

HEATHER HENDRICKSON

November 8, 2011

Mr. Patrick Alford
Planning Manager
City of Newport Beach

Re: Draft Environmental Impact Report, Banning Ranch

Dear Mr. Alford

I am writing with regard to the Aesthetics (4.2) and Cultural and Paleontological Resources (4.13) sections of the above referenced document. While it is evident a great deal of effort has gone into the preparation of the Draft Environmental Impact Report, I would like to bring your attention to several items within the report which I believe warrant further investigation.

Aesthetics (4.2)

Pedestrian/Bicycle Bridge – The dEIR understates the significant impact of proposed structure and does not suggest examined alternatives.

The dEIR impact summary finds significant and unavoidable light pollution will be caused by the project. Though mitigation is addressed, further examination is warranted despite the Newport Beach City Council's approval of Statement of Overriding Considerations with regard to the impact.

The report states visual impact of the site over 13 years will be unavoidable due to construction but until such time as the structures are "constructed and finished, the scale of the Project and changes to the visual character of the Project" will not be evident. Further, the 'renderings' of proposed Project understate the significant visual impact of the project.

Cultural and Paleontological Resources (4.13)

Given that the report acknowledges there are known archaeological resources on the site of which three are deemed eligible for listing on the CRHR and NRHP, and one CA-ORA-839 is deemed a "unique archaeological resource", is the mitigation recommended sufficient? The dEIR also states the planned "removal of the oilfield infrastructure may impact portions of the site." Further investigation of alternate solutions is supported by the evidence in the dEIR.

Please feel free to contact me with any questions or comments on the above.

Sincerely,

Heather Hendrickson

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