

March 13, 2012

Via Hand Delivery

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

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

Dear Mr. Del Arroz:

We appreciate you and Mr. Schwing meeting with Don Schmitz and Dave Webb on March 1st and 12th, 2012, regarding the Sunset Ridge Park project application. In response to the project comments made by you and Mr. Schwing, we have made further modifications to the project plans in the expressed areas of concern.

- **North-South Maintenance Road in Relation to Buffers:** Our response to comments regarding the appropriate setback from CCC-designated sensitive vegetation can be found in our February 22, 2012 correspondence and submittal to you. Nevertheless, pursuant to our March 1st discussion, we made additional modifications to the north-south gravel maintenance road segment along the western boundary of the project site to locate it completely outside of the 50 ft. buffer area. We refer you to Site Section C in the Planting Plan for further illustration of this additional provided setback.
- **More Native Species in Planting Proposal:** Although the City's original December 2011 planting plan included abundant native species throughout the park plant palette, pursuant to our February 2nd meeting, CCC staff requested that we submit an alternative planting plan with a higher level of native plants usage. The City agreed to do this and believes that either plan meets the regulatory requirements associated with the project. To that end and as requested by CCC staff during our March 1st discussions, we made additional modifications to our Planting Diagram and Concept Plan. Specifically, we are now proposing only native species within the entire 50 ft. buffer area which represents a substantial increase from the original plan as well as an increase to our already significant modification reflected in the alternative plan submitted on February 22nd. We now propose purely 0.52 acres of native species within the 50 ft. buffer area per your request.
- **Temporary Grading:** Our response to comments regarding temporary grading within the 50 ft. buffer can be found in our February 22, 2012 correspondence to you. To reiterate, active components of this Park project will be setback well outside of the 100 ft. buffer area. With respect to the northwestern portion of the Park site, grading is required in this area to underground the existing trapezoidal



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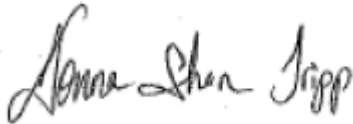
concrete channel. As indicated in the project Biological Assessment, the quality of existing vegetation is poor (predominantly ornamental) and will be significantly improved through this undergrounding activity and subsequent planting of high quality native species throughout the 50 ft. buffer area. As illustrated in Site Section C found in the Planting Concept Plan, the CCC-designated significant vegetation in this area is located upslope from the westerly limits of grading in this area and will therefore have no impacts to the root zones of the vegetation of concern.

With respect to the temporary grading proposed to the east of the "Southeast Polygons," although they are slated for CSS restoration, as is illustrated in the enclosed aerial photo, these polygons do not presently contain any vegetation of significance. As such, the temporary grading activities associated with the Park construction will have no impacts on sensitive vegetation in the Southeast Polygons since none presently exist.

- **Alignment of Existing and Proposed Storm Drain:** Please find enclosed correspondence dated March 8, 2012 from the project consulting civil engineers at Urban Resource. Urban Resource affirms that due to site conditions and, necessary minimum slope to allow the existing storm drain and sewer to operate correctly, the proposed underground storm drain line needs to maintain the current alignment of the existing open channel and storm drain easement. Furthermore, we believe the proposed underground storm drain will reduce the impacts to potentially significant vegetation by removing the existing impervious concrete channel and through introducing proper and complementary vegetation in that area.

On behalf of the City of Newport Beach, we thank you for your thoughtful consideration of its Park application to date and the enclosed materials. Should you have any questions, please do not hesitate to contact us.

Sincerely,
SCHMITZ & ASSOCIATES, INC.



Donna Tripp
Regional Manager

CC: Andy Tran, P.E., Senior Civil Engineer, City of Newport Beach

Attachments:

- Two full-size and one reduced size copy of:
 - Updated Site and Grading Plan with Topography
 - Updated Site and Grading Plan with Aerial Photo
 - Updated Existing Vegetation Plan with Topography
 - Updated Existing Vegetation Plan with Aerial Photo
 - Updated Landscape Planting Diagram
- Updated Landscape and Planting Concept (13 pgs)
- Urban Resource's Response to Storm Drain Alignment Comment (dated March 8, 2012)
- CD containing all the above and this letter