

November 7, 2011
To: Patrick J. Alford
Planning Manager, City of Newport Beach

COMMUNITY

NOV 07 2011

DEVELOPMENT
CITY OF NEWPORT BEACH

From: Tevis Hill

Re: Newport Banning Ranch dEIR

I am a resident of Newport Beach. I have lived in Newport Crest many years ago. I own several properties there. I live at 6308 West Oceanfront. After attending the Oct. 17th EQAC meeting I have comments and questions. The meeting put forth many important changes for the dEIR and suggestions.

1. Will a detailed analysis of the hydrology data be included in the final EIR?
2. Will the Newport Banning Ranch sell biological mitigation credits? If so, to whom and what will be the time frame for them to be mitigated?
3. Will the project have LEED specifications? And if so, what level will they achieve?
4. After the oil extraction in the soil takes place what official agency will sign off on this process? This is where residential units are to be built. Will the City also be responsible and have liability?
5. Will all soil remediation take place before any residential occupancy takes place in the final plan? If not, who will guarantee the future health of this community?
6. What is the current state of the land as far as degree and scope of contamination? It is not clear in the tables of this dEIR.
7. The walking bridge will have significant, negative impact on Newport Shores. For many years all of us have walked down Superior to the beaches. If the signal is not safe, then that should be addressed. As was brought up in the last Coastal Committee meeting, it should be addressed anyway, as many thought it not safe to cross Superior from our new parking lot. If it were deemed safe, then perhaps the Sunset Park would have been approved. Perhaps this is where a bridge should be.
8. As was suggested by EQAC, we should have site line views maps. Will you include their suggestion?
9. The 60 foot building impacts surrounding communities and changes the look of West Newport to resemble Costa Mesa. Is that what we are trying to achieve? Can adjacent planned communities establish their own heights? This was given as a reason to allow the higher buildings. Where is this stated?
10. Can the City of Newport Beach afford to assume long term liability for this project and the future health of its residents?
11. Specifically, will funds be set aside or additional liability insurance be put in place for this potential disaster?
12. What is the exact description of affordable housing? Please include the price range. Will these homes also include LEED designation?

significant and there should be an alternative. None of the existing alternatives address this. Why has the City not forced this issue? It seems that the health and well being of the older community of Newport Crest is to be sacrificed for the newer development. If the walking bridge is built, this will do the same to Newport Shores. Shame on the City if it does not protect it's existing citizens and residents to the fullest. Of course there are many ways to build a community and I hope that you require the Newport Banning Ranch to build away from the existing community of Newport Crest and buffer roads and buildings with a large passive park. Let them redesign to protect your existing residents.

14. It is your job to protect us. Please don't let us down.

Sincerely,



Tevis Hill