

Alford, Patrick

From: Danielle [dmsoriano3@aol.com]
Sent: Tuesday, November 08, 2011 10:11 AM
To: Alford, Patrick
Subject: Newport Banning Ranch DEIR

Dear Mr. Alford,

Thank you for the opportunity to comment to the DEIR. After a careful reading of the documents I believe the City of Newport Beach should consider analyzing the following Alternative to the Project:

- Bluff Road with a 2-Lane street section/profile from West Coast Highway to 15th Street. North Bluff Road with a 2-Lane street section/profile to 17th Street only. No Bluff Road extension to 19th Street. Maximum density of 1,000 homes, no resort rooms and 75,000 s.f of commercial.

An Alternative such as this responds to virtually all the public comments I have heard - with the exception of those who would see nothing happen. The ability to shape Bluff Road some is greater with a 2-Lane road - and the traffic would drop dramatically. As to those who say they want to buy the property - they appear to have no plan and no honest answers - just a desire that cannot be fulfilled. They should consider compromise - like the rest of us do. 75% plus of the land as open space and parks appears significant - even when compared to many prior Coastal area decisions. If planned correctly, this could be good for everyone.

I look forward to your response. Thank you for the opportunity to address this matter.

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