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RECEIVED BY  
COMMUNITY  
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CITY DEVELOPMENT  
CITY OF NEWPORT BEACH

Re: BANNING RANCH DEIR

Dear Mr Alford,

LETS FACE IT, the Banning Ranch Environmental Impact Report (purchased by and for the City) which report, in all its breadth and length, doesn't address two of the most important issues:

--- **BEFORE** – or, the 401 acres “as is”,

--- **AFTER** -- the 401 acres paved over plus effects on adjoining developed existing properties

First the BEFORE: We have Newport Beach a town with no particular sign of environmental restraint (?) that I believe is built out to its perimeters on the western edge. It has a few B-Ranch acres that with the authority to manage land ceded from the County adds to a total of approximately 401 acres. It's never touched by plow and is covered with rare flora and fauna – though it has been pierced by the oil driller's bit, but not a permanent impact, other than poisoned soil, nor is the drill generally perceptible.

Is it too much for the conservationist, the naturalist, the geographical historian, the Newport Beach, Costa Mesa and county populations, plus the occupants of hundreds of homes, to say, whoa, what are you doing to our fair and rare lands and our lives. The last west end bluff outlook to the Grand Pacific!

The EIR should be addressing the impact of an uber upset of an environment that has a historical presence.

AFTER: *What is the Exchange rate?* A few hundred homes, not enough to justify retail stores, a hotel of unknown character or ownership, or for that matter, the tremendous cost of attempting to re mediate. Perhaps some additional wealth for EXXON MOBIL *versus* the destruction of a 460 Townhouse Development and peripheral properties, road additions and changes including the 55 Freeway, Highway 101, and major Costa Mesa streets and intersections. What other undetected and unintended consequences will surface. Does the Planning Dept. have a Futurist to assess the true impact and add a new chapter?

Lets take the 460 town home development known as Newport Crest Some 100 units with ocean views, views of mountains, Palos Verdes Peninsula, the Ranch and it's wild life, and many more with partial and secondary views. All with the security and integrity of a private compound and convivially clustered around famous local sailing yacht names. This property is split by a City owned “backbone” street known as Ticonderoga. It will no doubt become opened up based on full developers desires. Thus, this organic community becomes split with a loss of all the benefits a community association provides. Its financial integrity would become impaired, its unity and strength would be split and its private streets inundated with outsiders. Resale during construction development time will be impossible!

That Sir, is ENVIRONMENTAL IMPACT

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EIR Questions:

-- Re: Sect. 4.5, Pg. 4.5.1

Hazardous Materials Is there a suggestion that safety waivers might be obtained that would soften the criteria for permitting?

-- Re: Sect. 4.5, Table 4.5-3, Pg 4.5.12 Hazardous Materials

Advises there are 138,000 cu. yd. Of petro. Soil to refine. This is an abandoned oil field. The entire field must be refined to at least a depth of 9 feet. 100 acres or so, How much additional over what time period?

-- Re: Sect. 4.1.9 or 4.1-49 Level of significance after Mitigation

How many instances and where in the DEIR are "Overriding Considerations"  
" invoked? (The Sacramento Delta smelt must have a powerful lobby!)

It might be interesting to know how the DEIR advisor's methods compare to the Huntington Beach approach to abandoned oil fields. Below is an extract from there opening page on this subject

Thank you, r. hageman 

cc [Bhillgren@HighRhodes.com](mailto:Bhillgren@HighRhodes.com) (re: shorter DEIR)

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**City Specification No. 429**

Reference to HBMC Section 17.04.085

**HUNTINGTON BEACH FIRE DEPARTMENT**

Methane District Building Permit Requirements

“The City of Huntington Beach strongly recommends **NOT** building structures over or near abandoned oil wells or hydrocarbon contaminated soil. If abandoned wells can be proven SAFE and/or hydrocarbon contaminated soils conform to Huntington Beach Soil Cleanup Standard 431-92, construction may be allowed at the discretion of the Fire Chief. The presence of abandoned wells and **approved non-re mediated soils** shall be disclosed to future property owners.”

end