



Lido Sands Community Association

Post Office Box 1373, Newport Beach, CA 92659

November 8th 2011

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

Regarding: Newport Banning Ranch Draft Environmental Impact Report

Dear Mr. Alford,

On behalf of the Lido Sands Community Association ("LSCA") I am writing to share our concerns about the Newport Banning Ranch Draft Environmental Impact Report ("DEIR") and to request clarification about the impacts this project will have to our community. The Lido Sands Community Association is an 82 home "Private Property" single family residence neighborhood paralleling the Banning Ranch property on the other side of PCH from 47th to 56th St.

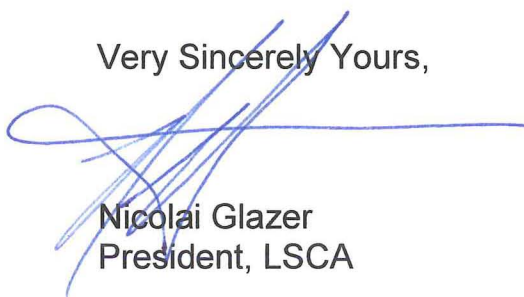
The City has attempted to consider and address the impacts of this project on Newport Shores and Newport Crest Communities in particular, but what about Lido Sands? Lido Sands has been completely overlooked from the perspective of the significant impacts this project will have.

- 1) What has the City done to review the impact of pollutants: noise, emissions, light, air, etc. upon the Lido Sands Community not only with the increase traffic flows on PCH in general, but more importantly with a major arterial "Bluff Road" street lights, intersection and traffic signal that is directly in line with the center of our community at Lido Sands Court?
- 2) What has the City done to review the impact of the properties proposed to be built along the bluff above PCH looking down into LSCA homes? What are the easements? What are the setbacks? What are the building height restrictions? What is being done to protect the privacy of Lido Sands homes whose privacy will be negatively impacted by development on the bluff?

- 3) What has the City done to mitigate and prepare for the parking and traffic impact issues this will bring to the beach area directly below NBR, i.e. 47th to 56th Streets? Lido Sands has long time been a target of illegal parking issues due to the nature of our private streets in relation to the beach. We already pay for private patrol services to help us monitor our community however the impact of this project will increase costs and other issues to our community. How is the City prepared to support the Lido Sands Community? What has the City done to better understand these issues for West Newport and Lido Sands beach areas?
- 4) There is a planned pedestrian bridge that will cross PCH into West Newport Park at 56th Street. This is directly on the west end of Lido Sands. From recent experience when NBPD redirected pedestrian and bicycle traffic flow to West Newport Park for the 4th of July, LSCA was hit with a significant amount of vandalism and unplanned pedestrian and bicycle traffic through our calm and quiet community. What has the City done to plan and direct pedestrian and bicycle traffic away from and not flowing into LSCA from this bridge?
- 5) What studies have been done to identify any potential issues with sight, noise and light issues into LSCA from this pedestrian bridge?
- 6) What is the actual size, scale and design of this bridge?
- 7) Where in West Newport Park will it exactly land?

The Lido Sands Community is rightfully and justifiably concerned that Lido Sands will be a directly impacted neighbor of the project and has clearly and blatantly been overlooked from all aspects. Lido Sands would like the City to address our concerns and protect the interests of our residents. We specifically ask that the DEIR be expanded to include a complete section on the impact to Lido Sand homes.

Very Sincerely Yours,



Nicolai Glazer
President, LSCA