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CALIFORNIA
COASTAL COMMISSION

August 2, 2012

Ms. Mary Shallenberger, Chair
California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105

Re: Sunset Ridge Park
CDP Application 5-11-302

Dear Chair Shallenberger and Commissioners,

Please find enclosed Schmitz and Associates, Inc. lobby packet dated August 1, 2012 for the Sunset Ridge Park project in Newport Beach, CA CDP 5-11-302.

After your review should you have any questions or comments please feel free to contact us at your convenience.

Thank you very much for your time.

Best regards,



Kris Graves
Executive Assistant to Don Schmitz
Phone: 818-338-3636
Email: kgraves@Schmitzandassociates.net

Cc: John Del Arroz
California Coastal Commission
Long Beach, CA



PROVIDERS OF LAND USE PLANNING
FOR A BETTER COMMUNITY

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Sunset Ridge Park

CDP Application No. 5-11-302



Information Packet

Prepared by Schmitz and Associates

On Behalf of the City of Newport Beach

August 1st, 2012



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Remaining Salient Points:

1. The evidence is comprehensive that the entire Sunset Ridge Park Property has been annually disked or mowed since 1965.
2. Due to the unique location of the land relative to critical medical facilities surrounding the park, the fire chief will continue to require complete clearance in the future.
3. The park landscaping plan will create over four acres of permanent undisturbed habitat as approved by U.S. Fish and Wildlife Service, which does not presently exist.
4. The Fire Chief will allow the significant expansion of native vegetation on the site because it will be irrigated, and adjacent to the grass fields.
5. Even though the mowed lot does not qualify as ESHA, the city acknowledges that for a few months between mowing there is some habitat value. Accordingly, the City is proposing to create 1.5 acres of permanent Coastal Sage Scrub habitat in Upper Newport Bay which has an established and documented nesting Gnatcatcher population.

Fire Hazard

Surrounding Care Facilities & Methane Co-Generation Plant



Hoag Hospital



Hoag Hospital **Cancer Treatment Center**



Newport Lido Medical Plaza



Newport Superior Medical Plaza



Child Care Center



Vintage Senior Living Community



Methane Co-Generation Plant



Olive View Hospital **Evacuation**

Marek Fire – October 2008



Marek Fire Consequences for Olive View Hospital:

- Fire came within approximately 2.5 miles of Olive View Hospital Campus
- Smoke from fire began to reach the hospital
- Hospital patients were evacuated



15

Marek Fire

Distance to Olive View Hospital



Sunset Ridge Park

Distances to Critical Infrastructure



The entirety of the Sunset Ridge Park property is located within a short distance of numerous medical facilities, child care centers, senior care centers and a methane co-generation plant. All of these facilities would need to be evacuated in the event of a large fire on the Sunset Ridge Park property.

Existing & Proposed Onsite Vegetation

Existing Disturbed Encelia



Disturbed Encelia Facts:

- 3.64 acres at issue
- Beginning prior to the enactment of the Coastal Act, the entire park property has been disturbed annually
- No Gnatcatcher *ever* found in *any* protocol survey within property boundaries
- Sunset Ridge Park EIR:
 - “The 3.64 acres of disturbed Encelia scrub is regularly mowed for fuel modification and weed abatement purposes and *contains a high percentage of non-native weeds*; therefore, it is not considered special status.”
 - “This vegetation type (disturbed Encelia scrub) is dominated by bush sunflower and deerweed (lotus scoparius). The understory consists of non-native grasses and forbs, including black mustard (*Brassica nigra*), foxtail chess (*Bromus madritensis* ssp. *rubens*), Russian thistle (*Salsola tragus*), and tocalote (*Centaurea melitensis*).”

Proposed Onsite High-Quality Native Planting



Proposed Planting Plan Facts:

- 4.4 acres of pristine, high-quality native plant species of the coastal sage scrub vegetation community
- Plants identified by the California Invasive Plant Council as an invasive risk in southern California will be excluded from all landscaping within the park
- Human intrusion into pristine habitat areas will be discouraged through the use of signs and fencing to create a more sustainable and ecologically significant habitat area than currently exists on the park property
- All vegetated areas will be irrigated significantly reducing the fire risk to surrounding neighborhoods and eliminating the need to mow

LEGEND

- Expanded CSS - Native
Acreage: .16 ac.
- Water Infiltration / Native Buffer Area
Acreage: .52 ac.
- Residential Buffer
Acreage: 2.21 ac.
- Active Area - Ornamental Evergreen Grasses
Acreage: 1.41 ac.
- Turf Area (Including Driveable Grass)
Acreage: 5.32 ac.
- Butterfly Garden
Acreage: .10 ac.
- Streetscape Slope
Acreage: 1.51 ac.
- Existing - Not to Be Disturbed*
Acreage: .93 ac.
- 16' Wide Maintenance Road
Acreage: .24 ac. (6" Gravel Base & Thickened Wood Header)
- Hardscape (Including Tot Lot)

- *Areas are outside of Grading Limits and are Not to Be Disturbed as part of the Sunset Ridge Park Project.
- NOV Areas
- Bndy. of Potentially Significant Vegetation
- Offset from Boundary of SE NOV and Potentially Significant Vegetation
- Caltrans Scenic Easement
- New Chain Link Fencing
- Site Sections
Refer to Page 3 for Sections A, B & C

TOTAL PARK ACREAGE
13.70 ac. + 1.50ac. Existing Parking Lot = 15.20 ac.



Red Denotes Plant Nativity to Southwest California Floristic Province

*Refer to Jepson Manual Higher Plants of California for Floristic Province designations

Denotes Plant Nativity to Coastal Sage Scrub Plant Community

EXPANDED CSS

Amsinckia menziesii var. intermedia	Fiddleneck
Artemisia californica	California Sagebrush
Atriplex lentiformis	Big Saltbush
Baccharis pilularis	Coyote Brush
Bromus carinatus	California Brome Grass
Encelia californica	Coast Sunflower
Eriogonum fasciculatum	California Buckwheat
Eriophyllum confertiflorum	Golden Yarrow
Isocoma menziesii	Coastal Goldenbush
Isomeris arborea	Bladderpod
Leymus condensatus	Giant Wild Rye
Leymus triticoides	Creeping Wild Rye
Lotus scoparus	Deerweed
Lupinus succulentus	Arroyo Lupine
Melica imperfecta	California Melic
Mimulus aurantiacus	Orange Bush Monkeyflower
Nassella lepida	Foothill Needlegrass
Opuntia littoralis	Coast Prickly Pear
Opuntia prolifera	Coastal Cholla
Phacelia cicutaria	Caterpillar Phacelia
Phacelia minor	California Bells
Rhamnus californica	Coffeeberry
Rhamnus ilicifolia	Hollyleaf Redberry
Rhus integrifolia	Lemonade Berry
Salvia mellifera	Black Sage

WATER INFILTRATION / NATIVE BUFFER AREA

Baccharis pilularis	Coyote Brush
Bromus carinatus	California Brome
Elymus glaucus	Western Rye Grass
Encelia californica	Coast Sunflower
Eriogonum fasciculatum	Common Buckwheat
Juncus patens	Rush
Leymus condensatus 'Canyon Prince'	Canyon Prince Wild Rye
Leymus triticoides	Creeping Wild Rye
Lupinus succulentus	Arroyo Lupine
Muhlenbergia rigens	Deergrass
Nassella lepida	Foothill Needlegrass
Nassella pulchra	Purple Needlegrass
Opuntia littoralis	Coast Prickly Pear
Rhamnus californica	Coffeeberry
Salvia apiana	White Sage
Salvia leucophylla	Purple Sage
Salvia mellifera 'Terra Seca'	Black Sage

RESIDENTIAL BUFFER

Arctostaphylos 'Pacific Mist'	Manzanita
Arctostaphylos u. 'Point Reyes'	Manzanita
Baccharis pilularis 'Pigeon Point'	Dwarf Coyote Brush
Baccharis pilularis 'Twin Peaks'	Dwarf Coyote Brush
Ceanothus g.h. 'Carmel Creeper'	Wild Lilac
Ceanothus 'Concha'	Wild Lilac
Encelia californica	Coast Sunflower
Muhlenbergia rigens	Deergrass
Nassella lepida	Foothill Needlegrass
Opuntia littoralis	Coast Prickly Pear
Opuntia prolifera	Coastal Cholla
Rhamnus californica	Coffeeberry
Rhamnus ilicifolia	Hollyleaf Redberry
Rhus integrifolia	Lemonade Berry

STREETSCAPE SLOPE

Amsinckia menziesii var. intermedia	Fiddleneck
Acacia redolens 'Low Boy'	Prostrate Acacia
Arctostaphylos 'Pacific Mist'	Manzanita
Atriplex lentiformis	Big Saltbush
Baccharis pilularis 'Pigeon Point'	Dwarf Coyote Brush
Baccharis pilularis 'Twin Peaks'	Dwarf Coyote Brush
Ceanothus g.h. 'Carmel Creeper'	Wild Lilac
Ceanothus 'Joyce Coulter'	Wild Lilac
Ceanothus 'Concha'	Wild Lilac
Encelia californica	Coast Sunflower
Eriogonum fasciculatum	California Buckwheat
Eriophyllum confertiflorum	Golden Yarrow
Isocoma menziesii	Coastal Goldenbush
Isomeris arborea	Bladderpod
Leymus condensatus	Giant Wild Rye
Lotus scoparus	Deerweed
Lupinus succulentus	Arroyo Lupine
Melica imperfecta	California Melic
Mimulus aurantiacus	Orange Bush Monkeyflower
Festuca mairei	Atlas Fescue
Muhlenbergia rigens	Deergrass
Nassella lepida	Foothill Needlegrass
Opuntia littoralis	Coast Prickly Pear
Opuntia prolifera	Coastal Cholla
Rhamnus californica	Coffeeberry
Rhamnus ilicifolia	Hollyleaf Redberry
Rhus integrifolia	Lemonade Berry

BUTTERFLY GARDEN

Achillea clavennae	Silvery Yarrow
Achillea millefolium 'Rosea'	Common Yarrow
Anigozanthos flavidus	Kangaroo Paw
Buddleja davidii	Butterfly Bush
Carex pansa	California Meadow Sedge
Ceanothus g.h. 'Carmel Creeper'	Wild Lilac
Ceanothus 'Joyce Coulter'	Wild Lilac
Ceanothus 'Concha'	Wild Lilac
Echium candicans	Pride of Madeira
Encelia californica	Coast Sunflower
Eriogonum fasciculatum	Common Buckwheat
Festuca o. g. 'Siskiyow Blue'	Blue Fescue
Lavandula angustifolia 'Hidcote'	Lavender
Lupinus succulentus	Arroyo Lupine
Mimulus spp.	Monkey Flower
Penstemon centranthifolius	Scarlet Bugler
Penstemon grinnellii	Grinnell's Beardtongue
Romneya coulteri	Matilija Poppy
Rosmarinus 'Collingwood Ingram'	Rosemary
Salvia greggii	Autumn Sage
Salvia leucophylla	Purple Sage
Salvia mellifera 'Terra Seca'	Dwarf Black Sage
Sedum spathulifolium	Stonecrop
Senecio flaccidus var. monoensis	Mono Groundsel
Senecio mandraliscae	Blue Chalk Sticks
Sisyrinchium bellum	Blue-Eyed Grass
Tagetes lemmonii	Mexican Marigold
Teucrium chamaedrys	Creeping Germander
Trichostema lanatum	Wooly Blue Curls

ACTIVE AREA

Artemisia 'Powis Castle'	Sagebrush
Baccharis pilularis 'Pigeon Point'	Dwarf Coyote Brush
Baccharis pilularis 'Twin Peaks'	Dwarf Coyote Brush
Carex divulsa	Berkeley Sedge
Carex pansa	Dune Sedge
Carex tumulicola	Foothill Sedge
Carissa grandiflora 'Green Carpet'	Natal Plum
Encelia californica	Coast Sunflower
Festuca mairei	Atlas Fescue
Festuca o. g. 'Siskiyow Blue'	Blue Fescue
Leymus condasatus 'Canyon Prince'	Giant Wild Rye
Leymus triticoides	Creeping Wild Rye
Muhlenbergia capillaris	Pink Muhlygrass
Muhlenbergia rigens	Deergrass
Nassella cernua	Nodding Needlegrass
Nassella lepida	Foothill Needlegrass
Nassella pulchra	Purple Needlegrass
Pennisetum alopecuroides 'Little Bunny'	Fountain Grass
Rhapheolepis indica 'Clara'	Inda Hawthorn
Rosmarinus officinalis 'Huntington Carpet'	Rosemary
Rosmarinus officinalis 'Tuscan Blue'	Rosemary
Salvia 'Allen Chickering'	Allen Chickering Sage
Salvia greggii	Autumn Sage
Wisteria sinensis	Chinese Wisteria

TREES

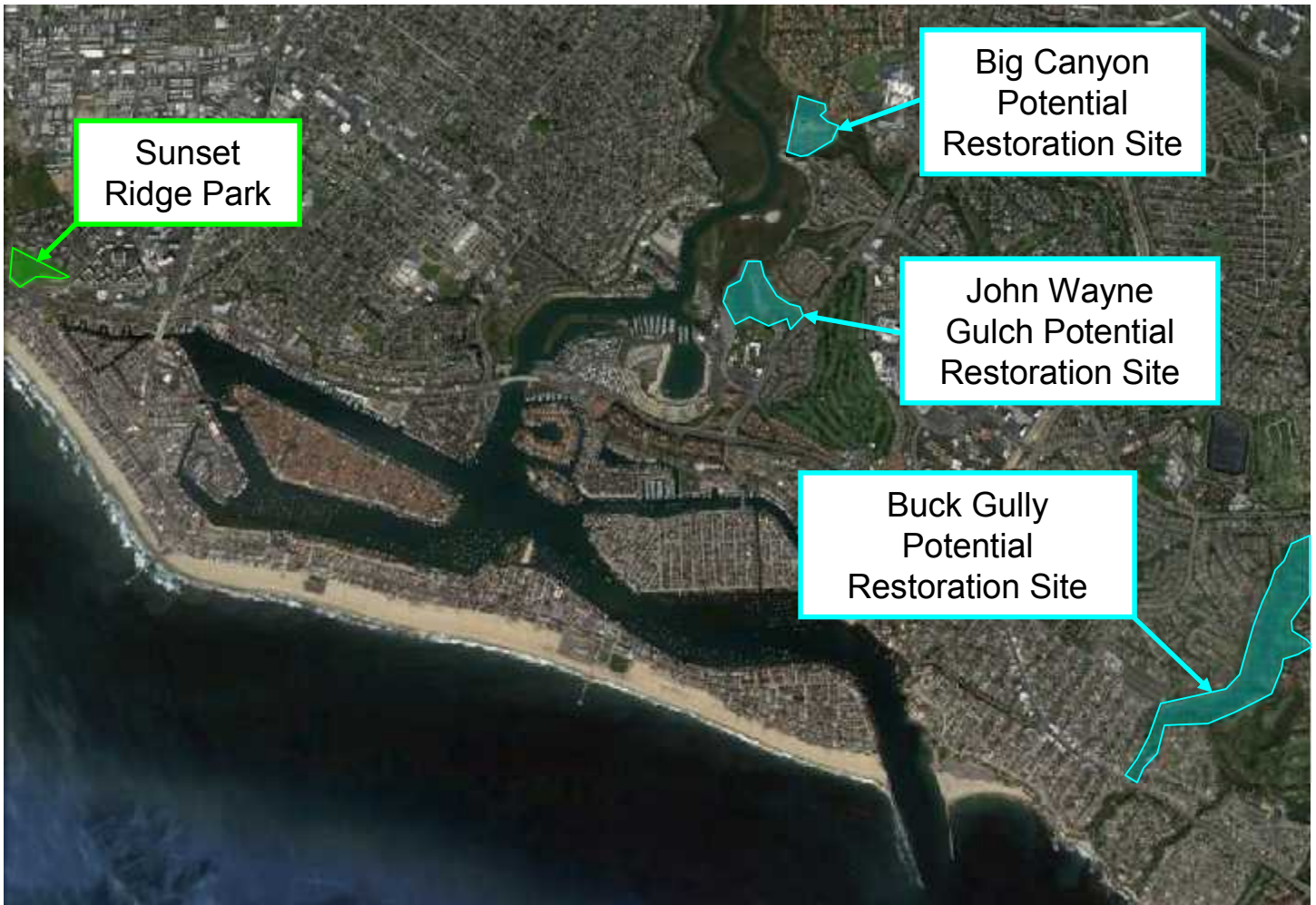
Acacia pendula	Weeping Myall - 15' to 25' HEIGHT
Albizia julibrissin	Silk Tree - 20' to 30' HEIGHT
Arbutus 'Marina'	Hybrid Strawberry Tree - 20' to 30' HEIGHT
Bauhinia x blakeana	Hong Kong Orchid Tree - 20' to 25' HEIGHT
Ceanothus 'Ray Hartman'	Ray Hartman Ceanothus - 15' to 20' HEIGHT
Heteromeles arbutifolia	Toyon -15' to 20' HEIGHT
Lyonothamus floribundus spp. floribundus...	Santa Catalina Ironwood - 20' to 30' HEIGHT
Parkinsonia 'Desert Museum'	Mexican Palo Verde - 20' to 30' HEIGHT
Pinus torreyana	Torrey Pine - 30' to 50' HEIGHT
Platanus racemosa	California Sycamore - 40' to 60' HEIGHT
Prunus ilicifolia spp. ilicifolia	Hollyleaf Cherry - 20' to 30' HEIGHT
Quercus agrifolia	Coast Live Oak - 30' to 50' HEIGHT
Rhus integrifolia	Lemonade Berry - 15' to 25' HEIGHT
Rhus lancea	African Sumac -15' to 25' HEIGHT
Rhus ovata	Sugar Bush - 20' to 30' HEIGHT
Sambucus mexicana	Blue Elderberry -15' to 25' HEIGHT



KEY MAP

Offsite Habitat Enhancement

Location of Potential Habitat Enhancement Sites



Potential Habitat Enhancement Site:

John Wayne Gulch



John Wayne Gulch Facts:

- Coastal Sage Scrub habitat
- Protocol surveys have found four nesting pairs and two solo male gnatcatchers
- Directly adjacent to Upper Newport Bay Wetlands

Potential Habitat Enhancement Site:

Big Canyon



Big Canyon Facts:

- The western reach of the canyon creek forms a pond, while supporting a mature southern cottonwood willow riparian forest and coastal freshwater marsh
- Seven Plant Communities on site including southern willow scrub, Diegan coastal sage scrub, non-native grassland, southern coastal bluff scrub, southern coastal marsh, southern cottonwood willow riparian forest and coastal freshwater marsh
- Directly adjacent to Upper Newport Bay Wetlands

Potential Habitat Enhancement Site:

Buck Gully



Buck Gully Facts:

- Buck Gully is dominated by Diegan coastal sage scrub and southern mixed chaparral, with southern willow scrub, annual grassland, and coastal freshwater marsh occurring as smaller components of the community
- Invasive species are prevalent in the upper portions of the Gully due to residential development encroaching onto the Gully slopes

1.5 Acres Restored to Original Pristine Habitat



Conclusion

Conclusion:

- The Sunset Ridge Park property presents a significant fire risk to the numerous surrounding medical facilities, child care centers, senior care centers, and the methane co-generation plant. These centers would need to be evacuated in the event of a large fire on the property. Pursuant to this risk, Fire Chief Poster will continue to mow the property under the authority delegated to him in the California Fire Code and Coastal Act Section 30005.
- The evacuation of Olive View Hospital serves as a reminder of the severe risks fires pose on nearby hospitals and the evacuation that would be required.
- The proposed planting plan will create 4.4 acres of onsite pristine, high-quality native plant species of the coastal sage scrub vegetation community. The proposed pristine coastal sage scrub will replace 3.64 acres of highly disturbed Encelia scrub whose area includes many non-native invasive species.
- The City of Newport Beach is proposing 1.5 acres of offsite habitat enhancement in significant resource areas damaged by previous development.

Attachment A



NEWPORT BEACH FIRE DEPARTMENT

P.O. Box 1768, 3300 NEWPORT BLVD., NEWPORT BEACH, CA 92658-8915
PHONE: (949) 644-3104 FAX: (949) 644-3120 WEB: WWW.NBFD.NET

SCOTT L. POSTER
FIRE CHIEF

Via Electronic and Overnight Mail

July 17, 2012

Mary K. Shallenberger, Chair
Honorable Commissioners
California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 91405

RE: Sunset Ridge Park Project – 4850 West Coast Highway, Newport Beach,
California (City of Newport Beach); CDP Application No. 5-11-302

Dear Chair Shallenberger and Members of the Commission:

On behalf of the City of Newport Beach Fire Department, we appreciate the opportunity to summarize our comments at the public hearing on July 12, 2012 relating to the above-referenced application.

Fire and the resulting products of combustion are a continual threat to the community. Preventing and minimizing the risk of uncontrolled fire protects public safety and is a core principal of a modern fire department. Whether property is developed or not, it is the responsibility of the Fire Chief to prevent and suppress fires. With appropriate planning, along with prudent and reasonable mitigation measures, buildings and surrounding areas can be made safer, regardless of the occupancy or other activities at and around the site. The primary focus of the requirements set forth in the fire code is public safety, such as preventing fire. The removal of heat, oxygen, and fuel are means by which fires can be prevented, or the impact reduced and lessened.

The 13.7 acres of vacant land in Newport Beach, which is commonly referred to as the Sunset Ridge Park property, presents several challenges from a fire and life safety perspective. The first challenge is life safety. Although a vegetation fire in the proposed park area may be confined to the parcel of origin, the products of combustion (smoke) will not. The smoke plume will travel with the wind and presents potentially critical life safety issues on a larger scale than one may assume from a 13.7 acre vegetation fire in a different area. Within close proximity of the Sunset Ridge Park property is Hoag Hospital, a regional asset and primary receiving hospital for Newport Beach and Costa Mesa. Also located on or adjacent to the Hoag campus and near Sunset Ridge Park, is a large child care facility, three surgery centers (in addition to the numerous surgical activities at Hoag) as well as a Cancer Center. There are also five elderly care facilities

in the immediate area. According to Hoag's staff, large volumes of smoke will cause all surgical activities to cease due to the requirement for clean, outside air. The two populations most at risk for exposure to smoke are the children and the elderly, both of whom are located within the immediate area of Sunset Ridge Park. (Attachment A).

The second challenge is firefighter access. The Sunset Ridge Park property is surrounded on three sides by steep and limited access; there is no direct manner for fire apparatus to access the site. All fire suppression activities would likely be conducted on foot thereby increasing the time and resources required to contain a fire. The hose lines used to fight fires from apparatus are 150 feet long and pre-connected, which would require time to extend and reach a fire that could be as far as 400 to 500 feet away. Water supplies to support suppression efforts are also limited with no onsite fire hydrants or irrigation, increasing the time and resources required to contain such an event. The north side of the parcel boundary is unincorporated county area, outside of the jurisdictional authority of the City of Newport Beach and provides no site or water access.

The third challenge is the proposed park's location adjacent to Pacific Coast Highway and directly adjacent to mass transit facilities. There is a high level of human activity in the area, and this directly translates into a higher probability of ignition sources as human activities and ignition sources are highly correlated. The 1988 Sunset Ridge Park incendiary fire caused over \$50,000.00 in property damage even with the strict vegetation management requirements in force. Recently, nearby on the County land, youths ignited a vacant structure causing a total loss.

To protect life and property is the Fire Chief's responsibility and requires good planning measures combined with common sense code enforcement designed to make buildings, premises, and surrounding areas safer for all occupants and the public. Appropriately, it should also be noted that the California State Health and Safety Codes mandates a higher level of protection for the elderly, those unable to assist themselves (surgical patients), and children relative to the general population.

Furthermore, the Fire Chief is authorized and is duty bound to enforce the provisions of the Fire Codes and has the authority to render interpretations of these codes, and to adopt policies, procedures, rules and regulations in order to clarify the application of its provisions. The City of Newport Beach has adopted the 2009 edition of the International Fire Code. A few of the applicable excerpts from this code are as follows:

Section 101.2.2 Scope:

The code establishes regulations affecting or relating to structures, processes, premises and safeguards regarding conditions, hazardous to life, property, or public welfare in the occupancy of structures or premises.

Section 101.3 Intent:

The purpose of this code is to establish the minimum requirements consistent with nationally recognized good practice for providing a reasonable level of life safety and property protection from the hazards of fire, explosion or dangerous conditions in new and existing buildings, structures, and premises and to provide safety to fire fighters and emergency responders during emergency operations.

Section 102.1.4 Applicability:

The construction and design provisions of this code shall apply to existing structures, facilities and conditions which, in the opinion of the fire code official, constitute a distinct hazard to life or property.

The prevention or lessening of the occurrence of fire and the production of smoke and the byproducts of combustion is focused on eliminating or minimizing the occurrence of heat sources, removing or eliminating fuel sources, and/or the removal of oxygen.

A careful and reasonable assessment of the fire and life safety profile of the area in and around the proposed Sunset Ridge Park project confirms that the removal of oxygen is not possible and that effective elimination of ignition sources is also difficult. Reducing the fuel source, however, is an industry best practice and has been, and continues to be, an achievable and highly effective interpretation of the locally adopted codes designed to reduce the occurrence and impacts of uncontrolled fires.

Furthermore, the policies, procedures, rules and regulations that the City of Newport Beach has implemented for this area are in the best interests of the community. These policies meet, and will continue to meet, a reasonable level of life safety and property protection from the hazards of fire, and dangerous conditions in new and existing buildings, structures and premises consistent with local and state adopted fire, and health and safety codes.

The Newport Beach Fire Department has required the 13.7 acres of vacant land on Sunset Ridge Park to be maintained with minimal flammable vegetation and has caused the area to be treated on an annual basis to mitigate the fire hazard. This area is not irrigated and during the winter and spring vegetation grows while water is abundant; summer comes and if untreated the vegetation will cure, turn brown with extremely low fuel moisture and become an explosive fuel bed with tons of flammable fuel. Therefore, until onsite conditions change, to protect safety and critical infrastructure I will continue to require the flammable vegetation by code or regulation to be treated until such time flammable vegetation does not exist on the site.

Del Arroz, John@Coastal

From: Penny Elia [greenp1@cox.net]
Sent: Monday, August 06, 2012 9:09 AM
To: Del Arroz, John@Coastal; Schwing, Karl@Coastal; Sarb, Sherilyn@Coastal; Henry, Teresa@Coastal
Subject: Sunset Ridge Park - request for letter included in addendum (+ sports complex exhibit submitted on Friday)
Importance: High

To the Coastal Commission Staff and Commissioners:

The Banning Ranch Conservancy recently met with the City of Newport Beach to discuss a redesign of the Sunset Ridge Park plan. While the Banning Ranch Conservancy considers the City's willingness to engage to be a very encouraging action, the ultimate solution for Sunset Ridge Park will require considerably more discussion among the parties involved. While modifications such as planting of additional Encelia (permitted in both irrigated and non-irrigated fire buffers by the Orange County Fire Authority) on the site remain a worthy goal, these will not mitigate against destruction of ESHA. It remains the goal of the Banning Ranch Conservancy that Sunset Ridge Park be designed in a manner which protects the sensitive natural resources consistent with the Coastal Act as the Act has been interpreted following the appellate decision in the Bolsa Chica case.

It is our understanding that the City is contemplating asking the Coastal Commission for a continuance to present a newly modified Sunset Ridge Park plan at the hearing in San Diego in October.

The Banning Ranch Conservancy does not support a continuance. Rather, it is the opinion of the Banning Ranch Conservancy that the best action for the City would be to formally withdraw the Sunset Ridge Park plan, and then work, in earnest, with Coastal Commission staff, as well as the Banning Ranch Conservancy, on a new Sunset Ridge Park plan that is consistent with the Coastal Act. We have communicated this point with the City.

*Terry Welsh
 Banning Ranch Conservancy*

Del Arroz, John@Coastal

From: Penny Elia [greenp1@cox.net]
Sent: Saturday, August 04, 2012 9:50 AM
To: Del Arroz, John@Coastal
Cc: Schwing, Karl@Coastal; Sarb, Sherilyn@Coastal; Henry, Teresa@Coastal
Subject: Sunset Ridge Park - 15-acre sports complex on adjacent Banning Ranch approved by City Council

Attachments: Sports Fields near Sunset Ridge.pdf



Sports Fields
near Sunset Ridg.

Good morning, John -

Please find attached an exhibit that details the 15-acre sports complex that was approved for the Banning Ranch property by the Newport Beach City Council on July 23rd. Thank you for including this in any late communications going out to the Commissioners on this agenda item.

Penny Elia

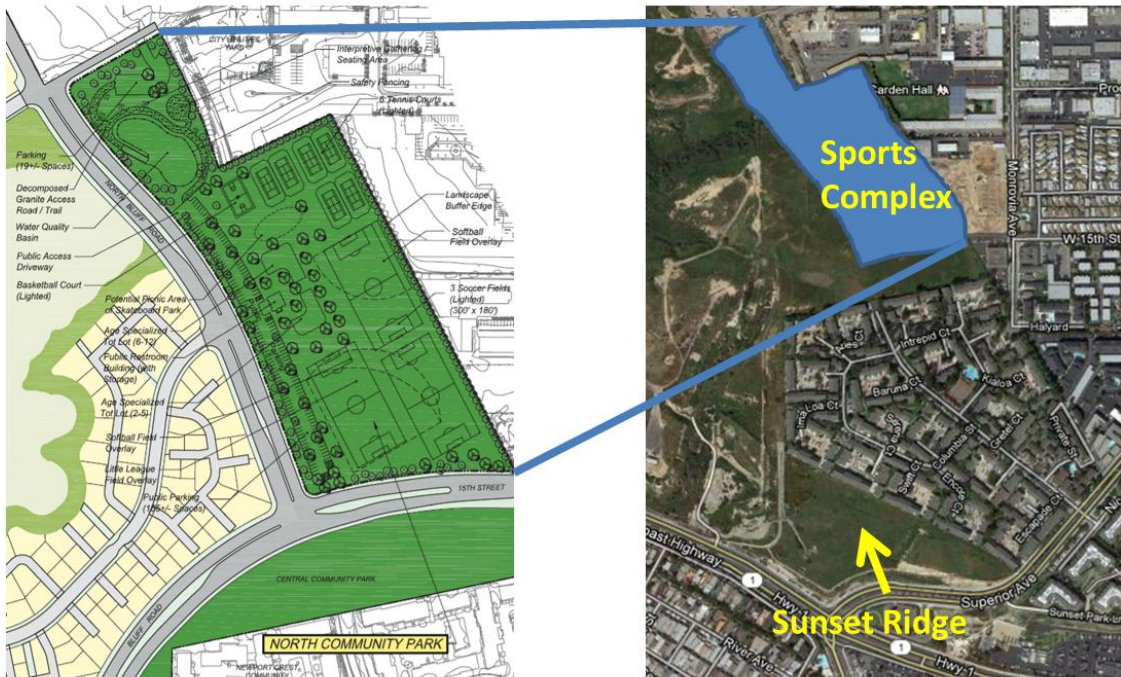
To Coastal Commission staff:

The City of Newport Beach has plans to build a 15-acre sports complex 1500 feet away from Sunset Ridge. This sports complex would include one basketball court, one baseball field, one softball field, three soccer fields, six tennis courts and other features.

This sports complex is planned to be built on the Banning Ranch property. This sports complex is one of the incentives included in the proposed Banning Ranch development project, placed with the intention of winning favor with the City Council. The details of the sports complex, along with development fees and other perks, were negotiated between the City and NBR LLC as part of a "Development Agreement."

On 7-23-12, by a 6-0 vote, the City Council approved the "Development Agreement," including the 15-acre sports complex, along with the overall proposed Banning Ranch development project.

Should, as prioritized in the City's General Plan, Banning Ranch be preserved as open space, there would still be an active sports component. Though details (such as location and size) would likely change pending biological surveys, it is the position of the Banning Ranch Conservancy that a future preserved Banning Ranch would have an active sports component. This position has been clearly communicated to the City Council.



Site of planned 15-acre sports complex (a.k.a. North Community Park) located 1500 feet from Sunset Ridge. The complex plans for one basketball court, one baseball field, one softball field, three soccer fields, six tennis courts and other features

Terry Welsh

Banning Ranch Conservancy

Ribaudó
260 Cagney Lane No. 320
Newport Beach, CA 92663

RECEIVED
South Coast Region

AUG 1 2012

CALIFORNIA
COASTAL COMMISSION

30 July 2012

All Commissioners
California Coastal Commission
South Coast District Office
200 Oceangate, 10th Floor, Ste.#1000
Long Beach, CA 90802-4416

Permit Number 5-11-302
Item No. Th10a
Opposed
Ross Ribaudó

Dear Commissioners,

Thank you for the invitation to comment on Item No. Th10a that is on your agenda for August 9, 2012.

My main concern is for the safety of all those who travel up and down Superior Ave. both in autos, and more importantly for pedestrians who walk or ride their bikes from PCH up to Hospital Road and reverse. I have lived in Villa Balboa for almost 30 years and I am very familiar with the area. The intersection at PCH and Superior is one of the busiest in Newport Beach. Autos speed up Superior from PCH at speeds that can be dangerous. In the years I have been here autos have jumped the curb coming up and crashed through the heavy iron fence surrounding Villa Balboa several times, the last of which knocked about 25 feet of fence and bent it like a pretzel. This happened about four weeks ago.

If anyone had been there at the time, they would have been killed. People with baby carriages, kids and adults riding bikes are in jeopardy. I walk that route almost every day and I am constantly alert of the traffic coming up from PCH, especially on the curve. There have been fatal accidents on that stretch of road, people have been needlessly killed.

Having a park there is just not a good idea. It is in the wrong place. Access to the park is going to be a nightmare. You may even have Soccer Moms stopping on Superior Ave. to let their kids out to go into the park. That is going to be a disaster waiting to happen. The same goes for stopping on PCH to let the kids out.

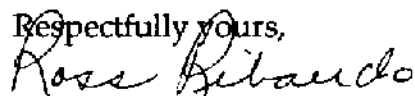
My second concern is for the plan to build restrooms and a storage area. At this time the homeless use the clump of trees and bushes at the northeast corner of PCH and Superior for their bedroom, toilet and camping. When the park is built it will become a tourist attraction for the homeless.

30 July 2012

To: All Commissioners
California Coastal Commission
page 2

Please consider the safety of the people of Newport Beach as your primary concern.

Thank you.

Respectfully yours,

Ross Ribaud

260 Cagney Lane No. 320
Newport Beach, CA 92663

:b

Del Arroz, John@Coastal

From: Penny Elia [greenp1@cox.net]
Sent: Wednesday, August 01, 2012 11:07 AM
To: Schwing, Karl@Coastal; Del Arroz, John@Coastal; Sarb, Sherilyn@Coastal
Cc: sharon.boles@roadrunner.com Boles; Terry Welsh; ginnylombardi@yahoo.com Lombardi; Dorothy Kraus
Subject: Sunset Ridge Park - Newport Crest residents submittal

Good morning -

I have been asked by residents of Newport Crest to upload several images of Sunset Ridge taken in 2007 prior to the destructive fuel mod, herbicide application and poisoning that started taking place once an active park was in the planning stages at City of Newport Beach. Please note the following bullet points that accompany those photos in a file named "Sunset Ridge 2007" that was uploaded to your FTP site this morning.

Newport Crest residents are requesting that these photos and bullet points be included in any addendum that might be issued prior to the hearing next week. They are preparing to testify to this issue at the hearing but would very much appreciate the Commissioners having an opportunity to review this information prior to the hearing.

Many thanks for your assistance -

Penny Elia
On behalf of Newport Crest Residents

Terry,

It is so interesting to those of us who live in Newport Crest that suddenly the City is enforcing what they perceive to be a fire code entitling them to destroy land, foliage and animals.

Again, we had to request that a swath of foliage be mowed at our perimeters at Sunset Ridge and Banning Ranch properties from 1989 through 2007.

Caltrans never mowed the property down to the roots AT ANY TIME.

Caltrans never administered poison to the burrowing holes of rabbits, squirrels or other creatures.

Caltrans never applied herbicides to the foliage that kept regenerating and simply would not die away.

The City began systematically destroying every living thing, foliage and animals alike, when they began hearing reluctance to accept their plans for the active park in 2007.

The City has mowed, disked and poisoned every inch of this land.

Newport Crest residents find it ever so fascinating that Sunset Ridge was identified as a severe fire hazard by our new fire chief last month.

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It is almost amusing that the same foliage on Sunset Ridge that has been desecrated can be found on Banning Ranch, a much larger potential fire hazard!

Enforcement of rules and regulations seem to occur when it is convenient.

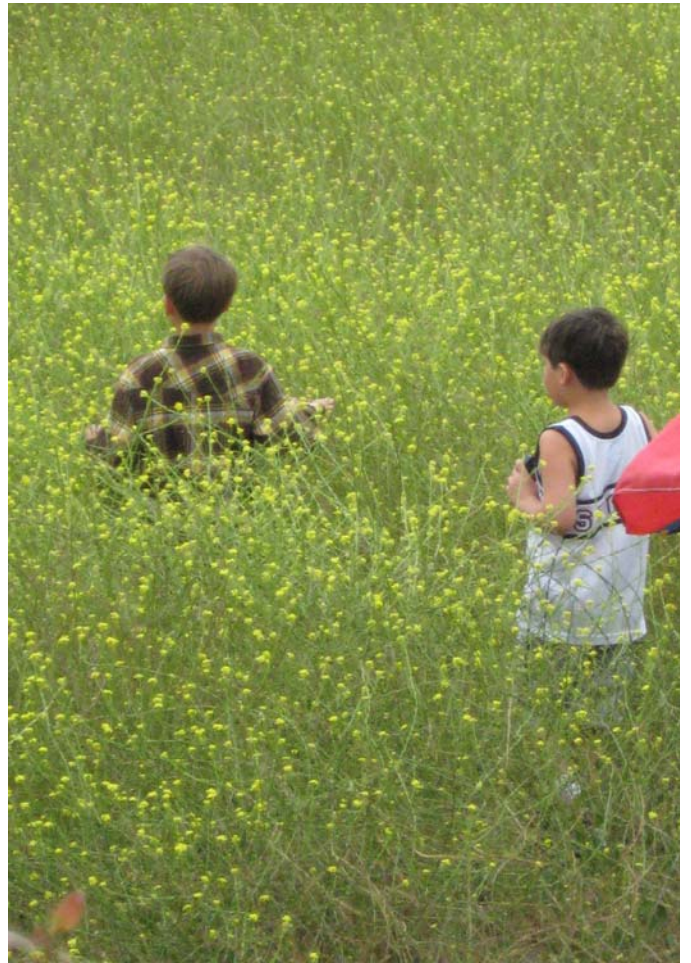
Some of the Coastal Commissioners began to suspect that enforcement and declarations were being made so that the land could be deemed "ugly, useless and in need of development".

By the way, won't the grasses for the fields and other vegetation installed by the City present a "fire hazard"?

Aren't native plants and natural vegetation considered good fire retardants?

When will the Fire Chief order that Banning Ranch be mowed down to its roots?

Sharon Boles
Newport Crest Resident







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COASTAL COMMISSION

July 29, 2012

Comments against the plans for Sunset Ridge Park, City of Newport Beach, CA

Permit Number 5-11-302

Applicant: City Of Newport Beach

Mr. John Del Arroz; Coastal program Analyst
California Coastal Commission
South Coast District 200 Oceangate, 10th Floor
Long Beach, CA 9002-4416

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COASTAL COMMISSION

Dear Mr. John Del Arroz:

In reviewing the plans submitted by the city of Newport Beach, we noticed that they have included an overlook structure, complete with seats and shelter [i.e. roof] in the East part of the park.

While we can understand the reason behind providing a seating arrangement, the rationale behind building a tall structure to shelter those seated is unclear. Such a structure would stick out in contrast to the surroundings of the proposed serene part of the park.

In addition, we view the justification of a shelter in the form of a tall structure as rather weak, when you consider that the sunset observers would not be protected from the sun above as it normally sets horizontally in the west. If that protection is intended against the rain, then it is quite obvious there will be no sunsets to gaze at, and therefore no need for protection, on rainy days.

We fear that such a structure would become more of an attractive nuisance in addition to being an eye sore and we hope that the coastal commission would agree with our comment and approve the seating but not the tall sheltered structure attached to it.

Please include our comments in the above Park file.

Your attention and input are greatly appreciated.

Mr. and Mrs. R. Mankarious
7 Tribute Ct.
Newport Beach, CA 92663

P.S. Please include this letter in the staff report. Thank you.

BRUCE E. BARTRAM
Attorney at Law
2 Seaside Circle
Newport Beach, CA 92663
Tel. (949) 650-8682
Fax (949) 515-1589

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COASTAL COMMISSION

July 29, 2012

John Del Arroz
California Coastal Commission
South Coast District Office
200 Oceangate, 10th Floor
Long Beach, CA 90802-4416

Note: This letter included an
attached letter dated June 7, 2012.
That letter can be found in Exhibit
13 to the staff report.

Sent via email and US Mail

Re: City of Newport Beach – Sunset Ridge Park (Coastal Development Permit Application No. 5-11-302) August 9, 2012 Meeting Agenda Item 10a.

Dear Mr. Del Arroz:

This correspondence is to supplement my prior correspondence dated June 7, 2012 referenced below to the Coastal Commission regarding the Coastal Development Permit Application concerning Sunset Ridge Park. In that correspondence I noted that throughout all proceedings regarding Sunset Ridge Park it has been the position of the City of Newport Beach that its design must be as an "active sports park." That is, it must include active sports fields for baseball and soccer.

In that correspondence I pointed out that this need for active sports derives largely from the claims of two organizations: Newport Harbor Baseball Association and American Youth Soccer Organization, Region 97 (AYSO 97). In the correspondence I noted that under the City of Costa Mesa's Athletic Field Use and Allocation Policy through the City's Joint Agreement with Newport Mesa Unified School District (NMUSD) both Newport Harbor Baseball Association and AYSO 97 are given priority access to some 23 City park and School District facilities located in the City of Costa Mesa. One such Costa Mesa Park Lion's Park whose baseball field has recently been renovated at a cost of over \$500,000. Lion's Park is located 1.5 miles from the proposed site of Sunset Ridge Park.

In this correspondence, I turn to the availability of active sports parks located within the City of Newport Beach. Attached is a printout from the City of Newport Beach's website displaying City Parks and Facilities. As you can see, the City lists some twelve (12) City parks and facilities containing baseball diamonds. Further, the printout lists some fourteen (14) City parks and facilities containing athletic fields. Adding these totals to the above Costa Mesa facilities indicates that Newport Harbor Baseball Association has access to some thirty-four (34) facilities in Newport Beach and Costa Mesa. For AYSO 97 the total reaches thirty-six (36) facilities.

Also discussed in my prior correspondence was that under the Joint Agreement between the City of Costa Mesa and NMUSD the City "coordinates and issues permits for the use of athletic fields in the City and at Newport Mesa Unified School District sites in Costa Mesa when school is not in session..." In researching this issue, I found no such similar Joint Agreement between the City of Newport Beach and NMUSD regarding the City of Newport Beach permitting the use of NMUSD sites in Newport Beach when school is not in session.


The significance of this omission and the potential access to NMUSD sites in Newport Beach is illustrated by the attached NMUSD map of schools located in both Costa Mesa and Newport Beach. Among the schools listed on the map are Ensign Intermediate School 2000 Cliff Drive Newport Beach and Newport Harbor High School 600 Irvine Ave. Newport Beach. Ensign Intermediate School is located 1.6 miles from the proposed Sunset Ridge Park site. Newport Harbor High School is located 1.9 miles from the Sunset Ridge Park site. The obvious alternative(s) to active sports fields on Sunset Ridge Park is for the City of Newport Beach, like the City Costa Mesa, through agreement with NMUSD to achieve public access to school facilities in Newport Beach while school is not in session.

Currently, the 2012 Summer Olympic Games are ongoing in London, England. If you recall, in 1984 the Summer Olympic Games were held in Los Angeles, California. Prior to the Los Angeles Olympics there were dire predictions ranging from terrible gridlock to financial catastrophe circulated in the media. Yet the 1984 Los Angeles Summer Olympic Games proved to be a resounding success most of all financially. According to Wikipedia, the 1984 Games showed a profit of over \$200 million. This in large part was due to the use of existing athletic facilities to hold the games thus avoiding the cost of construction of new facilities.

The construction of active sports fields on Sunset Ridge Park will entail the permanent destruction of 3.3 acres of critical habitat protected under the Coastal Act. From the above and my prior correspondence, the City of Newport Beach has completely failed to show the "need" for active sports fields on the Sunset Ridge Park site. There are and could be even more existing facilities available to serve the need for more active sports fields for the residents of Newport Beach. Far better than destroying the unique habitat on Sunset Ridge to build unnecessary sports fields.

As before, the above information should be presented to the Coastal Commission before and/or at the August 9th hearing on the SRP CDP. Given the above, I oppose the SRP project and support the Coastal Commission Staff Recommendation the SRP CDP application be denied.















































































Very truly yours,



Bruce Bartram

[Calendar](#)[Subscribe](#)

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Parks, Community Centers, Pools, & Sailing Bases		Capacity	 Athletic Field	 Ball Diamond	 Barbecue	 Basketball Ct	 Bounce House	 Community Rm	 Gymnasium	 Handball Ct	 Kitchen	 Parking
All Facilities	Check box to Filter:		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Arroyo Park 1411 Bayswater Dr - Map Info	75											
Bob Henry Park 900 Dover Dr - Map Info												
Bonita Canyon Sports Park 1990 Ford Rd - Map Info	150											
Bonita Creek Park & Community Center 3010 La Vida - Map Info	150											
Buffalo Hills Park 1891 Port Provence Pl - Map Info	75											
Coastal Peak Park 20403 East Coastal Peak - Map Info	35											
Eastbluff Park & Boys and Girls Club 2401 Vista Del Oro - Map Info	150											
Grant Howald Park & Community Youth Center 3000 Fifth Ave - Map Info	60											
Irvine Terrace Park 721 Evita Dr - Map Info	75											
Lincoln Athletic Center 3101 Pacific View Dr - Map Info												
Mariners Park & VJ Community Center 1300 Irvine Ave - Map Info	150											
Peninsula Park A St and Ocean Front E - Map Info	150									48		

San Miguel ParkSan Miguel Dr and Spyglass Hill Rd - [Map](#) | [Info](#)

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City of Newport Beach

3300 Newport Blvd

Newport Beach, CA 92663

949-644-3309

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Newport Mesa Unified School District



Enter your address here

Getting Started:

Enter your address above.

Explore the map:

Click and drag to pan around.

Double Click to zoom in.

Zoom controls are on the top left of the map.

Map controls are on the top right of the map:

Change background (Satellite, etc)

Turn on School attendance boundaries

Change the border fill opacity

Measure distances

Hover over a school to see its name.

Click on a school for more info.

Legend:

Elementary
 Middle
 High

