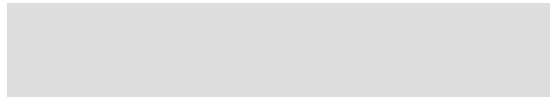


Dated: \_\_\_\_\_



**Newport Beach City Council  
3300 Newport Bl.  
Newport Beach, CA 92663**

**Re: Opposition to the Development of Banning Ranch**

Dear \_\_\_\_\_,

I am writing to express my objections to the development of 1375 residential units, 75,000 sq. ft. of retail, and a 75 room hotel on Banning Ranch in Newport Beach. As a concerned citizen, I am deeply troubled by the significant negative impact that this mega-development will have on our community. The public has voted to preserve Banning Ranch as open space, but plans for development continue to move forward. This must be stopped.

**TRAFFIC** The developer proposes bringing Los Angeles style traffic congestion to Newport Beach and Costa Mesa. Their submitted plans include the construction of two primary arterial roads rated at 34,000 vehicles per day and one secondary arterial road rated at 23,000 vehicles per day running through the Ranch and deposited into the side streets of Costa Mesa and Newport Beach. After the developer has reaped his profits and moved on, the cities of Newport Beach and Costa Mesa will be left to deal with the legacy of overburdened roadways including noise pollution and increased expenses for road maintenance, traffic patrol and accident response. This plan is not consistent with the quality of life that coastal residents of Orange County have come to expect and enjoy – far away from the mayhem and frustration of urban Los Angeles.

**HIGH RISES** The developer is requesting that the city of Newport Beach increase the maximum building height to 65 feet, thereby blocking our views and polluting our coastal vistas with urban sprawl. The incentive for the developer is clear – maximum profit potential stemming from high density, ocean view residences with Newport Beach addresses. But there is no benefit for the residents of Newport Beach and Costa Mesa. Instead, we endure a spoiled panorama; increased traffic congestion and the commensurate rise in crime that is characteristic of high density housing.

**EXCAVATION** According to the developer's submitted plans, their vision of Banning Ranch requires excavating 2.8 million cubic yards of dirt, including grading cuts of depths up to 25 feet and canyon filling of depths of up to 60 feet. A fine layer of soot like oily dirt will coat our windows, our plants and our beaches. There will be no semblance of the former last open space along our precious coastline. Any of the native plants and animals will be literally buried under the crush of thousands of tons of dirt.

**AIR POLLUTION** Completely re-grading the topography of Banning Ranch and removing the existing oil infrastructure will most certainly result in months of air pollution characterized by oil saturated dust particles spreading to every car, home and business anywhere near Banning Ranch. Mysteriously, our children and pets will develop persistent respiratory ailments, allergies, coughs, colds, and asthma. When the seemingly endless drone of tractors finally ceases and the developers have collected their windfall and moved-on, we will be left with polluted air, a new source of auto emissions, an escalating carbon footprint and all of the adverse health effects characteristic of another runaway mass development in Southern California.

**SCHOOLS** Conspicuously missing from the developers plans are all of the normal communal improvements typically associated with a project of this size and scope. Where are the schools, police stations and fire houses? Not only does the developer fail to make allowances for primary schools for the hundreds of prospective Banning Ranch junior residents, but he actually has the audacity to propose that land be taken from Newport Mesa Unified School District property located at the west end of 16th Street to better accommodate his development. The residents of Newport Beach and Costa Mesa will be left with less available property for the relief of already over-populated schools – so that we may instead satisfy the ambitions of profit minded developers.

**WATER** At a time when we are all being asked to conserve water, the developer of Banning Ranch is proposing a huge project that will create a permanent draw on our already dwindling water supply. Thousands of new Banning Ranch residents will almost certainly force existing residents of Newport Beach and Costa Mesa into water rationing. Additionally, the developer is proposing an on-site watering system to irrigate common area landscaping that will draw on the domestic potable water supply, until such time as a reclaimed water supply system might become operational. Undoubtedly, well manicured lush landscaping will help sell the freshly constructed units, but the residents of Orange County will be left with the costly burden of trying to solve the regions' newly aggravated chronic water shortage.

**ECOSYSTEM** Any development of Banning Ranch would risk damaging the delicately balanced ecosystem that is home to an abundance of increasingly rare coastal vegetation and wildlife. Banning Ranch is the habitat for as many as 93 species of birds including the endangered California Gnatcatcher and Cactus Wren. Eagles, Owls and Falcons can also be seen on the ranch. Vegetation is abundant and diverse and critical to the support of the wildlife. Unfortunately, the developer's plans present a grave threat to current inhabitants of the Ranch. Re-grading the land, reengineering the drainage, remediating the oil wells, restoring the bluffs, building the structures, putting in the roads and introducing large numbers of humans into Banning Ranch will almost certainly push the existing ecosystem to the brink of collapse. The developer's proposed primary arterial road (rated at 34,000 vehicles per day) is slated to run right through the middle of the "preserved" lowlands and simply cannot coexist without hugely negatively impacting the plants and animals.

This project is bad for Newport Beach, bad for Costa Mesa, and bad for Orange County. The only winner here is the project developer, Newport Banning Ranch, LLC. It would be cheaper for the taxpayers to simply pay the developer his anticipated profit to just "go away", than it will be to pay the overhead in perpetuity associated with lost open space, lost species, water shortages, congested roadways, overcrowded schools, chronic health issues, greenhouse gasses, and underfunded public services such as fire and police response.

Please protect the constituents of your districts from the single-minded profit motivated ambitions of overzealous developers - JUST SAY NO to Banning Ranch development. Honor the intentions of the voters who prioritized **Open Space** as their first choice for this land. Please help me to SAVE BANNING RANCH.

Sincerely,

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**Name**

**Address**

**City**

**Zip**

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## **List of Newport Beach Council Members –**

**City of Newport Beach**  
**3300 Newport Blvd.**  
**Newport Beach, CA 92658**

### **Newport Beach City Council**

[<http://www.newportbeachca.gov/index.aspx?page=74>]

District 1 Mayor Pro Tem  
Michael F. Henn  
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[mhenn527@hotmail.com](mailto:mhenn527@hotmail.com)

District 2  
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(2012\*)  
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District 3  
Don Webb  
(2010\*)  
[dwebb@newportbeachca.gov](mailto:dwebb@newportbeachca.gov)

District 4  
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(2010) – Website  
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District 5  
Edward D. Selich  
(2012)  
[edselich@roadrunner.com](mailto:edselich@roadrunner.com)

District 6  
Nancy Gardner  
(2010) – Website  
[gardnerncy@aol.com](mailto:gardnerncy@aol.com)

District 7 Mayor  
Keith D. Curry  
(2012)  
[curryk@pfm.com](mailto:curryk@pfm.com)

## **List of Costa Mesa City Council Members –**

### **Costa Mesa City Council**

[<http://www.ci.costa-mesa.ca.us/>]

**Costa Mesa City Hall**  
**PO Box 1200 Costa Mesa,**  
**CA 92628-1200**

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