

7th November, 2011

City of Newport Beach  
3300 Newport Boulevard  
Newport Beach, California 92663  
Attention: Patrick Alford

RE: Newport Banning Ranch DEIR

Dear Mr. Alford,

Thank you for the opportunity to comment on the Newport Banning Ranch Draft Environmental Impact Report (DEIR). Please include the following comments and concerns in the official record. Please include the following comments and concerns in the official record.

In reference to the Transportation section 4.9-11: Now that the Coastal Commission has indicated that the proposed Bluff Road access from West Coast Highway would not be approved, what impact will this have to the circulation system of the development? What is the alternative access into the site and how will this alternative change the circulation system and the effects on 15th, 16th, 17th and 19th Streets in Costa Mesa?

Sincerely,  
Ms. Michelle Simpson  
900 West 19th Street, Costa Mesa  
Costa Mesa, CA, 92627

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