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Mr. Patrick Alford
Planning Manager
City of Newport Beach
3300 Newport Blvd.
P.O. Box 1768
Newport Beach, CA 92658

Dear Mr. Alford,

The following comments are in regard to the Newport Banning Ranch DEIR. One comment concerns the DEIR in general and the rest relate to Section 4.7 Population, Housing and Employment.

Shouldn't the City of Newport Beach have extended the comment period for this DEIR due to the following:

- I. The DEIR was not available at the Newport Beach Public Libraries on September 9, 2011. Several people at both the Central Library and the Mariner's Branch asked for it and were told that it was not available and was not in transit.
- II. The Newport Beach Central Library was closed for two weeks in October, from October 17th to October 30th 2011, which was during the public comment period.
- III. The closure of the Newport Beach Central Library for the two week period meant that not only was the two volume hard copy not available at that location, but also that a substantial number of computer terminals were not available.
- IV. The DEIR is a very lengthy (over 1,000 pages), detailed and complex document which does not make it easy to analyze on a computer.
- V. The DEIR is quite costly to try to print. (Please note: I copied one relatively short section of 25 pages which cost \$5.00.)

Section 4.7: Population, Housing and Employment.

4.7.2 Regulatory Setting (p. 4.7-1)

"These projections are recognized by the agencies that sponsor the CDR as the uniform data set for use in local planning applications."

How do these projections compare with the updated version of the OCP which was anticipated to be available in the summer of 2011?

4.7.2 General Plan Housing Element (p. 4.7-4)

“It is the City’s goal that an average of 15 percent of all new housing units be affordable to the very low, low, or moderate income households.”

What is the definition of very, low, and moderate income households?

What is the definition of affordable housing?

4.7.4 City of Newport Beach (p. 4.7-7)

“The City’s population is projected to be 96,892 (in 2030).”

What is the basis/formula for the City’s projected population?

If the CDR projections are updated, will the 2030 and 2035 population projections change?

How will this affect the significance?

4.7.6 Thresholds of Significance (p. 4.7-14)

“Threshold 4.7-1 Induce substantial population growth in an area, either directly (for example, by proposed new homes and businesses) or indirectly (for example, through extension of roads or infrastructure).”

How can a development of 1,375 residential units, which is approximately one-third to one-half of all projected development in Newport Beach over the next 25 years not be significant?

“Threshold 4.7-2 Conflict with any applicable plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) be adopted for the purpose of avoiding or mitigating an environmental effect.”

Does this include the California Coastal Commission?

Table 4.7-12

How does the City define very low, low, or moderate income households?

What is the definition of affordable housing units?

Why are all affordable housing units proposed as rental units?

Can the applicant still request a density bonus or other incentives?

Will there be housing for seniors and persons with disabilities?

Table 4.7-13

Will the created parcels be no smaller than the average size of the surrounding parcels?

The following questions are also related to Section 4.7

Why does the DEIR try to disguise the fact that approximately one-half of all future development in Newport Beach will be on Banning Ranch? What is the most accurate percentage?

Why is the Banning Ranch development so much larger than other recent coastal developments in Orange County? The proposed Banning Ranch development is at least twice as large and on average, six times as big as anything built along the Orange County coast in recent memory. Other than Bolsa Chica, the last four developments along the Orange County coast have averaged approximately one acre per residential unit. Yet, Newport Banning Ranch in comparison is quite dense at an overall 3.4 residential units per acre.

Most of the single family housing units and multi-family housing units will be built on land where oil wells have been drilled and where oil pipelines have criss-crossed the terrain. Is this really safe for the residents?

What are the names of the city experts who independently reviewed this section?

Is this really an objective analysis?

We hereby object to approval of the project in its present form. The comments above and all references contained therein are hereby incorporated into the official record of proceedings of this project and its successors.

Sincerely,

Jennifer W. Frutig