

Banning Ranch DEIR COMMENTS

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Traffic Impacts.

How is this project going to mitigate all the new permanent traffic in our community?

- If we assume that each of the 1375 homes has one car with the average length of a Toyota Camry (15.75 feet) we will have 4.1 miles of permanent traffic in our community
- If we assume that each of the 1375 homes has two cars, again with the average length of a Toyota Camry we will have 8.2 miles of permanent traffic in our community.
- This does not include retail and hotel visitor vehicles

It is proposed that rubberized asphalt will quiet the streets.

- Is the noise from an aftermarket exhaust considered dampened in this claim (ie Harley motorcycle with loud exhaust pipes)
- Has a noise study been done to show the impacts to the Marina Heights community in Costa Mesa?
- The Santa Ana River trail is quiet, will this be lost?
- How does rubberized asphalt mitigate permanent traffic?

There will be massive amounts of cut through traffic. How is this going to effect

- students walking to Whitter, Pomona and Rea Elementary schools
- upkeep of roads in Costa Mesa and who will pay for the increased use?

In trying to understand the traffic numbers for the project from the DEIR

- it was not made clear how much traffic was going to be cut through
- the average of trips generated by the project was given yet a range was not given, meaning how many cars would be expected on a high traffic day and how many on a low traffic day.

The proposed entrance to the Bluff Road off PCH

- is going to be 4 lanes and how is this going to fit between the ESHA's that the Sunset Ridge park entrance would barely fit through
- Who is going to maintain the road being that it is necessary component of the project, the taxpayers or the developer?

Could the Bluff Road

- lead to eminent domain in areas that need more road space so to accommodate the extra traffic
- lead to 19th street bridge
- hurt property values where traffic increases
- lead to the Sunset Ridge Park entrance

Population Impacts

How is an increase in local population going to effect

- Emergency response during a natural disaster, strain on police, fire and HOAG
- Increased use of ocean, ie do we need more lifeguards year round
- Water supply
- Sewage treatment
- Landfill and recycling needs
- Power demand
- Voting districts for Newport Beach and State Assembly
- Increase in the number of on duty police for Newport Beach

Construction Impacts

- Cut through traffic for construction workers, vehicles and equipment will strain Costa Mesa's roads. Use, noise, traffic etc how will this be mitigated?

General Concerns

- Were the residents and businesses given written notice about the DEIR and how to comment on it?
- Will new liquor licenses be issued to businesses on this property
- Will people be allowed to use project for parking for public beach access