

November 4, 2011

FAX
ORIGINAL TO FOLLOW

Mr. Patrick J. Alford
Planning Manager
City of Newport Beach
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P.O. Box 1768
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DEVELOPMENT
CITY OF NEWPORT BEACH

RE: Response to Bonterra dEIR, Subject Banning Ranch.

Dear Mr. Alford:

The following are specific questions and concerns regarding the Bonterra dEIR regarding the proposed Newport Banning Ranch development.

- 1.) Under Section 4.9 / Transportation and Circulation specifically Section 4.9.7 , Project Assumptions, there is reference on page 4.9-27(Ref.19th Street), to: "Minor improvements on 19th Street would be required to connect North Bluff Road to 19th Street." Question: How can minor improvements be the case if 19th Street is over 15 feet above grade where Bluff Road would intersect? Wouldn't earth movement and grading be substantial and environmentally disruptive?
- 2.) Under Exhibit 4.1-3 North Bluff Road is extended from approximately the proposed Urban Colony to 19th Street. Question: How can a road be extended through designated Open Space (O.S), dividing designated Upper and Lower Habitat Regions, without violating the very Open Space so dedicated by developer and agreed to by the City especially given the large amount of earth movement required?
- 3.) Under Exhibit 4.9-7 / Project Trip Distribution, trip distribution is defined as 10% of total distribution along 19th Street. Question: How does a nominal traffic flow justify extension of North Bluff Road to 19th Street especially given concerns outlined in 1.) and 2.) above?
- 4.) Under Section 4.9-14, Page 4.9-91, Policy Analysis, dEIR lists "No Impacts" Question: How can the proposed development have no impacts and still be consistent with the California Coastal Act? See 1 thru 3 above. Note O.S. conflict.
- 5.) Under Section 4.9-17, Page 4.9-114, Special Studies, lists a 'special study' of a 19th Street Bridge across the Santa Ana River. Question: How can a study of a bridge be included in the Banning dEIR when said dEIR concludes in Section 4.9 Page 4.9-120 that "the roadway system within the project site would not be subject to change if the 19th Street Bridge were not implemented?"

Sincerely
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