

HABITAT ASSESSMENT FOR THE FENCING PROJECT

AT

975 W. 16TH STREET

NEWPORT BEACH, CALIFORNIA

**Newport Beach USGS Topographic Quadrangle T6S R10W
Assessor's Parcel Numbers 114.170.51, 114.170.63, 114.170.64**

RECEIVED

South Coast Region

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CALIFORNIA
COASTAL COMMISSION

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The NMUSD submitted an application for a coastal development permit concerning the fencing installation in November of 2013. The application described the fencing project, and other requested information on this parcel. In December of 2013 the NMUSD was sent notice of an incomplete application for a coastal development permit by the California Coastal Commission (Coastal Commission 2013). This notice requested that a

Figure 4, along with areas of existing fencing that define the area of the project site. this area of the parcel. The total area of new fencing within the project site is shown in corner posts. A single 6 ft. by 12 ft. double gate was also installed to provide access to the ground and concrete footing at a depth of 2 ft. was used to anchor the corner posts. The fence has tension wires at the top and bottom of the fence and bracing is used at the parcel, was installed in 2012. Fence posts used attach the mesh were driven 2 ft. into A total of 2,046 ft. of 6 ft. chain link fencing, surrounding previously unfenced areas of

1.1 Project Description

Figure 3 shows the parcel on an aerial photograph and notes the boundary of the entire 11.5 acre property. The figure shows the areas of the project parcel, which currently consists of various construction equipment and storage yards. These include two other yards that are currently leased to contracting companies, a yard used by NMUSD for storage, and unused fenced yard areas. The parcel also includes the project site, which is the area of the parcel fenced in 2012 and the newly fenced boundaries are shown in red on this aerial.

The project parcel is located on the Newport Beach 7.5 minute USGS topographic map T6S R10W, see Figure 2. The property is located on a coastal terrace, just east of the Santa Ana River, west of the developed community of Costa Mesa, and approximately one mile south of Fairview Park. The parcel is located about 3,100 ft. north of Pacific Coast Highway and is found at the terminus of west 16th Street. The approximate UTM coordinate for this parcel is 04 12 712mE X 37 21 869mN, and the property occurs at 102 ft. above mean sea level. A detailed topographic map and topographic/aerial survey were recently prepared for this property at a scale of 1"=40' (Salazar Surveying 2012a and 2012b).

A chain link fence was recently installed on property owned by the Newport-Mesa Unified School District (NMUSD), which is a 11.5 acre parcel (project parcel) located at 975 W. 16 St. in the City of Newport Beach, occurring on Assessor's Parcel Numbers 114.170.51, 114.170.63, and 114.170.64 (NMUSD 2013). This parcel extends some 650 ft. west from the end of 16th Street and north to Whittier Avenue. The project parcel is located just east of the Newport Banning Ranch oil field and the general locality of this property is noted in Figure 1.

1.0 INTRODUCTION



Figure 2
Topographic Map
NMUSD Parcel 975 W 16th Street

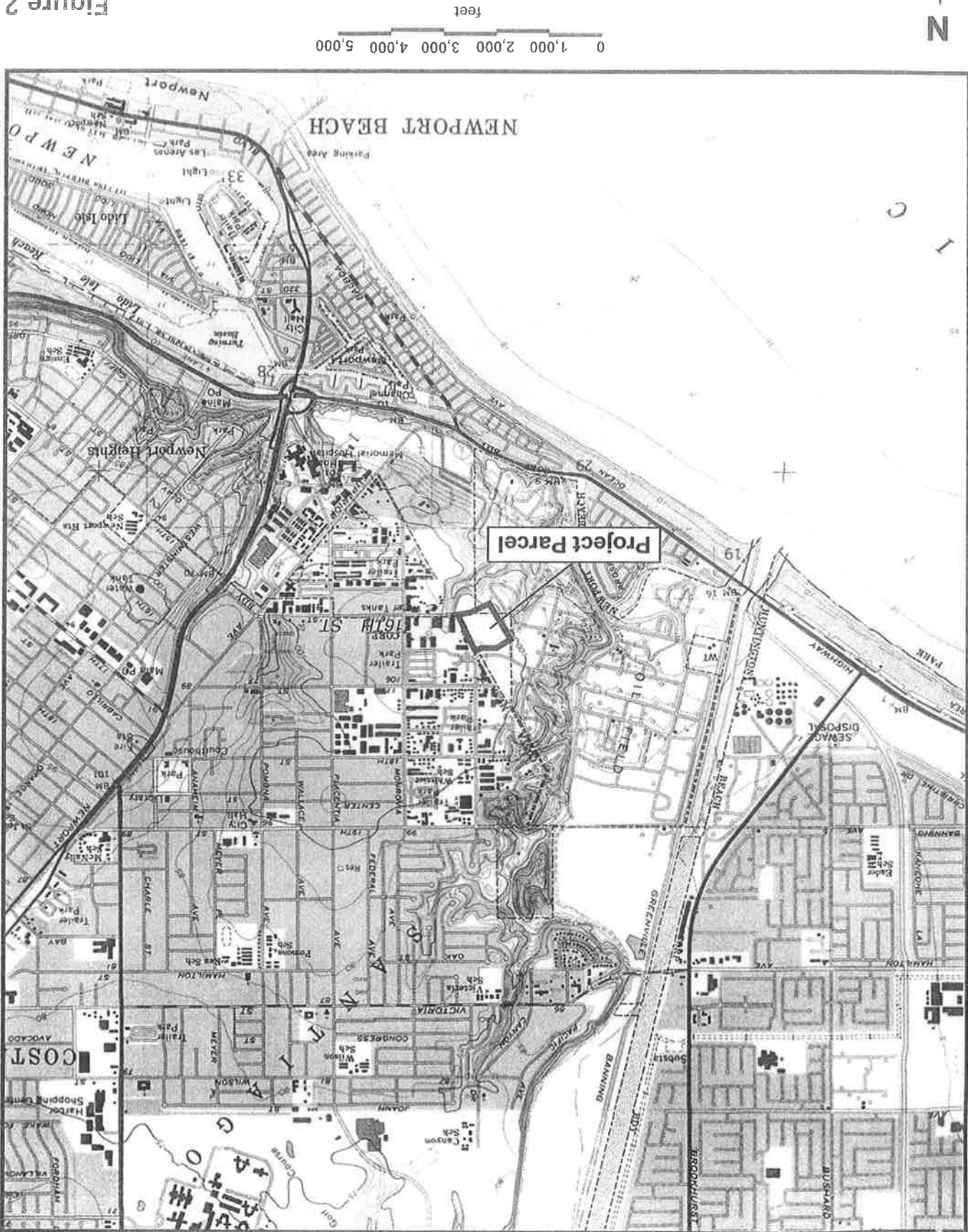
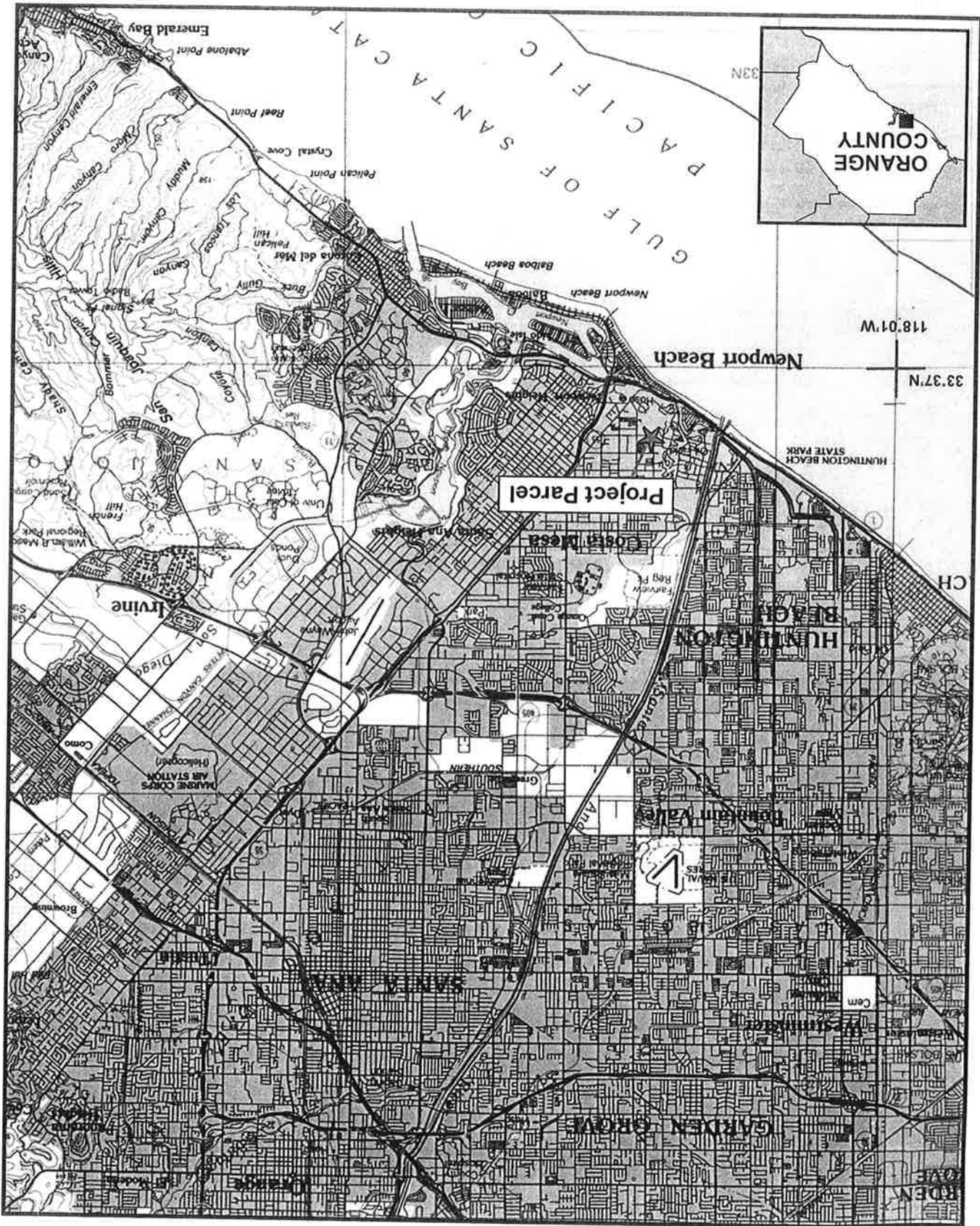
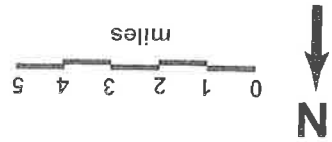


Figure 1
Regional Location
NMUSD Parcel 975 W 16th Street





Source: Google Earth Pro Imagery April 16, 2013, licensed by F.M. Roberts

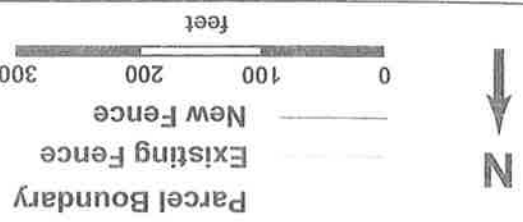
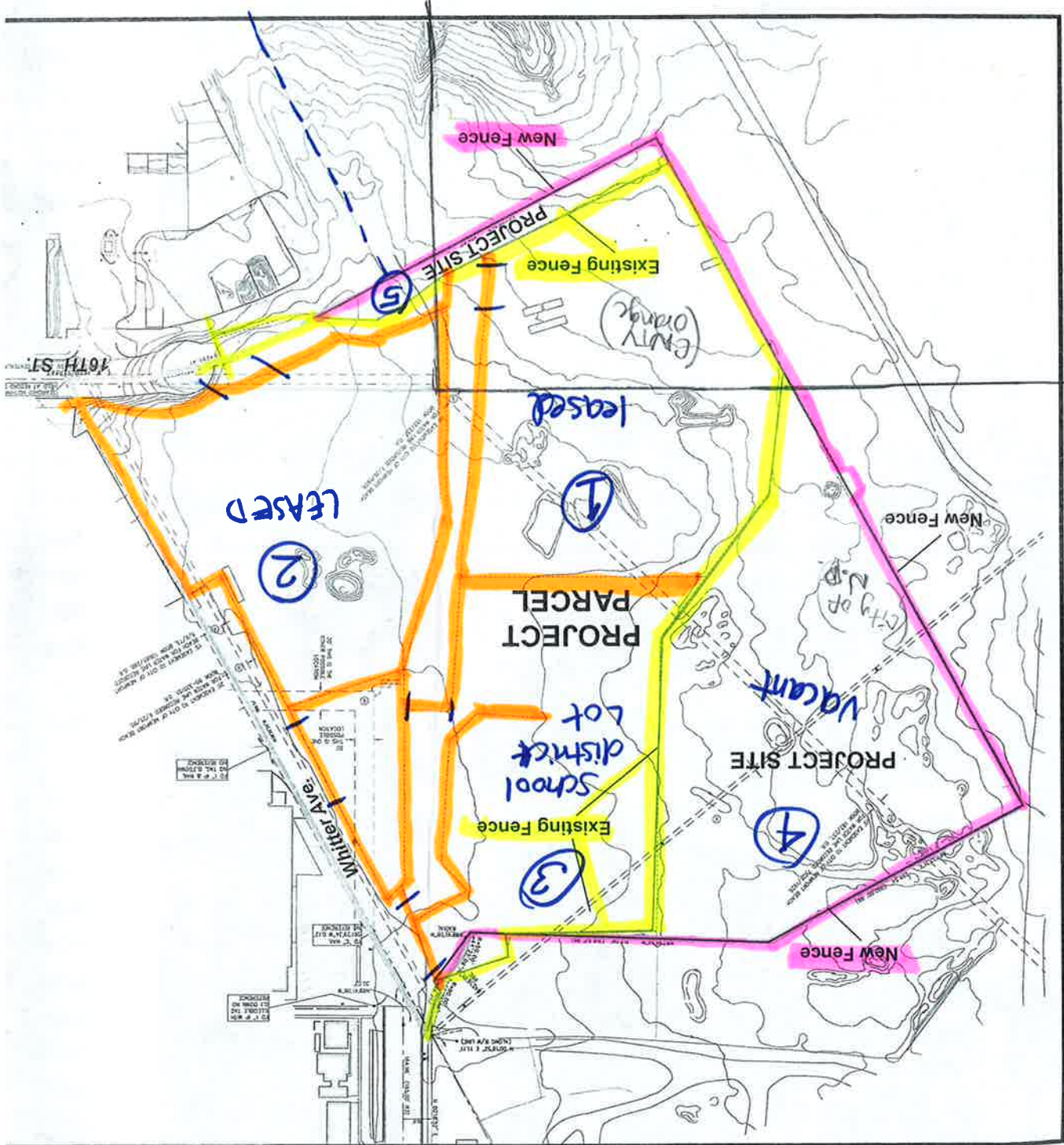
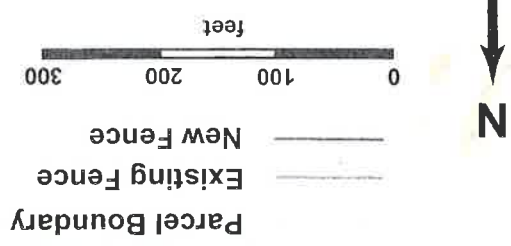


Figure 3
Parcel Boundary
NMUSD Parcel 975 W 16th Street

Figure 7
Existing and New Fence Arrangements
NMUSD Parcel 975 W 16th Street



Interior fences = leased parcels