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April 21, 2010

Via Facsimile and U.S. Mail

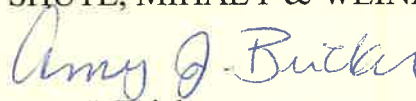
Mayor Curry and Members of the City Council
City of Newport Beach
3300 Newport Boulevard
Newport Beach, CA 92658

Re: Banning Ranch Conservancy v. City of Newport Beach, et al.

Dear Mayor Curry and Members of the City Council:

This letter is to notify you that the Banning Ranch Conservancy will file suit against the City of Newport Beach and City of Newport Beach City Council (collectively "City") for failure to observe the requirements of the California Environmental Quality Act ("CEQA"), Public Resources Code section 21000 et seq., and the CEQA Guidelines, California Code of Regulations section 15000 et seq., in the administrative process that culminated in the City's March 23, 2010 decision to approve the Sunset Ridge Park project, including approval of: 1) Resolution No. 2010-29, certifying the Final Environmental Impact Report (SCH No. 2009051036), making of findings and determinations thereto, and approving a Mitigation Monitoring and Reporting Program for the Sunset Ridge Park; 2) Resolution No. 2010-30, adopting a Statement of Overriding Considerations and approving the Conceptual Site Plan for the Sunset Ridge Park; and 3) an Access Agreement Between the City of Newport Beach and Newport Banning Ranch, LLC Regarding Sunset Ridge Park. This notice is given pursuant to Public Resources Code section 21167.5.

Very truly yours,
SHUTE, MIHALY & WEINBERGER LLP


Amy J. Bricker

cc: Leilani I. Brown, City Clerk
Leonie Mulvihill, Acting City Attorney