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# NEWPORT CONDOMINIUM ASSOCIATION

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November 7, 2011

Patrick Alford - Planning Manager  
City of Newport Beach  
P.O. Box 1768  
Newport Beach, CA 92663

Dear Mr. Alford:

The members of the Board of Directors for the Newport Condominium Association (also known as Newport Terrace), wish to go on record as to our collective comments and concerns as representatives of the Newport Terrace residents, in reference to the Draft Environmental Impact Report for the Banning Ranch Project.

After a review of the Draft Environmental Impact Report, discussion amongst ourselves and the homeowners represented at our recent homeowners association meeting, we wish to submit the following comments and/or questions regarding said project.

Our goal at this time is to only bring up our most important concerns regarding this project, and we may at a later time, expand on some of the more important items that will affect our community. However, we did want to get our general consensus in before the November 8, 2011 deadline. In addition and as already pointed out, these are our comments and concerns as they relate to our collective representation of the general community of Newport Terrace, but naturally individual residents are free to submit their own particular concerns.

We herby reject to the approval of the project in its current form. We respectfully request that a revised Environmental Impact Report be prepared to adequately address the deficiencies and comments discussed below, and to adequately address the deficiencies discussed in the comments raised by others:

- We feel the overall project would better serve our community, and surrounding areas far more effectively, if it were downsized in residential density to no more than a total of 1,100 home. In other words, regarding this downsize in overall density, would not this project still serves its purpose just as well with this residential reduction, and as already pointed out as a possible alternative in the Draft Environmental Impact Report? (Section 4.1 / Land Use)
- In addition, we feel Bluff Road should completely be eliminated from 17th to 19th Streets, thus terminating at 17th Street. The original plans for Banning Ranch did have the major ingress/egress points for Banning Ranch at 15th, 16th, 17th Streets and Pacific Coast Highway, so why the need for this particular Bluff Road extension to 19th Street now, when many times at related presentations, it is pointed out, that the overall project does not call for it? (Section 4.9 / Transportation and Circulation)
- Likewise, and even though not seemingly part of the present Draft Environmental Impact Report, we see no need for the 19th Street Bridge, original slated to connect at Brookhurst at Banning. In fact, if this Bridge is not crucial to the overall project as claimed at all the presentation meetings, why are steps not being taken by the City of Newport Beach to have it removed from the Master Plan of Arterial Highways? (Section 4.9 / Transportation and Circulation)

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Sincerely,

Newport Terrace Board of Directors  
Newport Beach, California 92663

Philip Campa, President  
Monica Kerr, Vice President  
Ross Minion, Treasurer  
Ethan Young, Secretary  
Sara Barnett, Member at large

cc:

John Moorlach  
Supervisor 2nd District  
County of Orange

Mike Henn  
Mayor, Newport Beach