



# UPTOWN NEWPORT

Planned Community  
Development Plan

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Phasing Plan

Uptown Newport LP  
September 18, 2012

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# **CHAPTER 1**

**Introduction**



**1.1 PURPOSE AND INTENT**

The Uptown Newport Phasing Plan outlines the phasing of the proposed development within Uptown Newport, and is intended to be used as a general guide for the planning and implementation of development within Uptown Newport.

All new residential and commercial development within the subject property shall be subject to the Uptown Newport PC and Design Regulations. Existing on-site land uses are allowed to continue as nonconforming uses, in compliance with Newport Beach Municipal Code (NBMC) Chapter 20.38.

**1.2 PHASING SUMMARY**

The Uptown Newport project will include redevelopment of the 25-acre property into a high-density mixed use residential project. Up to 1,244 residential units, 11,500 square feet of retail, and 2 acres of park space are planned as part of the project. The plan calls for the approximate 25-acre site to be configured with a pattern of streets and development areas that provide a pedestrian-friendly environment, with strong connectivity to adjacent commercial/office areas.

The project is anticipated to be developed in two primary phases. Phase 1 will include demolition of the existing single-story office building at 4311 Jamboree (the "Half Dome Building"), and development of the

westerly portion of the property, including the frontage along Jamboree Road. Phase 1 development will include approximately 680 units and 11,500 square feet of retail on 12.29 acres, and is projected to commence in 2014 with build-out of Phase 1 through 2017.

The number of units developed within Phase 1 or Phase 2 may be less than or greater than the number of units specified herein provided that the units are allocated to the site through replacement of existing office or industrial uses, additive units, affordable housing units, or affordable housing density bonus units.

The TowerJazz semiconductor facility is an existing semiconductor chip manufacturing facility that operates on the Uptown Newport property. The operation of the TowerJazz facility may continue as an interim use within the Uptown Newport PC. Phase 2 will include demolition of the building and development of approximately 564 units on 12.76 acres on the easterly portion of the property. Development of Phase 2 is anticipated to commence in the spring of 2017 with buildout through 2021. Timing for Phase 2 development is contingent on the existing lease of the TowerJazz Building, which is currently set to expire in March 2017, but has the option to extend to 2027.

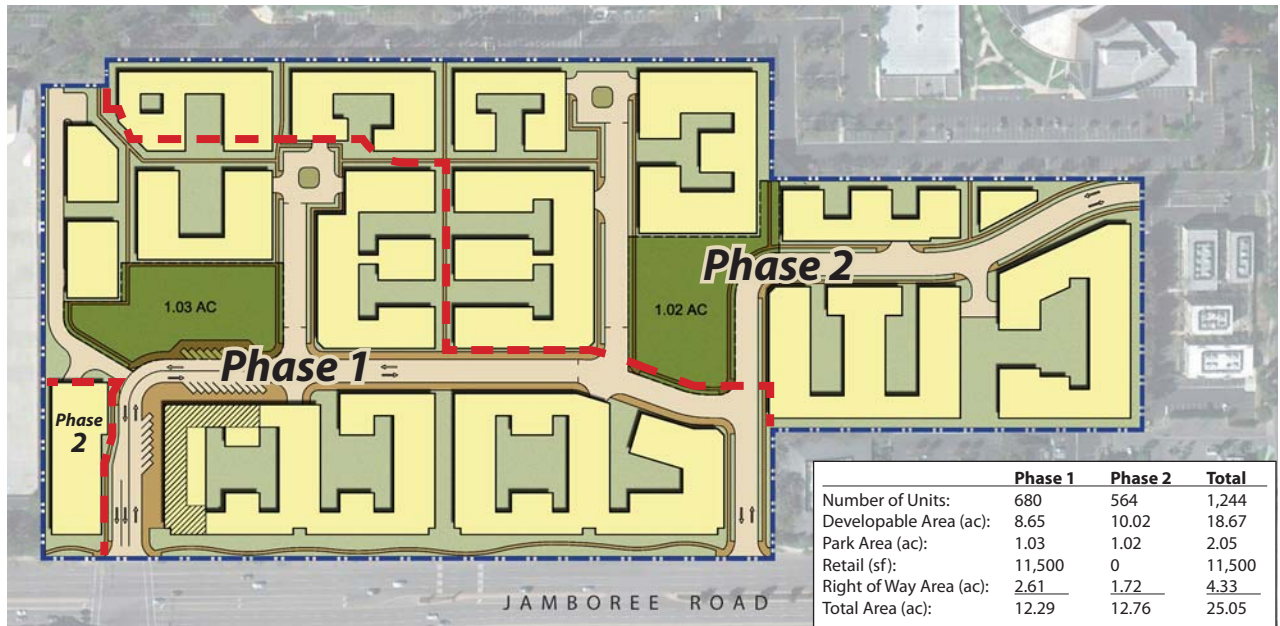
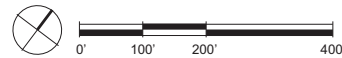


Figure 1-1: Phasing Diagram  
 Note: All plans are for illustrative purposes only





## 2.1 DEMOLITION

Phase 1 will include demolition of the Half Dome Building at 4311 Jamboree Road. The Half Dome building is a 126,675 square foot single-story commercial building that is used for office, light industrial, storage, and café services. The TowerJazz Building and associated mechanical equipment located to along the northern property boundary are planned for development in Phase 2 and will remain in operation during development of Phase 1. The existing SCE substation, located at the northwest corner of Fairchild Road and Jamboree Road, will remain during Phase 1. This area will be developed as part of Phase 2.

Phase 1 Demolition activities involve removing equipment, furniture and machinery from the Half Dome Building; abating asbestos and lead-based paint as needed; decommissioning of utilities serving the Half Building; demolishing and removing the Half Dome Building, removing foundations and footings; removing aboveground storage tanks (ASTs). Utilities and piping serving the Half Dome Building would also be removed, cut or capped. The asphalt parking lot, light fixtures, and landscaped islands will be removed. Asphalt, concrete, metal, and other demolition materials will be considered for recycling either on- or off-site.

In addition, the existing 2,200 gallon liquid ammonia tank that is currently located in between the two existing buildings will be relocated at least 200 feet from residential buildings within Phase 1.

## 2.2 SITE PREPARATION

Site preparation in Phase 1 will require the removal of any undocumented fill, stockpiles, vegetation, and organic or non-organic materials resulting from the demolition and clearing/grubbing operation.

Based on the previous investigations, development of Phase 1 will not encroach within the area of known environmental impacts, and does not pose unacceptable health risks to future residents. A Human Health Risk Assessment (HHRA) will be prepared for Phase 1 to evaluate the potential for environmental health risks associated with the known environmental impacts at the site. The HHRA will be submitted to the SRWQCB for their review, and development of Phase 1 will follow the requirements imposed by the SRWQCB.



Figure 2-1: Half Dome building



### **3.1 GRADING AND EARTHWORK**

The grading operation will involve the cutting and filling of the site to establish building pads, roadway sub-grades and park areas at elevations shown on a City-approved grading plan. At the completion of site preparation, zones of loose unsuitable materials, if any, will be identified. It may be necessary to remove the soils in these localized areas to a greater depth than the overall recommendation. Areas to receive fill and those areas under buildings and roadways will require over-excavation to remove and compact existing soils prior to placing any fill, as recommended in the geotechnical report.

Grading and earthwork for Phase 1 will require interim slopes and/or retaining walls along the interface with the TowerJazz Building and its associated mechanical equipment areas. These interim slopes and walls will subsequently be removed with the grading of Phase 2. Grading will be designed to optimize the balance of cut and fill, in both phases of the site development. The design of the grading will anticipate the possibility of subterranean parking levels beneath the proposed buildings. Some of the material excavated to establish the subterranean pad envelopes will be used as fill to bring site grades up to elevations that would be several feet above existing grades (see Figure 2-1).

Generally, the grading will be designed such that the first floor elevations of the residential buildings are two to four feet above the surrounding site grades. The grading concept illustrated in Figure 2-1 assumes one level of subterranean parking within the larger building envelopes. This creates a virtual balance of cut and fill. An export situation will occur to the extent that these building envelopes have a second level of subterranean parking. Should all of the larger envelopes in Phase 1

have two levels of subterranean parking, then the cut volume would increase by approximately 90,000 cubic yards, much of which would have to be exported from the site. Excess cut material will be transported to locations and by routes approved by the appropriate governing agencies.



3. PHASE 1 ON-SITE IMPROVEMENTS

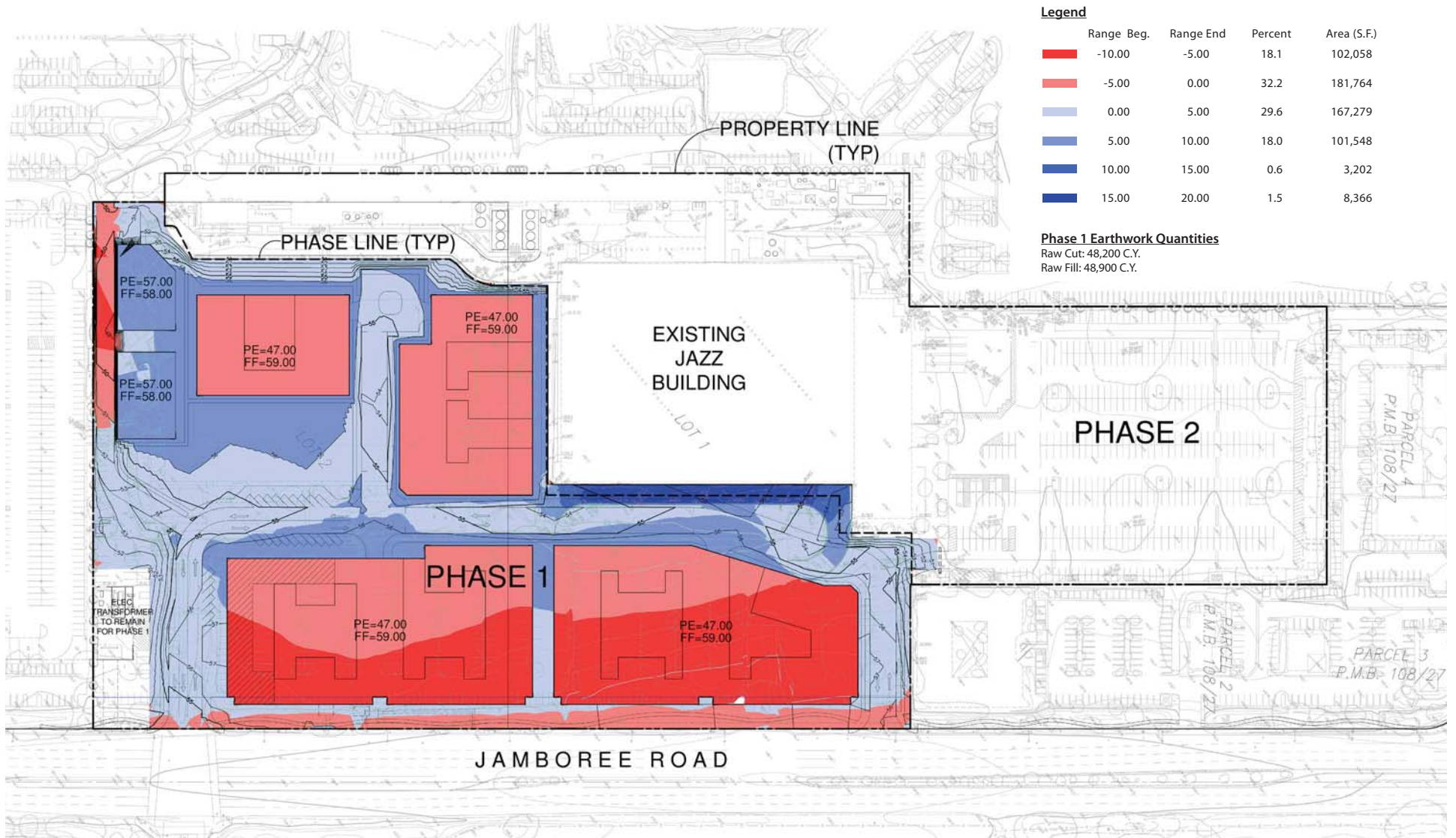


Figure 3-1: Phase 1 Earthwork with 1 Subterranean Parking Level

Note: All plans are for illustrative purposes only

**3.2 UTILITIES AND DRAINAGE**

IRWD for operation and maintenance. Appropriate easements will be granted to IRWD for these facilities.

**3.2.1 Water**

It is anticipated that the proposed onsite water system will consist of a network of underground mains that in Phase 1 will have at least two connections to an existing Irvine Ranch Water District (IRWD) line in Jamboree Road. The Phase 1 system must include connections to supply both domestic and fire protection water service to the TowerJazz facility (see Figure 3-2). The onsite water system will be designed and installed in accordance with IRWD standards so that upon completion of construction it may be turned over to

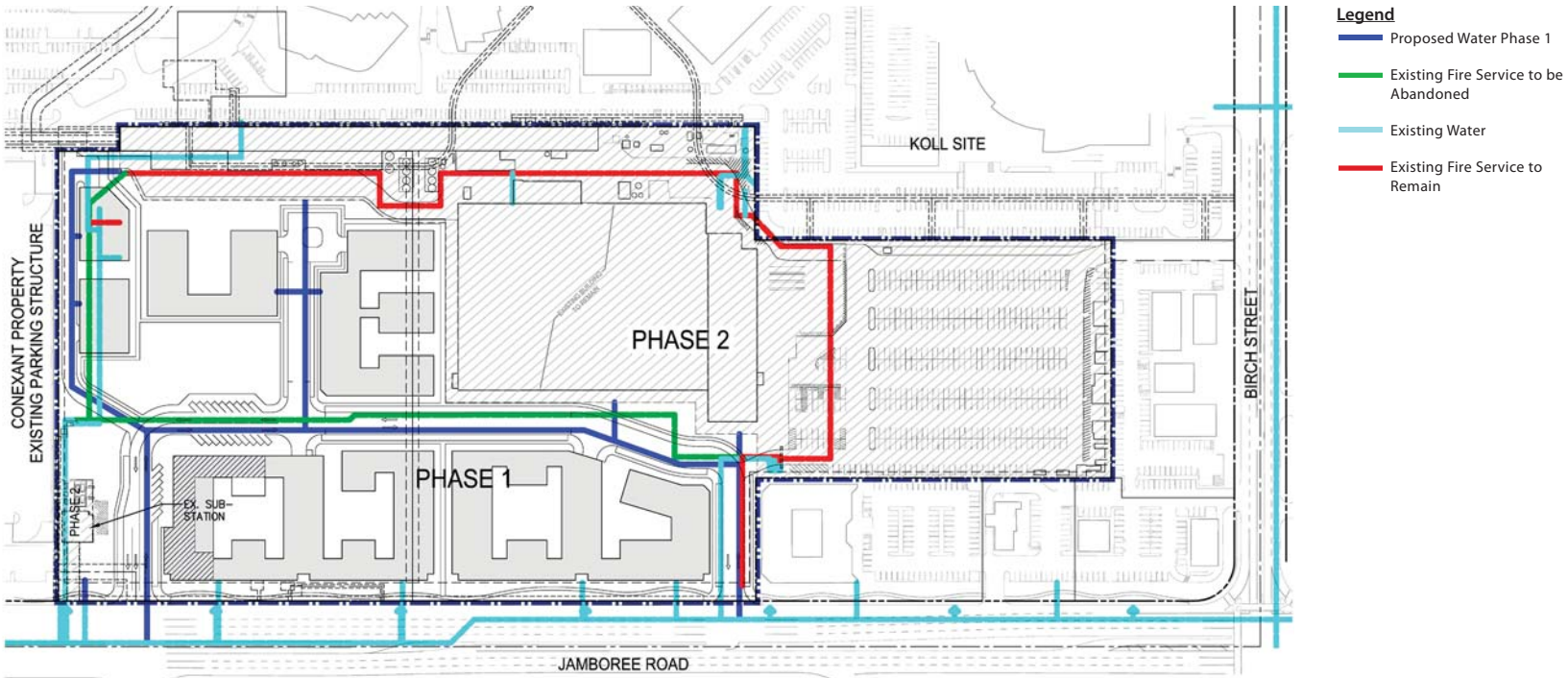


Figure 3-2: Phase 1 Water Concept  
Note: All plans are for illustrative purposes only

3. PHASE 1 ON-SITE IMPROVEMENTS

**3.2.2 Sewer**

In general, the sewer system should be designed to take advantage of existing City and Orange County Sanitation District (OCSD) facilities that currently serve the site. To the extent possible, the proposed on-site sewer system will be located within the site roadway system. The design of the sewer system for Phase 1 must take into account the need to provide continued service to the existing TowerJazz Semiconductor facility. In that regard, it is anticipated that elements of the Phase 1 sewer system will connect on an interim basis to existing lines within the TowerJazz area (See Figure 3-3). Other portions of the Phase 1 sewer system will connect

to a previously designed but un-built extension of a City of Newport Beach sewer line within Jamboree Road.

Because the TowerJazz facility produces a significant daily discharge (up to 1.0 mgd) to the public sewer system, it is important that the design of the Phase 1 sewer system include an evaluation of the capacities of the downstream City and OCSD facilities. Since multiple options are available for connecting to the public system, the choice of which connection(s) to tie into should be based on available downstream capacity as well as the physical location and elevation of the point of connection.

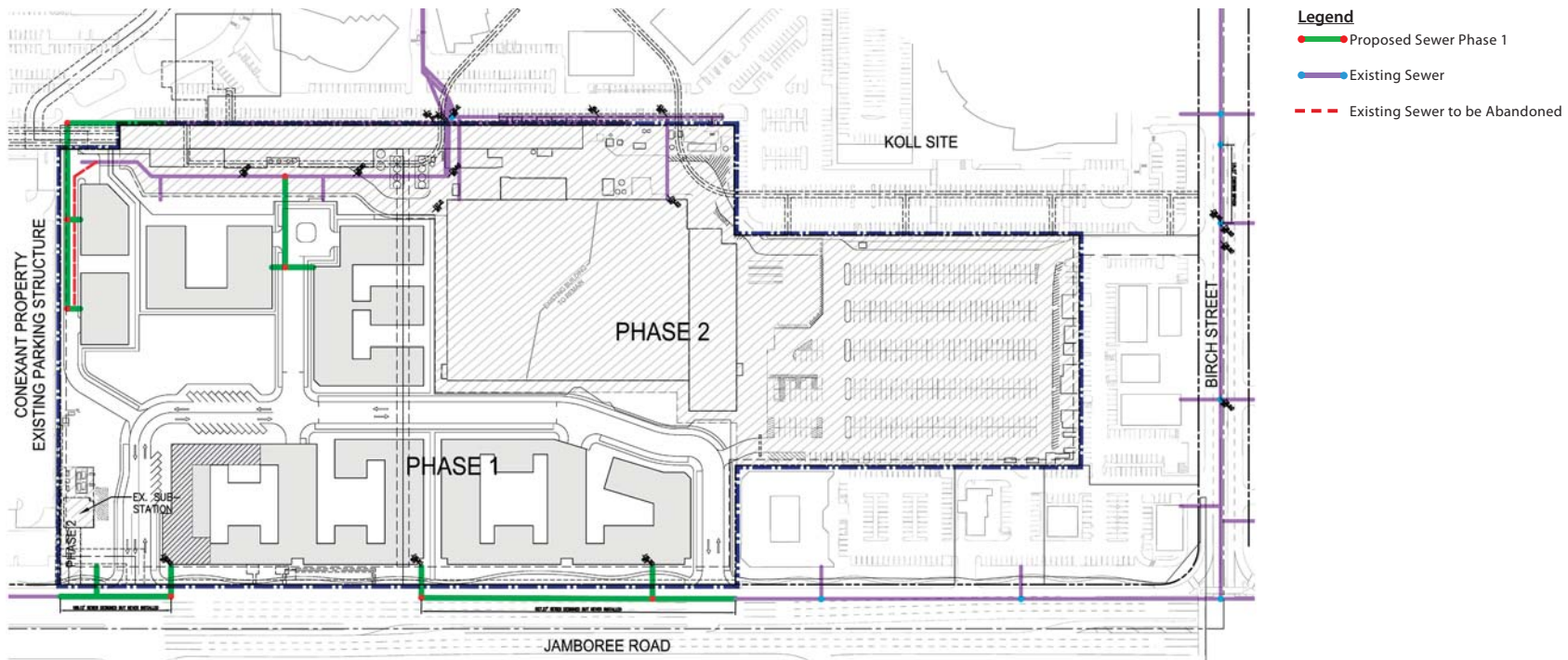


Figure 3-3: Phase 1 Sewer Concept  
 Note: All plans are for illustrative purposes only



3. PHASE 1 ON-SITE IMPROVEMENTS

**3.2.3 Drainage & Water Quality**

Runoff from the site is currently conveyed by underground storm drains to the existing drainage ponds along Von Karman Avenue to the northwest of the property. In general, the proposed on site storm drain system is expected to consist of a system of underground pipes that will convey storm water runoff (including that which has been properly treated for water quality) to the existing downstream off-site system using several points of connection along the northwest side of the site. Since the existing on-site underground storm drain system conflicts with locations of the proposed buildings, this system will be sequentially

removed and replaced with the new system. Because the proposed project will have more vegetated open space areas than currently exists on the site, the amount of post-development runoff will be less than existing.

During the development of Phase 1, much of the existing underground site storm drain system will remain in place to serve the TowerJazz facility and parking area. Within the Phase 1 development area, existing underground lines will be removed during site preparation and grading. A new underground system will be installed to serve the proposed development. The proposed storm drain system for Phase 1 will tie into existing storm

drain lines within the TowerJazz mechanical equipment area. The conceptual Phase 1 storm drain system is illustrated in Figure 3-4. The drainage system will be designed in accordance with Orange County hydrology methodology and will be coordinated with the design of the water quality treatment facilities.

The proposed project will be designed to comply with the requirements of the adopted North Orange County MS4 Permit that regulates storm water discharges pursuant to the National Pollution Discharge Elimination System (NPDES). Because the proposed project involves the redevelopment of more than 5,000 square feet, it will

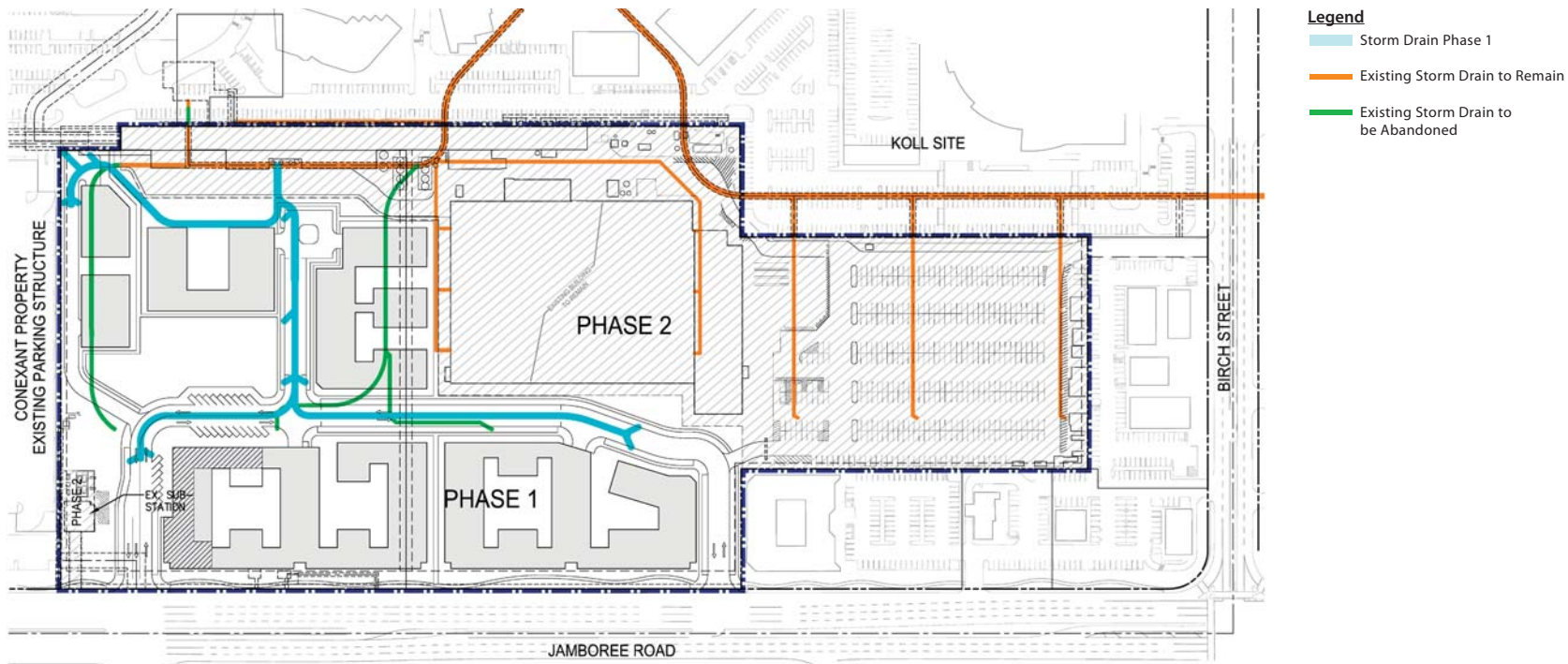


Figure 3-4: Phase 1 Storm Drain Concept

Note: All plans are for illustrative purposes only

be considered a Priority Project. As such, a Water Quality Management Plan (WQMP) is required. The WQMP will identify the Low Impact Development measures to be implemented in each of the two phases of development to minimize the effects of urbanization on stormwater runoff quality and quantity.

The implementation of the WQMP will be sequenced by phase such that in Phase 1, the BMP's will be sufficient to adequately treat the area developed in that phase. When the balance of the site is developed in Phase 2, the remainder of the BMP's will be installed to treat the additional area of development. To the extent possible, the master developer should provide BMP's for the design capture volume for the site. It may be necessary for builders to treat runoff from their respective pad areas, which could be accomplished by means similar to those employed by the master developer.

For the construction phase of the project, a Storm Water Pollution Prevention Plan (SWPPP) will be required. This plan will specify the BMP's to be deployed during construction of the project to minimize deleterious effects on the quality of stormwater runoff from the project.

It is envisioned that a variety of Best Management Practices (BMP's) will be deployed for this project. These may include infiltration with bioretention in landscape and park areas, planter boxes with underdrains, vegetated filter strips, and proprietary treatment systems. The downstream ponds will provide further water quality treatment through aeration and settlement of silt and sediments.

### 3.2.4 Dry Utilities

The site is currently served by existing 66kV electric lines that run along the northerly side of Jamboree Road and the existing Southern California Edison (SCE) substation located at the southwesterly corner of the site at the intersection of Jamboree Road and Fairchild Road. The 66kV electric service is stepped down to 12kV electric service at the substation and currently serves the Half Dome and TowerJazz Buildings as well as equipment operated by TowerJazz Semiconductor.

The existing 66kV electric lines will continue to serve the property for Phase 1. Electric service for the Phase 1 development will feed off of the existing 66kV distribution line along Jamboree Road and will be distributed through Phase 1 in underground distribution lines. Electric transformers serving Phase 1 are anticipated to be incorporated into the proposed building structures or will be screened from view to the public.

The SCE substation will also remain in service during development of Phase 1, but will only serve the TowerJazz Building and TowerJazz equipment. The SCE substation will be screened with landscaping in accordance with the Uptown Newport PC Design Guidelines.

Natural gas is provided to the site by the Southern California Gas Company by an existing 8" natural gas line located in Jamboree Road. Natural gas service for Phase 1 development will continue to be served from the existing gas line located in Jamboree Road.

AT&T phone service and Cox Communications fiber optic service are available in Jamboree Road along the frontage of Phase 1 development.



3. PHASE 1 ON-SITE IMPROVEMENTS

**3.3 VEHICULAR CIRCULATION**

The internal circulation system to serve Phase 1 will include two intersections with Jamboree Road. The southerly intersection will be located at the present location of the existing signalized entry opposite Fairchild Road. At the northerly intersection there will be both right-turn and left-turn ingress from Jamboree Road. Egress will be right-turn-only to Jamboree Road. Left turn egress will be prevented by signage and a raised median in Jamboree Road. This intersection will not be signalized.

The on-site roadway system will be privately owned and maintained, but open to the public. Driveways off the roadways in Phase 1 will provide direct access to parking within each building envelope. Street parking will be available in designated locations. Roadway widths, turning radii, and turn-around dimensions will be designed to accommodate truck movements and fire equipment.

The Phase 1 roadway system will include a gated connection to the TowerJazz parking area. In the southwest corner of the site, the Phase 1 roadway will provide gated access to the TowerJazz equipment yard

and an emergency vehicle access to the Koll property. The Phase 1 system will also provide vehicular access to the SCE substation at the south end of the property.

**3.4 PEDESTRIAN CIRCULATION**

Phase 1 pedestrian circulation will be provided through a sidewalk system on each side of the spine street and residential street. These paths, as well as paseos between buildings and around the park, will connect the residential buildings with the on-site retail, the park, and all off-site adjacencies. The TowerJazz facility will maintain its northwest building entrance and will be accessible from the Uptown Newport pedestrian circulation system.

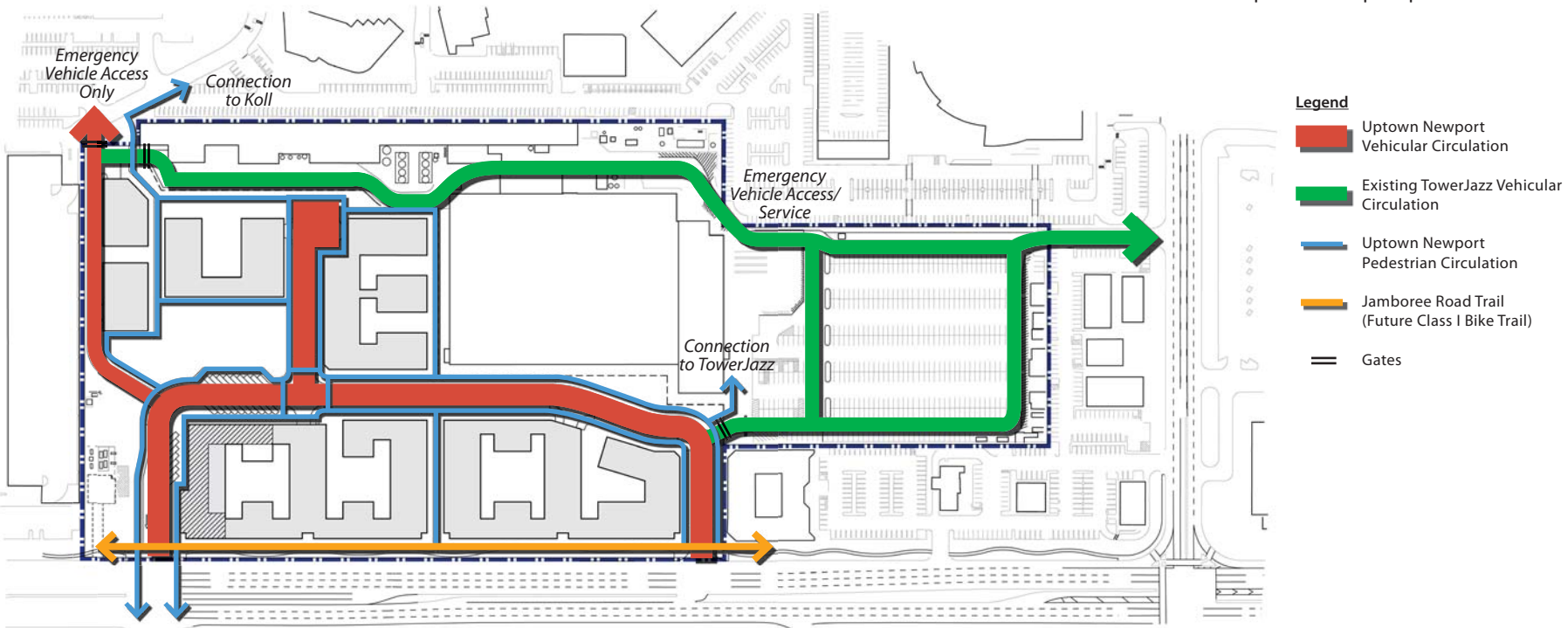


Figure 3-5: Phase 1 Vehicular & Pedestrian Circulation

Note: All plans are for illustrative purposes only

**3.5 LANDSCAPE MASTER PLAN**

Construction phasing from the first phase to the second will impact the edges of the community over time; how these are built, graded, secured, and their image will affect access to adjoining uses. Careful attention to these conditions will insure a successfully phased community. Proper studies of temporary walls and

fencing, landscape hedge treatments, walks and lighting with a vision for the ultimate finished condition at build out, and minimizing hardscape demolition of phase one improvements is recommended.

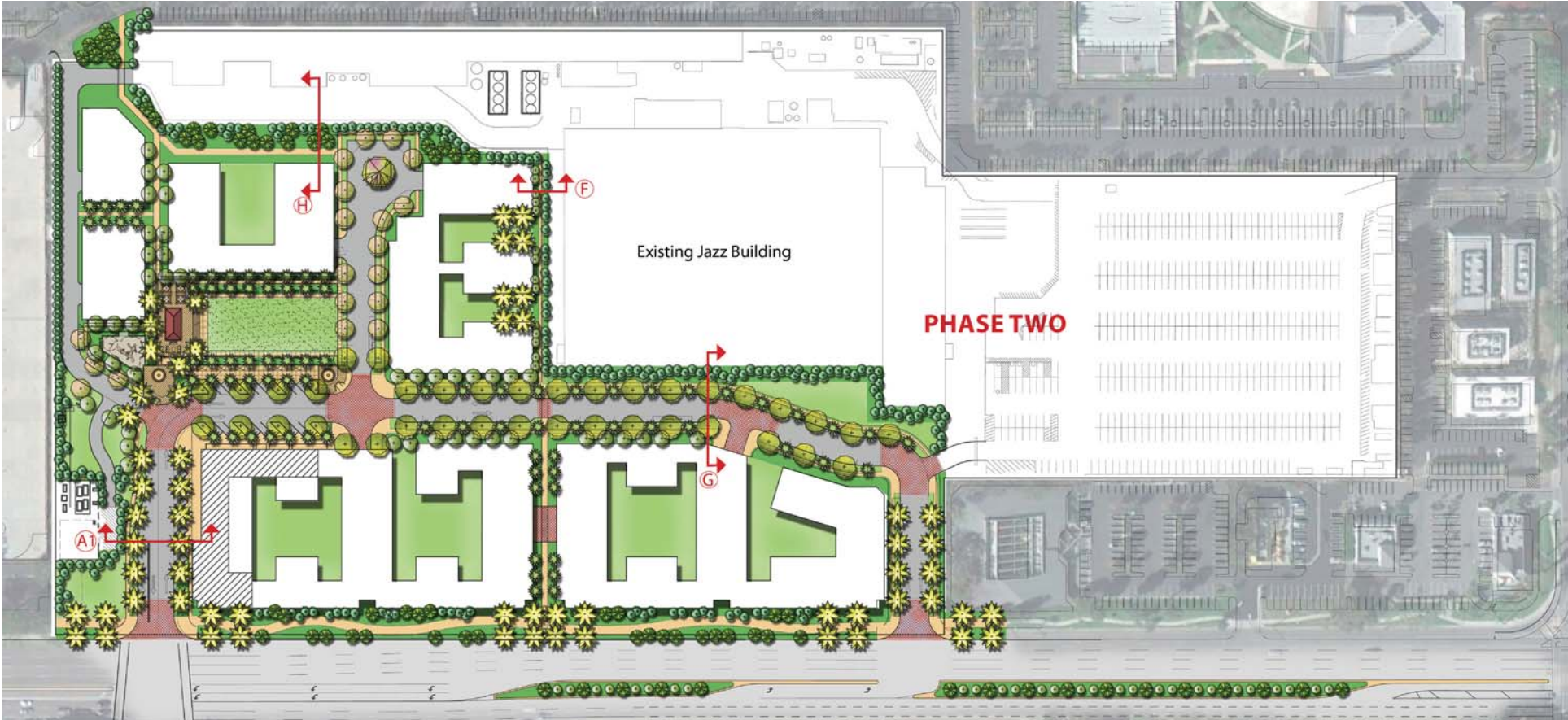
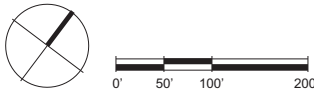


Figure 3-6: Phase 1 Master Plan  
Note: All plans are for illustrative purposes only





3. PHASE 1 ON-SITE IMPROVEMENTS

3.5.1 Entry Drives

The temporary transitional landscape along the entry drive adjacent to the existing electrical substation should be planted with dense evergreen trees and a screen wall in order to block views from the entry drive experience. Additional green areas in front of and behind the substation are encouraged to be open spaces featuring passive activity lawns and trees in-between the screen trees and the back of walk. Within the parkway, Date palm trees with colorful vines and ground covers will be used to enhance the project entry experience. Buildings are designed to be approximately 2'-3' above the Jamboree Road center line elevation. Short retaining walls may be incorporated into the retail edge where necessary.

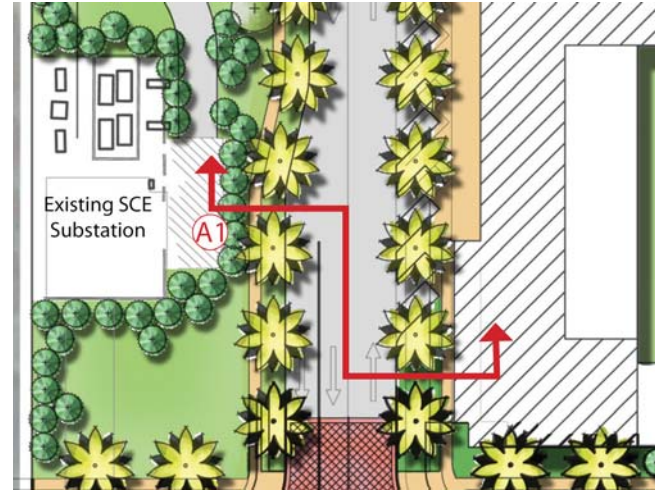


Figure 3-7: Existing SCE Substation

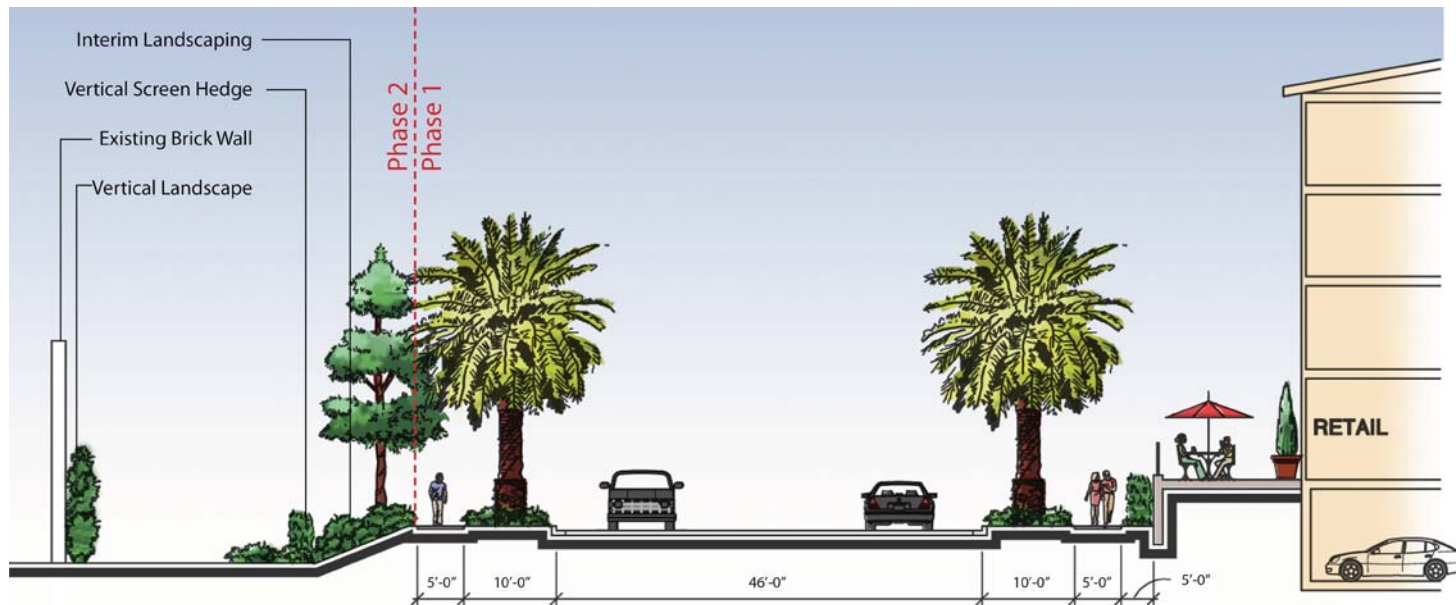


Figure 3-8: Section A1 - Entry Drive

Note: All plans are for illustrative purposes only

3. PHASE 1 ON-SITE IMPROVEMENTS

3.5.2 Spine Street

The temporary transitional landscape in-between the spine street and the existing TowerJazz building should be planted with dense trees and a screen wall or fence in order to block views from the street experience. The width of the landscape area between the back of walk and the temporary retaining wall will vary and provide opportunities to add pockets of green space in front of the TowerJazz building on one side. Within the parkway the street tree pattern is formal with alternating skyline palms and large evergreen canopy trees.

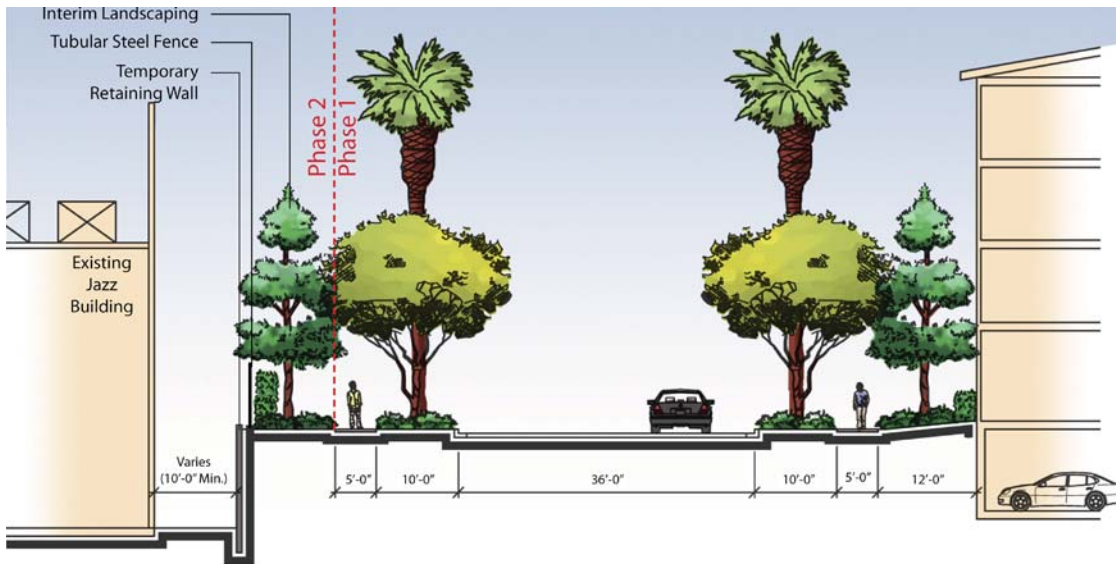
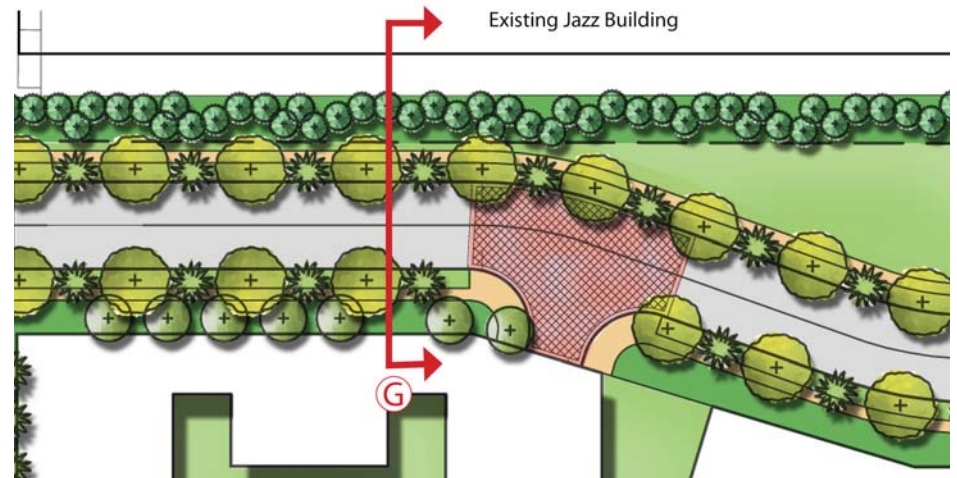


Figure 3-9: Section G - Spine Street  
Note: All plans are for illustrative purposes only



Figure 3-10: Existing TowerJazz Building



3. PHASE 1 ON-SITE IMPROVEMENTS

**3.5.3 Community Buffers / Edges**

The temporary transitional landscape within the paseo adjacent to the existing TowerJazz building should be constructed with walkway access in the center of the 30 foot landscape setback area. This walk will be utilized for pedestrian circulation and emergency access. The paseo trees in this area should be formal skyline palms. A temporary screen wall and retaining wall with evergreen screen trees will be required in order to buffer views and transition grade the existing TowerJazz building.

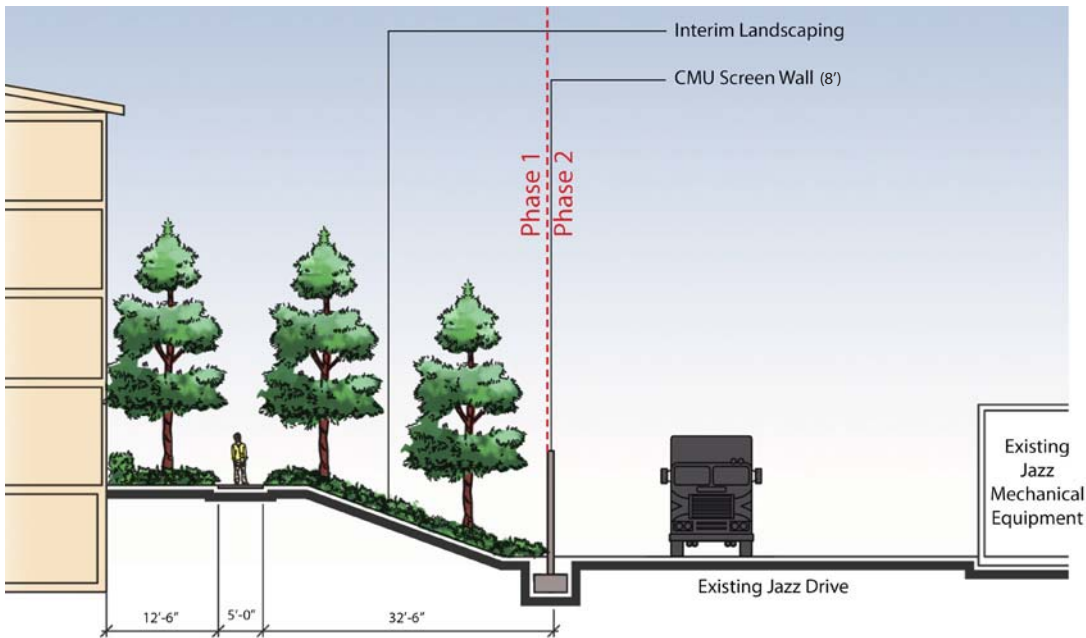
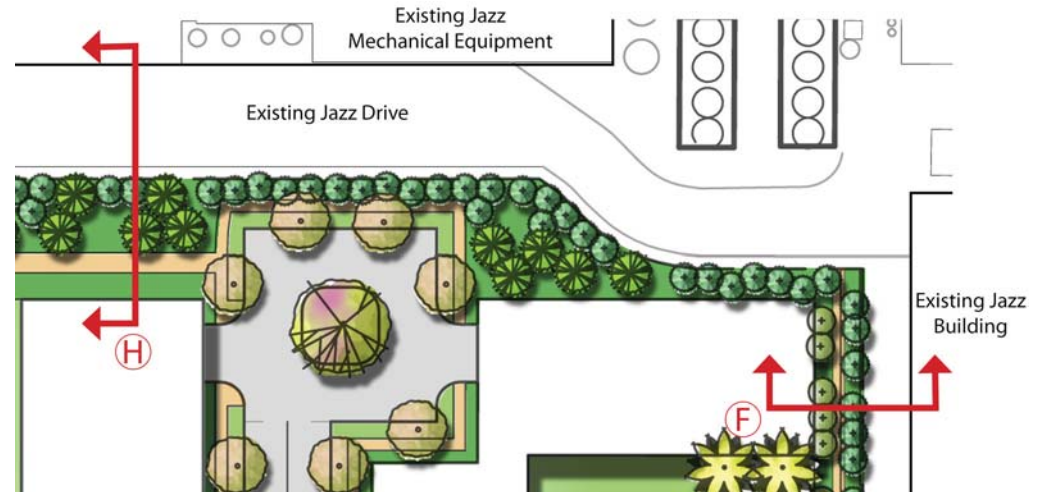


Figure 3-11: Section H - Buffer at Property Line

Note: All plans are for illustrative purposes only

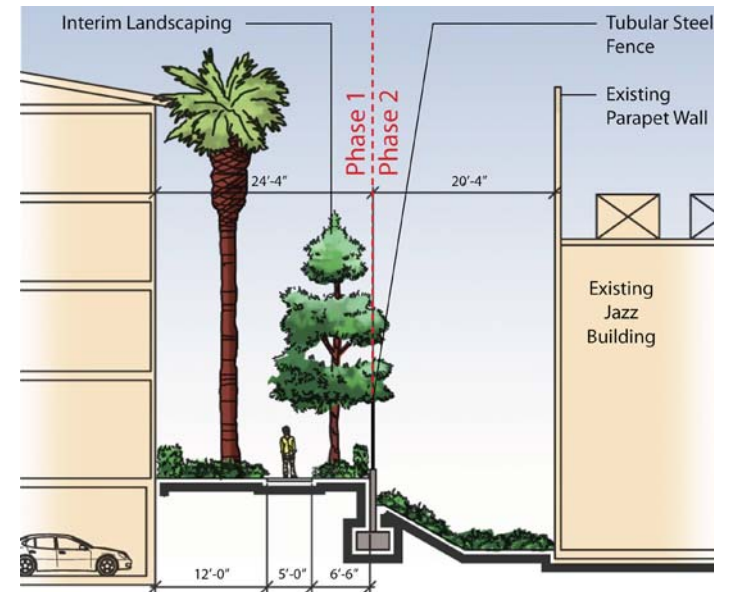


Figure 3-12: Section F - Buffer at Phase Line

Note: All plans are for illustrative purposes only



3. PHASE 1 ON-SITE IMPROVEMENTS

3.5.4 Walls and Fencing

Within the campus and office context surrounding the site, security is an important feature for this residential neighborhood. Phasing of the project will influence the wall and fencing solutions at adjacent existing land uses. Phased grading transitions that tie into existing land uses should be temporary and would be reconstructed in the project build-out phase. Monument walls should be located at the two entries to the project with signage identification. Wall character should be consistent with

the adjacent architectural style. The project should have one fence design used throughout all parcel areas. Unlocked access gates to adjoining properties are encouraged but not mandatory. The wall along the TowerJazz building will reduce noise and screen views from the adjacent first levels of the residential development. Additionally, sound walls and sound attenuating materials will be installed to reduce noise from the TowerJazz operation. Screen wall materials are to be made of Concrete Masonry Units with a split

face or enhanced finish to match the adjacent buildings. Temporary retaining walls between existing structures and the Phase 1 development are to be constructed utilizing a temporary retaining wall system and are to be removed at project build-out, where applicable. Security fencing is to be tubular steel with a painted metal finish. Wall and fence locations are shown diagrammatically for planning purposes only. Final heights and locations for the Walls and Fencing will be refined in the future design phase.

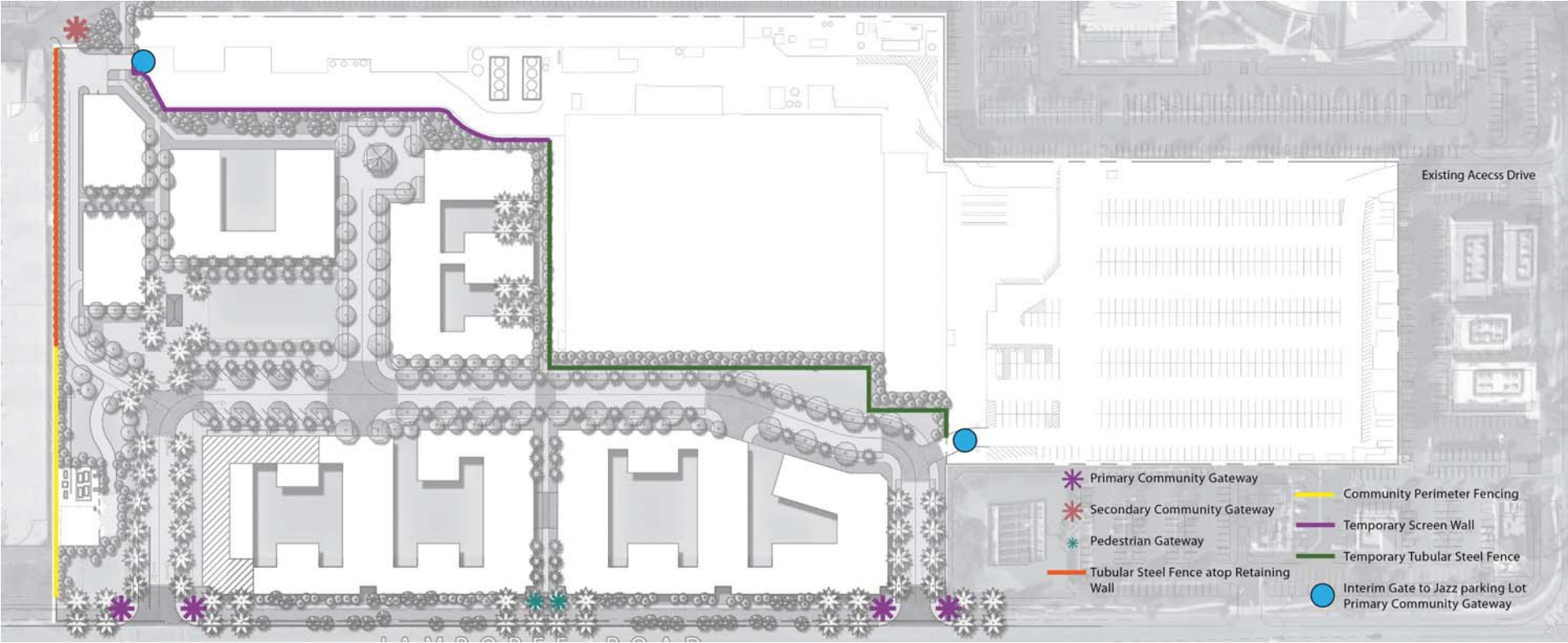


Figure 3-13: Walls and Fencing Concept

Note: All plans are for illustrative purposes only



4. PHASE 1 OFF-SITE IMPROVEMENTS

**4.1 JAMBOREE STRIPING**

The project proposes to maintain the same lane widths and overall pavement width along Jamboree in the westbound (or southbound) direction along the project’s frontage as currently exists immediately west of Birch Street. This would result in a 14 foot #1 travel lane (or outside lane adjacent to the raised median), two 12 foot travel lanes, and a 14 foot #4 travel lane. In order for the #4 travel lane to align with the #4 receiving lane west (or south) of Fairchild Road, a transition distance of 350 feet would need to occur based on the posted speed to widen the outside travel lane to the requisite 21 feet at the intersection of Jamboree Road and Fairchild Road. This restriping concept would not reduce the number of through travel lanes along Jamboree in the westbound (or southbound) direction, and would allow for a longer and wider landscaped median area along the project’s frontage.

**4.2 JAMBOREE WATER AND SEWER**

The water system improvements beyond the project property line will consist of connections to the existing IRWD water main in Jamboree Road. There will be two such connections that will enable the IRWD system to be extended into the site. The offsite work may also include the service connections for the buildings that will front on Jamboree Road.

The offsite sewer improvements may include a previously designed but un-built extension of a City of Newport Beach sewer line within Jamboree Road. The total length of sewer that would be constructed in Jamboree Road would be approximately 700 feet (Figure 6-3). The line would be located within the roadway approximately twenty feet from curb on the project side of the street. Laterals from the new line would be extended onto the site to serve the buildings along the Jamboree frontage.



Figure 4-1: Existing Striping on Jamboree Road



Figure 4-2: Jamboree Striping Plan  
Note: All plans are for illustrative purposes only



# **CHAPTER 5**

## **Phase 2 Demolition & Remediation**

## 5. PHASE 2 DEMOLITION &amp; REMEDIATION

**5.1 DEMOLITION**

Phase 2 will include demolition of the TowerJazz Building at 4321 Jamboree Road and associated mechanical equipment located along the northern property boundary. The TowerJazz building was built in the 1960's and is two and three story building that is approximately 311,452 square feet in size, and includes both industrial and supporting office uses. The TowerJazz facility is currently in operation as a semiconductor chip manufacturing plant. The TowerJazz Building underwent a seismic retrofit base isolation improvement project that included underpinning of building footings, excavation of soils beneath the building, and installation of base isolation devices below the existing footings.

Phase 2 Demolition activities involve removing equipment, furniture and machinery from the TowerJazz building; abating asbestos and lead-based paint as needed; decommissioning of utilities serving the TowerJazz Building, including the SCE substation and mechanical equipment along the northern property boundary; demolishing and removing the TowerJazz Building, removing foundations and footings; removing aboveground storage tanks (ASTs). Seismic base isolation foundations may be removed, cut, or left in place in accordance with geotechnical recommendations and architectural specifications for buildings to be constructed in the area. Mechanical equipment, utilities and piping serving the TowerJazz Building would also be removed, cut or capped. The asphalt parking lot on the east side of the property off of Birch Street, light fixtures, and landscaped islands will be removed. Demolition materials will be considered for recycling either on- or off-site.

**5.2 SITE PREPARATION**

Site preparation in the second phase of the project will involve the removal of any undocumented fill, stockpiles, vegetation, and organic or non-organic materials resulting from the demolition and clearing/grubbing operation. The interim retaining walls and slopes constructed during Phase 1 will be removed to allow the grading of the Phase 2 area to be blended seamlessly with the grades established in Phase 1.

Based on the previous investigations, soil and groundwater remediation will be necessary to facilitate the development of Phase 2. Impacted soils will be excavated and characterized for disposal. Soil and groundwater cleanup levels and criteria will be established by the RWQCB. A soil removal quantity of approximately 29,000 tons is anticipated for this portion of the site. This would include an area of approximately 22,160 square feet to depths of 5 to 30 feet below the ground surface (bgs). The operation of the SVE system will be discontinued upon removal of the impacted soils.

Soils removed for disposal will be transported off-site for disposal at an approved and permitted facility. Approximately 80 to 90 percent of the removed soils are anticipated to be classified as "nonhazardous", and may be accepted at a municipal solid waste landfill where the soil can be used for cover material. The remaining soils that are classified as hazardous waste are anticipated to be disposed of at a hazardous waste landfill.

Groundwater remediation of the upper groundwater aquifer zone is currently underway under the oversight of the SRWQCB. An estimated time frame of 1 to 3 years is anticipated for the additional groundwater remediation, with an additional 2 to 3 years of groundwater monitoring.

Upon removal of impacted soils and cleanup of the groundwater, a Human Health Risk Assessment (HHRA) will be prepared for Phase 2 to evaluate the potential for environmental health risks associated with the known environmental impacts at the site and the cleanup levels established by the SRWQCB. The HHRA will be submitted to the SRWQCB for their review, and development of Phase 2 will follow the requirements imposed by the SRWQCB.



Figure 5-1: Existing TowerJazz Building





### **6.1 GRADING AND EARTHWORK**

The grading operation will involve the cutting and filling of the Phase 2 site to establish building pads, roadway sub-grades and park areas at elevations shown on a City-approved grading plan. At the completion of site preparation, zones of loose unsuitable materials, if any, will be identified. It may be necessary to remove the soils in these localized areas to a greater depth than the overall recommendation. Areas to receive fill and those areas under buildings and roadways will require over-excavation to remove and compact existing soils prior to placing any fill, as recommended in the geotechnical report.

Grading will be designed to optimize the balance of cut and fill within the Phase 2 area. Continuing the grading theme established in the first phase, the Phase 2 grading will be designed such that the first floor elevations of the residential buildings are two to four feet above the surrounding site grades. The grading concept illustrated in Figure 6-1 assumes one level of subterranean parking within the larger building envelopes. This scenario makes it possible to achieve a virtual balance of cut and fill. However, to the extent that these building envelopes have a second level of subterranean parking, then cut will exceed fill. Should all of the larger envelopes in Phase 2 have two levels of subterranean parking, then the volume of cut would exceed the volume of fill by approximately 100,000 cubic yards, much of which would have to be exported from the site. This would be additional to any export during Phase 1. Excess cut material will be transported to locations and by routes approved by the appropriate governing agencies.

6. PHASE 2 ON-SITE IMPROVEMENTS

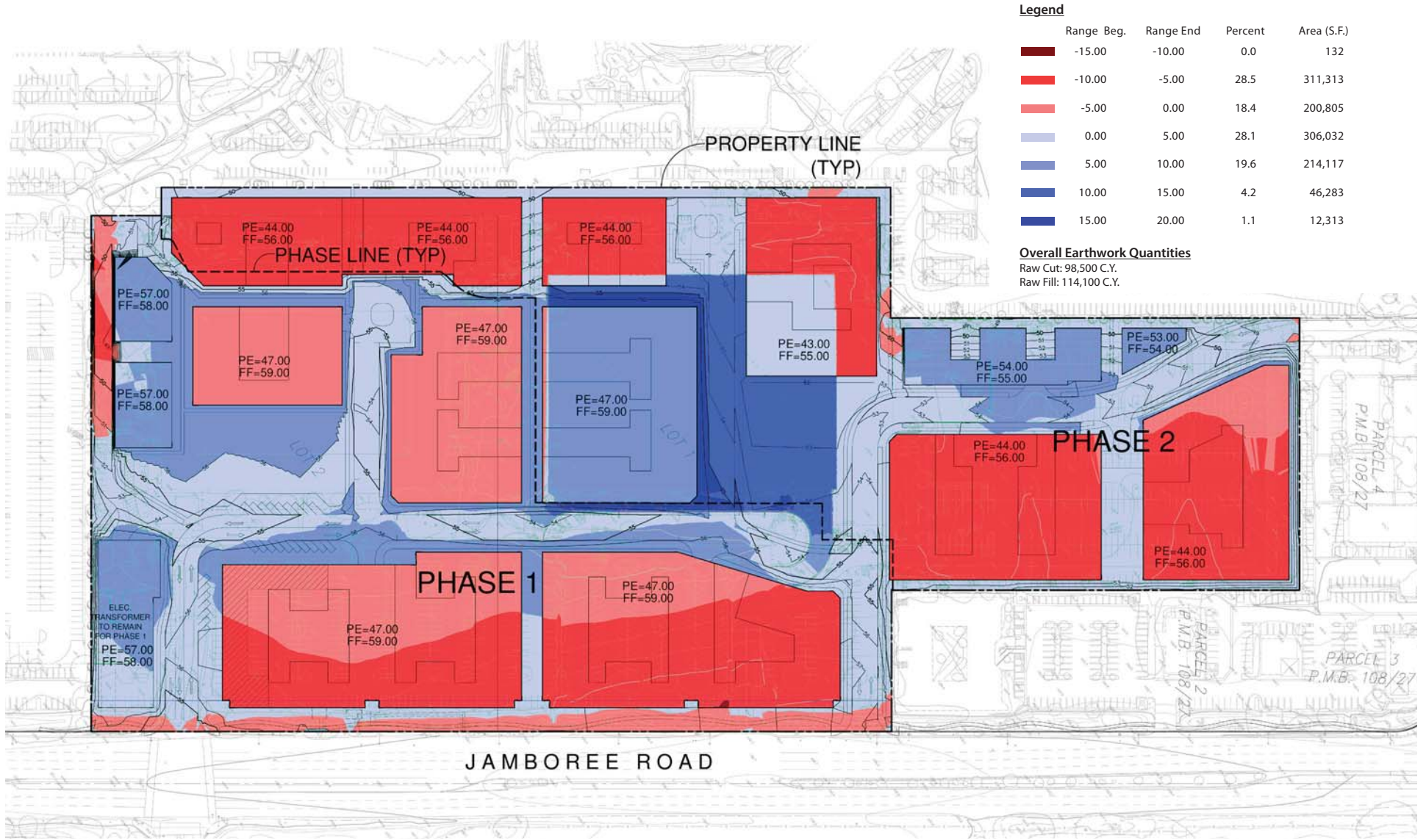
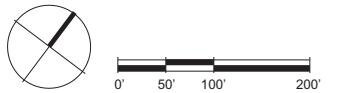


Figure 6-1: Phase 2 Earthwork with 1 Subterranean Parking Level

Note: All plans are for illustrative purposes only



**6.2 UTILITIES AND DRAINAGE**

to IRWD for operation and maintenance. Appropriate easements will be granted to IRWD for these facilities.

**6.2.1 Water**

The system installed in the first phase of development will be extended into the Phase 2 area, generally within the site roadways. (See Figure 6-2). Remaining vestiges of the underground fire protection water system that served the TowerJazz facility will be removed. It is anticipated that the proposed Phase 2 onsite water system will include an additional connection to the IRWD line in Birch Street. The onsite water system will be designed and installed in accordance with IRWD standards so that upon completion of construction it may be turned over

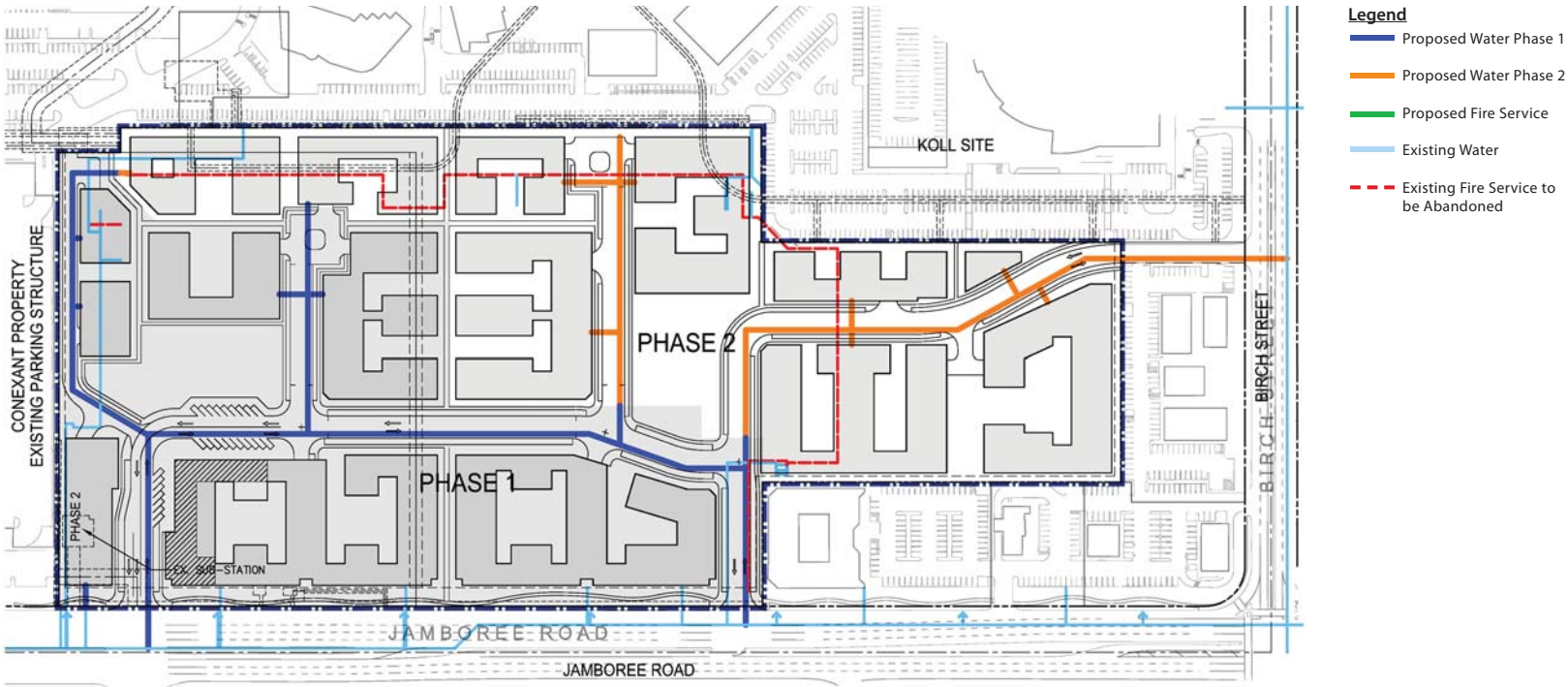


Figure 6-2: Water Concept  
Note: All plans are for illustrative purposes only



6. PHASE 2 ON-SITE IMPROVEMENTS

6.2.2 Sewer

In Phase 2, the TowerJazz manufacturing will cease, resulting in a major reduction in the volume discharged to the sewer system, even at build-out of the proposed project. Accordingly, it is not likely that it will be necessary to expand or increase the sizes of downstream offsite facilities. Demolition of the TowerJazz facilities will include removal of the sewer lines to which portions of the Phase 1 system connected. It will be necessary to construct new underground sewer lines to extend those lines to the offsite system within the Koll property. The northern area of the Phase 2 site (currently the TowerJazz parking area) will be served by a sewer system that will

tie into the existing City of Newport Beach sewer in Birch Street (see Figure 6.3). The Phase 2 sewer system will generally be located within the site roadway system. The facilities will be designed and constructed in accordance with City of Newport Beach standards.

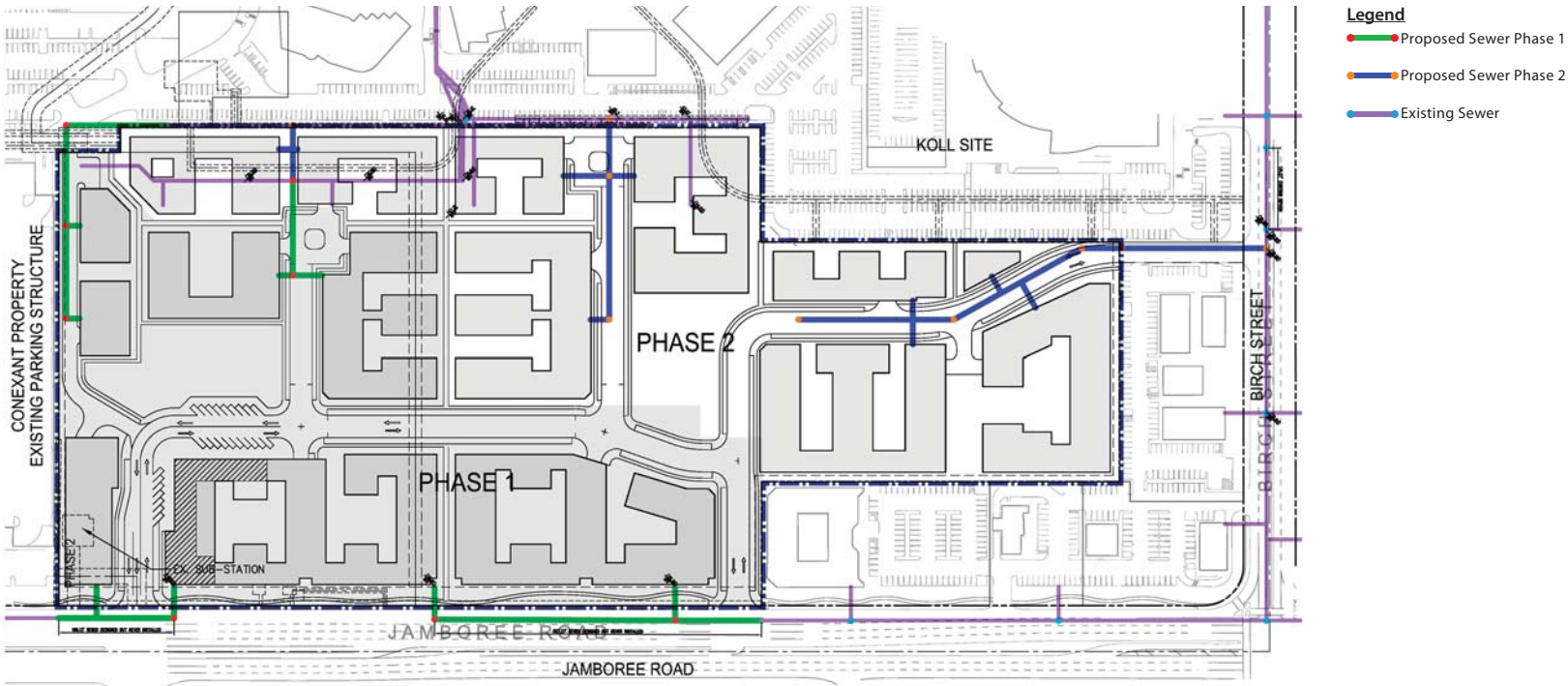


Figure 6-3: Sewer Concept  
Note: All plans are for illustrative purposes only

6. PHASE 2 ON-SITE IMPROVEMENTS

**6.2.3 Drainage & Water Quality**

Upon completion of demolition of the TowerJazz facilities, the storm drain system constructed for Phase 1 will be extended to the northwestern property line to connect to the existing offsite system. Existing storm drains within the Phase 2 area will be removed and replaced with a new underground system that will tie into the offsite public storm drain system within the Koll Site, as conceptually illustrated in Figure 6-4. The drainage system will be designed in accordance with Orange County hydrology methodology and will be coordinated with the design of the water quality treatment facilities. Because the proposed project will have more vegetated

open space areas than currently exists on the site, the amount of post-development runoff will be less than existing.

As described in Section 3.2.3, the proposed project will require development of a Water Quality Management Plan that will specify Low Impact Development (LID) measures to minimize the effects of urbanization on stormwater runoff quality and quantity. The LID Best Management Practices (BMP's) will include infiltration with bioretention in landscape and park areas, planter boxes with underdrains, vegetated filter strips, and proprietary treatment systems. The downstream ponds

will provide further water quality treatment through aeration and settlement of silt and sediments.

As the site is developed in Phase 2, BMP's will be installed to treat the additional area of development. To the extent possible, the master developer should provide BMP's for the design capture volume for the site. It may be necessary for the builders to treat runoff from their pad areas, which could be accomplished by means similar to those employed by the master developer.

For the construction phase of the project, a Storm Water Pollution Prevention Plan (SWPPP) will be required.



Figure 6-4: Storm Drain Concept  
 Note: All plans are for illustrative purposes only

This plan will specify the BMP's to be deployed during construction of the project to minimize deleterious effects on the quality of stormwater runoff from the project.

#### **6.2.4 Dry Utilities**

Electric service for the Phase 2 development will feed off of the Phase 1 infrastructure and the existing 66kV distribution line along Jamboree Road, and will be distributed through the project in underground distribution lines. Electric transformers serving the project are anticipated to be incorporated into the proposed building structures or will be screened from view to the public.

The SCE substation will be decommissioned by SCE, and the land on and around the SCE substation will be prepped for development.

Natural gas is provided to the site by the Southern California Gas Company. Existing 8" natural gas line located in Jamboree Road. Natural gas service for Phase 2 development will feed off of Phase 1 infrastructure and existing facilities.

AT&T phone service and Cox Communications fiber optic service are available in Jamboree Road. Telecommunications service for Phase 2 development will feed off of Phase 1 infrastructure and existing facilities.

6. PHASE 2 ON-SITE IMPROVEMENTS

**6.3 VEHICULAR CIRCULATION**

In Phase 2, the internal roadway system will expand upon the Phase 1 roadways to include a connection to Birch Street. This will replicate the existing access to the TowerJazz parking area from Birch Street. This access is enabled by virtue of an existing easement on the offsite property. Together with the two Jamboree Road intersections, this connection to Birch Street will be the third point of public vehicular access to the project. The emergency vehicle access to the Koll property in Phase 1 will be preserved. The Phase 2 roadways will have driveways that will provide direct access to parking

within each building envelope. Street parking will be available in designated locations. Roadway widths, turning radii, and turn-around dimensions will be designed to accommodate truck movements and fire equipment.

In addition to phase one improvements, a series of four additional connections to the Koll properties pedestrian network will be established. On-street improvements will also link pedestrians to the northeast corner of the project area with convenient proximity to Birch Street.

**6.4 PEDESTRIAN CIRCULATION**

In addition to unifying the various residential districts and project open space amenities for the overall Uptown Newport master plan, pedestrian circulation improvements in Phase 2 will complete connectivity elements from the site to adjacent Koll properties. In

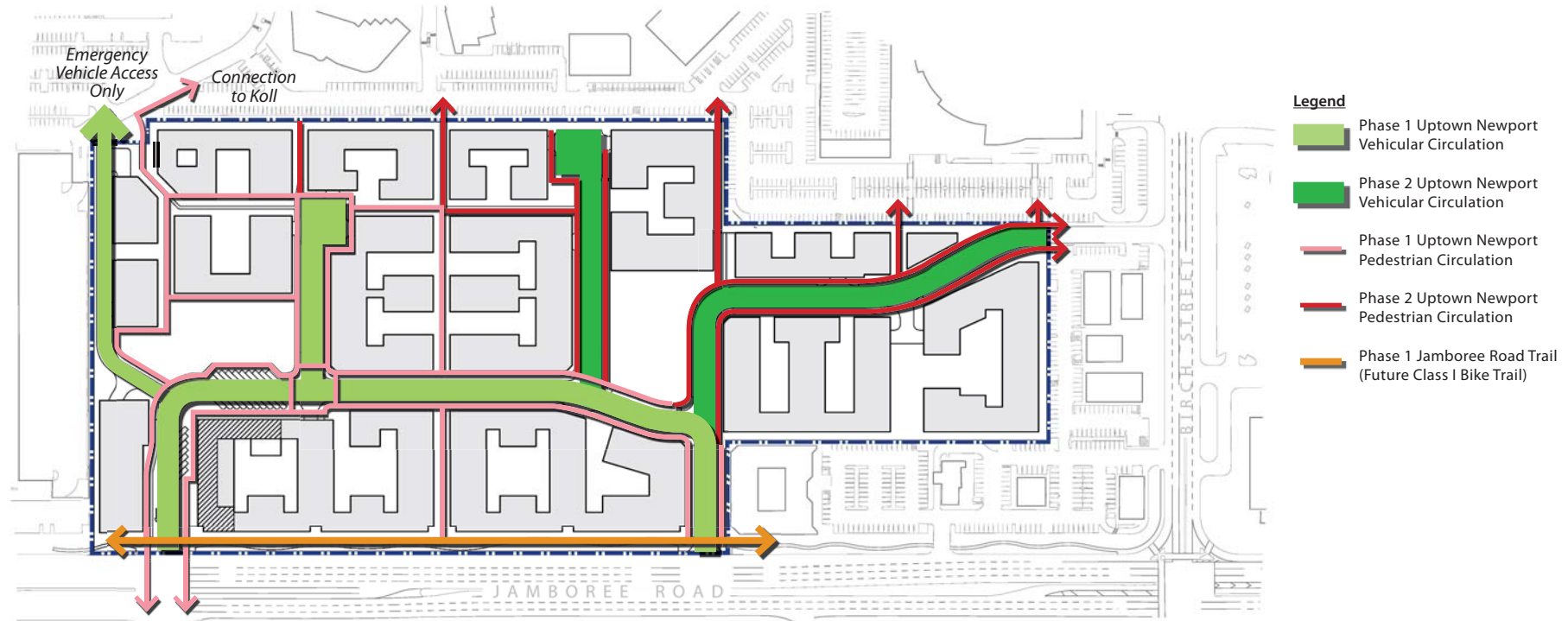


Figure 6-5: Phase 2 Vehicular & Pedestrian Circulation

Note: All plans are for illustrative purposes only



**6.5 PHASE 2 LANDSCAPE MASTER PLAN**

The common area landscape in phase two consists of the areas outside of the residential product development areas. These areas will include; secondary streets, paseo landscapes, park B, open space and community edges. The following exhibits will outline the landscape framework, hardscape and streetscape character



Figure 6-6: Phase 2 Master Plan  
Note: All plans are for illustrative purposes only

**6.5.1 Entry Drives**

The landscape character at the entries should be transparent inviting and colorful. Date Palm trees could punctuate the skyline entry while providing important views into the adjacent residential buildings and parks beyond. The use of colorful vines on the palm trunks and ground covers in this area is encouraged. Vertical screen trees used at the building edges are encouraged to soften and buffer the buildings from the street in this area. Hedges should be used to soften building bases and ground covers be used when parking is not adjacent. Angled parking located along the retail edge modifies the street tree pattern with canopy trees shading the parking areas and palms hugging the walkway promenade along both the storefronts and the market park paseo alike. Upon implementation of phase two, all adjacent walkways and parkway landscapes must be protected in place, with new landscape areas installed behind the phase one sidewalks. Buildings are designed to be approximately 2'-3' above the Jamboree Road center line elevation. Short retaining walls may be incorporated into the retail edge where necessary.

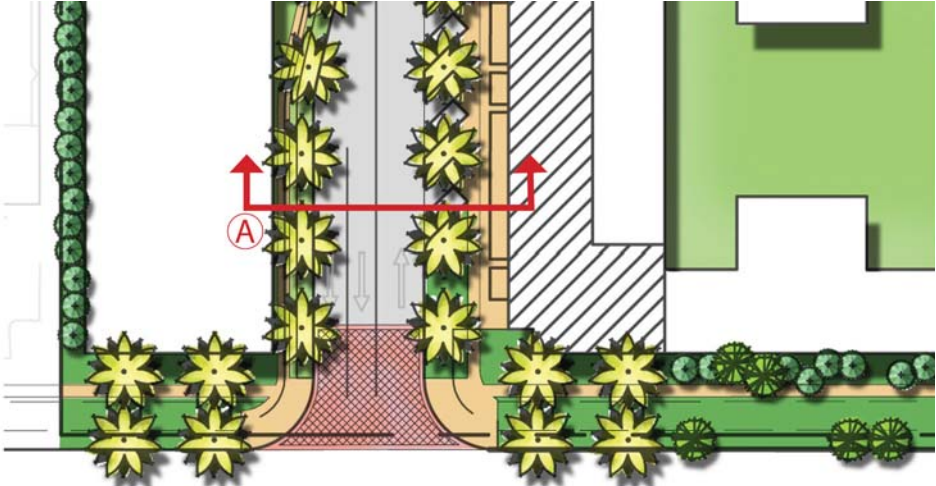


Figure 6-7: Section A - Entry Drive  
Note: All plans are for illustrative purposes only

**6.5.2 Spine Street**

The spine street is the core that provides the connection between the neighborhood and community amenities. Anchored by the two entries and supported by the two parks at each end, visually and physically this street is the most important link in the project. The street tree pattern is formal with alternating combinations of skyline palms and large evergreen canopy trees. Turf parkways at adjacent parallel parking areas will allow ease of access to the sidewalk. Upon implementation of phase two, all adjacent walkways and parkway landscapes must be protected in place, with new landscape areas installed behind the phase one sidewalks.

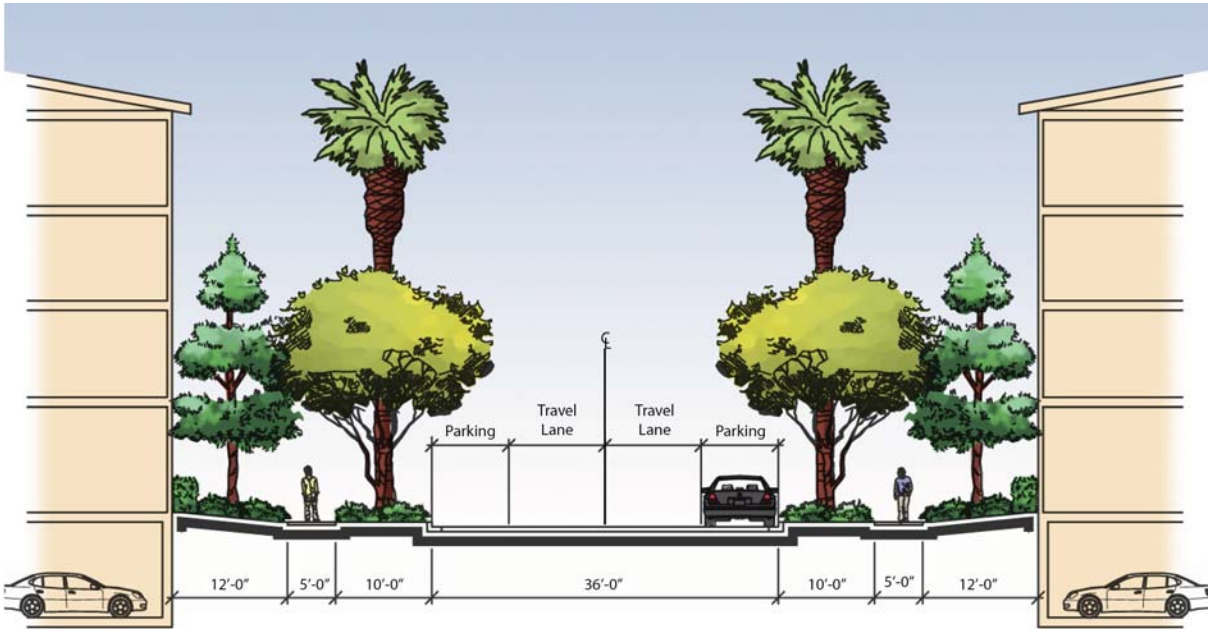
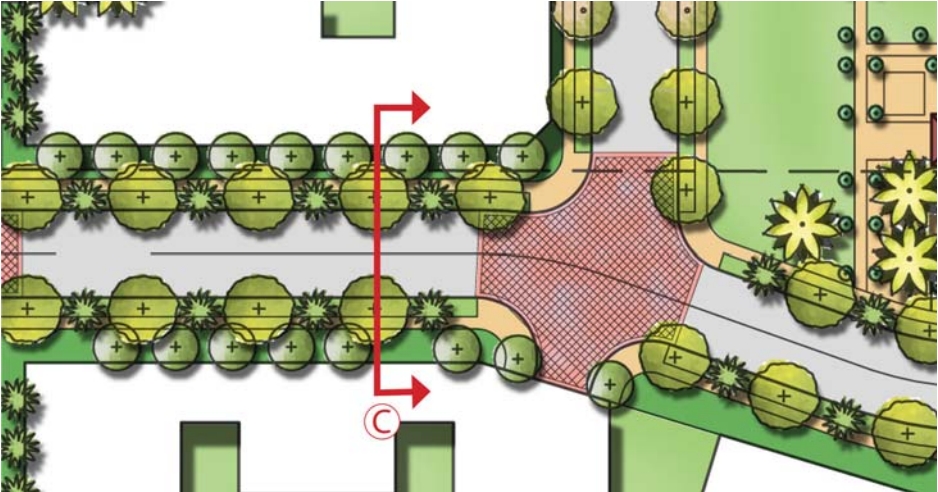


Figure 6-8: Section C - Spine Street  
Note: All plans are for illustrative purposes only



**6.5.3 Paseo Landscape**

These landscape areas are pedestrian connections that tie the project together using garden pathways. These pathways could be lined with vertical palms or canopy trees. The beginning and end of these paseos should be enhanced with accent trees or palms to call attention to these garden areas. Colorful shrubs and ground covers should be used here as well. Vertical buffer trees and accent trees could soften the edges and transitions to the vertical building mass and hedges should be used to soften building bases. The use of large pots in these garden areas is encouraged. Upon implementation of phase two, all adjacent walkways and parkway landscapes must be protected in place, with new landscape areas installed behind the phase one sidewalks.

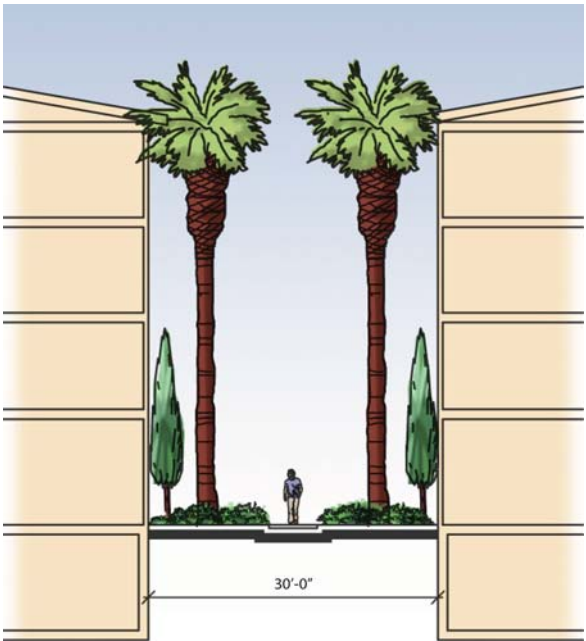
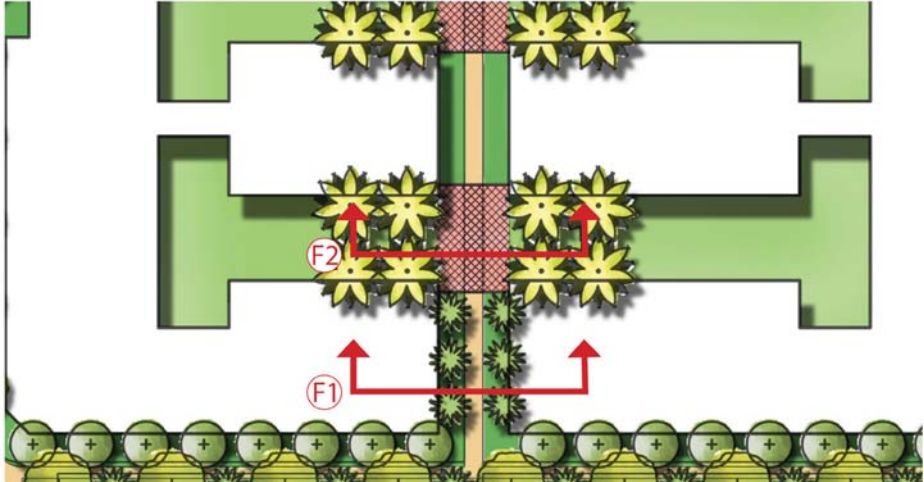


Figure 6-9: Section F - Paseo Landscape  
*Note: All plans are for illustrative purposes only*

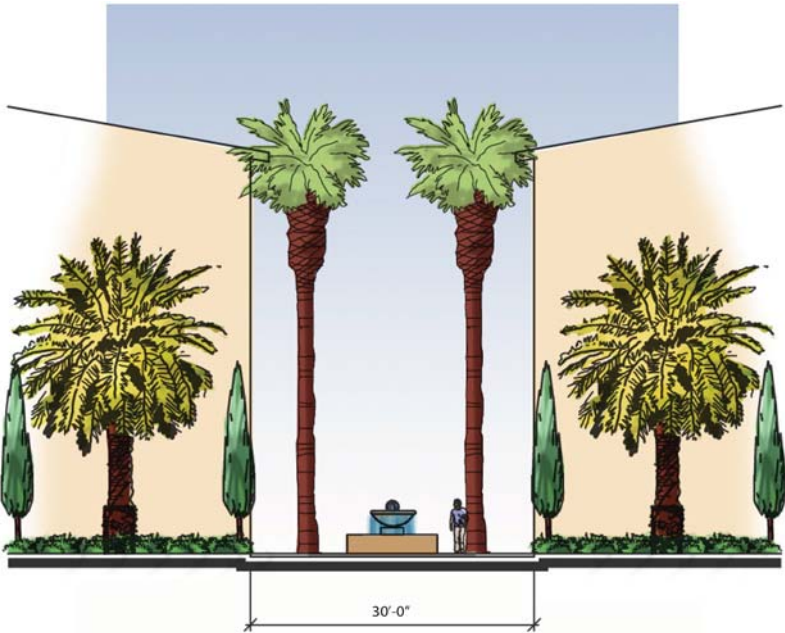


Figure 6-10: Section F - Paseo Landscape  
*Note: All plans are for illustrative purposes only*





### **7.1 BIRCH STREET INFRASTRUCTURE**

In Phase 2, the site roadway system will be extended northeasterly from the project property across the adjacent property for approximately 200 feet to Birch Street. This new roadway will generally follow the alignment of the current TowerJazz access drive to Birch Street that is located within an existing easement. Outbound traffic from the site will be controlled with a stop sign before turning left or right on Birch Street.

The water system improvements in Phase 2 will include a connection to the IRWD water main in Birch Street. A new IRWD water main will be extended from the existing main in Birch to the site within the proposed roadway. The Phase 2 sewer system improvements may also include a connection to the existing City of Newport Beach sewer line in Birch Street. A new sewer line would be extended from the existing sewer in Birch to the site within the proposed roadway. This new sewer line would serve the proposed buildings to be built at the northern end of the project site.

### **7.2 KOLL PROPERTY**

The development of Phase 2 will require the relocation of a portion of an existing City of Newport Beach underground storm drain line that crosses a corner of the project site to the rear of the existing TowerJazz manufacturing building. This 66-inch diameter storm drain line carries runoff from a tributary area that includes the project site as well as upstream properties north of Birch Street. The relocation work will involve constructing approximately 300 feet of replacement line within the adjacent Koll property. The relocated line is shown on the Storm Drain Concept plan, Figure 6-4. Concurrent with the relocation work, the existing easement documents will be modified to reflect the new alignment.



Figure 7-1: Existing Koll Property