

Alford, Patrick

From: bill bennett [shokobennett@gmail.com]
Sent: Tuesday, November 08, 2011 3:19 PM
To: Alford, Patrick
Subject: NBR DEIR

Mr. Patrick Alford
Planning Department
City of Newport Beach

Dear Mr Alford,

I am submitting the following comment and questions regarding the Newport Banning Ranch and wish to have this email and your response become part of the record.

In regard to the noise generated by the proposed Bluff Road and the entire Banning Ranch development and its impact on the residences of Newport Crest, the DEIR proposes to mitigate this problem (Section 4-12) by installing dual pane windows and doors on residences directly adjacent to the development (those, it is noted, that face west and north). My home has a southerly exposure yet is fairly close to the proposed Bluff Road and would definitely suffer a negative noise impact were the development of this road come to fruition. Am I not eligible for sound reducing windows and doors? What about those of us that prefer to leave our sliding doors open during pleasant afternoons? Are we then precluded from full time mitigation measures? And what about the proposed sound walls for second story balconies? Will they block our views? Will they block the summer breezes? Will they even be feasible or desirable?

Thank you,
Bill Bennett
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Newport Beach 949 642 8616

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