

6th November, 2011

City of Newport Beach
3300 Newport Boulevard
Newport Beach, California 92663
Attention: Patrick Alford

RE: Newport Banning Ranch DEIR

Dear Mr. Alford,

Thank you for the opportunity to comment on the Newport Banning Ranch Draft Environmental Impact Report (DEIR). Please include the following comments and concerns in the official record. Please include the following comments and concerns in the official record.

As a Newport Beach resident, I have questions concerning the aesthetic and visual impacts as discussed in Section 4.2. First, of concern is the building height and plantings of Resort Flats. Fifty foot tall buildings, with its lights, noise and traffic is obtrusive and its landscaping, if anything but low lying natural brush and grasses would violate Banning Ranch's natural habitat and animal environment the City must conserve. Why would 50 feet be the yardstick rather than the normal 30 feet and why would palm trees and manicured landscaping be used rather than natural grasses and sea brush? Secondly, the obtrusive lighting and excessive noise that a Resort and a park would generate would clearly effect not only residents living on the perimeter of Banning Ranch, but would effect the wildlife in the area. Currently, coyote, owls and other nocturnal creatures inhabit Banning Ranch and adding high luminosity from a commercial entity, ie., the resort, and a park with lit ballfields would disturb their environment. Would lights in such a park be mandated to be turned off at 7 PM to lessen any effect? Proposed parking and the added proposed bluff road would not only be obtrusive to wildlife habitat, but be dangerous as well with the result of likely roadkill. Such a parking lot, whose exact location seems to be elusively sketchy, and road would also be undeniably visually obtrusive, noisy and dangerous for residents of Newport Crest and other projects. Would you please provide a more specific description of the parking location and size and explain why additional parking is even being considered when there is seldom used, landscaped ample parking across Superior? In addition, in Newport Beach which is a community that values its bikepaths as much as its streets, why add another parking lot. A bridge over Superior and over Pacific Coast Highway would appear to be a safer and more aesthetic solution, if a park is created. Where exactly would a parking lot be. The Bluff Road proposal is particularly troubling as the traffic jams it will create with a traffic light a mere 900 feet from Superior would challenge an already difficult traffic area, particularly in the summer. Why would there be a need for such a road if there already is access to the western part of Banning Ranch and the proposed park could be reached by said parking lot on Superior? This parking lot can easily accommodate parking for soccer and baseball games during the school year, particularly since hours would not coincide with beach parking. I am also concerned with the excavating cuts of 25 feet and disturbing the plant life, animals and soil of the existing area. Why has the plantlife, particularly the grasses that were so abundant last year, been cut down? Has this been done now to chase away the animal life and thus eliminate a concern? Please also address concerns related to the removal of soils from the area, as discussed in Section 4.3. How will residents be protected from contaminated soils being disturbed? Where are the boundaries of the contamination and what are the buffer zones between the cleanup area and current residential areas?. Banning Ranch has been a safehaven for wildlife, a preserve for natural vegetation and pools and quiet haven for those seeking a respite from the bright lights and buzz of more more densely developed areas of the beach. Once it is developed, it is gone. Please do not do this

hastily. Preserve what was for all of us.

Sincerely,
Ms. Iris Fieldman
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Newport Beach, California,

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