



CITY OF COSTA MESA

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DEVELOPMENT SERVICES DEPARTMENT

November 8, 2011

Patrick J. Alford, Planning Manager
City of Newport Beach, Community Development
3300 Newport Blvd.
P.O. Box 1768
Newport Beach, CA 92658-8915

**SUBJECT: PUBLIC COMMENTS - DRAFT ENVIRONMENTAL IMPACT REPORT
(DEIR) FOR NEWPORT BANNING RANCH**

Dear Mr. Alford:

As you are aware, the City of Costa Mesa held a study session related to the Newport Banning Ranch DEIR on October 20th, 2011. Public comments received during the study session are attached for your information.

The questions and answers are also posted on the City of Costa Mesa's website and can be accessed by the following link:

<http://www.costamesaca.gov/docs/planning/2011-10-20-Special-Joint-Meeting-public-questions-and-answers.pdf>

Sincerely,



KHANH NGUYEN
Acting Development Services Director

cc: Chief Executive Officer
Interim Assistant CEO
City Attorney
Public Services Director
Transportation Svs. Manager

Special Joint Meeting regarding Banning Ranch
Thursday, October 20, 2011

Question from the Members of the Public who did not speak:

Michelle Simpson, Costa Mesa michelle_simpson@TJX.com	I bought my home less than 3 years ago. Why was I not told of the plan to widen the street and take my home at worst or put a traffic signal on my corner? When will we know what the verdict will be on the 19th Street/Bluff Road to 19th Street? Will it be decided upon soon?
Bonnie Copeland, Costa Mesa Bonmail@pacbell.net	What is the <u>Final Cost</u> to taxpayers in 2011 \$\$'s of ALL land acquisition, demolishing, road-building, resurfacing that will be the result of the Banning Ranch development AND the subsequent implementation of the O.C. Master Plan including resurfacing with sound-deadening asphalt, 19th Street to PCH, widening of 15th, 16th, 17th, 19th and other streets <u>regardless</u> of whether paid through federal, county, city, state or other funding sources fueled by taxes? How many of the following: Homes, Businesses, Apartments, will be the <u>FINAL</u> Plan, including implementation of the county master roadway plan, require taking through eminent domain or other means? Will Costa Mesa make the relocation of <u>ALL</u> displaced Costa Mesa residents into the Banning Ranch Development at Newport Beach's expense a part of the deal?
Sandie Frankiewicz, Costa Mesa Sandie.frankiewicz@gmail.com	What will happen to our home and us when we are out of a home, (which) will be demolished in order to widen 19th Street to a four lane raceway? Have you factored in the road maintenance once all this traffic of thousands of cars gain access to Costa Mesa? Answer: Our broke city will pay! We can't afford not to pay attention, let alone take on the cost of road work/maintenance.

Gerry Grotenhuis, Costa Mesa	They speak of oil clean-ups if it is a favor to us. Why can't we require the companies that create the problem to clean it up without trading away our streets? What is going to be done to handle sewage? Huntington Beach allowed huge developments while their sewage plants were thousands of gallons a day short of capacity (illegible word). I see a lot of toilets planned here. Comment: Not only does this dump a huge bunch of traffic onto Costa Mesa streets, while giving us nothing, but it coincidentally goes through the poorest neighborhood in the city. This raises some clear questions of social equality. They allude to "Revitalizing" the West-side. I live on the west-side because I like it. We, the residents, are revitalizing the area the way we want to. There is a small gated community at the end of 18th Street. Go there some morning to get Banning Ranch in microcosm. A stream of BMW's and Mercedes accelerating to the maximum speed (unreadable word) able to still stop at each stop sign. Do it and report back to me.
Terry Koken, Costa Mesa Tkoken@att.net	The 1375 home/condos proposed: How much will they cost the prospective owners to buy? What is the "green edge" exactly?
Steve Lang, Costa Mesa	Please address cut through traffic volumes. In regards to the percentage of open land: How much is water? In acres please. If you've been there it is a large amount! I am worried the open land is minimal. We have a great neighborhood coming about in the freedom homes. Many young families and kids. Please help your residents preserve it. We're not all bums and illegals!! P.S. Who cares about soccer fields.

Casey Evans-Lang, Costa Mesa Evans_c@auhsd.us	How much of Banning Ranch is comprised of water? Would that water stay? Is that water considered as part of the <u>Open Space</u>? Who pays for all the mitigation costs for the traffic, infrastructure, signals, and up keep of? Why are we helping Newport Beach with all their traffic needs to support <u>their</u> development? All those homes (1375) and residents of would be the users of the proposed parks and ball fields – how would Costa Mesa residents be guaranteed use of such fields? Sounds like bait and switch! Only supporters of seem to be business owners? Statistics?
Sue Chambers, Costa Mesa schambers@ca.rr.com	What schools would Banning Ranch residents to go in the Newport/Costa Mesa school system? Example – could (illegible word) school improve? I live on the corner of 19th and Parkcrest (house backs onto 19th). How will noise from traffic be controlled? Also will the project and additional traffic affect my property value? What will the New housing project price points be? What's the range? P.S. I think the project sounds great!
Deborah Koken, Costa Mesa dkoken@hmausa.com	Is it legitimate for the developer to claim credit for preserving $\frac{3}{4}$ of Banning Ranch as open space, when in fact most of this is the wetlands and environmentally sensitive habitat areas which they are legally required to maintain as open space? These areas will remain undeveloped no matter what happens to the rest of the property, so the developer can't claim it as a gift to the public.
Richard Robertson, Costa Mesa trobert@uci.edu	What is the value to Costa Mesa of the Banning Ranch development?

Terry Powell, Costa Mesa terrydavitt@gmail.com	I have heard that there are plans for Westside Costa Mesa to “improve”, “revitalize the area”, “boost the economy.” I hear that increased traffic on our roads (19th, 17th, etc) will help achieve this goal. What exactly is going to happen? What do these terms mean? Building? Bulldozing? Be specific please.
Michael Grofick, Costa Mesa Michael@michaelsg.com	What is Eminent Domain? Traffic impact to 17th and 19th Street Costa Mesa? How will Costa Mesa acquire the property on 17th Street and 19th Street to provide roads for Banning Ranch?