

**CALIFORNIA COASTAL COMMISSION**

South Coast Area Office  
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Long Beach, CA 90802-4302  
(562) 590-5071



# W33

DATE: June 10, 2014

TO: Coastal Commissioners and Interested Parties

FROM: Commission Staff

SUBJECT: **ITINERARY**  
COMMISSION FIELD TRIP TO NEWPORT BANNING RANCH PROJECT SITE  
**(WEDNESDAY JUNE 11, 2014)**  
(For the Commission meeting of June 11-13, 2014 in Huntington Beach)

The Commission field trip will view some or all of the sites identified below, as time allows. With the exception of the first stop, the list of stops is subject to change.

**Entrance to the Newport Banning Ranch site.** The tour will begin at the entrance to the site located on Coast Highway. The entrance is through one of the proposed 'oil consolidation' areas. After entering the second set of gates we will turn right along the semi-paved road to the first stop. As we begin to climb the hill there will be a view of the southern arroyo on the left hand side of the road. As the terrain flattens out, the route passes through an area proposed to be developed with a resort hotel complex.

**(Full Stop #1) Coast Highway Overlook.** The proposed project would have one main road, known as Bluff Road, with 3 entries from the east, and one from the south at Coast Highway. Here the proposed Bluff Road access point from Coast Highway is visible. Sunset Ridge Park, located off the subject property, is visible in the distance to the southeast, currently under construction. The proposed road would pass through the arroyo-shaped depression in the terrain. Also visible is the location of habitat replacement undertaken pursuant to a prior Commission-issued restoration order. There are existing California gnatcatcher territories, among other biological resources, present here as well. We are standing within the footprint proposed for a resort (11.1 acres). On our way out of this stop, after looping around the back of the existing office building, to the left side is a view of the maritime succulent scrub growing on the bluffs. In this area, maritime succulent scrub enhancement activities, including removal of non-native iceplant, are underway for habitat mitigation purposes pursuant to the terms of the restoration order noted above. Moving north on the way to Stop #2, the route will pass through area proposed for the 'south family village' residential development.

**(Full Stop #2) Canyon Overlook.** There will be two observation points at this top. At **Stop 2a** we will be standing in the proposed 14.3 acre south family village residential development immediately next to the continuation of proposed Bluff Road. Facing Coast Highway, immediately to the left is Ticonderoga pond, a very large seasonal wetland to be located outside the development footprint (based on the current site plan), and to the left of that is a proposed 14.9 acre developed ball field community park. The proposed extension of 15<sup>th</sup> Street onto the property and its intersection with Bluff Road would occur in this area as well.

At **Stop 2b**, standing in what would be part of Bluff Park, we will be looking north at a view of the southern arroyo. The south family village would be to the northeast and southwest.

As we leave this stop we will backtrack along our prior route and as we descend the hill, the southern arroyo will be visible on the right hand side of the road. The route will continue down onto the floor of the southern arroyo and back up along the north slope. Some of this arroyo would be included within a proposed open space preserve. As the route continues north onto more level terrain we transition into area proposed for the 'north family village' residential development. The route will turn south toward Stop #3, at the northeast top of the southern arroyo.

**(Full Stop #3, optional depending on time) Southern Arroyo.** From this stop the southern arroyo is highly visible. We are standing at the point where Bluff Park and Bluff Road would meet the Arroyo. Looking south east, a proposed bridge that would span the arroyo. Looking north east, with our backs toward the southern arroyo, is part of Bluff Road and beyond that a proposed 2.7 acre developed community park, and the proposed extension of 16<sup>th</sup> Street onto the property. Looking northwest, is a large but somewhat "hidden" arroyo (difficult to see because of current site conditions), which is within the developed footprint of a proposed 41.5 acre north family village.

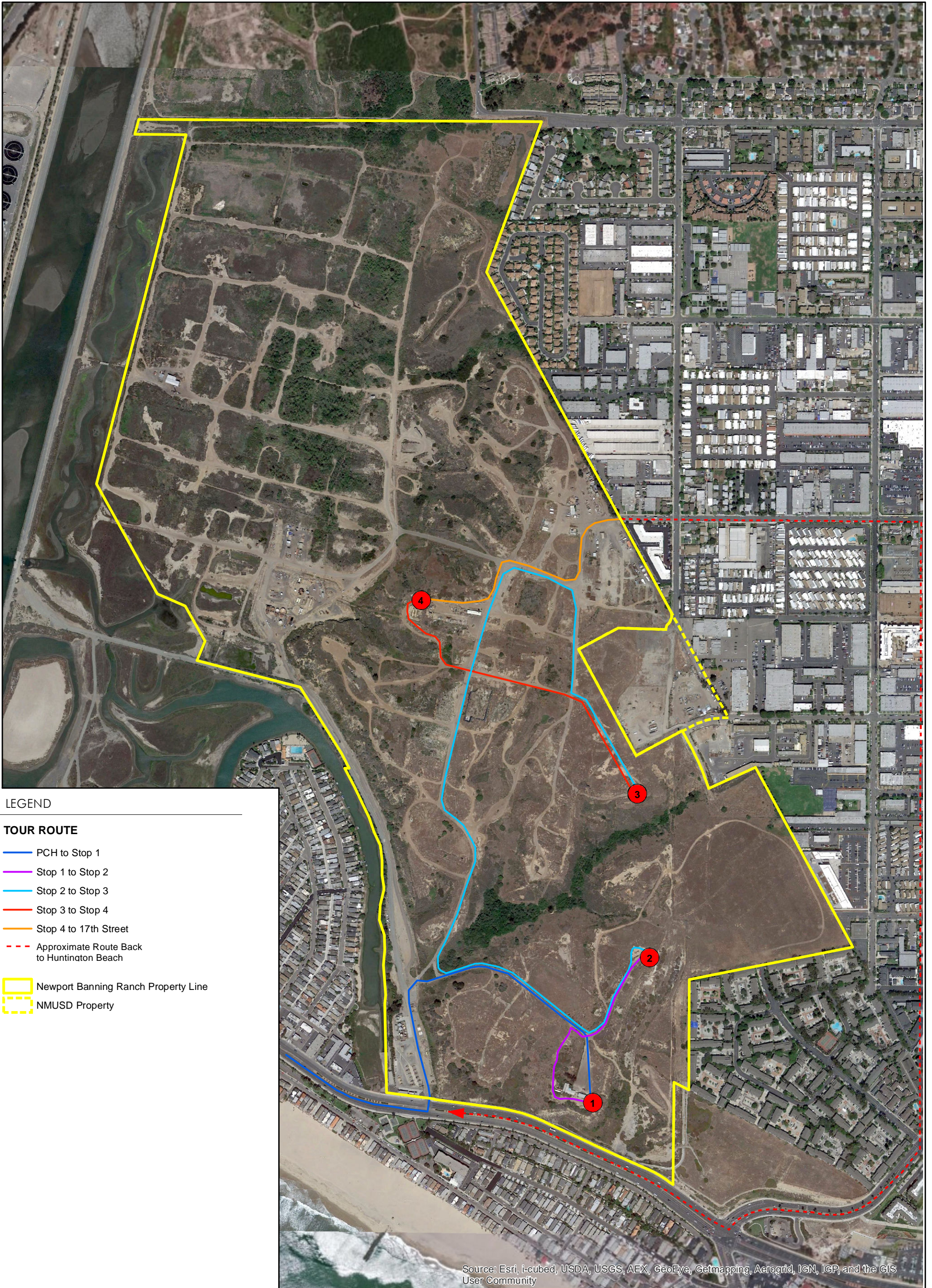
**(Full stop #4) Lowlands Lookout.** There are two viewpoints at this stop. **Stop 4a** - This is a highpoint in the landscape that shows the location of the proposed approximately 17 acre oil consolidation site. **Stop 4b** - Off to the right is a view of the lowlands, which consist of wetlands that are proposed for conservation and restoration. The bluff of the hillside we are standing on and the small arroyos on either side are proposed to be graded and filled and a trail would be constructed that descends to the lowlands. We are standing at the northern edge of the proposed 41.5 acre north family village.

From this point onward we will not be exiting the busses until we are back at Huntington Beach City Hall.

**Exit through 17<sup>th</sup> Street – Return to City Hall.** As we move toward the exit at 17<sup>th</sup> Street, the bus will pause in an area where vernal pools have been mapped. To the right are the two largest vernal pools on the site which support the federally listed endangered fairy shrimp. The two pools are divided by a dirt road. These two pools and others to the east are proposed to be preserved as part of the 'Vernal pool complex' in the most recent development plan alternative. Vernal pools between this point and the southern arroyo would be located in the footprint of the northern housing development. Immediately before we exit the site we see the location of the 'urban colony', a 16.5 acre high density mixed use development, on the left and on the right of the gated road. This is also where 17<sup>th</sup> Street would extend onto the property and connect up with the proposed Bluff Road.

Once the buses exit the property they will return to Pacific Coast Highway, via Superior Avenue. At the corner of Superior and Coast Highway you will see Sunset Ridge Park under construction. Turning right on Coast Highway, and approximately 200 yards after the turn, on the right side, we will drive by the proposed Bluff Road entry that we could see from Stop #1. You will also see the bluffs along the highway that are part of the property.

Immediately before passing the gate we originally used to enter the property you will see the location of the proposed pedestrian bridge that would span Coast Highway connecting the site to a City-owned park on the seaward side of the highway.



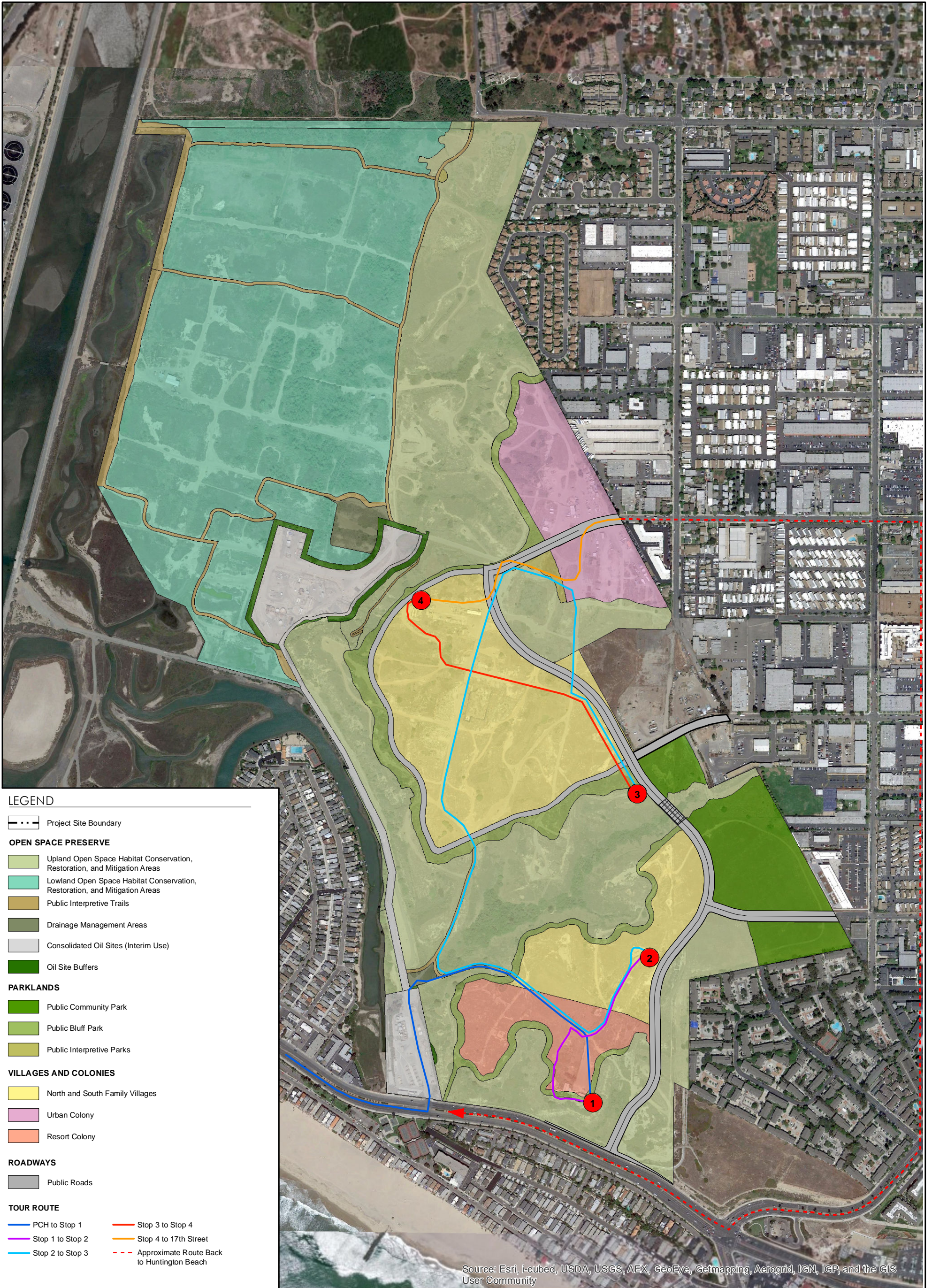
**LEGEND**

**TOUR ROUTE**

- PCH to Stop 1
- Stop 1 to Stop 2
- Stop 2 to Stop 3
- Stop 3 to Stop 4
- Stop 4 to 17th Street
- Approximate Route Back to Huntington Beach

- Newport Banning Ranch Property Line
- NMUSD Property

4-16-2013



**LEGEND**

- Project Site Boundary

**OPEN SPACE PRESERVE**

- Upland Open Space Habitat Conservation, Restoration, and Mitigation Areas
- Lowland Open Space Habitat Conservation, Restoration, and Mitigation Areas
- Public Interpretive Trails
- Drainage Management Areas
- Consolidated Oil Sites (Interim Use)
- Oil Site Buffers

**PARKLANDS**

- Public Community Park
- Public Bluff Park
- Public Interpretive Parks

**VILLAGES AND COLONIES**

- North and South Family Villages
- Urban Colony
- Resort Colony

**ROADWAYS**

- Public Roads

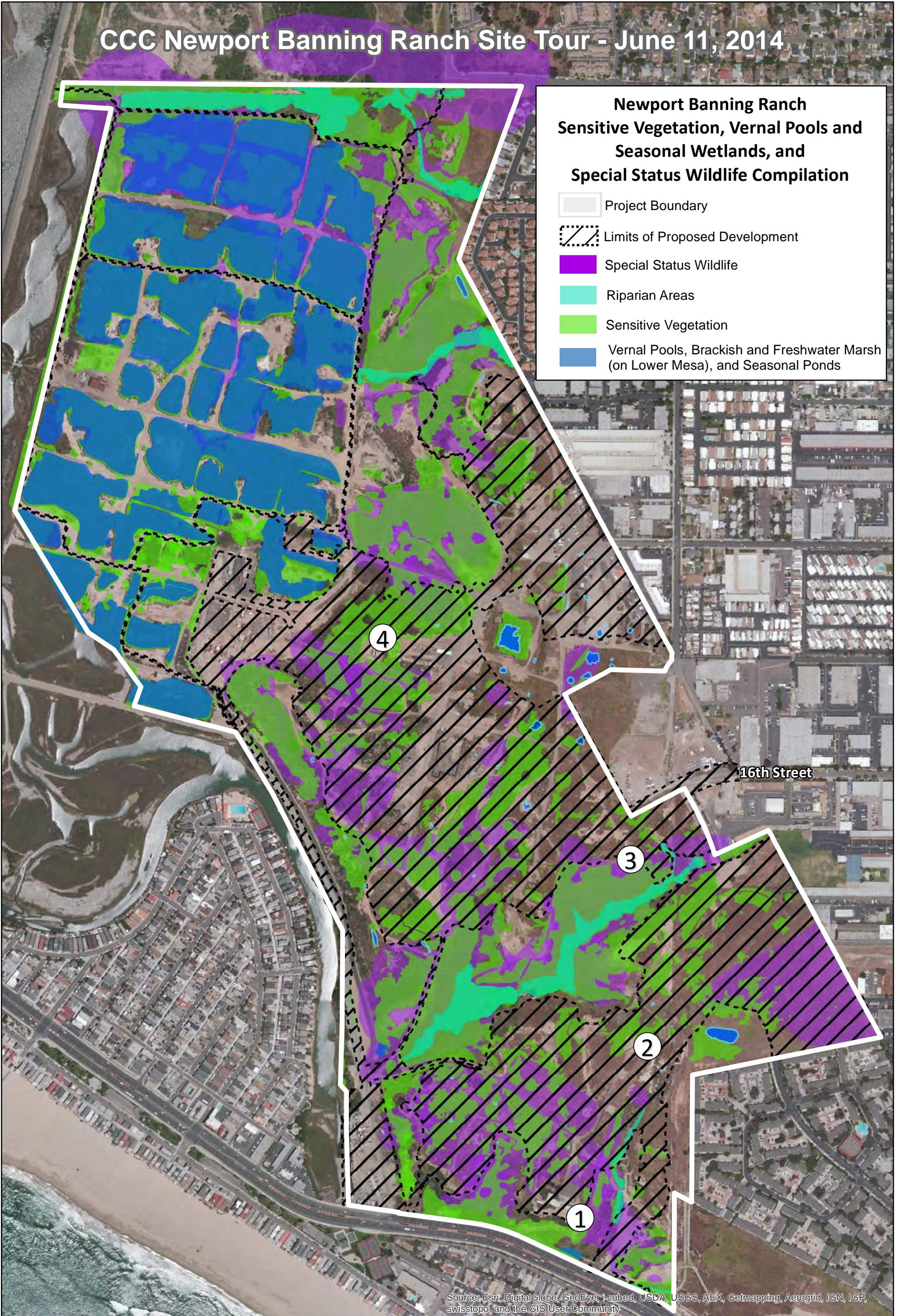
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Source: Esri, i-cubed, USDA, USGS, AEX, GeoEye, Getmapping, Aerogrid, IGN, IGP, and the GIS User Community

Aerial: 4-16-2013

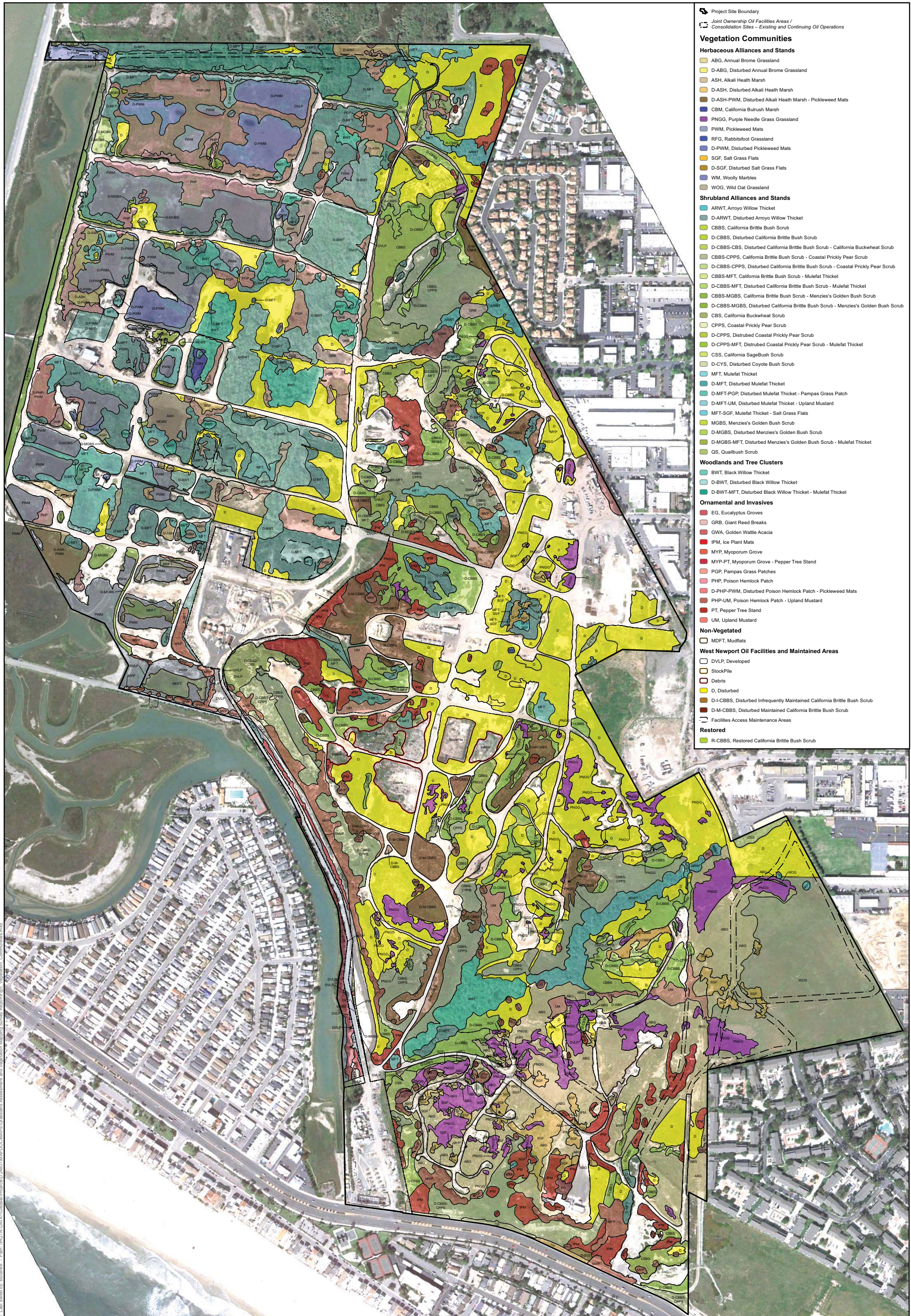
# CCC Newport Banning Ranch Site Tour - June 11, 2014



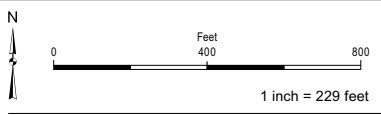
**Newport Banning Ranch  
Sensitive Vegetation, Vernal Pools and  
Seasonal Wetlands, and  
Special Status Wildlife Compilation**

- Project Boundary
- Limits of Proposed Development
- Special Status Wildlife
- Riparian Areas
- Sensitive Vegetation
- Vernal Pools, Brackish and Freshwater Marsh (on Lower Mesa), and Seasonal Ponds

**Draft. Subject To Revision.**



- Project Site Boundary
- Joint Ownership Oil Facilities Areas / Consolidation Sites - Existing and Continuing Oil Operations
- Vegetation Communities**
- Herbaceous Alliances and Stands**
- ABG, Annual Brome Grassland
- D-ABG, Disturbed Annual Brome Grassland
- ASH, Alkali Heath Marsh
- D-ASH, Disturbed Alkali Heath Marsh
- D-ASH-PWM, Disturbed Alkali Heath Marsh - Pickleweed Mats
- CBM, California Bulrush Marsh
- PNGG, Purple Needle Grass Grassland
- PWM, Pickleweed Mats
- RFG, Rabbitsfoot Grassland
- D-PWM, Disturbed Pickleweed Mats
- SGF, Salt Grass Flats
- D-SGF, Disturbed Salt Grass Flats
- WM, Woolly Marbles
- WOG, Wild Oat Grassland
- Shrubland Alliances and Stands**
- ARWT, Arroyo Willow Thicket
- D-ARWT, Disturbed Arroyo Willow Thicket
- CBBS, California Brittle Bush Scrub
- D-CBBS, Disturbed California Brittle Bush Scrub
- D-CBBS-CBS, Disturbed California Brittle Bush Scrub - California Buckwheat Scrub
- D-CBBS-CPPS, California Brittle Bush Scrub - Coastal Prickly Pear Scrub
- D-CBBS-CPPS, Disturbed California Brittle Bush Scrub - Coastal Prickly Pear Scrub
- D-CBBS-MFT, California Brittle Bush Scrub - Mulefat Thicket
- D-CBBS-MFT, Disturbed California Brittle Bush Scrub - Mulefat Thicket
- D-CBBS-MGBS, California Brittle Bush Scrub - Menzies's Golden Bush Scrub
- D-CBBS-MGBS, Disturbed California Brittle Bush Scrub - Menzies's Golden Bush Scrub
- CBS, California Buckwheat Scrub
- CPPS, Coastal Prickly Pear Scrub
- D-CPPS, Disturbed Coastal Prickly Pear Scrub
- D-CPPS-MFT, Disturbed Coastal Prickly Pear Scrub - Mulefat Thicket
- CSS, California Sagebrush Scrub
- D-CYS, Disturbed Coyote Bush Scrub
- MFT, Mulefat Thicket
- D-MFT, Disturbed Mulefat Thicket
- D-MFT-PGP, Disturbed Mulefat Thicket - Pampas Grass Patch
- D-MFT-UM, Disturbed Mulefat Thicket - Upland Mustard
- MFT-SGF, Mulefat Thicket - Salt Grass Flats
- MGBS, Menzies's Golden Bush Scrub
- D-MGBS, Disturbed Menzies's Golden Bush Scrub
- D-MGBS-MFT, Disturbed Menzies's Golden Bush Scrub - Mulefat Thicket
- QS, Quailbush Scrub
- Woodlands and Tree Clusters**
- BWT, Black Willow Thicket
- D-BWT, Disturbed Black Willow Thicket
- D-BWT-MFT, Disturbed Black Willow Thicket - Mulefat Thicket
- Ornamental and Invasives**
- EG, Eucalyptus Groves
- GRB, Giant Reed Breaks
- GWA, Golden Wattle Acacia
- IPM, Ice Plant Mats
- MYP, Myoporum Grove
- MYP-PT, Myoporum Grove - Pepper Tree Stand
- PGP, Pampas Grass Patches
- PHP, Poison Hemlock Patch
- D-PHP-PWM, Disturbed Poison Hemlock Patch - Pickleweed Mats
- D-PHP-UM, Poison Hemlock Patch - Upland Mustard
- PT, Pepper Tree Stand
- UM, Upland Mustard
- Non-Vegetated**
- MDFT, Mudflats
- West Newport Oil Facilities and Maintained Areas**
- DVLFP, Developed
- StockPile
- Debris
- D, Disturbed
- D-CBBS, Disturbed Infrequently Maintained California Brittle Bush Scrub
- D-M-CBBS, Disturbed Maintained California Brittle Bush Scrub
- Facilities Access Maintenance Areas
- Restored**
- R-CBBS, Restored California Brittle Bush Scrub


















































SOURCE: 2011 Aerial provided by Fuscoe Engineering, Vegetation - Basemap (GLA 2009), Update (Dudek 2013)

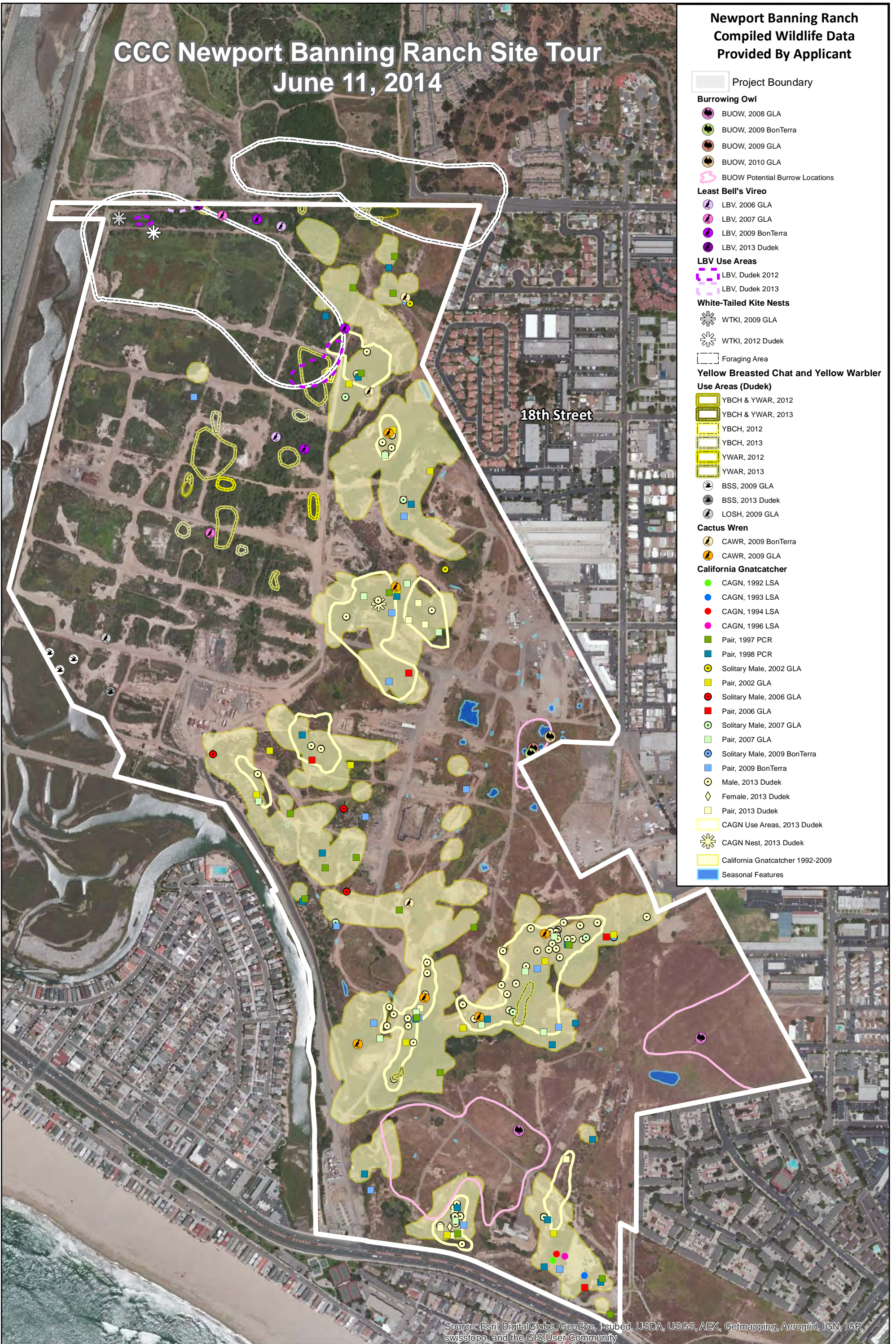
**Figure 5**  
**Vegetation Communities**

Date: 10/12/2013 - Created by: skwanell - Path: \\CHOTR-DATA\GIS\Map\Projects\1724801\MAPDOC\MAPS\Grassland Assessment and Vegetation Mapping Survey Report\Fig5\_Vegetation\_Communities.mxd

# CCC Newport Banning Ranch Site Tour June 11, 2014

## Newport Banning Ranch Compiled Wildlife Data Provided By Applicant

-  Project Boundary
- Burrowing Owl**
  -  BUOW, 2008 GLA
  -  BUOW, 2009 BonTerra
  -  BUOW, 2009 GLA
  -  BUOW, 2010 GLA
  -  BUOW Potential Burrow Locations
- Least Bell's Vireo**
  -  LBV, 2006 GLA
  -  LBV, 2007 GLA
  -  LBV, 2009 BonTerra
  -  LBV, 2013 Dudek
- LBV Use Areas**
  -  LBV, Dudek 2012
  -  LBV, Dudek 2013
- White-Tailed Kite Nests**
  -  WTKI, 2009 GLA
  -  WTKI, 2012 Dudek
-  Foraging Area
- Yellow Breasted Chat and Yellow Warbler Use Areas (Dudek)**
  -  YBCH & YWAR, 2012
  -  YBCH & YWAR, 2013
  -  YBCH, 2012
  -  YBCH, 2013
  -  YWAR, 2012
  -  YWAR, 2013
-  BSS, 2009 GLA
-  BSS, 2013 Dudek
-  LOSH, 2009 GLA
- Cactus Wren**
  -  CAWR, 2009 BonTerra
  -  CAWR, 2009 GLA
- California Gnatcatcher**
  -  CAGN, 1992 LSA
  -  CAGN, 1993 LSA
  -  CAGN, 1994 LSA
  -  CAGN, 1996 LSA
  -  Pair, 1997 PCR
  -  Pair, 1998 PCR
  -  Solitary Male, 2002 GLA
  -  Pair, 2002 GLA
  -  Solitary Male, 2006 GLA
  -  Pair, 2006 GLA
  -  Solitary Male, 2007 GLA
  -  Pair, 2007 GLA
  -  Solitary Male, 2009 BonTerra
  -  Pair, 2009 BonTerra
  -  Male, 2013 Dudek
  -  Female, 2013 Dudek
  -  Pair, 2013 Dudek
  -  CAGN Use Areas, 2013 Dudek
  -  CAGN Nest, 2013 Dudek
  -  California Gnatcatcher 1992-2009
  -  Seasonal Features

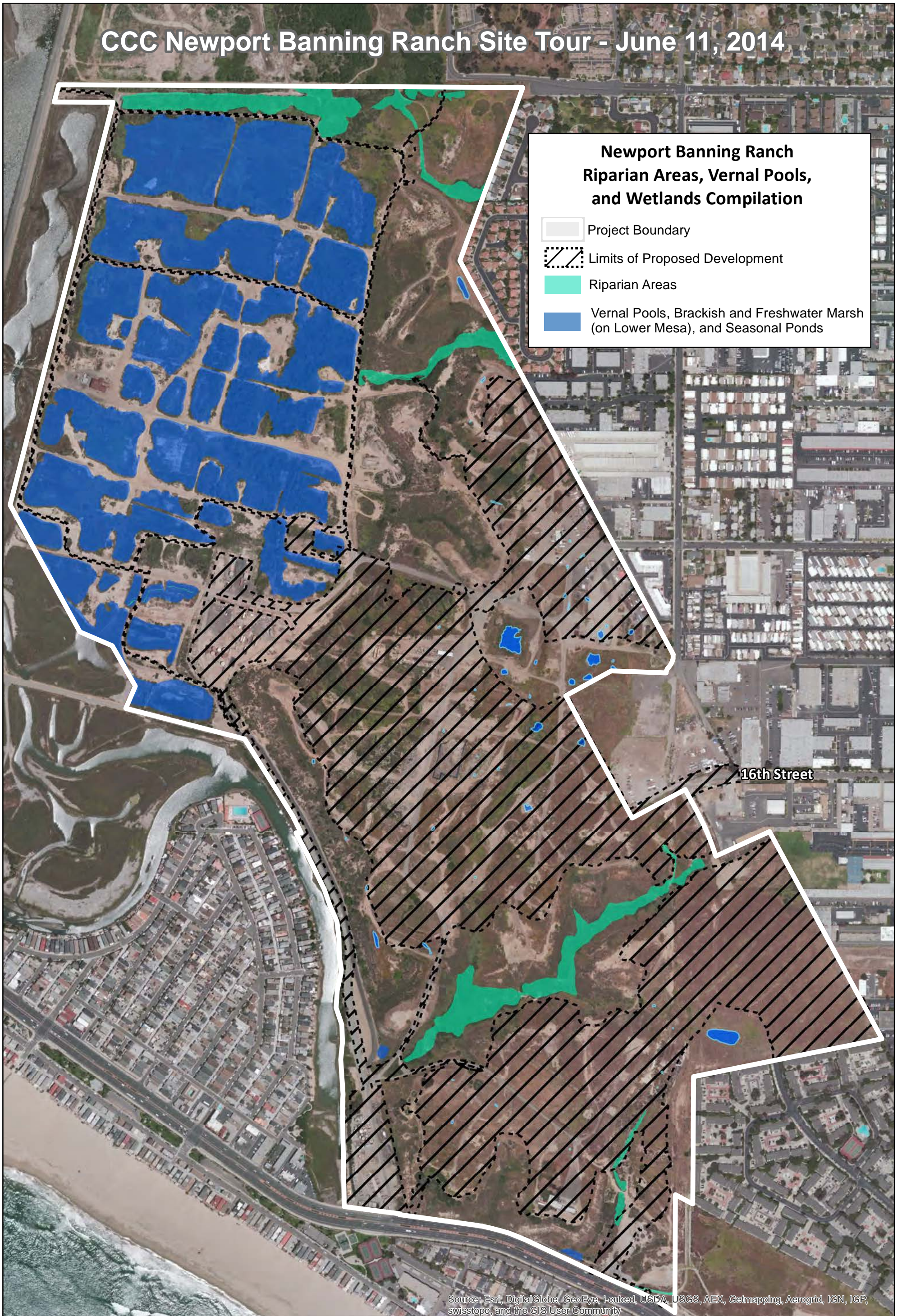


Source: Esri, DigitalGlobe, GeoEye, i-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

**Preliminary Draft. Subject To Revision.**

0 250 500 1,000 Feet

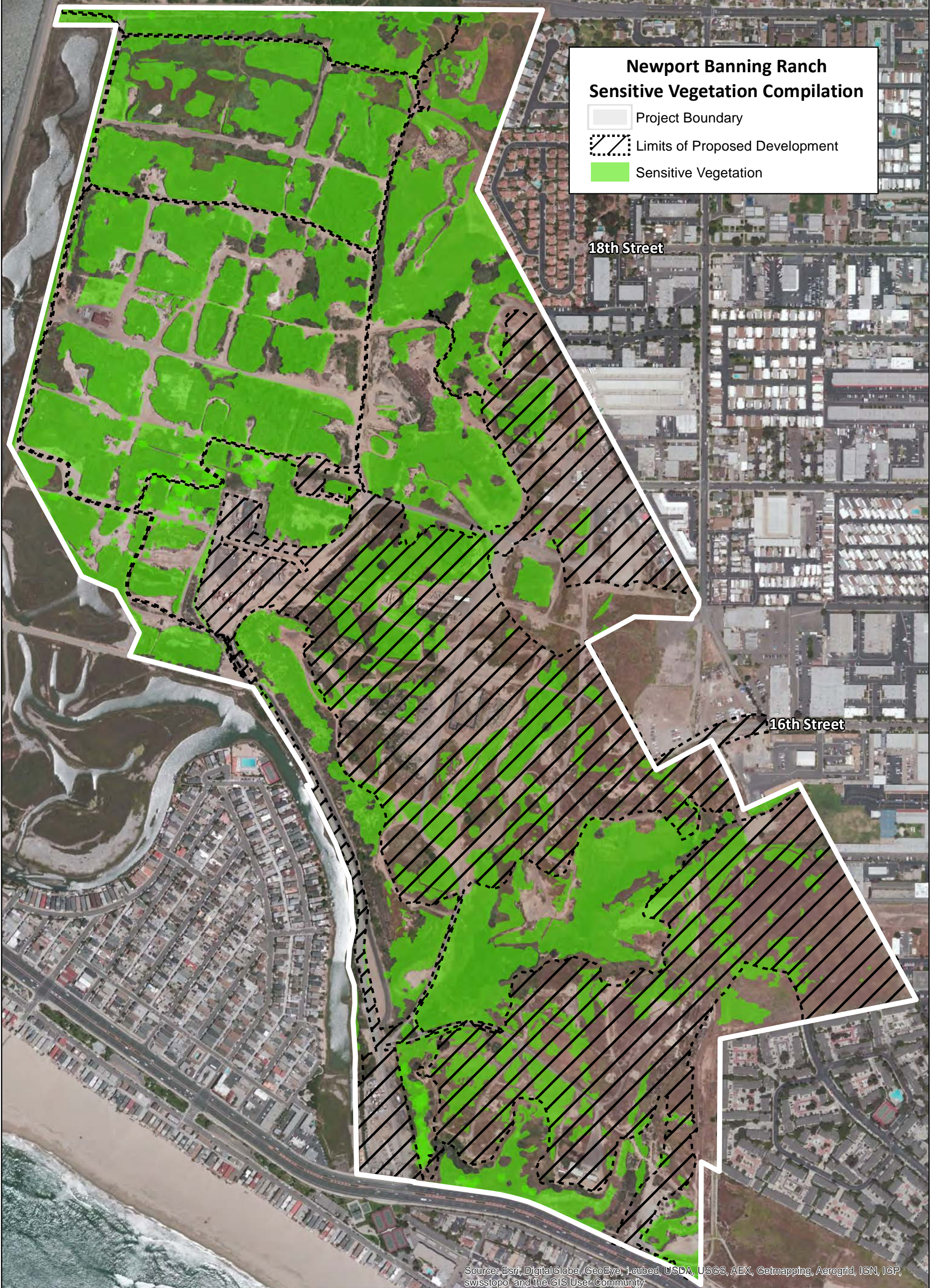
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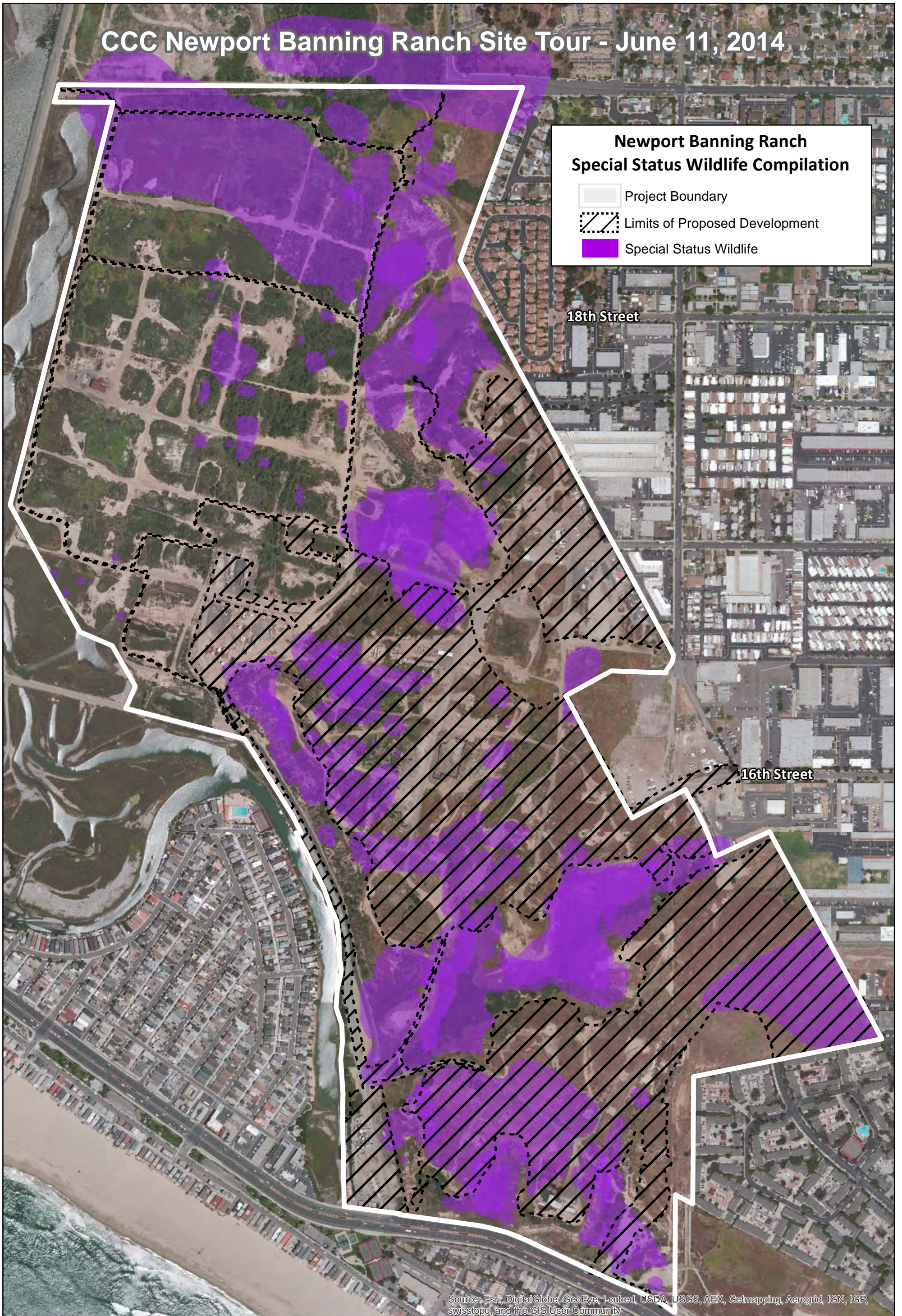


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