

Alford, Patrick

From: Everette Phillips [eap@sourceglobally.com]
Sent: Tuesday, November 08, 2011 4:54 PM
To: Alford, Patrick
Subject: Comments on the Banning Ranch Draft EIR

Dear Patrick,

My first comment is that the timeline does not allow for adequate review of the EIR. The outreach is not consistent with the intention of public comment.

The city should first have workshops where city staff can help explain sections of the DEIR and what the legal oriented words mean for laymen. We, the public, would be better able to make comments with such outreach. The city should consider offering the public more time for comments. We both know that future hearing will be more formality and this is the only real opportunity for comments on core issues.

Regarding the DEIR. The biology section seems to be missing the biology Taylor Woodrow made public in their presentations on the property. What is the city doing to incorporate that biology?

Regarding the DEIR: The General Plan Update provides for preservation. The Coastal Conservancy did not seem to be contacted about acquisition when I asked. Did the city talk with Coastal Conservancy and other conservancies regarding acquisition?

Regarding the DEIR: Newport Shores had an investigation on land settling due to oil activity. Has this investigation been considered by the city requirements?

Regarding the DEIR: Newport Shores has a view of the coastal bluffs that needs to be preserved under the requirements of the Coastal Act. The current proposals have too little set back. More setback is needed to preserve the coastal bluff view from Newport Shores.

Thank you
Everette Phillips
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