Appendix K3 Water Demand Report

Appendices

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WATER DEMAND REPORT
NEWPORT CROSSINGS

Newport Beach, California

Starboard Realty Partners, LLC
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Newport Beach, CA
(949) 851-2020

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Date Prepared: December 2017

Job Number: 1618-001

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WATER DEMAND REPORT

NEWPORT CROSSINGS

NEWPORT BEACH, CA

December 2017

1618-001

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WATER DEMAND REPORT

NEWPORT CROSSINGS

NEWPORT BEACH, CA

December 2017

1618-001

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Section **Page**

I. Introduction

1.1 Purpose of the Study

The purpose of this analysis is to calculate the water demand for the proposed Newport Crossings project, located in the City of Newport Beach, California. The water demand estimates that are calculated in this report will assist with the water supply analysis that will be required for CEQA documentation.

1.2 Site Description

The Newport Crossings site address is 4220 Scott Drive. The project site encompasses a total area of 5.69 acres, consisting of several low-rise commercial buildings and small business, as well as surface parking. The site is surrounded by landscaped areas and trees. Adjacent land uses include other commercial business, such as Staples, Radisson Hotel, Jamba Juice, and a car wash.

The project site is bounded by Dove Street to the south, Scott Drive to the west, Corinthian Way to the north, and Martingale Way to the east. A Vicinity Map is shown below.

VICINITY MAP

1.3 Existing Water Facilities

Water for domestic service and fire protection is provided to the project site by the City of Newport Beach. The City of Newport Beach Water Atlas Map (V12) is included in the report as Appendix 1, and shows existing ACP waterlines fronting the project, as follows:

- Dove Street: 12" ACP
- Scott Drive: 8" ACP
- Martingale Way: 8" ACP
- Corinthian Way: 12" ACP

The water atlas map also shows that the project site has existing lateral connections to the water mains listed above.

There are existing fire hydrants located at each street fronting the project. Fire hydrant flow tests have been performed, which confirm that adequate flows are available to service this project, with static pressures ranging from 98 to 100 psi, and residual pressures ranging from 84 to 90 psi. The fire hydrant flow test results are included in this report as Appendix 2.

Based on a review of the City's atlas maps for recycled water, there are no existing recycled water lines in the vicinity of the Newport Crossings project. Currently, the closest recycled water line is located about ¾ mile south of the project. This 24" recycled water line is in Bristol Street, south of the Corona Del Mar Freeway (SR 73).

1.4 Proposed Development

The proposed project development will include the construction of 350 residential units, consisting of four (4) 5-story buildings, surrounding a 5-story parking structure, with amenity deck and 7,500 square feet of retail space. It is anticipated that recreational centers such as pools, fitness, and other amenities will also be proposed, along with common-area landscaping and a dedicated public park. A Unit Mix Table and Conceptual Site Plan, provided by Architects Orange, are included in Appendix 3.

II. Methodology and Water Demand Estimates

The proposed water demand is directly associated with the proposed development provided by Starboard Realty Partners, LLC and Architects Orange. Water demand calculations for the proposed residential units are based on the City of Newport Beach Water Supply Assessment (WSA), dated June 13, 2012. For water demand of the amenities and park area located within the project, factors provided by the Irvine Ranch Water District (IRWD) were used. The demand from the retail and park areas was then added to the demand for the proposed residential development. The existing land use (commercial/office) was included as a credit to the calculated water demand. (See Appendix 4 for Excerpt from City of Newport Beach WSA, and Appendix 5 for IRWD Design Criteria.)

Below are the criteria that were used for the water demand calculations.

- Average Daily Flow: 228.1 gallons per capita per day (gpcd) (Newport Beach Water Supply Assessment (WSA))
- Average Persons per Dwelling Unit: 2.19 (Newport Beach WSA)
- Average Daily Flow (Retail): 220 gallons/ksf/day (Irvine Ranch Water District (IRWD))
- Average Daily Flow (Public Park): 3,400 gallons/acre/day (IRWD)

The estimated water demand estimates are as follows:

- Proposed Residential (350 units): 196 acre-feet/year
- Proposed Retail: 2 acre-feet/year
- Proposed Public Park: 2 ac-feet/year
- Total Proposed Project: 200 acre-feet/year
- Existing Commercial (credit): 4 acre-feet/year
- Net Water Demand: 196 acre-feet/year

See Appendix 6 for Water Demand Calculations

III. Proposed Water Improvements

There will be two proposed water and fire service connections to the existing City of Newport Beach public water system. The proposed connections will be to the existing 8" ACP water line in Scott Drive and the existing 8" ACP water line in Martingale Way. The Vesting Tentative Tract Map No. (VTTM) 18120 shows the proposed water improvements, and is included in this report as Appendix 7.

IV. Conclusion

The as discussed previously in this report, the two locations of the proposed water and fire service lines are shown on VTTM No. 18120, included as Appendix 7. The locations of the proposed service lines will be as follows:

- Existing 8" ACP in Scott Drive: Proposed 6" domestic & 8" fire service lines
- Existing 8" ACP in Martingale Way: Proposed 6" domestic & 8" fire service lines

As shown by the Water Demand calculations (See Appendix 6), the proposed Water Demand for the project is 200 acre-feet/year. Using the existing land use credit (-4 acre-feet/year), the net water demand for this site will be 196 acre-feet/year. These water demand estimates will be used to provide guidance for the water supply analysis needed for CEQA.

V. List of Appendices

Appendix 1 – Water Atlas Map

Appendix 2 – Fire Hydrant Test Results

Appendix 3 – Unit Mix Table & Conceptual Site Plan

Appendix 4 – Excerpt from City of Newport Beach Water Supply Assessment

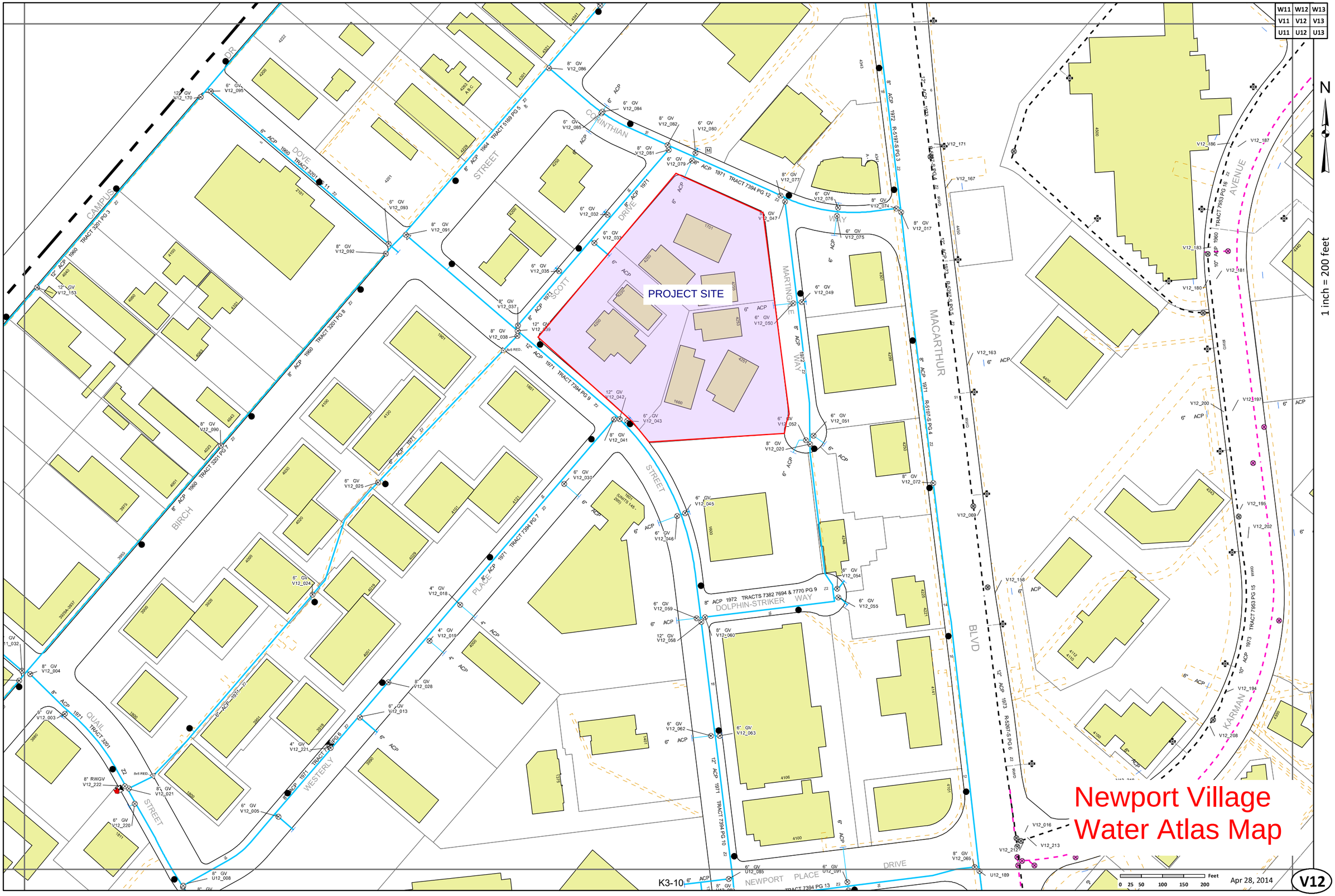
Appendix 5 – IRWD Design Criteria

Appendix 6 – Water Demand Calculations

Appendix 7 – Vesting Tentative Tract Map No. 18120

Appendix 1

Water Atlas Map


PROJECT SITE
Newport Village
Water Atlas Map
W11 W12 W13
V11 V12 V13
U11 U12 U13
N
1 inch = 200 feet
CAMPUS DR
DOVE STREET
CORINTHIAN DRIVE
SCOTT WAY
MARTINGALE WAY
MACARTHUR BLVD
BIRCH STREET
QUAIL STREET
WESTERLY PLACE
DOLPHIN-STRIKER WAY
NEWPORT PLACE DRIVE
KARMAN AVENUE
K3-10
Feet
0 25 50 100 150 200
Apr 28, 2014
V12

Appendix 2

Fire Hydrant Test Results

W11	W12	W13
V11	V12	V13
U11	U12	U13

PROJECT SITE

FH #1

FH #2

FH #3

FH #4

N

1 inch = 200 feet

Feet 0 25 50 100 150 200

Apr 28, 2014

V12

K3-12

CITY OF NEWPORT BEACH
UTILITIES DEPARTMENT

FIRE HYDRANT FLOW TEST

AMOUNT PAID: $338.00 DATE: 10/31/2017
CHECK NO: TIME: 6:00 AM
TEST NO: WEATHER: CLOUDY

PROJECT:
PROJECT LOCATION: NEWPORT CROSSINGS FH 1
TEST CONDUCTED FOR: FUSCOE ENGINEERING
TEST PERFORMED BY: BULLMAN, AUGER
TEST WITNESSED BY:

FIELD OBSERVATIONS AND FLOW DATA

STATIC HYDRANT # : 778 LOCATION: 1660 DOVE STREET
F/H MANUFACTURER: JONES NUMBER & SIZE OF OUTLETS: 2-2.5" 1-4"
STATIC PRESSURE, (Ps , psi), PRE-FLOW: 100
RESIDUAL PRESSURE, (Pr , psi) FLOWING: 90
FLOW HYDRANT # : 779 LOCATION: 1801 DOVE STREET
F/H MANUFACTURER: JONES NUMBER & SIZE OF OUTLETS: 1- 2.5" 1-4 "
STATIC PRESSURE, PRE-FLOW (INFO ONLY, NOT FOR TEST CALCS) :
F/H OUTLET SIZE (2.5 or 4.0): 2.5 (d, inches)
FLOW LOSS COEFFICIENT - TUBE C=1.0 / BUTT C=0.9 0.9
PITOT GAUGE READING (p, psi): 62

OBSERVED FLOW: THE OBSERVED FLOW FROM A HYDRANT OUTLET IS CALCULATED FROM THE FOLLOWING EQUATION:

$$Q_s = 29.83(Cd^2)\sqrt[2]{p}$$

WHERE; Q IS THE OBSERVED FLOW IN GPM; d IS THE OUTLET DIAMETER IN INCHES; p IS THE PITOT GAUGE PRESSURE IN PSI; AND C IS THE FLOW LOSS COEFFICIENT (C = 1.0 FOR FLOW TUBES AND C = 0.9 FOR BUTT FLOW READINGS).

OBSERVED FLOW (Qs, gpm): 1321 GPM

DISCHARGE CALCS: THE DISCHARGE FOR A GIVEN FIRE HYDRANT CAN BE DETERMINED FROM THE FOLLOWING EQUATION USING THE INITIAL (STATIC) WATER PRESSURE AND THE RESIDUAL (DYNAMIC) WATER PRESSURE:

$$Q_r = Q_s\left(\frac{P_s - 20}{P_s - P_r}\right)^{0.54}$$

WHERE; Q (STATIC OR RESIDUAL) IS THE FLOW IN GPM; AND P (STATIC OR RESIDUAL) IS THE PRESSURE IN PSI. NOTE: A 10 PSI DROP IS REQUIRED FOR VALID TEST!

CALCULATED FLOW AT 20 psi (Qr, gpm): 4061 GPM

CITY OF NEWPORT BEACH
UTILITIES DEPARTMENT

FIRE HYDRANT FLOW TEST

AMOUNT PAID: $338.00 DATE: 10/31/2017
CHECK NO: TIME: 6:00 AM
TEST NO: WEATHER: CLOUDY

PROJECT:
PROJECT LOCATION: NEWPORT CROSSINGS FH 2
TEST CONDUCTED FOR: FUSCOE ENGINEERING
TEST PERFORMED BY: BULLMAN, AUGER
TEST WITNESSED BY:

FIELD OBSERVATIONS AND FLOW DATA

STATIC HYDRANT # : 779 LOCATION: 1801 DOVE STREET
F/H MANUFACTURER: JONES NUMBER & SIZE OF OUTLETS: 2-2.5" 1-4"
STATIC PRESSURE, (Ps , psi), PRE-FLOW: 100
RESIDUAL PRESSURE, (Pr , psi) FLOWING: 90
FLOW HYDRANT # : 781 LOCATION: 4220 SCOTT DRIVE
F/H MANUFACTURER: AVK NUMBER & SIZE OF OUTLETS: 2- 2.5" 1-4 "
STATIC PRESSURE, PRE-FLOW (INFO ONLY, NOT FOR TEST CALCS) :
F/H OUTLET SIZE (2.5 or 4.0): 2.5 (d, inches)
FLOW LOSS COEFFICIENT - TUBE C=1.0 / BUTT C=0.9 0.9
PITOT GAUGE READING (p, psi): 60

OBSERVED FLOW: THE OBSERVED FLOW FROM A HYDRANT OUTLET IS CALCULATED FROM THE FOLLOWING EQUATION:

$$Q_s = 29.83(Cd^2)\sqrt[2]{p}$$

WHERE; Q IS THE OBSERVED FLOW IN GPM; d IS THE OUTLET DIAMETER IN INCHES; p IS THE PITOT GAUGE PRESSURE IN PSI; AND C IS THE FLOW LOSS COEFFICIENT (C = 1.0 FOR FLOW TUBES AND C = 0.9 FOR BUTT FLOW READINGS).

OBSERVED FLOW (Qs, gpm): 1300 GPM

DISCHARGE CALCS: THE DISCHARGE FOR A GIVEN FIRE HYDRANT CAN BE DETERMINED FROM THE FOLLOWING EQUATION USING THE INITIAL (STATIC) WATER PRESSURE AND THE RESIDUAL (DYNAMIC) WATER PRESSURE:

$$Q_r = Q_s\left(\frac{P_s - 20}{P_s - P_r}\right)^{0.54}$$

WHERE; Q (STATIC OR RESIDUAL) IS THE FLOW IN GPM; AND P (STATIC OR RESIDUAL) IS THE PRESSURE IN PSI. NOTE: A 10 PSI DROP IS REQUIRED FOR VALID TEST!

CALCULATED FLOW AT 20 psi (Qr, gpm): 3995 GPM

CITY OF NEWPORT BEACH
UTILITIES DEPARTMENT

FIRE HYDRANT FLOW TEST

AMOUNT PAID: $338.00 DATE: 10/31/2017
CHECK NO: TIME: 6:00 AM
TEST NO: WEATHER: CLOUDY

PROJECT:
PROJECT LOCATION: NEWPORT CROSSINGS FH 3
TEST CONDUCTED FOR: FUSCOE ENGINEERING
TEST PERFORMED BY: BULLMAN, AUGER
TEST WITNESSED BY:

FIELD OBSERVATIONS AND FLOW DATA

STATIC HYDRANT # : 2287 LOCATION: 1701 CORINTHIAN WAY
F/H MANUFACTURER: CLOW NUMBER & SIZE OF OUTLETS: 2-2.5" 1-4"
STATIC PRESSURE, (Ps , psi), PRE-FLOW: 98
RESIDUAL PRESSURE, (Pr , psi) FLOWING: 84
FLOW HYDRANT # : 786 LOCATION: 4255 MARTINGALE WAY
F/H MANUFACTURER: AVK NUMBER & SIZE OF OUTLETS: 2- 2.5" 1-4 "
STATIC PRESSURE, PRE-FLOW (INFO ONLY, NOT FOR TEST CALCS) :
F/H OUTLET SIZE (2.5 or 4.0): 2.5 (d, inches)
FLOW LOSS COEFFICIENT - TUBE C=1.0 / BUTT C=0.9 0.9
PITOT GAUGE READING (p, psi): 60

OBSERVED FLOW: THE OBSERVED FLOW FROM A HYDRANT OUTLET IS CALCULATED FROM THE FOLLOWING EQUATION:

$$Q_s = 29.83(Cd^2)\sqrt[2]{p}$$

WHERE; Q IS THE OBSERVED FLOW IN GPM; d IS THE OUTLET DIAMETER IN INCHES; p IS THE PITOT GAUGE PRESSURE IN PSI; AND C IS THE FLOW LOSS COEFFICIENT (C = 1.0 FOR FLOW TUBES AND C = 0.9 FOR BUTT FLOW READINGS).

OBSERVED FLOW (Qs, gpm): 1300 GPM

DISCHARGE CALCS: THE DISCHARGE FOR A GIVEN FIRE HYDRANT CAN BE DETERMINED FROM THE FOLLOWING EQUATION USING THE INITIAL (STATIC) WATER PRESSURE AND THE RESIDUAL (DYNAMIC) WATER PRESSURE:

$$Q_r = Q_s\left(\frac{P_s - 20}{P_s - P_r}\right)^{0.54}$$

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CALCULATED FLOW AT 20 psi (Qr, gpm): 3286 GPM

CITY OF NEWPORT BEACH
UTILITIES DEPARTMENT

FIRE HYDRANT FLOW TEST

AMOUNT PAID: $338.00 DATE: 10/31/2017
CHECK NO: TIME: 6:00 AM
TEST NO: WEATHER: CLOUDY

PROJECT:
PROJECT LOCATION: NEWPORT CROSSINGS FH 4
TEST CONDUCTED FOR: FUSCOE ENGINEERING
TEST PERFORMED BY: BULLMAN, AUGER
TEST WITNESSED BY:

FIELD OBSERVATIONS AND FLOW DATA

STATIC HYDRANT # : 779 LOCATION: 1801 DOVE STREET
F/H MANUFACTURER: JONES NUMBER & SIZE OF OUTLETS: 2-2.5" 1-4"
STATIC PRESSURE, (Ps , psi), PRE-FLOW: 100
RESIDUAL PRESSURE, (Pr , psi) FLOWING: 90
FLOW HYDRANT # : 778 LOCATION: 1660 DOVE STREET
F/H MANUFACTURER: JONES NUMBER & SIZE OF OUTLETS: 2- 2.5" 1-4 "
STATIC PRESSURE, PRE-FLOW (INFO ONLY, NOT FOR TEST CALCS) :
F/H OUTLET SIZE (2.5 or 4.0): 2.5 (d, inches)
FLOW LOSS COEFFICIENT - TUBE C=1.0 / BUTT C=0.9 0.9
PITOT GAUGE READING (p, psi): 62

OBSERVED FLOW: THE OBSERVED FLOW FROM A HYDRANT OUTLET IS CALCULATED FROM THE FOLLOWING EQUATION:

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WHERE; Q IS THE OBSERVED FLOW IN GPM; d IS THE OUTLET DIAMETER IN INCHES; p IS THE PITOT GAUGE PRESSURE IN PSI; AND C IS THE FLOW LOSS COEFFICIENT (C = 1.0 FOR FLOW TUBES AND C = 0.9 FOR BUTT FLOW READINGS).

OBSERVED FLOW (Qs, gpm): 1321 GPM

DISCHARGE CALCS: THE DISCHARGE FOR A GIVEN FIRE HYDRANT CAN BE DETERMINED FROM THE FOLLOWING EQUATION USING THE INITIAL (STATIC) WATER PRESSURE AND THE RESIDUAL (DYNAMIC) WATER PRESSURE:

$$Q_r = Q_s\left(\frac{P_s - 20}{P_s - P_r}\right)^{0.54}$$

WHERE; Q (STATIC OR RESIDUAL) IS THE FLOW IN GPM; AND P (STATIC OR RESIDUAL) IS THE PRESSURE IN PSI. NOTE: A 10 PSI DROP IS REQUIRED FOR VALID TEST!

CALCULATED FLOW AT 20 psi (Qr, gpm): 4061 GPM

Appendix 3

Unit Mix Table and Site Plan

CODE SUMMARY

CODE	ADOPTED EDITION
BUILDING CODE	2016 CALIFORNIA BUILDING CODE
FIRE CODE	2016 CALIFORNIA FIRE CODE
ENERGY CODE	2016 BUILDING EFFICIENCY STANDARDS FOR RESIDENTIAL AND NON RESIDENTIAL BUILDINGS
MECHANICAL CODE	2016 CALIFORNIA MECHANICAL CODE
PLUMBING CODE	2016 CALIFORNIA PLUMBING CODE
ELECTRICAL CODE	2016 CALIFORNIA CODE
POOL CODE	2012 UNIFORM SWIMMING POOL CODE
	2016 CALIFORNIA GREEN BUILDING STANDARDS

RESIDENTIAL BUILDING:
CONSRUCTION TYPE: TYPE III-A
OCCUPANCY: R-2
GROSS S.F. : 437,127 S.F.

PARKING STRUCTURE:
CONSTRUCTION TYPE: TYPE 1-A
OCCUPANCY: S-2
GROSS S.F. : 278,337 S.F.

RETAIL:
CONSTRUCTION TYPE: TYPE 1-A
OCCUPANCY: M
GROSS S.F. : 11,000 S.F.

CBC 2016 - BUILDING CODE ANALYSIS

	RESIDENTIAL BUILDING: TYPE III-A OCCUPANCY:R-2	PARKING STRUCTURE: TYPE I-A OCCUPANCY: S-2
TABLE 504.3 - ALLOWABLE BUILDING HEIGHTS	85 FEET	UL
TABLE 504.4 - ALLOWABLE BNUMBER OF STORIES	5 - WITH HEIGHT INCREASE	UL
TABLE 506.2 - ALLOWABLE AREA	24,000 S.F.	UL
OCCUPANCY, MULTISTORY BUILDINGS (EQUATION 5-2) Aa=[At+(NSxIf)]xSa	48,000 S.F.	N/A

RESIDENTIAL WASTE COLLECTION SUMMARY

SOLID WASTE CALCUALTIONS

UNITS	C.Y./WK/ UNIT	TOTAL (C.Y.)	COMPACTION (3:1)	TOTAL C.Y./WK	2 C.Y. BIN SIZE	# PICK-UPS/WK	2 C.Y. BINS REQ'D
350	0.33	115.5	0.33	38.1	19.1	2	10

RECYCLING CALCULATIONS

UNITS	C.F./WK/UNIT	TOTAL(C.Y.)	2 C.Y. BIN SIZE	# PICK-UPS/WK	2 C.Y. BINS REQ'D
350	139.26 x 0.25	28.88	14	2	7

ORGANICS CALCULATIONS

UNITS	GALLONS/WEEK	TOTAL(GAL/WK)	GAL/200=C.Y./WK	2 C.Y. BIN SIZE	# PICK-UPS/WK	2 C.Y. BINS REQ'D
350	4	1400	7	3.5	2	2

NOTE: A MIN. OF (5) 2 CU. YD. BINS FOR COMPACTED SOLID WASTE, (3) 2 CU. YD. BINS FOR RECYCLABLE WATSE, AND (1) 2 CU.YD. BIN WILL BE PROVODED IN EACH TRASH TERMINATION ROOM (THREE TOTAL) FOR TWICE A WEEK PICK-UP

RETAIL WASTE COLLECTION SUMMARY

SOLID WASTE CALCUALTIONS

RETAIL S.F.	LBS/WK PER 100 S.F.	TOTAL LBS/WK	LBS. TO C.Y.	TOTAL C.Y./WK	2 C.Y. BIN SIZE	# PICK-UPS/WK	2 C.Y. BINS REQ'D
5,500	2.5	137.5	0.09	12.4	6.2	2	4
DINING OCC. (1000 S.F. DINING)	LBS/WK PER OCCUPANT	TOTAL LBS/WK	LBS. TO C.Y.	TOTAL C.Y./WK	2 C.Y. BIN SIZE	# PICK-UPS/WK	2 C.Y. BINS REQ'D
67	1.5	703.5	0.008	5.6	2.8	2	2

NOTE: A MIN. OF (6) 2 CU. YD. BINS WILL BE PROVODED IN RETAIL TRASH ROOM LOCATED FOR TWICE A WEEK PICK-UP ALONG WITH AREA FOR RECYCLABLE MATERIALS AND ORGANIC WASTE STORAGE.

RESIDENTIAL BUILDING SUMMARY

UNITS	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5	%	TOTAL
S1	2	3	3	3	3	4.0%	14
S2	0	0	5	5	5	4.3%	15
STUDIOS	2	3	8	8	8	8%	29
A1	9	9	9	9	7	12.3%	43
A2	16	8	9	9	6	13.7%	48
A3	18	19	19	19	19	26.9%	94
A4	3	3	3	3	0	3.4%	12
1 BR'S	46	39	40	40	32	56%	197
B1	9	19	23	23	14	25.1%	88
B2	0	1	1	1	1	1.1%	4
B4	2	2	2	2	2	2.9%	10
B5	0	0	5	5	5	4.3%	15
B6	1	1	1	1	0	1.1%	4
B7	0	0	1	1	1	0.9%	3
2 BR'S	12	23	33	33	23	35%	124
TOTAL	**60**	**65**	**81**	**81**	**63**	**100%**	**350**

UNIT SUMMARY

UNIT TYPE	UNIT NET SQ. FT.	NUMBER OF UNITS	TOTAL NET SQ. FT.	%	UNIT %
S1	587	14	8218	4.0%	8%
S2	626	15	9390	4.3%	
A1	690	43	29670	12.3%	56%
A2	730	48	35040	13.7%	
A3	764	94	71816	26.9%	
A4	828	12	9936	3.4%	
B1	1,095	88	96360	25.1%	35%
B2	1,100	4	4400	1.1%	
B4	1,070	10	10700	3%	
B5	916	15	13740	4.3%	
B6	1,074	4	4296	1.1%	
B7	1,055	3	3165	0.9%	
TOTAL	**848**	**350**	**296731**	**100%**	

PARKING SUMMARY

RESIDENTIAL PARKING REQUIRED

UNIT TYPE	UNITS	REQUIRED PARKING	STALLS REQUIRED
STUDIO	29	1.00	29
1 BR	197	1.00	197
2 BR'S	124	2.00	248
GUEST	350	0.50	175
TOTAL STALLS - RESIDENTIAL		RATIO: 1.85	649
RETAIL PARKING REQUIRED			
RESTAURANT	2000 S.F.	0.025	50
GENERAL RETAIL	5500 S.F.	0.004	22
TOTAL STALLS - RETAIL		RATIO: 13.8/1000 S.F.	72
TOTAL PARKING STALLS REQUIRED			721

ACCESSIBLE STALLS REQUIRED

	QUAN.	RATIO	REQ'D
RESIDENTS	488	0.02	10
GUEST	175	0.05	9
RETAIL	72	0.05	4

NOTE: PROVIDE (1) VAN ACCESSIBLE STALL FOR EVERY 6 ACCESSIBLE STALLS PROVIDED FOR EACH PARKING TYPE

PARKING PROVIDED

	UNITS PER LEVEL	RESIDENTIAL STALLS	ACCESSIBLE STALLS	TOTAL STALLS	
ON GRADE		4	1	5	
LEVEL SUB 1	0	40	0	40	
LEVEL 1	60	96	6	102	
LEVEL 2	65	119	4	123	
LEVEL 3	81	119	4	123	
LEVEL 4	81	119	4	123	
LEVEL 5	63	121	4	125	
LEVEL 6	0	113	0	113	
TOTAL STALLS PROVIDED	350	731	23	754	2.09

STARBOARD REALTY PARTNERS, LLC
NEWPORT CROSSINGS

PROJECT DESCRIPTION

A 350 UNIT PROJECT CONSISTING OF 4 & 5-STORY TYPE III-A RESIDENTIAL BUILDING SURROUNDING A 5-STORY (6 LEVEL) TYPE I-A PARKING STRUCTURE WITH AMENITY DECK AND 7,500 S.F. TYPE I-A RETAIL

GROSS LAND AREA:	5.19 ACRES
DEDICATED PUBLIC PARK:	0.5 ACRES
TOTAL UNITS:	350 UNITS
DENSITY:	67.44 DU/AC

EXISTING ZONING: GENERAL COMMERCIAL SITE 6 OF THE PC 11 (NEWPORT PLACE) PLANNED COMMUNITY ZONING DISTRICT AND GENERAL PLAN LAND USE CATEGORY MU-H2

EXISTING/PROPOSED USES

EXISTING USES:	58,277 SQ. FT. COMMERCIAL
PROPOSED USES:	MIXED USE RESIDENTIAL (350 UNITS) / RETAIL (7,500 SQ. FT.) DEVEOLPMENT

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL A:

LOT 1 OF TRACT NO. 7770, IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 299, PAGES 15 AND 16 OF MISCELLANEOUS MAPS, RECORDS OF SAID ORANGE COUNTY, CALIFORNIA.

EXCEPT ALL MINERALS, PETROLEUM, GAS AND OTHER HYDROCARBON SUBSTANCES EXISTING BELOW 500 FEET FROM THE SURFACE OF SAID REAL PROPERTY DESCRIBED ABOVE; PROVIDED, HOWEVER, THAT GRANTOR HEREBY EXPRESSLY WAIVES THE RIGHT TO ENTER UPON THE SURFACE OF SAID REAL PROPERTY FOR THE PURPOSE OF EXPLORING FOR OR PRODUCING THE MINERALS, PETROLEUM, GAS AND OTHER HYDROCARBON SUBSTANCES SO RESERVED, AS RESERVED IN AN INSTRUMENT RECORDED SEPTEMBER 8, 1972 IN BOOK 10316, PAGE 114 OF OFFICIAL RECORDS.

PARCEL B:

THAT PORTION OF LOT 2 OF TRACT NO. 7770, IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 299, PAGES 15 AND 16 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1 AS SHOWN ON A MAP FILED IN BOOK 53, PAGE 13 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID ORANGE COUNTY.

EXCEPT ALL MINERALS, PETROLEUM, GAS AND OTHER HYDROCARBON SUBSTANCES EXISTING BELOW 500 FEET FROM THE SURFACE OF SAID REAL PROPERTY DESCRIBED ABOVE; PROVIDED, HOWEVER, THAT GRANTOR HEREBY EXPRESSLY WAIVES THE RIGHT TO ENTER UPON THE SURFACE OF SAID REAL PROPERTY FOR THE PURPOSE OF EXPLORING FOR OR PRODUCING THE MINERALS, PETROLEUM, GAS AND OTHER HYDROCARBON SUBSTANCES SO RESERVED, AS RESERVED IN AN INSTRUMENT RECORDED SEPTEMBER 4, 1973 IN BOOK 10883, PAGE 83 OF OFFICIAL RECORDS.

PARCEL C:

THAT PORTION OF LOT 2 OF TRACT NO. 7770, IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 299, PAGES 15 AND 16 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 2 AS SHOWN ON A MAP FILED IN BOOK 53, PAGE 13 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, CALIFORNIA.

EXCEPTING THEREFROM, ALL MINERALS, PETROLEUM, GAS AND OTHER HYDROCARBON SUBSTANCES EXISTING BELOW 500 FEET FROM THE SURFACE OF SAID REAL PROPERTY DESCRIBED ABOVE; PROVIDED, HOWEVER, THAT GRANTOR HEREBY EXPRESSLY WAIVES THE RIGHT TO ENTER UPON THE SURFACE OF SAID REAL PROPERTY FOR THE PURPOSE OF EXPLORING FOR OR PRODUCING THE MINERALS, PETROLEUM, GAS AND OTHER HYDROCARBON SUBSTANCES, AS RESERVED BY DEED RECORDED MARCH 1, 1974 IN BOOK 11086, PAGE 2 OF OFFICIAL RECORDS.

APN: 427-172-02, 427-172-03, 427-172-05, 427-172-06

NEWPORT CROSSINGS - NEWPORT BEACH, CA

STARBOARD REALTY PARTNERS, LLC
1301 Dove Street Suite1080 Newport Beach, CA (949) 851-2020

JOB NO: 2017-165 DATE: 05-25-17

A-1.1

ARCHITECTS ORANGE
144 NORTH ORANGE ST. ORANGE, CA 92866 (714) 639-9860

VICINITY MAP

LEGEND:

- NON-SHADED PORTIONS OF RESIDENTIAL BUILDING INDICATES 4 STORIES
- INDICATES AREA OF 5 STORIES
- INDICATES AREA OF AMENITY DECK

SITE PLAN NOTES:

- PRIVATE RESIDENTIAL AMENITY SPACES - THESE SPACES MUST BE ONLY USED FOR RESIDENTIAL-RELATED ACTIVITIES. NON-RELATED RESIDENTIAL USES (RETAIL COMMERCIAL, OFFICE, RESTAURANT, ETC.) WILL NOT BE ALLOWED AT ANY GIVEN TIME.
- A TOTAL OF 50 PARKING SPACES MUST BE SOLELY PROVIDED FOR THE FUTURE RESTAURANT USE. PLEASE REFER TO SECTION 20.40.040 OF THE ZONING CODE FOR ADDITIONAL PARKING PROVISIONS FOR THE FUTURE RESTAURANT'S OUTDOOR DINING AREA.
- GUEST AND TENANT PARKING ALLOCATIONS MUST ALSO BE CLEARLY IDENTIFIED AND MAY NOT BE SHARED WITH THE FUTURE RESTAURANT USE. ACCESS GATES AND FENCES ON ALL PARKING LEVELS TO BE CLEARLY IDENTIFIED.
- DRIVE AISLE(S) MAY NOT BE USED FOR LOADING PURPOSES.
- PUBLIC PARK - THE PROPOSED PUBLIC PARK MUST BE 0.5 ACRE (EXCLUSIVE OF FIRE LANE) IN SIZE, OPEN AND AVAILABLE TO THE GENERAL PUBLIC, AND DEDICATED TO THE CITY.
- ONE-HOUR RATED CORRIDOR IS REQUIRED FOR SPRINKLERED R-2 BUILDINGS.
- TRAVEL DISTANCE ON ALL BUILDINGS TO EXIT STAIRWAY NOT TO EXCEED 250 FEET FROM THE MOST REMOTE POINT.
- 2-HOUR SHAFT TO BE PROVIDED FOR STAIRWAYS.
- 2-HOUR ELEVATOR SHAFT CONNECTING GARAGE AND RESIDENCE FLOORS ABOVE TO BE PROVIDED.
- ONE-HOUR ELEVATOR LOBBY (CBC 3007.7.2) AND GURNEY SIZE ELEVATOR. CBC 3002.4 TO BE PROVIDED.
- GARAGE CEILING CLEARANCE SHALL BE AT LEAST 8'-2" FOR VAN ACCESSIBLE CARS.

- IN MIXED OCCUPANCY BUILDINGS, EACH PORTION OF A BUILDING SHALL COMPLY WITH SPECIFIC GREEN CODE REQUIREMENTS:

HTTP://WWW.NEWPORTBEACH.GOV/MODULES/SHOWDOCUMENT.ASPX?DOCUMENTID=11142
HTTP://WWW.NEWPORTBEACH.GOV/MODULES/SHOWDOCUMENT.ASPX?DOCUMENTID=13742
HTTP://WWW.NEWPORTBEACH.GOV/MODULES/SHOWDOCUMENT.ASPX?DOCUMENTID=13741

- ALL NEW STREET TREES MUST BE 36-INCH BOX IN SIZE.
- APPARATUS ACCESS ROADS SHALL BE CONSTRUCTED OF A MATERIAL THAT PROVIDES AN ALL-WEATHER DRIVING SURFACE AND CAPABLE OF SUPPORTING 72,000 POUNDS IMPOSED LOAD FOR FIRE APPARATUS AND TRUCK OUTRIGGER LOADS OF 75 POUNDS PER SQUARE INCH OVER A TWO FOOT AREA. CALCULATIONS STAMPED AND SIGNED BY A REGISTERED PROFESSIONAL ENGINEER SHALL CERTIFY THAT THE PROPOSED SURFACE MEETS THE CRITERIA OF AN ALL-WEATHER DRIVING SURFACE AND IS CAPABLE OF WITHSTANDING THE WEIGHT OF 72,000 POUNDS, NEWPORT BEACH FIRE DEPARTMENT GUIDELINE C.01.
- ALL SECURITY GATES (INCLUDING AT ENTRANCE TO GARAGE AND INTERIOR OF GARAGE AREA) SHALL HAVE AN APPROVED REMOTE OPENING DEVICE FOR EMERGENCY SERVICES.
- AN AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE REQUIRED AND SHALL BE INSTALLED AS PER C.F.C. SEC. 903.
- STANDPIPES SYSTEM SHALL BE PROVIDED AS SET FORTH IN C.F.C. SEC. 905. ADDITIONAL STANDPIPES (DUE TO ACCESS RESTRICTIONS WITH DESIGN OF PROJECT) SHALL BE REQUIRED IN LOCATIONS DETERMINED BY THE FIRE DEPARTMENT.
- A FIRE ALARM SYSTEM SHALL BE REQUIRED AND INSTALLED AS PER C.F.C. SEC. 907.
- 2A 10BC FIRE EXTINGUISHERS SHALL BE REQUIRED FOR THE R-2 OCCUPANCY. THIS FIRE EXTINGUISHER WILL COVER 3,000 SQUARE FEET OF FLOOR AREA. THE EXTINGUISHER SHALL BE LOCATED SO THAT IT IS NOT MORE THAN 75 FEET TRAVEL DISTANCE TO REACH AN EXTINGUISHER FROM THE FRONT DOOR OF EACH APARTMENT.
- THE PARKING GARAGE TO BE PROVIDED WITH A 2A 20BC FIRE EXTINGUISHER.
- EFFECTIVE EMERGENCY RESPONDER RADIO COVERAGE (800 MHZ) SHALL BE REQUIRED AND SHALL COMPLY WITH NEWPORT BEACH FIRE DEPARTMENT GUIDELINE & STANDARDS D.05 PUBLIC SAFETY RADIO SYSTEM COVERAGE.
- PREMISES IDENTIFICATION SHALL BE PROVIDED AS CITY OF NEWPORT BEACH AMENDED C.F.C. SEC. 505.1.1. ADDRESSES SHALL BE PLACED AN OVER OR IMMEDIATELY ADJACENT TO ALL DOORS THAT ALLOW FIRE DEPARTMENT ACCESS. IN NO CASE SHALL THE NUMBERS SHALL BE LESS THAN FOUR INCHES IN HEIGHT WITH A ONE-HALF INCH STROKE.
- FIRE PLACES AND FIRE PIT CLEARANCE SHALL BE PROVIDED AS PER MANUFACTURES RECOMMENDATIONS AND/OR CALIFORNIA MECHANICAL CODE REQUIREMENTS.
- ALL BUILDINGS AND STRUCTURES WITH ONE OF MORE PASSENGER SERVICE ELEVATORS SHALL BE PROVIDED WITH NOT LESS THAN ONE MEDICAL EMERGENCY SERVICE ELEVATOR TO ALL LANDINGS. THE ELEVATOR CAR SHALL BE OF SUCH A SIZE TO ACCOMMODATE A 24-INCH BY 84-INCH AMBULANCE GURNEY OR STRETCHER WITH NOT LESS THAN 5-INCH RADIUS CORNERS, IN THE HORIZONTAL, OPEN POSITION, SHALL BE PROVIDED WITH A MINIMUM CLEAR DISTANCE BETWEEN WALLS OR BETWEEN WALLS AND DOOR EXCLUDING RETURN PANELS NOT LESS THAN 80 INCHES BY 54 INCHES AND A MINIMUM DISTANCE FROM WALL TO RETURN PANEL NOT LESS THAN 51 INCHES WITH A 42-INCH SIDE SLIDE DOOR AS PER CALIFORNIA BUILDING CODE SEC. 3002. PHASE I AND PHASE II RECALL WILL BE REQUIRED.
- STAIRWELL SIGNAGE SHALL MEET NEWPORT BEACH FIRE DEPARTMENT GUIDELINE & STANDARDS D.01.
- SMOKE DETECTORS SHALL BE REQUIRED FOR THE INDIVIDUAL DWELLING UNITS AS PER C.F.C. SEC. 907.2.11.1.
- DUMPSTER LOCATIONS SHALL MEET NEWPORT BEACH FIRE DEPARTMENT GUIDELINE & STANDARD A.16.
- EXTERIOR WALKWAYS SHALL BE DESIGNED TO ACCOMMODATE HAND CARRYING OF FIREFIGHTER LADDERS FOR USE OF "GROUND" LADDERING OF BUILDINGS. (THE LARGEST LADDER UTILIZED WILL BE 35-FOOT LADDER WITH A STORING LENGTH OF 20.5 FEET LONG.)
- LADDERING GROUND PADS SHALL BE PROVIDED FOR GROUND LADDERING AND MADE LARGE ENOUGH TO ACCOMMODATE A 35-FOOT LADDER WITH A 70° CLIMBING ANGLE. THE LADDERING PADS MAY NEED TO BE PROVIDED IN THE LANDSCAPED AREAS.
- EXTERIOR WALKWAYS SHALL BE WIDE ENOUGH TO ACCOMMODATE GURNEYS.
- LANDSCAPE SHALL NOT OBSTRUCT LADDERING TO BUILDINGS.
- ROOF GARDENS AND LANDSCAPED ROOFS SHALL COMPLY WITH THE REQUIREMENTS OF THE CALIFORNIA BUILDING CODE AND THE CALIFORNIA FIRE CODE.
- CAR CHARGING SHALL MEET REQUIREMENTS FROM NATIONAL ELECTRICAL CODE 625.5.
- THE EMERGENCY GENERATOR SHALL BE FILLED FROM THE OUTSIDE OF THE BUILDING VIA A REMOTE FILL PIPE IN A LOCATION APPROVED BY THE FIRE DEPARTMENT.
- GARAGE RAMPS COMPLY WITH CITY STANDARD STD-805-L-A AND STD-805-L-B.
- ALL IMPROVEMENTS SHALL BE CONSTRUCTED AS REQUIRED BY ORDINANCE AND THE PUBLIC WORKS DEPARTMENT.
- AN ENCROACHMENT PERMIT SHALL BE OBTAINED FOR ALL WORK ACTIVITIES WITHIN THE PUBLIC RIGHT-OF-WAY.
- AN ENCROACHMENT AGREEMENT SHALL BE OBTAINED FOR ANY PRIVATE IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY PER CITY COUNCIL L-6, PRIVATE ENCROACHMENTS IN PUBLIC RIGHTS-OF-WAY.
- RECONSTRUCT CURB AND GUTTER ALONG THE DOVE STREET, SCOTT DRIVE, CORINTHIAN WAY AND MARTINGALE WAY FRONTAGES PER CITY STANDARDS.
- RECONSTRUCT A MINIMUM 6 FOOT WIDE SIDEWALK ALONG THE DOVE STREET, SCOTT DRIVE, CORINTHIAN WAY, AND MARTINGALE WAY FRONTAGES PER CITY STANDARDS. SIDEWALK MAYBE LOCATED AT THE BACK OF CURB.
- NEW ADA COMPLIANT CURB ACCESS RAMPS SHALL BE CONSTRUCTED AT THE INTERSECTION OF DOVE STREET AND SCOTT DRIVE, SCOTT DRIVE AND CORINTHIAN WAY, AND CORINTHIAN WAY AND MARTINGALE WAY PER CITY STANDARDS.
- ALL IMPROVEMENTS SHALL COMPLY WITH THE CITY'S SIGHT DISTANCE REQUIREMENT. SEE CITY STANDARD 110-L.

ARCHITECTURAL SITE PLAN

N

0 15' 30' 60' 90'

SCALE: 1" = 30'

JOB NO: 2017-165 DATE: 05-25-17

A-1.2

NEWPORT CROSSINGS
NEWPORT BEACH, CA

STARBOARD REALTY PARTNERS, LLC
1301 Dove Street Suite1080 Newport Beach, CA (949) 851-2020

K3-19

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Appendix 4

Excerpt from City of Newport Beach

Water Supply Assessment (WSA)

Analysis and Conclusions

The proposed Project evaluated in this Water Supply Assessment is a request to convert permitted development intensity associated with 79 un-built hotel rooms in the City of Newport Beach's Statistical Area L1 from "hotel rooms" to "multi-family residential units" and transfer those units to the San Joaquin Plaza portion of the NNCPC. The proposed Project also involves assigning previously unassigned development intensity for 15 un-built multi-family residential units permitted by the General Plan in MU-H3 designated areas to the NNCPC in San Joaquin Plaza. If the requested development intensity conversion, transfer, and assignment is approved by the City of Newport Beach, a total of 524 units would be permitted in San Joaquin Plaza (94 additional residential units and 430 units already permitted by the General Plan and NNCPC Development Plan).

Buildout of the City of Newport Beach's General Plan was considered in the water demand projections calculated by Metropolitan, MWDOC and OCWD. Therefore, Metropolitan's Regional Urban Water Management Plan. (2010), MWDOC's Regional Urban Water Management Plan (2011), and OCWD's Groundwater Management Plan 2009 Update evaluate the supply that would be required to service the 430 residential units already permitted in San Joaquin Plaza and the 15 un-built units allowed by the General Plan that are proposed to be assigned to San Joaquin Plaza. Metropolitan, MWDOC and OCWD all conclude that there will be adequate supplies in the average year, dry year, and multiple dry year scenarios through 2035. Therefore, Metropolitan's Regional Urban Water Management Plan (2010), MWDOC's Regional Urban Water Management Plan (2011), and OCWD's Groundwater Management Plan 2009 Update evaluate the supply that would be required to service the 430 residential units already permitted in San Joaquin Plaza and the 15 un-built units allowed by the General Plan that are proposed to be assigned to San Joaquin Plaza. Thus, the focus of this Assessment primarily involves the proposed conversion of 79 hotel units to 79 multi-family residential units, and whether supplies are sufficient to service 524 units of multi-family residential development that would be vested to the location of San Joaquin Plaza.

The water demand for this Project is calculated below for planning purposes only. This estimate is for planning purposes and shall not be construed as guaranteed water rights for the project. Actual water use would likely be reduced through water conservation programs being implemented in the City of Newport Beach and the continued use of recycled water where possible. The demand calculation is based on 228.1 GPCD, which is the City's target goal for year 2015. Because no specific development project is proposed as part of the Project, this Assessment assumes that the number of persons expected to reside in each multi-family residential is 2.19 persons per household, which is the average number of persons per household cited in the General Plan EIR.

Table 9, Water Demand for 79 Multi-Family Residential Units (not considered by the General Plan)

	Units/Population	Gallons/Day/Capita	Gallons/Day	Acre-Feet/Year
Multi-Family Residential Units	79 units/173 persons	228.1	39,463	44.20

Table 10, Water Demand for 15 Multi-Family Residential Units (considered by the General Plan)

	Units/Population	Gallons/Day/Capita	Gallons/Day	Acre-Feet/Year
Multi-Family Residential Units	15 units/33 persons	228.1	7,527	8.43

Table 11, Water Demand for 430 Multi-Family Residential Units (considered by the General Plan)

	Units/Population	Gallons/Day/Capita	Gallons/Day	Acre-Feet/Year
Multi-Family Residential Units	430 units/942 persons	228.1	214,870	240.58

Table 12, Total Residential Water Demand Projected in San Joaquin Plaza

	Units	Gallons/Day/Capita	Gallons/Day	Acre-Feet/Year
Multi-Family Residential Units	524/1,148 persons	228.1	261,858	293.2

As mentioned above, the proposed Project involves a request to convert permitted development intensity associated with 79 un-built hotel rooms in Statistical Area L1 from "hotel rooms" to "multi-family residential units" and transfer those units to the San Joaquin Plaza portion of the NNCPC. Therefore, this analysis also calculates the projected demand reduction associated with the elimination of 79 hotel rooms. Water use in hotels is highly dependent on occupancy rate, the number of persons occupying each room, the water conservation features incorporated into the hotel building, the water conservation operational practices of the hotel's management and the amount of water conservation practiced by hotel guests. In the City of Newport Beach, the MWDOC encourages water use reduction conservation programs for hotels in its service area, which has some effect on water use reduction. For purposes of this analysis, it is assumed that the water demand of a hotel room equates to the same demand as a residential unit housing one (1) person.

Table 13, Anticipated Water Demand Eliminated from Hotel Rooms (considered by the General Plan)

	Rooms	Gallons/Day/Unit	Gallons/Day	Acre-Feet/Year
Hotel Rooms	-79/-79 persons	228.1	-18,019	-20.18

Comparing Table 9 and Table 13, the proposed Project would result in an increased water demand of 24.02 acre-feet per year (AFY), which is less than one-tenth of one percent of the City's projected year 2035 total demand of 17,474 AFY. Based on the information contained in this Water Supply Assessment regarding the existing and future availability and reliability of imported water supplies as surmised from the Urban Water Management Plans of Metropolitan (2010), MWDOC (2011) and the City of Newport Beach (2010), and the OCWD Groundwater Management Plan (2009), there is an availability of sufficient supplies from imported water, local groundwater, and recycled water to service the proposed Project and other existing and projected development in the City of Newport Beach in normal year, single dry year and multiple dry year conditions. Additionally, there has been a trend of per capita water use reduction since 2005 and that trend is expected to continue to reach the City's water usage reduction goal of 202.8 GPCD by year 2020. These further reductions are not reflected in the calculated water demands above.

Appendix 5

IRWD Design Criteria

Table 3-1 Land Use and Water Use Factors

Code	Land Use description	Land Use: Agency	Land Use: Average Density	Local Demands: Local Interior	Local Demands: Local Exterior	Local Demands: Total	Irrigation Demands: % Irrigated Area	Irrigation Demands: Irrigation Factor
1100	***Residential***		*DU/Ac*		*Gal/DU/Day*			*Gal/Ac/Day*
1111	Res - Rural Density	Orange	0.30	300	750	1,050	5	2,800
1121	Res - Estate Density	Orange	1.20	300	300	600	8	2,900
1131	Res - Low Density	Orange	4.00	300	300	600	15	2,900
1141	Res - Low-Medium Density	Orange	10.50	200	100	300	22	3,300
1161	Res - Medium Density	Orange	19.50	225	185	410	17	3,100
1122	Res - Estate Density	Irvine	0.50	300	600	900	7	2,800
1132	Res - Low Density	Irvine	3.00	225	180	405	16	3,000
1162	Res - Medium Density	Irvine	7.50	200	110	310	20	3,100
1172	Res - Medium-High Density	Irvine	17.50	165	15	180	25	3,600
1182	Res - High Density	Irvine	32.50	180	20	200	20	3,300
1192	Res - High-Rise Density	Irvine	40	180	20	200	20	3,300
1133	Res - Low Density	Newport Beach	1.00	250	190	440	17	3,100
1153	Res - Medium-Low Density	Newport Beach	2.75	250	200	450	10	2,800
1163	Res - Medium Density	Newport Beach	5.00	190	60	250	22	3,300
1183	Res - High Density	Newport Beach	12.25	155	20	175	25	3,600
1134	Res - Low Density PC	Tustin	4.50	225	185	410	17	3,100
1164	Res - Medium Density PC	Tustin	11.80	155	15	170	25	3,600
1184	Res - High Density PC	Tustin	17.40	135	15	150	15	3,700
1115	Res - Rural Density	County	0.26	300	750	1,050	5	2,800
1135	Res - Suburban Density	County	9.25	225	180	405	16	3,000
1175	Res - Urban Density	County	29.00	165	15	180	25	3,600
1126	Res - Estate Density	Lake Forest	0.50	300	600	900	7	2,800
1136	Res - Low Density	Lake Forest	3.00	225	180	405	16	3,000
1166	Res - Medium Density	Lake Forest	7.50	200	110	310	20	3,100
1176	Res - Medium-High Density	Lake Forest	17.50	165	15	180	25	3,600
1186	Res - High Density	Lake Forest	32.50	180	20	200	20	3,300
1200	***Commercial***		*KSF/Ac*		*Gal/KSF/Day*			*Gal/Ac/Day*
1210	Comm - General Office		25.00	56	4	60	30	4,000
1221	Comm - Community		9.09	209	11	220	30	3,500
1222	Comm - Regional		10.53	180.5	9.5	190	20	5,000
1230	Comm - Recreation		8.33	54	6	60	30	4,500
1240	Comm - Institutional		8.88	39.38	5.62	45	50	2,750
1244	Comm - Hospital		8.70	218.50	11.50	230	25	2,850
1260	Comm - School		13.33	14.25	0.75	15	50	2,500
1273	Comm - Military Air Field							
1300	***Industrial***		*KSF/Ac*		*Gal/KSF/Day*			*Gal/Ac/Day*
1310	Industrial - Light		25.00	56	4	60	25	4,000
1320	Industrial - Heavy		25.00	4,500	500	5,000	25	4,000
	Open Space & Other							*Gal/Ac/Day*
1820	Park - Community						90	3,400
1830	Park - Regional						85	2,100
2100	AG - Low-Irrigated						100	1,800
2110	AG - Low-Irrigated (TIC)						100	1,800
2200	AG - High-Irrigated						100	3,100
2210	AG - High-Irrigated (TIC)						100	3,100

Note: The database includes the following land use codes that do not use set factors or do not generate water demands:
0 = area not served by IRWD; 1411 = Airports; 1413 = Freeway and Major Roads; 1850 = Park-Wildlife Preserve;
1880 = Park-Open Space (Rec); 1900 = Vacant; 4100 = Water Body; 9100-9199 = Mixed Use (uses a combination of factors)

Appendix 6

Water Demand Calculations

Newport Crossings
Newport Beach

Water Demand
Proposed Residential

Number Of Units	Avg Daily Flow (gpcd) *	Avg Persons Per DU	Daily Average Demand (gpd)	Annual Water Demand ac-ft/year
350	228.1	2.19	174,839	196

* 228.1 gpcd is representative of multi-family residential use per City of Newport Beach WSA (See Appendix 4)
gpcd = gallons per capita (person) per day

Water Demand
Proposed Retail & Public Park

Land Use	Size (Retail: SF) (Park: AC)	Avg Daily Flow (gal/ksf/day or Gal/Ac/Day)**	Avg Water Demand (gpd)	Annual Water Demand ac-ft/year
Retail/Commercial	7,500	220	1,650	2
Public Park	0.5	3,400	1,700	2

**Avg Daily Flow Per IRWD Water Resources Master Plan (See Appendix 5)

Total Project Demand 200 ac-ft/yr

Water Demand
Existing Commercial/Office (Credit)

Land Use	Size (sf) ***	Avg Daily Flow (gal/ksf/day)**	Avg Water Demand (gpd)	Annual Water Demand ac-ft/year	
Commercial/Office(cr)	58,277	60	3,497	4	(Credit)

Net Water Demand 196 ac-ft/yr

**Avg Daily Flow Per IRWD Water Resources Master Plan (See Appendix 5)
***Existing commercial buildings to be demolished per Unit Mix Table (See Appendix 3)

Appendix 7

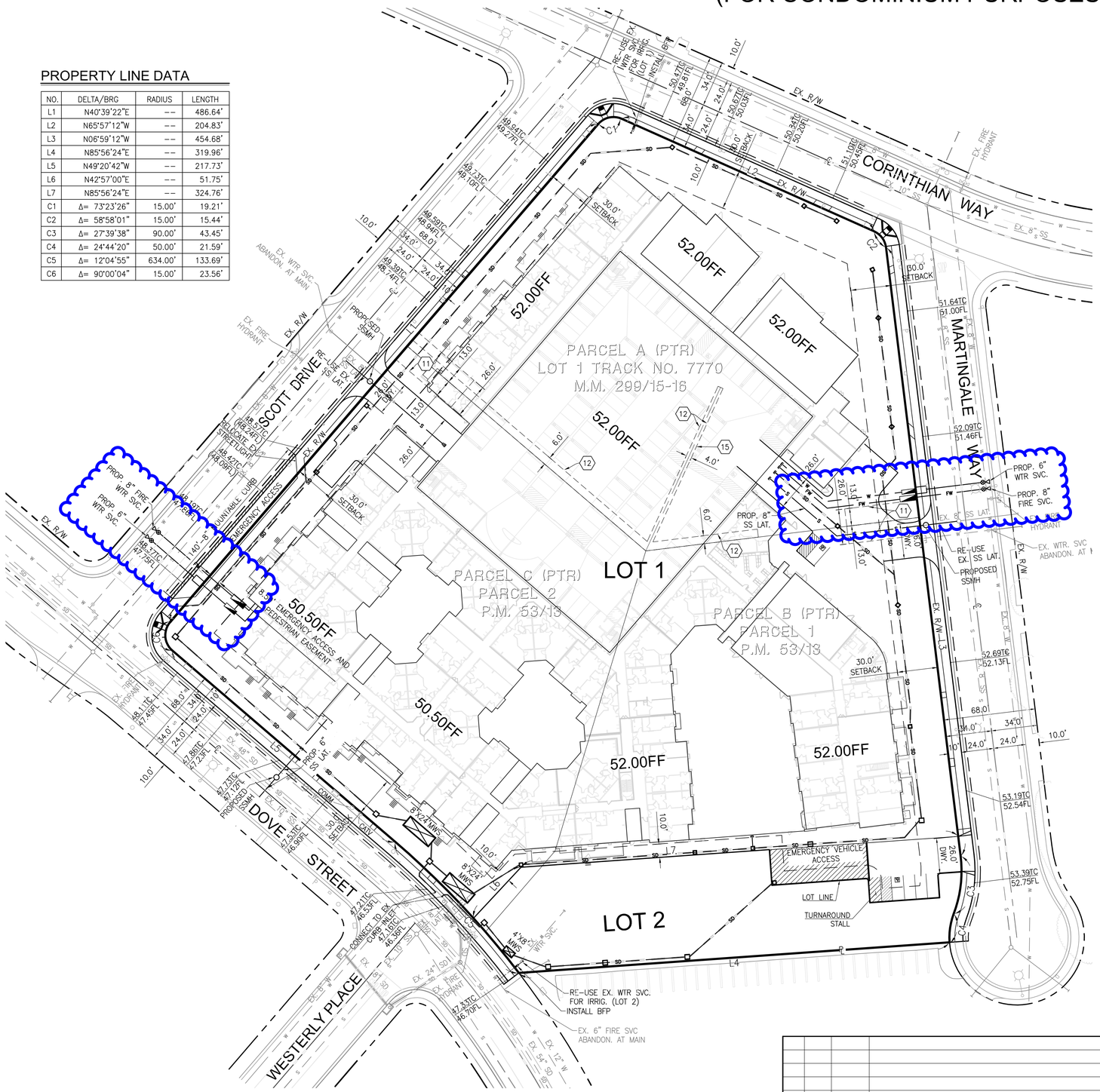
Vesting Tentative Tract Map No. 18120

VESTING TENTATIVE TRACT MAP NO. 18120

IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA
(FOR CONDOMINIUM PURPOSES)

PROPERTY LINE DATA

NO.	DELTA/BRG	RADIUS	LENGTH
L1	N40°39'22"E	--	486.64'
L2	N65°57'12"W	--	204.83'
L3	N06°59'12"W	--	454.68'
L4	N85°56'24"E	--	319.96'
L5	N49°20'42"W	--	217.73'
L6	N42°57'00"E	--	51.75'
L7	N85°56'24"E	--	324.76'
C1	Δ= 73°23'26"	15.00'	19.21'
C2	Δ= 58°58'01"	15.00'	15.44'
C3	Δ= 27°39'38"	90.00'	43.45'
C4	Δ= 24°44'20"	50.00'	21.59'
C5	Δ= 12°04'55"	634.00'	133.69'
C6	Δ= 90°00'04"	15.00'	23.56'



EXISTING EASEMENTS
(TO BE ABANDONED/QUITCLAIMED)

(11) AN EASEMENT FOR INGRESS AND EGRESS PURPOSES RECORDED SEPTEMBER 8,1972, IN BOOK 10316, PAGE 114, OF OFFICIAL RECORDS

(12) AN EASEMENT FOR PUBLIC UTILITIES PURPOSES RECORDED FEBRUARY 27, 1973, IN BOOK 10571, PAGE 384, OF OFFICIAL RECORDS

(15) MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED "CONSENT TO BUILDING ENCROACHMENT" RECORDED JUNE 19, 1990 AS INSTRUMENT NO. 90-323807 OF OFFICIAL RECORDS.

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- EXISTING LOT LINE
- PROPOSED LOT LINE
- SETBACK LINE
- CENTER LINE
- EXISTING EASEMENT
- 55 PROPOSED CONTOUR
- 55 EXISTING CONTOUR
- SWALE FLOWLINE
- PROPOSED EASEMENT

EXISTING UTILITIES

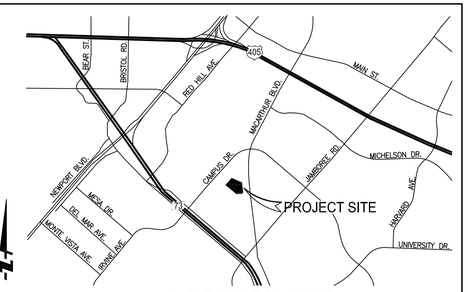
- SANITARY SEWER
- SEWER MANHOLE
- STORM DRAIN
- STORM DRAIN CURB INLETS
- WATER
- FIRE HYDRANT
- GATE VALVE
- FIRE DEPARTMENT CONNECTION
- POST INDICATOR VALVE
- BACKFLOW PREVENTER
- STREET LIGHT

PROPOSED UTILITIES

- SANITARY SEWER
- STORM DRAIN
- STORM DRAIN CATCH BASIN
- STORM DRAIN CLEANOUT
- MODULAR WETLAND BMPS
- WATER LINE
- FIRE SERVICE
- BACKFLOW PREVENTER
- WATER METER

ABBREVIATIONS

BFP	BACKFLOW PREVENTER
CATV	CABLE TV
COMM	COMMUNICATION
DWY	DRIVEWAY
EX	EXISTING
FDC	FIRE DEPARTMENT CONNECTION
FF	FINISH FLOOR
FH	FIRE HYDRANT
FL	FLOWLINE
FS	FIRE SERVICE
FW	FIRE WATER MAIN
HH	HANDHOLE
IE	INVERT ELEVATION
IRR	IRRIGATION
LAT	LATERAL
MH	MANHOLE
MWS	MODULAR WETLAND SYSTEM
SCO	SEWER CLEANOUT
SD	STORM DRAIN
SS	SANITARY SEWER
SVC	SERVICE
TC	TOP OF CURB
POC	BUILDING POINT OF CONNECTION
WTR	WATER
VLT	VAULT



LOCATION MAP
NTS

GENERAL NOTES

1. EXISTING LAND USE: COMMERCIAL
2. PROPOSED LAND USE:
   LOT 1 – MIXED USE 350 RESIDENTIAL CONDOMINIUM UNITS AND 7,500 SF OF COMMERCIAL RETAIL SPACE
   LOT 2 – PUBLIC PARK
3. SEWAGE DISPOSAL SERVICE IS PROVIDED BY CITY OF NEWPORT BEACH
4. WATER SERVICE IS PROVIDED BY CITY OF NEWPORT BEACH
5. THERE ARE NO AREA'S SUBJECT TO INUNDATION OR STORMWATER OVERFLOW.

AREAS

GROSS AREA	= 247,929 SF (5.69 AC)
LOT 1 RESIDENTIAL AND COMMERCIAL	= 225,946 SF (5.19 AC)
LOT 2 PUBLIC PARK	= 21,973 SF (0.50 AC)

FLOOD ZONE

THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X" (UNSHADED), CONSIDERED TO BE OF MINIMAL RISK AREA OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS, AS SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 06059C0286J, PANEL REVISED DECEMBER 3, 2009.

SUBDIVIDER

STARBOARD REALTY PARTNERS, LLC
1301 DOVE STREET, SUITE 1080
NEWPORT BEACH, CA 92660
CONTACT: DAN N. VITTONE
OFFICE PHONE: (949) 851-2020

CIVIL ENGINEER

BRYAN D. SMITH, P.E.
FUSCOE ENGINEERING, INC.
6390 GREENWICH DR, SUITE 170
SAN DIEGO , CA 92122
PHONE: (858) 554-1500
FAX: (858) 597-0335

REGISTERED PROFESSIONAL ENGINEER BRYAN D. SMITH 75822 EXP. 06-30-18 CIVIL STATE OF CALIFORNIA

SITE ADDRESS

4220 SCOTT DRIVE
NEWPORT BEACH, CA 92660

LEGAL DESCRIPTION

LOT 1 AS SHOWN ON A MAP RECORDED IN BOOK 299, PAGES 15 AND 16 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

PARCEL 1 AND 2 AS SHOWN ON A MAP FILED IN BOOK 53, PAGE 13 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, CALIFORNIA.

APN: 427-172-02, 427-172-03, 427-172-05, 427-172-06

BASIS OF BEARINGS

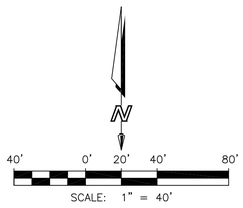
THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE BEARING OF DOVE STREET SHOWN AS N6°59'14"W, ON PARCEL MAP NO. 2007-241 FILED IN BOOK 368 PAGES 23 AND 24 OF PARCEL MAPS, IN THE OFFICE OF COUNTY RECORDER OF ORANGE COUNTY.

BENCH MARK

BENCHMARK DESIGNATION: 3S-34-77 DATED: APRIL 7, 2004

ELEVATION: 45.510 FEET (NAVD88, YEAR LEVELED 2003)

DESCRIPTION : DESCRIBED BY OCS 2001 – FOUND 3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "3S-34-77", SET IN NORTHEAST CORNER OF A 4.5 FT. BY 8.4 FT. CONCRETE CATCH BASIN. MONUMENT IS LOCATED ALONG THE WESTERLY SIDE OF MACARTHUR BOULEVARD, 362 FT. NORTHERLY OF THE CENTERLINE OF NEWPORT PLACE AND 58 FT. WESTERLY OF THE CENTERLINE OF MACARTHUR BOULEVARD. MONUMENT IS SET LEVEL WITH THE SIDEWALK.



SCALE: 1" = 40'

NO.	DATE	REVISION	DESCRIPTION

FUSCOE ENGINEERING
full circle thinking

VESTING TENTATIVE TRACT MAP NO. 18120
CITY OF NEWPORT BEACH

DATE:	09/___/2017
SCALE:	AS SHOWN
JOB NO.:	1618-001
DRAWN:	JG
CHECKED:	BS
SHEET	1 OF 1

K3-29

F:\Projects\1618\001\Plans\Entitlements\Tentative Tract Map\1618-001-#TM.dwg (9/22/2017 3:55 PM) Plotted by: Lisette Solazar