

## Alford, Patrick

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**From:** Sara O [sofunky2@yahoo.com]  
**Sent:** Sunday, November 06, 2011 12:21 PM  
**To:** Alford, Patrick  
**Subject:** re: Banning Ranch DEIR questions...4.8 Recreation and Trails  
**Attachments:** Banning Ranch DEIR questions from Don Funk.pages

Comments and Questions for Newport Banning Ranch DRAFT DEIR  
Submitted November 4, 2011, by:  
Don Funk  
18 Tribute Court  
Newport Beach, CA 92663

To Whom it may concern,

I have some questions regarding the Newport Banning Ranch DRAFT DEIR, section 4.8, "Recreation and Trails."

In Table 4.8-4, "General Plan Consistency Analysis", the City of Newport Land Use Element Goal LU 2 is spelled out, to wit:

"A living, active, and diverse environment that complements all lifestyles and enhances neighborhoods, without compromising the valued resources that make Newport Beach unique. It contains a diversity of uses that support the needs of residents, sustain and enhance the economy, provide job opportunities, serve visitors that enjoy the City's diverse recreational amenities, and protect its important environmental setting, resources, and quality of life."

And here is the Consistency Analysis for that Goal:

"The Project is consistent with this goal. The proposed Project would allow for the development of a mix of residential, retail, visitor-serving resort inn, active and passive recreational and open space uses on the Project site. Included in the Project are approximately 51.4 gross (42.1 net) acres of public parks as well as a local off-street multi-use trail system and on-street bike trails that would connect to the existing off-site regional trail system. The Project would include an approximate 26.8-gross-acre (21.7-net-acre) Community Park, a 20.9-gross-acre (17.5-net-acre) Bluff Park, and approximately 3.7 gross (2.9 net) acres of interpretive parks. Additionally, a pedestrian and bicycle bridge spanning West Coast Highway would provide north-south access to the site and the Pacific Ocean without having to cross West Coast Highway at street grade. Please also refer to Section 4.1, Land Use and Related Planning Programs."

Here's my questions, and I look forward to your answer:

Specifically, how does a "mix of residential, retail, visitor-serving resort inn, active and passive recreational and open space" complement our lifestyles and enhance our neighborhoods as much as an open space like the Back Bay or Crystal Cove would?  
And, how does addressing the diversity of uses in the project alone address diversity of uses in the whole West Side community?

In my opinion, the West Side of Newport has no access to large open space like the Back Bay or Crystal Cove, and once Banning Ranch is developed we will have more of the same (resorts, residences, parks) rather than the open space that is sorely needed to provide a "diversity of uses that support the needs of residents."

My main point is that the Consistency Analysis for the project is a subjective answer designed to serve the needs of the developer. As commendable as their efforts have been to provide diversity within the project itself, I could provide a Consistency Analysis that came up an entirely different answer (True Open Space and hiking trails) that would satisfy the Land Use Element Goal in question from the perspective of our community as a whole.

Thank you for your consideration of my questions, and again, I look forward to your answers.

Sincerely,

Don Funk  
18 Tribute Court  
Newport Beach, CA 92663