

SECTION 3.0 PROJECT DESCRIPTION

3.1 PURPOSE

The purpose of the Project Description is to describe the proposed Sunset Ridge Park Project (proposed Project or Project) in a way that is meaningful to the public, reviewing agencies, and decision makers. The California Environmental Quality Act (CEQA) Guidelines Section 15124 requires that the Project Description for an Environmental Impact Report (EIR) contain (1) the precise location and boundaries of a proposed project; (2) a statement of objectives sought by the proposed project including the underlying purpose of the project; (3) a general description of the project's technical, economic, and environmental characteristics; and (4) a statement briefly describing the intended uses of the EIR, including a list of the agencies that are expected to use the EIR in their decision making, a list of the permits and other approvals required to implement the project, and a list of related environmental review and consultation requirements required by federal, State, or local laws, regulations, or policies. An adequate project description need not be exhaustive, but should supply the detail necessary for project evaluation.

An EIR is the most comprehensive form of environmental documentation identified in CEQA and the CEQA Guidelines. The following Project Description provides the information needed to assess the environmental effects associated with the planning, construction, and operation of the proposed Project.

3.2 PROJECT SETTING

3.2.1 PROJECT SITE

The Sunset Ridge Park Project site (Project site) is located in the western portion of the City of Newport Beach in Orange County, California. The Project site encompasses approximately 18.9 acres. Approximately 13.7 acres are located within the incorporated boundary of the City of Newport Beach (City), and approximately 5.2 acres are in unincorporated Orange County within the City's adopted Sphere of Influence, as approved by the Local Agency Formation Commission of Orange County. The entire site is within the boundary of the coastal zone as established by the California Coastal Act. Exhibit 3-1, Regional Location, and Exhibit 3-2, Local Vicinity, depict the Project site in a regional and local context, respectively.

3.2.2 PROJECT SITE HISTORY

In the 1950s, the State of California Department of Transportation (Caltrans) proposed the Pacific Coast Freeway (State Route 1) to upgrade the existing Pacific Coast Highway to freeway standards. The Pacific Coast Freeway would have gone through Ventura, Los Angeles, Orange, and San Diego Counties. In 1969, the Costa Mesa Freeway was proposed to follow the alignment of Newport Boulevard south, then west to Bay Street, and then to Pacific Coast Highway. The connection between the Costa Mesa Freeway (State Route 55) and the Pacific Coast Freeway would have been in the vicinity of the Project site.¹ The Project site was acquired in the 1960s by the State of California in anticipation of the construction of the Pacific Coast Freeway. Opposition to the Pacific Coast Freeway resulted in the abandonment of the majority of the project (one segment between the City of Oxnard and the Point Mugu Naval Air Station was built in the 1960s). In 1972, the Pacific Coast Freeway project was removed from the State Freeway and Express System.

¹ The proposed alignment of the Costa Mesa Freeway was subsequently realigned to the east in the 1970s.

With the abandonment of the Pacific Coast Freeway, in 1976, Caltrans identified the property as excess right-of-way and proposed to dispose of the property. In 1978, the City designated the site for Recreational and Environmental Open Space. This General Plan Amendment (GPA) (part of GPA 78-2) was done in order to encourage an eligible State agency (the California Department of Fish and Game [CDFG], the Department of Parks and Recreation, the Coastal Conservancy, or the Wildlife Conservation Board) to acquire the parcel pursuant to the provisions of Proposition 3. Proposition 3 was a constitutional amendment which allowed the State legislature to transfer coastal property acquired with gas tax funds to other State agencies at acquisition cost. Although no eligible State agency acquired the site as authorized, the General Plan Amendment was approved.

In 1981, the City initiated a General Plan Amendment, requested by Caltrans, to change the land use designation back to Multi-Family Residential. GPA 81-2 was adopted in May 1983 to permit up to 152 dwelling units at the site. This amendment was done in conjunction with a right-of-way exchange between the City and Caltrans, allowing the City to widen Superior Avenue to a four-lane divided roadway and realign the road to create a better intersection with West Coast Highway. The Multi-Family Residential designation was changed in 1988 to Single-Family Attached. The realignment of Superior Avenue created a residual parcel (also owned by Caltrans) on the eastern side of Superior Avenue.

In 1994, the City began working with Caltrans regarding the designation of the site to facilitate its acquisition by the City for park and open space purposes. The Land Use Element language developed by the City, and agreed to by Caltrans, would have allowed for the transfer of the existing entitlement to other sites in the City, thereby allowing Caltrans to retain a residential value of the site. These negotiations resulted in the approval of General Plan Amendment No. 94-3(A) in 1995 that established the development of a park as the preferred land use for the site while allowing the transfer of the residential units; the site retained the Single-Family Attached land use designation.

In 1998, the City adopted a comprehensive revision to the General Plan Recreation Element by adopting GPA 94-2(E), which designated the site for a 6- to 14-acre "neighborhood and view" park.

In 2001, Senate Bill (SB) 124 directed Caltrans to transfer control of the property to the City. In 2006, the City authorized the purchase of 15.05 acres. The 15.05 acres includes the proposed 13.7 acres for Sunset Ridge Park and property northeast of the intersection of Coast Highway at Superior Avenue.

As a term of the sale from the State to the City, the property must be used as a park. Further, the City agreed to a 197,720-square-foot (sf) scenic easement on the site located generally along the property line adjacent to West Coast Highway. This easement restricts development rights to those permitted under the City's Open Space-Active (OS-A) zoning designation, with additional limitations on the placement of permanent structures and pavement in the scenic easement area.

The *City of Newport Beach General Plan's* Recreation Element, adopted by the City and its electorate in 2006, identifies a citywide park deficiency. Exclusive of beach recreation acreage, there is a citywide deficiency of 67.7 acres, 53.4 acres of which is in Service Area 1, West Newport. With the inclusion of beach acreage, there is not a citywide deficit. Even with the inclusion of beach recreation acreage, a 19.4-acre deficiency occurs in West Newport; the Sunset Ridge Park site is located in West Newport. This is based on the standard of 5 acres of parkland per 1,000 persons. The General Plan identifies three planned parks in West Newport,

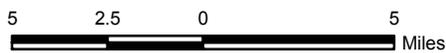


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Regional Location

Exhibit 3-1

Sunset Ridge Park EIR



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 Approximate Project Boundary
 Conceptual Roadway and Park Design

Local Vicinity
 Sunset Ridge Park EIR

Exhibit 3-2



Newport Center, and Newport Coast which would help alleviate the deficiency; the park in Newport Coast has been completed. The General Plan identifies the Sunset Ridge Park site in West Newport as an active park to include ball fields, picnic areas, a playground, parking, and restrooms.

3.3 EXISTING SITE CONDITIONS AND LAND USES

As depicted on Exhibit 3-3, Aerial Plan, the Project site is currently vacant and undeveloped. There is limited infrastructure on the Project site including drainage channels, unimproved roads, and a soundwall along Superior Avenue. The Project site is irregularly shaped with varying topography, with the northeastern portion of the site at a higher elevation than the western portion. The site ranges in elevation from approximately 76 feet above mean sea level (msl) in the northeastern portion of the site, 44 feet above msl in the northwestern portion of the site, and slopes downward to approximately 10 feet above msl at the intersection of West Coast Highway at Superior Avenue. The Project site has been previously graded, and is subject to regular maintenance activities for fuel modification and weed abatement.

The majority of the site contains non-native vegetation and invasive species. However, there is intact native vegetation on the site, including coastal sage scrub. The site contains wetland habitat that is under the jurisdiction of the CDFG and California Coastal Commission. Wetland habitat on the site includes alkali meadow. The Project site is within Critical Habitat units defined by the U.S. Fish and Wildlife Service (USFWS) for the coastal California gnatcatcher. The western portion of the site also supports the federally listed Threatened coastal California gnatcatcher.

The portion of the Project site in private ownership is a part of the larger 401-acre Newport Banning Ranch property, which has been a producing oil field since the early 1940s. Within the Project boundaries for the Sunset Ridge Park Project, there are no active oil operations. However, there are two abandoned oil well sites and related oil facility infrastructure, including but not limited to pipelines and oil field access roads located on the western portion of the Project site (within the Newport Banning Ranch property) in the vicinity of the proposed park access road; there are also two abandoned well sites in the area associated with the proposed haul road and export soil sites. Exhibit 3-4, Oil Operations, depicts areas of the Project site that have previously been in oil operations.

3.3.1 SURROUNDING LAND USES

The Project site is located in West Newport Beach in an urban environment consisting of multi-family residential uses, commercial uses, institutional, and open space. The site is generally bound by the Newport Crest Condominium development to the north, West Coast Highway to the south, Superior Avenue to the east, and oil field operations and undeveloped open space on the Newport Banning Ranch property to the west. The Villa Balboa Condominiums, The Versailles at the Bluff Condominiums, and Hoag Memorial Hospital Presbyterian (Hoag Hospital) are located east of Superior Avenue. A neighborhood retail center is located on the southwestern corner of West Coast Highway and West Balboa Boulevard (Superior Avenue becomes West Balboa Boulevard south of West Coast Highway). Single-family residences are located south of West Coast Highway.

More specifically, the Project site is bound by the land uses listed below and depicted on Exhibit 3-5, Surrounding Land Uses.

North: Newport Crest, a residential condominium development.

South: West Coast Highway, a State highway;

Lido Sands, a single-family residential community, located south of West Coast Highway;

Neighborhood retail on the southeastern corner of West Coast Highway and West Balboa Boulevard (Superior Avenue becomes West Balboa Boulevard south of West Coast Highway).

East: Superior Avenue;

Villa Balboa and The Versailles at the Bluff Condominiums east of Superior Avenue;

Hoag Hospital campus including the hospital's cogeneration facility east of Superior Avenue;

Sunset View Park, located between the Villa Balboa Condominiums and the Hoag Hospital campus, and perpendicular to Superior Avenue.

West and Northwest: The 401-acre Newport Banning Ranch property has been a producing oil field since the early 1940s. The property contains over 470 producing/potentially producing and abandoned oil well sites and related oil facility infrastructure. Of the approximate 470 oil well sites, the City operates 16 wells and an oil processing facility near West Coast Highway; West Newport Oil Company (the current operator of the oil field) has approximately 90 producing/ idle oil wells available for oil operations with approximately 50 oil wells operational at any time. The property is currently fenced to preclude public access onto the oil field. The property owner has proposed to develop the 401-acre property with residential, resort, retail, recreational, and open space uses consistent with the City of Newport Beach General Plan Land Use designation of Residential Village (RV).

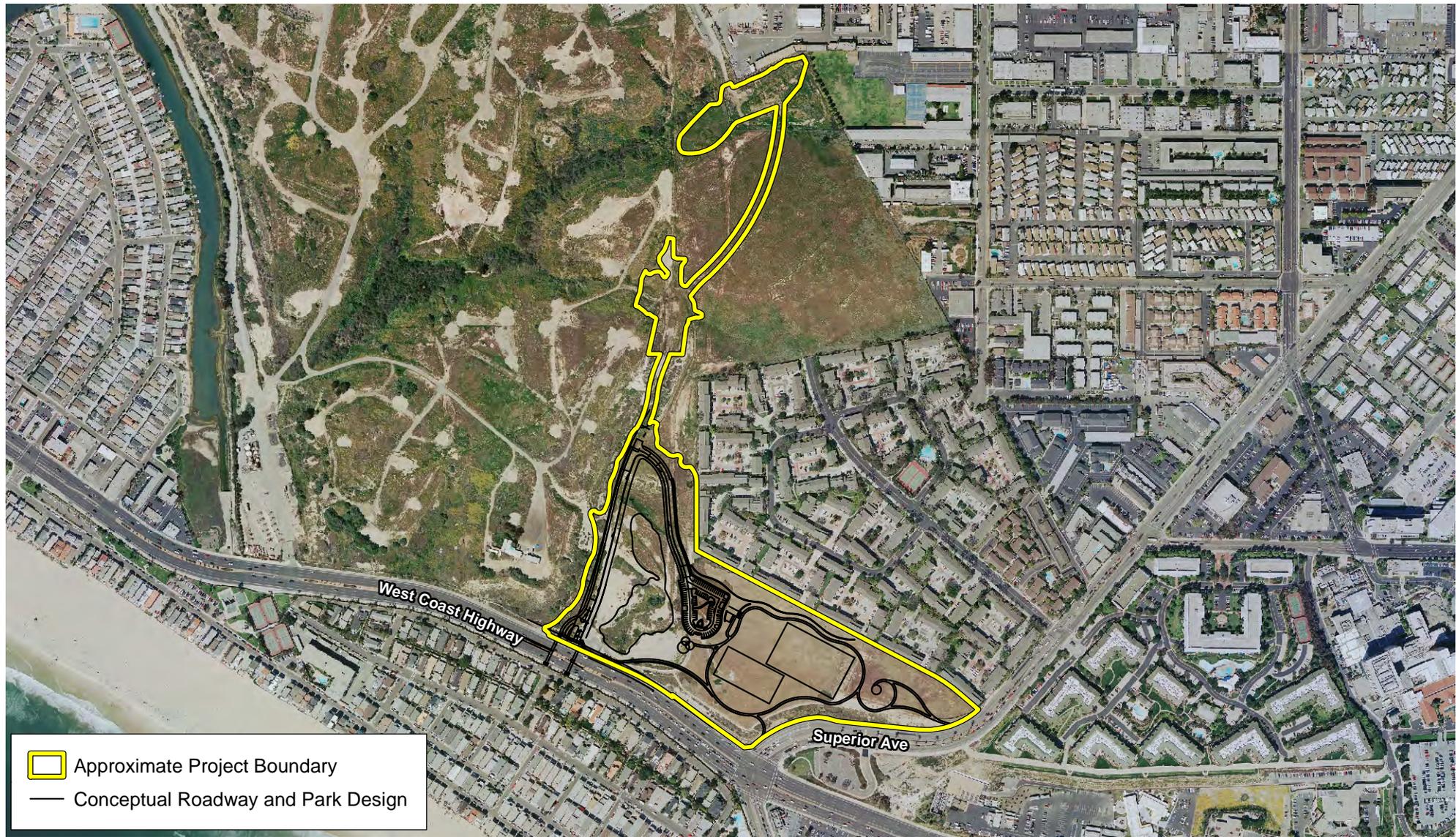
3.4 LAND USE DESIGNATION

3.4.1 GENERAL PLAN

As depicted on Exhibit 3-6, General Plan Land Use Designations, the *City of Newport Beach General Plan's* land use designation for the 13.7 acres of the Project site is Parks and Recreation (PR), and the land use designation for the 5.2 acres is Open Space/Residential Village (OS[RV]).

As stated in the General Plan, "The PR designation applies to land used or proposed for active public or private recreational use. Permitted uses include parks (both active and passive), golf courses, marina support facilities, aquatic facilities, tennis clubs and courts, private recreation, and similar facilities".

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- Approximate Project Boundary
- Conceptual Roadway and Park Design

Aerial Plan

Sunset Ridge Park EIR



Exhibit 3-3





- 2008 Oil Wells With 10' Radius: Fuscoe Survey
- Oil Wells With 10' Radius: West Newport Oil Company
- Power Pole With 10' Radius - Geosyntec
- Oil Pipelines With 5' Radius Buffer: Geosyntec
- Oil Pipelines With 5' Radius Buffer: West Newport Oil

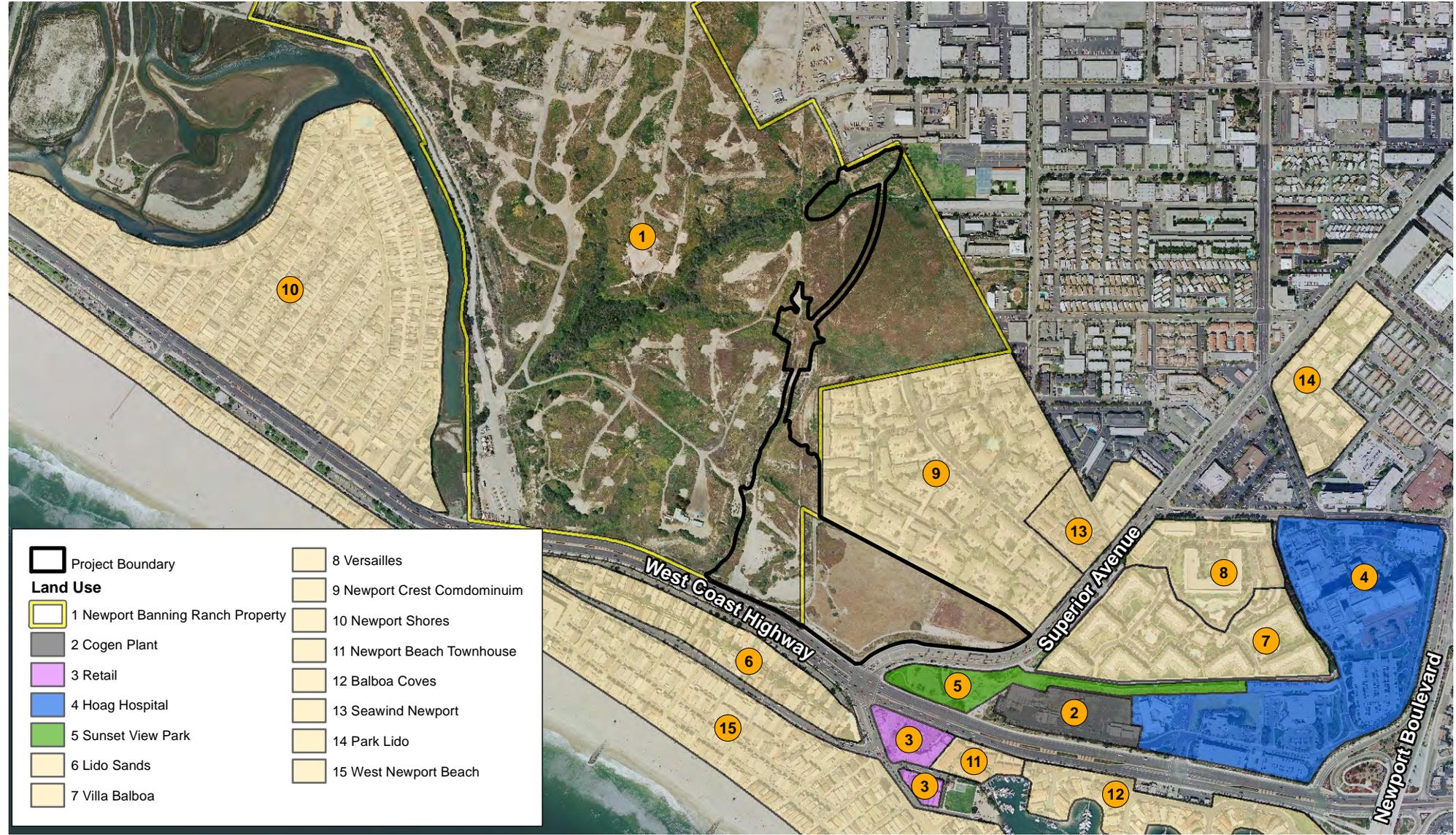
Oil Operations

Sunset Ridge Park EIR

Exhibit 3-4



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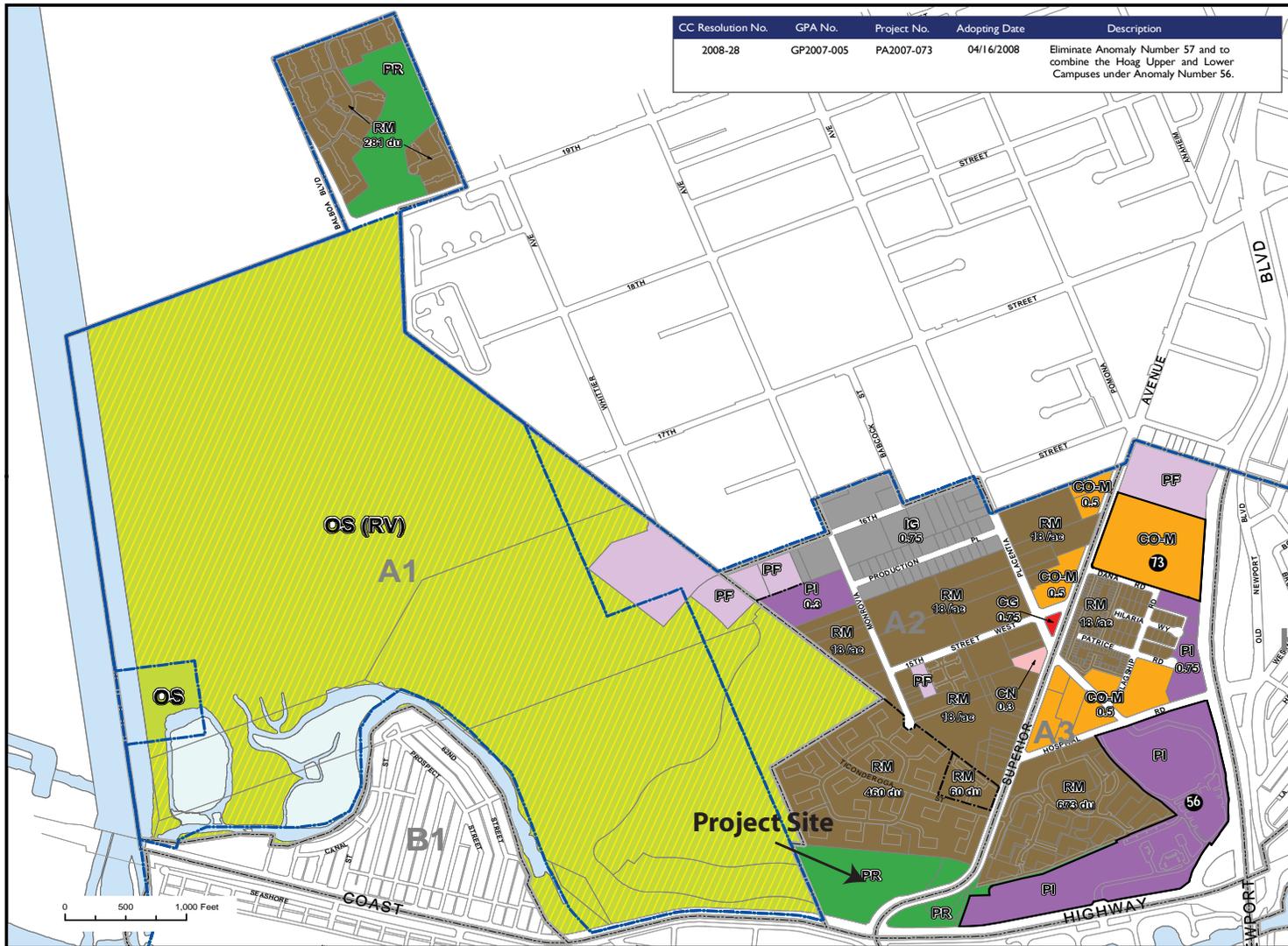
Surrounding Land Uses

Sunset Ridge Park EIR

Exhibit 3-5



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Residential Neighborhoods

- RS-D Single-Unit Residential Detached
- RS-A Single-Unit Residential Attached
- RT Two-Unit Residential
- RM Multiple-Unit Residential
- RM-D Multiple-Unit Residential Detached

Commercial Districts and Corridors

- CN Neighborhood Commercial
- CC Corridor Commercial
- CG General Commercial
- CV Visitor Serving Commercial
- CM Recreational and Marine Commercial
- CR Regional Commercial

Commercial Office Districts

- CO-G General Commercial Office
- CO-M Medical Commercial Office
- CO-R Regional Commercial Office

Industrial Districts

- IG Industrial

Airport Supporting Districts

- AO Airport Office and Supporting Uses

Mixed-Use Districts

- MU-V Mixed Use Vertical
- MU-H Mixed Use Horizontal
- MU-W Mixed Use Water Related

Public, Semi-Public and Institutional

- PF Public Facilities
- PI Private Institutions
- PR Parks and Recreation
- OS Open Space
- OS(RV) Open Space / Residential Village (Residential uses, if not acquired as permanent open space)
- TS Tidelands and Submerged Lands

Boundaries

- City of Newport Beach Boundary
- Statistical Area Boundary
- Land Use Delineator Line
- Refer to anomaly table

General Plan Land Use Designations

Sunset Ridge Park EIR

Exhibit 3-6



The OS(RV) land use designation identifies a Primary Use of Open Space (OS) and an Alternative Use of Residential Village (RV):

The OS(RV) designation is intended for the preservation of Banning Ranch as open space, restoration of wetlands and other habitats, development of a community park, and consolidation of oil extraction and processing facilities. Should the property not be acquired, the designation permits the development of a planned residential community that integrates a mix of single-family detached, single-family attached, two family, and/or multi-family residential, with supporting schools, parks, community services, local-serving convenience commercial uses and services, and open spaces. A master or specific plan is required to depict the uses, street and infrastructure improvements, open spaces, development standards, design guidelines, and financial plan.

3.4.2 ZONING

As depicted on Exhibit 3-7, Zoning Designations, the zoning designation for the portion of the Project site in the City is Open Space Active (OS-A). There is no City zoning designation for the unincorporated portion of the Project site. The City Zoning Code states that:

The open space districts regulations are intended to:

- A. Provide suitable locations for large public or private sites permanently designated for park or open space use.
- B. Protect public health and safety by limiting lands subject to flooding, landslides or other hazards to open space uses.
- C. Allow the Planning Commission and City Council to consider the most appropriate use of a site following discontinuance of a large public or private open space use without the encumbrance of a base zoning district that may or may not provide appropriate regulations for development of the site. The additional purposes of each open space district are as follows:

Open Space-Active (OS-A) District. To provide areas for active recreational land uses.

Open Space-Passive (OS-P) District. To provide areas limited to passive recreational land uses where access is limited or otherwise controlled.

The County zoning designation is Local Business with an Oil Production Overlay (C1[O]). The Orange County Zoning Code states that “The C1 District is established to provide for the development and maintenance of medium intensity commercial uses serving the needs of both the surrounding neighborhood and the local community”. In any district where the district symbol is followed by the letter “O,” thus (O), oil drilling and production of oil, gas, and other hydrocarbon substances is permitted.

With respect to the proposed export soil sites and haul road on the Newport Banning Ranch property, these areas traverse areas both within the City and within the City's Sphere of Influence. Zoning designations for these areas are identified below and described in greater detail in Section 4.1, Land Use and Related Planning Programs.

- **City of Newport Beach:** The area located within the jurisdictional boundaries of the City of Newport Beach is zoned "Planned Community District 25" (PC-25).
- **County of Orange:** R-4(O), Suburban Multi-family residential uses. The letter "O" identifies that oil drilling and production of oil, gas, and other hydrocarbon substances is permitted.
- **County of Orange:** C1(O), Local Business with an Oil Production Overlay.

3.4.3 COASTAL LAND USE PLAN DESIGNATIONS

The entire Project site is within the boundary of the coastal zone as established by the California Coastal Act, and is therefore under the land use planning and regulatory jurisdiction not only of local government agencies but also the California Coastal Commission. Site development must be consistent with the requirements of the Coastal Act.

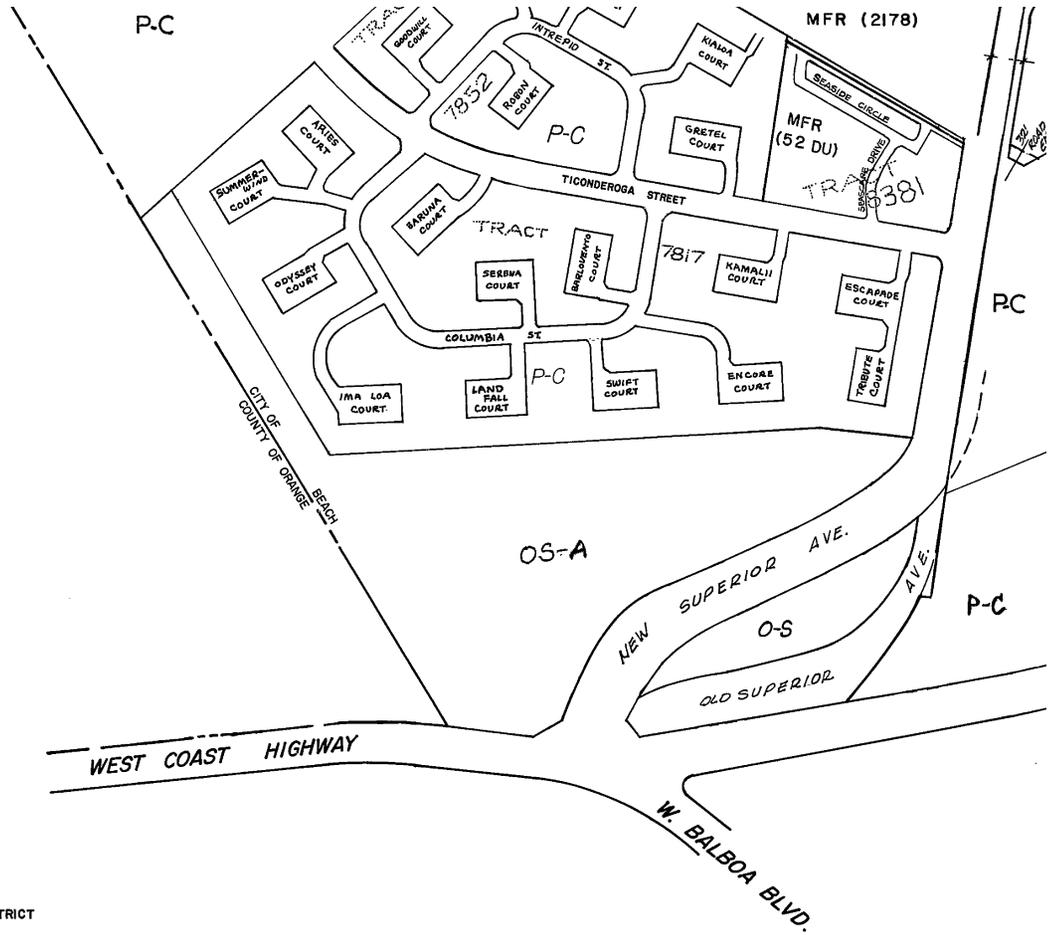
As shown on Exhibit 3-8, Coastal Land Use Plan, that portion of the Project site located within the City's incorporated boundaries has a Coastal Land Use Plan designation of Parks and Recreation (PR). The PR category applies to land used or proposed for active public or private recreational use. Permitted uses include parks (both active and passive), golf courses, marina support facilities, aquatic facilities, tennis clubs and courts, private recreation, and similar facilities.

The portion of the Project site (Newport Banning Ranch property) where the access road, haul road, and export soils sites are proposed is a Deferred Certification Area (DCA). This area is not included in the City's Coastal Land Use Plan.

The City does not have a certified Implementing Actions Program as part of its Local Coastal Program and, therefore, does not have the authority to issue Coastal Development Permits. Should the City approve the Project and associated discretionary and ministerial approvals, the City would request approval of a corresponding Coastal Development Permit from the California Coastal Commission for the Project.

3.5 PROJECT OBJECTIVES

Section 15124(b) of the CEQA Guidelines requires "A statement of objectives sought by the proposed project. A clearly written statement of objectives would help the lead agency develop a reasonable range of alternatives to evaluate in the EIR and would aid the decision makers in preparing findings or a statement of overriding considerations, if necessary. The statement of objectives should include the underlying purpose of the project". Not only is the project analyzed in light of its objectives, compatibility with the project objectives is one of the criteria used in selecting and evaluating a reasonable range of project alternatives. Clear project objectives simplify the selection process by providing a standard against which to measure project alternatives.



R-A	AGRICULTURAL - RESIDENTIAL DISTRICT
R-1	SINGLE FAMILY DISTRICT
R-2	DUPLEX RESIDENTIAL DISTRICT
MFR	MULTIPLE RESIDENTIAL
R-4	MULTIPLE RESIDENTIAL DISTRICT
B	COMBINING OR "B" DISTRICT

C-N	NEIGHBORHOOD COMMERCIAL DISTRICT
C-O	LIMITED COMMERCIAL - MULTIPLE RESIDENTIAL DISTRICT
C-1	LIGHT COMMERCIAL DISTRICT
C-2	GENERAL COMMERCIAL DISTRICT
I	INTERMEDIATE DISTRICT
U	UNCLASSIFIED DISTRICT

Source: City of Newport Beach 2009

Zoning Designations

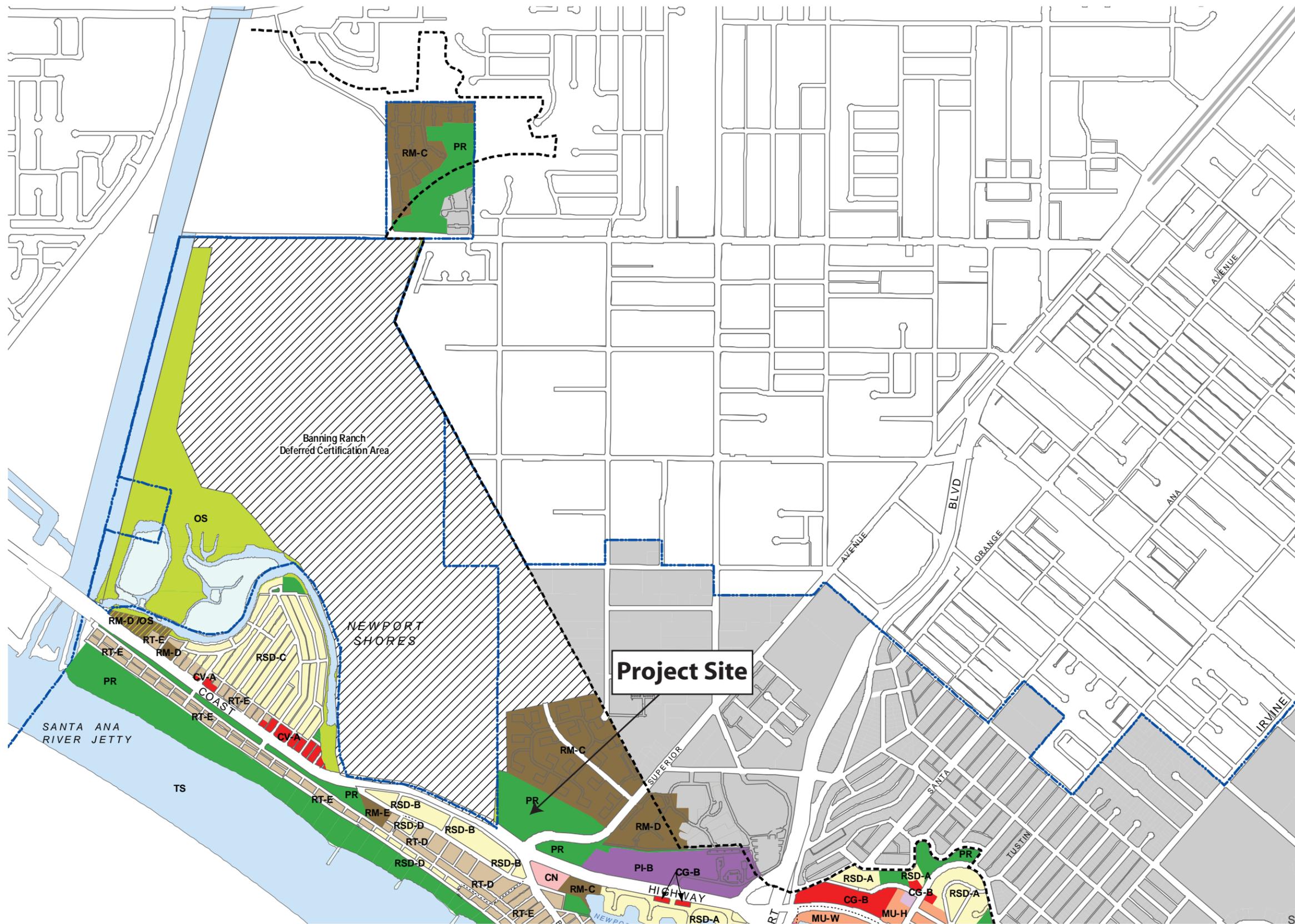
Sunset Ridge Park EIR

Exhibit 3-7



Coastal Land Use Plan Map 1

- Local Coastal Plan Boundary
 - City Boundary
 - Single Unit Residential Detached - RSD**
 - RSD-A, (0.0 - 5.9 DU/AC)
 - RSD-B, (6.0 - 9.9 DU/AC)
 - RSD-C, (10.0 - 19.9 DU/AC)
 - RSD-D, (20.0 - 29.9 DU/AC)
 - Single Unit Residential Attached - RSA**
 - RSA-A, (0.0 - 5.9 DU/AC)
 - RSA-B, (6.0 - 9.9 DU/AC)
 - RSA-C, (10.0 - 19.9 DU/AC)
 - RSA-D, (20.0 - 29.9 DU/AC)
 - Two Unit Residential - RT**
 - RT-A, (0.0 - 5.9 DU/AC)
 - RT-B, (6.0 - 9.9 DU/AC)
 - RT-C, (10.0 - 19.9 DU/AC)
 - RT-D, (20.0 - 29.9 DU/AC)
 - RT-E, (30.0 - 39.9 DU/AC)
 - Multiple Unit Residential - RM**
 - RM-A, (0.0 - 5.9 DU/AC)
 - RM-B, (6.0 - 9.9 DU/AC)
 - RM-C, (10.0 - 19.9 DU/AC)
 - RM-D, (20.0 - 29.9 DU/AC)
 - RM-E, (30.0 - 39.9 DU/AC)
 - RM-F, (40.0 - 52.0 DU/AC)
 - Neighborhood Commercial - CN**
 - CN, (0.0 - 0.30 FAR)
 - Corridor Commercial - CC**
 - CC-A, (0.0 - 0.50 FAR)
 - CC-B, (0.0 - 0.75 FAR)
 - General Commercial - CG**
 - CG-A, (0.0 - 0.30 FAR)
 - CG-B, (0.0 - 0.75 FAR)
 - Recreational and Marine Commercial - CM**
 - CM-A, (0.0 - 0.30 FAR)
 - CM-B, (0.0 - 0.50 FAR)
 - Visitor Serving Commercial - CV**
 - CV-A, (0.0 - 0.75 FAR)
 - CV-B, (0.0 - 1.50 FAR)
 - General Commercial Office - COG**
 - COG-A, (0.0 - 0.30 FAR)
 - COG-B, (0.0 - 0.75 FAR)
 - COG-C, (0.0 - 1.30 FAR)
 - Mixed Use**
 - MU-V - Mixed Use Vertical
 - MU-H - Mixed Use Horizontal
 - MU-W - Mixed Use Water Related
 - Public Facilities - PF**
 - PF
 - Private Institutions - PI**
 - PI-A, (0.0 - 0.30 FAR)
 - PI-B, (0.0 - 0.75 FAR)
 - PI-C, (0.0 - 1.00 FAR)
 - Open Space - OS**
 - OS
 - Parks and Recreation - PR**
 - PR
 - Tidelands and Submerged Lands - TS**
 - TS
- Note: Densities in dwelling units per net acre.



Source: City of Newport Beach 2005

Coastal Land Use Plan

Sunset Ridge Park EIR



Exhibit 3-8



The City has identified the following objectives for the proposed Sunset Ridge Park Project:

- To implement the goals and policies of the *City of Newport Beach General Plan*, including developing Sunset Ridge Park with active and passive park uses;
- To develop a community park consistent with the City's General Plan standards, including facilities for picnicking, active sports, and other facilities that serve a larger population;
- To develop an active and passive park to serve the West Newport Beach community;
- To develop a community park that is easily accessible, via arterial roads, to the public and is centrally located in the West Newport Beach area;
- To provide additional parkland in the West Newport Beach area, which currently experiences a parkland deficit; and
- To develop the Project site in conformance with the Deed Restriction, which stipulates that the property purchased from Caltrans be used as a park.

3.6 PROJECT DESCRIPTION

The City proposes to develop the approximate 18.9-acre site with active and passive recreational uses and an access road to the park through Newport Banning Ranch. No nighttime lighting is proposed, other than for public safety. The access road would be constructed from West Coast Highway to Sunset Ridge Park through the Newport Banning Ranch property (5.2 of the 18.9 acres). The park would be open from 6:00 AM until 11:00 PM daily. The park gate would be open from 8:00 AM to dusk every day; no vehicles would be allowed entry into the park between 11:00 PM and 6:00 AM. The park access road would be gated near the entrance at West Coast Highway. In addition to these on-site improvements, there would be off-site improvements on West Coast Highway, including widening and signalization. Off-site improvements are discussed in Section 3.6.3. Exhibit 3-9, Conceptual Site Plan, depicts the proposed land uses associated with the Project.

Grading activities associated with Project implementation are expected to result in an excess of cut material that would need to be exported from the site. A haul road and two engineered fill export sites have been identified on the Newport Banning Ranch property. Please refer to Section 3.7 for additional information regarding Project construction activities and phasing.

3.6.1 ACTIVE RECREATION AMENITIES

Baseball Field

The Project would include one youth baseball field generally located in the central portion of the Project site. As proposed, the baseball field backstop and associated safety fencing would be below the height of the top of adjacent condominium balcony walls. The baseball field is surrounded by passive park uses and meandering pedestrian paths.

Soccer Fields

Two youth soccer fields would be provided in the center of the park area. One soccer field (upper field) would be located contiguous to and east of the baseball field; the second soccer field (lower field) would be to the south of the baseball field.

Playground Area and Picnic Area

The playground area is proposed on the western portion of the park site directly south of the parking lot and west of the lower soccer field. The playground area is proposed to include recreational amenities such as a tot lot. The picnic area would be located to the east of the playground and could include shade structures, picnic tables, and seating areas.

3.6.2 PASSIVE RECREATION AMENITIES

Memorial Garden/Passive Park Area

The memorial garden would be a passive park area located on the upper plateau on the eastern portion of the park site. The memorial garden would be accessible from several points along the meandering pedestrian paths and pedestrian access points along Superior Avenue and West Coast Highway. This area is intended for passive recreational uses.

Overlook Area with Shade Structure and Seating

The *City of Newport Beach General Plan's* Natural Resources Element designates a Public View Point on the Project site. The overlook area is proposed directly west of the memorial garden. This area would have a shade structure and seating with views across the park site and of the ocean, and would be accessed from pedestrian paths located throughout the park.

3.6.3 CIRCULATION AND PARKING

On-Site Circulation Improvements

As a part of the proposed Project, a two-lane (one lane in each direction) park access road would be constructed from West Coast Highway through the Newport Banning Ranch property to the park. The location of the park road is consistent with the *City of Newport Beach General Plan's* Circulation Element Master Plan of Streets and Highways and the Orange County Master Plan of Arterial Highways. The access road would intersect West Coast Highway approximately 980 feet west of Superior Avenue. Use of this adjacent property would require an access easement from the Newport Banning Ranch property owner. The north-south leg of the access road would be constructed as a part of the Sunset Ridge Park Project as a 28-foot-wide, undivided, two-lane roadway. The road would extend north from West Coast Highway for approximately 850 feet and then follow a northwest-to-southeast alignment for approximately 550 feet where it would terminate at the Project parking lot. This leg of the park access road would vary in width from 28 feet to 44 feet, with up to 22 parallel parking spaces along the southeasterly segment of the access road.

At West Coast Highway, the access road right-of-way would be 83 feet: a 26-foot inbound width, a 31-foot center median, and a 26-foot outbound width. The inbound width would accommodate right-in turning movements from westbound West Coast Highway and left-in turning movements from the proposed signalized intersection. The outbound lane would accommodate a right-out turning movement onto westbound West Coast Highway and a left-out turning movement onto eastbound West Coast Highway.



Source: EPT Design

Conceptual Site Plan

Sunset Ridge Park EIR

Exhibit 3-9



Off-Site Circulation Improvements

As a part of the proposed Project, the City proposes the widening of a portion of the northern side of West Coast Highway from Superior Avenue to a point east of the access road (approximately 620 linear feet [LF]) consistent with the standards of the *City of Newport Beach General Plan's* Circulation Element and the Orange County Master Plan of Arterial Highways. Where the widening would occur on Newport Banning Ranch property, a dedication from Newport Banning Ranch would be required. The area proposed for widening is depicted on Exhibit 3-10, Off-Site Street Improvements. The widening of West Coast Highway would vary in width from 0 feet to 28 feet at the access road.

The City would remove approximately 400 feet of the existing center median island in West Coast Highway to accommodate the new left-in and left-out turning movements. The left-in would be a single 10-foot-wide left turn lane with a 4-foot-wide median island. This lane would be 60 feet long with a 90-foot transition. The median would be reconfigured and tapered for the left-out movement. As part of the proposed Project, the road would be restriped and cross walks would be provided. Access ramps would be provided on the southern side of West Coast Highway as needed for the cross walks.

Additionally, the City is proposing to install a three-way traffic signal on West Coast Highway at the proposed access road. Because West Coast Highway is a State Highway, California Caltrans approvals would be required. This would also include the relocation of five existing mast arm street lights behind the new northerly curb (one of these may be replaced with the new traffic signal).

Parking

Parking is proposed in the northwestern portion of the park site. The parking lot would provide 75 parking spaces and include a designated drop-off area. In addition, up to 22 parallel parking spaces would be provided along the access road.

Because of the park site's proximity to the beach, parking would be metered and limited to two hours during peak time periods (summer months) annually between May 15 and September 15 to ensure adequate spaces for park uses. Parking rates would be consistent with the existing Superior Parking Lot located at the northeastern corner of West Coast Highway at Superior Avenue. Between September 16 and May 14, the City proposes no time restrictions on parking; however, parking fees would apply; paid parking would ensure that adequate parking spaces would be available for park uses. Annual and Master City Parking Passes would be allowed. However, if the City determines that pass holders are not adhering to the two-hour parking time limit during peak time periods, passes could be restricted or prohibited. To restrict overnight parking, vehicles within the lot prior to the parking lot opening the following morning would be towed.

The park would be used by City sports leagues. The City would work with City sports leagues to schedule games with adequate time intervals to allow drivers to leave before the next game begins to provide adequate parking.

Non-vehicular Circulation

Perimeter pedestrian circulation would include three pedestrian access areas, one along West Coast Highway and two along Superior Avenue, in order to encourage pedestrian activity in the park. Interior pedestrian amenities include meandering paths with the primary path along the

entire perimeter of the park. Paths would ultimately connect to the playground, memorial garden, overlook, ball fields, and parking area. Handicapped access ramps would be provided. Bike racks would also be provided for visitors within the park site.

3.6.4 PARK INFRASTRUCTURE

Retaining Walls

A retaining wall ranging in height from approximately four to ten feet would be constructed north of the active park uses and extend from approximately the parking lot in the west to the end of the soccer field (upper field) in the east. A landscaped berm would also be constructed north of the retaining wall but in the same general location as the retaining wall, and would extend to the northern property line (to the condominium residences north of the park). An approximate six-foot-high security fence would be located at the northern terminus of the landscape berm between the active park uses and the residential uses. Landscaping is proposed along the northern and southern side of the fence. No gated access from the existing residences into the park is proposed.

Restroom Facilities/Maintenance Equipment Storage

An approximately 1,300-sf, one-story structure would be located on the western portion of the Project site between the parking area and the ball fields. The maximum height of the structure would be 20 feet. The structure would include restroom facilities, storage for park maintenance equipment, and storage for sports equipment.

3.6.5 LANDSCAPING AND LIGHTING

Landscaping

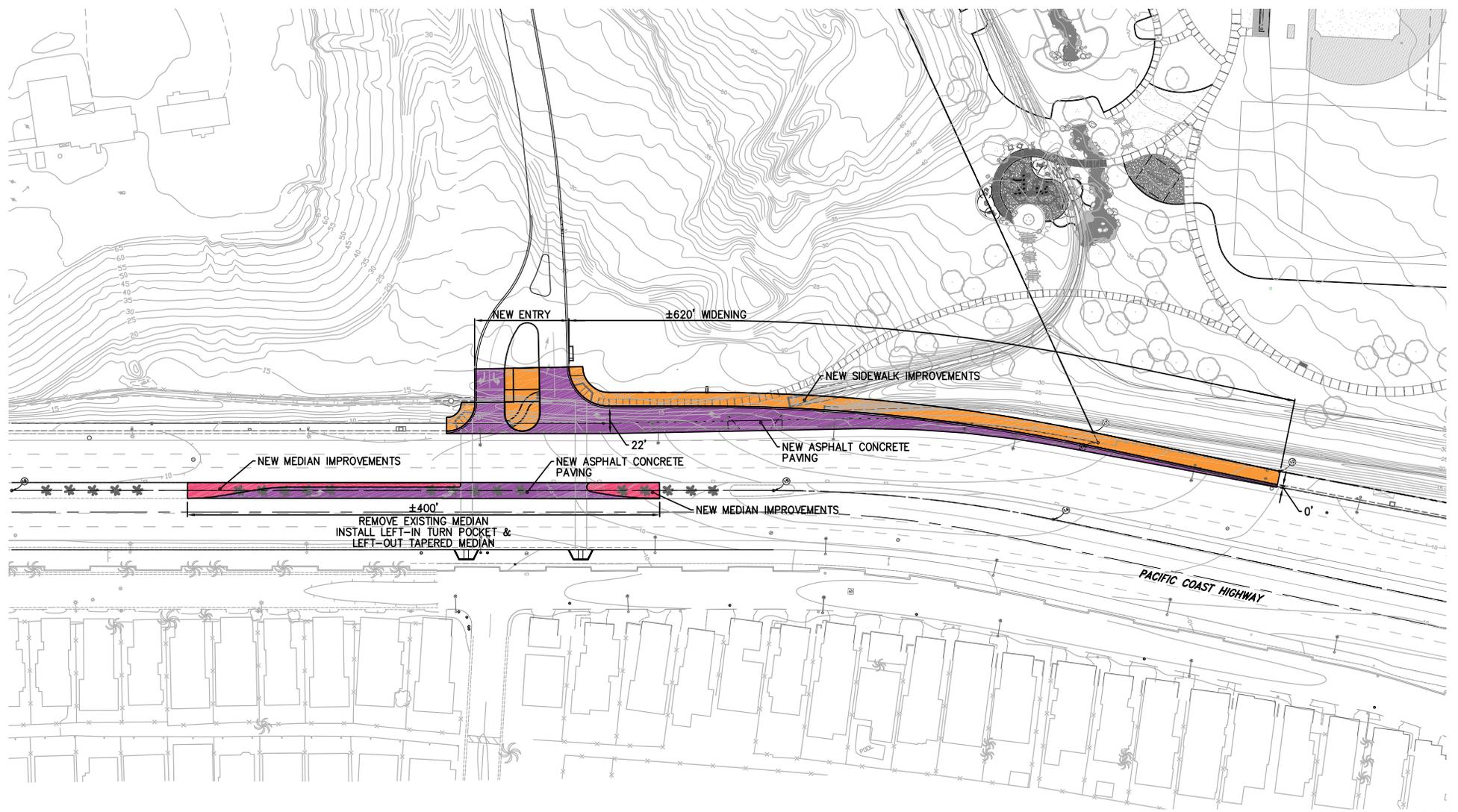
Exhibit 3-11, Conceptual Landscape Plan, depicts the proposed concept for landscaping the park site. The Landscape Plan includes a combination of drought-tolerant and ornamental vegetation used in the passive areas of the park, while the interior active park areas would consist of more ornamental, manicured landscaping, including turf. The landscape design concept strives to create a natural look for the park perimeter and passive areas to complement the existing natural state of the site and surrounding area.

As shown on the exhibit, plant materials along the north-south leg of the access road entrance at West Coast Highway would include non-native plants, hydroseeded drought-tolerant plants, grasses, and non-invasive perennials. Along the park frontage on to Superior Avenue, West Coast Highway, and within the park access road median at West Coast Highway, the streetscape landscaping may include 20- to 25-foot-tall trees on the middle to bottom of the slopes, including pine and sycamore trees. In addition to trees, drought-tolerant and ornamental shrubs and ground covers would be a part of the streetscape landscaping.

Water infiltration areas are proposed as a part of the Project to assist in the retention of surface water runoff on the site. These areas would be located near the entrance to the park access road at West Coast Highway, within the parking lot and adjacent to the tot lot, and northeast of the access road proximate to the existing condominium development. Plant materials in these locations may include ornamental grasses, sedges, and shrubs. Plants and trees would be interspersed with boulders and crushed stones.

Adjacent to the existing Newport Crest Condominium development, landscaping would provide a buffer between the residences and the parking and roadway. Plantings would include trees,

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Source: Urban Resource 2009

Off-Site Street Improvements

Exhibit 3-10

Sunset Ridge Park EIR





- LEGEND**
- Existing Area - Outside of Project Boundary
 - Entry Planting - Non-irrigated, Non-native
 - Expanded Habitat Area, CSS - Native
 - Water Infiltration Area
 - Turf Area
 - Active Area - Ornamental Planting
 - Sloped Streetscape Planting
 - Residential Buffer Planting
 - Butterfly Garden

Source: EPT Design 2009

Conceptual Landscape Plan

Sunset Ridge Park EIR



Exhibit 3-11



(REV: JFG 09-19-09) R:\Projects\Newport\J016\Graphics\EIR\Ex3-10_Con_LandscapePlan.pdf

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dense foliage to deter pedestrian movement from the park into the residential community, and drought-tolerant plant materials. As previously noted, a security fence would be located at the northern terminus of the landscape berm between the active park uses and the residential uses.

Internal to the Project site, the Memorial Garden would include flowering plants and shrubs, low trees, and plant materials to attract butterflies and hummingbirds.

West of the parking lot, an area has been identified on Exhibit 3-11 where native habitat could be planted in order to expand the existing native habitat occurring on the Project site. This area could be planted with shrubs, groundcover, and trees including coastal sage scrub, toyon, and scrub oak.

The active park areas would include low water and drought-tolerant plants suitable for high use recreational settings adjacent to the turf ball fields. Trees would be limited in the active park areas.

Lighting

Low-profile bollard security lighting would be provided throughout the site along the meandering interior pedestrian paths and perimeter paths for pedestrian safety. Low-profile bollard security lighting would also be provided in the parking lot and along that portion of the access road into the parking lot for vehicular safety. In addition, security lighting would be located around the perimeter of the restroom structure. Fixtures would be specified to minimize lighting and glare from spilling into adjacent properties, as applicable. All exterior lighting would comply with City of Newport Beach standards.

3.6.6 INFRASTRUCTURE/UTILITIES

As a part of the proposed Project, infrastructure and utilities would be upgraded as necessary. Infrastructure improvements include upgrades to storm drains and wastewater (sewer), water, and dry utilities facilities that would connect to existing facilities within or adjacent to the Project site.

Water

A two to four-inch water line would be installed on the park site. The new line would extend west to east through the site from the parking lot to Superior Avenue where it would connect to the existing six-inch water line in Superior Avenue.

Sewer

A six-inch existing sewer facility is currently located on the Project site and provides service to the existing residential land uses immediately north of the Project site. The sewer line extends from the residential land use and runs in a northwest to southeast direction to an existing 36-inch sewer line located in West Coast Highway. As part of the proposed Project, a connection from the on-site sewer line to the proposed restroom facilities would be made to accommodate wastewater flows from the Project.

Storm Drains

The Project site contains a concrete trapezoidal flood control channel that conveys surface water runoff picked up by concrete V-ditches and terrace drains on site. All runoff from the site currently flows into an existing 8-foot by 5-foot reinforced concrete box (RCB) culvert located in

West Coast Highway. This box culvert eventually daylight into the Oxbow Loop channel (Semenuk Slough) west of the Project site and the Newport Banning Ranch property. Flows passing through the Oxbow Loop channel generally pond in that area and mix with tidal waters entering the Semenuk Slough through tide gates that connect the channel with the Santa Ana River.

Approximately 3.9 acres of the Newport Crest Condominium development to the north drains to the east into Superior Avenue and flows are collected by existing catch basins. A portion of street runoff from Superior Avenue is also collected and routed on site via the on-site concrete V-ditch. Additionally, portions of the Newport Banning Ranch property to the west also contribute flows to the existing RCB culvert.

As part of the proposed Project, the existing concrete drainage channel would be removed. An on-site storm drain system would be constructed throughout the site to divert runoff to storm drains and natural drainage features prior to discharge into the existing RCB culvert at West Coast Highway. The on-site system would include an underground 12- to 48-inch storm drain and underground detention/infiltration system.

Dry Utilities

There is existing electric and telephone infrastructure adjacent to the Project site along West Coast Highway that serve the surrounding land uses. Connections to these facilities would be made to serve the Project. In addition, eight existing dry utility pull boxes would be relocated behind the new northerly curb.

3.7 PROJECT PHASING

Construction of the proposed Project is planned to occur in a single construction phase lasting between 16 and 18 months. Approximately 130,000 cubic yards (cy) of cut and 96,000 cy of fill may be required during grading activities, with a net export of approximately 34,000 cy. The City proposes that all of the exported soil would go to the adjacent Newport Banning Ranch property. The proposed locations for soil export are depicted on Exhibit 3-12, Stock Pile Site and Haul Road.

An existing unpaved oil field road on the Newport Banning Ranch property would be used to transport the export material from the park site to Newport Banning Ranch. The export fill would be deposited in two proposed locations within the Newport Banning Ranch property. This export material would be used as engineered fill. As part of this engineered fill site, vegetation would be removed and the site prepared for the engineered fill. The potential environmental effects of this export are assumed in the environmental analysis for the Sunset Ridge Park Project.

3.8 INTENDED USE OF THE EIR

Pursuant to Section 15121 of the CEQA Guidelines, an EIR is primarily an informational document intended to inform the public agency decision makers and the general public of the potentially significant environmental effects of a project. The decision makers must consider the information in an EIR before taking action on the proposed Sunset Ridge Park Project.

The City of Newport Beach, as Lead Agency, is the public agency with the primary responsibility for approving a project. Responsible Agencies (public agencies that have a level of discretionary approval over some component of the proposed Project) may rely upon the EIR prepared by the Lead Agency (CEQA Guidelines §15096).



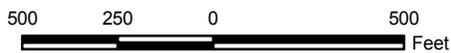
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 Project Boundary

Proposed Stock Pile Site and Haul Road

Exhibit 3-12

Sunset Ridge Park EIR



The City and the responsible and trustee agencies listed below are expected to use the information in this EIR for consideration of approvals related to and involved in the implementation of the Project.

3.8.1 CITY OF NEWPORT BEACH

Discretionary Actions

- **Certification of the Sunset Ridge Final Environmental Impact Report.** The Project requires the acceptance of the environmental document as having been prepared in compliance with CEQA, the State CEQA Guidelines, and the *City of Newport Beach Implementation Procedures for the California Environmental Quality Act*. By doing this, the City is certifying that the information from this EIR was considered in the final decisions on the Project.
- **Approval of a Site Plan.**

3.8.2 RESPONSIBLE AND TRUSTEE AGENCIES

The EIR would also provide environmental information to responsible agencies, trustee agencies, and other public agencies that may be required to grant approvals or coordinate with the City as a part of Project implementation. These agencies include, but are not limited to, those listed below.

Federal

- **U.S. Fish and Wildlife Service (USFWS).** The Project would require a take permit prior to any Project activities that may result in impacts to the coastal California gnatcatcher. The permitting may occur through Section 7 of the Federal Endangered Species Act depending on the presence or absence of a federal nexus.

State

- **Regional Water Quality Control Board (RWQCB).** The Project would require a Section 401 Certification and National Pollutant Discharge Elimination System (NPDES) permit. Additional approvals may be required for any site remediation.
- **Department of Fish and Game (CDFG).** The Project would require a Section 1600 Streambed Alteration Agreement from the CDFG pursuant to Section 1602 of the *Fish and Game Code*.
- **California Coastal Commission.** The Project would require a Coastal Development Permit from the California Coastal Commission.
- **Department of Transportation (Caltrans).** Activities located within Caltrans right-of-way would require an Encroachment Permit. An Encroachment Permit would be required for improvements to West Coast Highway. All activities must be in compliance with Caltrans' Statewide NPDES Permit.
- **California Department of Conservation, Division of Oil, Gas and Geothermal Resources (DOGGR).** The Project would require DOGGR approval if any oil well sites require re-abandonment.

County

- **Orange County Health Care Agency.** The Project would require approval from the Orange County Health Care Agency related to any site remediation.
- **County of Orange.** The County of Orange would be responsible for Approval in Concept for the portion of the Project located in the unincorporated County of Orange.