

**NOTICE OF AVAILABILITY  
DRAFT ENVIRONMENTAL IMPACT REPORT  
SUNSET RIDGE PARK PROJECT**

Notice is hereby given that the Draft Environmental Impact Report (EIR) for the proposed Sunset Ridge Park Project is available for public review and comment pursuant to the California Environmental Quality Act (CEQA). The Draft EIR addresses the environmental effects associated with implementation of the Sunset Ridge Park Project.

**Project Location:** The Project site is approximately 18.9 acres. Approximately 13.7 acres of the Project site are located within the incorporated boundary of the City of Newport Beach, and approximately 5.2 acres are in unincorporated Orange County within the City's Sphere of Influence. The entire site is within the Coastal Zone, as established by the California Coastal Act.

**Project Description:** The Project would allow for a public park with active and passive recreational uses. The park would include one baseball field and two youth soccer fields, a playground and picnic area, a memorial garden, an overlook with seating and a shade structure, pedestrian paths, restroom facilities, and parking. The Project includes 97 parking spaces: 75 spaces in an on-site lot with a designated drop-off area and up to 22 parallel parking spaces along the park access road near the parking lot. The park would include pedestrian access via two entries from the sidewalk along Superior Boulevard and one entry from the sidewalk along West Coast Highway. Vehicle ingress and egress would be provided via an access road to the park extending from West Coast Highway through the Newport Banning Ranch property. No nighttime lighting other than for public safety would be provided. Grading would result in excess cut material to be exported from the Project Site. The City proposes that all of the exported soil would go to identified locations on the adjacent Newport Banning Ranch property. Existing oil field roads on the Newport Banning Ranch property would provide truck access to transport the export material from the park site to Newport Banning Ranch. The City proposes to widen a portion of the northern side of West Coast Highway from Superior Avenue to a point west of the park access road. A signal is proposed on West Coast Highway at the park access road. Because West Coast Highway is a State Highway, California Department of Transportation (Caltrans) approvals would be required.

The City of Newport Beach is the Lead Agency for this Draft EIR. Copies of the Draft EIR are available for public review at the following locations:

- City of Newport Beach, Planning Department, 3300 Newport Boulevard, Newport Beach, California 92658
- City of Newport Beach, Central Branch, 1000 Avocado Avenue, Newport Beach, California 92660
- City of Newport Beach, Balboa Branch, 100 East Balboa Boulevard, Newport Beach, California, 92661
- City of Newport Beach, Mariners Branch, 1300 Irvine Avenue, Newport Beach, California 92660
- City of Newport Beach, Corona del Mar Branch, 420 Marigold Avenue, Corona del Mar, California 92625
- City Website - <http://www.newportbeachca.gov/index.aspx?page=942>

The City of Newport Beach determined that the Project would result in potentially significant impacts for the following topical issues: aesthetics, traffic and circulation, air quality, noise, biological resources, cultural and paleontological resources, geology and soils, hazards and hazardous materials, and hydrology and water quality. Implementation of the project design features, standard conditions, and mitigation measures provided in the Draft EIR would reduce these impacts to less than significant levels with the exception of short-term construction-related air quality and noise effects. Upon completion of construction, the short-term air quality and noise impacts would cease.

All interested parties are invited to submit written comments pertaining to the Draft EIR. The comment period for the Draft EIR will be 45 days beginning October 27, 2009 to December 11, 2009. Your comments should be sent at the earliest possible date, but must arrive no later than 5:00 PM on December 11, 2009. The City Council will consider this Project and the findings of the Draft EIR at the January 26, 2010, City Council Meeting at City Hall (see address below).

Please direct any questions regarding the Draft EIR to Janet Johnson Brown at (949) 644-3236 or email at [jbrown@newportbeachca.gov](mailto:jbrown@newportbeachca.gov). Written comments should be sent to:

Janet Johnson Brown, Associate Planner  
City of Newport Beach, Planning Department  
3300 Newport Boulevard  
P.O. Box 1768  
Newport Beach, California 92658-8915

If e-mail comments are submitted with attachments, it is recommended that the attachments be delivered in writing to the address specified above. The virus protection measures and variety of formats for attachments can limit the ability for the attachments to be delivered.

  
Janet Johnson Brown, Associate Planner      10-22-09  
Date