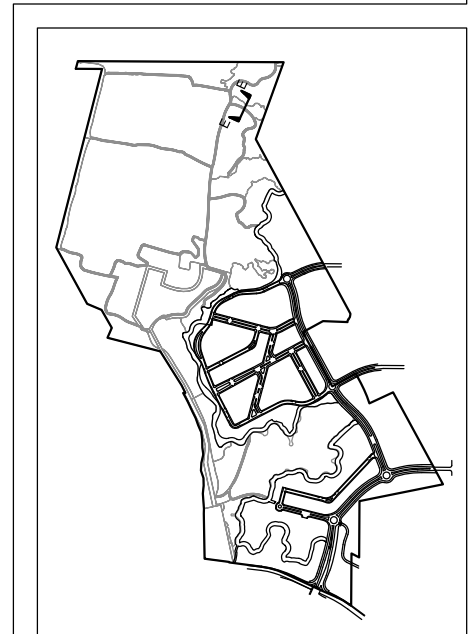
2008-12-05



SECTION E-E



PLAN VIEW



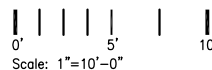
KEY MAP

Exhibit II.9-6

Upland Interpretive Trail Cross-Section/Character



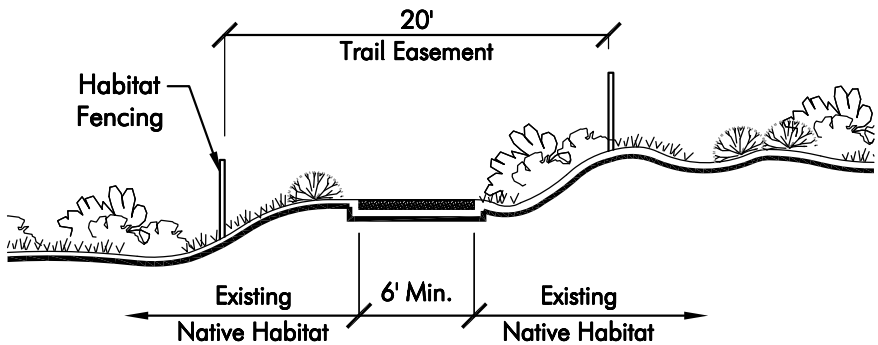
MASTER SITE PLAN
City of Newport Beach - California



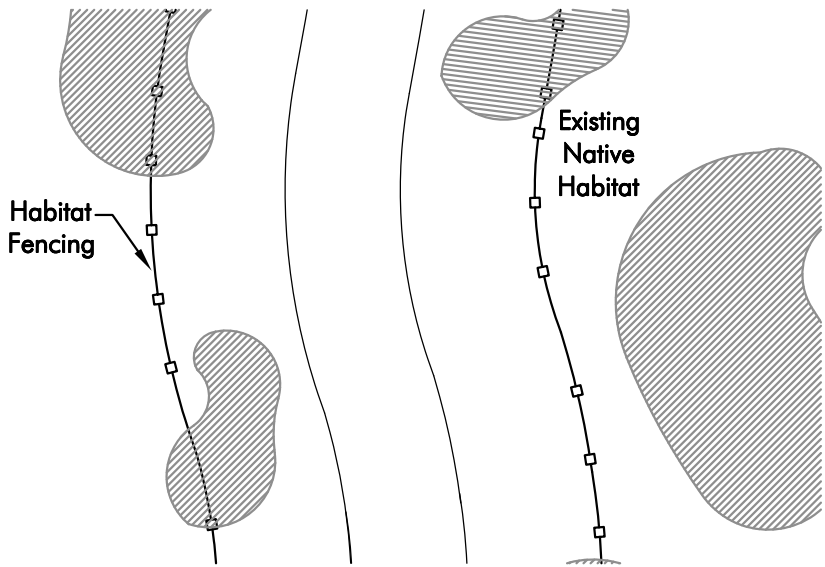
GLENN LUKOS ASSOCIATES



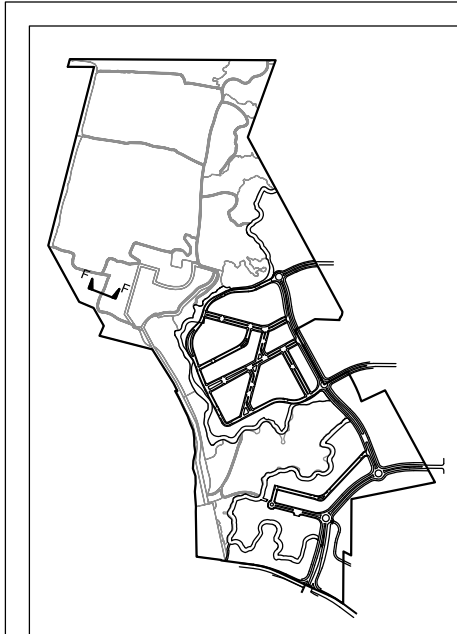
2008-12-05



SECTION F-F



PLAN VIEW



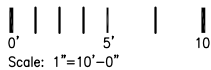
KEY MAP

Exhibit II.9-7

Lowland Interpretive Trail Cross-Section/Character



MASTER SITE PLAN
City of Newport Beach - California



GLENN LUKOS ASSOCIATES



2008-12-05

9.5 Coastal Access Signage

Coastal access signage will be established along major internal roadways informing the general public of the availability of public parking and trails within the Site.

The details of such signage (i.e., coastal access logo, colors, and precise wording) shall be consistent with published standards of the California Coastal Commission. Precise signage locations, heights, method of mounting and lighting along public roadways shall be consistent with placement and public safety standards set forth by the applicable jurisdictional agency (i.e., City of Newport Beach and/or California Department of Transportation).

In accordance with the Section 3.7, Sign Regulations, of the NBR PC Development Plan, all signs within the Project shall be:

1. Legible in the circumstances in which they are seen;
2. Compatible with their surroundings and aesthetically attractive;
3. Appropriate to the type of activity to which they pertain; and
4. Expressive of the identity of individual properties or of the community as a whole.