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COASTAL COMMISSION

EXHIBIT # 1
PAGE 1 OF 1

LEGEND

- Expanded CSS - Native
Acreage: .10 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: 5.52 ac.
 - Butterfly Garden
Acreage: .10 ac.
 - Streetscape Slope
Acreage: 1.31 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
 - Body 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. + 1.50 ac. Existing Parking Lot = 15.20 ac.



Planting Diagram

Red Denotes Plant Native to Southwest California Floristic Province

*Refer to Jepson Manual Higher Plants of California for Floristic Province designations

■ Denotes Plant Native to Coastal Sage Scrub Plant Community

EXPANDED CSS

■ <i>Artemisia menziesii</i> var. <i>intermedia</i>	Fiddleneck
■ <i>Artemisia californica</i>	California Sagebrush
■ <i>Atriplex lentiformis</i>	Big Saltbush
■ <i>Baccharis pilularis</i>	Coyote Brush
■ <i>Bromus carinatus</i>	California Brome Grass
■ <i>Encelia californica</i>	Coast Sunflower
■ <i>Eriogonum fasciculatum</i>	California Buckwheat
■ <i>Eriophyllum confertiflorum</i>	Golden Yarrow
■ <i>Isocoma menziesii</i>	Coastal Goldenbush
■ <i>Isomeris arborea</i>	Bladderpod
■ <i>Leymus condensatus</i>	Giant Wild Rye
■ <i>Leymus triticoides</i>	Creeping Wild Rye
■ <i>Lotus scoparius</i>	Deerweed
■ <i>Lupinus succulentus</i>	Arroyo Lupine
■ <i>Melica imperfecta</i>	California Melic
■ <i>Minulus aurantiacus</i>	Orange Bush Monkeyflower
■ <i>Nassella lepidota</i>	Foothill Needlegrass
■ <i>Opuntia littoralis</i>	Coastal Cholla
■ <i>Opuntia prolifera</i>	Caterpillar Cholla
■ <i>Phacelia cicutaria</i>	California Bells
■ <i>Phacelia minor</i>	Coastal Cholla
■ <i>Rhamnus californica</i>	Coffeeberry
■ <i>Rhamnus ilicifolia</i>	Hollyleaf Redberry
■ <i>Rhus integrifolia</i>	Lemonade Berry
■ <i>Salvia mellifera</i>	Black Sage

WATER INFILTRATION / NATIVE BUFFER AREA

■ <i>Baccharis pilularis</i>	Coyote Brush
■ <i>Bromus carinatus</i>	California Brome
■ <i>Elymus glaucus</i>	Western Rye Grass
■ <i>Encelia californica</i>	Coast Sunflower
■ <i>Eriogonum fasciculatum</i>	Common Buckwheat
■ <i>Juncus patens</i>	Rush
■ <i>Leymus condensatus</i> 'Canyon Prince'.....	Canyon Prince Wild Rye
■ <i>Leymus triticoides</i>	Creeping Wild Rye
■ <i>Lupinus succulentus</i>	Arroyo Lupine
■ <i>Muhlenbergia rigens</i>	Deergrass
■ <i>Nassella lepidota</i>	Foothill Needlegrass
■ <i>Nassella pulchra</i>	Purple Needlegrass
■ <i>Opuntia littoralis</i>	Coast Prickly Pear
■ <i>Rhamnus californica</i>	Coffeeberry
■ <i>Salvia apiana</i>	White Sage
■ <i>Salvia leucophylla</i>	Purple Sage
■ <i>Salvia mellifera</i> 'Terra Seca'.....	Black Sage

RESIDENTIAL BUFFER

■ <i>Arctostaphylos u. 'Point Reyes'</i>	Manzanita
■ <i>Arctostaphylos</i>	Manzanita
■ <i>Baccharis pilularis</i> 'Pigeon Point'.....	Dwarf Coyote Brush
■ <i>Baccharis pilularis</i> 'Twin Peaks'.....	Dwarf Coyote Brush
■ <i>Ceanothus g. h. 'Carmel Creeper'</i>	Wild Lilac
■ <i>Ceanothus</i> 'Concha'.....	Coast Sunflower
■ <i>Encelia californica</i>	Deergrass
■ <i>Muhlenbergia rigens</i>	Foothill Needlegrass
■ <i>Nassella lepidota</i>	Coast Prickly Pear
■ <i>Opuntia littoralis</i>	Coastal Cholla
■ <i>Opuntia prolifera</i>	Coffeeberry
■ <i>Rhamnus californica</i>	Hollyleaf Redberry
■ <i>Rhamnus ilicifolia</i>	Lemonade Berry
■ <i>Rhus integrifolia</i>	

STREETSCAPE SLOPE

■ <i>Amsinckia menziesii</i> var. <i>intermedia</i>	Fiddleneck
■ <i>Artemisia redolens</i> 'Low Boy'.....	Prostrate Acacia
■ <i>Arctostaphylos</i> 'Pacific Mist'.....	Manzanita
■ <i>Atriplex lentiformis</i>	Big Saltbush
■ <i>Baccharis pilularis</i> 'Pigeon Point'.....	Dwarf Coyote Brush
■ <i>Baccharis pilularis</i> 'Twin Peaks'.....	Dwarf Coyote Brush
■ <i>Ceanothus g. h. 'Carmel Creeper'</i>	Wild Lilac
■ <i>Ceanothus</i> 'Joyce Coulter'.....	Wild Lilac
■ <i>Ceanothus</i> 'Concha'.....	Coast Sunflower
■ <i>Encelia californica</i>	Golden Yarrow
■ <i>Eriogonum fasciculatum</i>	California Buckwheat
■ <i>Eriophyllum confertiflorum</i>	Coastal Goldenbush
■ <i>Isocoma menziesii</i>	Bladderpod
■ <i>Isomeris arborea</i>	Giant Wild Rye
■ <i>Leymus condensatus</i>	Deerweed
■ <i>Lotus scoparius</i>	Arroyo Lupine
■ <i>Lupinus succulentus</i>	California Melic
■ <i>Melica imperfecta</i>	Orange Bush Monkeyflower
■ <i>Minulus aurantiacus</i>	Deergrass
■ <i>Nassella lepidota</i>	Foothill Needlegrass
■ <i>Opuntia littoralis</i>	Coast Prickly Pear
■ <i>Opuntia prolifera</i>	Coastal Cholla
■ <i>Rhamnus californica</i>	Coffeeberry
■ <i>Rhamnus ilicifolia</i>	Hollyleaf Redberry
■ <i>Rhus integrifolia</i>	Lemonade Berry

BUTTERFLY GARDEN

■ <i>Achillea clavennae</i>	Silvery Yarrow
■ <i>Achillea millefolium</i> 'Rosea'.....	Common Yarrow
■ <i>Anagallis flavida</i>	Butterfly Bush
■ <i>Buddleia davidii</i>	Wild Lilac
■ <i>Ceanothus g. h. 'Carmel Creeper'</i>	Wild Lilac
■ <i>Ceanothus</i> 'Joyce Coulter'.....	Wild Lilac
■ <i>Ceanothus</i> 'Concha'.....	Pride of Madeira
■ <i>Echium candicans</i>	Coast Sunflower
■ <i>Encelia californica</i>	Common Buckwheat
■ <i>Eriogonum fasciculatum</i>	Blue Fescue
■ <i>Festuca o. g. 'Siskiyau Blue'</i>	Lavender
■ <i>Lavandula angustifolia</i> 'Hidcote'.....	Arroyo Lupine
■ <i>Lupinus succulentus</i>	Monkey Flower
■ <i>Mimulus</i> spp.....	Scarlet Bugler
■ <i>Penstemon centranthifolius</i>	Grimmell's Beardlongue
■ <i>Penstemon graminifolius</i>	Manilla Poppy
■ <i>Romneya coulteri</i>	Rosemary
■ <i>Rosmarinus</i>	Autumn Sage
■ <i>Salvia greggii</i>	Purple Sage
■ <i>Salvia leucophylla</i>	Dwarf Black Sage
■ <i>Salvia mellifera</i> 'Terra Seca'.....	Stonecrop
■ <i>Sedum spathulifolium</i>	Mono Groundsel
■ <i>Senecio flaccidus</i> var. <i>monoensis</i>	Blue Chalk Sticks
■ <i>Sisyrinchium bellum</i>	Blue-Eyed Grass
■ <i>Tagetes lemmonii</i>	Mexican Marigold
■ <i>Teucrium chamaedrys</i>	Creeping Germander
■ <i>Trichostema lanatum</i>	Woolly Blue Gums

ACTIVE AREA

■ <i>Artemisia</i> 'Powis Castle'.....	Sagebrush
■ <i>Baccharis pilularis</i> 'Pigeon Point'.....	Dwarf Coyote Brush
■ <i>Baccharis pilularis</i> 'Twin Peaks'.....	Dwarf Coyote Brush
■ <i>Carex divisa</i>	Berkeley Sedge
■ <i>Carex panola</i>	Dune Sedge
■ <i>Carex tumida</i>	Foothill Sedge
■ <i>Carissa grandiflora</i>	Natal Plum
■ <i>Encelia californica</i>	Coast Sunflower
■ <i>Festuca mairei</i>	Atlas Fescue
■ <i>Festuca o. g. 'Siskiyau Blue'</i>	Blue Fescue
■ <i>Leymus condensatus</i> 'Canyon Prince'.....	Giant Wild Rye
■ <i>Leymus triticoides</i>	Creeping Wild Rye
■ <i>Muhlenbergia capillaris</i>	Pink Muhlygrass
■ <i>Muhlenbergia rigens</i>	Deergrass
■ <i>Nassella lepidota</i>	Nodding Needlegrass
■ <i>Nassella pulchra</i>	Foothill Needlegrass
■ <i>Nassella pulchra</i>	Purple Needlegrass
■ <i>Pennisetum alopecuroides</i> 'Little Bunny'.....	Fountain Grass
■ <i>Rhapheolepis indica</i> 'Clara'.....	Inda Hawthorn
■ <i>Rosmarinus officinalis</i> 'Huntington Carpet'.....	Rosemary
■ <i>Rosmarinus officinalis</i> 'Tuscan Blue'.....	Rosemary
■ <i>Salvia</i> 'Allan Chickering'.....	Allen Chickering Sage
■ <i>Salvia greggii</i>	Autumn Sage
■ <i>Wisteria sinensis</i>	Chinese Wisteria

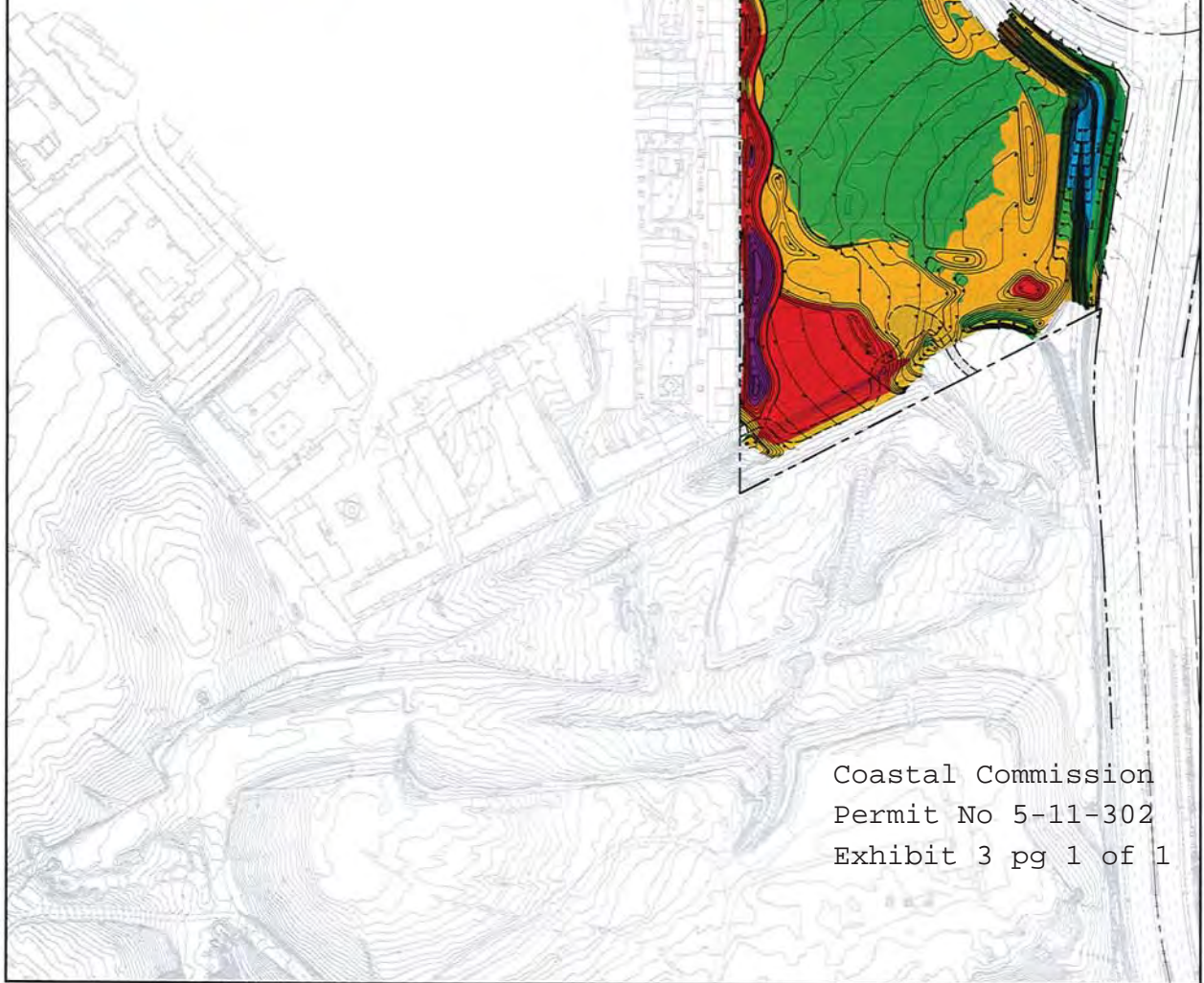
TREES

■ <i>Acacia pendula</i>	Weeping Myall - 15' to 25' Height
■ <i>Albizia julibrissin</i>	Silk Tree - 20' to 30' Height
■ <i>Arbutus</i> 'Marina'.....	Hybrid Strawberry Tree - 20' to 30' Height
■ <i>Bauhinia x blakeana</i>	Hong Kong Orchid Tree - 20' to 25' Height
■ <i>Ceanothus</i> 'Ray Hartman'.....	Ray Hartman Ceanothus - 15' to 20' Height
■ <i>Heteromeles arbutifolia</i>	Toyon - 15' to 20' Height
■ <i>Lyonothamnus floribundus</i> spp. <i>floribundus</i>	Santa Catalina Ironwood - 20' to 30' Height
■ <i>Parkinsonia</i> 'Desert Museum'.....	Sanicula Palo Verde - 20' to 30' Height
■ <i>Pinus torreyana</i>	Torrey Pine - 30' to 50' Height
■ <i>Platanus racemosa</i>	California Sycamore - 40' to 60' Height
■ <i>Prunus ilicifolia</i> spp. <i>ilicifolia</i>	Hollyleaf Cherry - 20' to 30' Height
■ <i>Quercus agrifolia</i>	Coast Live Oak - 30' to 50' Height
■ <i>Rhus integrifolia</i>	Lemonade Berry - 15' to 25' Height
■ <i>Rhus lancea</i>	African Sumac - 15' to 25' Height
■ <i>Rhus ovata</i>	Sugar Bush - 20' to 30' Height
■ <i>Sambucus mexicana</i>	Blue Elderberry - 15' to 25' Height



KEY MAP

Comprehensive Tree, Shrub, Grass and Groundcover Planting List



EARTHWORK		
COLOR	CUT(-) / FILL(+)	AREA (SF)
Blue	-30' to -12'	33,168
Light Blue	-12' to -6'	49,773
Green	-6' to 0'	226,778
Yellow	0' to +6'	153,391
Red	+6' to +12'	60,196
Purple	+12' to +27'	10,055

PARK SITE EARTHWORK QUANTITY	
CUT	57,223 CY
FILL	36,559 CY
EXPORT	20,664 CY
*EXPANSION INDEX = 0	

Coastal Commission
Permit No 5-11-302
Exhibit 3 pg 1 of 1



23 MAUCHLY, SUITE 110
IRVINE, CA 92618
PHONE: 949-727-9095
FAX: 949-727-9098

URBAN RESOURCE
CONSULTING CIVIL ENGINEERS

SUNSET RIDGE PARK
EARTHWORKS EXHIBIT

DECEMBER 15, 2011

From: Georgette M. Quinn
Costa Mesa, CA 92627



Concerning: Sunset Ridge Park Project

To: The Coastal Commission Staff and all who are taking considerations on public opinion for the Sunset Ridge Park Project as we see this as a precursor to the Banning Ranch Project and beyond!

Do we have to cify the whole county? Leave us some breathing and quiet room!

'It would be appreciated if you would include this information in any staff report to the Commission'.

We believe there has been excessive mowing has been an ongoing issue on Sunset Ridge Park. The City continues to mow all of Sunset Ridge though the fire safety guidelines call for mowing within 100' structures. The reason for this is obvious: to destroy the natural, sensitive, and endangered habitat in terms of plants, animals, and birds. I would like to bring to your attention the fact that excessive and unnecessary mowing continues to be a problem on Sunset Ridge'.

'Having observed the Sunset Ridge area closely for a number of years, I would like to tell you about the wealth of habitat that exists there and destruction that has occurred from the excessive mowing done by the City of Newport Beach'.

'I/we object to the needless destruction of habitat and the ruination of my/our quality of life given there is no fire threat'. 'The City is going far beyond the prescribed fuel modification in an effort to destroy environmentally sensitive habitat, and potentially sensitive habitat for threatened and endangered species'.

Isn't a Coastal Development Permit needed to conduct moving like this? Do you have one? Can we see it?

Is there some sort of enforcement action against the City of Newport Beach that can take place to protect this sensitive habitat from being destroyed again in the future? If so, I would sincerely appreciate your assistance in initiating an enforcement action against the City of Newport Beach'.

'One can only conclude that this mowing is a deliberate and systematic effort to eliminate the habitat for the gnatcatcher (and other wildlife such as raptors) living on Sunset Ridge'.

As nature keeps being divided up into the smallest possible units for our economic purposes, it's no surprise that key predators and sensitive species occasionally suffer unexplained drops in numbers and vitality. We have not left enough slack in nature's systems by giving it space to flex and change without breaking.

Do you have children, grandchildren who will be happy to see this generation leave something for them and beyond?

Please stop the madness! Please leave the peace and quiet, stop trying to build to all!

Georgette M. Quinn

COASTAL COMMISSION

EXHIBIT # 5
PAGE 1 OF 54

Del Arroz, John@Coastal

From: Barbara Wood [barb]@sboglobal.net]

Sent: Wednesday, May 30, 2012 12:25 PM

To: Del Arroz, John@Coastal

Subject: Sunset Ridge development

Dear Mr. Delarroz,

I am writing to you to ask you support the Coastal Commission demand that the city of Newport Beach protect the environment of the Sunset Ridge area by reducing the frequency and amount of moving the natural plants growth. It is a beneficial to the residents of the area and California that we maintain the natural beauty of this part of one of the last open spaces and protected areas in the state. I oppose the development of the area by Newport Beach which appears to want the increased tax base in the land's becoming a sports park with roads through sensitive parts of the Banning Ranch land and the later commercial development of the Ranch. My home is on the border of the Banning Ranch and I am concerned about the changes Newport Beach plans to make in the use of the land.

Thank you for considering my concerns.

Barbara J. Wood
1684 Whittier Ave.
Costa Mesa, CA 92627

COASTAL COMMISSION

EXHIBIT # 5
PAGE 2 OF 54

5/30/2012

Del Arroz, John@Coastal

From: Gary Garber [garbergary@yahoo.com]

Sent: Wednesday, May 30, 2012 11:59 AM

To: Del Arroz, John@Coastal

Subject: Sunset Ridge Park, Newport Beach CA

We would be appreciated if you would include this information in any staff report to the Commission'.

- Excessive mowing has been an ongoing issue on Sunset Ridge Park.
- The City continues to mow all of Sunset Ridge though the fire safety guidelines call for mowing within 100' structures. The reason for this is obvious: **to destroy the natural, sensitive, and endangered habitat in terms of plants, animals, and birds.**
- We would like to bring to your attention the fact that excessive and unnecessary mowing continues to be a problem on Sunset Ridge'.
- 'Having observed the Sunset Ridge area closely for over 15 years, I would like to tell you about the wealth of habitat that exists there and destruction that has occurred from the excessive mowing done by the City of Newport Beach'. **This excessive mowing started after the City purchased the land from the State of California.**
- We object to the needless destruction of habitat and the ruination of our quality of life given there is no major fire threat'
- 'The City is going far beyond the prescribed fuel modification in an effort to destroy environmentally sensitive habitat, and potentially sensitive habitat for threatened and endangered species'.
- Isn't a Coastal Development Permit needed to conduct moving like this?
- Is there some sort of enforcement action against the City of Newport Beach that can take place to protect this sensitive habitat from being destroyed again in the future?
- 'If so, we would sincerely appreciate your assistance in initiating an enforcement action against the City of Newport Beach'.
- 'One can only conclude that this mowing is a deliberate and systematic effort to eliminate the habitat for the gnatcatcher (and other wildlife such as raptors) living on Sunset Ridge'.
- As nature keeps being divided up into the smallest possible units for our economic purposes, it's no surprise that key predators and sensitive species occasionally suffer unexplained drops in numbers and vitality. We have not left enough slack in nature's systems by giving it space to flex and change without breaking.

We appreciate you service to the Coastal Commission and hope you take are concerns under consideration and once again include this information in any staff reports to the Commission.

Gary A. & Kondace Garber
8 Landfall Court, Newport Beach, CA

COASTAL COMMISSION

EXHIBIT # 5
PAGE 3 OF 54

5/30/2012

Del Arroz, John@Coastal

From: Sandra McCaffrey [sl.mccaffrey@gmail.com]

Sent: Wednesday, May 30, 2012 10:21 AM

To: Del Arroz, John@Coastal; Dixon, John@Coastal; Sarb, Sherilyn@Coastal; Engel, Jonna@Coastal; Veesart, Pat@Coastal; Willis, Andrew@Coastal; Henry, Teresa@Coastal; Schwing, Karl@Coastal; lhaage@coastal.ca.gov; Lester, Charles@Coastal; medjkraus@yahoo.com

Subject: Banning Ranch

Dear Sir or Madam,

As a resident of Newport Crest and living on the perimeter of the development I have watched with horror as the beautiful land continues to be destroyed. There has been ongoing and excessive mowing on Sunset Ridge Park. I have tried to document many days showing tractors stirring up so much dust that my doors and windows must remain tightly closed. I have witnessed Snowy Egrets almost get mowed down by these tractors as well. The City continues to mow this area though the fire safety guidelines are specific and say only within a 100 ft distance of structures. Mowing has been up and down in the gully and in areas hundreds of feet from any structures. I have also documented this in photos. It is very clear the point of this obsessive mowing is to disturb and destroy the sensitive and endangered habitat in terms of plants, animals and birds, etc. It was my understanding they were to stop all mowing and yet they appear absolutely relentless with their mowing. I've watched mowing start as early as 7:30 AM and go on for hours and hours as a tractor does circle eights in the same spot.

Having grow up in the area and observed the Sunset Ridge for a number of years I would like to tell you about the wealth of the habitat that exists there and destruction that has occurred from the excessive mowing done by the City of Newport. It is unconscionable the needless destruction of habitat and the ruination of the quality of life under the guise of a fire threat, given there is no fire threat. The City is going far beyond the prescribed fuel modification in an effort to destroy environmentally sensitive habitat, and potentially sensitive habitat for threatened and endangered species. Isn't the purpose of the Coastal Development Permit needed to authorize conduct like this?

Is there any form of enforcement or action against the City of Newport Beach that can take place to protect this sensitive habitat from being completely destroyed in the future? Is so, I would sincerely appreciate your assistance in initiating an enforcement action against the City of Newport Beach. It is painfully clear the mowing is a deliberate and systematic attempt to eliminate the habitat for the gnat catcher, and other wildlife such as raptors, living on the Sunset Ridge land.

As nature keeps being divided up in to the smallest possible units for our economic purposes, it is no surprise the key predators and sensitive species occasionally suffer unexplained drops in numbers and vitality. We have not left enough slack in nature's system by giving space to flex and change without breaking. Please help because greed is a powerful machine to stop.

Sincerely,

Sandra Andrews-McCaffrey

COASTAL COMMISSION

EXHIBIT # 5
PAGE 4 OF 44

5/30/2012

Del Arroz, John@Coastal

From: Ed Taylor [edbobtaylor@gmail.com]

Sent: Wednesday, May 30, 2012 9:35 AM

To: Del Arroz, John@Coastal; Dixon, John@Coastal; Sarb, Sherilyn@Coastal; Engel, Jonna@Coastal; Veasant, Pat@Coastal; Willis, Andrew@Coastal; Henry, Teresa@Coastal; Schwing, Karl@Coastal; Haage, Lisa@Coastal; Lester, Charles@Coastal

Subject: City of Newport Beach Coastal Development Application (CDP) for the Sunset Ridge Park

I am writing to oppose the approval of the City of Newport Beach's Coastal Development Application (CDP) for the Sunset Ridge Park. As a resident of the neighboring city of Huntington Beach, I am opposed to the development of the Banning Ranch property because of the damage it will do to the local environment, the increase in traffic and noise, and the overall degradation of life in Huntington Beach and Costa Mesa, as well as Newport Beach.

I live on the other side of the Santa Ana River. Having observed the Sunset Ridge area closely for a number of years, I would like to tell you about the wealth of habitat that exists there and destruction that has occurred from the excessive mowing done by the City of Newport Beach at Sunset Ridge Park. The City continues to mow all of Sunset Ridge though the fire safety guidelines call for mowing within 100' structures. The reason for this is obvious: to destroy the natural, sensitive, and endangered habitat in terms of plants, animals, and birds. One can only conclude that this mowing is a deliberate and systematic effort to eliminate the habitat for the gnatcatcher (and other wildlife such as raptors) living on Sunset Ridge, in preparation for the ultimate development of housing on the Banning Ranch property.

I object to the needless destruction of habitat and the ruination of my quality of life given there is no fire threat. Is there some sort of enforcement action against the City of Newport Beach that can take place to protect this sensitive habitat from being destroyed again in the future? If so, I would sincerely appreciate your assistance in initiating an enforcement action against the City of Newport Beach.

It would be appreciated if you would include this information in any staff report to the Commission.

Thank you for your consideration.

Ed Taylor

COASTAL COMMISSION

EXHIBIT # 5
PAGE 5 OF 54

5/30/2012

Del Arroz, John@Coastal

From: George Demos [gdemos@cforesources.net]

Sent: Wednesday, May 30, 2012 8:34 AM

To: Del Arroz, John@Coastal; Dixon, John@Coastal; Sarb, Sherilyn@Coastal; Engel, Jonna@Coastal; Veesart, Pat@Coastal; Willis, Andrew@Coastal; Henry, Teresa@Coastal; Schwing, Karl@Coastal; Haage, Lisa@Coastal; Lester, Charles@Coastal

Subject: Unnecessary Mowing on Sunset Ridge

Dear Coastal Commission Staff:

IT WOULD BE APPRECIATED IF YOU WOULD INCLUDE THIS INFORMATION IN ANY STAFF REPORT TO THE COMMISSION.

Having the benefit of being able to clearly see activity upon Sunset Ridge from my residence in Newport Crest, I am amazed that the City continues excessive mowing of this area that is outside the 100' proximity of structures. In fact, as recently as three weeks ago I personally called the California Department of Fish and Game to voice my concerns after being awakened in the early morning hours by a mowing tractor. I believe this to be an ongoing and continuing problem on Sunset Ridge. I object to the needless destruction of habitat and the ruination of my quality of life given there is no fire threat.

So why would the City of Newport continue to incur the costs of excessive mowing on Sunset Ridge? One can conclude that this mowing is a deliberate and systematic effort to eliminate the habitat for the gnatcatcher and raptors living on Sunset Ridge. I am sure that some sort of approval or permit would have to be involved for anyone to destroy such sensitive areas. If none has been obtained by the City, isn't there an enforcement action that can be taken against the City of Newport Beach to keep this intentional disregard for sensitive habitat from happening again and again and again? If such an action can be taken, I would appreciate initiation of an action by the Coastal Commission.

As more habitat is wasted and further divided, nature's ability to sustain key predators and sensitive species will continue to suffer unexplained drops in both numbers and vitality. At what point do we say "enough with the intentional disregard for the safekeeping of this limited and fragile ecosystem"? If not now, when?

George J. Demos
Newport Crest Resident
949-270-6017

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COASTAL COMMISSION

EXHIBIT # 5
PAGE 6 OF 34

5/30/2012

Del Arroz, John@Coastal

From: jimmata@earthlink.net

Sent: Tuesday, May 29, 2012 9:32 PM

To: Del Arroz, John@Coastal; Dixon, John@Coastal; Sarb, Sherilyn@Coastal; Engel, Jonna@Coastal; Veesart, Pat@Coastal; Willis, Andrew@Coastal; Henry, Teresa@Coastal; Schwing, Karl@Coastal; Haage, Lisa@Coastal; Lester, Charles@Coastal

Subject: Concerns regarding Sunset Ridge Park.

It would be appreciated if you would include this information in any staff report to the Commission.

Excessive mowing has been an ongoing issue on Sunset Ridge Park. The City continues to mow all of Sunset Ridge though the fire safety guidelines call for mowing within 100' structures. The reason for this is obvious: to destroy the natural, sensitive, and endangered habitat in terms of plants, animals, and birds.

As a member of the Irvine Ranch Conservancy, and having observed the Sunset Ridge area closely for a number of years, I would like to tell you about the wealth of habitat that exists there and destruction that has occurred from the excessive mowing done by the City of Newport Beach. I object to the needless destruction of habitat and the ruination of my quality of life given there is no fire threat.

The City is going far beyond the prescribed fuel modification in an effort to destroy environmentally sensitive habitat, and potentially sensitive habitat for threatened and endangered species. Isn't a Coastal Development Permit needed to conduct mowing like this? If so, I would sincerely appreciate your assistance in initiating an enforcement action against the City of Newport Beach.

Thank you.

Sincerely,
Jim Mata

COASTAL COMMISSION

EXHIBIT # 5
PAGE 7 OF 54

5/30/2012

Del Arroz, John@Coastal

From: hgnadel@aol.com

Sent: Tuesday, May 29, 2012 8:58 PM

To: delarroz@coastal.ca.gov; Dixon, John@Coastal; Sarb, Sherilyn@Coastal; Engel, Jonna@Coastal; Veesart, Pat@Coastal; Willis, Andrew@Coastal; Henry, Teresa@Coastal; Schwing, Karl@Coastal; Haage, Lisa@Coastal; Lester, Charles@Coastal

Subject: The Dreadful Mowing in Sunset Ridge and Banning Ranch.

Dear California Coastal Commission Staff Members,

Below is a summary of the reasons why I wish to complain about the excessive mowing of Sunset Ridge by the City of Newport Beach and the excessive mowing of Banning Ranch by the developers.

- Excessive mowing has been an ongoing issue on Sunset Ridge Park and Banning Ranch.
- The City continues to mow all of Sunset Ridge though the fire safety guidelines call for mowing within 100' structures. The reason for this is obvious: to destroy the natural, sensitive, and endangered habitat in terms of plants, animals, and birds. The developers have depleted Banning Ranch of all life sustaining vegetation. They maintain their deadly eradication DAILY!
- I would like to bring to your attention the fact that excessive and unnecessary mowing continues to be a problem on Sunset Ridge and Banning Ranch.
- 'Having observed the Sunset Ridge and Banning Ranch areas closely for a number of years, I would like to tell you about the wealth of habitat that exists there and destruction that has occurred from the excessive mowing done by the City of Newport Beach', and the developers who are dying to build environmentally disastrous buildings, malls, hotels and other money hungry projects, while shamelessly profiting from the death of the rare and precious animal and plant life.
- 'I/we object to the needless destruction of habitat and the ruination of my/our quality of life given there is no fire threat'
- 'The City, as far as Sunset Ridge is concerned and the developers, when it comes to Banning Ranch, are going far beyond the prescribed fuel modification in an effort to destroy environmentally sensitive habitats, and potentially sensitive habitat for threatened and endangered species'.
- Isn't a Coastal Development Permit needed to conduct moving like this?
- Is there some sort of enforcement action against the City of Newport Beach and the developers who own Banning Ranch: (Mike Mohler, project manager), Newport Banning Ranch LLC that can take place to protect this sensitive habitat from being destroyed again in the future?
- 'If so, I would sincerely appreciate your assistance in initiating an enforcement action against the City of Newport Beach', and Newport Banning Ranch LLC.
- 'One can only conclude that this mowing is a deliberate and systematic effort to eliminate the habitat for the gnatcatcher (and other wildlife such as raptors) living on Sunset Ridge, and Banning Ranch.
- As nature keeps being divided up into the smallest possible units for our suburban purposes, it's no surprise that key predators and sensitive species occasionally suffer unexplained drops in numbers and vitality. We have not left enough slack in

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nature's systems by giving it space to flex and change without breaking.

Sunset Ridge and Banning Ranch have been depleted daily of their natural habitats. The plant life is being extracted and killed constantly. Animals and birds are being robbed of essential, life sustaining vegetation. I live in Newport Crest, and I have seen the number of rodents, squirrels, rabbits etc.. As well as different species of birds, including rare colorful birds, slowly disappear within the past few years --ever since the wild mowing and doom of destruction started.

The more the area is being mowed, the least animal life is able to sustain itself. Where are the squirrels, the rabbits and the birds, who were happily living here?

The consequences are far reaching. As residents of Newport Crest, by Banning Ranch, we now have daily visits of hungry, desperate coyotes. We don't only see these predators, wander aimlessly in Sunset Ridge and Banning Ranch looking for rodents, and the small animals, which were taken out of the food chain because of the excessive mowing. The coyotes are there every night --right in our back yards. They careen around our mailboxes, sick, hungry, and forgotten. They wander and look. They seek food any way shape or form, they can. Their emaciated presence is felt and seen daily, here in Newport Crest.

I have to take my dogs, small breeds, and I have them on short leashes. I feel their lives threatened at every corner. I feel that we are being observed all the time and we get startled by fluttering in the bushes, and paw steps coming our way, constantly.

I am scared for my dogs.

Cats and dogs get eaten all the time, and sometimes in bright day light.

I am scared and angry. I will sue both the City of Newport Beach and Newport Banning Ranch LLC for what they are doing to the extremely sensitive and beyond endangered habitats in Sunset Ridge and Banning Ranch.

Do you have young children? Do you have pets? Are you going to let the predators threaten our families?

Thank you so much for your help!

HG Nadel: 310 346 9119

www.eternalyoungadultnovel.com

www.kidsactingschool.com

<http://www.facebook.com/hgnadel>

<http://www.facebook.com/EternalBook>

<http://www.facebook.com/kidsactingschool>

<https://twitter.com/HGNadel>

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Del Arroz, John@Coastal

From: Joan Coogan [jc3814@gmail.com]
Sent: Tuesday, May 29, 2012 5:11 PM
To: Del Arroz, John@Coastal
Subject: excessive mowing on Sunset Ridge Park

I feel that there is excessive and unnecessary mowing at Sunset Ridge. A wealth of habitat exists there, and destruction has occurred to it due to close mowing done by the City of Newport Beach. .

I understand that there is no magnitude of fire threat to call for this excessive mowing. One might conclude that this close mowing is a deliberate and systematic effort to eliminate the habitat for the gnatcatcher, raptors, and other wildlife living on Sunset Ridge.

We need open space to catch a breath, as does wildlife. We don't need to pack in more people and traffic.

Joan S. Coogan
jc3814@gmail.com
3814 Channel Place, I
Newport Beach, CA 92663

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Del Arroz, John@Coastal

From: docjanedrew@gmail.com on behalf of Jane Drew [janedrew@roadrunner.com]

Sent: Tuesday, May 29, 2012 3:42 PM

To: Del Arroz, John@Coastal

Hello John,

Would you please include my remarks in any staff report to the Coastal Commission. I "Thank you" in advance.

Everyday I walk near the proposed sunset Ridge Park and I'm saddened to see a magnificent big open space with little vegetation. I remember how the field used to have three foot high plants and lots of birds and little critters. Now the City of Newport Beach is doing excessive mowing even though the fire safety guidelines only call for mowing within 100 feet of structures. I believe the reason for this is to destroy the natural, sensitive, and endangered habitat in terms of plants, animals, and birds so officials feel justified to use the land for other uses.

I have lived in Newport Crest for 15 years. I have beautiful photos (see below) of how Sunset Ridge looked before the excessive and unnecessary mowing. I object to the needless destruction of habitat and the ruination of my quality of life given there is no fire threat. The City is going far beyond the prescribed fuel modification in an effort to destroy environmentally sensitive habitat, and potentially sensitive habitat for threatened and endangered species.

Here are the photos from two years ago before the mowing:

<https://picasaweb.google.com/116766813522415924962/SunsetRidgeFields2010?authkey=GvIsRgCKuDgLeK1J772wE>

I understand that a Coastal Development Permit is needed to conduct mowing like this. Is there some sort of enforcement action against the City of Newport Beach that can take place to protect this sensitive habitat from being destroyed again in the future? If so, I would sincerely appreciate your assistance in initiating an enforcement action against the City of Newport Beach'.

I have a hunch this mowing is a deliberate and systematic effort to eliminate the habitat for the gnat catcher and other wildlife such as raptors living on Sunset Ridge. We need to have more open spaces so we don't do irreparable harm to Nature. I believe we have an opportunity to give birds and other species the room they need at Sunset Ridge Park.

This is very important to me and my neighbors.

Dr. Jane Drew

--

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Jane Myers Drew, Ph.D.
janedrew@roadrunner.com
949-645-5907
www.janedrew.com

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Del Arroz, John@Coastal

From: Natalie Fogarty [nataliefogarty2000@yahoo.com]

Sent: Tuesday, May 29, 2012 3:25 PM

To: Del Arroz, John@Coastal

Cc: Dixon, John@Coastal

Subject: Mowing on Sunset Ridge Park

Mr. DelArroz and Mr. Dixon,

I would like to address this to all the coastal commission members. The excessive mowing continues at Sunset Ridge. This goes far beyond the requirements for fire safety. The obvious intent is to destroying habitat for many existing species including the gnatcatcher. If there is any enforcement action that can be taken to prevent this excessive mowing, I urge you to take action on this issue. Thank you for your time, Natalie Fogarty

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Del Arroz, John@Coastal

From: Lester, Charles@Coastal
Sent: Tuesday, May 29, 2012 3:08 PM
To: Del Arroz, John@Coastal
Subject: FW: Agenda topic: Sunset Ridge Park Newport Beach

Charles Lester
 Executive Director
 California Coastal Commission
www.coastal.ca.gov
 45 Fremont Street, Suite 2000
 San Francisco, CA 94105
 415-904-5202

From: Dave Sutherland [mailto:davesutherland4@gmail.com]
Sent: Tuesday, May 29, 2012 1:14 PM
To: Lester, Charles@Coastal
Cc: Henry, Teresa@Coastal
Subject: Agenda topic: Sunset Ridge Park Newport Beach

Dear Coastal Commission Staff Member,
 I live directly overlooking the area being proposed by the City for the Sunset Ridge Park and have been witness to the deliberate destruction of the habitat surrounding this location. In years past, the area would be mowed once a year in summer to provide a fire break for our homes. Over the past few years, this annual event became a regular occurrence with nothing to do with fire suppression. It appears to be a deliberate attempt to destroy the habitat. It has changed the wildlife from the original natural inhabitants to basically pests, rabbits have been replaced with ground squirrels that can climb the wall and invade our gardens. This is just one of many aspects of the excessive mowing. Another is the creation of a dust bowl that blows dirt into our homes and covers our decks. Is there something that can be done to eliminate this continued degradation of this special habitat, is there anyway to have the City of Newport Beach respect the wonders that this habitat provides and stop the mowing?

Sincerely,
 Dave Sutherland
 12 Summerwind

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Del Arroz, John@Coastal

From: Blush1996@aol.com
Sent: Tuesday, May 29, 2012 12:03 PM
To: Del Arroz, John@Coastal
Cc: Dixon, John@Coastal; Sarb, Sherilyn@Coastal; Engel, Jonna@Coastal; Veesart, Pat@Coastal; Willis, Andrew@Coastal; Henry, Teresa@Coastal; Schwing, Karl@Coastal; Haage, Lisa@Coastal; Lester, Charles@Coastal; mcosylion@newportbeachca.gov
Subject: Mowing on Sunset Ridge Park and Banning Ranch in Newport Beach

May 29, 2012

Mr. John DelArroz
 California Coastal Commission Staff
 200 Oceangate, 10th Floor
 Long Beach, CA 90802-4416

Dear Mr. DelArroz:

I'm writing to address an ongoing problem with the constant mowing of Sunset Ridge Park, as well as the upland mesas and other areas of Banning Ranch. Those of us who live on the perimeter of this area and can witness the mowing have been told that it's being done for fire prevention. However, it's my understanding, based on fire safety guidelines, that mowing for fire prevention is only necessary within 100 feet of structures in order to create a buffer zone. The mowing I've witnessed is done several times a year, frequently in advance of site tours by the Coastal Commission or other agencies and it occurs well outside of any 100-foot buffer zone.

In the past, I've submitted pictures to the Coastal Commission of the Banning Ranch upland mesas being mowed for as long as four to five hours at a time, down to the dirt and creating clouds of dust, possibly contaminated. I also have pictures of Sunset Ridge Park being mowed and hand-cleared of scrub and brush. The most recent mowing occurred this month over a two-day period on May 17th and 18th. All of this activity was well outside of anything that could be described as a 100-foot buffer zone.

With regard to Sunset Ridge Park, it is of great concern that the City of Newport Beach continues what is clearly unnecessary and excessive mowing of the entire area. Since fire-prevention doesn't appear to be the true motive and since mowing routinely occurs in advance of site visits and also in advance of Gnatcatcher nesting season, as happened over a three-day period in February of this year, it appears that the purpose of the mowing is to reduce habitat necessary to the establishment of mating and nesting Gnatcatchers and the other rare and endangered wildlife.

Sunset Ridge Park and Banning Ranch are not the blighted areas that the owners of the properties profess them to be. There is a wealth of potential ESHA that if allowed to grow and develop naturally would provide habitat for the rare and endangered species that are attempting to establish

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themselves, but that will never be possible as long as the habitat is being destroyed by unnecessary mowing. This same mowing creates air and noise pollution that would frighten and drive away the wildlife, even if the habitat they need wasn't being systematically removed.

The mowing also creates an environment that isn't safe for hundreds of residents and school children, who live and/or attend school on the perimeter of the area, and who are forced to endure hours of tractor-mower noise and clouds of possibly contaminated dust blowing over Newport Crest and other surrounding communities in West Newport Beach and Costa Mesa.

I realize that your area of jurisdiction is the coastal habitat and wildlife, so I'm also copying the City of Newport Beach Code Enforcement Agency on this letter to report the human health and nuisance issues. Meanwhile, though, could you please advise as to whether a Coastal Development Permit is required for this kind of mowing, especially when the critical habitat necessary to sustain the delicate ecosystem that now exists on Sunset Ridge and Banning Ranch is under constant threat. Also, if the mowing is unpermitted, can the Coastal Commission bring an enforcement action against the owners who are responsible—in this case, the City of Newport Beach and Newport Banning Ranch LLC—in order to stop this kind of destruction in the future?

I applaud the work of the Coastal Commission in preserving the beauty and integrity of California's coastlines and especially for your recognition of the value of protecting irreplaceable open space against the relentless pressure of development. Your attention to this matter is greatly appreciated, and in closing, I would like to request that you include this information in your staff report to the Commission.

Thank you,

Suzanne Forster
8 Summerwind Court
Newport Beach, CA 99663
(949) 929-8806

cc: John Dixon jdixon@coastal.ca.gov
Sharlyn Sarb ssarb@coastal.ca.gov
Jonna Engles jengel@coastal.ca.gov
Paul Veesart pveesart@coastal.ca.gov
Andrew Willis: awillis@coastal.ca.gov
Teresa Henry thenry@coastal.ca.gov
Karl Schwing kschwing@coastal.ca.gov
Lisa Haage lhaage@coastal.ca.gov
Charles Lester clester@coastal.ca.gov
Matt Cosylyon, Newport Beach Code Enforcement, Area 1
mcosylyon@newportbeachca.gov

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Del Arroz, John@Coastal

From: James Heumann [jamesheumann@hotmail.com]
Sent: Tuesday, May 29, 2012 6:14 AM
To: Del Arroz, John@Coastal; Dixon, John@Coastal; Sarb, Sherilyn@Coastal; Engel, Jonna@Coastal; Veasart, Pat@Coastal; Willis, Andrew@Coastal; Henry, Teresa@Coastal; Schwing, Karl@Coastal; Haage, Lisa@Coastal; Lester, Charles@Coastal
Subject: Sunset Ridge Park

Thanks for your attention to the Sunset Ridge Project and I fully hope all aspects of the mowing that occurs there in the area are included in any staff to the Commission.

The issue of mowing that has been mentioned is a great concern when trying to work with developers and planners. I truly wish their efforts were in good faith, yet when the mowing is pervasive and excessive, one has the sneaking feeling in the back of their mind that the mowing, even if precedent exists for mowing excessively (>100 ft clearance), is not in good faith. I truly want them to have a park, but not to allow for precedent for further destruction of the environment. We know this is one of the last remaining open spots of land, we need to be wise with it and set an example for inner cities to look at and ask "why don't we have more open space and parks?"

Regards,
 James Heumann

From: Concerned_Residents_of_Newport_B@mail.vresp.com
To: jamesheumann@hotmail.com
Subject: Coastal Commission Needs to Hear From You Today!
Date: Mon, 28 May 2012 21:24:03 +0000



Concerned Resider

of newport be

As you may know, the California Coastal Commission (CCC) meets on Wednesday, June 13, 9:00 a.m. to discuss the City of Newport Beach Coastal Development Application (CDP) for the Sunset Ridge Park project. The meeting will be held at the Huntington Beach City Hall, 2000 Main Street, Huntington Beach.

This project is related to and a precursor for the upcoming Banning Ranch project. This will undoubtedly be the final hearing on the Sunset Ridge Park project. It is important that we establish to the Commission the importance of saving valuable habitat on Sunset Ridge to set the precedent for the adjacent Banning Ranch. In other words, if the City is allowed to continue its excessive mowing on Sunset Ridge, then what hope is there for Banning Ranch?

This is our time to flood the CCC staff with our letters regarding our concerns and alarm at this unnecessary mowing on Sunset Ridge that simply doesn't stop. Emails need to be sent to the Coastal Commission staff NOW so your concerns arrive in time for Coastal Commission staff to factor your comments into their report for the Commissioners. Time is of the essence! And, you don't have to live on the perimeter of Sunset Ridge Park to email your letter. The Coastal Commission needs to hear from NEW people! You can do this!

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See below for some starter message points to assist with your personalized message. Coastal Commission staff contact information is also provided below.

- **Make sure you include this statement in your email:** 'It would be appreciated if you would include this information in any staff report to the Commission'.
- Excessive mowing has been an ongoing issue on Sunset Ridge Park.
- The City continues to mow all of Sunset Ridge though the fire safety guidelines call for mowing within 100' structures. The reason for this is obvious: to destroy the natural, sensitive, and endangered habitat in terms of plants, animals, and birds.
- I would like to bring to your attention the fact that excessive and unnecessary mowing continues to be a problem on Sunset Ridge'.
- 'Having observed the Sunset Ridge area closely for a number of years, I would like to tell you about the wealth of habitat that exists there and destruction that has occurred from the excessive mowing done by the City of Newport Beach'.
- 'I/we object to the needless destruction of habitat and the ruination of my/our quality of life given there is no fire threat'.
- 'The City is going far beyond the prescribed fuel modification in an effort to destroy environmentally sensitive habitat, and potentially sensitive habitat for threatened and endangered species'.
- Isn't a Coastal Development Permit needed to conduct moving like this?
- Is there some sort of enforcement action against the City of Newport Beach that can take place to protect this sensitive habitat from being destroyed again in the future?
- 'If so, I would sincerely appreciate your assistance in initiating an enforcement action against the City of Newport Beach'.
- 'One can only conclude that this mowing is a deliberate and systematic effort to eliminate the habitat for the gnatcatcher (and other wildlife such as raptors) living on Sunset Ridge'.
- As nature keeps being divided up into the smallest possible units for our economic purposes, it's no surprise that key predators and sensitive species occasionally suffer unexplained drops in numbers and vitality. We have not left enough slack in nature's systems by giving it space to flex and change without breaking.

Email your letter to: Coastal Commission Staff Members listed below.

- John DelArroz: jdelarroz@coastal.ca.gov
- John Dixon: jdixon@coastal.ca.gov
- Sharlyn Sarb: ssarb@coastal.ca.gov
- Jonna Engles: jengel@coastal.ca.gov
- Paul Veesart: pveesart@coastal.ca.gov
- Andrew Willis: awillis@coastal.ca.gov
- Teresa Henry: thenry@coastal.ca.gov
- Karl Schwing: kschwing@coastal.ca.gov
- Lisa Haage: lhaage@coastal.ca.gov
- Charles Lester: clester@coastal.ca.gov

NOTE: If you are including photographs with your letter (which is great if you have photos!), you must **also send a hardcopy of the letter with your photos via USPS** to the contact and address below. **DO NOT EMAIL PHOTOS TO THE CCC STAFF.** This is because the file size of photos is too large to send to the CCC staff email inboxes. It's best if photos that you mail via USPS are 8 1/2 x 11 in size.

Mail to:
Mr. John DelArroz
Staff Member, California Coastal Commission
200 Oceangate, 10th Floor
Long Beach, CA 90802-4416

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We can upload your photos to a special CCC website to accompany your email if you wish. Include Dorothy Kraus on the email message to CCC staff then send photos to Dorothy on a separate email so she'll know to upload to the CCC website. Dorothy's email is medjkraus@yahoo.com.

We need to be heard! Please get your letters off to the Coastal Commission today!

Monitor the Coastal Commission website for the June 13 agenda and the staff report on the Sunset Ridge Park project: <http://www.coastal.ca.gov/mtocurr.html>.

See you on June 13!

Thank you and wishing all of you a nice Memorial Day!

Dorothy Kraus
medjkraus@yahoo.com

If you no longer wish to receive these emails, please reply to this message with "Unsubscribe" in the subject line or simply click on the following link:
[Unsubscribe](#)

[Click here to forward this email to a friend](#)

Concerned Residents of Newport Beach
Benning Ranch
Newport Beach, California 92663
US
[Read the VerticalResponse marketing policy.](#)



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Del Arroz, John@Coastal

From: nochevaga@aol.com

Sent: Tuesday, May 29, 2012 9:34 AM

To: Del Arroz, John@Coastal; Dixon, John@Coastal; Sarb, Sherilyn@Coastal; Engel, Jonna@Coastal; Veasari, Pat@Coastal; Willis, Andrew@Coastal; Henry, Teresa@Coastal; Schwing, Karl@Coastal; Haage, Lisa@Coastal; Lester, Charles@Coastal

Subject: Sunset Ridge Park, please READ

Coastal Commission Staff Members:

It would be appreciated if you would include this information in any staff report to the Commission:

- Excessive mowing has been an ongoing issue on Sunset Ridge Park.
- The City continues to mow all of Sunset Ridge though the fire safety guidelines call for mowing within 100' structures. The reason for this is obvious: to destroy the natural, sensitive, and endangered habitat in terms of plants, animals, and birds.
- I would like to bring to your attention the fact that excessive and unnecessary mowing continues to be a problem on Sunset Ridge'.
- 'Having observed the Sunset Ridge area closely for a number of years, I would like to tell you about the wealth of habitat that exists there and destruction that has occurred from the excessive mowing done by the City of Newport Beach'.
- 'I/we object to the needless destruction of habitat and the ruination of my/our quality of life given there is no fire threat'
- 'The City is going far beyond the prescribed fuel modification in an effort to destroy environmentally sensitive habitat, and potentially sensitive habitat for threatened and endangered species'.
- Isn't a Coastal Development Permit needed to conduct moving like this?
- Is there some sort of enforcement action against the City of Newport Beach that can take place to protect this sensitive habitat from being destroyed again in the future?
- 'If so, I would sincerely appreciate your assistance in initiating an enforcement action against the City of Newport Beach'.
- 'One can only conclude that this mowing is a deliberate and systematic effort to eliminate the habitat for the gnatcatcher (and other wildlife such as raptors) living on Sunset Ridge'.
- As nature keeps being divided up into the smallest possible units for our economic purposes, it's no surprise that key predators and sensitive species occasionally suffer unexplained drops in numbers and vitality. We have not left enough slack in nature's systems by giving it space to flex and change without breaking.

I'm a concern local resident and the protection of our local environment is crucial for the healthy development of our local communities.

Thank you for your attention.

Adriana Batista

Newport Beach Resident

949-903-6694

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Del Arroz, John@Coastal

From: MICHELLE SIMPSON [michellesimpson5@att.net]
Sent: Tuesday, May 29, 2012 7:52 AM
To: Del Arroz, John@Coastal; Dixon, John@Coastal; Sarb, Sherilyn@Coastal; Engel, Jonna@Coastal; Veesart, Pat@Coastal; Willis, Andrew@Coastal; Henry, Teresa@Coastal; Schwing, Karl@Coastal; Haage, Lisa@Coastal; Lester, Charles@Coastal
Subject: Meeting on June 13-Sunset Ridge

Honorable Commissioners,

I understand that there is an upcoming meeting on June 13th to hear the CDP for the Newport Beach Sunset Ridge Park.

I attended the Commission hearing last last October in Oceanside, Ca where th SR Park application was discussed. I had never been to a Commision meeting and was so impressed by the staff's professionalism and dedication to the protection of the beauty of our coast and the wildlife that is at the mercy of development. I was appalled to hear of the excessive, unpermitted mowing on the Sunset Ridge area and am very aware that even though everyone at the meeting heard that this practice can not be justified by saying it is to prevent fire, (and even if it was they have not applied to the Commission for the permits to do so legally), yet they have contiunued to mow and to destroy habitat and the wildlife that depends upon this place. It is obvious that they are doing this to deliberately try to destroy Gnatcatcher habitat and their critical ecosystem on this property. I also believe that they are also trying to set a precedent for the adjacent Banning Ranch property that they plan to develop.

I would sincerely appreciate your assistance in initiating an enforcement action against the City of Newport Beach to stop this mowing immediately and to mitigateall damaged areas. Isn't there some type of action the Commission can take to immediately stop this destruction of ESHA??

Please do the right thing here as I know you all strive to do and I saw you do last year.

It would be appreciated if you would include this information in any staff report to the Commission.

Sincerely,

Michelle Simpson

resident of Westside Costa Mesa

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Del Arroz, John@Coastal

From: Keith & Lesley Bindloss [bindloss@cox.net]
Sent: Monday, May 28, 2012 3:19 PM
To: Del Arroz, John@Coastal
Subject: Sunset Ridge Mowing

Dear Mr DelArroz

I have lived in or around Newport Beach for over 25 years, and I love the diversity this area offers. Not only do we have the beach and shopping malls, but we have wild areas, too. The plants and animals of the Mediterranean community live in only five area in the whole world, and we are lucky enough to be living in one of those areas. As such, we have a huge responsibility to protect the natural habitat for now and for future generations.

It is with shock that I see how much of the Sunset Ridge area is being mowed, and frequently. The City of Newport Beach is going far beyond the prescribed fuel modification in what seems to be an effort to destroy environmentally sensitive habitat, and potentially sensitive habitat for threatened and endangered species. If there is some sort of enforcement action against the City of Newport Beach that can take place to protect this sensitive habitat from being destroyed again in the future, please take action! I hate to see a natural area being interfered with, for no obvious gain. The City continues to mow all of Sunset Ridge though the fire safety guidelines call for mowing only within 100' of structures.

I am very concerned, and I would appreciate it if you would include this information in any staff report to the Commission.

Thank you,

Sincerely,

Lesley Bindloss

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Del Arroz, John@Coastal

From: Katie Arthur [kaarthur@ca.rr.com]

Sent: Monday, May 28, 2012 2:54 PM

To: Del Arroz, John@Coastal; Dixon, John@Coastal; Sarb, Sherilyn@Coastal; Engel, Jonna@Coastal; Veesart, Pat@Coastal; Willis, Andrew@Coastal; Henry, Teresa@Coastal; Schwing, Karl@Coastal; Haage, Lisa@Coastal; Lester, Charles@Coastal

To Whom It May Concern: Please know that we are very opposed to the continued excessive mowing of Sunset Ridge:

- This excessive and unnecessary mowing continues to be a problem on Sunset Ridge
- Having observed the Sunset Ridge area closely for a number of years, I would like to tell you about the wealth of habitat that exists there and destruction that has occurred from the excessive mowing done by the City of Newport Beach
- My husband and I object to the needless destruction of habitat and the ruination of my/our quality of life given there is no fire threat
- The City is going far beyond the prescribed fuel modification in an effort to destroy environmentally sensitive habitat, and potentially sensitive habitat for threatened and endangered species
- Isn't a Coastal Development Permit needed to conduct mowing like this?
- Is there some sort of enforcement action against the City of Newport Beach that can take place to protect this sensitive habitat from being destroyed again in the future?
- If so, I would sincerely appreciate your assistance in initiating an enforcement action against the City of Newport Beach
- One can only conclude that this mowing is a deliberate and systematic effort to eliminate the habitat for the gnatcatcher (and other wildlife such as raptors) living on Sunset Ridge
- As nature keeps being divided up into the smallest possible units for our economic purposes, it's no surprise that key predators and sensitive species occasionally suffer unexplained drops in numbers and vitality. We have not left enough slack in nature's systems by giving it space to flex and change without breaking.

We are counting on YOU to help make sure we preserve this space and wealth of habitat in this location.

Sincerely,

Katie Arthur and Herb Netai

400 Cabrillo St., Costa Mesa, CA 92627

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To: California Coastal Commission,
John DelArroz

From: Jennifer Irani
3201 Broad Street, Unit B
Newport Beach, Ca 92663

Re: Sunset Ridge Park – mowing and intent of City of N.B.

Date: May 28, 2012

Dear John DelArroz:

I am a resident of Newport Beach and am very concerned about the developments regarding Sunset Ridge Park. It has been brought to my attention that the city is mowing sensitive areas of the park. They are mowing what is beyond the requirement for fire line safety. It would be appreciated if you would include this information in any staff report to the Commission. While I would like to assume that the City has the best intentions I do not understand why they are mowing more than they usually do. My conclusion is any one of three reasons:

1. The city is not educated on how to care for a sensitive habitat and it not capable of managing it correctly or monitoring its employees that work there.
2. The city is assuming these areas are going to be developed and are removing sensitive habitat on purpose so that it can be clear for development.
3. The city is reacting to the many people in the community that have expressed a desire to preserve this area as open space.
4. The city feels it is doing proper maintenance for fire safety by mowing larger areas and removing habitat and the city is willing to pay for the extra man hours and machine maintenance to do so.

In any case, for whatever reason the City is doing this, it has to be managed properly or stopped until it can be reviewed. We have to be cautious with this last stretch of open space and preserve as much natural habitat as we can for raptors and other wildlife. There is so little left here in Newport Beach.

Thank you.

Best regards,

Jennifer Irani
Newport Beach resident

COASTAL COMMISSION

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Del Arroz, John@Coastal

From: bill bennett [shokobennett@gmail.com]
Sent: Sunday, May 27, 2012 6:18 AM
To: Del Arroz, John@Coastal; Schwing, Karl@Coastal; Sarb, Sherilyn@Coastal; Lester, Charles@Coastal; Willis, Andrew@Coastal; Henry, Teresa@Coastal; Engel, Jonna@Coastal; Veesart, Pat@Coastal; Haage, Lisa@Coastal; Dixon, John@Coastal
Subject: Code Enforcement on Sunset Ridgd
Attachments: Dear CCC staff members.pdf

Please see the attached file containing a letter sent to the Code Enforcement Division of the City of Newport Beach. Please note that subject of the three photos is the large remote bush in the background. It is being systematically denuded. The only purpose for this can be habitat fragmentation.

Please include this document in the staff report regarding Sunset Ridge.

**Thank you,
Bill Bennett**

COASTAL COMMISSION

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5/29/2012

Dear CCC staff members,

For your information, please see below the letter I have sent to the City of Newport Beach Code Enforcement Division and the three attached photos. Please include this document and its attendant photos as part of the staff report to the Commission regarding Sunset Ridge.

Thank you,
Bill Bennett
10 Odyssey Court
Newport Beach

cc: California Coastal Commission Members

To: Mr. Matt Coslyon
Senior Code Enforcement Officer
City of Newport Beach

Dear Mr Coslyon,

I am writing to you out of concern over the manner in which relevant codes are enforced regarding mowing on the Sunset Ridge property.

Over the last couple of years, the Fire Department has insisted that it has always been necessary to mow the entire property as a measure of fire protection and that the City and the previous owner, California Department of Transportation, have been doing so for many years and it is permitted and required under current City codes.

This issue was specifically addressed at a meeting of the California Coastal Commission on November 2 of last year. I will quote here the relevant Commission staff report summary from that meeting:

"In sum, staff finds that (1) the subject site supports the existence of major vegetation during the growing season, (2) the City has not submitted substantial evidence to indicate that the subject site does not support the existence of major vegetation, (3) the City has not submitted documentation that shows that it has followed proper nuisance declaration and abatement procedures for weed abatement on the subject property and (4) even if the City properly declared a nuisance on the subject property, the City's alleged weed abatement nuisance activities are not narrowly or carefully tailored to abate the alleged nuisance. Thus, based on evidence currently available to staff, it appears that the City's mowing activities constitute unpermitted development."

In fact, at that very same meeting Coastal Commissioner Steve Blank addressed this issue when speaking to a representative of the City. He said, "[When] total removal is impractical due to size or environmental factors, [an] approved fuel break shall be established". He emphasized that the Coastal Commission feels that there are environmental factors involved and the City has always had the discretion to modify its mowing pattern.

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Yet, as seen in the three attached photos taken in February of this year, the City continues to ignore environmental and Coastal Commission concerns. These photos show the before and after condition of the property when the City contracts for "weed abatement" under its current plan. The fact that the City would send a workman to thin, by hand, this remote brush on Sunset Ridge has nothing to do with fuel modification and everything to do with habitat fragmentation.

My question to you is, what is the City doing to comply with Commissioner Blank's request for discretion and the establishment of an approved fuel break and what is the City doing to resolve the issue of unpermitted development as stated in the Commission staff report?

Thank you in advance for your time and attention to this matter.

Yours,

Bill Bennett
10 Odyssey Court
Newport Beach, CA 949 642 8616 shokobennett@gmail.com



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May 26, 2012

Mr. John DelArroz
Staff Member, California Coastal Commission
200 Oceangate, 10th Floor
Long Beach, CA 90802-4416

RECEIVED
South Coast Region
MAY 29 2012
CALIFORNIA
COASTAL COMMISSION

Subject: Sunset Ridge Park

Dear Mr. DelArroz,

I live in Newport Crest which is immediately adjacent to Sunset Ridge. I would like to bring to your attention the growth of Encelia that is taking place on Sunset Ridge where the development of the proposed Sunset Ridge Park is planned. Please see enclosed pictures which were taken today. It's my understanding that Encelia is known habitat for the endangered Gnatcatcher.

I have also enclosed pictures of the same area mowed by the City of Newport Beach on February 6, 2012. As you can see in the February 6th photos, the City mowed well in excess of the 100' fire buffer. In just over three months, the Encelia is thriving again!

I also wanted to share with you the conversation that I had with Mike Sinacori, City of Newport Beach staff member, on February 6, 2012, the day of the mowing. Having just finished taking pictures of the mowing, Mr. Sinacori drove into Newport Crest and I stopped him and asked what the rationale was for mowing beyond the 100' fire safety buffer. He said they (I assumed he meant the City of Newport Beach) wanted to get a head start on the mowing. When I asked why, he answered to control the nesting. When I asked about what nesting, he stated the gnatcatcher nesting. I asked him what about the 100' fire safety buffer for fire abatement and he remarked that the conservancy (I assume he meant the Banning Ranch Conservancy) thinks mowing should be within 100' but the City doesn't do that.

Based on this discussion, I am very concerned that fire safety is not the reason for the mowing and that one can only conclude that this mowing is a deliberate and systematic effort to eliminate the habitat for the gnatcatcher (and other wildlife such as raptors) living on Sunset Ridge. I am also concerned that the City is going to mow beyond the 100' fire buffer again and destroy all this new Encelia that is sprouting up.

Isn't a Coastal Development Permit needed to conduct mowing like this? Is there some sort of enforcement action against the City of Newport Beach that can take place to protect this sensitive habitat from being destroyed again in the future? If so, I would sincerely appreciate your assistance in initiating an enforcement action against the City of Newport Beach.

COASTAL COMMISSION

I would also appreciate if you would include this information in any staff report to the Commission.

Feel free to contact me for any clarification and thank you for your attention to this matter.

Yours truly,



Dorothy Kraus
10 Wild Court
Newport Beach 92663
949-337-6651
medjkraus@yahoo.com

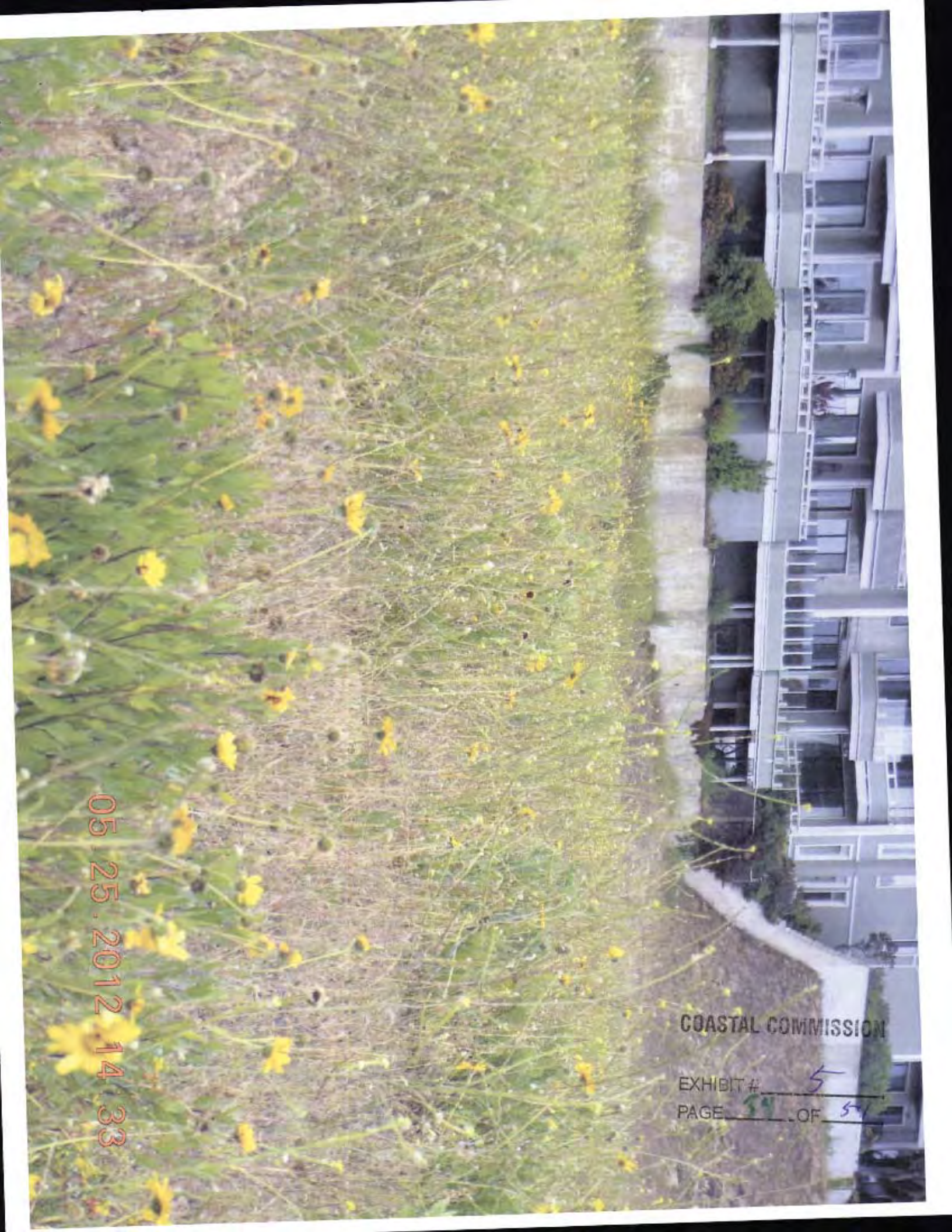
cc:

Coastal Commissioners
John Dixon
John Delarroz
Jonna Engels
Lisa Haage
Teresa Henry
Charles Lester
Sharlyn Sarb
Karl Schwing
Andrew Willis
Paul Veasart

Enclosures

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05.25.2012 14:33

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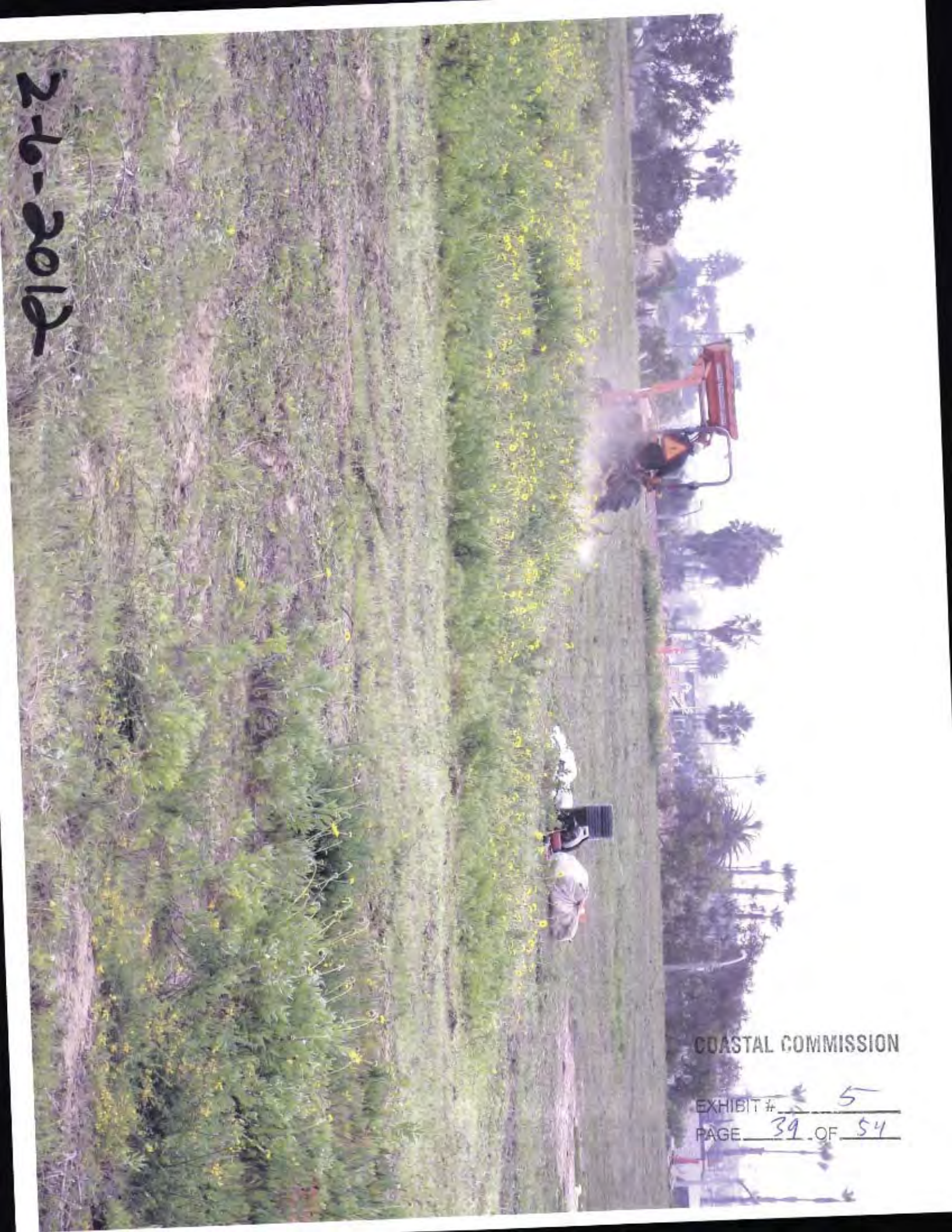


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2-6-2012



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2-1-2012

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Del Arroz, John@Coastal

From: Terry Welsh [terrymwelsh@hotmail.com]
Sent: Friday, May 18, 2012 9:24 AM
To: Del Arroz, John@Coastal; Schwing, Karl@Coastal; Sarb, Sherilyn@Coastal; Lester, Charles@Coastal; Willis, Andrew@Coastal; Henry, Teresa@Coastal; Engel, Jonna@Coastal; Veesart, Pat@Coastal; Haage, Lisa@Coastal; Dixon, John@Coastal
Subject: Sunset Ridge
Attachments: Mowing on Sunset Ridge.pdf

Please read, and make part of the staff report for Sunset Ridge Park, the attached report on the City of Newport Beach's mowing of Encelia scrub.

Thank you,

Terry Welsh

COASTAL COMMISSION

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5/18/2012

Mowing of Encelia scrub on Sunset Ridge



Mowing occurring in March, 2012

Newport Beach claims that it must mow all of Sunset Ridge, even the areas of Encelia scrub, for fire safety. In fact, the real reason Newport Beach mows all of Sunset Ridge (beyond the 100 foot "fire break" described in the City's Fire Code), is to prevent the areas of Enelia scrub from becoming well-established and becoming nesting areas for the California Gnatcatcher.

In other areas of Newport Beach where residences are next to potentially flammable vegetation, a 100 foot "fire break" (as recommended in the City's Fire Code) is used.

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Area of Newport Beach (not Sunset Ridge) with 100 foot "fire break"

The irony is that *Encelia californica*, which is mowed up to 570 feet away from nearby residences on Sunset Ridge, is on the City's list of Fire Resistive Plants.

Immediately south of Newport Beach is Laguna Beach, a community which has had terrible experiences with wildfires. These days, Laguna Beach strictly enforces clearing of 100 feet of vegetation, as this is the required adequate and safe "fire break".

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100 foot "fire break" in Laguna Beach

Newport Beach purchased Sunset Ridge from Caltrans in 2006. In the early years, Newport Beach appeared to recognize and enforce a 100 foot "fire break" on Sunset Ridge as at least two of the work contracts from this period (between the City and the contracted mower) clearly describe limiting the mowing to 100 feet.

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Photo from 2007 demonstrating mowing of 100 foot "fire break"

However, since then, the mowing has involved all of Sunset Ridge, including the areas of Encelia scrub.

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A 2009 payment authorization to the contracted mower clearly describes the mowing for "Park Development Clearing" rather than "Fire Safety"

PAYMENT AUTHORIZATION

CITY OF
NEWPORT
BEACH



COPY

Demand of: Southland Landscape

Address: P.O. Box 11437
Costa Mesa, Ca. 92627

Date: 07/02/2009

Dept. General Services

Amount: \$9,440.00

Item of Expenditure	Invoice No.	Budget No.	Amount
Park development clearing at Sunset Ridge Park	GS10087	7412-C5100515	\$9,440.00
TOTAL			\$9,440.00

Comments/Special Instructions: FY 08/09

Work performed as per Mike Sinacori's request.

Department Approval: _____

Date: _____

Fiscal Svcs Manager Approval: _____

Date: _____

Admin Svc Director Approval: _____

Date: _____

COASTAL COMMISSION

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Also, an email from early 2010, obtained by the Freedom of Information Act, suggests some uncertainty persisted between the City and the contracted mower about how much to mow. It is clear the City's intention is to mow all of Sunset Ridge

The email refers to the Coastal Commission, but no further details are given.

From: Gamble, Ron
To: Bunting, Steve
Sent: Tue Jun 29 17:33:32 2010
Subject: RE: Annual Weed abatement; Sunset Ridge View Park

Steve, Mike Sinacori called me about 20 minutes ago and was concerned about the abatement listed below. He said that Barron told him you instructed to cut from the residences wall to 100ft out. Mike believed that the whole field was being cut to the fences but not the slope because of erosion. He says something about the Coastal Commission and wanted me to email you tonight so that I can give him an answer tomorrow. When I was out there with you, I was under the impression that the whole field was being cut to the culvert and before the slopes and all the way to the wall. Ron

In conclusion, the evidence suggests the Encelia scrub on Sunset Ridge is not mowed for fire safety, but rather the Encelia scrub is mowed to facilitate the construction of portions of Sunset Ridge Park.

Terry Welsh

Banning Ranch Conservancy

COASTAL COMMISSION

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Del Arroz, John@Coastal

From: Terry Welsh [terrymwelsh@hotmail.com]
Sent: Thursday, May 17, 2012 10:55 PM
To: Del Arroz, John@Coastal; Schwing, Karl@Coastal; Lester, Charles@Coastal; Sarb, Sherilyn@Coastal; Henry, Teresa@Coastal
Subject: FW: Sunset Ridge Park alternative
Attachments: Alternative Sunset Ridge Park.pdf

Please make this alternative design for Sunset Ridge Park part of the staff report.

Thank you,

Terry Welsh

From: terrymwelsh@hotmail.com
To: dkiff@newportbeachca.gov; dwebb@city.newport-beach.ca.us; gardnerncy@aol.com; jdelarroz@coastal.ca.gov; kschwing@coastal.ca.gov; ssarb@coastal.ca.gov; thenry@coastal.ca.gov; clester@coastal.ca.gov; jengel@coastal.ca.gov; christine_medak@fws.gov; jdixon@coastal.ca.gov
Subject: Sunset Ridge Park alternative
Date: Fri, 11 May 2012 09:09:47 -0700

Attached is a description of an alternative design for Sunset Ridge Park and an explanation why it would benefit the City and still provide for two soccer fields and one baseball field.

Terry Welsh
Banning Ranch Conservancy

COASTAL COMMISSION

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Five reasons why the City of Newport Beach would benefit by protecting the Encelia scrub on Sunset Ridge and adjusting the future Sunset Ridge Park accordingly:

1. Encelia scrub is a preferred habitat for the Federally-listed California Gnatcatcher, a threatened species.

The entire Sunset Ridge is critical habitat for the Federally-listed California Gnatcatcher. Encelia grows on the southern half of Sunset Ridge. Encelia is a predominant component of coastal sage scrub (CSS). CSS has been determined by the US Fish and Wildlife Service (USFWS) to be essential for population growth and normal behavior of the California Gnatcatcher, and CSS is considered to be a Primary Constituent Element (PCE) essential for the conservation of the species.

2. The Coastal Land Use Plan (CLUP) for the City of Newport Beach affords special protection to CSS.

The City of Newport Beach does not have a certified Local Coastal Plan, but the City of Newport Beach does have a certified CLUP. The City of Newport Beach's CLUP states:

"...where CSS occurs adjacent to coastal salt marsh or other wetlands, or where it is documented to support or known to have the potential to support rare species such as the coastal California gnatcatcher (emphasis added), it meets the definition of ESHA because of its especially valuable role in the ecosystem."

As the Newport Beach CLUP considers CSS to be Environmentally Sensitive Habitat Area (ESHA) if it has the potential to support the California Gnatcatcher, such areas are protected from most development by the California Coastal Act.

"30240. (a) Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on those resources shall be allowed within those areas."

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3. Fire safety will be maintained for the surrounding residences by protecting the areas of Encelia scrub.

Section 4903.2 of the City's Fire Code requires clearing of *"All shrubs and bushes located within 100 feet (30.48 m) of any portion of a building...."*

The areas of Encelia scrub on Sunset Ridge are well outside the necessary 100 foot "fire break" (required by the City of Newport Beach's Fire Code) surrounding the adjacent residences (Newport Crest complex).

Even if the Encelia were within the 100 foot "fire break", the City of Newport Beach's Fire Code specifically excludes fire-resistive plants from obligatory clearing.

"All shrubs and bushes that are listed on the fire resistive plant list need not be separated if properly maintained as determined by the fire code official."

Encelia is listed on the City's Fire Resistive Plant List.

4. The City of Newport Beach can still have an active sports component on Sunset Ridge Park, while protecting the areas of Encelia scrub.

There is clearly sufficient room on Sunset Ridge to construct at least one soccer field, if not two soccer fields, and still avoid the areas of Encelia scrub.

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5. The City can still have two soccer fields and one baseball field.

By utilizing other nearby areas, such as portions of Banning Ranch near 17th Street (less than one mile away), the City can construct the sports fields that might be displaced by preserving Sunset Ridge's Encelia scrub (i.e. the baseball field and possibly one soccer field). The City's General Plan allows for an active sports component on Banning Ranch ***whether Banning Ranch is preserved or developed***. As far back as 2007, former Newport Beach mayor/councilperson Don Webb has asked the Banning Ranch Conservancy about the possibility of sports fields on a future preserved Banning Ranch. The Banning Ranch Conservancy has always responded favorably.

Should preservation efforts fail and Banning Ranch be developed, ***the development plan calls for an active park with both a soccer and baseball component.***



Proposed Banning Ranch development includes a baseball and soccer component (from draft EIR).

The City will be able to make up for the loss of the baseball field (and possibly soccer field) on Sunset Ridge by building them on Banning Ranch, ***whether Banning Ranch is preserved or developed***.

In summary, modifying the layout of the soccer fields to avoid the Encelia scrub, and relocating the baseball field to Banning Ranch, is a "win-win" solution that is good for the City of Newport Beach, as well as consistent with both the Newport Beach CLUP and the Coastal Act.

Terry Welsh
President, Banning Ranch Conservancy

COASTAL COMMISSION

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Del Arroz, John@Coastal

From: Mary Chabre [mchabre@adelphia.net]
Sent: Tuesday, May 29, 2012 11:14 AM
To: Del Arroz, John@Coastal
Subject: Newport Beach application -- Sunset Park

Gentlemen,

Please confirm the City of Newport Beach Sunset Park application. I have lived on the Balboa Peninsula for 25 years and during that time the locale community has been underserved with recreational parks for youth activities.

Thank you for your positive vote.

Gus Chabre
1130 E. Balboa Blvd.
Balboa, CA 92661

COASTAL COMMISSION

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5/29/2012