

Alford, Patrick

From: Dorothy Kraus [medjkraus@yahoo.com]
Sent: Monday, October 24, 2011 3:07 PM
To: Alford, Patrick
Subject: Newport Banning Ranch DEIR - Comments and Questions

Dear Patrick,

We object to the Newport Banning Ranch project as proposed. Please include our comments and questions below in the records of any and all proceedings relating to this project and its successors.

Regarding SECTION 6.0, LONG-TERM IMPLICATIONS OF THE PROPOSED PROJECT, Sub-Section 6.1 ANY SIGNIFICANT ENVIRONMENTAL EFFECTS WHICH CANNOT BE MITIGATED, 1st paragraph under Land Use which states starting with the fourth sentence as follows:

'The proposed Project would result in a land use incompatibility with respect to long-term noise and night illumination on those Newport Crest residences immediately contiguous to the Project site. The City of Newport Beach General Plan Final EIR found that the introduction of new sources of lighting associated with development of the site would be considered significant and unavoidable. In certifying the General Plan Final EIR and approving the General Plan project, the City Council approved a Statement of Overriding Considerations which notes that there are specific economic, social, and other public benefits that outweigh the significant unavoidable impacts associated with the General Plan project.'

In the first sentence, please specify what Newport Crest residents are assumed to be 'immediately contiguous' to the project site including street number and street name e.g., 3 Wild Goose Court.

Regarding the underlined sentences above starting with the second sentence, the Banning Ranch DEIR does not provide a cross-reference to the General Plan Final EIR where the City has approved a Statement of Overriding Considerations.

Please provide this cross-reference to the City's General Plan Final EIR for clarity. Also, please provide specific examples of 'other public benefits that outweigh the significant unavoidable impacts associated with the General Plan' including specific benefits that would outweigh the significant unavoidable impacts related to long-term noise and night illumination to those Newport Crest residents contiguous to the Project site.

Thank you.

Mike and Dorothy Kraus
10 Wild Goose Court
Newport Beach, CA 92663