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February 1, 2013

VIA HAND DELIVERY

Karl Schwing
California Coastal Commission
South Coast District Office
200 Oceangate, 10th Floor
Long Beach, CA 90802-4416

SUBJECT: *Application for the Newport Banning Ranch Project, Newport Beach, California*

Dear Mr. Schwing,

Enclosed are the following materials intended to initiate Coastal Commission review of the Coastal Development Permit (CDP) for the proposed Newport Banning Ranch Project (Project) located in the City of Newport Beach and unincorporated Orange County:

- 1 check made payable to the California Coastal Commission for the \$159,150.00 application fee. The proposed Project will participate in the Coastal Commission's Green Building Program, which offers a 40% discount of fees. The Project has registered and is pursuing Stage 1 LEED for Neighborhood Development. The LEED Neighborhood Development Program is a collaboration with the U.S. Green Building Council, Natural Resources Defense Council and Congress for New Urbanism.
- 1 CD of the entire Application Submittal Package
- 1 complete, signed copy of the Application for Coastal Development Permit (Attachment 1), including all appendices to the application and required attachments (as further specified, below).
- 1 copy of the Proof of Applicant's Interest in the Property demonstrated by the 2012-2013 Secured Property Tax Bill for Cherokee Newport Beach LLC (Attachment 2)
- 1 copy of the Representative Authorization Letter (Attachment 3)
- 1 copy of the Section 30319 Notice (Attachment 4)
- 1 copy of the Assessor's Parcel Maps showing the proposed development site and all adjacent properties within 100 feet of the property boundary (Attachment 5)
- 1 copy of the project Noticing List and Interested Parties List (Attachments 6 and 7)
- 1 set of Stamped, Pre-addressed Envelopes covering neighboring property owners, occupants, and other interested parties are enclosed.
- 1 copy of each Local Government Approval applicable to the Project, including approved Ordinances, City Council Resolutions and Development Agreement No.2008-003, etc.

(Attachments 8 – 13, and Attachment 16), and the City-approved Newport Banning Ranch Planned Community Development Plan (Attachment 14) and Newport Banning Ranch Master Development Plan (Attachment 15)

- 1 copy each of the Project Location, Land Use, and Zoning Maps, as follows:
 - Regional Location and Local Vicinity Map (Attachment 17)
 - Surrounding Land Uses (Attachment 18)
 - Newport Beach General Plan Land Use Designation (Attachment 19)
 - Existing Zoning (Attachment 20)
 - County of Orange Land Use Designations (Attachment 21)
- 1 copy of the Banning Lease Oil Field - California Coastal Zone Conservation Commission Resolution of Exemption E-144 (Attachment 22)
- 1 copy of Historical Imagery of the Project Site dating from 1927-2011 (Attachment 23)
- 1 copy of the existing Banning Ranch Oil Field Facilities, Infrastructure, Operations and Maintenance Map (Attachment 24)
- 1 copy of the Existing Topographic Site Conditions Map (Attachment 25)
- 1 copy the Recognized Environmental Conditions and Oil Field Abandonment and Remediation Maps (Map 1 –Map 3) for the Banning Ranch Oil Field (Attachment 26)
- 2 sets of Project Plans, with stamped Approval In-Concept, as follows:
 - Tentative Tract Map (Attachment 27)
 - Development Plan 1 - Master Development Plan
 - Development Plan 2 (2-1 – 2-17) - Open Space, Parks and Trails Plans
 - Development Plan 3 (3-1 – 3-20) - Residential, Mixed Use/Commercial, and Visitor Serving Development, including Clustered Villages and Colonies
 - Development Plan 4 (4-1 – 4-7) - Grading and Drainage/Water Quality Plans
 - Development Plan 5 (5-1 – 5-16) - Circulation and Parking Plans
 - Development Plan 6 (6-1 – 6-32) - Landscape Plans and Design Details
 - Development Plan 7 (7-1 – 7-2) - Infrastructure and Utilities Plans
 - Development Plan 8 - Concept Sequencing Plan for Parklands, Villages, and Colonies
- 1 set of reduced 8.5 x 11 project plans/drawings (identified above).
- 2 copies of each Technical Study related to the Project site including the following:
 - Results of 2012 Focused Breeding Season Burrowing Owl Surveys Conducted for the Newport Banning Ranch Project, Located in Unincorporated Orange County and Newport Beach, Orange County, California. GLA, 2013.
 - Summary of Protocol Surveys for Federally-Listed Vernal Pool Branchiopods Conducted on Newport Banning Ranch, City of Newport Beach and Unincorporated Orange County, California. Dudek, 2013.
 - Pacific Pocket Mouse Habitat Assessment for Newport Banning Ranch. Dudek, 2012.
 - Raptor Survey Report for the Newport Banning Ranch. Dudek, 2013.
 - Grassland Assessment and Vegetation Mapping Survey Report for the Newport Banning Ranch. Dudek, 2013.

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- Preliminary Geotechnical Investigation of Liquefaction and Settlement Potential, Proposed Residential Development at the Lowland Portion of Newport/Banning Ranch. Leighton & Associates, 1997.
- Fault Trenching Investigation, Newport-Banning Property. Earth Consultants International, 1997.
- Phase 1 Description, Environmental Restoration Program. GeoSyntec Consultants, 1996.
- Pacific Soils Engineering, Inc. Geotechnical Feasibility Investigation (1993)
- Preliminary Geotechnical Engineering Study, Long Range Planning Program. Woodward-Clyde Consultants, 1985.
- Per our discussion, 1 copy of the project CEQA Documentation is included with 1 CD of the same. Please do not hesitate to contact me should you require additional hard copies of the Final Environmental Impact Report (EIR), prepared by Bon Terra, 2011, or supporting technical studies.
- Project Alternatives - The following Project alternatives were developed and analyzed in the Project Final EIR (Bonterra 2011)
 - Alternative A: No Project
 - Alternative B: General Plan Open Space Designation
 - Alternative C: Proposed Project without North Bluff Road Extension to 19th Street
 - Alternative D: Reduced Development and Reduced Development Area (No Resort Inn and 1,200 units)
 - Alternative E: Reduced Development Area (No Resort Inn)
 - Alternative F: Increased Open Space/Reduced Development Area.

I hope this information satisfies application requirements, and provides you with the details needed to proceed with processing the Consolidated CDP. 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