

NEWPORT RIDGE
PLANNED COMMUNITY

Planned Community
Program

County of Orange
CALIFORNIA

Prepared for
THE IRVINE COMPANY
by
FORMA

Adopted by
Orange County Board of Supervisors
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CHAPTER I
PURPOSE AND OBJECTIVES

A. PURPOSE

The purpose of this Planned Community Program is to provide appropriate Zoning District Regulations for the Newport Ridge Planned Community. These regulations implement the spirit and intent of the PC "Planned Community" District Regulations, Section 7-9-103 of the Orange County Zoning Code, and the County's Planned Community Manual, to be responsive to long-term community needs and desires, and to function without unnecessary, time-consuming or costly amendments and review procedures. This Planned Community (PC) Program consists of: (1) Text (Chapters I-XIII); (2) PC Zoning Map and Statistical Summary (Appendix A); (3) PC Development Map and Statistical Table (Appendix B); and (4) Conceptual Landscape and Fuel Modification Plan (Appendix C).

The PC Program identifies the general locations and types of land uses, defines standards for development, and provides for innovative community design concepts and site planning, consistent with orderly development of a mixed use community and protection of sensitive and natural resources. Site Development Permit and Use Permit procedures are established to accomplish the objective of providing a logical and timely sequence of community review and government approval of detailed project development proposals.

B. RELATIONSHIP TO THE NEWPORT COAST PLANNED COMMUNITY

The 645-acre Newport Ridge Planned Community (NRPC) is adjacent to and northwest of the larger 9,493-acre Newport Coast Planned Community (NCPC). The NRPC shares a 2.7 mile boundary with the Newport Coast Planned Community. Approximately 7,000 feet of this boundary adjoins Buck Gully, a major Special Use Open Space Dedication/Recreation Area within the Newport Coast PC. The Newport Coast PC portion of Buck Gully contains 203 acres that has been offered for public open space/recreation dedication to the County of Orange. Dedication of the remaining 54-acre portion of Buck Gully within the Newport Ridge Planned Community, indicated as Planning Areas 17 and 18 on the Planned Community Development Map, will bring the total open space dedication of Buck Gully to approximately 257 acres.

Total public dedications within the combined Newport Ridge and Newport Coast Planned Communities will total 3,866 acres of Special Use and Wilderness Open Space. An additional 2,807 acres is contained in Crystal Cove State Park, also within The Newport Coast Planned Community.

The Newport Ridge Planned Community and The Newport Coast Planned Community are separate and distinct areas in terms of zoning and land use regulation. Land use projects will be separately implemented in each PC pursuant to each Planned Community's own "Permit Regulations and Procedures" and "PC Development Map and Statistical Table Regulations and Procedures" contained, respectively, in each PC's Planned Community Text.

Each Planned Community is and will remain separate, in terms of computing and accounting for Planning Area acreage, permitted units, and maximum allowable densities. Separate Planning Applications will be made for Coastal/Site Development Permits and/or Use Permits, and such applications will be subject to separate discretionary actions and conditions of approval by the Planning Commission or other approving entity within the County.

Although distinct from a regulatory and zoning perspective, physical land planning and design components such as roads, open space areas, and ownerships for development projects within NRPC Planning Areas 12, 13, 14, and 15 may cross over the common boundary shared between The Newport Coast Planning Areas 2C and 8.

In order to provide one consistent and comprehensive set of permitted uses and site development standards, Residential Planning Areas 13, 14, and 15 within the NRPC are identified in this NRPC Program by the M(NC) and MH(NC) designations, where "NC" denotes "Newport Coast" regulations. For these Planning Areas, the PC District Regulations for PA 8 and 2C within the Newport Coast have been incorporated into Chapter III-D of this NRPC Program. Although separate, Site Development Permits, Coastal Development Permits, and/or Use Permits for development projects that include Planning Areas from both Planned Communities may be analyzed by one environmental document (e.g., EIR) and processed concurrently with a coordinated set of Planning Applications.

C. IMPLEMENTATION PLANS AND PROGRAMS

A Resource Management Plan, Local Park Implementation Plan, and Open Space Dedication Program are required in addition to the regulations contained in this NRPC Program and shall include development policies, guidelines, and standards consistent with the goals, objectives, and guidelines of the Orange County General Plan.

These plans and programs shall be submitted to and approved by the County pursuant to Orange County Zoning Code Section 7-9-150, "Discretionary Permits and Procedures," prior to the first Site Development Permit or Use Permit, or prior to recordation of the first final development Tract Map for residential or commercial uses, whichever comes first, as indicated below:

1. **Resource Management Plan (RMP)** — shall identify significant resources and establish programs focused on the preservation, conservation, mitigation, and monitoring of those resources.
2. **Local Park Implementation Plan (PIP)** — shall identify requirements and locations for local park sites and recreation areas, and include an implementation program.
3. **Open Space Dedication Program** — shall describe the transfer of ownership and maintenance of Recreation Planning Areas 17 and 18 to the County of Orange.

The above plans and programs shall provide standards for Residential, Commercial Village, and Recreation Planning Areas, as well as guidelines for implementing the General Plan and this PC Program. In addition, as outlined in Chapter II-C, a Conceptual Landscape and Fuel Modification Plan is provided as Appendix C to this Planned Community Program. Because of the information contained within, and the subsequent implementation plans and programs required by this Planned Community Program, neither a Feature Plan nor an Area Plan shall be required for the Newport Ridge Planned Community.

CHAPTER II
GENERAL REGULATIONS

A. GENERAL PROVISIONS

1. Definition of Terms

The meaning and construction of words, phrases, titles, and terms used in this Planned Community Program shall be the same as provided in Orange County Zoning Code Section 7-9-21, "Definitions," except as otherwise specifically provided herein (see Chapter XII, Definitions).

2. General Plan Consistency

The Newport Ridge Planned Community Program is consistent with all elements of the Orange County General Plan.

3. Zoning Code Consistency

This PC Program regulates all development within Newport Ridge Planned Community. In cases where sufficient direction for interpretation of these regulations is not explicit in this text, the Orange County Zoning Code shall provide direction, as determined by the County Planning Director. In case of difference between this PC Program and the Orange County Zoning Code, the Zoning Code shall prevail.

4. Building and Construction Codes Consistency

All construction and development within the Planned Community shall comply with applicable provisions of the Uniform Building Code and the various related Mechanical, Electrical, and Plumbing Codes, the Grading and Excavation Code, the Subdivision Code, and Sign Code as currently adopted by the Board of Supervisors. In case of a conflict between the specific provisions of the codes identified above and the provisions of these regulations, the provisions of those codes shall prevail.

5. **Building Sites**

All building sites shall comply with the provisions of the Orange County Zoning Code Section 7-9-126, "Building Site Requirements".

6. **Building Height**

The building height requirements shall be as specified by each land use district of this PC Program, subject to the methods used for measuring building height set forth in the Orange County Zoning Code except that, for architectural consistency, in NRPC Planning Areas 13, 14 and 15 which adjoin Newport Coast PC Planning Areas 8 and 2C, the methods used for measuring building height shall conform with The Newport Coast Planned Community District Regulations.

7. **Building Setbacks**

The building setback requirements shall be as specified by each land use district of this PC Program except that interior property lines contiguous with The Newport Coast Planned Community may have up to a zero setback requirement if approved as an Alternative Development Standard as part of an approved Site Development Permit or Use Permit.

8. **Off-Street Parking**

The provisions of Orange County Zoning Code Section 7-9-145, "Off-Street Parking Regulations," shall apply to this Planned Community, except as otherwise specified in Chapter VIII.

9. **Annual Monitoring Report**

An Annual Monitoring Report (AMR) shall be prepared and submitted each year to the County Administrative Office and the Planning and Development Services Department. Submittal of an AMR is required for conformance with the Growth

Management Program of the Land Use Element of the Orange County General Plan and the County's Annual Development Monitoring Program. The Board of Supervisors, in the annual adoption of the Development Monitoring Program, may identify a significant imbalance between development projections and planned infrastructure or in the proportionate development of residential, commercial and employment land uses. The Board of Supervisors may then defer subdivision approval within the Planned Community until approaches capable of resolving the imbalances are proposed to, and approved by, the Board of Supervisors. The AMR will be the project proponent's opportunity to demonstrate mitigation measures and implementation strategies which will ensure adequate infrastructure for the community.

10. Application of Regulations

If an issue, condition or situation arises that is not sufficiently covered or provided for in this PC Program so as to be clearly understandable, the County Planning Director shall determine which regulations are applicable, as authorized by Orange County Zoning Code Section 7-9-20 (c) "Indeterminate applicability".

Those regulations of the Zoning Code that are applicable for the most similar use, issue, condition or situation shall be used by the County Planning Director, as guidelines to resolve the unclear issue, condition, or situation.

11. Incorporation of Conditions, Requirements and Standards

All conditions, requirements and standards, indicated graphically or in writing as part of any approved discretionary permit or detail plan granted by authority of these regulations, shall have the same force and effect as these regulations. Any use or development established as a result of such approved permit or plan, but not in compliance with all such conditions, requirements or standards shall be in violation of this PC Program. The enforcement provisions of Orange County Zoning Code Sections 7-9-154, "Enforcement provisions", are applicable to this PC Program.

12. Board Declaration/Severability

If any portion of these regulations is, for any reason, declared by a court of competent jurisdiction to be invalid or ineffective in whole or in part, such decision shall not affect the validity of the remaining portions of this PC Program. The Board of Supervisors hereby declares that they would have enacted these regulations and each portion of this PC Program irrespective of the fact that one or more portions may be declared invalid or ineffective.

B. SPECIAL PROVISIONS

1. Maximum Dwelling Units

A maximum of 2,550 dwelling units may be built in the Newport Ridge Planned Community. No Planning Area which allows for residential uses shall exceed the maximum number of dwelling units indicated for the Planning Area in that Planned Community Statistical Table.

2. Planning Area Density

a. The dwelling unit density permitted in any Residential Planning Area, as designated on the Planned Community Development Map and Statistical Table of the Newport Ridge Planned Community, shall apply to the overall Planning Area, not to any particular division of that area.

b. Computation of density shall be based on gross acreages.

3. Planning Area Boundaries

a. Except as otherwise indicated, dimensions and gross acreages are measured from centerlines of streets and highways.

- b. When a Planning Area boundary depicted on the PC Development Map is also an arterial highway, and the arterial highway is realigned, the Planning Area boundary may be revised to coincide with the realigned highway.
- c. Planning Area boundaries and acreages contained in this PC Program are approximate based upon current information and a generalized level of mapping. Final Planning Area boundaries shall be established by the Site Development/Use Permit and/or Tentative/Final Tract Map approval.
- d. Commercial, nonresidential, and residential uses and areas, to be located at intersections of streets and/or highways shall conform with final street and/or highway alignments without requiring an amendment to this PC Program.
- e. Adjustments in Planning Area boundaries shall be in compliance with Chapter XI.

4. **Flood Control**

The property owner/builder shall fund, through special assessment districts and/or community facilities districts, and construct all on-site flood control facilities in a manner meeting the approval of the County Planning Director.

5. **Schools**

The Developer shall pay school development fees to the Newport Mesa Unified School District (NMUSD) based on residential units and commercial square footage upon issuance of building permits or, upon mutual agreement by NMUSD and the Developer, shall provide an alternative financing mechanism to help alleviate the impacts of students generated by the project.

An elementary school site shall be reserved for acquisition by the NMUSD. The site shall be six (6) to ten (10) acres, depending upon the feasibility of joint-use

with adjacent park land. The site shall be designated as a Medium-High (NC) Density Residential Planning Area to allow residential development should the reserved school site not be acquired by NMUSD in accordance with the School Facilities and Funding Agreement which references requirements for the timing of acquisition.

6. Implementation Plans and Programs

Development within the Newport Ridge Planned Community shall comply with the County-approved Implementation Plans and Programs required by Chapter I-C (Purpose and Objectives):

- a. Resource Management Plan (RMP);
- b. Local Park Implementation Program (PIP); and
- c. Open Space Dedication Program.

7. Local Parks

Local park sites shall be provided in accordance with the provisions of the Orange County Local Park Code as outlined in the Local Park Implementation Plan for the Planned Community and consistent with the Orange County Recreation Element's "Master Plan of Local Parks".

8. Open Space, Private/Public

Certain areas within the Planned Community, although privately owned and fenced, may be designated as open space. These areas, through the use of deed restrictions or similar techniques, shall limit development to preserve the open space character.

9. Housing Element Compliance

Residential development within the Newport Ridge Planned Community shall comply with the Orange County Housing Element. Residential development areas within the Newport Ridge Planned Community may be designated for affordable housing to satisfy the affordable housing requirements for The Newport Coast Planned Community.

10. Water Conservation

Landscaping for common areas of: a) Multifamily projects of five or more units; b) Residential planned developments (common areas only); and c) Commercial/Office projects involving landscaping/irrigation of more than one cumulative acre shall be subject to the Water Conservation Regulations contained in Orange County Zoning Code Section 7-9-132.2, "Landscaping", including the Resolution of Water Conservation Criteria as approved by the Orange County Board of Supervisors.

11. Grading

Grading plans for all projects in the Newport Ridge Planned Community shall be consistent with the Orange County Grading and Excavation Code and Orange County Zoning Code Section 7-9-139, "Grading and Excavation," with the following additional provisions:

- a. Grading Plans shall be accompanied by geological and soils engineering reports approved by the Manager, Orange County Planning and Development Services, and shall incorporate all pertinent recommendations prior to issuance of Grading Permits. The soils engineer/engineering geologist must certify the suitability of a graded site prior to clearance for issuance of Building Permits.

- b. An approved Grading Plan shall show all areas of grading, including remedial grading, inside and outside of an immediate area of development. Grading shall be permitted within development and open space Planning Areas of the Planned Community, outside of an area of immediate Planning Area development, for the grading of public roads, highways, park facilities, infrastructure, and other development-related improvements. Remedial grading for development shall also be permitted in development and open space Planning Areas outside of an area of immediate development to address geotechnical or soils engineering problems.

12. **Archaeological and Paleontological Resources**

Prior to or concurrent with the approval of a Tentative Subdivision Map, except a map for financial or conveyance purposes, mitigation programs for archaeological and paleontological resources established in accordance with the Board of Supervisors' Archaeological/Paleontological Policies shall be submitted to and approved by the Manager, Orange County Planning and Development Services-Harbors, Beaches and Parks/Program Management and Coordination.

13. **Development/Open Space Boundary**

A Site Development Permit, Use Permit, and/or Tentative Subdivision Map abutting a natural open space Planning Area shall provide for the following, either on the permit/map or an appropriate supplemental graphic or text:

- a. **Urban Edge Treatment**, describing the interface treatment area between development and open space uses in a manner consistent with the Conceptual Landscape and Fuel Modification Plan contained in Appendix C; and
- b. **Fire Protection Edge Treatment**, including any fuel breaks or fuel modification zones, in a manner consistent with the Conceptual Landscape and Fuel Modification Plan contained in Appendix C and the Orange County Fire Protection Planning Task Force Report.

14. Public Utilities

Public utility buildings, structures and facilities including, but not limited to, electrical, water, sewage, telephone and television, and their storage, distribution, treatment and/or production required to carry out development are permitted in all Residential, Commercial, and Recreational Planning Areas subject to a Site Development Permit approved pursuant to Orange County Zoning Code Section 7-9-150, "Discretionary Permits and Procedures".

15. Roads

San Joaquin Hills Road construction plans have been approved in conjunction with The Newport Coast Planned Community. Collector and local street construction within the Newport Ridge Planned Community shall be in accordance with Orange County design standards, except that deviations may be proposed in conjunction with Tentative Subdivision Maps.

16. Scenic Highway

A Scenic Highway Implementation Plan for San Joaquin Hills Road Landscape Corridor has been approved in conjunction with The Newport Coast Planned Community and will be implemented in an interim and ultimate configuration according to this Plan.

17. Fire Station

A site for a fire station shall be provided within the Newport Ridge Planned Community, as required by The Irvine (Newport) Coast Development Agreement (DA 87-16), Development Agreement – First Amendment (DA 96-03) and Implementation Agreement adopted by the Orange County Board of Supervisors. The fire station shall be constructed in accordance with an approved Site Development Permit.

18. Interim Land Uses

The following interim uses are permitted in all undeveloped Planning Areas of the Newport Ridge Planned Community:

- a. All uses permitted by and processed per the A1 "General Agricultural" District Regulations, Section 7-9-55 of the Orange County Zoning Code.
- b. County-approved fuel modification programs required for public health, safety, and welfare.
- c. County-approved archaeological and paleontological study sites.
- d. County-approved landfill monitoring and mitigation program facilities.
- e. County-approved borrow, stockpile, and/or disposal sites and related construction/grading facilities except in the proposed Buck Gully Open Space Dedication Area.

C. CONCEPTUAL LANDSCAPE AND FUEL MODIFICATION PLAN

A community-level Conceptual Landscape and Fuel Modification Plan (Appendix C) provides general guidelines for implementing subsequent and more precise Site Development Permits, Use Permits, and Subdivision Maps to ensure consistency with this PC Program. Following adoption of this PC Program, the County Planning Director shall be the approving authority for any subsequent amendments to the Conceptual Landscape and Fuel Modification Plan.

1. Conceptual Landscape Component

The Conceptual Landscape Plan illustrates preliminary planting design, including preliminary tree/shrub palettes, for:

- a. San Joaquin Hills Road;
- b. Collector roads and local streets of community significance;
- c. Potential local park sites, including view parks within the proposed Buck Gully Open Space Dedication Area; and
- d. Slope planting areas.

Project-level Landscape Plans shall be prepared and approved by the County for each development project consistent with the approved community-level Conceptual Landscape Plan.

2. Conceptual Fuel Modification Component

The Conceptual Fuel Modification Plan identifies fuel modification areas, potential treatments, and preliminary tree/plant palettes to protect development projects that abut natural open space areas (e.g., Buck Gully and Coyote Canyon).

Project-level Fuel Modification Plans shall be prepared for each applicable development project consistent with the approved community-level Conceptual Fuel Modification Plan.

CHAPTER III
RESIDENTIAL USE REGULATIONS/DEVELOPMENT STANDARDS

A. PURPOSE AND INTENT

The purpose of these provisions is to regulate design and development of the Residential Planning Areas of the Newport Ridge Planned Community.

These use regulations provide for a wide variety of residential housing types including, but not limited to, single-family detached, single-family attached, duplex, and multifamily. The regulations also allow for recreation uses, community facilities, community service facilities, and other uses and structures accessory to principal permitted uses.

Residential use categories within the Planned Community are intended to be consistent with the Community Profile Sub-categories of the General Plan:

- 1.4 Medium Density (3.5 - 6.5 d.u./acre);
- 1.5 Medium-High Density (6.5 - 18 d.u./acre); and
- 1.6 High Density (18+ d.u./acre).

To ensure consistency with the Land Use Element of the Orange County General Plan, the ultimate control for residential development is the maximum number of dwelling units permitted in each Planning Area as indicated in the Newport Ridge Planned Community Statistical Table. All Planning Areas shall be developed consistent with the total dwelling units indicated in this Statistical Table.

The purpose of the "Medium Density ((NC))" and "Medium-High Density ((NC))" Residential categories is to regulate the development of residential Planning Areas 13, 14, and 15 of the Newport Ridge Planned Community, which are contiguous to The Newport Coast Planned Community Planning Areas 8 and 2C, with a consistent set of permitted uses, site development standards, and processing procedures. This uniform set of development standards is necessary to ensure compatible and orderly development. The Newport Coast PC is regulated by the Newport Coast Planned Community District Regulations. Development for Planning Areas designated M (NC) and MH (NC) will conform to these regulations as set forth in this Chapter.

B. MEDIUM DENSITY RESIDENTIAL PLANNING AREAS

The Medium Density (3.5-6.5 d.u./acre) Residential Planning Areas 1 and 14 provide for predominantly single-family detached, single-family attached, and duplex housing. Recreation uses, community facilities, community service facilities, and other uses and structures accessory to the principal uses are also allowed.

1. Principal Uses Permitted

The following principal uses are allowed in all Planning Areas designated for Medium Density Residential Use:

- a. Principal Permitted Uses not requiring discretionary land use permits, plans, or approvals:
 - 1) Detached single-family dwellings.
 - 2) Attached single-family dwellings and duplexes, except planned developments.
 - 3) Community care facilities serving six (6) or fewer person and large family day-care homes.

- b. Principal Permitted Uses requiring a Site Development Permit per Chapter X (Permit Regulations and Procedures):
 - 1) Residential Planned Developments per Orange County Zoning Code Section 7-9-110.
 - 2) Multifamily residential developments per Orange County Zoning Code Section 7-9-146.7.

- 3) Community care facilities serving seven (7) or more persons per Orange County Zoning Code Section 7-9-141.
- 4) Accessory Permitted Uses referenced in Chapter III-B-2 (Accessory Permitted Uses) when located on a separate building site.
- 5) Permanent or temporary landfill monitoring and mitigation program facilities.
- 6) Any other use which the Planning Commission finds consistent with the purpose and intent of this land use category.

2. **Accessory Uses Permitted**

Accessory uses and structures are permitted when customarily associated with and subordinate to a Principal Permitted Use on the same building site, per Orange County Zoning Code Section 7-9-137, "Accessory Uses and Structures," including:

- a. Garages and carports.
- b. Accessory structures such as greenhouses, gazebos, cabanas, and storage sheds.
- c. Swimming pools, therapy baths, water fountains, and related equipment.
- d. Covered patios and decks.
- e. Fences and walls.
- f. Tennis courts, parks, trails, greenbelts, and similar common landscape areas.

- g. Signs per Chapter IX (Sign Regulations).
- h. Noncommercial keeping of pets and animals per Orange County Zoning Code Section 7-9-146.3.
- i. Home occupations per Orange County Zoning Code Section 7-9-146.6.
- j. Accessory uses and structures which the County Planning Director, finds to be consistent with the purpose and intent of this land use category.

3. Temporary Uses Permitted

Temporary uses are permitted subject to the requirements of Orange County Zoning Code Section 7-9-136, "Temporary Uses and Structures".

4. Prohibited Uses

- a. The storage of vehicles, equipment, or products related to a commercial activity not permitted in this area.
- b. The keeping of pets or animals for any commercial purpose.
- c. Apiaries.
- d. Industrial and manufacturing facilities.
- e. Uses not provided for by Chapter III-B-1 through -3 shall be prohibited, subject to Orange County Zoning Code Section 7-9-20 (c).

5. **Site Development Standards**

The following standards shall apply to all development within this land use category:

- a. **Building site area:** Three thousand (3,000) square feet net minimum for condominium, stock cooperative, and apartment developments; two thousand-five hundred (2,500) square feet net minimum for detached and attached single-family, duplex, and other (nonresidential) developments. Planning Area 1 shall have a minimum single-family residential lot size of seven thousand (7,000) square feet net.
- b. **Area per unit:** One thousand (1,000) square feet minimum net land area per dwelling unit.
- c. **Building site width:** No minimum.
- d. **Building height:** Thirty-five (35) feet maximum.
- e. **Building site coverage:** No maximum.
- f. **Building setbacks:**
 - 1) Single-family detached developments:
 - a) From any street - Ten (10) feet minimum except garages and carports per Chapter III-B-5-g below.
 - b) Side - Ten (10) feet minimum for one side only, or ten (10) feet aggregate total for both sides.
 - c) Rear - Ten (10) feet minimum.

- 2) Other developments:
- a) Ten (10) feet minimum from any exterior property line or property line abutting a public or private street, except garages and carports per Chapter III-B-5-g below.
 - b) From any other interior property line, no minimum.
- g. **Garage and carport placement:** The point of vehicular entry to a garage or carport shall be a distance of seven (7) feet or less, or twenty (20) feet or more from the back of sidewalk, or if there is no sidewalk, from back of curb.
- h. **Off-street parking:** Shall be provided per Chapter VIII (Off-Street Parking Regulations).
- i. **Patios:** No attached or detached covered patio shall be located closer than three (3) feet to a property line, except along any street-side property line, in which case a minimum distance of ten (10) feet shall be maintained.
- j. **Projections into required setbacks:** Eaves, cornices, chimneys, outside staircases, balconies, and other similar architectural features may project a maximum of six (6) feet into any required setback, except that where the setback is less than six (6) feet, the projection may not exceed sixty (60) percent of the required setback.
- k. **Open space (except for single-family detached developments):** A minimum of five (5) percent of the net area of a development area shall be reserved as usable open space. The following shall not be counted in computing the usable open space: streets, common driveways, slopes greater than a 2.5:1 incline, and any property not reserved for the sole use and enjoyment of the occupants of the project and their guests.

- l. **Trash and storage areas (except for single-family developments):** All storage, including cartons, containers, or trash shall be shielded from view within the building or area enclosed by a wall not less than six (6) feet in height.

- m. **Screening (except for single-family detached developments):**
 - 1) A screen shall consist of one or any combination of the following:
 - a) Walls, including retaining walls: A wall shall consist of concrete, stone, brick, tile, or similar type of solid masonry material a minimum of four (4) inches thick.
 - b) Berms: A berm shall be constructed of earthen materials and it shall be landscaped.
 - c) Solid Fences: A solid fence shall be constructed of wood or other materials a minimum thickness of one (1) inch.
 - d) Landscaping: Vegetation shall consist of evergreen or deciduous trees or shrubs.
 - 2) Screen required between adjoining residential areas: A screen shall be installed as required to buffer multi-family developments from abutting single-family attached or detached residential uses. Except as otherwise provided below, the screening shall have a total height of not less than five (5) feet and not more than seven (7) feet. Where there is a difference in elevation on opposite sides of the screen, the height shall be measured from the highest point of elevation.
 - 3) Screen required for parking areas abutting arterial highways: An opaque screen shall be installed along all parking areas abutting arterial highways. Except as otherwise provided below, screening, other than landscaping, shall have a total height of not less than three (3) feet and not more than six (6) feet.

- 4) Notwithstanding the requirements listed above, where the finished elevation of the property at the boundary line, or within five (5) feet inside the boundary line, is higher or lower than an abutting property elevation, such change in elevation may be used in lieu of, or in combination with, additional screening to satisfy the screening requirements of this section.

n. **Landscaping (except for single-family detached developments):** The planting of drought-tolerant native or non-intrusive, non-native low-maintenance species is encouraged. Landscaping consisting of evergreen or deciduous trees, shrubs, groundcover, and/or hardscape shall be installed and maintained subject to the following standards:

- 1) Boundary landscaping abutting arterial highways is required to a minimum depth of ten (10) feet.
- 2) Boundary landscaping abutting public streets, other than arterial highways, is required to an average depth of ten (10) feet with a minimum depth of five (5) feet.
- 3) Any landscaped area shall be separated from an adjacent vehicular area by a wall or curb at least four (4) inches higher than the adjacent vehicular area or in some other manner be protected from vehicular damage.
- 4) Irrigation facilities shall be provided for all landscaped areas except where drought-tolerant species have been established.
- 5) All landscaping shall be maintained in a neat, clean, and healthy condition. This shall include pruning, mowing lawns, weeding, removing litter, fertilizing, replacing plants when necessary, and watering all plantings.

- o. **Lights:** All lights shall be designed and located so that rays are aimed at the site.

- p. **Manufactured slopes:** Slopes along development edges shall incorporate contour-grading techniques.

- q. **Maximum heights for fences and walls per Orange County Zoning Code Section 7-9-137.5, except as otherwise permitted below, provided that site distances for vehicular safety purposes are not obstructed:**
 - 1) Within required front setback area -- forty-two (42) inches maximum.

 - 2) Within other setback areas -- six (6) feet maximum, except when higher walls are required by the County Planning Director, for the purpose of noise mitigation or other health and safety measures.

C. MEDIUM-HIGH AND HIGH DENSITY RESIDENTIAL PLANNING AREAS

The Medium-High Density (6.5-18 d.u./acre) and High Density (18+ d.u./acre) Residential Planning Areas 2, 3, 4, 5, 6, 7, 8, 9, 11, 13, 15, 21, and 22 of the Newport Ridge Planned Community provide for predominantly multifamily housing, while also permitting single-family detached/attached and duplex housing. Recreation uses, community facilities, community service facilities, and other uses and structures accessory to the principal uses are also allowed.

1. Principal Uses Permitted

The following principal uses are allowed in all Planning Areas designated for Medium-High and High Density Residential Use:

- a. Principal Permitted Uses not requiring discretionary land use permits, plans, or approvals:
 - 1) Detached single-family dwellings.
 - 2) Attached single-family dwelling and duplexes, except planned developments.
 - 3) Community care facilities serving six (6) or fewer persons and large family day care homes.
- b. Principal Permitted Uses requiring a Site Development Permit per Chapter X (Permit Regulations and Procedures):
 - 1) Residential planned developments per Zoning Code Section 7-9-110.
 - 2) Multifamily residential developments per Orange County Zoning Code Section 7-9-146.7.

- 3) Community care facilities serving seven (7) or more persons per Orange County Zoning Code Section 7-9-141.
- 4) Accessory Permitted Uses referenced in Chapter III-C-2, (Accessory Permitted Uses) when located on a separate building site.
- 5) Temporary or permanent landfill monitoring and mitigation program facilities.
- 6) Any other use which the Planning Commission finds consistent with the purpose and intent of this Planning Area.

2. **Accessory Uses Permitted**

Accessory uses and structures are permitted when customarily associated with and subordinate to a Principal Permitted Use on the same building site, per Orange County Zoning Code Section 7-9-137 "Accessory Uses and Structures," including:

- a. Garages and carports, including access driveways and private streets.
- b. Accessory structures such as greenhouses, gazebos, cabanas, and storage sheds.
- c. Swimming pools, therapy baths, water fountains, and related equipment.
- d. Covered patios and decks.
- e. Fences and walls.
- f. Tennis courts, parks, trails, greenbelts, and similar common landscape areas.

- g. Signs per Chapter IX (Sign Regulations).
- h. Campanili, subject to Planning Commission approval per Chapter X (Permit Regulations and Procedures).
- i. Noncommercial keeping of pets and animals per Orange County Zoning Code Section 7-9-146.3.
- j. Home occupations per Orange County Zoning Code Section 7-9-146.6.
- k. Accessory uses and structures which the County Planning Director, finds to be consistent with the purpose and intent of this land use category.

3. Temporary Uses Permitted

Temporary uses are permitted, subject to the requirements of Orange County Zoning Code Section 7-9-136, "Temporary Uses and Structures".

4. Prohibited Uses

- a. The storage of vehicles, equipment, or products related to a commercial activity.
- b. The keeping of pets or animals for any commercial purpose.
- c. Apiaries.
- d. Industrial and manufacturing facilities.
- e. Uses not provided for by Chapter III-C-1 through -3 shall be prohibited, subject to Orange County Zoning Code Section 7-9-20 (c).

5. **Site Development Standards**

The following standards shall apply to all development within this land use category:

- a. **Building site area:** Three thousand (3,000) square feet minimum for condominium, stock cooperative and apartment developments; two thousand-five hundred (2,500) square feet minimum for detached and attached single-family, duplex and other (nonresidential) developments.
- b. **Area per unit:** One thousand (1,000) square feet minimum net land area per dwelling unit.
- c. **Building site width:** No minimum.
- d. **Building heights:**
 - 1) Single-family detached developments - thirty-five (35) feet maximum.
 - 2) Other developments - forty-five (45) feet maximum.
- e. **Building site coverage:** No maximum.
- f. **Building setbacks:**
 - 1) Single-family detached developments:
 - a) From any street - Ten (10) feet minimum except garages and carports per Chapter III-C-5-g below.
 - b) Side - Ten (10) feet minimum for one side only, or ten (10) feet aggregate total for both sides.
 - c) Rear - Ten (10) feet minimum.

- 2) Other developments:
 - a) Ten (10) feet minimum from any exterior property line or property line abutting a public or private street, except garages and carports per Chapter III-C-5-g below.
 - b) Twenty-five (25) feet minimum from all property lines abutting existing single-family detached residential lots.
 - c) From any other interior property line, no minimum.

- g. **Garage and carport placement:** The point of vehicular entry to a garage or carport shall be a distance of seven (7) feet or less, or twenty (20) feet or more, from the back of sidewalk, or if there is no sidewalk, from the back of curb.

- h. **Off-street parking:** Shall be provided per Chapter VIII (Off-Street Parking Regulations).

- i. **Patios:** No attached or detached covered patio shall be located closer than three (3) feet to a property line, except along the street-side property line of a corner lot, in which case a minimum distance of eight (8) feet shall be maintained.

- j. **Projections into required setbacks:** Eaves, cornices, chimneys, outside staircases, balconies, and similar architectural features may project six (6) feet into any required setbacks; except that where the setback is less than six (6) feet, the projection may not exceed sixty (60) percent of the required setback.

- k. **Open space (except for single-family detached developments):** Minimum of five (5) percent of the net area of a development area is to be reserved as usable open space. The following shall not be counted in computing the usable open space: streets, common driveways, slopes

- 5) All landscaping shall be maintained in a neat, clean and healthy condition. This shall include pruning, mowing lawns, weeding, removing litter, fertilizing, replacing plants when necessary, and watering all plantings.
- o. **Lights:** All lights shall be designed and located so that rays are aimed at the site.
 - p. **Manufactured slopes:** Slopes along development edges shall incorporate contour-grading techniques.
 - q. **Maximum heights for fences and walls per Orange County Zoning Code Section 7-9-137.5, except as otherwise permitted below, provided that site distances for vehicular safety purposes are not obstructed:**
 - 1) Within required front setback area -- forty-two (42) inches maximum.
 - 2) Within other setback areas -- six (6) feet maximum, except when higher walls are required by the County Planning Director, for the purpose of noise mitigation or other health and safety measures.

D. MEDIUM DENSITY (NC) AND MEDIUM-HIGH DENSITY (NC) RESIDENTIAL PLANNING AREAS

The Medium Density (NC) (3.5-6.5 d.u./acre) Residential Planning Area 14 and Medium-High Density (NC) (6.5-18 d.u./acre) Residential Planning Areas 13 and 15, of the NRPC adjoin Residential Planning Area 8 (High Density) and 2C (Medium Density) within The Newport Coast Planned Community, and provide for single-family detached, single-family attached, duplex, and multi-family housing. Recreation uses, community facilities, community service facilities, and other uses and structures accessory to the principal uses are also allowed.

(Clarification: The term "Medium-High" and the density range "6.5-18 d.u./acre" used in this NRPC Program for Residential Planning Areas 13 and 15 are consistent with the land use categories specified in the current Orange County General Plan, but in the adjoining Newport Coast Planned Community the term "High" is used for this density range, and the term "Medium-High" is not used at all. Within The Newport Coast PC, the only difference between "Medium" and "High" Density Residential Planning Areas is maximum density. As set forth in Section II-4-C ("Medium and High Density Planning Areas") of The Newport Coast PC, the regulations for permitted land uses and site development standards are combined. Therefore, the fact that this Chapter is a restatement of The Newport Coast Planned Community District Regulations Section II-4-C, will except for the addition of Campanili to Accessory Uses Permitted, result in NRPC Planning Areas 13, 14, and 15 and Newport Coast PC Planning Areas 8 and 2C all having the same permitted uses and site development standards, consistent with Chapter I of this PC Program, "Purpose and Objectives".)

Where any portion of any dwelling unit falls within The Newport Coast Planned Community, that unit will be counted toward the number of units assigned to the respective Planning Area shown on The Newport Coast PC Development Map and Statistical Table.

1. **Principal Uses Permitted**

The following principal uses are allowed in all Planning Areas designated for Medium Density (NC) and Medium High Density (NC) Use, subject to a Site Development Permit per Chapter X (Permit Regulations and Procedures):

- a. Detached single-family dwellings.
- b. Community care facilities serving twelve (12) or fewer persons per Zoning Code Section 7-9-141.
- c. Attached single-family dwellings and duplexes.
- d. Residential Planned Developments per Zoning Code Section 7-9-110.

- e. Multifamily residential developments, except condominiums and stock cooperatives, per Zoning Code Section 7-9-146.7.
- f. Residential condominiums and stock cooperatives per Zoning Code Section 7-9-147.
- g. Community facilities including the following uses, and related and similar uses:
 - 1) Intra-community directional signs.
 - 2) Public and private parks (non-commercial).
 - 3) Public and private (non-commercial) recreation centers and facilities including, but not limited to, swimming pools, tennis courts, and clubhouses.
 - 4) Riding, hiking, and bicycle trails.
 - 5) Security and maintenance facilities related directly to the residential community.
 - 6) Elementary school.
- h. Community service facilities including the following uses, and related and similar uses:
 - 1) Community centers.
 - 2) Community information centers.

- i. Accessory Permitted Uses referenced in Section D-2 of this Chapter when located on a separate building site.

2. Accessory Uses Permitted

- a. Accessory uses and structures permitted when customarily associated with and subordinate to a permitted use on the same building site, per Zoning Code Section 7-9-137 except as modified in Section D-5 of this Chapter, including:
 - 1) Garages and carports;
 - 2) Detached accessory structures such as greenhouses, gazebos, cabanas, and storage sheds;
 - 3) Swimming pools, therapy baths, water fountains, and related equipment;
 - 4) Covered patios and decks;
 - 5) Fences and walls;
 - 6) Tennis courts, parks, trails, greenbelts, and common areas;
 - 7) Non-commercial keeping of pets and animals per Zoning Code Section 7-9-146.3;
 - 8) Home occupations per Zoning Code Section 7-9-146.6; and
 - 9) Non-commercial/non-profit art displays and galleries.
- b. Campanili subject to Planning Commission approval per Chapter X (Permit Regulations and Procedures).

3. **Temporary Uses Permitted**

Temporary uses are permitted in Residential Planning Areas subject to the requirements of Orange County Zoning Code Section 7-9-136, "Temporary Uses and Structures".

4. **Prohibited Uses**

- a. The storage of vehicles, equipment, or products related to a commercial activity not permitted in this area;
- b. The keeping of pets or animals for any commercial purpose;
- c. Apiaries;
- d. Industrial and manufacturing facilities; and
- e. Uses not provided for by Section D1 through 3 of this Chapter shall be prohibited, subject to Zoning Code Section 7-9-20 (c).

5. **Site Development Standards**

- a. **Building site area:** Three thousand (3,000) square feet minimum for condominium, stock cooperative, and apartment developments; Two thousand five hundred (2,500) square feet minimum for detached and attached single-family, duplex, and other (non-residential) developments.
- b. **Area per unit:** One thousand (1,000) square feet minimum gross land area per dwelling unit, regardless of the slope of the land.
- c. **Building site width:** No minimum.

- d. **Building height:** Thirty-five (35) feet maximum, except forty-five (45) feet maximum for Planning Area 13.
- e. **Building site coverage:** No maximum.
- f. **Building setbacks:** Ten (10) feet minimum from any exterior property line or property line abutting a public or private street, except garages and carports per Subsection 3 below. From any other interior property line, no minimum.
- g. **Garage and carport placement:** The point of vehicular entry to a garage or carport shall be a distance of seven (7) feet or less, or twenty (20) feet or more from the back of sidewalk, or if there is no sidewalk, from back of curb.
- h. **Off-street parking:** Shall be provided per Chapter VIII (Off-Street Parking Regulations).
- i. **Open space (except for single-family developments):** Minimum of five percent (5%) of the net area of the project is to be reserved as usable open space. The following shall not be counted in computing the usable open space: streets, common driveways, slopes greater than 2.5:1 incline, and any property not reserved for the sole use and enjoyment of the occupants of the project and their guests.
- j. **Trash and storage areas (except for single-family developments):** All storage, including cartons, containers or trash shall be shielded from view within a building or area enclosed by a wall not less than six (6) feet in height.

k. Screening (except for single-family developments):

- 1) Abutting residential areas. A screen shall be installed as required to buffer multiple-family developments from abutting areas zoned for single-family residential. Except as otherwise provided below, the screening shall have a total height of not less than six (6) feet and not more than seven (7) feet. Where there is a difference in elevation on opposite sides of the screen, the height shall be measured from the highest point of elevation.
- 2) Parking areas abutting arterial highways. An opaque screen shall be installed along all parking areas abutting arterial highways. Except as otherwise provided below, the screening other than landscaping shall have a total height of not less than three (3) feet and not more than six (6) feet.
- 3) Notwithstanding the requirements listed above, where the finished elevation of the property at the boundary line, or within five (5) feet inside the boundary line, is higher or lower than an abutting property elevation, such change in elevation may be used in lieu of, or in combination with, additional screening to satisfy the screening requirements of this Section.
- 4) A screen as referred to in Subsection 1, 2, and 3 above, shall consist of one or any combination of the following:
 - a) Walls including retaining walls: A wall shall consist of concrete, stone, brick, tile, or similar type of solid masonry material a minimum of four (4) inches thick.
 - b) Berms: A berm shall be constructed of earthen materials and it shall be landscaped.

- c) Fences, solid: A solid fence shall be constructed of wood, or other materials a minimum nominal thickness of one (1) inch.
- d) Landscaping: Vegetation shall consist of evergreen or deciduous trees or shrubs.

1. **Landscaping (except for single-family developments):** The planting of drought tolerant, native or non-intrusive non-native low maintenance species is encouraged. Landscaping, consisting of evergreen or deciduous trees, shrubs, groundcover, and/or hardscape shall be installed and maintained subject to the following standards:

- 1) Boundary landscaping abutting arterial highways is required to a minimum depth of ten (10) feet.
- 2) Boundary landscaping abutting public streets, other than arterial highways, is required to an average depth of ten (10) feet with a minimum depth of five (5) feet.
- 3) Separation: Any landscaped area shall be separated from an adjacent vehicular area by a wall or curb at least six (6) inches higher than the adjacent vehicular area or in some manner be protected from vehicular damage.
- 4) Watering: Watering facilities shall be provided for all landscaped areas except where drought tolerant species have been established.
- 5) Maintenance: All landscaping shall be maintained in a neat, clean, and healthy condition. This shall include proper pruning, mowing of lawns, weeding, removal of litter, fertilizing, replacement of plants when necessary, and the watering of all plantings per Subsection 4 above.

- m. **Lights:** All lights shall be designed and located so that rays are aimed at the site.
- n. **Local roads:** Standards for local roads, including gradients, width, radius of curvature, and lighting shall ensure that visual impact is minimized where feasible.
- o. **Erosion control:** Areas of disturbed soil shall be hydroseeded with native or non-intrusive non-native plants to control erosion.
- p. **Contour grading:** Manufactured slopes along development edges shall incorporate contour grading techniques.

CHAPTER IV
RECREATION USE REGULATIONS/DEVELOPMENT STANDARDS

A. PURPOSE AND INTENT

The Recreation Planning Areas of the Newport Ridge Planned Community provide for active and passive park sites and recreational uses, and also preserve open space areas in a primarily natural state for passive enjoyment and in a fuel-modified condition for wildland fire protection. Providing physical and visual linkages to the existing and proposed regional public open space system in the vicinity is an important goal of these areas. Recreation Planning Areas 17 and 18 are further proposed as Open Space Dedication Areas which, when combined with The Newport Coast Planned Community's Open Space Dedication Planning Area 11A, will preserve Buck Gully as a regional public open space corridor.

Roads, utilities, grading, drainage, and other infrastructure improvements and facilities are permitted for the improvement of permitted park and recreational uses, and adjacent development Planning Areas.

B. PRINCIPAL USES PERMITTED

1. Principal Permitted Uses not subject to discretionary land use permits, plans, or approvals:
 - a. Drainage and water retention facilities.
 - b. Public utility lines and facilities.
 - c. Maintenance of public facilities, roads and infrastructure.
 - d. Open space (natural and modified for fire protection).

- e. Private open space and fuel modification areas where the land is owned and maintained by homeowners associations (not individual residents, public agencies, and/or districts).
- f. Public works, roads, drainage improvements, and other infrastructure necessary for the permitted development of other Planning Areas.
- g. Remedial grading required to resolve geotechnical/soils engineering problems associated with development Planning Areas and/or satisfy engineering requirements for related roads, infrastructure, and other development-related improvements.
- h. Passive recreation areas.

2. Principal Permitted Uses requiring a Site Development Permit per Chapter X (Permit Regulations and Procedures):

- a. Community facilities per Chapter VII-B-1.
- b. Picnic areas.
- c. Riding and hiking trail staging areas.
- d. Viewpoints and overlook areas.
- e. Scientific study or interpretive areas.
- f. Community service and community service commercial facilities per Chapter VII-B-1.

3. **Principal Permitted Uses requiring a Use Permit per Chapter X (Permit Regulations and Procedures):**

- a. Community service and community service commercial facilities per Chapter VII-B-2.
- b. Any other use which the Planning Commission finds consistent with the purpose and intent of this land use category.

C. ACCESSORY USES PERMITTED

1. Accessory commercial uses that are directly related to a permitted recreational facility such as a golf course or tennis courts.
2. Accessory uses and structures customarily associated with and subordinate to a Principal Permitted Use per Orange County Zoning Code Section 7-9-137.

D. PROHIBITED USES

1. Residential structures.
2. Wholesale and retail commercial uses, other than Accessory Uses permitted above per Chapter IV-C.
3. Industrial and manufacturing facilities.
4. Uses not provided for by Chapter IV-B and IV-C shall be prohibited, subject to Orange County Zoning Code Section 7-9-20 (c).

E. OPEN SPACE MANAGEMENT PRIOR TO DEDICATION

Prior to the transfer to public ownership of Recreation Planning Areas 17 and 18 (i.e., proposed Buck Gully Open Space Dedication Area), private landowners shall comply with the following:

1. The landowner may continue existing uses, and may construct and maintain any fencing, firebreaks, fuel modification zones, water pipes, and agricultural facilities, and maintain access roads necessary for the continued use and protection of the property, and for facilities approved by the County of Orange for public health, safety, welfare, and recreation purposes consistent with this chapter.
2. New fences shall be designed so that wildlife can pass through.
3. No alteration of existing stream courses shall occur, except as necessary to provide fire access roads and/or protection.
4. No excavations of archaeological and paleontological sites will be permitted, except as required by public safety and/or utility facilities in accordance with Chapter II (General Regulations).
5. Notwithstanding any other provisions, landform alterations are allowed to accommodate realignment, improvement, and/or widening of San Joaquin Hills Road and associated improvements, and to allow grading, construction, and maintenance of park and recreation sites.

F. SITE DEVELOPMENT STANDARDS

1. **Building site area:** No minimum.
2. **Building site width and depth:** No minimum.

3. **Building setbacks:** All buildings shall be set back from property lines a distance at least equal to the height of the building or structure, and not less than thirty (30) feet from any adjacent development Planning Area.
4. **Building site coverage:** Not more than five (5) percent of the total area in this land use category may be covered by buildings.
5. **Building height limit:** Twenty-eight (28) feet.
6. **Off-street parking:** Shall be provided per Chapter VIII (Off-Street Parking Regulations).
7. **Screening of parking areas:** Public parking areas adjacent to but outside of the right-of-way of public streets or highways shall be screened from view by earthen berms, fences, walls, and/or landscape plantings that, within five years, are at least seventy-five (75) percent opaque, provided such screening is consistent with public health and safety, and is approved by the Manager, Landscape Architecture.

CHAPTER V

COMMERCIAL VILLAGE USE REGULATIONS/DEVELOPMENT STANDARDS

A. PURPOSE AND INTENT

The purpose of these provisions is to regulate the design and development of the Commercial Village Planning Area within the Newport Ridge Planned Community. A variety of local commercial uses, facilities supporting the surrounding community, and the opportunity for multifamily residential uses combine to make this a unique mixed-use development area. Local commercial uses within the Commercial Village may include retail sales, local services, and limited professional and administrative office uses.

The development of this centrally located Planning Area may combine multifamily residential and commercial uses in either of two ways: 1) vertically -- where the ground level is reserved for commercial uses and the upper floor (or floors) contains multifamily dwellings; and/or 2) horizontally -- where multifamily residential uses are developed in conjunction with commercial uses on one site, either in attached or in separate building complexes.

The Commercial Village Planning Area designation is intended to implement the County General Plan's Local Commercial Community Profile category (2.11) and High Density Residential Community Profile category (1.61) land use designations.

B. PRINCIPAL USES PERMITTED

1. Principal Permitted Uses requiring a Site Development Permit per Chapter X (Permit Regulations and Procedures):

- a. Retail commercial businesses.
- b. Service commercial businesses, including dry cleaning service outlets utilizing off-site facilities only.

- c. Self-service laundries.
- d. Administrative, professional and business offices.
- e. Restaurants (except drive in/drive through).
- f. Cafes, bars and cocktail lounges.
- g. Civic and Governmental uses.
- h. Public/private utility buildings and structures.
- i. Community facilities per Chapter VII-B-1.
- j. Community service and community service commercial facilities per Chapter VII-B-2.
- k. Residential Planned Developments per Orange County Zone Code Section 7-9-110.
- l. Multifamily residential developments per Orange County Zoning Code Section 7-9-146.7.
- m. Theaters, libraries, museums, and cultural institutions.
- n. Hotels and motels.
- o. On-site dry cleaning facilities.
- p. Banks and other financial institutions.
- q. Residential time-share projects.
- r. Drive-through/drive-in restaurants.

2. Permitted Uses requiring a Use Permit per Chapter X (Permit Regulations and Procedures):

- a. Community service and community service commercial facilities per Chapter VII-B-3.
- b. Conference and/or convention centers.
- c. Animal clinics subject to the additional regulations of Orange County Zoning Code Section 7-9-146.1.
- d. Automobile service stations per Chapter VI.
- e. Any other use which the Planning Commission finds consistent with the purpose and intent of this land use category.

C. TEMPORARY USES AND STRUCTURES

Temporary uses are permitted subject to the requirements of Orange County Zoning Code Section 7-9-136, "Temporary Uses and Structures".

D. ACCESSORY USES AND STRUCTURES

Accessory uses and structures are permitted when customarily associated with and subordinate to a principal permitted use on the same building site, per Orange County Zoning Code Section 7-9-137. Accessory uses and structures shall be approved per Chapter X (Permit Regulations and Procedures) and include:

1. Garages and carports in compliance with the site development standards contained in Chapter V-F and the permit requirements listed in Chapter V-B.
2. Accessory structures such as gazebos, cabanas, and storage buildings.
3. Swimming pools, therapy baths, water fountains, and related equipment.
4. Covered patios and decks.

5. Fences and walls.
6. Tennis courts, parks, trails, walkways, greenbelts, and common landscape areas.
7. Signs per Chapter IX (Sign Regulations).
8. Campanili, subject to Planning Commission approval per Chapter X (Permit Regulations and Procedures).
9. Noncommercial keeping of pets and animals per Orange County Zoning Code Section 7-9-146.3.
10. Home occupations per Orange County Zoning Code Section 7-9-146.6.
11. Accessory uses and structures which the County Planning Director, finds to be consistent with the purpose and intent of this land use category.

E. PROHIBITED USES

1. Wholesale sale of building materials with any exterior storage yards.
2. Major automobile repair, tire retreading, fender and body repair, paint shops and auto sales.
3. Automobile wrecking, junk and salvage yards.
4. Bottling plants.
5. Rental and sales agencies for agricultural, industrial, and construction equipment.
6. Warehouses, contractor storage and equipment yards, work and/or fabricating areas.
7. Welding shops.
8. Sanitariums, mental and health.

9. Lodge and union halls.
10. Industrial and manufacturing facilities.
11. Wholesale business operations.
12. Ice production.
13. Wholesale bakeries.
14. Single-family detached dwellings.
15. Game arcades or parlors where five (5) or more machines are located, except in conjunction with a movie theater, motel, hotel, or restaurant of more than ten (10) seats.
16. Adult entertainment businesses as defined in Orange County Zoning Code Section 7-9-146.2.
17. Hospitals, other than walk-in clinics or emergency centers.
18. Mortuaries.
19. Mini-storage facilities.
20. Uses not provided for by Chapter V-B, V-C, and V-D shall be prohibited, subject to Orange County Zoning Code Section 7-9-20 (c).

F. SITE DEVELOPMENT STANDARDS

The following standards shall apply to all developments within this land use category:

1. **Building site area:** No minimum. The maximum is the net usable site area. A building site may in terms of functional land use and circulation, blend into that portion of The Newport Coast Planned Community bounded by this Commercial Village Planning Area, Newport Coast Drive, and Ridge Park Road.

2. **Building site width and depth:** No minimum.

3. **Building height limit:** Fifty (50) feet maximum for commercial or residential uses in separate structures. Sixty-five (65) feet maximum for commercial/residential mixed uses in the same building. Campanili may exceed the maximum building height subject to approval of a Use Permit by the Planning Commission per Chapter X (Permit Regulations and Procedures).

4. **Building setbacks:**
 - a. Front setbacks:
 - 1) Ten (10) feet minimum from the ultimate street right-of-way line if building is under twenty-five (25) feet in height.
 - 2) Fifteen (15) feet minimum from the ultimate street right-of-way line if building is between twenty-five (25) and thirty-five (35) feet in height.
 - 3) Twenty (20) feet minimum from the ultimate street right-of-way line if building is over thirty-five (35) feet in height.

 - b. Side setbacks:
 - 1) No minimum required if building is under twenty-five (25) feet in height.

- 2) Five (5) foot minimum from the side property line if building is between twenty-five (25) and thirty-five (35) feet in height.
 - 3) Ten (10) foot minimum from the side property line if building is over thirty-five (35) feet in height.
 - c. Rear setbacks: No minimum required.
 - d. Projections into required setbacks: Eaves, cornices, chimneys, outside staircases, balconies and similar architectural features may project six (6) feet into any required setback; except that where the setback is less than six (6) feet, the projection shall not exceed sixty (60) percent of the required setback area.
5. **Off-street parking requirements:** Off-street parking shall be provided as required by the provisions of Chapter VIII (Off-Street Parking Requirements). Joint-use parking may extend into contiguous development Planning Areas of The Newport Coast Planned Community subject to Planning Commission approval of a master Detailed Parking Plan per Chapter VIII-D.
 6. **Signs:** Shall be permitted in accordance with Chapter IX (Sign Regulations).
 7. **Lighting:** All lighting, exterior and interior, shall be designed and located to confine direct rays to the site.
 8. **Commercial Loading and unloading:** All commercial loading and unloading shall be performed on the site; Loading platforms and areas shall be screened from view from adjacent streets, highways, adjacent Recreation and Residential Planning Areas, and on-site residential uses.
 9. **Trash and storage areas:** All storage, including cartons, containers or trash, shall be located within a building or an area enclosed by a wall of not less than six (6) feet in height. An overhead enclosure shall be required if visible from a residential area.

10. **Screening:**

- a. Streets and intersections: Screening along streets shall have a height of not less than thirty-six (36) inches nor more than forty-two (42) inches within twenty (20) feet of the point of intersection of:
 - 1) A vehicular accessway or driveway and a street.
 - 2) A vehicular accessway or driveway and a sidewalk.
 - 3) Two or more vehicular accessways, driveways or streets.
- b. Parking areas abutting highways: A screen shall be installed along all parking areas abutting highways. Except as otherwise provided below, the screening shall have a total height of not less than thirty (30) inches and not more than forty-two (42) inches.
- c. Notwithstanding the requirements listed above, where the finished elevation of the property at the boundary line, or within five (5) feet inside the boundary line, is higher or lower than an abutting property elevation, such change in elevation may be used in lieu of, or in combination with additional screening to satisfy the screening requirements of this section.
- d. A screen as referred to in Chapter V-F-10 shall consist of one or any combination of the following:
 - 1) Walls, including retaining walls: A wall shall consist of concrete, stone, brick, tile or similar type of solid masonry material a minimum of six (6) inches thick.
 - 2) Berms: A berm shall be constructed of earthen materials and shall be landscaped.

- 3) **Solid Fences:** A solid fence shall be constructed of wood or other materials a minimum nominal thickness of two (2) inches and it shall form a solid screen. A screen fence (non-solid) may be allowed, subject to Site Plan approval.
- 4) **Landscaping:** Vegetation, consisting of evergreen or deciduous trees or shrubs.
- e. Mechanical equipment such as, but not limited to, air conditioning, heating, ventilating ducts and exhausts placed on any roof shall be screened from view from any abutting street or highway.

11. **Landscaping:** Shall consist of a combination of evergreen or deciduous trees, shrubs, groundcover, or hardscape shall be installed and maintained subject to the following standards:

- a. Boundary landscaping abutting arterial highways is required to an average depth of fifteen (15) feet with a minimum depth of five (5) feet.
- b. Boundary landscaping abutting public streets, other than arterial highways, is required to an average depth of ten (10) feet with a minimum depth of five (5) feet.
- c. An additional amount of landscaping area, equal to at least five (5) percent of the net usable area of the project is required.
- d. Any landscaped area shall be separated from an adjacent vehicular area by a wall or curb at least four (4) inches higher than the adjacent vehicular area or shall in some manner be protected from vehicular damage.
- e. Permanent irrigation for establishment of planting shall be provided for all landscaped areas.
- f. All landscaping shall be maintained in a neat, clean and healthy condition. This shall include pruning, mowing, weeding, removing litter, fertilizing, replacing plants when necessary, and watering all plantings.

CHAPTER VI

SERVICE STATION SITE REGULATIONS/DEVELOPMENT STANDARDS

A. PURPOSE AND INTENT

The purpose of these regulations is to provide review procedures and site development standards for automobile service stations within the Newport Ridge Planned Community, where the need for such a facility is demonstrated.

These regulations provide procedures to ensure the appropriate number, location, design, and maintenance of service stations. In order to implement these objectives, all proposed service stations shall be subject to Planning Commission approval of a Use Permit.

All service stations shall be designed to shield views of the pump islands and service bays from abutting streets.

B. USES PERMITTED

Automobile service stations are permitted within the Commercial Village Planning Area subject to Planning Commission approval of a Use Permit per Chapter X (Permit Regulations and Procedures).

Automobile service stations may, as part of an approved Use Permit, include the following accessory uses:

1. Sale/installation of petroleum products, tires, batteries, and related minor automotive accessories.
2. Minor automobile maintenance (e.g., tune ups, drive belt replacement, muffler/brake repair, and electrical repair), washing, and lubricating services. (Heavy automobile repair involving major engine, transmission, drive train or other repair is prohibited.)

3. Convenience Store/"Mini"-market offering incidental food, packaged goods, and convenience items to the motoring public.
4. Any other use which the Planning Commission finds consistent with the purpose and intent of this chapter.

C. SITE DEVELOPMENT STANDARDS

The following standards shall apply to all automobile service stations except as otherwise established by an approved Use Permit:

1. **Building site area:** Twelve thousand (12,000) square feet minimum.
2. **Building height:** Twenty-five (25) feet maximum.
3. **Building line regulations (measured from main building):**
 - a. From ultimate right-of-way lines: Twenty (20) feet minimum.
 - b. From interior property lines: Twenty-five (25) feet from any property line abutting an area designated for residential uses. Zero (0) feet from property lines abutting commercially designated areas.
4. **Vehicular access regulations:** Prior to clearance for issuance of a Building Permit for a service station, a plan of vehicular access for the entire street frontage of the building site containing the service station shall be approved by the County Planning Director.
5. **Signs:** Signs shall be permitted in accordance with Chapter IX (Sign Regulations).
6. **Lighting:** All lighting, exterior and interior, shall be designed and located to confine direct rays to the site.

7. **Trash and storage area:** All storage of cartons, containers, merchandise and trash shall be shielded from view within a building or area enclosed by a solid masonry wall not less than six (6) feet in height. No such area shall be located within fifty (50) feet of any Residential Planning Area or residential development within the commercial Village Planning Area unless it is fully enclosed by walls and a roof.

8. **Enclosed uses:** All activities other than the sale of motor fuels and lubricants and car washing shall be contained in a completely enclosed structure.

9. **Screening:**
 - a. **Abutting Residential Areas:** An opaque screen, as defined in Section VI-C-9-d below, shall be installed along all site boundaries where the premises abut Residential Planning Areas or residential development. Except as otherwise provided, the screening shall have a total height of not less than six (6) feet nor more than seven (7) feet.

 - b. **Streets and intersections:** Screening along all streets shall be a minimum of thirty-six (36) inches and a maximum of forty-two (42) inches in height except within twenty (20) feet of the point of intersection of:
 - 1) A vehicular accessway or driveway and a street.

 - 2) A vehicular accessway or driveway and a sidewalk.

 - 3) Two or more vehicular accessways, driveways or streets.

 - c. Notwithstanding the requirements listed above, where the finished elevation of the property at the boundary line, or within five (5) feet inside the boundary line, is higher or lower than an abutting property elevation, such change in elevation may be used in lieu of, or in combination with, additional screening to satisfy the screening requirements of this section.

- d. An opaque screen as referred to in Section VI-C-9-a, -b, and -c above, shall consist of one or any combination of the following types:
 - 1) Walls, including retaining walls: A wall shall consist of concrete, stone, brick, tile or similar type of solid masonry material a minimum of six (6) inches thick.
 - 2) Berms: A berm shall be constructed of earthen materials and shall be landscaped.
 - 3) Solid Fences: A solid fence shall be constructed of wood or other materials a minimum nominal thickness of one (1) inch and shall form an opaque screen.
 - 4) Landscaping: Vegetation, consisting of evergreen trees, shrubs and groundcover.
- e. Mechanical equipment placed on any roof such as, but not limited to, air conditioning, heating, ventilating ducts and exhausts, shall be screened from view from any abutting street or highway and any abutting area where residential uses are permitted.
- f. Service station uses shall be designed such that operations are shielded from public view from highways by orienting pump stations and service bays away from public view from highways and by using landscape berms.

10. Landscaping consisting of evergreen trees, shrubs and groundcover shall be installed and maintained subject to the following standards:

- a. Boundary landscaping is required for an average depth of fifteen (15) feet with a minimum of ten (10) feet along all property lines abutting streets, residential developments and Residential Planning Areas except for the area

required for street openings. The landscape setback at San Joaquin Hills Road shall comply with the Scenic Highway Implementation Plan.

- b. Any landscaped area shall be separated from an adjacent vehicular area by a wall or curb at least four (4) inches higher than the adjacent vehicular area or in some other manner be protected from vehicular damage.
- c. Permanent automatic irrigation facilities shall be provided for all landscaped areas.
- d. All landscaping shall be maintained in a neat, clean and healthy condition. This shall include proper pruning, mowing weeding, removing litter, fertilizing, replacing plants when necessary and regular watering of all plantings.

- 11. **Storage:** No portion of a service station site will be utilized for automobile storage other than for temporary parking of an automobile being serviced or for the temporary use of employees during working hours.
- 12. **Alternative Uses:** Service station sites and structures may be converted to alternative uses only upon Planning Commission approval of a Site Development Permit or an amended Use Permit, per Chapter X (Permit Regulations and Procedures).
- 13. **New Use Permit after 12-month closure:** Service stations which are closed for more than twelve (12) consecutive months, shall be required to obtain approval of a new Use Permit per Chapter X, Permit Regulations and Procedures, prior to County issuance of a new Certificate of Use and Occupancy.

CHAPTER VII

COMMUNITY FACILITY USE REGULATIONS/DEVELOPMENT STANDARDS

A. PURPOSE AND INTENT

These regulations provide review procedures and site development standards for those supporting and service land uses and facilities which are appropriate and/or customarily established within a community, but which must be evaluated and monitored to ensure compatibility with surrounding uses.

B. PRINCIPAL USES PERMITTED

The following Principal Uses are permitted within any Planning Area of the Newport Ridge Planned Community, except for the Buck Gully Open Space Dedication Area (Planning Areas 17 and 18).

1. Principal Permitted uses requiring a Site Development Permit per Chapter X (Permit Regulations and Procedures):

- a. Community facilities including, but not limited to the following uses and related or similar uses:
 - 1) Public and private parks (noncommercial).
 - 2) Public and private (noncommercial) recreation centers and facilities including, but not limited to, swimming pools, tennis courts, and clubhouses.
 - 3) Riding, hiking and bicycle trails.
 - 4) Intra-community directional signs.

- 5) Security and maintenance facilities and structures related directly to the community.
- b. Model homes and/or sales offices, including signs and mobile coaches, for the first sale of new homes, with signs in connection therewith.
- c. Public utility buildings, structures, and facilities including, but not limited to, electrical, water, sewage, telephone and telegraph, cable TV, and other similar services, and their storage, distribution, treatment, and/or production facilities.
- d. Communication equipment buildings such as transmitters, antenna, towers, cable relay stations, satellite, and radar dishes.
- e. Community service and community service commercial facilities including the following uses and related or similar uses:
 - 1) Fire stations.
 - 2) Police stations.
 - 3) Community information centers.
 - 4) Post offices.
 - 5) Community centers.
 - 6) Civic and cultural facilities.
 - 7) Private (commercial) recreation centers and facilities. including, but not limited to, golf courses, tennis courts, and swimming pools.

2. **Principal Permitted Uses requiring a Use Permit per Chapter X (Permit Regulations and Procedures):**

- a. Community service and community service commercial facilities including the following uses and related or similar uses:
 - 1) Places of religious worship.
 - 2) Schools (public and private).
 - 3) Public and private day care centers and nursery schools.
 - 4) Congregate care facilities.
- b. Any other community facility use found by the Planning Commission to be consistent with this Chapter. A Use Permit may be approved which establishes Alternative Site Development Standards for Community Facilities.

C. **SITE DEVELOPMENT STANDARDS**

The following standards shall apply to developments except as otherwise established by an approved Site Development or Use Permit:

1. **Building site area:** Same as the Planning Area in which the use is established.
2. **Building height limit:** Same as the Planning Area in which the use is established.
3. **Building setbacks:** Community facilities shall have the same setback requirements as the Planning Area in which such facilities are being established.
4. **Off-street parking:** Shall be provided in accordance with the requirements of Chapter VIII (Off-Street Parking Regulations).

5. **Signs:** Shall be permitted in accordance with Chapter IX (Sign Regulations).

6. **Trash and storage area:** All storage, including cartons, containers, merchandise and trash shall be shielded from view within a building or area enclosed by a masonry wall not less than six (6) feet in height. An overhead enclosure will be required if visible from a residential area.

7. **Screening:**
 - a. **Abutting Residential Planning Area:** A screen, as defined in Chapter VII-C-7-e, shall be installed along all site boundaries where the facility abuts residential areas. Except as otherwise provided, the screening shall have a total height of not less than five (5) feet nor more than seven (7) feet.

 - b. **Streets and intersections:** Screening along all streets shall be a minimum of thirty-six (36) inches and a maximum of forty-two (42) inches in height within twenty (20) feet of the point of intersection of:
 - 1) A vehicular accessway or driveway and a street.

 - 2) A vehicular accessway or driveway and a sidewalk.

 - 3) Two or more vehicular accessways, driveways or streets.

 - c. **Parking areas abutting streets and highways:** A screen shall be installed along all parking areas abutting a street or highway. Except as otherwise provided, the screening shall have a total height of not less than thirty-six (36) inches and not more than forty-two (42) inches.

 - d. **Notwithstanding the requirements listed above, where the finished elevation of the property at the boundary line, or within five (5) feet inside the boundary line, is higher or lower than an abutting property elevation, such**

change in elevation may be used in lieu of, or in combination with, additional screening to satisfy the screening requirements for this section.

e. A screen as referred to in Chapter VII-C-7-a, -b and -c shall consist of one or any combination of the following types:

1) Walls, including retaining walls: A wall shall consist of concrete, stone, brick, tile or similar type of solid masonry material a minimum of six (6) inches thick.

2) Berms: A berm shall be constructed of earthen materials and it shall be landscaped.

3) Solid fences: A solid fence shall be constructed of wood or other materials a minimum nominal thickness of two (2) inches and it shall form an opaque screen.

4) Landscaping: Vegetation, consisting of evergreen trees, shrubs, and groundcover.

f. Mechanical equipment placed on any roof such as, but not limited to, air conditioning, heating, ventilating ducts and exhausts, shall be screened from view from any abutting street or highway and any abutting area zoned for residential or recreational use.

8. **Landscaping consisting of evergreen or deciduous trees, shrubs, and groundcover shall be installed and maintained subject to the following standards:**

a. Boundary landscaping is required to be consistent with the underlying zoning.

- b. An additional amount of landscaping, equal to at least five (5) percent of the net area of a project is required, and a minimum of twenty-five (25) percent of such landscaping shall be located in the area devoted to parking.
- c. Any landscaped area shall be separated from an adjacent vehicular area by a wall or curb at least four (4) inches higher than the adjacent vehicular area or shall in some other manner be protected from vehicular damage.
- d. Permanent automatic irrigation facilities shall be provided for all landscaped areas.
- e. All landscaping shall be maintained in a neat, clean, and healthy condition. This shall include pruning, mowing, weeding, removing litter, fertilizing, replacing plants when necessary, and regular watering of all plantings.

CHAPTER VIII
OFF-STREET PARKING REGULATIONS

A. PURPOSE AND INTENT

These regulations govern off-street parking of motor vehicles within Newport Ridge Planned Community. These regulations will result in parking facilities of sufficient capacity to manage traffic congestion and provide safe and convenient facilities for motorists and pedestrians.

B. GENERAL REQUIREMENTS

Except as otherwise specified herein, off-street parking for the Newport Ridge Planned Community shall be in accordance with Orange County Zoning Code Section 7-9-145, "Off-Street Parking Regulations". These regulations are incorporated by reference as a part of this Chapter, with the following additions:

1. **Location of off-street parking:** Required parking spaces and garages shall be located conveniently close to the use or uses they serve.
2. **Common area parking:** Common area parking may be approved by a Site Development or Use Permit.
3. **Joint-use parking:** A reduction in the otherwise required number of parking spaces may be allowed per Chapter VIII-D.

C. STANDARDS FOR INDIVIDUAL PRINCIPAL USES

The following standards establish the minimum parking spaces required for individual principal uses:

1. Restaurants Ten (10) parking stalls minimum; or one (1) stall for each 100 square feet of gross floor area up to 4,000 square feet, plus one (1) for each 80 square feet of gross area over 4,000 square feet.
2. Retail and service commercial stores One (1) parking stall per 200 square feet.

Parking requirements for mixed-use developments as permitted in the Commercial Village Planning Area are separately addressed in Chapter VIII-D below.

D. JOINT-USE OR SHARED PARKING

A reduction in the aggregate total of otherwise required parking spaces for principal uses within a mixed-use development may be permitted for either joint-use or shared parking upon the approval of a Detailed Parking Plan by the County Planning Director or by the Planning Commission in conjunction with a Site Development Permit and/or Use Permit. The approval of a parking reduction due to joint-use or shared parking shall be based on the following findings:

1. Such modification shall not have a negative impact on parking for public recreational uses.
2. Permit approval shall be conditional upon recording with the County Recorder, an agreement executed by all parties concerned in the shared parking arrangement. This agreement shall ensure continued availability of the required number of spaces.

E. EXCEPTIONS AND/OR MODIFICATION TO OFF-STREET PARKING REQUIREMENTS

The provisions of this Chapter and Orange County Zoning Code Section 7-9-145, are intended to meet the off-street parking needs for all uses allowed in the Newport Ridge Planned Community. Where, because of the nature of the use involved or other relevant circumstances, the requirements of this Chapter are considered to be excessive, an exception and/or modification to these provisions and those of Orange County Zoning Code Section 7-9-145 may be approved, provided such exception and/or modification is consistent with the purpose and intent of this Chapter:

Exceptions and/or modifications to off-street parking requirements set forth in this Chapter and/or Orange County Zoning Code Section 7-9-145 shall be permitted subject to the approval of a Use Permit per Chapter X (Permit Regulations and Procedures).

CHAPTER IX
SIGN REGULATIONS

A. PURPOSE AND INTENT

This Chapter establishes standards for the uniform regulation of signs throughout the Newport Ridge Planned Community. These regulations are intended to produce a consistency in sign design that reinforces the collective image of the Planned Community, while maintaining flexibility for individual identification needs. All signs are to be designed, built, and installed according to the requirements given in this Chapter.

This Chapter permits adequate signage and seeks to prevent unnecessary and unsightly signs inconsistent with the purpose and intent of the Planned Community.

B. USES PERMITTED

Signs, if proposed, shall be included as part of an approved Site Development Permit or Use Permit, or as part of a Sign Program either as part of a permit or as a condition of permit approval.

Signs within the NRPC shall conform with Orange County Zoning Code Section 7-9-144, "Signs", except as provided for in the following standards or as otherwise established by an approved Site Development Permit or Use Permit, or a Sign Program as defined in this Chapter:

1. Free-standing (monument) signs:

- a. In addition to the requirements of Chapter X, applications for free-standing ground (monument) signs shall be accompanied by scale drawings indicating the size, sign copy, colors, method and intensity of illumination, height, sign area and general location of all signs on the building site. One (1) identification free-standing ground sign may be permitted as accessory to a main use for each building site with a street frontage in excess of

ninety-nine (99) feet. Where the building site abuts more than one (1) street, one (1) additional such identification sign is permitted on each additional street frontage that is in excess of ninety-nine (99) feet in length. In no case shall more than one (1) such sign on each street frontage for each building site be permitted. Such signs may identify anchor tenants within the Commercial Village or a neighborhood center, based upon the approved Site Development/Use Permit or Sign Program.

- b. **Temporary signs advertising the sale, lease or rental of the property upon which the sign is located.** Such signs shall not exceed a vertical height of twelve (12) feet, a horizontal length of eight (8) feet, nor a total area of thirty-two (32) square feet.
- c. **Temporary signs denoting the architect, engineer or contractor placed on the premises where construction, repair or renovation is in progress.** Such signs shall not exceed a vertical height of nine (9) feet, a horizontal length of six (6) feet, nor a total area of twenty-four (24) square feet.
- d. **Signs or bulletin boards customarily incidental to places of religious worship, libraries, museums, social clubs or societies and other public or non-public institutions.** Such signs shall not be erected in the public safety area nor exceed a total area of twenty-four (24) square feet.
- e. **Temporary signs advising of future construction on the site upon which the sign is located.** Such signs shall not exceed a vertical height of twelve (12) feet, a horizontal length of eight (8) feet, nor a total area of twenty-four (24) square feet.
- f. **Planned Community directional signs.** Such signs shall not exceed a vertical height of twelve (12) feet and may identify the Commercial Village.

- g. **Planned Community reassurance signs.** Such signs shall not exceed a vertical height of ten (10) feet and a horizontal length of four and one-half (4 ½) feet and may identify the Commercial Village.
- h. **Temporary on-site and off-site signs in connection with model homes and/or model home sales offices and temporary sales offices established for the first sale of lots, including commercial coaches as indicated on an approved Site Development Permit as follows:**

 - 1) In addition to the requirements of Chapter X, applications for such signs shall be accompanied by scale drawings indicating the type, size, sign copy, colors, height, sign area and location of all signs proposed.
 - 2) Such signs shall not exceed a vertical height of twelve (12) feet, a horizontal length of eight (8) feet, nor a total area of one hundred (100) square feet.
 - 3) A method and procedure guaranteeing the continued maintenance of such signs and their removal upon expiration or revocation of the sign permit shall be required as a condition of approval of a Site Development or Use Permit in connection with temporary on- and off-site signs.
- i. **Community facility identification signs.**

 - 1) In addition to the requirements of Chapter X, applications for such signs shall be accompanied by scale drawings indicating the type, size, sign copy, colors, method and intensity of illumination (if appropriate), height, sign area, and location.
 - 2) Such signs shall not exceed a vertical height of twelve (12) feet, nor a total area of one hundred (100) square feet.

j. **Community identification signs.**

- 1) In addition to the requirements of Chapter X, applications for such signs shall be accompanied by scale drawings indicating the type, size, sign copy, colors, method and intensity of illumination (if appropriate), height, sign area, and location.
- 2) Such signs shall not exceed a height of twelve (12) feet, nor a total area of one hundred (100) square feet, except that at entrances to the Planned Community, freestanding architectural identification monuments identifying potentially The Newport Coast as well as The Newport Ridge Planned Community shall not exceed a height of thirty-five (35) feet. Such community identification monuments shall have an area/footprint not to exceed fifteen (15) feet in depth and forty (40) feet in width, as approved by the Site Development/Use Permit, or Sign Program.

k. **Community event bulletin boards.** Such signs shall not exceed a vertical height of twelve (12) feet, nor a total area of one hundred (100) square feet.

l. **Intra-community directional signs.** Such signs shall not exceed a vertical height of twelve (12) feet, nor a maximum area of one hundred (100) square feet.

2. **Wall signs:**

Business or identification wall signs shall be permitted for each business or nonresidential use and shall not exceed one (1) square foot of sign area for each linear foot of frontage of the building or portion thereof. The total aggregate sign area for such signs shall not exceed one hundred (100) square feet for each such use. If the building frontage of any such use is less than twenty-five (25) feet, only

one sign, having a maximum area of twenty-five (25) square feet, shall be permitted for each such use.

3. **Automobile service station signs:**

Signs for automobile service station sites are permitted subject to the following limitations or as indicated on an approved Use Permit. The total area of all signs shall not exceed an aggregate of two hundred (200) square feet on the premises. Notwithstanding the provisions of Chapter IX, only the following signs are permitted:

- a. One (1) ground sign, not to exceed six (6) feet in height and thirty-five (35) square feet in area, may be located along each street frontage abutting the site.
- b. Two (2) free-standing, permanently affixed, price signs not to exceed four (4) square feet in area each, provided that on corner sites such signs may be located no closer than one hundred (100) feet from the point of intersection of the abutting streets.
- c. The maximum size of any sign shall not exceed one hundred (100) square feet in area.
- d. Any additional signs shall be placed on or affixed to a structure.
- e. Advertising devices and advertising displays are prohibited on any service station site.

4. **Mall signs:**

Signs located within malls, courts, arcades, or other enclosed areas where such signs are not visible from any point on the boundary of the premises, are permitted without limitation to size and number if otherwise consistent with this chapter.

5. **Sign Programs:**

A Sign Program for the entire NRPC, the Commercial Village, and/or other Planning Areas requiring a Site Development Permit or Use Permit per Chapter X, may be approved either as a separate Conceptual Site Development Permit or as part of a land use development permit, or may be subsequently submitted to the County Planning Director for review and approval as a condition of permit approval.

- a. A Sign Program is intended to encourage innovation and latitude in order to achieve variety and an appropriate design. A Sign Program shall comprehensively cover an area within the Planned Community, and may be approved which establishes Alternative Development Standards.
- b. A Sign Program shall be processed and approved in the same manner as a Site Development Permit or Use Permit as set forth in Chapter X.
- c. In addition to the requirements of Chapter X, the application for a Sign Program shall be accompanied by the following documents:
 - 1) Coverage area: A map, drawn to scale, delineating the site proposed to be included within the Sign Program.
 - 2) Building elevations: Drawings and/or sketches indicating the exterior surface details of all structures on the site.
 - 3) Signage: Drawings of a uniform scale shall be used to indicate the sign copy size, method and intensity of illumination, height, sign area, and general location of all signs.

C. PROHIBITED USES

1. Signs which incorporate any manner of mechanical movement, audible elements, flashing or intermittent lighting, or moving or otherwise animated forms.
2. Signs which project above a parapet or roof line, or signs which are located upon or affixed to the roof of a building.
3. Off-premises signs (except for approved directional signs and free-standing monument/ground signs), including signs or graphics applied to parked vehicles for nearby vendor identification.
4. Signs or graphics, except for addresses, printed directly on the exterior of a building or a temporary construction structure.
5. Landscaping that becomes a sign or message.
6. Graphics printed on or adhered to trash bins or their enclosures.
7. Advertising signs on bus benches.
8. Free-standing signs, except as may be provided for in this Chapter or an approved Sign Program.

D. GENERAL REQUIREMENTS

1. No free-standing sign or structure shall be permitted closer than five (5) feet of the ultimate street or highway right-of-way line.
2. All illuminated signs or lighting devices shall employ only lights emitting a light of constant intensity, and no sign shall be illuminated by or contain flashing, intermittent, rotating or moving lighting or lights. In no event shall an illuminated sign or lighting device be placed or so directed as to permit the beams and illumination to be directed or beamed upon a public street, highway, sidewalk or adjacent premises to cause glare or reflection that may constitute a traffic hazard or nuisance.
3. Intra-community directional signs may be placed in the street or highway right-of-way, subject to approval of a Sign Program by the County Planning Director or upon his referral, by the Planning Commission.
4. Signs shall not constitute a traffic hazard. No person shall erect, maintain, or cause to be erected or maintained any sign which simulates or imitates in size, color, lettering or design any traffic sign or signal, or which makes use of the words "STOP," "LOOK," "DANGER," or any other words, phrases, symbols, or characters in a manner to interfere with, mislead, or confuse traffic.

CHAPTER X
PERMIT REGULATIONS AND PROCEDURES

A. PURPOSE AND INTENT

Site Development Permits and Use Permits provide community and governmental representatives with an opportunity to review detailed development plans for certain appropriate projects within the Newport Ridge Planned Community, and also provide a method for establishing Alternative (site) Development Standards for these projects.

With approval of a Site Development Permit or Use Permit, Alternative Development Standards may be established pursuant to this chapter, which modify the site development standards for residential and non-residential uses, without requiring an amendment to the Newport Ridge Planned Community Program as approved by the County of Orange.

B. CONTENT OF APPLICATIONS

Applications for Site Development Permits and Use Permits shall be filed with the County Planning Director as provided for in Orange County Zoning Code Section 7-9-150.2, "Applications".

C. PROCEDURES

1. Site Development Permits shall be processed per Orange County Zoning Code, Section 7-9-150.3(d), "Administrative action", unless the County Planning Director, determines that the public interest would be better served by a public hearing before the Planning Commission. In such a case, the Site Development Permit shall be processed per Orange County Zoning Code Section 7-9-150.3(c), Public hearings.
2. Use Permits shall be processed per Orange County Zoning Code Section 7-9-150.3(c), "Public hearings".

3. If Alternative Development Standards are proposed as part of a proposed Site Development Permit or Use Permit, or if said permit would authorize a principal use not specifically identified as permitted by this PC Program, such Site Development Permit or Use Permit shall always require public hearing before the Planning Commission per Orange County Zoning Code Section 7-9-150.3(c).
4. Site Development Permits and Use Permits shall be approved as precise plans for the location of the uses and structures shown on an approved Site Plan. If minor amendments or changes are proposed regarding the location or alteration of any use or structure, a Changed Plan shall be submitted for approval to the County Planning Director pursuant to Orange County Zoning Code, Section 7-9-150.3.
5. Applications for Site Development Permits and Use Permits may be processed concurrently with a tentative tract map(s), with one environmental review and document (e.g., EIR). At the discretion of the County Planning Director, minor projects which are accessory to, or an expansion of, an existing approved use may be exempted from the requirement for a Site Development Permit or Use Permit.
6. When a project requiring a Site Development Permit or Use Permit is to be developed in phases, a conceptual Site Plan may be submitted and processed in accordance with the procedures contained in this Chapter. A conceptual Site Plan may contain both specific and general data for the project. However, Building Permits will be issued only for those specific components of the Site Plan which have complied with the requirements for detailed Site Development Permits or Use Permits referenced in Chapter X-B. An amendment to a conceptual Site Plan may be necessary in order to provide the detailed information required by Chapter X-B for subsequent phases of the project.
7. When a Site Development Permit or Use Permit Application proposes to establish Alternative Development Standards, the Application shall provide, through the submittal of graphics and/or text, a description of the proposed Alternative Development Standards and how they differ from the baseline standards. In

addition, the Planning Commission shall consider the following criteria prior to final action on the Site Development Permit or Use Permit.

- a. **General Character:** Harmony in scale, bulk, coverage and density with surrounding land uses.
 - b. **Facilities:** The availability of infrastructure facilities to serve the project.
 - c. **Harmful Effects:** The harmful effects, if any, upon desirable neighborhood environments.
 - d. **Traffic:** The generation of traffic and its effect on the capacity and character of surrounding streets.
 - e. **Noise:** The existing and predictable future level and quality of noise the property is subject to, and the noise which would be generated by the proposed use.
 - f. **Suitability:** The physical suitability of the site for the proposed project.
8. When a Site Development Permit or Use Permit Application proposes to establish Alternative Development Standards, the burden of proof shall be on the project proponent to show how the project will result in an equivalent or better project in terms of minimizing adverse impacts or enhancing public benefits to the immediate and surrounding community.

If the Planning Commission does not find that the Alternative Development Standards meet this criteria, the proposed Alternative Development Standards shall be denied and the permit application shall be revised accordingly.

9. The appropriate County agencies shall ensure that the actual development is consistent with the approved Site Development Permit or Use Permit. Minor deviations from the approved Site Development Permit or Use Permit, as

determined by the County Planning Director, may be permitted as a Changed Plan without an amendment to the Site Development Permit or Use Permit.

10. Where so specified in Use Regulations for the Commercial Village or a Residential Planning Area, Campanili shall be permitted subject to Planning Commission approval of a Use Permit per Orange County Zoning Code Section 7-9-150 (c), "Public hearings" and shall not be subject to the respective building height limit of the Planning Area, but shall be evaluated by the Planning Commission using the following design guidelines:
 - a. A campanile shall be designed as a Mediterranean architectural accent element; a campanile is not intended to function as an occupiable building or as primary occupiable square footage for a building.
 - b. The permitted height of a campanile shall be based upon historic Mediterranean proportions of height to its base and adjoining building heights. In no case shall a campanile exceed twice the otherwise permitted building-height limit within a Residential Planning Area, or one and one-half the otherwise permitted building-height limit for the Commercial Village.
 - c. The number of campanili within the Newport Ridge Planned Community shall not exceed four (4).
 - d. Campanile design shall have a simple geometrical plan (e.g. square, circular, octagonal, hexagonal, etc.).
 - e. The architectural finish of a campanile should be concrete, plaster, brick, marble, or stone -- and both finish and color shall be compatible with adjacent building architecture.
 - f. Campanile roof forms shall be either shallow or steep hip-type, polygonal steeple, pyramidal, or flat depending upon the historical precedent.

- g. Location of a campanile shall be based upon topographic and site planning considerations, and may be either attached or freestanding as approved by the Planning Commission. A campanile shall be set back from the Public Open Space Dedication Area within Buck Gully a minimum distance equal to 200 percent of its height.

- h. Each Use Permit application for a proposed campanile shall be accompanied by a visual analysis in a format as determined by the County Planning Director.

CHAPTER XI
DEVELOPMENT MAP AND STATISTICAL TABLE
REGULATIONS AND PROCEDURES

A. PURPOSE AND INTENT

This Chapter provides regulations and procedures for progressive amendments to the Planned Community Development Map and the Planned Community Statistical Table, which are anticipated with more detailed site planning and engineering of individual Planning Areas and land use projects.

Procedures for the adoption and future amendment(s) to this NRPC Program are set forth in Orange County Zoning Code Section 7-9-103.9, "Adoption and amendment procedures", and incorporated into this PC Program as follows:

1. **Adoption** — A PC Program is initially processed and adopted per Section 7-9-155, except that the PC Development Map and Statistical Table are adopted by resolution of the Board of Supervisors while the PC Text, Zoning Map, and Statistical Summary are adopted by County Ordinance.
2. **Amendment** — After the PC Development Map and Statistical Table have been adopted by the Board of Supervisors, it may be amended by the Planning Commission per Section 7-9-150.3 (c), "Public hearings". However, if an amendment would change a policy approved by the Board of Supervisors, the Planning Commission shall make a recommendation and forward the proposed amendment to the Board for final action.

B. PLANNED COMMUNITY DEVELOPMENT MAP

The Planned Community (PC) Development Map (see Appendix B) covers all the territory included within the Planned Community Zoning Map (See Appendix A). The PC Development Map identifies Planning Areas and corresponding uses, along with other planning information.

C. PLANNED COMMUNITY STATISTICAL TABLE

The Planned Community (PC) Statistical Table contains the statistical breakdown for each of the Residential, Commercial Village, and Recreational Planning Areas shown on the Planned Community Development Map.

The residential density categories on the PC Statistical Table, together with the nonresidential land use categories, shall coincide with the designations on the PC Zoning Map and the land use categories indicated on the PC Development Map.

All Planning Areas which allow for residential uses shall be developed consistent with the maximum number of dwelling units indicated for the Planning Area in the PC Statistical Table. The estimated gross acres and estimated dwelling units shown in the PC Statistical Table shall be revised only in accordance with the requirements contained in this Chapter. No amendment to this PC Development Map and/or PC text shall be required for the purpose of changing the estimated number of dwelling units or the estimated acres assigned to a Planning Area in the PC Statistical Table, provided:

1. The change proposed is consistent with the adopted PC Zoning Map and Statistical Summary.
2. The proposed change does not exceed the maximum number of dwelling units assigned to any Planning Area; and
3. The proposed change does not result in an increase in the maximum number of dwelling units permitted in Newport Ridge Planned Community (2,550 dwelling units).

D. PROCEDURES FOR REVISIONS TO THE PC DEVELOPMENT MAP AND STATISTICAL TABLE

Revisions to the PC Development Map and Statistical Table are permitted in accordance with the following procedures:

1. All revisions to the PC Development Map and Statistical Table shall be consistent with the PC Zoning Map and Statistical Summary contained in Appendix A. Revisions shall be consistent if they meet the requirements of this Chapter.
2. All Planning Area boundary lines and acreages identified on the PC Development Map and Statistical Table are estimates based upon current information and a generalized level of mapping. Refinements to the Planning Area boundaries/acreages are expected to occur with future project design and more detailed mapping and engineering. For this reason, Planning Area boundary lines and acreages shown on the PC Development Map and Statistical Table contained in Appendix B may be refined without amending the body of this PC text, when more accurate information becomes available and is submitted with future Permit Applications and/or Tentative Tract Maps.
3. Any proposed revision to increase estimated dwelling units in one or more Planning Area(s) shall be offset by a corresponding decrease in another Planning Area(s), so that the maximum number of dwelling units shown on the PC Statistical Table does not exceed either the maximum 2,550 dwelling units for the entire Planned Community, or the maximum dwelling units shown on the Statistical Table for each respective Planning Area.
4. Any proposed revision to reallocate the estimated number of dwelling units and/or the estimated gross acres assigned from one Planning Area to another Planning Area by more than ten (10) percent shall be approved by the Planning Commission. Revisions of ten (10) percent or less shall be deemed administrative refinements, and may be approved by the County Planning Director. Any change to the maximum dwelling units allowed in any Planning Area or the maximum square

footage within the Commercial Village shall be approved by the Planning Commission.

5. No proposed revision to the PC Development Map shall be approved which would reduce the gross acres proposed for Planning Areas 17 and 18 (Buck Gully Open Space Dedication Area) or other required parks/recreation areas. The proposed Buck Gully Dedication Area, like other Planning Areas, is gross acreage, which includes roads and arterial highways, grading, and permitted improvements. It is not intended that the total 54 acres within PAs 17 and 18 be natural open space.
6. Any proposed revision to the PC Development Map and Statistical Table shall be accompanied by a Site Development Permit application, Use Permit application, and/or Tentative Subdivision Map application.
7. Any proposal to reallocate the estimated number of dwelling units, and/or the estimated gross acreage assigned to land uses from one Planning Area to another Planning Area shall require submittal of the following information:
 - a. The proposed graphic revision to the PC Development Map reflecting the proposed changes to the PC Statistical Table.
 - b. An analysis of the proposed changes with the PC Zoning Map and Statistical Summary.
 - c. A summary of 1) the number of units previously approved on all Tentative and all recorded Final Subdivision Maps, and 2) the number of units under construction or constructed at the time of the proposed PC Statistical Table revision.
 - d. Identification of the ownership of the Planning Areas to be affected by the proposed PC Statistical Table revision.

- e. Any additional background and/or supporting information which the County Planning Director, deems necessary.
-
- 8. Unless otherwise determined by the Planning Commission, Appendix B of this PC Program document shall serve as the location for any future revisions to the Newport Ridge Planned Community Development Map and Statistical Table, as they may be approved by the Orange County Planning Commission.

CHAPTER XII DEFINITIONS

The meaning and construction of words, phrases, titles, and terms used in this Planned Community Program shall be the same as provided in Orange County Zoning Code Section 7-9-21, except as otherwise provided in this Chapter.

IMPORTANT NOTE: Definitions following a single asterisk () are in addition to or different from the definitions contained in the Orange County Zoning Code; those following a double asterisk (**) are used in the Newport Coast Planned Community District Regulations, Chapter 12 (Definitions), and apply only to NRPC Planning Areas 13, 14, and 15.*

****Bedroom:** Any habitable room other than a bathroom, kitchen, dining room, living room, family room or den.

****Building Height:** Building height shall be measured per the Orange County Zoning Code, except that Planning Areas 13, 14, and 15 which adjoin The Newport Coast Planned Community shall use the definition of Building Height contained in The Newport Coast PC District Regulations.

***Campanile:** A vertical architectural element (plural: campanili) historically serving as the bell tower or belfry in Italian hillside communities along the Mediterranean Sea. As the key landmark element of Mediterranean architectural design, the campanile may be attached or detached from the building to which it belongs, and is often articulated near the top of the tower with arched or rectilinear openings, a sloping roof, and additional cupola, tile or other ornamentation.

***Commercial Recreation:** Facilities and associated accessory uses subject to the site development standards of the Orange County Zoning Code Section 7-9-91.5. This includes athletic clubs, golf course clubhouses, tennis clubs, and their ancillary retail sales and/or dining areas.

***Community Information Center:** A temporary structure principally used as an information pavilion and/or office for the sale of homes in the community and including parking and administrative facilities.

*Community Service Facility: A for-profit commercial or nonprofit use established primarily to service the immediate population of the community in which it is located.

**Grade, Finished: The level of the ground surface surrounding a building.

*Gross Area: The entire land area within the boundary of a project, measured to the centerline of any abutting arterial highways.

*Gross Residential Density: The density of a residential project computed by dividing the total number of dwelling units in the project by the gross area of the project.

*Intra-community Directional Sign: A permanent or temporary sign, intended to give directions to any community or project location, including highway and street directionals as well as those within a major project. These include a) signs placed along major roadways leading to individual projects to provide reassurance directions to the public; and b) signs placed along interior streets to provide directions to specific residential neighborhoods, facilities, or amenities.

*Joint-Use of Parking: The shared use of off-street parking facilities by more than one type of land use. The same parking spaces are counted to satisfy the off-street parking requirements of more than one land use (e.g., use of the same parking facility to satisfy the off-street parking requirements of a place of religious worship and an office building).

**Residential Duplex: Refers to a residential development where two dwelling units are permitted on one building site. Residential duplex includes planned concept subdivisions and cluster developments, either as conventional subdivisions or planned developments.

**Residential Multiple-Family: Refers to any residential development wherein the minimum number of permitted dwelling units on one building site is three (3) or more. Multifamily residential includes multifamily dwellings, apartments, condominiums and stock cooperative projects.

****Residential Single-Family:** Refers to any residential development wherein each dwelling unit is situated on a residential lot of record and no lot contains more than one dwelling unit and, where permitted, a caretaker's or employee's quarters. Single-family residential includes attached and detached single-family dwellings, planned concept subdivisions, cluster developments, either as conventional subdivisions or planned developments.

CHAPTER XIII

LEGAL DESCRIPTION

Note: The following *Legal Description of Tentative Tract No. 13455*, originally prepared by Williamson and Schmid, Consulting Civil Engineers and Land Surveyors, noted 89139 (A) and dated 01-31-90, text revised 10-31-90, course data revised 1-4-91, sketch revised 4-9-90, course data and sketch revised by CDC Engineering 4-3-98, is the legal description for the Newport Ridge Planned Community.

NEWPORT RIDGE PLANNED COMMUNITY
LEGAL DESCRIPTION

THAT PORTION OF BLOCKS 91, 97, 98, 128, 129, AND 134 OF IRVINE'S SUBDIVISION IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA; AS SHOWN ON THE MAP RECORDED IN BOOK 1, PAGE 88 OF MISCELLANEOUS RECORD MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHERLY TERMINUS OF THAT CERTAIN COURSE SHOWN AS "NORTH 13° 30' 32" WEST 2148.68 FEET" ON RECORD OF SURVEY NO. 88-1069 FILED IN BOOK 120, PAGES 36 THROUGH 41 OF RECORDS OF SURVEYS IN THE OFFICE OF SAID COUNTY RECORDER FOR A PORTION OF THE BOUNDARY OF THE CITY OF NEWPORT BEACH AS ESTABLISHED BY ANNEXATION NO. 70 IN RESOLUTION NO. 7311 OF THE CITY COUNCIL RECORDED DECEMBER 2, 1970 AS INSTRUMENT NO. 1442 OF OFFICIAL RECORDS IN THE OFFICE OF SAID COUNTY RECORDER, SAID TERMINUS BEING ALSO IN THE EASTERLY PROLONGATION OF THAT CERTAIN COURSE SHOWN AS "NORTH 87°34'11" WEST 205.00 FEET" FOR A PORTION OF THE SOUTHERLY LINE OF TRACT NO. 7844 AS SHOWN ON THE MAP RECORDED IN BOOK 314, PAGES 27 THROUGH 38 OF MISCELLANEOUS MAPS IN THE OFFICE OF SAID COUNTY RECORDER. THENCE TRAVERSE THE FOLLOWING COURSES:

1. ALONG THE PROLONGATION OF SAID SOUTHERLY LINE N 87° 34' 12" W 422.02 FEET;
2. ALONG SAID SOUTHERLY LINE N 87° 34' 12" W 205.00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1940.00 FEET;
3. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14° 24' 32", AN ARC DISTANCE OF 487.88 FEET;
4. N 73° 09' 40" W 1316.69 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 2060.00 FEET;
5. ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25° 59' 01", AN ARC DISTANCE OF 934.21 FEET TO THE PROLONGATION OF THAT CERTAIN COURSE SHOWN AS "N 9°08'40" W (RAD) 60.00 FEET" FOR A PORTION OF THE EASTERLY LINE OF TRACT NO. 7247 AS SHOWN ON THE MAP RECORDED IN BOOK 278, PAGES 21 THROUGH 25 OF MISCELLANEOUS MAPS IN THE OFFICE OF SAID COUNTY RECORDER;
6. THENCE ALONG SAID PROLONGATION AND SAID EASTERLY LINE S 09° 08' 41" E 120.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET, A RADIAL THROUGH SAID BEGINNING BEARS N 09°08'41" W;

CONTINUING ALONG SAID EASTERLY LINE THE FOLLOWING COURSES:

7. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 81° 54' 20", AN ARC DISTANCE OF 35.74 FEET;
8. S 01° 03' 01" E 139.26 FEET;
9. S 49° 15' 31" E 444.14 FEET;
10. N 07° 47' 37" E 223.90 FEET;
11. S 73° 59' 30" E 2559.23 FEET;

12. N 90°00'00" E 679.33 FEET TO THE NORTHERLY LINE OF THAT LAND DESCRIBED IN A DOCUMENT TITLED "IRVINE COAST PLANNED COMMUNITY" RECORDED DECEMBER 9, 1987 IN INSTRUMENT 87-680859 OF OFFICIAL RECORDS OF ORANGE COUNTY;

THENCE TRAVERSING ALONG SAID NORTHERLY LINE THE FOLLOWING COURSES:

13. N 63° 00' 52" E 190.96 FEET;
14. S 86° 27' 36" E 465.31 FEET;
15. N 79° 17' 24" E 1036.87 FEET;
16. N 87° 09' 28" E 1338.73 FEET;
17. N 76° 05' 15" E 328.20 FEET;
18. N 57° 17' 39" E 446.57 FEET;
19. N 65° 01' 27" E 434.01 FEET;
20. N 86° 59' 22" E 553.17 FEET;
21. N 88° 54' 33" E 863.22 FEET;
22. S 76° 09' 08" E 668.82 FEET;
23. S 78° 53' 26" E 404.48 FEET;
24. S 88° 34' 25" E 1138.24 FEET;
25. S 81° 27' 48" E 968.88 FEET;

THENCE TRAVERSING ALONG SAID SOUTHERLY LINE THE FOLLOWING COURSES:

26. S 89° 22' 08" E 2576.65 FEET TO THE INTERSECTION WITH THE SOUTHERLY LINE OF PARCEL 10086-1, AS SHOWN IN THE OFFER OF DEDICATION, RECORDED MARCH 16, 1993, AS INSTRUMENT NO. 93-0174937, OF OFFICIAL RECORDS;
27. N 10°09'00" W 105.59 FEET;
28. N55°08'59" W 309.62 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 3432.00 FEET, A RADIAL THROUGH SAID BEGINNING BEARS N 34°51'02" E;
29. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05°28'49", AS ARC DISTANCE OF 328.27 FEET;
30. N 57° 29' 12" W 112.46 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 3440.00 FEET, A RADIAL THROUGH SAID BEGINNING BEARS N 29°22'13" E;
31. WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°32'39", AN ARC DISTANCE OF 272.83 FEET;
32. N 67° 39' 36" W 73.89 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 3440.00 FEET, A RADIAL THROUGH SAID BEGINNING BEARS N 21°43'30" E;
33. WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°33'45", AN ARC DISTANCE OF 273.93 FEET;
34. N 68° 02' 43" W 119.25 FEET;
35. N 74° 40' 52" W 467.64 FEET;
36. N 79° 33' 01" W 982.26 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 3087.00 FEET, A RADIAL THROUGH SAID BEGINNING BEARS S 11°34'18" W;
37. WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°33'11", AND ARC DISTANCE OF 694.50 FEET;

THENCE LEAVING SAID SOUTHERLY LINE

| | | |
|-----|--|---|
| 38. | S 24° 17' 18" W | 908.38 FEET; |
| 39. | S 85° 55' 28" W | 187.61 FEET; |
| 40. | N 74° 53' 40" W | 300.27 FEET; |
| 41. | N 71° 42' 54" W | 315.34 FEET; |
| 42. | N 67° 54' 06" W | 326.08 FEET; |
| 43. | N 71° 42' 55" W | 244.92 FEET; |
| 44. | N 84° 42' 47" W | 262.45 FEET; |
| 45. | S 89° 58' 37" W | 332.85 FEET; |
| 46. | N 40° 27' 47" W | 289.17 FEET; |
| 47. | S 70° 59' 29" W | 123.00 FEET; |
| 48. | S 73° 39' 29" W | 77.00 FEET; |
| 49. | S 81° 29' 29" W | 81.00 FEET; |
| 50. | N 83° 00' 31" W | 95.00 FEET; |
| 51. | N 64° 00' 31" W | 103.00 FEET; |
| 52. | N 54° 00' 31" W | 86.00 FEET; |
| 53. | S 84° 19' 29" W | 170.00 FEET; |
| 54. | S 54° 19' 29" W | 188.00 FEET; |
| 55. | S 70° 59' 29" W | 110.00 FEET; |
| 56. | N 85° 00' 31" W | 115.00 FEET; |
| 57. | N 72° 50' 31" W | 136.00 FEET; |
| 58. | N 58° 50' 31" W | 71.00 FEET; |
| 59. | N 48° 30' 31" W | 60.00 FEET; |
| 60. | N 82° 06' 35" W | 60.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 2940.00 FEET, A RADIAL THROUGH SAID BEGINNING BEARS S 82°06'35" E; |
| 61. | NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 03° 30' 25", AN ARC DISTANCE OF 179.95 FEET; | |
| 62. | N 72° 35' 09" W | 177.41 FEET; |
| 63. | S 51° 46' 28" W | 135.00 FEET; |
| 64. | N 72° 45' 08" W | 77.84 FEET; |
| 65. | N 16° 13' 32" W | 170.00 FEET; |
| 66. | N 65° 43' 32" W | 130.00 FEET; |
| 67. | S 74° 16' 28" W | 48.00 FEET; |
| 68. | N 65° 43' 32" W | 80.00 FEET; |
| 69. | N 39° 31' 41" W | 69.89 FEET; |
| 70. | N 48° 44' 35" W | 758.25 FEET; |
| 71. | N 78° 41' 24" W | 40.00 FEET; |
| 72. | S 69° 48' 36" W | 190.00 FEET; |
| 73. | S 87° 43' 06" W | 130.07 FEET; |
| 74. | N 68° 16' 31" W | 85.00 FEET; |
| 75. | S 65° 13' 29" W | 92.00 FEET; |
| 76. | N 50° 19' 56" W | 256.00 FEET; |
| 77. | S 67° 40' 04" W | 130.00 FEET; |
| 78. | N 50° 19' 56" W | 30.00 FEET; |
| 79. | N 07° 54' 47" W | 170.16 FEET; |
| 80. | N 50° 19' 56" W | 60.00 FEET; |
| 81. | N 28° 51' 20" W | 559.48 FEET; |
| 82. | N 55° 40' 11" W | 496.50 FEET; |

83. N 24° 04' 07" W 40.08 FEET TO THE BEGINNING OF CURVE CONCAVE
NORTHEASTERLY AND HAVING A RADIUS OF 165.00 FEET;
84. ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30° 46' 46" AN ARC
DISTANCE OF 88.64 FEET;
85. N 06° 42' 39" E 201.85 FEET;
86. N 01° 30' 08" E 32.84 FEET TO THE BEGINNING OF A CURVE CONCAVE
SOUTHWESTERLY AND HAVING A RADIUS OF 180.00 FEET;
87. ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 44° 44' 15", AN ARC
DISTANCE OF 140.55 FEET;
88. N 43° 14' 07" W 143.41 FEET TO THE BEGINNING OF A CURVE CONCAVE
NORTHEASTERLY AND HAVING A RADIUS OF 130.00 FEET;
89. ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20° 08' 55" AN ARC
DISTANCE OF 45.72 FEET;
90. N 23° 05' 12" W 260.19 FEET TO THE BEGINNING OF A CURVE CONCAVE
NORTHEASTERLY AND HAVING A RADIUS OF 270.00 FEET;
91. ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12° 49' 53", AN ARC
DISTANCE OF 60.47 FEET;
92. N 10° 15' 19" W 280.84 FEET TO THE BEGINNING OF A CURVE CONCAVE
SOUTHWESTERLY AND HAVING A RADIUS OF 240.00 FEET;
93. ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10° 29' 55", AN ARC
DISTANCE OF 43.98 FEET;
94. N 20° 45' 14" W 28.69 FEET TO THE BEGINNING OF A CURVE CONCAVE
NORTHEASTERLY AND HAVING A RADIUS OF 490.00 FEET;
95. ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 26° 08' 55", AN ARC
DISTANCE OF 223.63 FEET;
96. N 05° 23' 41" E 131.08 FEET TO THE BEGINNING OF A CURVE CONCAVE
WESTERLY AND HAVING A RADIUS OF 645.00 FEET;
97. ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15° 38' 31", AN ARC
DISTANCE OF 176.09 FEET;
98. N 10° 14' 50" W 82.98 FEET;
99. N 06° 32' 18" W 88.43 FEET;
100. N 03° 07' 13" E 36.96 FEET TO THE BEGINNING OF A CURVE CONCAVE
SOUTHEASTERLY AND HAVING A RADIUS OF 380.00 FEET;
101. ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23° 46' 38", AN ARC
DISTANCE OF 157.70 FEET;
102. N 26° 53' 51" E 97.79 FEET TO THE BEGINNING OF A CURVE CONCAVE
NORTHWESTERLY AND HAVING A RADIUS OF 100.00 FEET;
103. ALONG SAID CURVE THROUGH A CENTRAL ANGLE 14° 07' 27" AN ARC
DISTANCE OF 24.65 FEET;
104. N 12° 46' 24" E 215.68 FEET TO THE BEGINNING OF A CURVE CONCAVE
WESTERLY AND HAVING A RADIUS OF 190.00 FEET;
105. ALONG SAID CURVE THROUGH A CENTRAL ANGLE 29° 59' 18" AN ARC
DISTANCE OF 99.45 FEET;
106. N 17° 12' 54" W 161.71 FEET;
107. N 19° 20' 06" W 658.65 FEET TO THE BEGINNING OF A CURVE CONCAVE
EASTERLY AND HAVING A RADIUS OF 85.00 FEET;
108. ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22° 56' 49" AN ARC
DISTANCE OF 40.00 FEET;
109. N 04° 01' 16" E 11.06 FEET;
110. N 27° 47' 46" W 76.57 FEET;

111. N 05° 13' 15" W 90.06 FEET; TO THE BEGINNING OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 327.63 FEET;
112. ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19° 05' 12" AN ARC DISTANCE OF 109.14 FEET;
113. N 24° 18' 27" W 211.22 FEET;
114. N 39° 27' 13" W 60.61 FEET;
115. N 29° 35' 09" W 271.06 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 480.50 FEET;
116. ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16° 40' 40" AN ARC DISTANCE OF 139.86 FEET;
117. NON-TANGENT TO SAID CURVE, N 28° 42' 22" W, 148.04 FEET, TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 200.00 FEET;
118. ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22° 04' 38" AN ARC DISTANCE OF 77.06 FEET;
119. N 06° 37' 44" W 65.74 FEET;
120. S 83° 22' 16" W 9.19 FEET;
121. N 06° 37' 44" W 10.05 FEET;
122. N 83° 22' 16" E 9.19 FEET;
123. N 06° 37' 44" W 35.03 FEET;
124. N 06° 28' 50" W 89.81 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 264.03 FEET;
125. ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 27° 58' 30" AN ARC DISTANCE OF 128.91 FEET;
126. N 28° 20' 53" W 29.74 FEET;
127. N 18° 47' 49" W 80.68 FEET;
128. N 39° 48' 53" W 44.27 FEET;
129. N 55° 25' 10" W 121.06 FEET;
130. N 05° 48' 21" W 220.55 FEET;
131. N 30° 55' 07" E 37.54 FEET;
132. N 43° 32' 39" E 81.42 FEET;
133. S 88° 14' 37" W 112.58 FEET;
134. N 68° 54' 08" W 223.59 FEET;
135. N 81° 29' 27" W 249.13 FEET;
136. S 86° 24' 43" W 365.31 FEET;
137. N 50° 02' 10" W 245.27 FEET;
138. S 75° 06' 34" W 76.01 FEET;
139. N 29° 21' 31" W 23.59 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1902.75 FEET, A RADIAL BEARING THROUGH SAID CURVE BEARS N 28° 54' 25" W;
140. ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04° 16' 44" AN ARC DISTANCE OF 142.10 FEET;
141. S 65° 22' 19" W 34.51 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1870.07 FEET;
142. ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08° 01' 53" AN ARC DISTANCE OF 262.14 FEET;
143. NON-TANGENT TO SAID CURVE S 31° 09' 45" W 45.90 FEET;
144. S 75° 19' 53" W 60.00 FEET;
145. N 60° 29' 58" W 45.90 FEET;
146. S 20° 51' 04" E 38.53 FEET;
147. S 31° 27' 36" E 74.18 FEET;

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| 148. | S 66°59'42" E | 77.04 FEET; |
| 149. | N 87°03'05" W | 79.70 FEET; |
| 150. | N 88°14'22" W | 57.60 FEET; |
| 151. | S 66°51'32" W | 354.66 FEET; |
| 152. | S 31°58'31" W | 51.16 FEET; |
| 153. | S 54°36'57" W | 17.56 FEET; |
| 154. | N 08°02'29" W | 61.67 FEET; |
| 155. | N 09°32'06" W | 118.87 FEET; |
| 156. | S 88°20'57" W | 96.27 FEET; |
| 157. | N 06°46'43" E | 48.80 FEET; |
| 158. | S 47°22'18" W | 243.71 FEET; |
| 159. | S 11°59'05" E | 321.93 FEET; |
| 160. | S 34°44'15" E | 535.70 FEET; |
| 161. | S 08°33'28" E | 773.60 FEET; |
| 162. | S 39° 54' 23" E | 397.56 FEET; |
| 163. | S 10° 04' 52" E | 719.06 FEET; |
| 164. | N 46° 54' 09" E | 164.42 FEET; |
| 165. | N 54° 10' 37" E | 74.00 FEET; |
| 166. | N 28° 48' 52" E | 140.12 FEET; |
| 167. | N 82° 42' 50" E | 340.72 FEET; |
| 168. | S 07° 17' 10" E | 85.38 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 100.00 FEET; |
| 169. | ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 81° 17' 01" AN ARC DISTANCE OF 141.87 FEET; | |
| 170. | S 88° 34' 11" E | 289.10 FEET; |
| 171. | S 07° 26' 15" E | 820.26 FEET; |
| 172. | S 32° 34' 48" E | 1465.88 FEET; |
| 173. | S 12° 50' 53" E | 680.00 FEET; |
| 174. | S 69° 42' 41" W | 270.27 FEET; |
| 175. | S 86° 11' 29" W | 222.77 FEET; |
| 176. | N 23° 38' 49" W | 437.65 FEET; |
| 177. | S 77° 09' 07" W | 40.00 FEET; |
| 178. | S 46° 16' 43" W | 309.17 FEET; |
| 179. | S 12° 12' 46" W | 1024.86 FEET; |
| 180. | S 13° 30' 32" E | 2148.68 FEET TO THE POINT OF BEGINNING. |

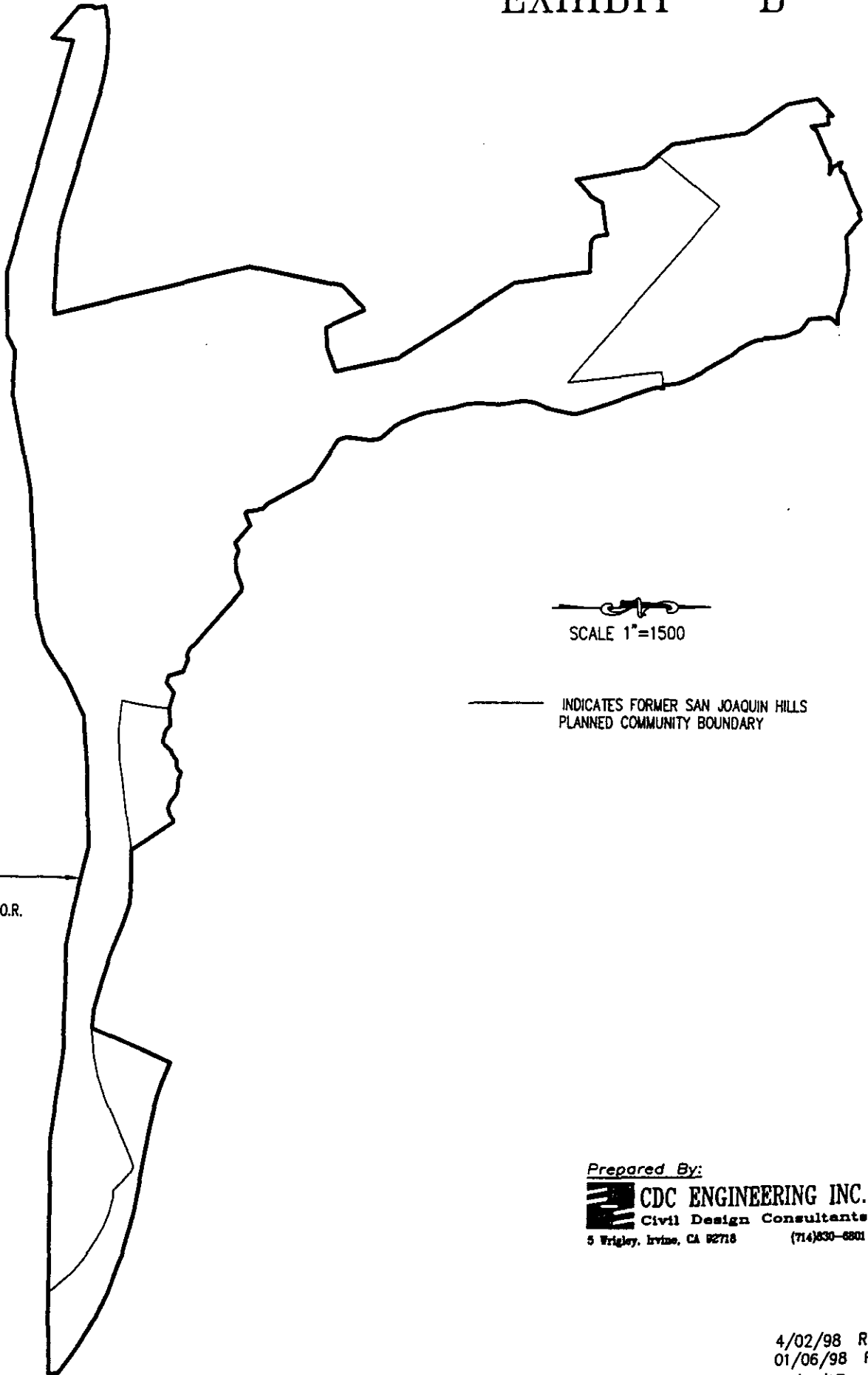
SHOWN ON EXHIBIT B ATTACHED HERETO AND MADE A PART HEREOF.

ROBERT OZIBKO

L.S. 4666

CDC ENGINEERING

EXHIBIT "B"



SCALE 1"=1500

— INDICATES FORMER SAN JOAQUIN HILLS
PLANNED COMMUNITY BOUNDARY

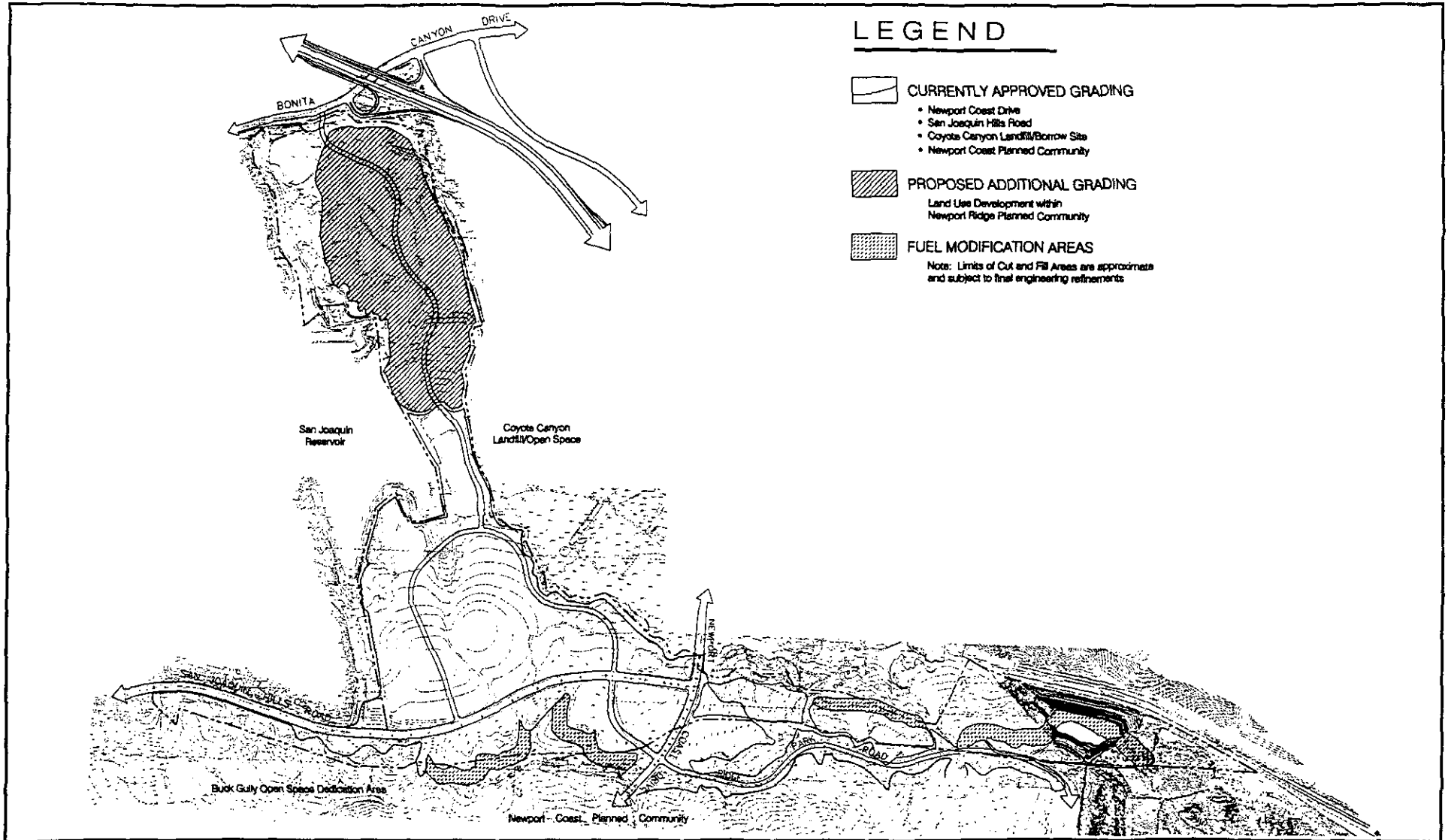
NORTHERLY LINE OF
INST. NO. 88-272903, O.R.
AND INST. NO. 87-680859, O.R.

Prepared By:

 **CDC ENGINEERING INC.**
Civil Design Consultants
5 Wrigley, Irvine, CA 92718 (714)830-6801

4/02/98 REV
01/06/98 REV
12/19/97

O:\JOB\1994\94599\MAPPING\EXHB3.DWG



LEGEND

 CURRENTLY APPROVED GRADING

- Newport Coast Drive
- San Joaquin Hills Road
- Coyote Canyon Landfill/Borrow Site
- Newport Coast Planned Community




 PROPOSED ADDITIONAL GRADING

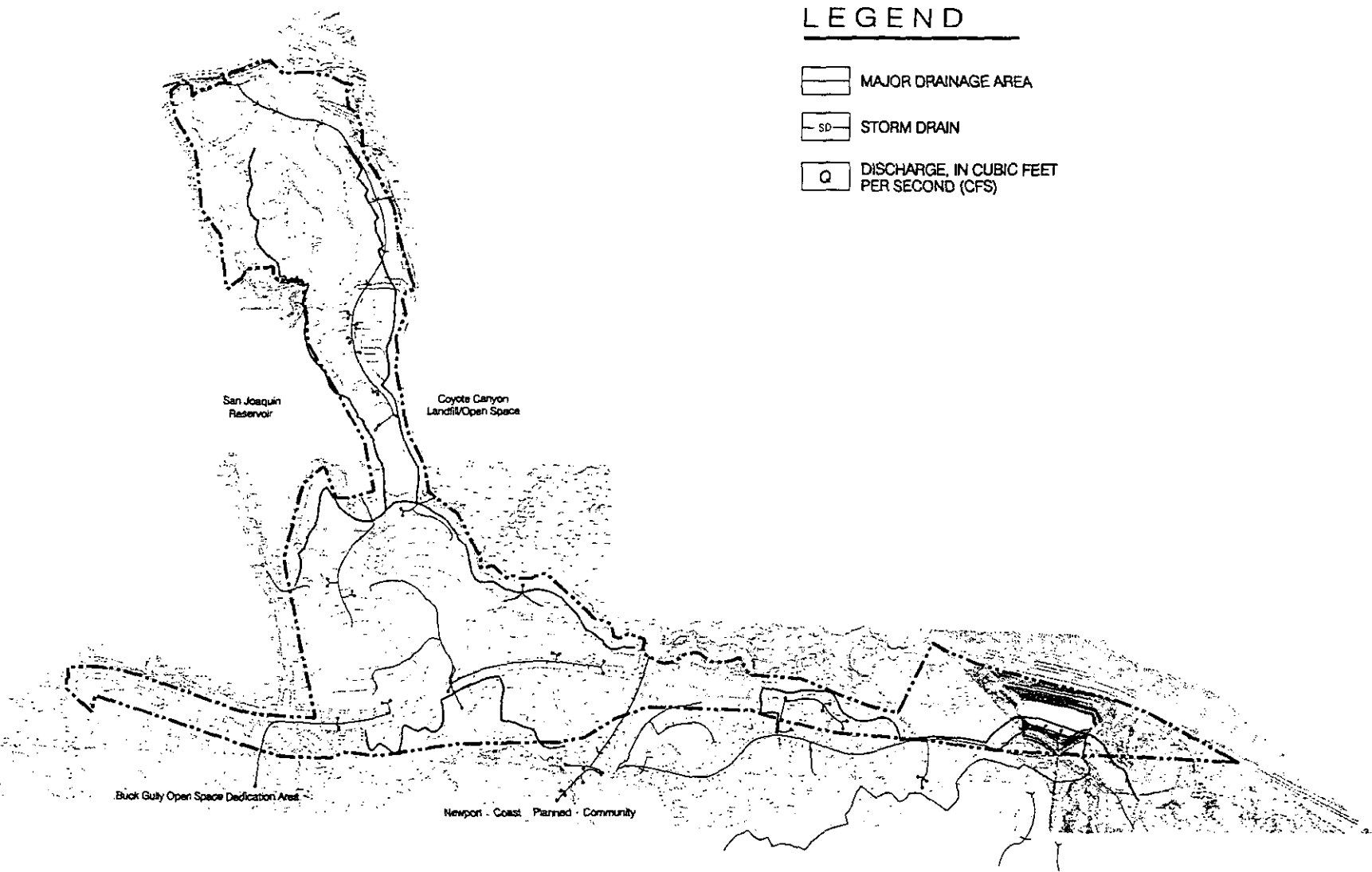
Land Use Development within
Newport Ridge Planned Community

 FUEL MODIFICATION AREAS

Note: Limits of Cut and Fill Areas are approximate
and subject to final engineering refinements

LEGEND

-  MAJOR DRAINAGE AREA
-  STORM DRAIN
-  DISCHARGE, IN CUBIC FEET PER SECOND (CFS)



APPENDIX A

PLANNED COMMUNITY ZONING MAP AND STATISTICAL SUMMARY



PLANNED COMMUNITY STATISTICAL SUMMARY

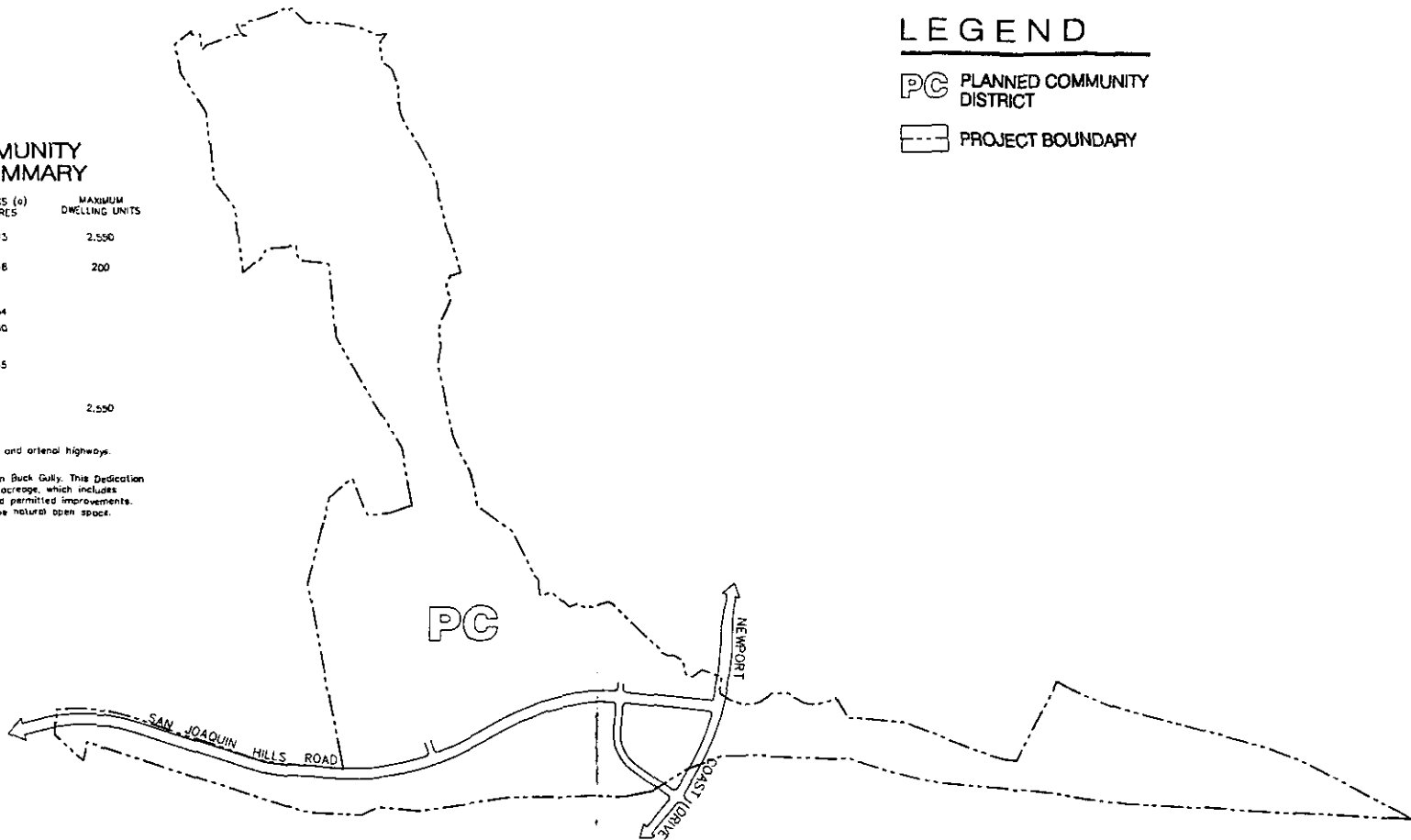
| TYPE OF LAND USE | GROSS (a) ACRES | MAXIMUM DWELLING UNITS |
|--|-----------------|------------------------|
| Residential | 473 | 2,550 |
| Commercial Village | 18 | 200 |
| Recreation | | |
| Open Space Dedication Area (b) | 54 | |
| Other Parks/Recreation Area | 100 | |
| TOTAL ACRES within Planned Community | 645 | |
| MAXIMUM Allowed Dwelling Units within Planned Community | | 2,550 |

(a) All acreages are approximate and roads and arterial highways within Planned Community.

(b) Public Open Space Dedication Area within Buck Gully. This Dedication Area, like other Planning Area, is gross acreage, which includes roads and arterial highways, grading, and permitted improvements. It is not intended that total 54 acres be natural open space.

LEGEND

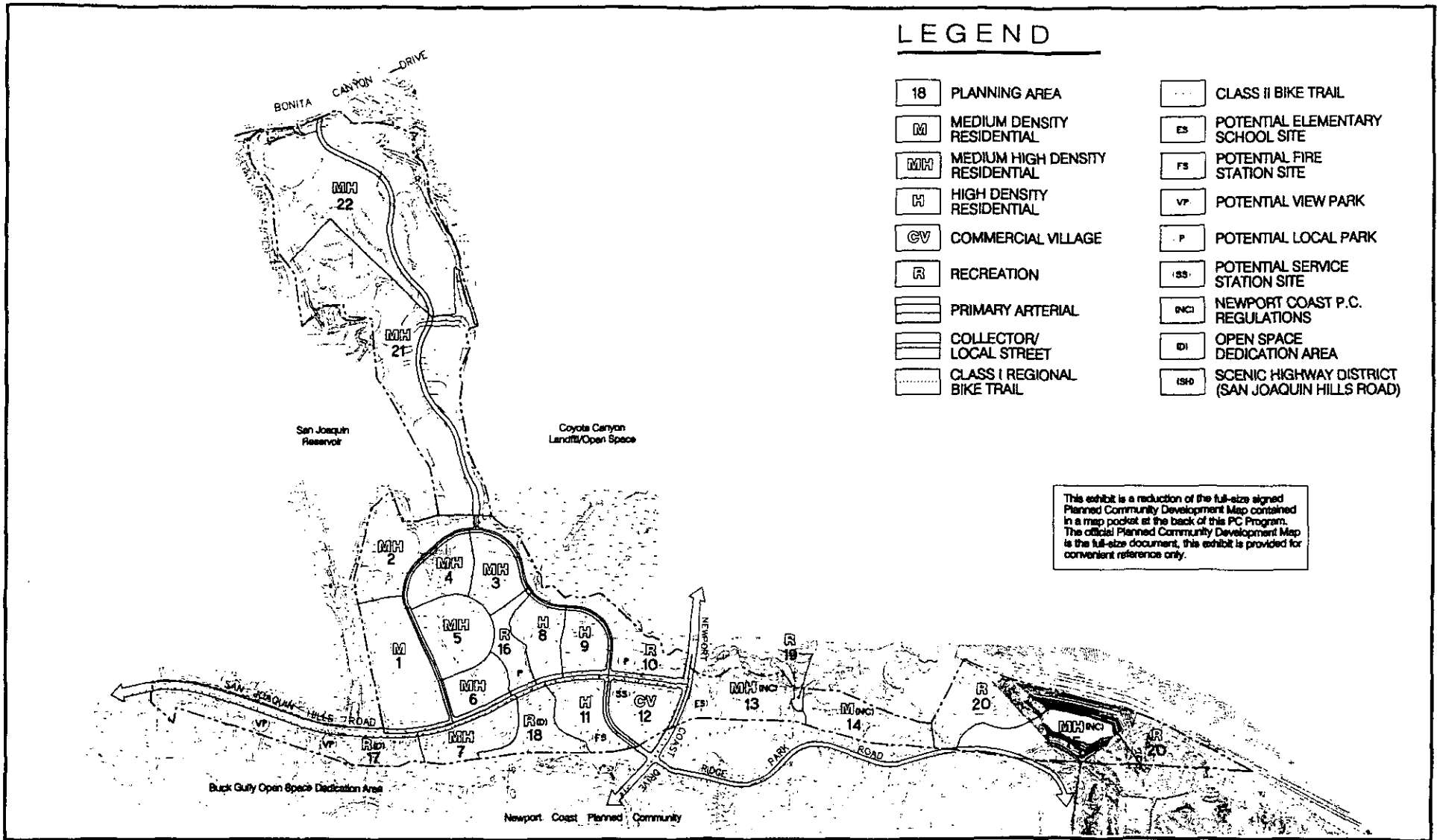
-  PLANNED COMMUNITY DISTRICT
-  PROJECT BOUNDARY



This exhibit is a reduction of the full-size signed Planned Community Zoning Map contained in a map pocket at the back of this PC Program. The official Planned Community Development Map is the full-size document, this exhibit is provided for convenient reference only.

APPENDIX B

PLANNED COMMUNITY DEVELOPMENT MAP AND STATISTICAL TABLE

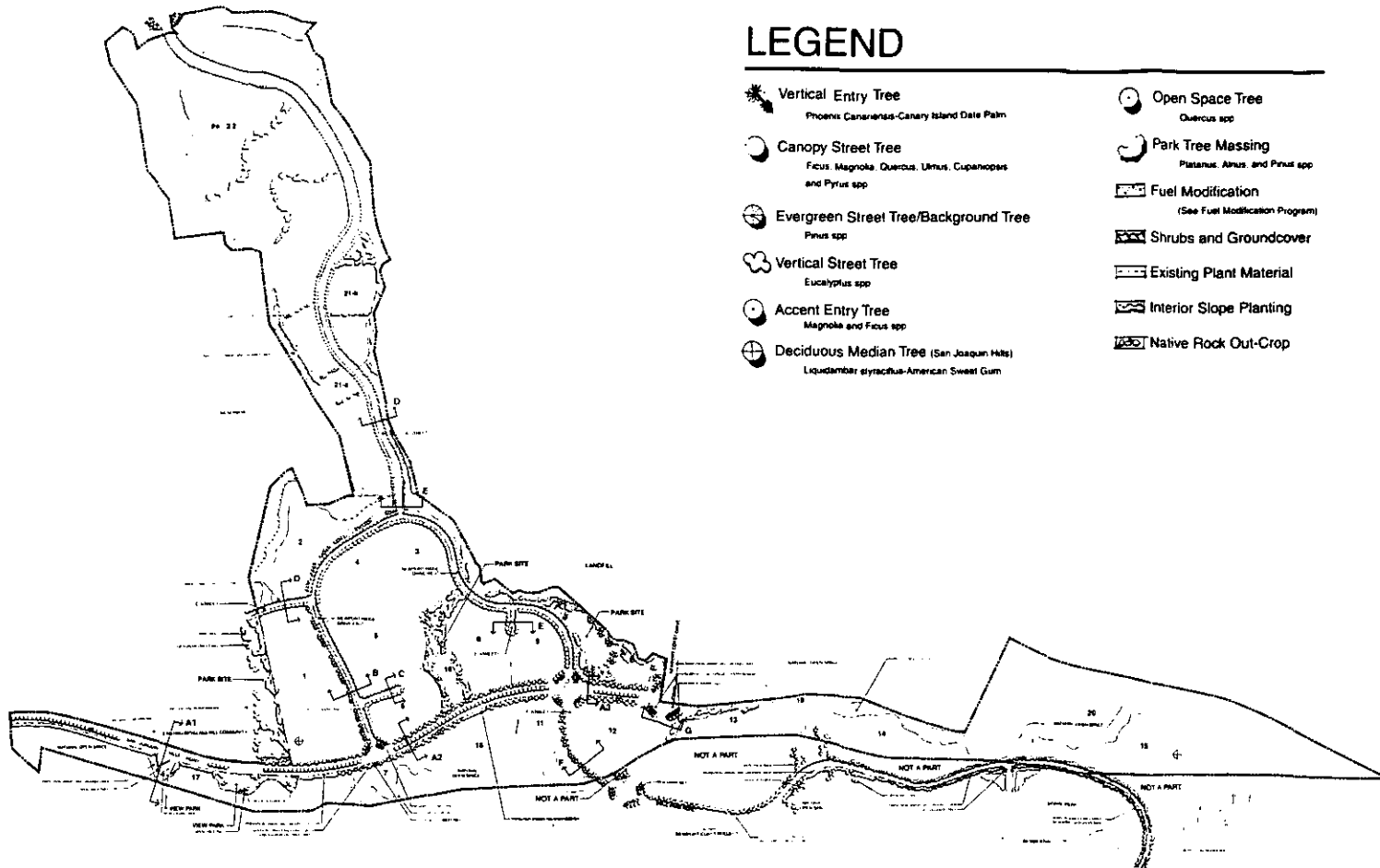


LEGEND

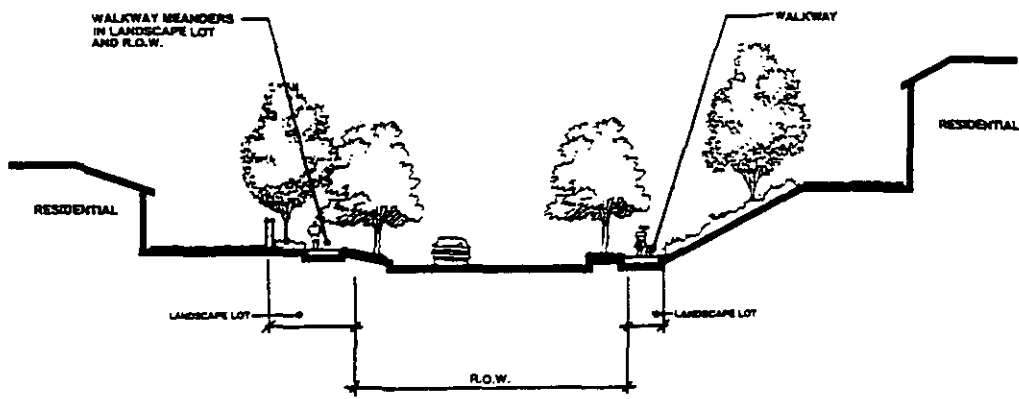
- | | |
|---------------------------------|--|
| 18 PLANNING AREA | CLASS II BIKE TRAIL |
| MEDIUM DENSITY RESIDENTIAL | POTENTIAL ELEMENTARY SCHOOL SITE |
| MEDIUM HIGH DENSITY RESIDENTIAL | POTENTIAL FIRE STATION SITE |
| HIGH DENSITY RESIDENTIAL | POTENTIAL VIEW PARK |
| COMMERCIAL VILLAGE | POTENTIAL LOCAL PARK |
| RECREATION | POTENTIAL SERVICE STATION SITE |
| PRIMARY ARTERIAL | NEWPORT COAST P.C. REGULATIONS |
| COLLECTOR/LOCAL STREET | OPEN SPACE DEDICATION AREA |
| CLASS I REGIONAL BIKE TRAIL | SCENIC HIGHWAY DISTRICT (SAN JOAQUIN HILLS ROAD) |

This exhibit is a reduction of the full-size signed Planned Community Development Map contained in a map pocket at the back of this PC Program. The official Planned Community Development Map is the full-size document, this exhibit is provided for convenient reference only.

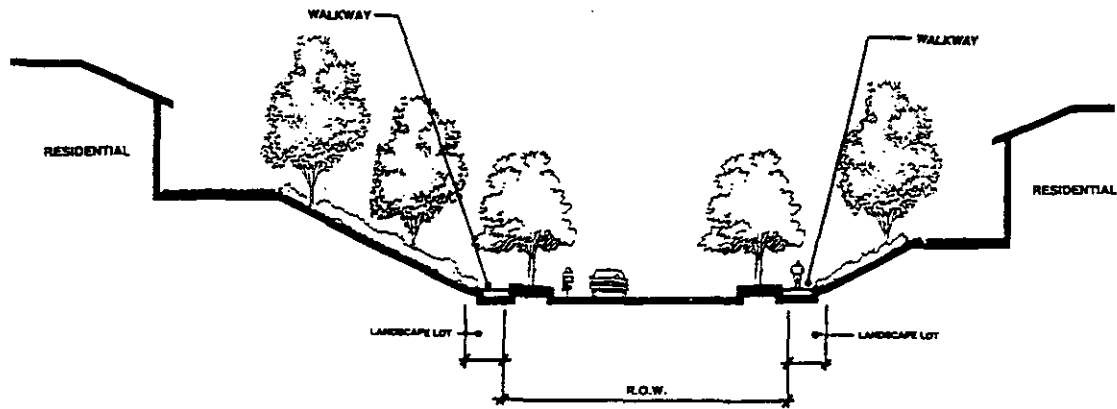
LAND USE AND CIRCULATION COMPONENT PLANNED COMMUNITY DEVELOPMENT MAP NEWPORT RIDGE PLANNED COMMUNITY



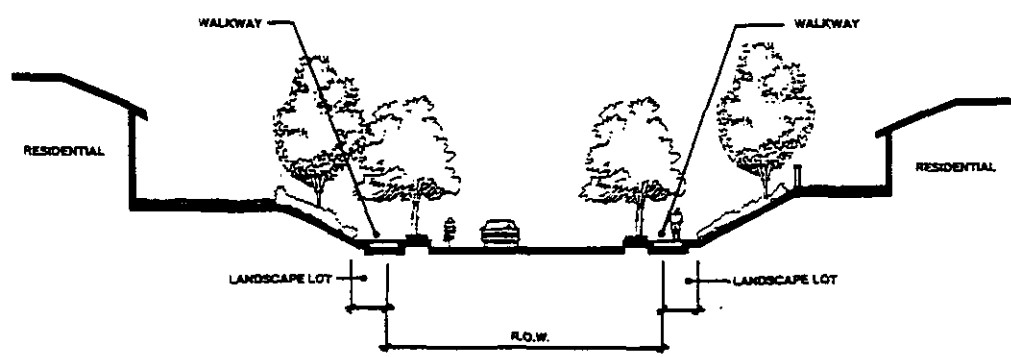
**CONCEPTUAL LANDSCAPE
AND FUEL MODIFICATION PLAN**
NEWPORT RIDGE PLANNED COMMUNITY



B "A" STREET / LOCAL

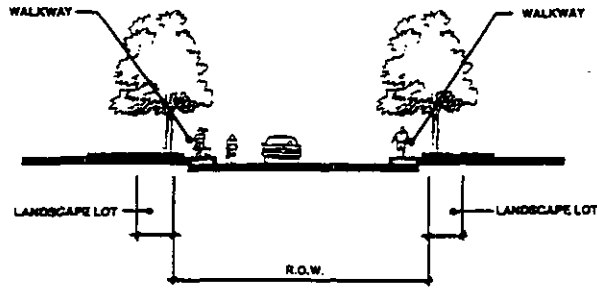


C "B" STREET / LOCAL

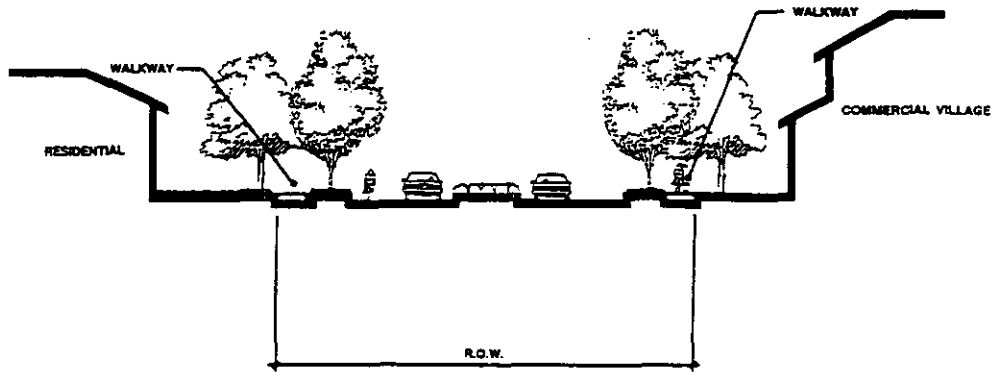


D "C" STREET / LOCAL

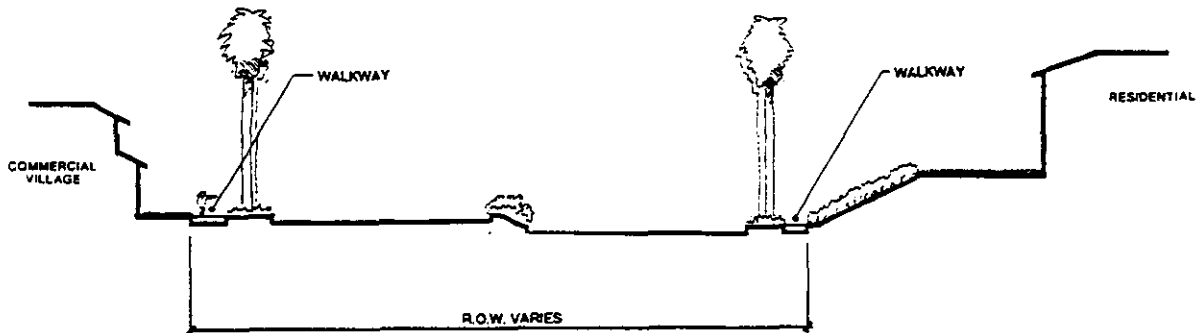
Exhibit C-3
STREET SECTIONS
 NEWPORT RIDGE PLANNED COMMUNITY



E "D & E" STREETS/ CUL-DE-SAC DIST. 10' 1"



F "F" STREET/ COMMERCIAL COLLECTOR DIST. 10' 1"



G NEWPORT COAST DRIVE DIST. 10' 1"

Exhibit C-4
STREET SECTIONS
 NEWPORT RIDGE PLANNED COMMUNITY

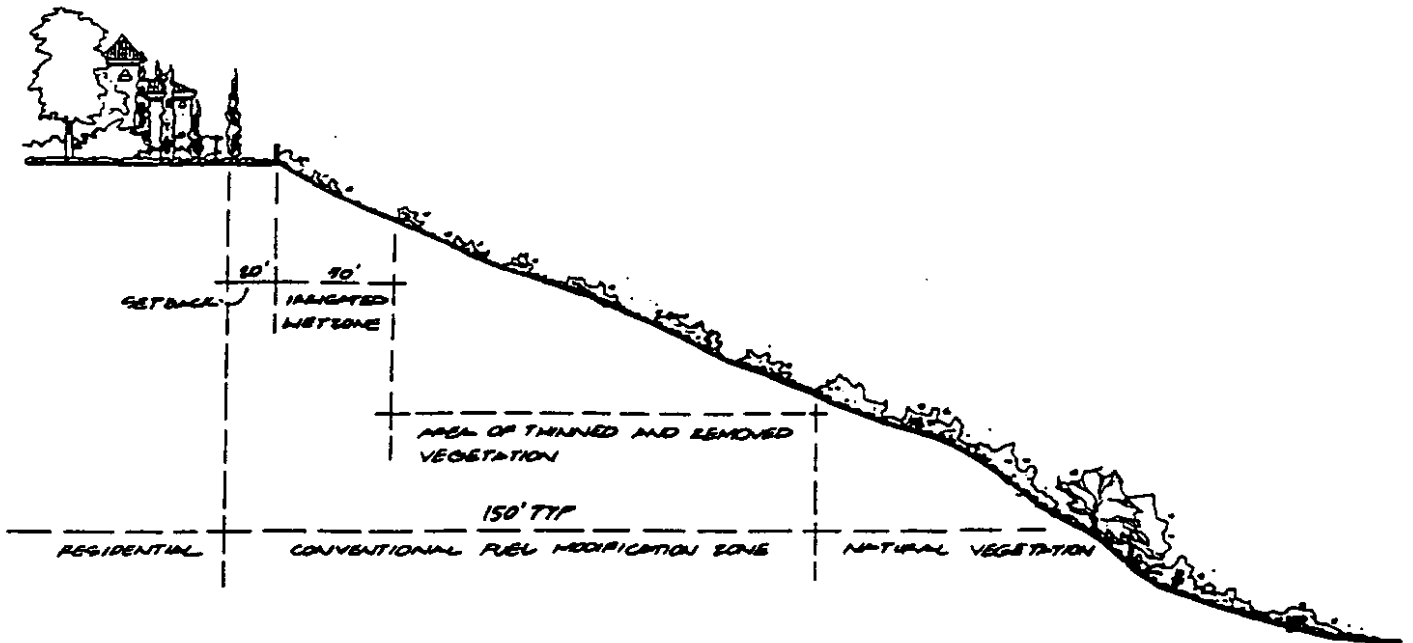
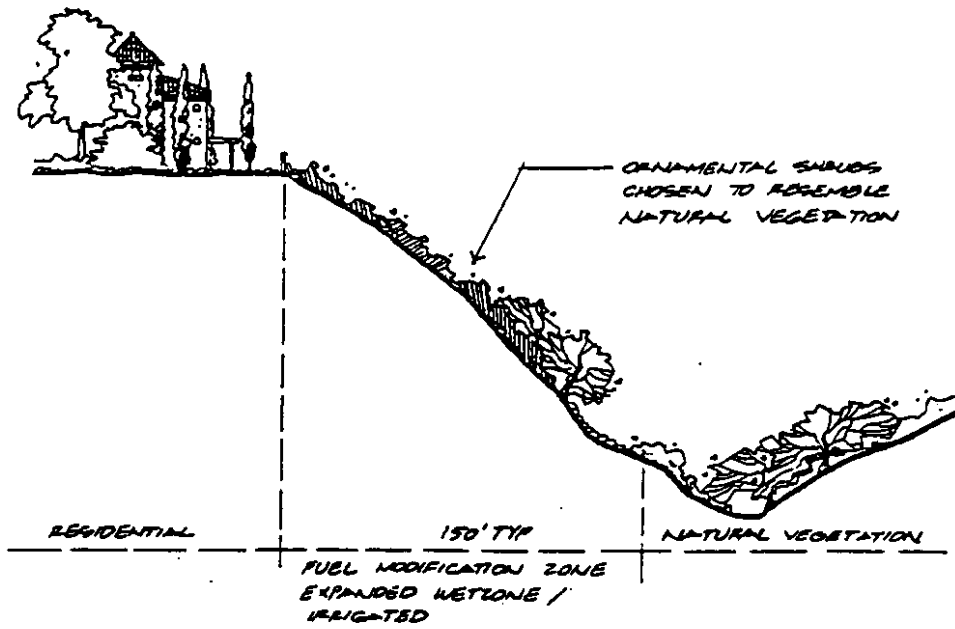


Exhibit C-5
FUEL MODIFICATION SECTIONS
 NEWPORT RIDGE PLANNED COMMUNITY

3. The northern side of Newport Ridge Drive West, which skirts the outside of the County's Coyote Canyon Landfill, will accommodate a meandering trail within a 25-foot-deep landscaped area.

Project-level Landscape Plans shall be prepared for each development project consistent with these Exhibits and shall be submitted for approval with applications for Site Development Permits, Use Permits, and/or Tentative Tract Maps.

C. CONCEPTUAL FUEL MODIFICATION COMPONENT

Development planning areas of the NRPC adjoin natural open space areas of Buck Gully and Coyote Canyon in several locations as illustrated on Exhibit C-1. In these areas it will be necessary to provide fuel modification to protect development from wildland fire hazards. In general, fuel modification areas are required between combustible structures and large contiguous areas of chaparral and coastal sage scrub vegetation. Such fuel modification may utilize native and naturalized plant materials to provide a visually gradual transition from residential edges to natural open space areas.

A combination of fuel modification methods may be used within the NRPC, including Conventional Fuel Modification and Expanded Wet Zones. Conceptual cross-sections for fuel modification areas are shown on Exhibit C-5. These techniques will be implemented within a zone approximately 150 feet in depth, plus a minimum 20-foot-deep setback for combustible structures. The methods are described as follows: (the specific dimensions will be determined by the Orange County Fire Authority during review of Project-level Fuel Modification Plans).

1. **Conventional Fuel Modification Techniques** -- include removing highly flammable vegetation, thinning combustible but slow burning vegetation, and adding low fuel-volume, fire-resistant vegetation. Irrigation is provided within an area approximately 50 feet from structures.

2. **Expanded Wet Zone Concepts** -- consist of providing a new planting zone generally up to 150 feet deep that is irrigated. Species of plant material are selected that resemble and/or complement plants occurring in the natural areas adjacent to proposed development. These plants are fire-resistant, drought-tolerant natives or ornamentals, and are irrigated to keep their moisture content high to provide fire resistance. An Expanded Wet Zone can provide a gradual transition from native species of plant material to those that are introduced and extend up to building pads. Trees can be used sparingly to protect views of buildings near slope tops.

A preliminary Fuel Modification Plant List for those areas where new plant materials are proposed within or adjacent to the NRPC is provided on the following pages. Specific fuel modification plants, including those species not specified on the Fuel Modification Plant List, shall be approved by the Orange County Fire Authority as part of the review of Project-level Fuel Modification Plans.

Project-level Fuel Modifications Plans shall be submitted for approval with applications for Site Development Permits, Use Permits, and/or Tentative Subdivision Maps abutting Recreational (i.e., open space) Planning Areas. Formal approval of Final Fuel Modification Plans shall be jointly by Orange County Fire Authority and Orange County Planning and Development Services Department.

FUEL MODIFICATION PLANT LIST

The following plant materials have been selected for their resemblance to plants occurring in the natural areas surrounding the Newport Ridge Planned Community and are proposed for use in Fuel Modification Areas. (Plant materials of similar character may be selected to substitute those listed below, subject to future soil testing and plant availability.)

Trees:

| | |
|-------------------------|-------------------|
| Arbutus unedo | Strawberry Tree |
| Eucalyptus citriodora | Lemon-scented Gum |
| Eucalyptus cladocalyx | Sugar Gum |
| Heteromeles arbutifolia | Toyon |
| Quercus ilex | Holly Oak |
| Quercus suber | Cork Oak |

Shrubs:

| | |
|-------------------------|-------------------|
| Baccharis pilularis | Coyotebush |
| Carissa grandiflora | Natal Plum |
| Ceanothus spp. | Ceanothus species |
| Cistus spp. | Rockrose |
| Coprosma kirkii | Coprosma |
| Myoporum debile | Myoporum |
| Pittosporum 'Wheelerii' | Wheeler's Dwarf |
| Rhamnus californica | Coffeeberry |
| Rhus integrifolia | Lemonadeberry |
| Rhus | Sugarbush |

Groundcover and Vines:

| | |
|--------------------------|-----------------------|
| Atriplex semibaccata | Australian Saltbush |
| Baccharis p. 'Prostrate' | Prostrate Coyote Bush |
| Bromus mollis | Blando Brome |
| Carpobrotus edulis | Hottentot Fig |
| Iva hayesiana | Hayes Iva |
| Lotus scoparius | Deerweed |
| Myoporum p. 'Pacifica' | Prostrate Myoporum |
| Plantago sempervirens | Plantain |
| Salvia sonomensis | Creeping Sage |

Hydroseed Mix (Non-irrigated):

Atriplex semibaccata
Bromus mollis
Eschscholzia californica
Festuca megalura
Lupinus succulentus
Lotus scoparius
Plantago insularis
Plantago sempervirens
Stipa lepida
Stipa pulchra

Australian Saltbush
Blando Brome
California Poppy
Zorro Fescue
Arroyo Lupine
Deerweed
Plantain
Plantain
Foothill Stipa
Purple Needlegrass