



# CITY OF NEWPORT BEACH

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South Coast Region

City Manager's Office  
(949) 644-3001

FEB 17 2012

February 15, 2012

**Via email and 1<sup>st</sup> Class Mail**

CALIFORNIA  
COASTAL COMMISSION

Ms. Mary Shallenberger, Chair  
California Coastal Commission  
45 Fremont Street, Suite 2000  
San Francisco, CA 94105-2219

**Re: Annual Vegetation Removal on the Sunset Ridge Park Property**

Dear Chair Shallenberger:

I am writing to you to respectfully correct the record related to public comments made by Mr. Steve Ray of the Banning Ranch Conservancy ("BRC") at the meeting of the California Coastal Commission (the "Commission") on February 8, 2012, relating to the City-owned Sunset Ridge Park property. While I recognize that the Banning Ranch Conservancy clearly prefers a passive park on the community's Sunset Ridge Park property, I feel compelled to respond to you regarding the annual mowing conducted by the City.

As part of the coastal development permit application for Sunset Ridge Park, the City provided the Commission with photographic documentation of the historic mowing and grading activities conducted by the State of California (Department of Transportation) since as far back as the 1960s. This was not easy data to gather, given the complexities of Caltrans' files, yet we went about it in good faith and with the diligence that this discussion deserves.

Upon purchase of the property from the State of California, the City continued this maintenance.

Following an in-person discussion with Ms. Sherilyn Sarb in November 2011 right after the Commission's hearing in Oceanside, I personally provided Ms. Sarb with the City's own records (invoices and photography) verifying our maintenance practices. For your reference, I have attached a copy of my letter to Ms. Sarb. I greatly appreciate the time Ms. Sarb spent with me and felt that I left our discussion with a good understanding of the Commission's concern, as well as what the City needed to do to defend and explain what we refer to as "the mowing issue."

I think it is both unfortunate and inaccurate for BRC to conclude that the City's activities violate the Coastal Act, or that the timing of the mowing is suspicious. First, the

documentation provided to the Commission establishes that the entire site has been maintained continuously for at least forty (40!) years. Second, the mowing is scheduled based on fire prevention concerns most associated with the summer months and the very busy July 4<sup>th</sup> holiday. As you know, the City concluded, based on significant biological review and analysis, that the property does not include suitable bird nesting habitat.<sup>1</sup> However, in an effort to respect others' disagreement with this conclusion (including BRC's own disagreement), the City scheduled the mowing activities to occur before February 15 precisely to avoid nesting season while still accomplishing our fire prevention goals.

I continue to regret that this issue causes so much consternation for us all. We have a wonderful park project proposed which the City and community are very proud to present to your Commission. Our annual maintenance of the Sunset Ridge Park property should not be an issue given the record – indeed, all of our actions to date further the original concepts in Senate Bill 124 that contemplated (and that I myself testified to before the Assembly and Senate committees way back in 2001) recreational facilities on the Sunset Ridge Property.

I apologize to the Commission for having to bother you outside our expected hearing, but it is important for me to clear the air here. We clearly feel very strongly about our rights here, including our rights to maintain the property and to deliver an active park to the community. At the same time, our relationship with your Commission and Commission staff is important to us, too. I remain hopeful and optimistic that we will soon be before you celebrating a win for our community and for all who might venture onto Sunset Ridge Park to enjoy a ballgame, a walk, enhanced habitat, or a great coastal sunset view.

Sincerely,



Dave Kiff, City Manager

Enclosures

cc: California Coastal Commission Members  
Jack Ainsworth, Sr. Deputy Director  
Sherilyn Sarb, Deputy Director  
John Del Arroz  
Karl Schwing

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<sup>1</sup> The Commission provided no comment in response to this conclusion during the review period on the Environmental Impact Report for the Sunset Ridge Park project.

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## INTEROFFICE MEMORANDUM

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**TO:** DAVE WEBB, DEPUTY PUBLIC WORKS DIRECTOR  
KIMBERLY BRANDT, COMMUNITY DEVELOPMENT DIRECTOR

**FROM:** ANTONY BRINE, CITY TRAFFIC ENGINEER

**SUBJECT:** SUNSET RIDGE PARK – UPDATED TRAFFIC ANALYSIS

**DATE:** 02/21/2012

I have had an opportunity to review the latest revised Sunset Ridge Park Project. This memorandum outlines my observations and recommendations regarding the changes in traffic circulation, park access and parking.

1. With the revision in the size of the park from 18.9 acres to 13.7 acres, the average daily trip generation changes from 173 trips per day to 165 trips per day. However, the number of peak hour trips does not change, because ITE does not have specific peak hour rates for park acreage.
2. The City will coordinate with Caltrans to enhance pedestrian safety at the intersection of Superior Avenue and Coast Highway. Recommended improvements might include higher-visibility crosswalk markings, "count-down" pedestrian signal heads, possible changes in the signal timing to provide for added time for pedestrian crossing, possibly providing for crossing guards, and installation of advance pedestrian crossing signs on southbound Superior Avenue.
3. Parking for the Sunset Ridge Park will be provided at the City Superior parking lot. The Superior lot is typically empty or very lightly parked throughout most of the year. During summer months, the lot can be approximately 50-70 percent occupied during the occasional peak afternoon days (holidays, high temperature Saturdays/Sundays). The schedules of the games should account for the peak summer parking.
4. The existing maintenance driveway located on Coast Highway shall only be used for maintenance, emergency uses, and the occasional ADA shuttle service. This location will not be used by the general public for access. This driveway shall be limited to right-in and right-out movements only.
5. Ingress and egress to the Superior parking lot will remain as right-in and right-out only. When park users leave the parking lot, they will turn right and proceed north on Superior Avenue. Park users wishing to return to Coast Highway can make a u-turn at the signalized intersection at Ticonderoga Street. The existing traffic signal at Superior Avenue/Ticonderoga Street is being modified to provide for a protected left-turn/u-turn arrow. The traffic signal currently does not provide for protected turn movements.

Based on comments from the Coastal Commission, the City is amenable to operating a shuttle service route to provide for access from the Superior parking lot to the Sunset Ridge Park. The shuttle service would be operated by the City and would provide for ADA handicapped access only. It is not intended that other park users will use the shuttle service. A copy of the proposed access route is attached.

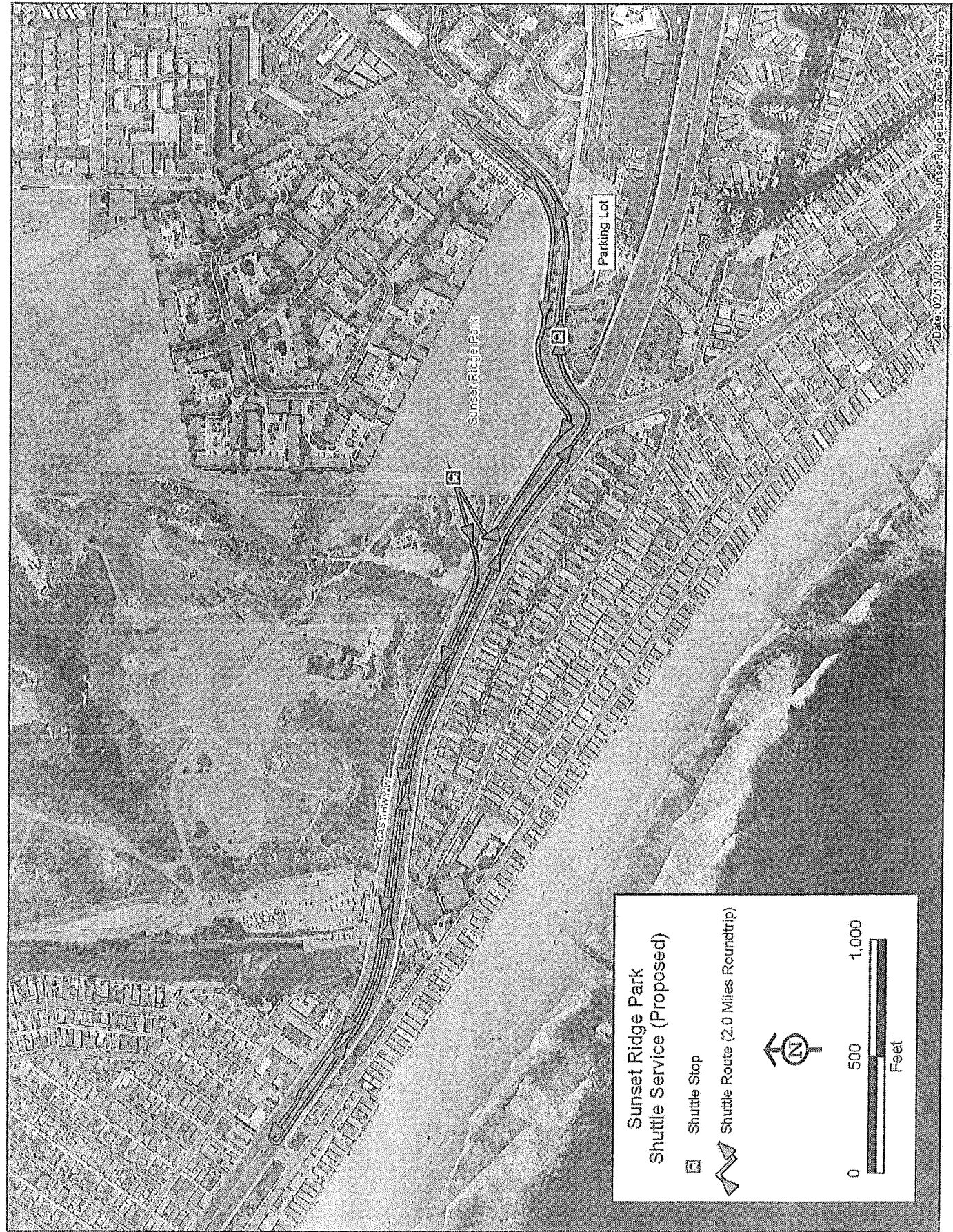
6. Although the parking for the Sunset Ridge Park will now be provided at the City Superior parking lot, as opposed to the park site itself, changes in the circulation in the area will not be measurable. The peak hour trip generation traffic for the park is not high (42 PM peak hour and 2 AM peak hour). The levels of service at the intersection of Superior Avenue/Coast Highway will not be impacted by the changes in circulation.

If you have any questions, please contact me at (949) 644-3329.





Antony Brine, P.E., T.E.  
City Traffic Engineer







**Sunset Ridge Park  
Shuttle Service (Proposed)**

 Shuttle Stop

 Shuttle Route (2.0 Miles Roundtrip)

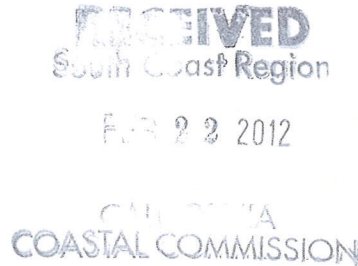


  
0 500 1,000  
Feet

February 22, 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 are in receipt of your correspondence dated January 18, 2012. As you know our CDP Application was submitted to your office on December 16, 2011. Therefore, the 30 day time period for determining the complete status of the application concluded on January 14, 2012. On January 19, 2012, Don Schmitz received a copy of your *Notice of Incomplete Application* (hereinafter "Notice") dated January 18, 2012 when he was in your offices. Although it is the applicant's position that pursuant to the California Permit Streamlining Act this application is statutorily deemed complete (CA Government Code section 65943), the City of Newport Beach is amenable to responding to the items outlined in the January 18<sup>th</sup> *Notice*.

We thank you, Ms. Sarb and Mr. Schwing for meeting with City staff and Don Schmitz on Thursday, February 2, 2012 (hereinafter "meeting"). Our responses to the incompleteness items outlined below reflect what was discussed and agreed upon at this meeting.

1. **Buffers:** Although no development is proposed within any CCC-mapped ESHA, the January 18<sup>th</sup> *Notice* notes that the project is "adjacent to ESHA." The January 18<sup>th</sup> *Notice* references that for the previously proposed Park project pursuant to CDP Application No. 5-10-168, Dr. Jonna Engel recommended a buffer distance of 100 ft. for areas on the western boundary of the property. However, CCC Staff also acknowledges in the *Notice* that the width of required ESHA buffers is "depend[ent] upon the proposed intensity of development and the sensitivity of the adjacent resources." We maintain that the proposed Park as designed maintains sufficient setbacks from the subject areas of designated sensitive vegetation.

Pursuant to the City's CCC-certified Coastal Land Use Plan, Section 4.1.1-10, buffers from ESHA shall have a minimum buffer of 50 ft. wherever possible. Pursuant to this same provision, smaller ESHA buffers are allowed where it can be demonstrated that site-specific constraints don't allow 50 ft. buffers and that



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the narrower buffer would be amply protective of the ESHA given the site-specific characteristics of the resource and of the type and intensity of the disturbance.

As you are aware, this Park project proposes to provide low-cost visitor-serving and recreational facilities for the public. The scope of the Park's amenities was the result of substantive feedback for an extended period of time from the community as a whole and regional youth athletic groups. The layout and design of the Park was the result of a careful balancing of the goals to maximize these amenities, account for the northerly Newport Crest residents' concerns, minimize on-site grading to the extent feasible, and provide park landscaping and native plantings where possible.

Please find enclosed an updated site plan which illustrates that the proposed uses along the western boundary include low impact/less intense aspects of the Park such as the warm-up/practice field. The previous proposal under CDP Application No. 5-10-168 included more impactful uses such as a paved parking lot near the western boundary. This is no longer the case as you know. Furthermore, in light of the fact that a replacement 6 ft. high fence is proposed on the park boundary that will completely separate the sensitive vegetation from the park, coupled with proposed vertical separations of 10 to 20 ft. from the subject low impact uses and the CCC-mapped sensitive vegetation, it is the City's position that the Park project as designed provides adequate buffer areas. As requested by CCC Staff, we have also included several cross-sections through the sensitive vegetation areas to assist with illustrating the above-referenced protective features.

2. **Preliminary Habitat Management Plan:** Your correspondence states that the project site includes areas of ESHA occupied by gnatcatchers and areas adjacent to gnatcatcher-occupied ESHA. Accordingly, you have requested a preliminary Habitat Maintenance and Management Plan outlining the procedures that will be taken to ensure that native habitat stays healthy and robust. As indicated above, the proposed Park project will have no direct impacts to CCC-designated ESHA and is sufficiently setback from the same along the western boundary. Moreover, an existing fence is proposed to be replaced and shifted to the east (closer to the Park features) providing continuing physical separation between the Park site and the areas of sensitive vegetation.

With respect to the CCC-designated ESHA within the "Southeast Polygon" area, as discussed in section 3 below, the CCC staff suggested at our recent meeting that some kind of low barrier be installed that clearly delineates the maintenance road that will traverse through the non-ESHA portion of this area. The City is amenable to this request and proposes to install a low curb on either side of the maintenance road to delineate the designated-ESHA from the maintenance road. In addition, we reference Dr. Engel's biological assessment prepared for CDP Application No. 5-10-168 which concluded that 173 vehicle trips per day was "within the tolerance levels of the California gnatcatcher" provided that the road remain narrow and that there is high quality gnatcatcher habitat on each side of the road. As the subject maintenance road will not be used by park visitors and is proposed only for maintenance and emergency vehicles (and possibly a shuttle bus), the number of vehicular trips along that maintenance road per day

will be *substantially less* than 173; as such, it will be at levels well below the upper range of the gnatcatchers' tolerance levels.

Accordingly, since no impacts are proposed or anticipated, it is our position that no additional measures other than the addition of an edge curb on either side of the maintenance road are required to protect the adjacent native habitat.

**3. Proposed maintenance access road:**

(a) and (b): Access for emergency and maintenance vehicles from West Coast Highway to the park site is proposed along the historically existing and utilized unimproved road through the "Southeast Polygon" of CCC-mapped ESHA. As you are aware, the road itself was not mapped ESHA by CCC staff.

As agreed upon in our meeting, we will include a 6-inch high curb constructed of treated wood or concrete along the edge of the road where it meets the CCC-mapped ESHA boundary to clearly delineate the maintenance road and to ensure no vehicular travel beyond the limits of the road. We also propose to place another 6 inches of gravel on this dirt road to further delineate the maintenance road parameters, to control dust from vehicular travel and to minimize erosion. A typical section of the maintenance road is attached.

(c): There is no planned linkage between the Newport Crest condominium complex and the access road. The referenced north-south gravel maintenance road segment is needed solely to maintain the City sewer manhole located at the northwest corner of the park site.

4. **Fencing:** There is a historically existing 6 ft. high chain-link fence along the western boundary of the City park property. As discussed in our meeting, the CCC-mapped ESHA is almost entirely on the adjacent private Newport Banning Ranch property, to the west of the existing fence. The City is proposing to replace this fence with a new chain-link fence and to shift the fence location easterly as shown on the submitted plans. This allows the wildlife of interest additional unimpeded space along the western edges of the City property that historically has not been available. As discussed in our meeting, we have clearly noted on the enclosed plans that the old fence is to be removed and a new fence in a more easterly location is proposed to be installed.
5. **Landscaping:** Please find enclosed the two proposed Planting Plan palettes detailing what is proposed for the various landscaped areas on the Park project site. Although it is our position that the original Planting Plan proposal is satisfactory (including the use of numerous native plants as shown in red bold on the planting list), we have also included an alternate Planting Plan with more native plants throughout the project site as discussed and requested by CCC Staff in our meeting. It would be the City's preference to use our originally proposed landscape plant palette as we feel it best represents our Park design proposal.
6. **Biological Surveys:** As discussed in the recent meeting, it is the City's position that no new biological survey is needed. The Park site is principally comprised of ornamental, disturbed encelia scrub and ruderal vegetation; vegetation maps

prepared by BonTerra in 2010-2011 as part of CDP 5-10-168 confirmed no change in the site's vegetation types. BonTerra's *Biological Technical Report* contained in the project EIR which was submitted as part of this subject application concluded that burrowing owls and California gnatcatchers are not present and are not expected to occur on the Park property; we maintain that this report and its conclusions are still appropriate and satisfactory. As you know, this report was utilized by the Commission when it considered this same project site just over 3 months ago per CDP Application No. 5-10-168. An updated report would unnecessarily cost the City taxpayers' approximately \$22,000 to prepare.

As also discussed in the recent meeting, Section 5.0 of BonTerra's *Biological Technical Report* contains detailed mitigation measures which the City is committed to implementing. These include pre-construction and pre-grading assessments and monitoring by a Project Biologist. These measures also include appropriate avoidance and fencing off of any areas of any Biologist-noted sensitive habitat areas.

7. **Water Quality:** Please find enclosed correspondence dated February 1, 2012 from the project engineer at Urban Resource. This correspondence confirms that water quality measures for the project will consist of Low Impact Development BMPs and will be adequately sized to address construction impacts. The proposed location of the infiltration system is at the southwest corner of the site. All required treatment for the park runoff will be provided onsite. Any needed changes to the EIR's Preliminary WQMP plan will be made in the *final* Project WQMP.
8. **Geologic Stability:** Please reference Leighton's geo-soils report in the project EIR. As we discussed and affirmed in our meeting, all proposed constructed slopes will be per the City's uniform grading standards with a maximum 2:1 slope face.
9. **Parking/Access:** Please refer to the memorandum prepared by City Traffic Engineer Anthony Brine dated December 7, 2011 (enclosed for your ease of reference). This correspondence was included in our CDP application submitted on December 16, 2011 and summarizes the measures the City is committed to undertaking to ensure that the supply meets the demand for parking spaces in the Superior Ave. lot, and to ensure safe pedestrian access from the parking lot to the Park site. Additionally, pursuant to our meeting discussion, the City is amenable to providing a shuttle for disabled Park visitors from the parking lot to the Park site. This shuttle service is addressed in the attached updated memorandum prepared by City Traffic Engineer Anthony Brine dated February 21, 2012.
10. **Mowing Activities:** It is our understanding that Commission staff received the requested documents submitted by City Manager Dave Kiff to Deputy Director Sarb in November of 2011 and nothing further is being requested from the City. It is the City's position that the regular maintenance and vegetation abatement on the entire property predates both the 1972 and 1976 Coastal Act, has been continuous and ongoing, and that the mowed vegetation is not ESHA. As such, these activities are not considered "development" under the Coastal Act and do not require a Coastal Development Permit.

11. **Noticing:** We have conferred with Advanced Listing Services who prepared the noticing materials for the subject application. ALS has confirmed that they did not simply re-use data compiled for noticing for CDP Application No. 5-10-168. ALS confirmed that current data was used for the noticing materials submitted in December 2011. ALS has advised that if you provide to them the returned labels for CDP Application No. 5-10-168, they will re-check those recipients' addresses.

Thank you for your consideration of this correspondence and accompanying documents. 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 copies 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
  - Original Landscape Planting Diagram
  - Alternate Landscape Planting Diagram
- Original Landscape Planting Concept (12 pages)
- Alternate Landscape Planting Concept (13 pages, including 3 cross-sections)
- Maintenance Road Typical Section
- Urban Resource's Response to Water Quality Comment
- City Traffic Engineer Anthony Brine's Memorandum (Feb. 21, 2012)
- Copy of previously submitted City Traffic Engineer Anthony Brine's Memorandum (Dec. 7, 2011)

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 1<sup>st</sup> and 12<sup>th</sup>, 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 1<sup>st</sup> 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 2<sup>nd</sup> 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 1<sup>st</sup> 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 22<sup>nd</sup>. 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





## **Sunset Ridge Park**

City of Newport Beach

March 13th, 2012



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## Overall Park Conceptual Planting Design Narrative

The landscape character of Sunset Ridge park has been designed to function as an active recreational facility with field sports, play areas and picnic areas while at the same time, providing a unique setting on the site by reestablishing a native Coastal Sage planting into the design. The approximately 13.70 acres of non-active zones of the park, will be designed to support wildlife habitat. The additional acreage of Coastal Sage Scrub (CSS) within the park will significantly expand the area of native habitat to the site. Based on the existing ESHA area, the establishment of such a large re-vegetation effort will greatly increase the acreage of viable native habitat for the California Gnat Catcher bird species. In the active, recreational areas of the park the landscape character will blend with the CSS plantings but rely on a wider range plant material to include native and other drought tolerant plant material that can withstand the rigors of public park environments. The man made landscape will take direct cues from native Coastal Sage community, and will respond accordingly to the site planning, circulation and various interface conditions. The landscape concept is described below, in the various conditions throughout the site.

### Expanded C.S.S (Coastal Sage Scrub):

The Coastal Sage Scrub zone, is comprised of native species found in the CSS community. The forms of these plants are low growing in nature, ranging from between one foot and three feet tall, with a mounding character. The foliage colors are gray green, olive and dark green tones. Flower colors range from whites to yellows. Seasonal changes to the plants will provide density and color variations between the winter and summer seasons. Most of the plants tend to be aromatic and the branches soft and flexible. Characteristic plants of C.S.S are Artemisia, Atriplex, Encelia, Eriogonum, Leymus, Lupinus, Opuntia Rhamnus and Rhus. The larger species can eventually grow into small trees – the Toyon, Rhus and Sambucus will provide height relief to an otherwise uniform cover of shrubs. Supplemental native trees to be introduced in the expanded habitat and residential buffer areas are the California Buckeye, Chitalpa, Manzanita, Scrub Oak and Ceanothus.

### Water Infiltration / Native Buffer:

The water infiltration / native buffer zone of the park, serves a functional purpose by collecting first flush run-off in the park, collecting and filtering the polluted water, and cleansing the water before it is diverted to the storm water system. The forms of the plants in this zone are low growing and mounding or upright in nature, ranging from one foot to two feet in height. Native species are used in this zone in that the role of the water infiltration zone is serving a dedicated purpose, and the plant material must be tolerant and supportive of that function. The foliage color of these plants range from dark and medium green to grey and blue green. A select few plants are shrubs, providing accent form and color within the framework of grasses. Flower colors are mostly in the white and cream range with an occasional orange or yellow. Additionally, gravel and large boulders will be utilized for structure and infiltration function in this zone, and also aid in creating a barrier between the existing ESHA zone and the park. Characteristic plants in this zone are Baccharis, Carex, Encelia, Juncus, Muhlenbergia and Leymus, with Salvia and Eriogonum as accent plantings. Tree plantings will be used in this area, but sparingly. The trees have been selected for adaptation to climate, water and soil adaptability. Tree selection has been made to include evergreen and deciduous species.

### Residential Buffer:

The residential buffer plant zone is comprised of all native species, mostly all of which are endemic to the C.S.S plant community. This planting zone provides a foreground planting to the adjacent multi-family residential property to the north, and a backdrop planting to the fields and active area of the park. The forms of these plants are low growing in nature, ranging from between one foot and five feet tall, with a mounding character, with two species reaching eight to ten feet tall. The foliage colors are gray green, olive and dark green tones. Flower colors range from whites an blues to yellows and oranges. Seasonal changes to the plants will provide density and color variations between the winter and summer seasons. Most of the plants tend to be aromatic and the branches soft and flexible. Characteristic plants of the residential buffer zone are Arctostaphylos, Baccharis, Ceanothus, Encelia, Opuntia, Rhamnus and Rhus.. The larger species can eventually grow into small trees – the Rhamnus and Rhus will provide height relief to an otherwise uniform cover of shrubs.

### Active Area:

The active area of the park will be comprised of a variety of non-native and native species. These plants will be required to survive the intensity of human traffic and maintenance. A durable and hearty plant material for this zone is imperative. A high number of the plants in this zone are grass species, and most of the plants in this zone are drought tolerant. The character of this zone is also a low, mounding form with very few trees due to view preservation issues. The forms of these plants are one foot to four feet high with a mounding or upright character. The foliage colors vary from dark green to medium olive and yellow green to a light gray and blue gray. Flower colors tend to be primarily in the blue to purple range. The predominant species in the active zone are ornamental grasses, and have a clumping habit – Carex, Festuca, Muhlenbergia, Nassella and Pennisetum will provide the grassy character of the plating areas. Baccharis, Rosmarinus, Salvia and Westringia will provide the mounding structure for the active areas.

### Butterfly Garden:

The butterfly garden is comprised of plant species who's primary purpose is to attract butterflies. The butterfly garden is located upon a knoll that overlooks the water. It is a special feature to the park that has a specialized plant palette. The butterfly garden contains some native species, which are attractive to butterflies. The butterfly garden has been designed to provide seasonal color and interest throughout the year. It is eclectic in nature and resembles a private garden with many flowering plants. The forms of these plants are diverse, but are predominantly low and mounding. Some plants have an upright form and shape but remain between one foot and three feet tall. The foliage colors in this zone are also very diverse in greens and grays. Flower colors run the gamut of the color spectrum. Seasonal changes to the plants will provide density and color variations throughout the entire year. In addition to being a very colorful array of plants, the butterfly garden will also provide an array of different fragrances, some releasing odors upon touch.

### Streetscape Slope:

The streetscape slope plant zone is comprised of all native species, mostly all of which are endemic to the C.S.S plant community. The location of the PCH slope to the existing ESHA areas, make using a native palette desirable way to extend and grow the native habitat area, and create a contiguous CSS zone. The streetscape slope zone is comprised of almost all native species. The non native species are being introduced to provide an edge to the native massing at PCH and the internal park walkways. The streetscape slope zone is comprised of many native species found in the CSS community. The forms of these plants are low growing in nature, ranging from between one foot and three feet tall, with a mounding character. Forms of the non native species are also low growing shrubs and grasses, to harmonize with the native palette. The foliage colors are gray green, olive and dark green tones. Flower colors range from whites to yellows. Seasonal changes to the plants will provide density and color variations between the winter and summer seasons. Most of the plants tend to be aromatic and the branches soft and flexible. Characteristic plants of CSS are Atriplex, Encelia, Eriogonum, Opuntia Rhamnus and Rhus. The larger species can eventually grow into small trees – the Toyon, Rhus and Sambucus will provide height relief to an otherwise uniform cover of shrubs. The streetscape slope zone will have a variety of trees planted on the slope, in areas where the trees will not interrupt the view of the adjacent properties.

### Overall Park Irrigation Design Narrative:

All landscape areas will be permanently irrigated using an automatic, reclaimed water system. The irrigation system will be divided into several sub-systems based on the water requirements of each hydrozone. Hydrozone separations are determined by the sun orientation and water requirements of the specified plant material. The irrigation system shall be designed to minimize overspray and use an automatic weather-based controller.





**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. 'Siskiyou 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. 'Siskiyou Blue'	Blue Fescue
Leymus condensatus '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

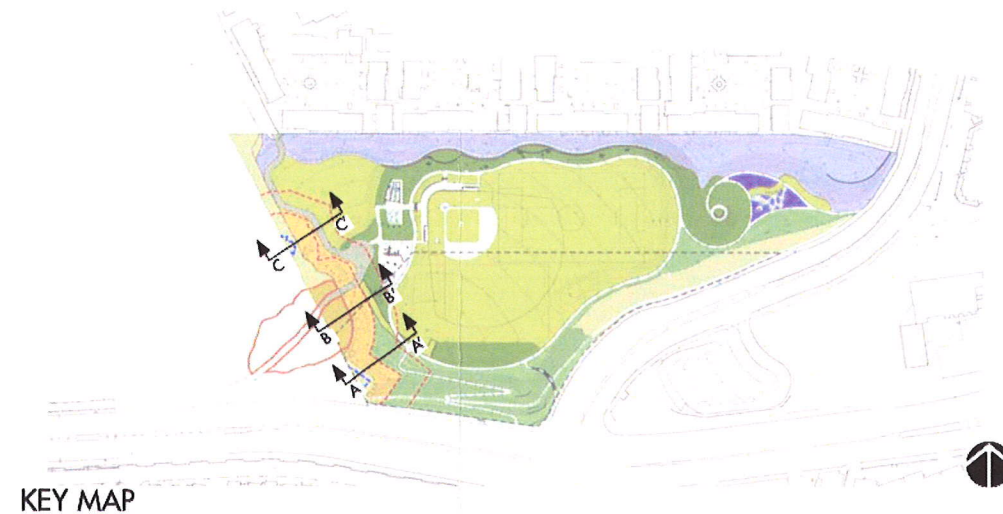
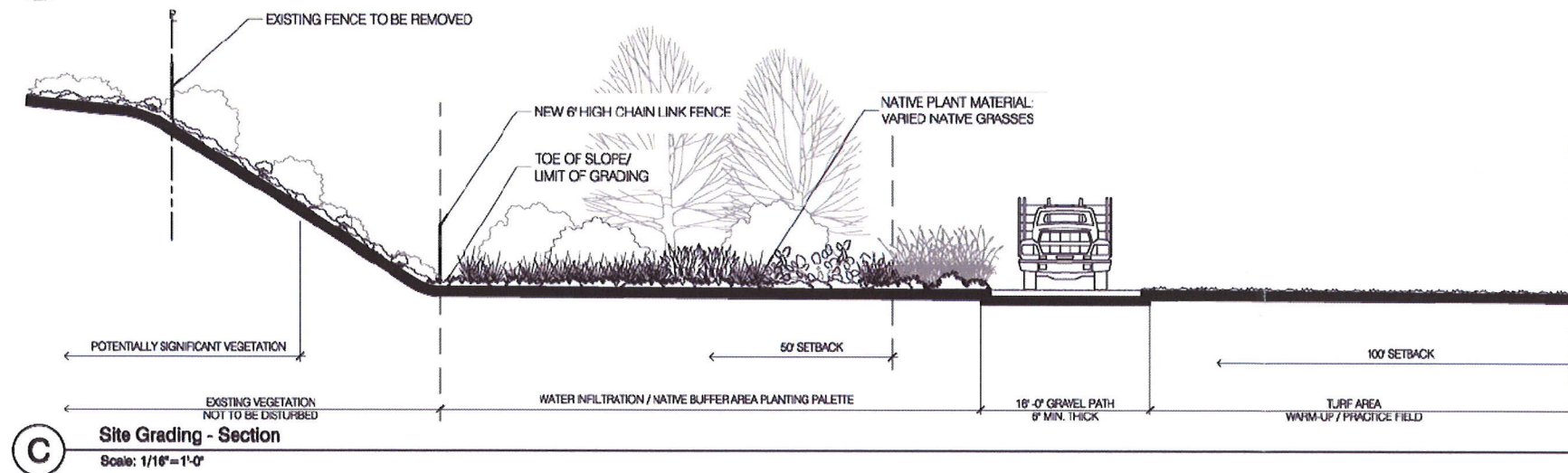
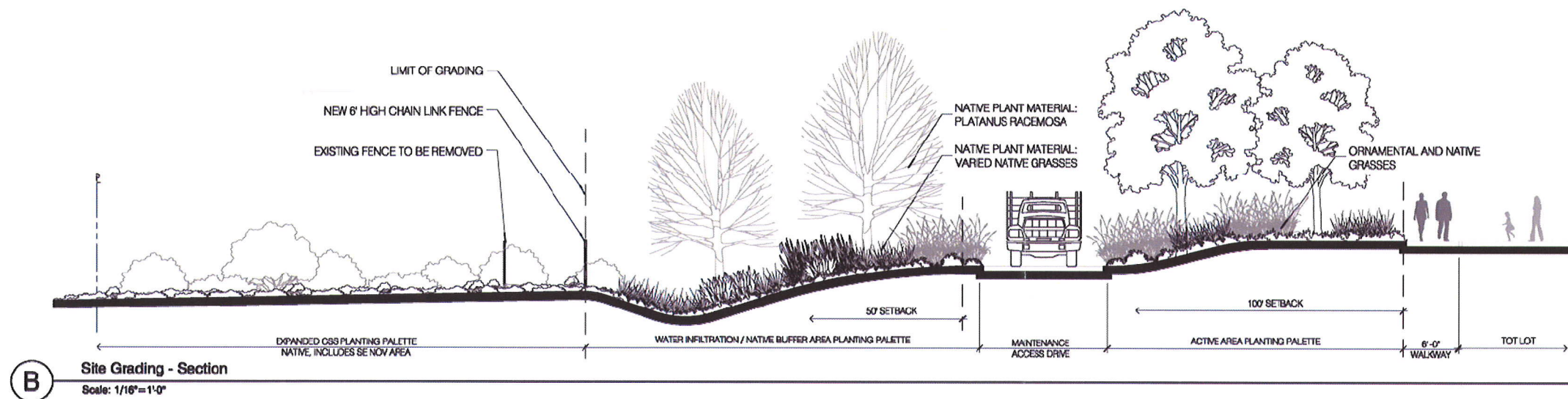
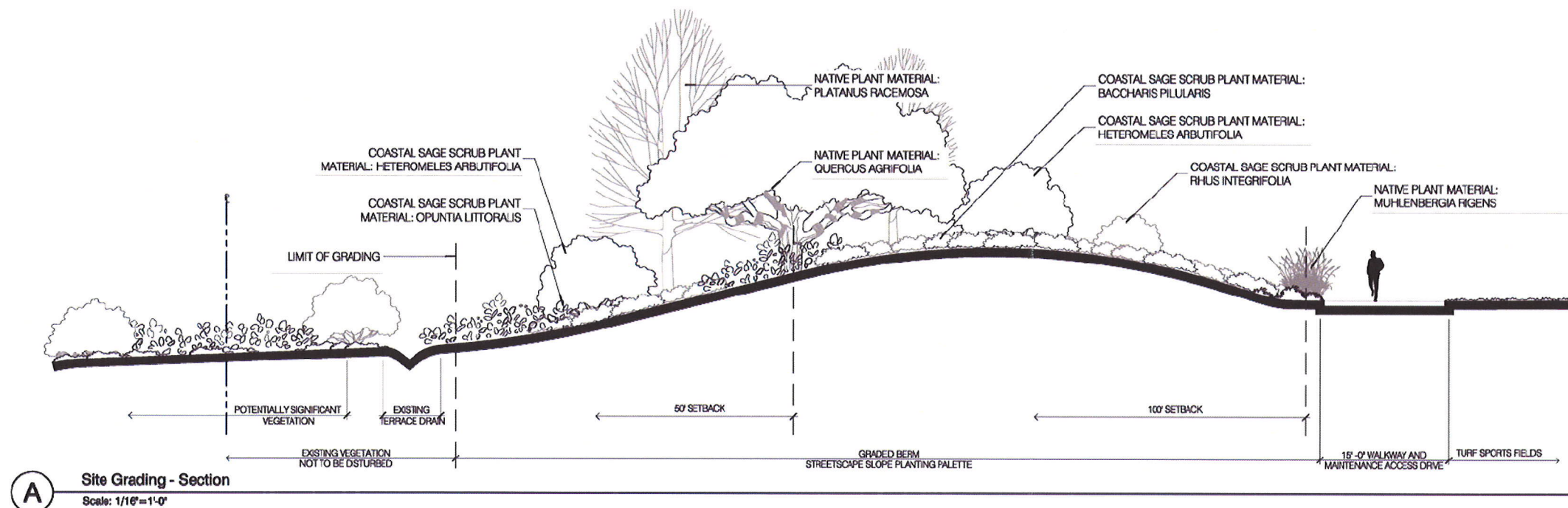
TREES

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	Tayon - 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









ZONE CHARACTER

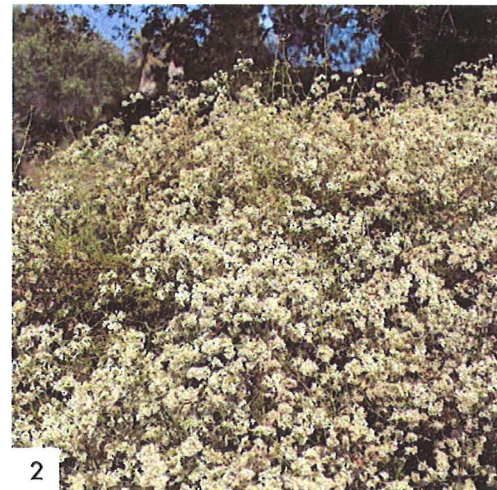


## EXPANDED CSS

- Pure Coastal Sage plant material per southern California coastal zone for the existing CSS area
- Very informal, rustic and naturalistic character
- Low growing, mounding habit
- 1'-4' high shrubs or low ground covers
- Large shrub / small tree species such as Heteromeles and Rhamnus
- Supports existing adjacent ESHA



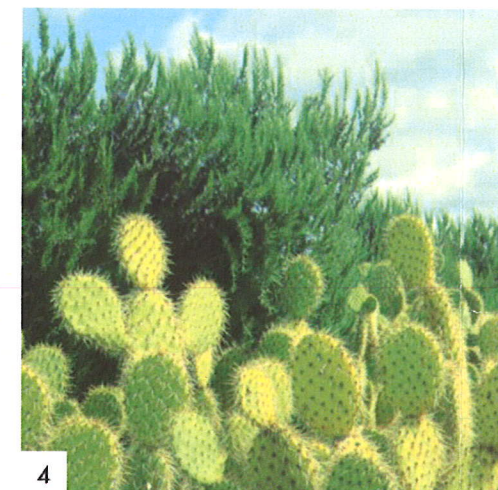
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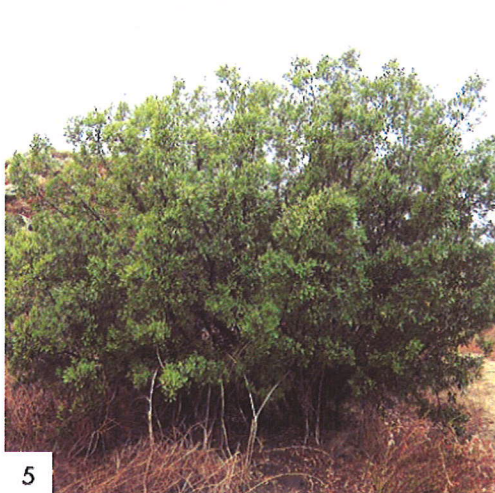


4

## Shrubs, Grasses and Groundcover

The list below represents the backbone and character defining cross-section of shrubs, grasses and groundcover to be found in this area. To see the full plant list for this area please refer to page 09.

1. *Encelia californica*
2. *Eriogonum fasciculatum*
3. *Eriophyllum confertiflorum*
4. *Opuntia littoralis*
5. *Rhamnus ilicifolia*
6. *Salvia mellifera*
7. *Sambucus mexicana*



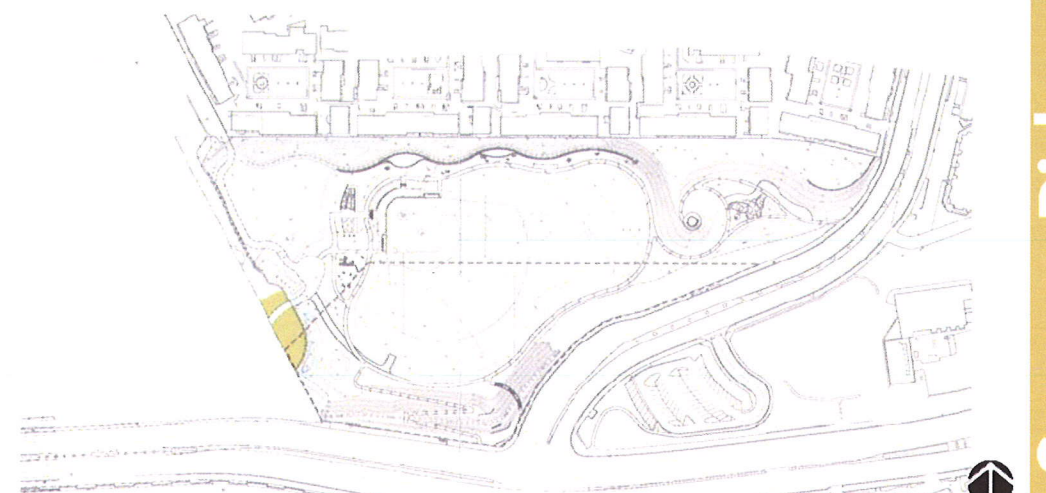
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KEY MAP





ZONE CHARACTER



## WATER INFILTRATION / NATIVE BUFFER AREA

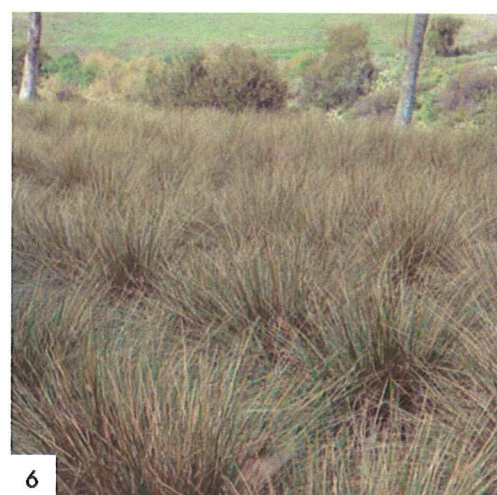
- Plant material to function in seasonal water infiltration environment and act as a buffer
- 1'-3' high ornamental grasses and sedges with appropriate shrubs
- Informal and naturalistic character
- Plant material mixed with boulders and crushed stone
- Colors medium greens with some color and seasonal interest
- Mixed textures planted in masses
- To provide a defensible space from ESHA



### Shrubs, Grasses and Groundcover

The list below represents the backbone and character defining cross-section of shrubs, grasses and groundcover to be found in this area. To see the full plant list for this area please refer to page 09.

1. *Baccharis pilularis*
2. *Encelia californica*
3. *Juncus patens*
4. *Leymus condensatus* 'Canyon Prince'
5. *Leymus triticoides*
6. *Muhlenbergia rigens*
7. *Salvia mellifera*

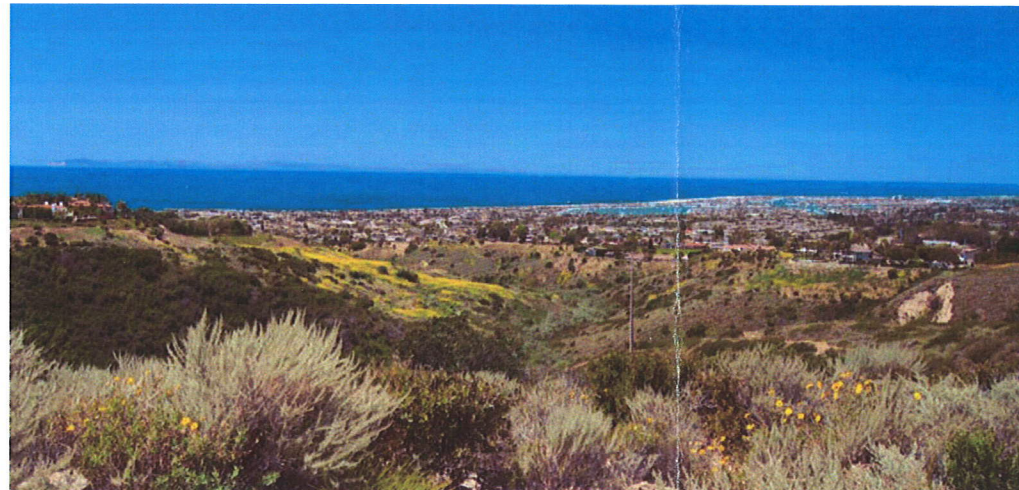


KEY MAP



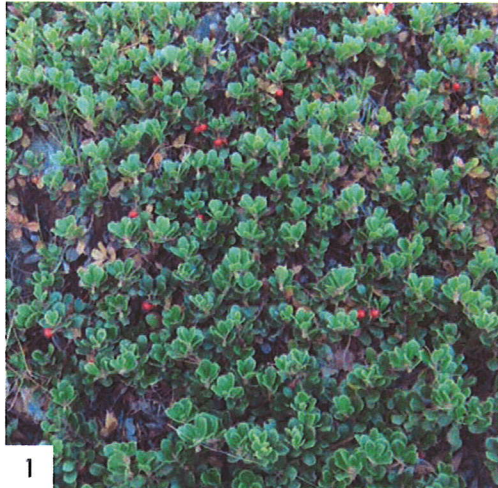


ZONE CHARACTER



## RESIDENTIAL BUFFER

- Informal, rustic and naturalistic character
- Low, mounding native plant material
- Dense foliage to buffer views from residential into park
- Sturdy, dense and thorny material to deter pedestrian movement from park to residential units
- Drought tolerant, no-maintenance plant material
- Introduction of Coastal Sage Scrub plants on slopes will extend CSS character and animal habitat further into the park.



1



2



3



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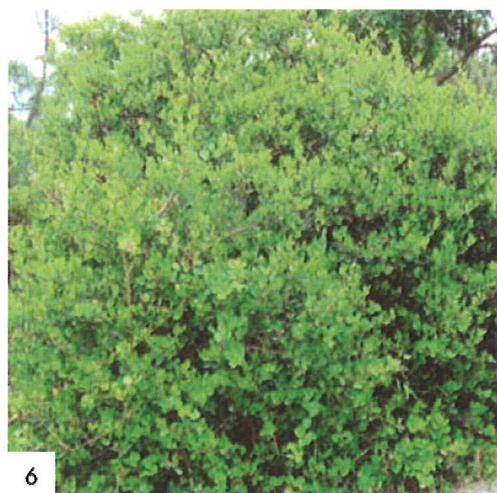
## Shrubs, Grasses and Groundcover

The list below represents the backbone and character defining cross-section of shrubs, grasses and groundcover to be found in this area. To see the full plant list for this area please refer to page 09.

1. *Arctostaphylos uva-ursi* 'Point Reyes'
2. *Baccharis pilularis*
3. *Encelia californica*
4. *Muhlenbergia rigens*
5. *Rhamnus ilicifolia*
6. *Rhus integrifolia*
7. *Salvia mellifera*



5



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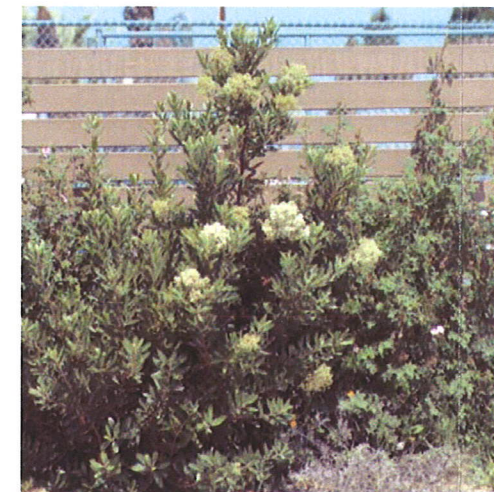
KEY MAP

## Residential Buffer





ZONE CHARACTER



## ACTIVE AREA

- Mixture of native and drought tolerant plant material
- Plants suitable for high traffic and high use in a recreational setting
- Color and seasonal interest with textural variation
- Low spreading evergreen trees shall be planted in strategic areas
- 1'-3' high ornamental grasses and sedges with appropriate shrubs
- Incorporation of Coastal Sage Scrub plant material to extend CSS character into the park.

## Shrubs, Grasses and Groundcover

The list below represents the backbone and character defining cross-section of shrubs, grasses and groundcover to be found in this area. To see the full plant list for this area please refer to page 09.

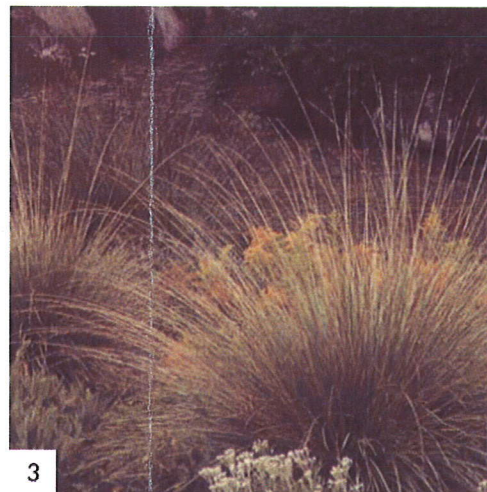
1. *Baccharis pilularis*
2. *Carissa grandiflora* 'Green Carpet'
3. *Festuca mairei*
4. *Muhlenbergia rigens*
5. *Salvia greggii*
6. *Wisteria sinensis*



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KEY MAP

## Active Area





ZONE CHARACTER



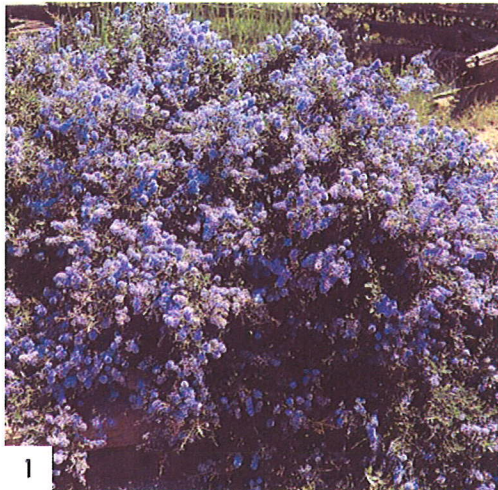
## BUTTERFLY GARDEN

- Seasonally flowering plant material with low trees to allow unobstructed views
- Plant material to specifically attract Butterflies and Hummingbirds
- High interest zone with colorful blooms and foliage
- Plant selection to provide long overlapping blooming period
- Varied textures and forms with medium to bright green colored foliage
- Incorporation of native and Coastal Sage Scrub plant material

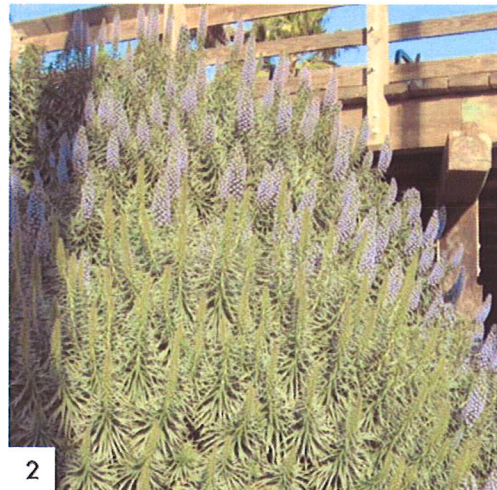
### Shrubs, Grasses and Groundcover

The list below represents the backbone and character defining cross-section of shrubs, grasses and groundcover to be found in this area. To see the full plant list for this area please refer to page 09.

1. Ceanothus 'Joyce Coulter'
2. Echium candicans
3. Eriogonum fasciculatum
4. Lupinus succulentus
5. Penstemon grinnellii
6. Rosmarinus spp.
7. Senecio flaccidus var. monoensis



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KEY MAP





## STREETSCAPE SLOPE

- 20' to 25' high trees max, on middle to bottom of slope
- Medium to large drought tolerant shrubs such as Arbutus, Heteromeles and Rhus
- Mixture of native / drought tolerant shrubs and ground covers
- Introduction of Coastal Sage Scrub plants on slopes will extend CSS character and animal habitat further into the park.



## Shrubs, Grasses and Groundcover

The list below represents the backbone and character defining cross-section of shrubs, grasses and groundcover to be found in this area. To see the full plant list for this area please refer to page 09.

1. *Arctostaphylos uva-ursi* 'Point Reyes'
2. *Baccharis pilularis*
3. *Ceanothus* 'Joyce Coulter'
4. *Festuca mairei*
5. *Heteromeles arbutifolia*
6. *Muhlenbergia rigens*



KEY MAP

## Streetscape Slope





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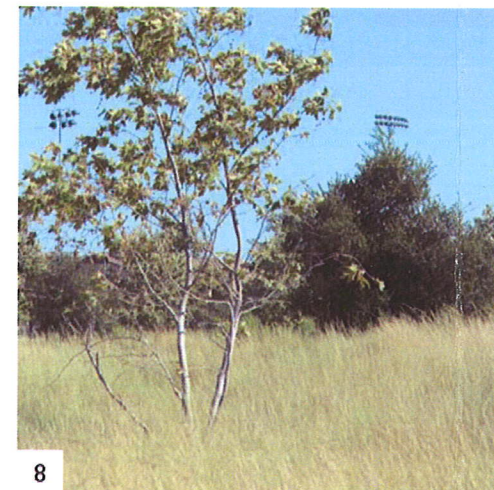
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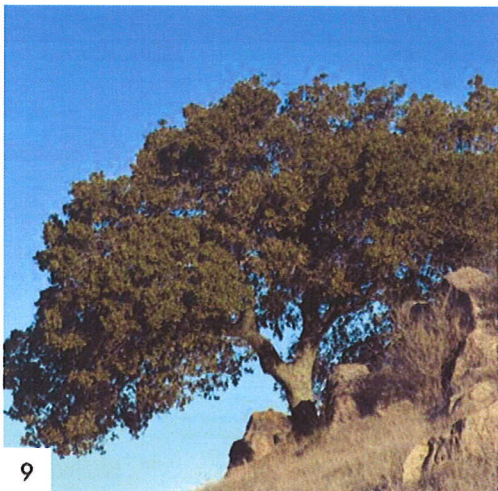
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9



10

## TREES

- To provide shade and character definition throughout the park while preserving views for all.

The list below represents the backbone and character defining cross-section of shrubs, grasses and groundcover to be found in this area. To see the full plant list for this area please refer to page 10.

1. *Acacia pendula*
2. *Albizia julibrissin*
3. *Arbutus 'Marina'*
4. *Bauhinia x blakeana*
5. *Heteromeles arbutifolia*
6. *Parkinsonia 'Desert Museum'*
7. *Pinus torreyana*
8. *Platanus racemosa*
9. *Quercus agrifolia*
10. *Rhus ovata*



KEY MAP

# Sunset Ridge Park Planting Concept

## Trees