



P O B o x 1 0 2 | B a l b o a I s l a n d , C A 9 2 6 6 2 | 9 4 9 . 8 6 4 . 6 6 1 6

OFFICERS

December 14, 2015

PRESIDENT

Marko Popovich

To: Coastal Commissioners and Staff
[By email from Info@SPON-NewportBeach.org]

VICE PRESIDENT

Elaine Linhoff

Subject: Newport Banning Ranch Project,
Coastal Development Permit Application (CDP) 5-13-032

TREASURER

Dennis Baker

Dear Honorable Chair Kinsey, Commissioners and Staff,

SECRETARY

Allan Beek

SPON was disappointed that the Commission did not support Staff's recommendation to deny the CDP at the October 7, 2015 hearing in Long Beach.

BOARD MEMBERS

- Nancy Alston
- Don Harvey
- Dorothy Kraus
- Donald Krotee
- Andrea Lingle
- Bobby Lovell
- Jeanne Price
- Melinda Seely
- Jack Skinner
- Nancy Skinner
- Jean Watt
- Portia Weiss
- Terry Welsh

However, SPON appreciates that the Commission recognized the impacts the proposed project would have on the extensive Environmentally Sensitive Habitat Areas (ESHAs) and Native American remnants on Banning Ranch, as well as other significant Coastal Act inconsistencies, and rather than denying the development permit, instructed the developer and Staff to work together to find a project that could be approved at the January hearing.

While the developer has already proposed a revised project that would reduce the development footprint by 18% (from 124 acres to 102 acres), the revised project proposal still has nearly 900 homes, requires extensive grading (2.8 million cubic yards), and continues to result in significant impacts to ESHAs and Native American remnants, and Coastal Act inconsistencies are not resolved.

SPON feels that many failures remain even with this revised plan and once again, requests that the Commission deny the development permit in January.



A 501(c)(3) non-profit public education organization working to protect and preserve the residential and environmental qualities of Newport Beach.

www.SPON-NewportBeach.org | Info@SPON-NewportBeach.org
FB SPON-Newport Beach | Twitter @SPONNewport



P O B o x 1 0 2 | B a l b o a I s l a n d , C A 9 2 6 6 2 | 9 4 9 . 8 6 4 . 6 6 1 6

December 14, 2015
Coastal Commissioners and Staff
Page Two

There cannot be sensitive building where 2.5 million cubic yards of soil will be moved. This undertaking would permanently change acres of land forms, destroy sensitive flora and fauna and expose the public to unknown and potentially hazardous, and unsafe levels of petroleum related contaminants. Also at risk is the destruction or permanent alteration of sensitive habitat areas, wildlife species, coastal wetlands and vernal pools—none of which is welcome at your Commission.

On behalf of the environmental community in Orange County, its volunteers and supporters, and thousands of residents, please recognize that this revised development continues to have many unmitigated environmental impacts that remain "significant and unavoidable" and deny this Coastal application.

Sincerely,

Marko Popovich
President



A 501(c)(3) non-profit public education organization working to protect and preserve the residential and environmental qualities of Newport Beach.

www.SPON-NewportBeach.org | Info@SPON-NewportBeach.org
FB SPON-Newport Beach | Twitter @SPONNewport