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South Coast Region

MAY 17 2013

May 17, 2013

CALIFORNIA
COASTAL COMMISSION **BY HAND DELIVERY**

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

SUBJECT: Coastal Development Permit Application 5-13-032 Resubmittal for the Newport Banning Ranch Project, Newport Beach, California

Dear Mr. Del Arroz,

Enclosed are the following materials intended to respond to the Coastal Commission's Notice of Incomplete Application Letter for Coastal Development Permit 5-13-032 for the proposed Newport Banning Ranch Project:

- 1 • 1 copy – Coastal Land Use Plan Policy Analysis
- 2 • 1 copy – Correspondence Letters from West Newport Oil Company (WNOC) and NBR to Staff Regarding Historic and Vested Uses of the Oil Field
- 3 • 1 copy – 1973 Application Materials for Exemption Under Vested Rights (27404) by General Crude Oil Company and G. E. Kadane & Sons
- 4 • 1 copy – Newport Banning Ranch Abandonment/Remediation and Alternative Development Plan Impact Map
- 5 • 2 copies – Newport Banning Ranch Abandonment/Remediation and Alternative Development Plan Impacts & Mitigation Tables, May 2013
- 6 • 1 copy – Relevant Oil Field Regulations, Codes and Best Practices
- 7 • 1 copy – History of Banning Ranch 2013
- 8 • 1 copy – Coastal Development Permit E-85-1
- 9 • 1 copy – Coastal California Oil Field Aerial Photos
- 10 • 1 copy – Coastal Development Staff Report E-10-011, Signal Hill Petroleum
- 11 • 1 copy – 1990 Correspondence Between Coastal Commission and Armstrong Petroleum Regarding Weed Abatement and Vegetation Clearing
- 12 • 1 copy – City of Newport Beach City Council Staff Report, Report of Funding Feasibility for Open Space Acquisition of Banning Ranch, August 11, 2009
- 13 • 1 copy – NBR LLC Letter to Mr. Steve Ray of the Banning Ranch Conservancy, January 2011
- 14 • 2 copies – Resource Constraints Plans, May 2013
- 15 • 2 copies – Alternative Development Plan
- 16 • 2 copies – Special Status Species and Sensitive Vegetation Map, May 2013
- 17 • 2 copies – Historical CAGN Survey Data
- 18 • 2 copies – Glenn Lukos Associates 2013 Memorandum Recommendations Regarding Fairy Shrimp Surveys for Newport Banning Ranch, Newport Beach, California

Under separate cover

- 19 • 2 copies – Vernal Pool Approximate Watershed Study, May 15, 2013
- 20 • 2 copies – Jurisdictional Determination of Seasonal Features for the Newport Banning Ranch, May 2013
- 21 • 2 copies – Grassland Assessment and Vegetation Mapping Survey Report for the Newport Banning Ranch, Revised May 2013
- 22 • 2 copies – Draft Habitat Conservation and Restoration Opportunities Map, May 2013 *Can move scale from 60' to 80'*
- 23 • 2 copies – Existing & Proposed Watershed Map
- 24 • 1 copy – City of Newport Beach SB18 Correspondence *Native American Heritage*
- 25 • 1 copy – Confidential Cultural Resource Map for Proposed Project and Alternative Project Footprints *book out*
- 26 • 2 copies – Cut & Fill Exhibit
- 27 • 2 copies – Title Constraints Map
- 28 • 2 copies – Slope Analysis/Bluff Delineation Map
- 29 • 2 copies – Sea Level Rise Map
- 30 • 2 copies – Newport Banning Ranch Projected Newport Mesa Fault Map *Note to John*
- 31 • 2 copies – Existing & Proposed Hydrology Map
- 32 • 1 copy – City of Newport Beach Visitor Serving Accommodations Analysis
- 33 • 2 copies – Parking Plans
- 34 • 2 copies – Farmland and Soils
- 35 • 1 copy – Memorandum of Understanding between Newport Banning Ranch LLC, and the Newport-Mesa Unified School District, dated November 8, 2011
- 36 • 1 copy – Conceptual Floor Plans, Elevations and Renderings

I hope this information satisfies the additional application requirements outlined in the Commission's Notice of Incomplete Application Letter, dated March 1, 2013, and provides you with the details needed to proceed with processing the subject Coastal Development Permit. Should you have any questions or require any additional information, please do not hesitate to call me at 805-963-0651, extension 3532.

Sincerely,



April Winecki
Senior Project Manager/Coastal Planner

cc:

George Basye, Aera Energy
Mike Mohler, Brooks Street
Andrew Holstein, Brooks Street
Susan Hori, Esq., Manatt, Phelps & Phillips, LLC