

November 4, 2011

Patrick Alford
Planning Manager, Newport Beach
P.O. Box 1768



Dear Mr. Alford:

I, John Sisker, wish to go on record as to my personal comments and concerns as a resident of Newport Terrace, in reference to the Draft Environmental Impact Report for the Banning Ranch Project.

After a detailed analysis of the Draft Environmental Impact Report, I wish to submit the following comments and/or questions regarding said project.

My goal at this time is to only bring up my most important concerns regarding this project, for I may at a later time, expand on some of the more important things that will affect our community the most. However, I did want to get my general consensus in before the November 8, 2011 deadline. In addition, and as already pointed out, this is my personal comments and concerned as it relates to Newport Terrace, but does not try to speak for any other individual, who is naturally free to submit their own particular concerns.

For the record, I John Sisker endorse this Banning Ranch Project, but with the following exceptions.

- I feel the overall project would better serve our community, and surrounding areas far more effetely, if it were downsized in residential density to no more that a total 1100 home. In other words, regarding this downsize in overall density, would not this project still serves its purpose just as well with this residential reduction, and as already pointed out as a possible alternative in the Draft Environmental Impact Report? (*Section 4.1 / Land Use*)
- In addition, I feel Bluff Road should completed be eliminated from 17th to 19th Streets, thus terminating at 17th Street. The original plans for Banning Ranch did have the major ingress/egress points for Banning Ranch at 15th, 16th, 17th Streets and Pacific Coast Highway, so why the need for this particular Bluff Road extension to 19th Street now, when many times at related presentations, it is pointed out, that the overall project does not call for it? (*Section 4.9 / Transportation and Circulation*)
- Likewise, and even though not seemingly part of the present Draft Environmental Impact Report, I see no need for the 19th Street Bridge, originally slated to connect at Brookhurst at Banning. In fact, if this Bridge is not crucial to the overall project as claimed at all the presentation meetings, why are steps not being taken by the City of Newport Beach to have it removed from the Master Plan of Arterial Highways? (*Section 4.9 / Transportation and Circulation*)

Sincerely,

A handwritten signature in blue ink that reads "John Sisker".

John Sisker
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