

# APPENDIX D

## Letters of Support

February 4, 2016

Chair Kinsey  
California Coastal Commission  
45 Fremont Street, Suite 2000  
San Francisco, CA 94105-2219

Re: Newport Banning Ranch access

Dear Chair Kinsey:

I write to you personally to request your support in allowing Newport Banning Land Trust (NBLT) access to the Newport Banning Ranch site. One of my roles in my professional educational administration work is to coordinate opportunities for our students to engage in volunteer projects to promote civic and community engagement. One such event was held at the NBLT nursery on Friday, October 2nd, 2015. Our students planted over 100 native plants and seedlings that were later transplanted into the Crystal Cove landscape by another group of students. After this event, I administered a post-event learning outcome survey, and I wanted to share with you a few learning outcomes participants shared with us:

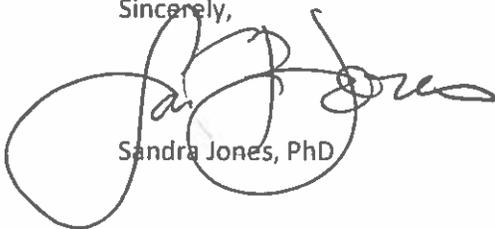
"I like feeling like I am participating in the preservation process of the habitat here in Southern California. Participating in such an important project makes me feel like I am part of this place, rather than just passing through it."

"I learned about plants that are native to this part of California...I also likes[sic] that the plants that are being cultivated are those that are used for nesting by birds. Therefore this project will have a broader impact in the ecosystem present here in Southern California."

Given the significant learning that took place during our last event, I personally would like to see more opportunities for the Orange County community to participate in similar serving learning events. I understand that there is a proposal on the table to grant the NBLT organization access to the Newport Banning Ranch. I personally support this measure as it will allow students to engage in experiential learning, participate in local environmental restoration projects, and in the process, learn about the importance of preserving our native landscape.

Thank you for your time and consideration of this request.

Sincerely,



Sandra Jones, PhD



February 8, 2016

Chair Kinsey via email:  
California Coastal Commission  
45 Fremont Street, Suite 2000  
San Francisco, CA 94105-2219

**Re: Newport Banning Ranch**

Dear Chair Kinsey:

Over the last few years, the Orange County Community Foundation has been working with both the Newport Banning Ranch and Newport Banning Land Trust teams to assist in the development, funding, and stewardship of their endowment.

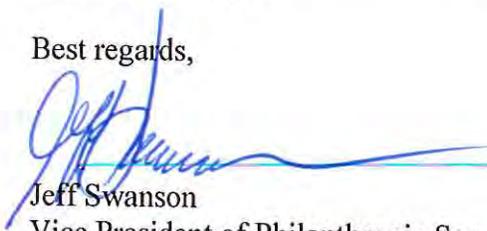
Our goal is to help build a stable source of funding in perpetuity to support the proposed Newport Banning Ranch project.

I am pleased to report that Newport Banning Land Trust is a participant in the Connect OC Nonprofit Central, a database of local organizations (<https://www.ocnonprofitcentral.org/>). In addition, they successfully participated in the County-wide IHeartOC Giving Day (April 21-22, 2015).

At the Orange County Community Foundation, we work closely with local nonprofit organizations and philanthropists to establish and administer funds for the purposes of perpetual community benefit. Building endowments for a sustainable future strengthens local nonprofits and causes alike, marking a larger impact year after year. This partnership, combined with our strong track record of success over the past 25 years, makes the Orange County Community Foundation a natural partner for this significant investment.

We are always ready to assist the Newport Banning Ranch team in their efforts to assure that the natural open space portion of the proposed plan can ultimately fulfill the greatest needs of the local community.

Best regards,



Jeff Swanson

Vice President of Philanthropic Services

Cc: Robyn Vettraino, Executive Director  
Michael Mohler, Senior Project Manager

**Newport Banning Land Trust** started this petition with a single signature, and now has 7,781 supporters.

Letter to  
California Coastal Commission  
Effie Turnbull-Sanders  
Dayna Bochco  
Mary Luevano  
Wendy Mitchell  
Mary Shallenberger  
Mark Vargas  
Martha McClure  
Steve Kinsey  
Carole Groom  
Erik Howell  
Roberto Uranga  
Gregory Cox  
Belinda Faustinos  
Trent Orr  
Steve Kram  
Randy Pestor  
Sarah Glade Gurney  
Maricela Morales  
LAS

Newport Banning Ranch deserves a real solution. Let's clean, restore, and open it for the environment and for our community.

In 1947, Banning Ranch was transitioned from open grazing pastures and scenic coastline into an oil field development.

Today, it is a fenced-off, polluted brownfield of 401 acres scattered with oil derricks and pipelines, decaying asphalt roadways and the leftovers of its industrial past. Proactive and thoughtful intervention is needed to restore this special area and expand access so that all in the community can enjoy its scenic vistas and rich biodiversity.

Newport Banning Ranch's proposal to clean the oil field property, restore its wildlife habitat and establish permanent funding to the Newport Banning Land Trust to manage and protect more than 330 acres of open space and natural areas offers an outstanding solution. Highlights of the proposal include:

1. Privately Funded: No Taxpayer money will be used to clean, restore and provide open public access to the property.
2. Nature Preserve: The project will create walking and hiking trails, providing access to the California coastline that has been shut to the public for decades.

3. Land Stewardship: The Newport Banning Land Trust will protect the open space and more than seven miles of hiking trails that connect directly to the Santa Ana River Trail, resulting in a 28-mile hiking and biking trail that stretches from Riverside to the edge of Orange County.

4. Oversight: A voluntary committee of environmentalists, educators and scientists will guide the Land Trust's preservation and stewardship efforts. They will provide educational opportunities for local school children, adults and seniors to learn about nature and rare habitats.

5. Preservation: Less than 20 percent (70 acres) of the 401-acre property will be used for 895 homes (5% of which meet state guidelines for very low income housing), a 75 room boutique hotel, a 20 bed hostel, and neighborhood commercial center, the creation of which will fund the preservation of the other 330 acres in perpetuity by Newport Banning Land Trust.

This proposal represents the best opportunity to save Banning Ranch and open the coastline to the entire community for generations to come.

We urge the Coastal Commission to approve the clean-up, restoration, and revitalization of the Newport Banning Ranch oil field. Doing so will create vital environmental protection and improve public access to the California coastline.

Close



**From:** info@newportbanningranch.com

**Sent:** Wed 02/17/16 7:57 AM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

This letter indicates my support of Newport Banning Ranch, and requests that the Coastal Commission approves the project when it comes before you in March. The plan for Newport Banning Ranch is:

Good for the environmentâwith the cleanup of the oil field, restoration of the land and removal of the fence.

Good for the regionâwith an abundance of open space, parks, trails and connections to recreational areas along the Santa Ana River Corridor.

Good for the coastâby creating access that will otherwise not exist.

Without project approval, the land will remain an unsightly oil field with no public access for many years to come. I believe the current plan represents the highest and best use for nature, wildlife and local residentsâfor generations to come.

I urge you to support the Newport Banning Ranch plan. The good far outweighs any other option.

Sincerely,

Bob Yoder  
[bob.yoder.sc@gmail.com](mailto:bob.yoder.sc@gmail.com)

Close



**From:** info@newportbanningranch.com

**Sent:** Wed 02/17/16 10:27 AM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

This letter indicates my support of Newport Banning Ranch, and requests that the Coastal Commission approves the project when it comes before you in March. The plan for Newport Banning Ranch is:

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I urge you to support the Newport Banning Ranch plan. The good far outweighs any other option.

Sincerely,

Tony Nguyen  
[tonyemily7179@gmail.com](mailto:tonyemily7179@gmail.com)

Close



**From:** info@newportbanningranch.com

**Sent:** Wed 02/17/16 12:58 PM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

This letter indicates my support of Newport Banning Ranch, and requests that the Coastal Commission approves the project when it comes before you in March. The plan for Newport Banning Ranch is:

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I urge you to support the Newport Banning Ranch plan. The good far outweighs any other option.

Sincerely,

Ann Cahill

[acahill@pacificliteforcesales.com](mailto:acahill@pacificliteforcesales.com)

Close



**From:** info@newportbanningranch.com

**Sent:** Wed 02/17/16 5:02 PM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

This letter indicates my support of Newport Banning Ranch, and requests that the Coastal Commission approves the project when it comes before you in March. The plan for Newport Banning Ranch is:

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I urge you to support the Newport Banning Ranch plan. The good far outweighs any other option.

Sincerely,

Migs Vasquez  
[vasquezmigs@gmail.com](mailto:vasquezmigs@gmail.com)

Close



**From:** info@newportbanningranch.com

**Sent:** Tue 02/09/16 6:28 AM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

Only in California land politics would a developer give away development rights to 75% of their land and beg that this is enough to get by. This is ridiculous to say the least. A clothing manufacturer is not required to give 75% of their wares to the government. Does GM have to build 3 cars for the public in order to sell one? Does Dell have to supply 75% of their computers free of charge in order to sell the other 25%?

I am a Landscape Architecture graduate. I value the environment and love to get outdoors. That is why I live in Southern California. This project is well planned and will benefit all of us by giving us access to some amazing landscapes forever. We the people of California will be blessed by this generous gift from the developers. Accept it already so we can start enjoying it.

Yes, I am a real estate broker by trade. I do not work in Newport and do not ever intend to do so. I focus on small homes and condos in Ladera Ranch. This project will never benefit me financially, but could be a wonderful place for me to visit with my family.

I'm leaving the prewritten verbiage below because I believe in it. I will add the obvious comment that this project is good for the developer. It should be good for the developer, just as your job is good for you. You obtained your education, leveraged your skills and connections to get where you are today. I praise the developer for putting forth the effort to conceive, plan and implement this project. They should be allowed to realize the benefits of their labors. You can reach me for further comment at (949) 230-3201.

This letter indicates my support of Newport Banning Ranch, and requests that the Coastal Commission approves the project when it comes before you in March. The plan for Newport Banning Ranch is:

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I urge you to support the Newport Banning Ranch plan. The good far outweighs any other option.

Sincerely,

Daniel Kirkham  
[Danny@DannyKirkham.com](mailto:Danny@DannyKirkham.com)

Close



**From:** info@newportbanningranch.com

**Sent:** Wed 02/17/16 5:09 PM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

This letter indicates my support of Newport Banning Ranch, and requests that the Coastal Commission approves the project when it comes before you in March. The plan for Newport Banning Ranch is:

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I urge you to support the Newport Banning Ranch plan. The good far outweighs any other option.

Sincerely,

James B. Yates

[jyates@ranchomv.com](mailto: jyates@ranchomv.com)

Close



**From:** info@newportbanningranch.com

**Sent:** Wed 02/17/16 6:18 PM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

This letter indicates my support of Newport Banning Ranch, and requests that the Coastal Commission approves the project when it comes before you in March. The plan for Newport Banning Ranch is:

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I urge you to support the Newport Banning Ranch plan. The good far outweighs any other option.

Sincerely,

Rita Goldberg  
[RitaLax@aol.com](mailto:RitaLax@aol.com)

Close



**From:** info@newportbanningranch.com

**Sent:** Sat 02/20/16 9:43 AM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

This letter indicates my support of Newport Banning Ranch, and requests that the Coastal Commission approves the project when it comes before you in March. The plan for Newport Banning Ranch is:

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I urge you to support the Newport Banning Ranch plan. The good far outweighs any other option.

Sincerely,

Thomas DeGeorge  
[pumpcreteservices@gmail.com](mailto:pumpcreteservices@gmail.com)

Close



**From:** info@newportbanningranch.com

**Sent:** Sun 02/21/16 11:38 AM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

This letter indicates my support of Newport Banning Ranch, and requests that the Coastal Commission approves the project when it comes before you in March. The plan for Newport Banning Ranch is:

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I urge you to support the Newport Banning Ranch plan. The good far outweighs any other option.

Sincerely,

Tammie Bingham  
[tammietc@aol.com](mailto:tammietc@aol.com)

Close



**From:** info@newportbanningranch.com

**Sent:** Mon 02/22/16 6:34 AM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

This letter indicates my support of Newport Banning Ranch, and requests that the Coastal Commission approves the project when it comes before you in March. The plan for Newport Banning Ranch is:

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I urge you to support the Newport Banning Ranch plan. The good far outweighs any other option.

Sincerely,

joe guy  
[joguy1955@gmail.com](mailto:joguy1955@gmail.com)

Close



**From:** info@newportbanningranch.com

**Sent:** Mon 02/22/16 9:43 AM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

This letter indicates my support of Newport Banning Ranch, and requests that the Coastal Commission approves the project when it comes before you in March. The plan for Newport Banning Ranch is:

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I urge you to support the Newport Banning Ranch plan. The good far outweighs any other option.

Sincerely,

Susan Perrell  
[susan@outdoorsynergy.net](mailto:susan@outdoorsynergy.net)

Close



**From:** info@newportbanningranch.com

**Sent:** Sun 02/28/16 1:12 PM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

This letter indicates my support of Newport Banning Ranch, and requests that the Coastal Commission approves the project when it comes before you in May. The plan for Newport Banning Ranch is:

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I urge you to support the Newport Banning Ranch plan. The good far outweighs any other option.

Sincerely,

Jim Meehan  
[jmeehan51@gmail.com](mailto:jmeehan51@gmail.com)

Close



**From:** info@newportbanningranch.com

**Sent:** Tue 03/01/16 8:37 AM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

This letter indicates my support of Newport Banning Ranch, and requests that the Coastal Commission approves the project when it comes before you in May. The plan for Newport Banning Ranch is:

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I urge you to support the Newport Banning Ranch plan. The good far outweighs any other option.

Sincerely,

SCOTT DECKER  
[mrdecks@yahoo.com](mailto:mrdecks@yahoo.com)

Close



**From:** info@newportbanningranch.com

**Sent:** Tue 03/01/16 8:40 AM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

This letter indicates my support of Newport Banning Ranch, and requests that the Coastal Commission approves the project when it comes before you in May. The plan for Newport Banning Ranch is:

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I urge you to support the Newport Banning Ranch plan. The good far outweighs any other option.

Sincerely,

Thomas Damiani  
[trdamiani@gmail.com](mailto:trdamiani@gmail.com)

Close



**From:** info@newportbanningranch.com

**Sent:** Tue 02/16/16 9:38 AM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

This letter indicates my support of Newport Banning Ranch, and requests that the Coastal Commission approves the project when it comes before you in March. The plan for Newport Banning Ranch is:

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I urge you to support the Newport Banning Ranch plan. The good far outweighs any other option.

Sincerely,

Michael Houghton  
[mike@closetology.com](mailto:mike@closetology.com)

Close



**From:** info@newportbanningranch.com

**Sent:** Tue 03/01/16 8:41 AM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

This letter indicates my support of Newport Banning Ranch, and requests that the Coastal Commission approves the project when it comes before you in May. The plan for Newport Banning Ranch is:

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I urge you to support the Newport Banning Ranch plan. The good far outweighs any other option.

Sincerely,

Tim McSunas  
[tim.mcsunas@lyonhomes.com](mailto:tim.mcsunas@lyonhomes.com)

Close



**From:** info@newportbanningranch.com

**Sent:** Tue 03/01/16 8:50 AM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

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Sincerely,

Jack B Siart  
[jacksart@yahoo.com](mailto:jacksart@yahoo.com)

Close



**From:** info@newportbanningranch.com

**Sent:** Tue 03/01/16 8:59 AM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

This letter indicates my support of Newport Banning Ranch, and requests that the Coastal Commission approves the project when it comes before you in May. The plan for Newport Banning Ranch is:

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Sincerely,

Mark Gaughan  
[Mark@ggstrategies.com](mailto:Mark@ggstrategies.com)

Close



**From:** info@newportbanningranch.com

**Sent:** Tue 03/01/16 9:32 AM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

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Sincerely,

Rita Goldberg  
[RitaLax@aol.com](mailto:RitaLax@aol.com)

Close



**From:** info@newportbanningranch.com

**Sent:** Tue 03/01/16 9:38 AM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

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Sincerely,

Mark D Ellis  
[Mdellis@cox.net](mailto:Mdellis@cox.net)

Close



**From:** info@newportbanningranch.com

**Sent:** Tue 03/01/16 10:22 AM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

This letter indicates my support of Newport Banning Ranch, and requests that the Coastal Commission approves the project when it comes before you in May. The plan for Newport Banning Ranch is:

Good for the environmentâwith the cleanup of the oil field, restoration of the land and removal of the fence.

Good for the regionâwith an abundance of open space, parks, trails and connections to recreational areas along the Santa Ana River Corridor.

Good for the coastâby creating access that will otherwise not exist.

Without project approval, the land will remain an unsightly oil field with no public access for many years to come. I believe the current plan represents the highest and best use for nature, wildlife and local residentsâfor generations to come.

I urge you to support the Newport Banning Ranch plan. The good far outweighs any other option.

Sincerely,

Mike Balsamo  
[balsamo3@cox.net](mailto:balsamo3@cox.net)

Close



**From:** info@newportbanningranch.com

**Sent:** Tue 03/01/16 12:45 PM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

This letter indicates my support of Newport Banning Ranch, and requests that the Coastal Commission approves the project when it comes before you in May. The plan for Newport Banning Ranch is:

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I urge you to support the Newport Banning Ranch plan. The good far outweighs any other option.

Sincerely,

justin watt  
[justin.watt@yahoo.com](mailto:justin.watt@yahoo.com)

Close



**From:** info@newportbanningranch.com

**Sent:** Tue 03/01/16 1:13 PM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

This letter indicates my support of Newport Banning Ranch, and requests that the Coastal Commission approves the project when it comes before you in May. The plan for Newport Banning Ranch is:

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I urge you to support the Newport Banning Ranch plan. The good far outweighs any other option.

Sincerely,

andy frank  
[andy@originsgolfdesign.com](mailto:andy@originsgolfdesign.com)

Close



**From:** info@newportbanningranch.com

**Sent:** Tue 03/01/16 4:08 PM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

This letter indicates my support of Newport Banning Ranch, and requests that the Coastal Commission approves the project when it comes before you in May. The plan for Newport Banning Ranch is:

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I urge you to support the Newport Banning Ranch plan. The good far outweighs any other option.

Sincerely,

Ron Hoefler  
[RonHoefler@cox.net](mailto:RonHoefler@cox.net)

Close



**From:** info@newportbanningranch.com

**Sent:** Tue 03/01/16 5:33 PM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

This letter indicates my support of Newport Banning Ranch, and requests that the Coastal Commission approves the project when it comes before you in May. The plan for Newport Banning Ranch is:

Good for the environmentâwith the cleanup of the oil field, restoration of the land and removal of the fence.

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I urge you to support the Newport Banning Ranch plan. The good far outweighs any other option.

Sincerely,

Michael McCann  
[mmccann@allresco.com](mailto:mmccann@allresco.com)

Close



**From:** info@newportbanningranch.com

**Sent:** Tue 02/16/16 9:41 AM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

This letter indicates my support of Newport Banning Ranch, and requests that the Coastal Commission approves the project when it comes before you in March. The plan for Newport Banning Ranch is:

Good for the environmentâwith the cleanup of the oil field, restoration of the land and removal of the fence.

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I urge you to support the Newport Banning Ranch plan. The good far outweighs any other option.

Sincerely,

Janet Carter  
[Advocatejc@aol.com](mailto:Advocatejc@aol.com)

Close



**From:** info@newportbanningranch.com

**Sent:** Tue 03/01/16 6:57 PM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

This letter indicates my support of Newport Banning Ranch, and requests that the Coastal Commission approves the project when it comes before you in May. The plan for Newport Banning Ranch is:

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I urge you to support the Newport Banning Ranch plan. The good far outweighs any other option.

Sincerely,

Jennifer Larson  
[Jennie5375@aol.com](mailto:Jennie5375@aol.com)

Close



**From:** info@newportbanningranch.com

**Sent:** Wed 03/02/16 6:13 AM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

This letter indicates my support of Newport Banning Ranch, and requests that the Coastal Commission approves the project when it comes before you in May. The plan for Newport Banning Ranch is:

Good for the environmentâwith the cleanup of the oil field, restoration of the land and removal of the fence.

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I urge you to support the Newport Banning Ranch plan. The good far outweighs any other option.

Sincerely,

Larry I Smith  
[Lsmith@lisassociates.com](mailto:Lsmith@lisassociates.com)

Close



**From:** info@newportbanningranch.com

**Sent:** Wed 03/02/16 3:49 PM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

This letter indicates my support of Newport Banning Ranch, and requests that the Coastal Commission approves the project when it comes before you in May. The plan for Newport Banning Ranch is:

Good for the environmentâwith the cleanup of the oil field, restoration of the land and removal of the fence.

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I urge you to support the Newport Banning Ranch plan. The good far outweighs any other option.

Sincerely,

The LeCours Family  
[evaandsteven2000@yahoo.com](mailto:evaandsteven2000@yahoo.com)

Close



**From:** info@newportbanningranch.com

**Sent:** Thu 03/03/16 11:05 AM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

This letter indicates my support of Newport Banning Ranch, and requests that the Coastal Commission approves the project when it comes before you in May. The plan for Newport Banning Ranch is:

Good for the environmentâwith the cleanup of the oil field, restoration of the land and removal of the fence.

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I urge you to support the Newport Banning Ranch plan. The good far outweighs any other option.

Sincerely,

Marie Case  
[casecom@aol.com](mailto:casecom@aol.com)

Close



**From:** info@newportbanningranch.com

**Sent:** Thu 03/03/16 11:17 AM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

This letter indicates my support of Newport Banning Ranch, and requests that the Coastal Commission approves the project when it comes before you in May. The plan for Newport Banning Ranch is:

Good for the environmentâwith the cleanup of the oil field, restoration of the land and removal of the fence.

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I urge you to support the Newport Banning Ranch plan. The good far outweighs any other option.

Sincerely,

James

Close



**From:** info@newportbanningranch.com

**Sent:** Mon 03/07/16 9:28 AM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

This letter indicates my support of Newport Banning Ranch, and requests that the Coastal Commission approves the project when it comes before you in May. The plan for Newport Banning Ranch is:

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I urge you to support the Newport Banning Ranch plan. The good far outweighs any other option.

Sincerely,

Brent Stoll  
[brent\\_stoll@yahoo.com](mailto:brent_stoll@yahoo.com)

Close



**From:** info@newportbanningranch.com

**Sent:** Wed 03/09/16 4:36 PM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

This letter indicates my support of Newport Banning Ranch, and requests that the Coastal Commission approves the project when it comes before you in May. The plan for Newport Banning Ranch is:

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I urge you to support the Newport Banning Ranch plan. The good far outweighs any other option.

Sincerely,

Valerie Roos

[jvroos@yahoo.com](mailto:jvroos@yahoo.com)

Close



**From:** info@newportbanningranch.com

**Sent:** Thu 03/10/16 8:59 AM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

This letter indicates my support of Newport Banning Ranch, and requests that the Coastal Commission approves the project when it comes before you in May. The plan for Newport Banning Ranch is:

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I urge you to support the Newport Banning Ranch plan. The good far outweighs any other option.

Sincerely,

Tony Diteaux  
[Tony@tcr.com](mailto:Tony@tcr.com)

Close



**From:** info@newportbanningranch.com

**Sent:** Thu 03/10/16 9:01 AM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

This letter indicates my support of Newport Banning Ranch, and requests that the Coastal Commission approves the project when it comes before you in May. The plan for Newport Banning Ranch is:

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I urge you to support the Newport Banning Ranch plan. The good far outweighs any other option.

Sincerely,

Eric Shield  
[eshield@firstam.com](mailto:eshield@firstam.com)

Close



**From:** info@newportbanningranch.com

**Sent:** Thu 03/10/16 9:09 AM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

This letter indicates my support of Newport Banning Ranch, and requests that the Coastal Commission approves the project when it comes before you in May. The plan for Newport Banning Ranch is:

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I urge you to support the Newport Banning Ranch plan. The good far outweighs any other option.

Sincerely,

Jill Kanzler

[jill@soaranaheim.com](mailto:jill@soaranaheim.com)

Close



**From:** info@newportbanningranch.com

**Sent:** Tue 02/16/16 9:52 AM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

This letter indicates my support of Newport Banning Ranch, and requests that the Coastal Commission approves the project when it comes before you in March. The plan for Newport Banning Ranch is:

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I urge you to support the Newport Banning Ranch plan. The good far outweighs any other option.

Sincerely,

Tony Ditteaux  
[Tony@qljpartners.com](mailto:Tony@qljpartners.com)

Close



**From:** info@newportbanningranch.com

**Sent:** Thu 03/10/16 9:36 AM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

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I urge you to support the Newport Banning Ranch plan. The good far outweighs any other option.

Sincerely,

Jack B Siart  
[Jacksiart@yahoo.com](mailto:Jacksiart@yahoo.com)

Close



**From:** info@newportbanningranch.com

**Sent:** Thu 03/10/16 9:44 AM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

This letter indicates my support of Newport Banning Ranch, and requests that the Coastal Commission approves the project when it comes before you in May. The plan for Newport Banning Ranch is:

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I urge you to support the Newport Banning Ranch plan. The good far outweighs any other option.

Sincerely,

Darrell Boucher & Linda Boucher  
[downbow1@yahoo.com](mailto:downbow1@yahoo.com)

Close



**From:** info@newportbanningranch.com

**Sent:** Thu 03/10/16 9:58 AM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

This letter indicates my support of Newport Banning Ranch, and requests that the Coastal Commission approves the project when it comes before you in May. The plan for Newport Banning Ranch is:

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I urge you to support the Newport Banning Ranch plan. The good far outweighs any other option.

Sincerely,

William Watt  
[willy61@att.net](mailto:willy61@att.net)

Close



**From:** info@newportbanningranch.com

**Sent:** Thu 03/10/16 9:58 AM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

This letter indicates my support of Newport Banning Ranch, and requests that the Coastal Commission approves the project when it comes before you in May. The plan for Newport Banning Ranch is:

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I urge you to support the Newport Banning Ranch plan. The good far outweighs any other option.

Sincerely,

Philip F. Bettencourt  
[philip@bettencourtplans.com](mailto:philip@bettencourtplans.com)

Close



**From:** info@newportbanningranch.com

**Sent:** Thu 03/10/16 10:50 AM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

This letter indicates my support of Newport Banning Ranch, and requests that the Coastal Commission approves the project when it comes before you in May. The plan for Newport Banning Ranch is:

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I urge you to support the Newport Banning Ranch plan. The good far outweighs any other option.

Sincerely,

Tia Blair  
[tia@tidalinfluence.com](mailto:tia@tidalinfluence.com)

Close



**From:** info@newportbanningranch.com

**Sent:** Thu 03/10/16 11:29 AM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

This letter indicates my support of Newport Banning Ranch, and requests that the Coastal Commission approves the project when it comes before you in May. The plan for Newport Banning Ranch is:

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I urge you to support the Newport Banning Ranch plan. The good far outweighs any other option.

Sincerely,

Daniel Romero  
[Dromero711@yahoo.com](mailto:Dromero711@yahoo.com)

Close



**From:** info@newportbanningranch.com

**Sent:** Thu 03/10/16 11:37 AM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

This letter indicates my support of Newport Banning Ranch, and requests that the Coastal Commission approves the project when it comes before you in May. The plan for Newport Banning Ranch is:

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I urge you to support the Newport Banning Ranch plan. The good far outweighs any other option.

Sincerely,

Joel Burnstine  
[jmburnstine@roadrunner.com](mailto:jmburnstine@roadrunner.com)

Close



**From:** info@newportbanningranch.com

**Sent:** Thu 03/10/16 12:20 PM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

This letter indicates my support of Newport Banning Ranch, and requests that the Coastal Commission approves the project when it comes before you in May. The plan for Newport Banning Ranch is:

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I urge you to support the Newport Banning Ranch plan. The good far outweighs any other option.

Sincerely,

Alice Harmon  
[harmonan2001@yahoo.com](mailto:harmonan2001@yahoo.com)

Close



**From:** info@newportbanningranch.com

**Sent:** Thu 03/10/16 12:55 PM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

This letter indicates my support of Newport Banning Ranch, and requests that the Coastal Commission approves the project when it comes before you in May. The plan for Newport Banning Ranch is:

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I urge you to support the Newport Banning Ranch plan. The good far outweighs any other option.

Sincerely,

Howard L Rich  
[howardrich@roadrunner.com](mailto:howardrich@roadrunner.com)

Close



**From:** info@newportbanningranch.com

**Sent:** Thu 03/10/16 2:42 PM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

This letter indicates my support of Newport Banning Ranch, and requests that the Coastal Commission approves the project when it comes before you in May. The plan for Newport Banning Ranch is:

Good for the environmentâwith the cleanup of the oil field, restoration of the land and removal of the fence.

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I urge you to support the Newport Banning Ranch plan. The good far outweighs any other option.

Sincerely,

Thomas Damiani  
[trdamiani@gmail.com](mailto:trdamiani@gmail.com)

Close



**From:** info@newportbanningranch.com

**Sent:** Tue 02/16/16 10:01 AM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

This letter indicates my support of Newport Banning Ranch, and requests that the Coastal Commission approves the project when it comes before you in March. The plan for Newport Banning Ranch is:

Good for the environmentâwith the cleanup of the oil field, restoration of the land and removal of the fence.

Good for the regionâwith an abundance of open space, parks, trails and connections to recreational areas along the Santa Ana River Corridor.

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I urge you to support the Newport Banning Ranch plan. The good far outweighs any other option.

Sincerely,

Tony John Guy  
[tguy365@sbcglobal.net](mailto:tguy365@sbcglobal.net)

Close



**From:** info@newportbanningranch.com

**Sent:** Thu 03/10/16 3:01 PM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

This letter indicates my support of Newport Banning Ranch, and requests that the Coastal Commission approves the project when it comes before you in May. The plan for Newport Banning Ranch is:

Good for the environmentâwith the cleanup of the oil field, restoration of the land and removal of the fence.

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I urge you to support the Newport Banning Ranch plan. The good far outweighs any other option.

Sincerely,

Leslie Light  
[leslielight@hotmail.com](mailto:leslielight@hotmail.com)

Close



**From:** info@newportbanningranch.com

**Sent:** Thu 03/10/16 3:01 PM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

This letter indicates my support of Newport Banning Ranch, and requests that the Coastal Commission approves the project when it comes before you in May. The plan for Newport Banning Ranch is:

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I urge you to support the Newport Banning Ranch plan. The good far outweighs any other option.

Sincerely,

Leslie Light  
[leslielight@hotmail.com](mailto:leslielight@hotmail.com)

Close



**From:** info@newportbanningranch.com

**Sent:** Thu 03/10/16 3:06 PM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

This letter indicates my support of Newport Banning Ranch, and requests that the Coastal Commission approves the project when it comes before you in May. The plan for Newport Banning Ranch is:

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I urge you to support the Newport Banning Ranch plan. The good far outweighs any other option.

Sincerely,

Jeri brannon  
[Brannonjer@aol.com](mailto:Brannonjer@aol.com)

Close



**From:** info@newportbanningranch.com

**Sent:** Thu 03/10/16 4:10 PM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

This letter indicates my support of Newport Banning Ranch, and requests that the Coastal Commission approves the project when it comes before you in May. The plan for Newport Banning Ranch is:

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I urge you to support the Newport Banning Ranch plan. The good far outweighs any other option.

Sincerely,

Lisa Ryan  
[Ldolstra@msn.com](mailto:Ldolstra@msn.com)

Close



**From:** info@newportbanningranch.com

**Sent:** Thu 03/10/16 4:10 PM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

This letter indicates my support of Newport Banning Ranch, and requests that the Coastal Commission approves the project when it comes before you in May. The plan for Newport Banning Ranch is:

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I urge you to support the Newport Banning Ranch plan. The good far outweighs any other option.

Sincerely,

Lisa Ryan  
[Ldolstra@msn.com](mailto:Ldolstra@msn.com)

Close



**From:** info@newportbanningranch.com

**Sent:** Thu 03/10/16 5:18 PM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

This letter indicates my support of Newport Banning Ranch, and requests that the Coastal Commission approves the project when it comes before you in May. The plan for Newport Banning Ranch is:

Good for the environmentâwith the cleanup of the oil field, restoration of the land and removal of the fence.

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I urge you to support the Newport Banning Ranch plan. The good far outweighs any other option.

Sincerely,

J Arthur Cencel  
[jcencel@roadrunner.com](mailto:jcencel@roadrunner.com)

Close



**From:** info@newportbanningranch.com

**Sent:** Thu 03/10/16 7:57 PM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

This letter indicates my support of Newport Banning Ranch, and requests that the Coastal Commission approves the project when it comes before you in May. The plan for Newport Banning Ranch is:

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I urge you to support the Newport Banning Ranch plan. The good far outweighs any other option.

Sincerely,

George Candella  
[geocan31@hotmail.com](mailto:geocan31@hotmail.com)

Close



**From:** info@newportbanningranch.com

**Sent:** Fri 03/11/16 11:20 AM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

As a Costa Mesa Resident who rents an apartment right across the street from Lions Park, I thoroughly enjoy the nature that the area provides. I get a thrill from walking/running the trails that connect the Canyon Park, Talbert Regional Park, and Fairview park. I would love to see another park in Newport Banning Ranch connected to the network that currently exists. I would feel convinced to buy a home as a first-time buyer within Costa Mesa to live nearby and even volunteer my time & effort in any way I can to support Newport Banning Ranch.

This letter indicates my support of Newport Banning Ranch, and requests that the Coastal Commission approves the project when it comes before you in May. The plan for Newport Banning Ranch is:

Good for the environmentâwith the cleanup of the oil field, restoration of the land and removal of the fence.

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I urge you to support the Newport Banning Ranch plan. The good far outweighs any other option.

Sincerely,

Juan Carlos Villarreal  
[johnny.villarreal@gmail.com](mailto:johnny.villarreal@gmail.com)

Close



**From:** info@newportbanningranch.com

**Sent:** Fri 03/18/16 7:31 AM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

This letter indicates my support of Newport Banning Ranch, and requests that the Coastal Commission approves the project when it comes before you in May. The plan for Newport Banning Ranch is:

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I urge you to support the Newport Banning Ranch plan. The good far outweighs any other option.

Sincerely,

Dr Gerald wolfe

[Dreolfeisin@gmail.com](mailto:Dreolfeisin@gmail.com)

Close



**From:** info@newportbanningranch.com

**Sent:** Tue 03/29/16 8:33 AM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

This letter indicates my support of Newport Banning Ranch, and requests that the Coastal Commission approves the project when it comes before you in May. The plan for Newport Banning Ranch is:

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I urge you to support the Newport Banning Ranch plan. The good far outweighs any other option.

Sincerely,

Thomas Damiani  
[trdamiani@gmail.com](mailto:trdamiani@gmail.com)

Close



**From:** info@newportbanningranch.com

**Sent:** Tue 02/16/16 10:02 AM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

This letter indicates my support of Newport Banning Ranch, and requests that the Coastal Commission approves the project when it comes before you in March. The plan for Newport Banning Ranch is:

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I urge you to support the Newport Banning Ranch plan. The good far outweighs any other option.

Sincerely,

John Ursini  
[jursini@ribcompany.com](mailto:jursini@ribcompany.com)

Close



**From:** info@newportbanningranch.com

**Sent:** Tue 03/29/16 8:35 AM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

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I urge you to support the Newport Banning Ranch plan. The good far outweighs any other option.

Sincerely,

Richard white

[Rick@larrabureframing.com](mailto:Rick@larrabureframing.com)

Close



**From:** info@newportbanningranch.com

**Sent:** Tue 03/29/16 8:41 AM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

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I urge you to support the Newport Banning Ranch plan. The good far outweighs any other option.

Sincerely,

Eric Shield  
[papaeshield@gmail.com](mailto:papaeshield@gmail.com)

Close



**From:** info@newportbanningranch.com

**Sent:** Tue 03/29/16 8:42 AM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

This letter indicates my support of Newport Banning Ranch, and requests that the Coastal Commission approves the project when it comes before you in May. The plan for Newport Banning Ranch is:

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I urge you to support the Newport Banning Ranch plan. The good far outweighs any other option.

Sincerely,

Bob Yoder  
[bob.yoder.sc@gmail.com](mailto:bob.yoder.sc@gmail.com)

Close



**From:** info@newportbanningranch.com

**Sent:** Tue 03/29/16 8:47 AM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

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I urge you to support the Newport Banning Ranch plan. The good far outweighs any other option.

Sincerely,

Robert L. Brockman  
[brockman@d-web.com](mailto:brockman@d-web.com)

Close



**From:** info@newportbanningranch.com

**Sent:** Tue 03/29/16 8:51 AM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

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I urge you to support the Newport Banning Ranch plan. The good far outweighs any other option.

Sincerely,

Rita Goldberg  
[RitaLax@aol.com](mailto:RitaLax@aol.com)

Close



**From:** info@newportbanningranch.com

**Sent:** Tue 03/29/16 9:33 AM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

This letter indicates my support of Newport Banning Ranch, and requests that the Coastal Commission approves the project when it comes before you in May. The plan for Newport Banning Ranch is:

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I urge you to support the Newport Banning Ranch plan. The good far outweighs any other option.

Sincerely,

Kristy Ash  
[Kijjash@sbcglobal.net](mailto:Kijjash@sbcglobal.net)

Close



**From:** info@newportbanningranch.com

**Sent:** Tue 03/29/16 9:43 AM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

This letter indicates my support of Newport Banning Ranch, and requests that the Coastal Commission approves the project when it comes before you in May. The plan for Newport Banning Ranch is:

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I urge you to support the Newport Banning Ranch plan. The good far outweighs any other option.

Sincerely,

Michael C. Robinson  
[microbinson1@gmail.com](mailto:microbinson1@gmail.com)

Close



**From:** info@newportbanningranch.com

**Sent:** Tue 03/29/16 9:51 AM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

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I urge you to support the Newport Banning Ranch plan. The good far outweighs any other option.

Sincerely,

steve mensinger  
[stevemensinger@me.com](mailto:stevemensinger@me.com)

Close



**From:** info@newportbanningranch.com

**Sent:** Tue 03/29/16 11:38 AM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

This letter indicates my support of Newport Banning Ranch, and requests that the Coastal Commission approves the project when it comes before you in May. The plan for Newport Banning Ranch is:

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I urge you to support the Newport Banning Ranch plan. The good far outweighs any other option.

Sincerely,

Cecilia Nguyen  
[cecilia.nguyen7@gmail.com](mailto:cecilia.nguyen7@gmail.com)

Close



**From:** info@newportbanningranch.com

**Sent:** Tue 03/29/16 2:11 PM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

This letter indicates my support of Newport Banning Ranch, and requests that the Coastal Commission approves the project when it comes before you in May. The plan for Newport Banning Ranch is:

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I urge you to support the Newport Banning Ranch plan. The good far outweighs any other option.

Sincerely,

Anthony J. Guy  
[tguy365@sbcglobal.net](mailto:tguy365@sbcglobal.net)

Close



**From:** info@newportbanningranch.com

**Sent:** Tue 02/16/16 10:06 AM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

This letter indicates my support of Newport Banning Ranch, and requests that the Coastal Commission approves the project when it comes before you in March. The plan for Newport Banning Ranch is:

Good for the environmentâwith the cleanup of the oil field, restoration of the land and removal of the fence.

Good for the regionâwith an abundance of open space, parks, trails and connections to recreational areas along the Santa Ana River Corridor. Access to contiguous open space for our community is rare and of critical importance for people and wildlife alike.

Good for the coastâby creating access that will otherwise not exist.

Without project approval, the land will remain an unsightly oil field with no public access for many years to come. I believe the current plan represents the highest and best use for nature, wildlife and local residentsâfor generations to come.

I urge you to support the Newport Banning Ranch plan. The good far outweighs any other option.

Sincerely,

Alene Spindel  
[alene@tidalinfluence.com](mailto:alene@tidalinfluence.com)

Close



**From:** info@newportbanningranch.com

**Sent:** Tue 03/29/16 2:40 PM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

This letter indicates my support of Newport Banning Ranch, and requests that the Coastal Commission approves the project when it comes before you in May. The plan for Newport Banning Ranch is:

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I urge you to support the Newport Banning Ranch plan. The good far outweighs any other option.

Sincerely,

holly mclemore  
[hillybrry@cox.net](mailto:hillybrry@cox.net)

Close



**From:** info@newportbanningranch.com

**Sent:** Tue 03/29/16 5:44 PM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

This letter indicates my support of Newport Banning Ranch, and requests that the Coastal Commission approves the project when it comes before you in May. The plan for Newport Banning Ranch is:

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I urge you to support the Newport Banning Ranch plan. The good far outweighs any other option.

Sincerely,

Charmy Adesara  
[cjadesara@cpp.edu](mailto:cjadesara@cpp.edu)

Close



**From:** info@newportbanningranch.com

**Sent:** Tue 03/29/16 6:04 PM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

This letter indicates my support of Newport Banning Ranch, and requests that the Coastal Commission approves the project when it comes before you in May. The plan for Newport Banning Ranch is:

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I urge you to support the Newport Banning Ranch plan. The good far outweighs any other option.

Sincerely,

Kelly murdock  
[Kellylynnboyle@gmail.com](mailto:Kellylynnboyle@gmail.com)

Close



**From:** info@newportbanningranch.com

**Sent:** Tue 03/29/16 9:21 PM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

This letter indicates my support of Newport Banning Ranch, and requests that the Coastal Commission approves the project when it comes before you in May. The plan for Newport Banning Ranch is:

Good for the environmentâwith the cleanup of the oil field, restoration of the land and removal of the fence.

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I urge you to support the Newport Banning Ranch plan. The good far outweighs any other option.

Sincerely,

Linda Seaborn  
[lds6746@yahoo.com](mailto:lds6746@yahoo.com)

Close



**From:** info@newportbanningranch.com

**Sent:** Fri 04/01/16 12:04 PM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

This letter indicates my support of Newport Banning Ranch, and requests that the Coastal Commission approves the project when it comes before you in May. The plan for Newport Banning Ranch is:

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I urge you to support the Newport Banning Ranch plan. The good far outweighs any other option.

Sincerely,

Howard L Rich  
[howardrich@roadrunner.com](mailto:howardrich@roadrunner.com)

Close



**From:** info@newportbanningranch.com

**Sent:** Sun 04/03/16 3:22 PM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

This letter indicates my support of Newport Banning Ranch, and requests that the Coastal Commission approves the project when it comes before you in May. The plan for Newport Banning Ranch is:

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Sincerely,

Tony & Emily Nguyen  
[tonyemily7179@gmail.com](mailto:tonyemily7179@gmail.com)

Close



**From:** info@newportbanningranch.com

**Sent:** Sun 04/03/16 3:25 PM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

This letter indicates my support of Newport Banning Ranch, and requests that the Coastal Commission approves the project when it comes before you in May. The plan for Newport Banning Ranch is:

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Sincerely,

Tony & Emily Nguyen  
[tonyemily7179@gmail.com](mailto:tonyemily7179@gmail.com)

Close



**From:** info@newportbanningranch.com

**Sent:** Mon 04/04/16 1:09 PM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

This letter indicates my support of Newport Banning Ranch, and requests that the Coastal Commission approves the project when it comes before you in May. The plan for Newport Banning Ranch is:

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I urge you to support the Newport Banning Ranch plan. The good far outweighs any other option.

Sincerely,

Daniel Smick  
[roscoeconstruct@aol.com](mailto:roscoeconstruct@aol.com)

Close



**From:** info@newportbanningranch.com

**Sent:** Tue 04/05/16 11:13 AM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

This letter indicates my support of Newport Banning Ranch, and requests that the Coastal Commission approves the project when it comes before you in May. The plan for Newport Banning Ranch is:

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Sincerely,

Jerry A. King  
[JAKingAssoc@gmail.com](mailto:JAKingAssoc@gmail.com)

Close



**From:** info@newportbanningranch.com

**Sent:** Fri 04/08/16 8:32 AM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

This letter indicates my support of Newport Banning Ranch, and requests that the Coastal Commission approves the project when it comes before you in May. The plan for Newport Banning Ranch is:

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I urge you to support the Newport Banning Ranch plan. The good far outweighs any other option.

Sincerely,

Joe Guy  
[joeguy1955@gmail.com](mailto:joeguy1955@gmail.com)



October 2, 2015

Chairman Steve Kinsey and Commissioners  
California Coastal Commission  
45 Fremont Street #2000  
San Francisco, CA 94105

Re: **SUPPORT OF NEWPORT BANNING RANCH PROPOSAL**

Dear Chairman Kinsey,

On behalf of our membership, **I would like to state our support for the Newport Banning Ranch proposal.**

The Building Industry Association of Southern California, Orange County Chapter (BIA/ OC) is a non-profit trade association of over 1,100 companies employing over 100,000 people affiliated with the home building industry. The Orange County Chapter represents the largest member base within BIA Southern California. Our mission is to champion housing as the foundation of vibrant and sustainable communities.

As a key stakeholder in Orange County, the BIA/ OC has been closely following the Newport Banning Ranch project for many years. For over 7 decades, this land has been fenced off and fully restricted from any public access, and we're looking forward to this much-needed change.

As you are aware, the Newport Banning Ranch site has been an active oil field since the early 1940s. Since then, the site has produced nearly 36 million barrels of oil, exposing the seaside land to the harsh realities of oil drilling. Fortunately, the Newport Banning Ranch proposal will completely clean-up and restore the 400-acre site by creating over 300 acres of usable open space, sports and recreation fields, and connected walkable trails for Newport Beach and surrounding residents to utilize.

The Newport Banning Ranch proposal will also offer the City of Newport Beach millions in economic income. Not only will the developer contribute \$30 million in property clean-up, but City officials estimate a developer paid public benefit fee of \$42 million to go towards road maintenance and emergency services, and estimate property taxes at 2 million annually. Visitors will also benefit from a 75-Room LEED

PRESIDENT  
JOAN MARCUS-COLVIN  
THE NEW HOME COMPANY

VICE PRESIDENT  
JIM YATES  
RANCHO MISSION VIEJO

TREASURER  
PHIL BODEM  
TAYLOR MORRISON

SECRETARY  
MIKE GARTLAN  
KB HOME

IMMEDIATE PAST PRESIDENT  
DONNA KELLY  
LENNAR

TRADE CONTRACTOR V.P.  
ALAN BOUDREAU  
BOUDREAU PIPELINE CORPORATION

ASSOCIATE VICE PRESIDENT  
MARK HIMMELSTEIN  
NEWMAYER & DILLION, LLP

MEMBER-AT-LARGE  
MIKE MCMILLEN  
TRI POINTE HOMES

MEMBER-AT-LARGE  
SCOTT STARKEY  
STARKEY COMMUNICATIONS

CHIEF EXECUTIVE OFFICER  
MICHAEL BALSAMO

24 Executive Park, Suite 100  
Irvine, California 92614  
949.553.9500 | biaoc.com

Certified hotel, offering tourists from the around the globe a chance to see the breathtaking views of the Pacific Ocean.

Perhaps of equal importance, Orange County is facing a housing crisis. According to a recent report by the California Legislative Analyst's Office, Orange County needs an additional 7,000 homes per year to meet demand. State wide, that number increases to a staggering 100,000 homes. Due to the lack of housing, Orange County is ranked 2<sup>nd</sup> only to the Bay area for highest housing prices, with the average median home price at a record high of \$719,000. Further, the Southern California Association of Governments (SCAG) projects population growth of 430,000 over the next 20 years for Orange County. Simply put, Orange County needs more housing. The Banning Ranch proposal will offer the City of Newport Beach over 1300 new homes. As you are aware, opportunities for new housing in the coastal zone are extremely rare.

The mission of the Coastal Commission is to protect, conserve, restore, and enhance environmental and human-based resources of the California coast and ocean for environmentally sustainable and prudent use by current and future generations. Restoring a 75 year old oil field into hundreds of acres of open space, hundreds of desperately needed homes and a hotel for visitors from around the world to enjoy seems not only logical but a priority for this location, and we encourage your support.

As always, we remain a resource to the Commission on important issues that are related to the well-being of our local communities.

Thank you for your time and thoughtful consideration.

Respectfully,



Michael Balsamo  
Chief Executive Officer



# William Lyon Homes

October 6, 2015

Mr. Steve Kinsey, Chair  
California Coastal Commission  
200 OceanGate, 10<sup>th</sup> floor  
Long Beach, CA. 90802-4325

SUBJECT: Newport Banning Ranch, LLC, Development Application

Dear Chair Kinsey and Coastal Commissioners:

On October 7, the California Coastal Commission will be considering Application No. 5-13-032 for the development of the property in Newport Beach known as the Banning Ranch. William Lyon Homes strongly recommends and urges the Commission approve this application.

We have been building new houses in California for 60 years. Our corporate headquarters is located in Newport Beach. Therefore, for many years we have observed with interest the many public discussions and meetings that have occurred regarding the development of this property. We have also watched how the plan for this property has evolved into the project before the Commission. Our support for this project is based on a number of factors.

- The property for years has been an oil field surrounded by fencing with no public access. The development of the site will result in the provision of 300 acres of preserved open space, including restored wetlands, new parks and trails available to the public.
- As an infill project with nearby available infrastructure, employment centers, public trails and public services, the development of this property furthers the Sustainable Community goals of the region and the State.
- The City of Newport Beach staff, Planning Commission and City Council thoroughly vetted this plan in numerous public meetings and hearings. The result was that the plan was approved by the City Council.
- The Environmental Impact Report that was certified by the Newport Beach City Council carefully analyzed the impacts and benefits of the project. Mitigation measures were approved to respond to the project impacts identified in the EIR.

- California is not able to supply the housing that is needed for its population. Due to this lack of supply, housing costs continue to increase and overcrowding occurs. California residents and businesses suffer from this lack of available housing. This is an opportunity to provide 1,375 new homes that are energy and water efficient in an area near jobs, transportation and services. California and Orange County need this new housing.

As a corporate citizen of Newport Beach, Orange County and the State of California, we believe that approval of this project is in the best interest of these governmental agencies as well as the residents living in the area. We feel that this project will provide a wonderful community environment for those people who will live here in the future and those people using the public facilities.

We urge your support for the Newport Banning Ranch application. Thank you for considering our comments.

Respectfully,



Jon W. Robertson  
Division President – Southern California  
William Lyon Homes, Inc.

**From:** info@newportbanningranch.com

**Sent:** Thu 12/19/15 10:44 AM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

This letter indicates my support of Newport Banning Ranch, and requests that the Coastal Commission approves the project when it comes before you in January. The plan for Newport Banning Ranch is:

Good for the environment: "with the cleanup of the oil field, restoration of the land and removal of the fence.

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Good for the coast: "by creating access that will otherwise not exist.

Without project approval, the land will remain an unsightly oil field with no public access for many years to come. I believe the current plan represents the highest and best use for nature, wildlife and local residents for generations to come.

I urge you to support the Newport Banning Ranch plan. The good far outweighs any other option.

Sincerely,

Steven Michael Gaitan  
[steven\\_gaitan@yahoo.com](mailto:steven_gaitan@yahoo.com)

**From:** info@newportbanningranch.com

**Sent:** Thu 12/22/15 3:14 PM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

This letter indicates my support of Newport Banning Ranch, and requests that the Coastal Commission approves the project when it comes before you in January. The plan for Newport Banning Ranch is:

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Sincerely,

Cecilia Nguyen  
[cecilia.nguyen7@gmail.com](mailto:cecilia.nguyen7@gmail.com)

**From:** info@newportbanningranch.com

**Sent:** Thu 12/22/15 9:22 PM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

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Sincerely,

Tom Grable  
[tom.grable@cox.net](mailto:tom.grable@cox.net)

**From:** info@newportbanningranch.com

**Sent:** Thu 12/23/15 8:14 AM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

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I urge you to support the Newport Banning Ranch plan. The good far outweighs any other option.

Sincerely,

Jeri Brannon  
[Brannonjer@aol.com](mailto:Brannonjer@aol.com)

**From:** info@newportbanningranch.com

**Sent:** Thu 12/27/15 8:47 PM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

This letter indicates my support of Newport Banning Ranch, and requests that the Coastal Commission approves the project when it comes before you in January. The plan for Newport Banning Ranch is:

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Sincerely,

Fred Howser  
[fritz@fhcdevco.com](mailto:fritz@fhcdevco.com)

**From:** info@newportbanningranch.com

**Sent:** Thu 12/29/15 8:51 PM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

This letter indicates my support of Newport Banning Ranch, and requests that the Coastal Commission approves the project when it comes before you in January. The plan for Newport Banning Ranch is:

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Sincerely,

Charles Stephens  
[Ccharlesride71@Hotmail.com](mailto:Ccharlesride71@Hotmail.com)

**From:** info@newportbanningranch.com

**Sent:** Thu 01/02/16 8:03 AM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

This letter indicates my support of Newport Banning Ranch, and requests that the Coastal Commission approves the project when it comes before you in January. The plan for Newport Banning Ranch is:

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Sincerely,

Thomas Damiani  
[trdamiani@gmail.com](mailto:trdamiani@gmail.com)

**From:** info@newportbanningranch.com

**Sent:** Thu 01/04/16 12:21 PM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

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Sincerely,

George Candella  
[geocan31@hotmail.com](mailto:geocan31@hotmail.com)

**From:** info@newportbanningranch.com

**Sent:** Thu 01/06/16 2:49 PM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

This letter indicates my support of Newport Banning Ranch, and requests that the Coastal Commission approves the project when it comes before you in January. The plan for Newport Banning Ranch is:

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Sincerely,

Kathy Ursini  
[kathyursini@gmail.com](mailto:kathyursini@gmail.com)

**From:** info@newportbanningranch.com

**Sent:** Thu 01/11/16 9:05 PM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

This letter indicates my support of Newport Banning Ranch, and requests that the Coastal Commission approves the project when it comes before you in January. The plan for Newport Banning Ranch is:

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Sincerely,

Stan McCrosky  
[stanmccrosky@hotmail.com](mailto:stanmccrosky@hotmail.com)

**From:** info@newportbanningranch.com

**Sent:** Thu 01/15/16 10:29 AM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

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I urge you to support the Newport Banning Ranch plan. The good far outweighs any other option.

Sincerely,

bob satmary  
[bob.satmary@gmail.com](mailto:bob.satmary@gmail.com)

**From:** info@newportbanningranch.com

**Sent:** Thu 01/16/16 10:13 AM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

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Sincerely,

Juan Carlos Villarreal  
[johnny.villarreal@gmail.com](mailto:johnny.villarreal@gmail.com)

**From:** info@newportbanningranch.com

**Sent:** Thu 01/17/16 2:53 PM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

This letter indicates my support of Newport Banning Ranch, and requests that the Coastal Commission approves the project when it comes before you in January. The plan for Newport Banning Ranch is:

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I urge you to support the Newport Banning Ranch plan. The good far outweighs any other option.

Sincerely,

Mark McClelland  
[mark.mcclell@gmail.com](mailto:mark.mcclell@gmail.com)

**From:** info@newportbanningranch.com

**Sent:** Thu 01/18/16 3:52 PM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

This letter indicates my support of Newport Banning Ranch, and requests that the Coastal Commission approves the project when it comes before you in January. The plan for Newport Banning Ranch is:

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Good for the coast: "by creating access that will otherwise not exist.

Without project approval, the land will remain an unsightly oil field with no public access for many years to come. I believe the current plan represents the highest and best use for nature, wildlife and local residents for generations to come.

I urge you to support the Newport Banning Ranch plan. The good far outweighs any other option.

Sincerely,

Joshua Morrison  
[Joshmorrison13@gmail.com](mailto:Joshmorrison13@gmail.com)

**From:** info@newportbanningranch.com

**Sent:** Thu 01/19/16 9:43 AM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

This letter indicates my support of Newport Banning Ranch, and requests that the Coastal Commission approves the project when it comes before you in January. The plan for Newport Banning Ranch is:

Good for the environment: "with the cleanup of the oil field, restoration of the land and removal of the fence.

Good for the region: "with an abundance of open space, parks, trails and connections to recreational areas along the Santa Ana River Corridor.

Good for the coast: "by creating access that will otherwise not exist.

Without project approval, the land will remain an unsightly oil field with no public access for many years to come. I believe the current plan represents the highest and best use for nature, wildlife and local residents for generations to come.

I urge you to support the Newport Banning Ranch plan. The good far outweighs any other option.

Sincerely,

Kenneth Richard Tait  
[richtait@tait.com](mailto:richtait@tait.com)

**From:** info@newportbanningranch.com

**Sent:** Thu 01/24/16 9:17 AM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

This letter indicates my support of Newport Banning Ranch, and requests that the Coastal Commission approves the project when it comes before you in January. The plan for Newport Banning Ranch is:

Good for the environment: "with the cleanup of the oil field, restoration of the land and removal of the fence.

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Without project approval, the land will remain an unsightly oil field with no public access for many years to come. I believe the current plan represents the highest and best use for nature, wildlife and local residents for generations to come.

I urge you to support the Newport Banning Ranch plan. The good far outweighs any other option.

Sincerely,

Dean Throgmartin  
[tthrogmartin@aol.com](mailto:tthrogmartin@aol.com)

**From:** info@newportbanningranch.com

**Sent:** Thu 01/26/16 1:20 PM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

This letter indicates my support of Newport Banning Ranch, and requests that the Coastal Commission approves the project when it comes before you in January. The plan for Newport Banning Ranch is:

Good for the environment: "with the cleanup of the oil field, restoration of the land and removal of the fence.

Good for the region: "with an abundance of open space, parks, trails and connections to recreational areas along the Santa Ana River Corridor.

Good for the coast: "by creating access that will otherwise not exist.

Without project approval, the land will remain an unsightly oil field with no public access for many years to come. I believe the current plan represents the highest and best use for nature, wildlife and local residents for generations to come.

I urge you to support the Newport Banning Ranch plan. The good far outweighs any other option.

Sincerely,

bronson kahele

[bronson@burnstinekahele.com](mailto:bronson@burnstinekahele.com)

**From:** info@newportbanningranch.com

**Sent:** Thu 01/29/16 8:34 PM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

This letter indicates my support of Newport Banning Ranch, and requests that the Coastal Commission approves the project when it comes before you in January. The plan for Newport Banning Ranch is:

Good for the environment: "with the cleanup of the oil field, restoration of the land and removal of the fence.

Good for the region: "with an abundance of open space, parks, trails and connections to recreational areas along the Santa Ana River Corridor.

Good for the coast: "by creating access that will otherwise not exist.

Without project approval, the land will remain an unsightly oil field with no public access for many years to come. I believe the current plan represents the highest and best use for nature, wildlife and local residents for generations to come.

I urge you to support the Newport Banning Ranch plan. The good far outweighs any other option.

Sincerely,

Steve Brahs  
[Sabrahs@cox.net](mailto:Sabrahs@cox.net)

# ROBERT M. BROWER

4 Monterey, Irvine, CA 92612-2985 | (949) 854-9784 | RMBROWER@ATT.NET

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January 29, 2016

California Coastal Commission  
South Coast District Office,  
Attn: Ms. Amber Dobson [amber.dobson@coastal.ca.gov](mailto:amber.dobson@coastal.ca.gov).  
200 Oceangate  
Long Beach, California 90802

Subject: NEWPORT BANNING RANCH

Dear Commissioners and Staff:

Position: SUPPORT NEWPORT BANNING RANCH REUSE PLAN

As nearly a three decade resident of California and one who supports the concept of maintaining the beauty of our California coastal areas, I agree with those Coastal Commissioners who understand that having some redevelopment on the Newport Banning Ranch property is the only way to have the otherwise terribly blighted property cleaned up – a goal expressed many times by various Commissioners!

*Without some economic engine to generate the financing to clean up the Banning Ranch property, it will remain an ugly scar on our beautiful Orange County coastline in perpetuity.*

The new plan for Newport Banning Ranch is a reasonably fair balanced solution for both the developer and the members the environmental community. But most importantly it creates the financial resources to finally cleanup the property. It reduces the number of residential units by 35% and reduces traffic volumes. It also reduces project potable water demands by as much as 30%, while increasing open space.

The consolidated oil operations will at last stop drilling and pumping; and transport of oil from more than 90% of the property will cease. That's good for the total environment! And good for California!

Commissioners, your "YES" vote will clear the way for a creating a more beautiful California coast.

Sincerely,  
Robert M. Brower

**From:** info@newportbanningranch.com

**Sent:** Thu 01/30/16 7:41 AM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

This letter indicates my support of Newport Banning Ranch, and requests that the Coastal Commission approves the project when it comes before you in January. The plan for Newport Banning Ranch is:

Good for the environment: "with the cleanup of the oil field, restoration of the land and removal of the fence.

Good for the region: "with an abundance of open space, parks, trails and connections to recreational areas along the Santa Ana River Corridor.

Good for the coast: "by creating access that will otherwise not exist.

Without project approval, the land will remain an unsightly oil field with no public access for many years to come. I believe the current plan represents the highest and best use for nature, wildlife and local residents for generations to come.

I urge you to support the Newport Banning Ranch plan. The good far outweighs any other option.

Sincerely,

Dan Seals  
[drs1cci@aol.com](mailto:drs1cci@aol.com)

**From:** info@newportbanningranch.com

**Sent:** Thu 01/30/16 2:24 PM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

This letter indicates my support of Newport Banning Ranch, and requests that the Coastal Commission approves the project when it comes before you in January. The plan for Newport Banning Ranch is:

Good for the environment: "with the cleanup of the oil field, restoration of the land and removal of the fence.

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Good for the coast: "by creating access that will otherwise not exist.

Without project approval, the land will remain an unsightly oil field with no public access for many years to come. I believe the current plan represents the highest and best use for nature, wildlife and local residents for generations to come.

I urge you to support the Newport Banning Ranch plan. The good far outweighs any other option.

Sincerely,

Mark  
[mark357177@hotmail.com](mailto:mark357177@hotmail.com)

January 30, 2016

California Coastal Commission  
Chair Steve Kinsey & Commissioners  
c/o South Coast District Office  
Ms. Amber Dobson  
[amber.dobson@coastal.ca.gov](mailto:amber.dobson@coastal.ca.gov)  
200 Oceangate  
Long Beach, California 90802

Dear Commissioners and Staff:

As a longtime resident and businessman in Newport Beach I support the reduced density reuse plan for the nbr.

The new plan reduces the number of residential units by 35% and reduces traffic volumes and project potable water demands by as much as 30% while increasing open space.

The consolidated oil operations will at last stop drilling and pumping as well as transport of oil from more than 90% of the site. That's good for the environment, good for homeowners and frankly good for property values for all concerned.

I know this field as a former member of the city's Technical Oil Advisory Committee. With perhaps as much as 30 years of production remaining out there this comprehensive plan is the best anyone can expect.

Your "Yes" vote will clear the way for a better future for the coast.

Very truly yours,

Lloyd Sellinger  
Newport Beach

**From:** info@newportbanningranch.com

**Sent:** Thu 02/02/16 9:14 AM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

My name is Jie Dang and I'm a landscape architecture graduate student from Cal Poly Pomona. This letter indicates my support of Newport Banning Ranch, and requests that the Coastal Commission approves the project when it comes before you in March. The plan for Newport Banning Ranch is:

Good for the environment: "with the cleanup of the oil field, restoration of the land and removal of the fence.

Good for the region: "with an abundance of open space, parks, trails and connections to recreational areas along the Santa Ana River Corridor.

Good for the coast: "by creating access that will otherwise not exist.

Without project approval, the land will remain an unsightly oil field with no public access for many years to come. I believe the current plan represents the highest and best use for nature, wildlife and local residents "for generations to come.

Thank you very much for your support.

Sincerely,

Jie Dang  
[jie.mona.dang@gmail.com](mailto:jie.mona.dang@gmail.com)

**From:** info@newportbanningranch.com

**Sent:** Thu 02/02/16 12:06 PM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

This letter indicates my support of Newport Banning Ranch, and requests that the Coastal Commission approves the project when it comes before you in January. The plan for Newport Banning Ranch is:

Good for the environment: "with the cleanup of the oil field, restoration of the land and removal of the fence.

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Without project approval, the land will remain an unsightly oil field with no public access for many years to come. I believe the current plan represents the highest and best use for nature, wildlife and local residents for generations to come.

I urge you to support the Newport Banning Ranch plan. The good far outweighs any other option.

Sincerely,

Tony & Emily Nguyen  
[tonyemily7179@gmail.com](mailto:tonyemily7179@gmail.com)

**From:** info@newportbanningranch.com

**Sent:** Thu 02/02/16 12:54 PM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

This letter indicates my support of Newport Banning Ranch, and requests that the Coastal Commission approves the project when it comes before you in January. The plan for Newport Banning Ranch is:

Good for the environment: "with the cleanup of the oil field, restoration of the land and removal of the fence.

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Good for the coast: "by creating access that will otherwise not exist.

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I urge you to support the Newport Banning Ranch plan. The good far outweighs any other option.

Sincerely,

Thomas Damiani  
[trdamiani@gmail.com](mailto:trdamiani@gmail.com)

**From:** info@newportbanningranch.com

**Sent:** Thu 02/02/16 1:22 PM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

This letter indicates my support of Newport Banning Ranch, and requests that the Coastal Commission approves the project when it comes before you in January. The plan for Newport Banning Ranch is:

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I urge you to support the Newport Banning Ranch plan. The good far outweighs any other option.

Sincerely,

Robert Staples  
[rlstwo@yahoo.com](mailto:rlstwo@yahoo.com)

**From:** info@newportbanningranch.com

**Sent:** Thu 02/02/16 4:18 PM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

This letter indicates my support of Newport Banning Ranch, and requests that the Coastal Commission approves the project when it comes before you in January. The plan for Newport Banning Ranch is:

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I urge you to support the Newport Banning Ranch plan. The good far outweighs any other option.

Sincerely,

Kim Caughren  
Haydn Caughren  
Jeff Caughren

Kim Caughren  
[Kimberlyjae11sc@yahoo.com](mailto:Kimberlyjae11sc@yahoo.com)

**From:** info@newportbanningranch.com

**Sent:** Thu 02/02/16 4:19 PM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

This letter indicates my support of Newport Banning Ranch, and requests that the Coastal Commission approves the project when it comes before you in January. The plan for Newport Banning Ranch is:

Good for the environment: "with the cleanup of the oil field, restoration of the land and removal of the fence.

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Without project approval, the land will remain an unsightly oil field with no public access for many years to come. I believe the current plan represents the highest and best use for nature, wildlife and local residents for generations to come.

I urge you to support the Newport Banning Ranch plan. The good far outweighs any other option.

Sincerely,

Jeff Caughren  
[Jeff@homgroup.com](mailto:Jeff@homgroup.com)

**From:** info@newportbanningranch.com

**Sent:** Thu 02/03/16 6:28 AM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

This letter indicates my support of Newport Banning Ranch, and requests that the Coastal Commission approves the project when it comes before you in January. The plan for Newport Banning Ranch is:

Good for the environment: "with the cleanup of the oil field, restoration of the land and removal of the fence.

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Without project approval, the land will remain an unsightly oil field with no public access for many years to come. I believe the current plan represents the highest and best use for nature, wildlife and local residents for generations to come.

I urge you to support the Newport Banning Ranch plan. The good far outweighs any other option.

Sincerely,

Daniel Seals  
[drs1cci@aol.com](mailto:drs1cci@aol.com)

February 3, 2016

California Coastal commission  
Ms. Amber Dobson and Commissioners  
Amber.Dobson@coastal.ca.gov  
200 Oceangate, S. 1000  
Long Beach, California 90802

Subject Newport Banning Ranch Your 5-13-032

Dear Ms. Dobson and Commissioners:

As a longtime Costa Mesa small business owner I SUPPORT THE REDUCED DENSITY DEVELOPMENT PLAN FOR THE Newport Banning Ranch. It reduces density, lowers traffic impacts, reduces needed grading and even lowers the demand for potable water.

What I also like - and that does not get much mentioned - are the consumer friendly components of affordable housing, affordable lodging opportunities though the planned hostel system, a big network of public trails and generous free parking for beach goers. I hear there is even talk of a free shuttle to the beach. Cool.

It's all good - and it is high time to get it done.

Mark Fitch  
Costa Mesa, California

**From:** info@newportbanningranch.com

**Sent:** Thu 02/05/16 2:04 PM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

This letter indicates my support of Newport Banning Ranch, and requests that the Coastal Commission approves the project when it comes before you in January. The plan for Newport Banning Ranch is:

Good for the environment: "with the cleanup of the oil field, restoration of the land and removal of the fence.

Good for the region: "with an abundance of open space, parks, trails and connections to recreational areas along the Santa Ana River Corridor.

Good for the coast: "by creating access that will otherwise not exist.

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I urge you to support the Newport Banning Ranch plan. The good far outweighs any other option.

Sincerely,

Daniel Seals  
[drs1cci@aol.com](mailto:drs1cci@aol.com)

William Hobin  
[bhobin@williamwarren.com](mailto:bhobin@williamwarren.com)

**From:** info@newportbanningranch.com

**Sent:** Thu 02/06/16 8:37 AM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

This letter indicates my support of Newport Banning Ranch, and requests that the Coastal Commission approves the project when it comes before you in January. The plan for Newport Banning Ranch is:

Good for the environment: "with the cleanup of the oil field, restoration of the land and removal of the fence.

Good for the region: "with an abundance of open space, parks, trails and connections to recreational areas along the Santa Ana River Corridor.

Good for the coast: "by creating access that will otherwise not exist.

Without project approval, the land will remain an unsightly oil field with no public access for many years to come. I believe the current plan represents the highest and best use for nature, wildlife and local residents for generations to come.

I urge you to support the Newport Banning Ranch plan. The good far outweighs any other option.

Sincerely,

Cecilia Nguyen  
[cecilia.nguyen7@gmail.com](mailto:cecilia.nguyen7@gmail.com)

**From:** info@newportbanningranch.com

**Sent:** Thu 02/07/16 1:35PM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

This letter indicates my support of Newport Banning Ranch, and requests that the Coastal Commission approves the project when it comes before you in January. The plan for Newport Banning Ranch is:

Good for the environment: "with the cleanup of the oil field, restoration of the land and removal of the fence.

Good for the region: "with an abundance of open space, parks, trails and connections to recreational areas along the Santa Ana River Corridor.

Good for the coast: "by creating access that will otherwise not exist.

Without project approval, the land will remain an unsightly oil field with no public access for many years to come. I believe the current plan represents the highest and best use for nature, wildlife and local residents for generations to come.

I urge you to support the Newport Banning Ranch plan. The good far outweighs any other option.

Sincerely,

Chris OConnell  
[chrisoc123@mac.com](mailto:chrisoc123@mac.com)



Close



**From:** info@newportbanningranch.com

**Sent:** Mon 02/08/16 5:54 PM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

This letter indicates my support of Newport Banning Ranch, and requests that the Coastal Commission approves the project when it comes before you in March. The plan for Newport Banning Ranch is:

Good for the environmentâwith the cleanup of the oil field, restoration of the land and removal of the fence.

Good for the regionâwith an abundance of open space, parks, trails and connections to recreational areas along the Santa Ana River Corridor.

Good for the coastâby creating access that will otherwise not exist.

Without project approval, the land will remain an unsightly oil field with no public access for many years to come. I believe the current plan represents the highest and best use for nature, wildlife and local residentsâfor generations to come.

I urge you to support the Newport Banning Ranch plan. The good far outweighs any other option.

Sincerely,  
Rick and Rita Vettraino

Rita Vettraino  
[ritamaevettraino@gmail.com](mailto:ritamaevettraino@gmail.com)

Close



**From:** info@newportbanningranch.com

**Sent:** Tue 02/16/16 10:15 AM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

This letter indicates my support of Newport Banning Ranch, and requests that the Coastal Commission approves the project when it comes before you in March. The plan for Newport Banning Ranch is:

Good for the environmentâwith the cleanup of the oil field, restoration of the land and removal of the fence.

Good for the regionâwith an abundance of open space, parks, trails and connections to recreational areas along the Santa Ana River Corridor.

Good for the coastâby creating access that will otherwise not exist.

Without project approval, the land will remain an unsightly oil field with no public access for many years to come. I believe the current plan represents the highest and best use for nature, wildlife and local residentsâfor generations to come.

I urge you to support the Newport Banning Ranch plan. The good far outweighs any other option.

Sincerely,

Robert L. Brockman  
[brockman@d-web.com](mailto:brockman@d-web.com)

Close



**From:** info@newportbanningranch.com

**Sent:** Sat 04/09/16 5:14 PM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

This letter indicates my support of Newport Banning Ranch, and requests that the Coastal Commission approves the project when it comes before you in May. The plan for Newport Banning Ranch is:

Good for the environmentâwith the cleanup of the oil field, restoration of the land and removal of the fence.

Good for the regionâwith an abundance of open space, parks, trails and connections to recreational areas along the Santa Ana River Corridor.

Good for the coastâby creating access that will otherwise not exist.

Without project approval, the land will remain an unsightly oil field with no public access for many years to come. I believe the current plan represents the highest and best use for nature, wildlife and local residentsâfor generations to come.

I urge you to support the Newport Banning Ranch plan. The good far outweighs any other option.

Sincerely,

Joshuah Burnstine  
[jkbjmb@gmail.com](mailto:jkbjmb@gmail.com)

Close



**From:** info@newportbanningranch.com

**Sent:** Sun 04/10/16 5:12 PM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

This letter indicates my support of Newport Banning Ranch, and requests that the Coastal Commission approves the project when it comes before you in May. The plan for Newport Banning Ranch is:

Good for the environmentâwith the cleanup of the oil field, restoration of the land and removal of the fence.

Good for the regionâwith an abundance of open space, parks, trails and connections to recreational areas along the Santa Ana River Corridor.

Good for the coastâby creating access that will otherwise not exist.

Without project approval, the land will remain an unsightly oil field with no public access for many years to come. I believe that we should approve this project but have less residential high density homes and rather put more single family homes so that cars can be part inside and less visible similar to the Brightwater community in Huntington Beach.

Rehabiting this land along with low density residential homes represent the highest and best use for nature, wildlife and local residentsâfor generations to come.

I urge you to support the Newport Banning Ranch plan. The good far outweighs any other option.

Sincerely,

Binh Nguyen  
[bonbibe@yahoo.com](mailto:bonbibe@yahoo.com)

Close



**From:** info@newportbanningranch.com

**Sent:** Wed 04/13/16 8:52 AM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

This letter indicates my support of Newport Banning Ranch, and requests that the Coastal Commission approves the project when it comes before you in May. The plan for Newport Banning Ranch is:

Good for the environmentâwith the cleanup of the oil field, restoration of the land and removal of the fence.

Good for the regionâwith an abundance of open space, parks, trails and connections to recreational areas along the Santa Ana River Corridor.

Good for the coastâby creating access that will otherwise not exist.

Without project approval, the land will remain an unsightly oil field with no public access for many years to come. I believe the current plan represents the highest and best use for nature, wildlife and local residentsâfor generations to come.

I urge you to support the Newport Banning Ranch plan. The good far outweighs any other option.

Sincerely,

SCOTT DECKER  
[MRDECKS@YAHOO.COM](mailto:MRDECKS@YAHOO.COM)

Close



**From:** info@newportbanningranch.com

**Sent:** Wed 04/13/16 8:54 AM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

This letter indicates my support of Newport Banning Ranch, and requests that the Coastal Commission approves the project when it comes before you in May. The plan for Newport Banning Ranch is:

Good for the environmentâwith the cleanup of the oil field, restoration of the land and removal of the fence.

Good for the regionâwith an abundance of open space, parks, trails and connections to recreational areas along the Santa Ana River Corridor.

Good for the coastâby creating access that will otherwise not exist.

Without project approval, the land will remain an unsightly oil field with no public access for many years to come. I believe the current plan represents the highest and best use for nature, wildlife and local residentsâfor generations to come.

I urge you to support the Newport Banning Ranch plan. The good far outweighs any other option.

Sincerely,

Carol Lee  
[civlee@gmail.com](mailto:civlee@gmail.com)

Close



**From:** info@newportbanningranch.com

**Sent:** Wed 04/13/16 8:57 AM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

This letter indicates my support of Newport Banning Ranch, and requests that the Coastal Commission approves the project when it comes before you in May. The plan for Newport Banning Ranch is:

Good for the environmentâwith the cleanup of the oil field, restoration of the land and removal of the fence.

Good for the regionâwith an abundance of open space, parks, trails and connections to recreational areas along the Santa Ana River Corridor.

Good for the coastâby creating access that will otherwise not exist.

Without project approval, the land will remain an unsightly oil field with no public access for many years to come. I believe the current plan represents the highest and best use for nature, wildlife and local residentsâfor generations to come.

I urge you to support the Newport Banning Ranch plan. The good far outweighs any other option.

Sincerely,

Mark Arblaster  
[Nmsc@prodigy.net](mailto:Nmsc@prodigy.net)

Close



**From:** info@newportbanningranch.com

**Sent:** Wed 04/13/16 8:58 AM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

This letter indicates my support of Newport Banning Ranch, and requests that the Coastal Commission approves the project when it comes before you in May. The plan for Newport Banning Ranch is:

Good for the environmentâwith the cleanup of the oil field, restoration of the land and removal of the fence.

Good for the regionâwith an abundance of open space, parks, trails and connections to recreational areas along the Santa Ana River Corridor.

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I urge you to support the Newport Banning Ranch plan. The good far outweighs any other option.

Sincerely,

Joe Digrado  
[jdigrado@danielian.com](mailto:jdigrado@danielian.com)

Close



**From:** info@newportbanningranch.com

**Sent:** Wed 04/13/16 9:00 AM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

This letter indicates my support of Newport Banning Ranch, and requests that the Coastal Commission approves the project when it comes before you in May. The plan for Newport Banning Ranch is:

Good for the environmentâwith the cleanup of the oil field, restoration of the land and removal of the fence.

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I urge you to support the Newport Banning Ranch plan. The good far outweighs any other option.

Sincerely,

Jill Dufour Kanzler  
[jill@soaranaheim.com](mailto:jill@soaranaheim.com)

Close



**From:** info@newportbanningranch.com

**Sent:** Wed 04/13/16 9:11 AM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

This letter indicates my support of Newport Banning Ranch, and requests that the Coastal Commission approves the project when it comes before you in May. The plan for Newport Banning Ranch is:

Good for the environmentâwith the cleanup of the oil field, restoration of the land and removal of the fence.

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I urge you to support the Newport Banning Ranch plan. The good far outweighs any other option.

Sincerely,

Susan Perrell, Seal Beach Resident  
[susan@outdoorsynergy.net](mailto:susan@outdoorsynergy.net)

Close



**From:** info@newportbanningranch.com

**Sent:** Wed 04/13/16 9:32 AM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

This letter indicates my support of Newport Banning Ranch, and requests that the Coastal Commission approves the project when it comes before you in May. The plan for Newport Banning Ranch is:

Good for the environmentâwith the cleanup of the oil field, restoration of the land and removal of the fence.

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I urge you to support the Newport Banning Ranch plan. The good far outweighs any other option.

Sincerely,

Andrew J Fox  
[ajfox@naturesimage.net](mailto:ajfox@naturesimage.net)

Close



**From:** info@newportbanningranch.com

**Sent:** Wed 04/13/16 9:48 AM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

This letter indicates my support of Newport Banning Ranch, and requests that the Coastal Commission approves the project when it comes before you in May. The plan for Newport Banning Ranch is:

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I urge you to support the Newport Banning Ranch plan. The good far outweighs any other option.

Sincerely,

J Arthur Cencel  
[jcencel@roadrunner.com](mailto:jcencel@roadrunner.com)

Close



**From:** info@newportbanningranch.com

**Sent:** Tue 02/16/16 10:20 AM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

This letter indicates my support of Newport Banning Ranch, and requests that the Coastal Commission approves the project when it comes before you in March. The plan for Newport Banning Ranch is:

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I urge you to support the Newport Banning Ranch plan. The good far outweighs any other option.

Sincerely,

Jacob T. Smith  
[Jacobtsmith@aol.com](mailto:Jacobtsmith@aol.com)

Close



**From:** info@newportbanningranch.com

**Sent:** Wed 04/13/16 10:13 AM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

This letter indicates my support of Newport Banning Ranch, and requests that the Coastal Commission approves the project when it comes before you in May. The plan for Newport Banning Ranch is:

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I urge you to support the Newport Banning Ranch plan. The good far outweighs any other option.

Sincerely,

Robert Staples  
[prosegrantwriting@msn.com](mailto:prosegrantwriting@msn.com)

Close



**From:** info@newportbanningranch.com

**Sent:** Wed 04/13/16 11:05 AM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

This letter indicates my support of Newport Banning Ranch, and requests that the Coastal Commission approves the project when it comes before you in May. The plan for Newport Banning Ranch is:

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I urge you to support the Newport Banning Ranch plan. The good far outweighs any other option.

Sincerely,

Lawrence E Tenney  
[Ltenney1@gmail.com](mailto:Ltenney1@gmail.com)

Close



**From:** info@newportbanningranch.com

**Sent:** Wed 04/13/16 11:23 AM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

This letter indicates my support of Newport Banning Ranch, and requests that the Coastal Commission approves the project when it comes before you in May. The plan for Newport Banning Ranch is:

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I urge you to support the Newport Banning Ranch plan. The good far outweighs any other option.

Sincerely,

Daniel Romero  
[Dromero711@yahoo.com](mailto:Dromero711@yahoo.com)

Close



**From:** info@newportbanningranch.com

**Sent:** Wed 04/13/16 11:58 AM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

This letter indicates my support of Newport Banning Ranch, and requests that the Coastal Commission approves the project when it comes before you in May. The plan for Newport Banning Ranch is:

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I urge you to support the Newport Banning Ranch plan. The good far outweighs any other option.

Sincerely,

Anthony J. Guy  
[Tguy365@sbcglobal.net](mailto:Tguy365@sbcglobal.net)

Close



**From:** info@newportbanningranch.com

**Sent:** Wed 04/13/16 12:08 PM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

This letter indicates my support of Newport Banning Ranch, and requests that the Coastal Commission approves the project when it comes before you in May. The plan for Newport Banning Ranch is:

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I urge you to support the Newport Banning Ranch plan. The good far outweighs any other option.

Sincerely,

Renee West  
[renee@bhhsadm.com](mailto:renee@bhhsadm.com)

Close



**From:** info@newportbanningranch.com

**Sent:** Wed 04/13/16 12:21 PM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

This letter indicates my support of Newport Banning Ranch, and requests that the Coastal Commission approves the project when it comes before you in May. The plan for Newport Banning Ranch is:

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I urge you to support the Newport Banning Ranch plan. The good far outweighs any other option.

Sincerely,

Ann Cahill

[acahill@pacificliteforcesales.com](mailto:acahill@pacificliteforcesales.com)

Close



**From:** info@newportbanningranch.com

**Sent:** Wed 04/13/16 12:28 PM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

This letter indicates my support of Newport Banning Ranch, and requests that the Coastal Commission approves the project when it comes before you in May. The plan for Newport Banning Ranch is:

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I urge you to support the Newport Banning Ranch plan. The good far outweighs any other option.

Sincerely,

Emily Nguyen  
[Emilynguyen0101@gmail.com](mailto:Emilynguyen0101@gmail.com)

Close



**From:** info@newportbanningranch.com

**Sent:** Wed 04/13/16 12:29 PM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

This letter indicates my support of Newport Banning Ranch, and requests that the Coastal Commission approves the project when it comes before you in May. The plan for Newport Banning Ranch is:

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I urge you to support the Newport Banning Ranch plan. The good far outweighs any other option.

Sincerely,

Darrell & Linda Boucher  
[downbow1@yahoo.com](mailto:downbow1@yahoo.com)

Close



**From:** info@newportbanningranch.com

**Sent:** Wed 04/13/16 1:23 PM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

This letter indicates my support of Newport Banning Ranch, and requests that the Coastal Commission approves the project when it comes before you in May. The plan for Newport Banning Ranch is:

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I urge you to support the Newport Banning Ranch plan. The good far outweighs any other option.

Sincerely,

Diane B Seals

[Dianesealsmaui@gmail.com](mailto:Dianesealsmaui@gmail.com)

Close



**From:** info@newportbanningranch.com

**Sent:** Wed 04/13/16 3:09 PM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

This letter indicates my support of Newport Banning Ranch, and requests that the Coastal Commission approves the project when it comes before you in May. The plan for Newport Banning Ranch is:

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I urge you to support the Newport Banning Ranch plan. The good far outweighs any other option.

Sincerely,  
George Candella

George Donald Candella  
[geocan31@hotmail.com](mailto:geocan31@hotmail.com)

Close



**From:** info@newportbanningranch.com

**Sent:** Tue 02/16/16 10:38 AM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

This letter indicates my support of Newport Banning Ranch, and requests that the Coastal Commission approves the project when it comes before you in March. The plan for Newport Banning Ranch is:

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I urge you to support the Newport Banning Ranch plan. The good far outweighs any other option.

Sincerely,

Renee C West  
[renee@bhhsedm.com](mailto:renee@bhhsedm.com)

Close



**From:** info@newportbanningranch.com

**Sent:** Thu 04/14/16 2:08 PM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

This letter indicates my support of Newport Banning Ranch, and requests that the Coastal Commission approves the project when it comes before you in May. The plan for Newport Banning Ranch is:

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I urge you to support the Newport Banning Ranch plan. The good far outweighs any other option.

Sincerely,

Matt Jepsen  
[mattj@parkerprop.com](mailto:mattj@parkerprop.com)

Close



**From:** info@newportbanningranch.com

**Sent:** Wed 04/20/16 2:27 PM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

This letter indicates my support of Newport Banning Ranch, and requests that the Coastal Commission approves the project when it comes before you in May. The plan for Newport Banning Ranch is:

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I urge you to support the Newport Banning Ranch plan. The good far outweighs any other option.

Sincerely,

Nikki Bruce

[Nikkibruce18@gmail.com](mailto:Nikkibruce18@gmail.com)

Close



**From:** info@newportbanningranch.com

**Sent:** Wed 04/20/16 3:24 PM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

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I urge you to support the Newport Banning Ranch plan. The good far outweighs any other option.

Sincerely,

Tony & Emily Nguyen  
[tonyemily7179@gmail.com](mailto:tonyemily7179@gmail.com)

Close



**From:** info@newportbanningranch.com

**Sent:** Tue 02/16/16 10:46 AM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

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I urge you to support the Newport Banning Ranch plan. The good far outweighs any other option.

Sincerely,

Michael C Robinson  
[Mcrobinson1@gmail.com](mailto:Mcrobinson1@gmail.com)

Close



**From:** info@newportbanningranch.com

**Sent:** Tue 02/16/16 10:55 AM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

This letter indicates my support of Newport Banning Ranch, and requests that the Coastal Commission approves the project when it comes before you in March. The plan for Newport Banning Ranch is:

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I urge you to support the Newport Banning Ranch plan. The good far outweighs any other option.

Sincerely,

Eric G Shield  
[papaeshield@gmail.com](mailto:papaeshield@gmail.com)

Close



**From:** info@newportbanningranch.com

**Sent:** Tue 02/16/16 11:01 AM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

This letter indicates my support of Newport Banning Ranch, and requests that the Coastal Commission approves the project when it comes before you in March. The plan for Newport Banning Ranch is:

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I urge you to support the Newport Banning Ranch plan. The good far outweighs any other option.

Sincerely,

Nilze Mccrosky  
[nilze1@gmail.com](mailto:nilze1@gmail.com)

Close



**From:** info@newportbanningranch.com

**Sent:** Tue 02/16/16 11:03 AM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

This letter indicates my support of Newport Banning Ranch, and requests that the Coastal Commission approves the project when it comes before you in March. The plan for Newport Banning Ranch is:

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I urge you to support the Newport Banning Ranch plan. The good far outweighs any other option.

Sincerely,

Mark D. Ellis  
[markellis@firstam.com](mailto:markellis@firstam.com)

Close



**From:** info@newportbanningranch.com

**Sent:** Tue 02/16/16 11:04 AM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

This letter indicates my support of Newport Banning Ranch, and requests that the Coastal Commission approves the project when it comes before you in March. The plan for Newport Banning Ranch is:

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I urge you to support the Newport Banning Ranch plan. The good far outweighs any other option.

Sincerely,

elliott mccrosky  
[elliottmccrosky@gmail.com](mailto:elliottmccrosky@gmail.com)

Close



**From:** info@newportbanningranch.com

**Sent:** Tue 02/16/16 11:18 AM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

This letter indicates my support of Newport Banning Ranch, and requests that the Coastal Commission approves the project when it comes before you in March. The plan for Newport Banning Ranch is:

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I urge you to support the Newport Banning Ranch plan. The good far outweighs any other option.

Sincerely,

Laura Goforth  
[lgoforth8@gmail.com](mailto:lgoforth8@gmail.com)

Close



**From:** info@newportbanningranch.com

**Sent:** Tue 02/16/16 11:18 AM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

This letter indicates my support of Newport Banning Ranch, and requests that the Coastal Commission approves the project when it comes before you in March. The plan for Newport Banning Ranch is:

Good for the environmentâwith the cleanup of the oil field, restoration of the land and removal of the fence.

Good for the regionâwith an abundance of open space, parks, trails and connections to recreational areas along the Santa Ana River Corridor.

Good for the coastâby creating access that will otherwise not exist.

Without project approval, the land will remain an unsightly oil field with no public access for many years to come. I believe the current plan represents the highest and best use for nature, wildlife and local residentsâfor generations to come.

I urge you to support the Newport Banning Ranch plan. The good far outweighs any other option.

Sincerely,

Jill Kanzler

[jill@kanzlerpublicaffairs.com](mailto:jill@kanzlerpublicaffairs.com)

Close



**From:** info@newportbanningranch.com

**Sent:** Mon 02/08/16 7:05 PM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

This letter indicates my support of Newport Banning Ranch, and requests that the Coastal Commission approves the project when it comes before you in March. The plan for Newport Banning Ranch is:

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Without project approval, the land will remain an unsightly oil field with no public access for many years to come. I believe the current plan represents the highest and best use for nature, wildlife and local residentsâfor generations to come.

I urge you to support the Newport Banning Ranch plan. The good far outweighs any other option.

Sincerely,

James Seals

James Seals

[jseals0503@pointloma.edu](mailto:jseals0503@pointloma.edu)

Close



**From:** info@newportbanningranch.com

**Sent:** Tue 02/16/16 11:19 AM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

This letter indicates my support of Newport Banning Ranch, and requests that the Coastal Commission approves the project when it comes before you in March. The plan for Newport Banning Ranch is:

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I urge you to support the Newport Banning Ranch plan. The good far outweighs any other option.

Sincerely,

Jill Dufour  
[jill@soaranaheim.com](mailto:jill@soaranaheim.com)

Close



**From:** info@newportbanningranch.com

**Sent:** Tue 02/16/16 2:19 PM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

This letter indicates my support of Newport Banning Ranch, and requests that the Coastal Commission approves the project when it comes before you in March. The plan for Newport Banning Ranch is:

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I urge you to support the Newport Banning Ranch plan. The good far outweighs any other option.

Sincerely,

William A. Morris  
[wamorris@aeraenergy.com](mailto:wamorris@aeraenergy.com)

Close



**From:** info@newportbanningranch.com

**Sent:** Tue 02/16/16 4:26 PM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

This letter indicates my support of Newport Banning Ranch, and requests that the Coastal Commission approves the project when it comes before you in March. The plan for Newport Banning Ranch is:

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Without project approval, the land will remain an unsightly oil field with no public access for many years to come. I believe the current plan represents the highest and best use for nature, wildlife and local residentsâfor generations to come.

I urge you to support the Newport Banning Ranch plan. The good far outweighs any other option.

Sincerely,

George Candella  
[geocan31@hotmail.com](mailto:geocan31@hotmail.com)

Close



**From:** info@newportbanningranch.com

**Sent:** Tue 02/16/16 5:07 PM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

This letter indicates my support of Newport Banning Ranch, and requests that the Coastal Commission approves the project when it comes before you in March. The plan for Newport Banning Ranch is:

Good for the environmentâwith the cleanup of the oil field, restoration of the land and removal of the fence.

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Without project approval, the land will remain an unsightly oil field with no public access for many years to come. I believe the current plan represents the highest and best use for nature, wildlife and local residentsâfor generations to come.

I urge you to support the Newport Banning Ranch plan. The good far outweighs any other option.

Sincerely,

Joel Burnstine

[JMBURNSTINE@ROADRUNNER.COM](mailto:JMBURNSTINE@ROADRUNNER.COM)

Close



**From:** info@newportbanningranch.com

**Sent:** Tue 02/16/16 5:53 PM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

This letter indicates my support of Newport Banning Ranch, and requests that the Coastal Commission approves the project when it comes before you in March. The plan for Newport Banning Ranch is:

Good for the environmentâwith the cleanup of the oil field, restoration of the land and removal of the fence.

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Without project approval, the land will remain an unsightly oil field with no public access for many years to come. I believe the current plan represents the highest and best use for nature, wildlife and local residentsâfor generations to come.

I urge you to support the Newport Banning Ranch plan. The good far outweighs any other option.

Sincerely,

Alice Harmon  
[harmonan2001@yahoo.com](mailto:harmonan2001@yahoo.com)

Close



**From:** info@newportbanningranch.com

**Sent:** Tue 02/16/16 10:54 PM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

This letter indicates my support of Newport Banning Ranch, and requests that the Coastal Commission approves the project when it comes before you in March. The plan for Newport Banning Ranch is:

Good for the environmentâwith the cleanup of the oil field, restoration of the land and removal of the fence.

Good for the regionâwith an abundance of open space, parks, trails and connections to recreational areas along the Santa Ana River Corridor.

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Without project approval, the land will remain an unsightly oil field with no public access for many years to come. I believe the current plan represents the highest and best use for nature, wildlife and local residentsâfor generations to come.

I urge you to support the Newport Banning Ranch plan. The good far outweighs any other option.

Sincerely,

Cecilia Nguyen  
[cecilia.nguyen7@gmail.com](mailto:cecilia.nguyen7@gmail.com)



November 30, 2015

Dear Commissioner:

Since our fortunate inception in 2012 through sponsorship from the Newport Banning Ranch LLC (NBR), the Newport Banning Land Trust (NBLT) has touched many sectors in the Orange County community.

As the designated steward of the planned open space at NBR, we have worked to bring the people of our community together to support our effort in creating a native plant nursery, establishing hands-on school programs with two local high schools and collaborations with other 'like-minded' organizations.

You will see from the attached letters the broad-spread support we have received. From our Congressman Dana Rohrbacher to former Coastal Commissioner Mike Reilly. From Newport-Mesa School Board members to a Life Scout working to earn an Eagle Scout award by evaluating seed germination rate of Southern tarplant, our reach has more than exceeded our expectations.

Our collaborative programs have connected NBLT to California State Parks, Crystal Cove Alliance, University California Irvine, Orange County Community Foundation, and other local organizations. Our collaboration with the Institute for Conservation Research and Education (ICRE) has provided a field science curriculum for high school students in Huntington Beach and Costa Mesa.

The native plant nursery was designed to grow local native plant species to ultimately re-plant on Newport Banning Ranch and help restore the land to its natural state. While the plants are growing, we have been able to share them with other organizations in the area. For example, without our presence in the community, Crystal Cove State Park would not have the 300 plants we grew in our native plant nursery from seeds collected on Newport Banning Ranch, all through our community volunteer programs.

Your approval of the Newport Banning Ranch project will enable NBLT to continue our path to be the steward for the open space at Newport Banning Ranch.

Sincerely,

A handwritten signature in cursive script that reads "Robyn Vettraino".

Robyn Vettraino, Executive Director  
Newport Banning Land Trust  
[robyn@newportbanninglandtrust.org](mailto:robyn@newportbanninglandtrust.org)

cc: Karl Schwing, Charles Lester, Sherilyn Sarb

DANA ROHRABACHER  
48th District, California

WASHINGTON OFFICE:  
2300 Rayburn House Office Building  
Washington, DC 20515-0548  
(202) 225-2415

DISTRICT OFFICE  
101 Main Street, Suite 380  
Huntington Beach, CA 92648-8118  
(714) 960-6483

<http://rohrabacher.house.gov>



**Congress of the United States**  
**House of Representatives**

Committees:  
**FOREIGN AFFAIRS**  
Chairman, Subcommittee on  
Europe, Eurasia, and Emerging Threats  
Subcommittee on Asia and the Pacific  
**SCIENCE, SPACE, AND TECHNOLOGY**  
(VICE CHAIRMAN)  
Subcommittee on Space  
Subcommittee on Environment

October 29, 2014

Hon. Steve Kinsey  
Chairman  
California Coastal Commission  
45 Fremont Street, Suite 2000  
San Francisco, CA 94105

**Re: Whale Tail Grant applicant Newport Banning Land Trust**

Dear Chairman Kinsey,

I write to support the Newport Banning Land Trust (NBLT) application for a Whale Tail Grant.

Located in my congressional district, the NBLT has an agreement to steward over 230 acres of coastal wetland habitat for the purpose of public access, education, and land stewardship. Underlying the agreement is a unique collaboration between public, private and non-profit organizations that portends the environmental stewardship of a California coastal jewel.

In order to further public engagement in this undertaking, the NBLT launched their ReCreate Collaboration Project on Earth Day 2014. Its purpose is to remedy public disconnect issues pertaining to mitigation through community-based management and to engage volunteer participation in restoration and stewardship activities. Furthermore, it is a splendid opportunity for local schools to involve students with NBLT's on-site educational programs.

I trust that NBLT's Whale Tail grant application documents will yield to you the practical and distinctive community-based eco-system collaborative that it is and so deserving of the Coastal Commission's support.

Yours sincerely,

A handwritten signature in black ink that reads "Dana Rohrabacher".

Dana Rohrabacher  
Member of Congress  
48<sup>th</sup> District-CA

**Michael W. Reilly**

**11305 Vellutini Rd., Forestville CA 95436**

October 30, 2014

To: Whale Tail Grants Program, California Coastal Commission

Dear Coastal Commission Friends:

As a former Chair and Member of the Coastal Commission for twelve years, I am writing in support of the Whale Tail Grant Application submitted by the Newport Banning Land Trust for the ReCreate Collaborative Project at Newport Banning Ranch.

This innovative collaborative proposal to engage public involvement in the most important coastal remaining resource restoration in Southern California deserves the serious consideration and support of the Commission grant program.

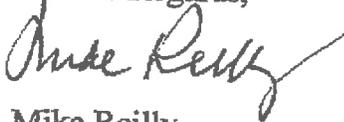
This 400 acre property, bordering Pacific Coast Highway and the Santa Ana River Park, has been operated for the past 70 years as a private oil field. The opportunity to both restore and maintain this sensitive coastal resource and to actively involve the public in education and stewardship programs is very exciting and represents an effort of statewide importance.

While my wife and I pay the little extra each year to display our whale tail licenses on our vehicles, this is exactly the kind of project we would hope to see supported by the program. I am also pleased to see the involvement of the Commissions' Community-Bases Education and Restoration Program.

I have met with Land Trust Executive Robyn Vettrano and have been impressed by both her dedication to resource protection and her out of the box innovative approach to public involvement and collaboration.

I am happy to recommend this project without reservation as an outstanding example of the importance of the Whale Tail Grant program in California.

Sincere Regards,



Mike Reilly

NANCY GARDNER  
323 Jasmine  
Corona del Mar, CA 92625

October 22, 2014

Members of the Coastal Commission:

I am writing in support of the Newport Banning Land Trust's application for a Whale Tail Grant. Newport Banning Land Trust is working to preserve more than 230 acres of open space at Newport Banning Ranch with programs to provide public access for recreation and education, to nurture natural habitats, and to restore and regenerate the land. The Land Trust's goal is to become a recognized resource for community participation in outdoor activities and native plant restoration programs. While currently limited, the initial programs indicate what a benefit they will be for Orange County, providing a robust public education and access benefits for the community.

As part of its "ReClaim--ReStore--ReCreate process, the Land Trust recently launched the third tier of that plan by formally partnering with a restoration biologist and the leader of the Community-based Restoration Program for California Coastal Commission's program located near it in Newport Beach. Targeting a leadership role in exploring community engagement for restoration projects through simple communication and volunteer community engagement, the Land Trust has quickly gained supporters. The focus is now to expand this program with public land tours, local school programs, public service learning events, an internship program and expanded community outreach program.

As a member of the Newport Beach City Council, I have followed the Land Trust's first steps with great interest. I support the goals of this grant request and urge the Commission to award a Whale Tail Grant to the Newport Banning Land Trust.

Sincerely,

Nancy Gardner



September 30, 2015

Chair Kinsey via email:  
California Coastal Commission  
45 Fremont Street, Suite 2000  
San Francisco, CA 94105-2219

**Re: Newport Banning Ranch**

Dear Chair Kinsey:

Over the last few years, the Orange County Community Foundation has been working with both the Newport Banning Ranch and Newport Banning Land Trust teams to assist in the development, funding, and stewardship of their endowment. Our goal is to help build a stable source of funding in perpetuity to support the proposed Newport Banning Ranch project.

I am pleased to report that Newport Banning Land Trust is a participant in the Connect OC Nonprofit Central, a database of local organizations (<https://www.ocnonprofitcentral.org/>). In addition, they successfully participated in the County wide iheartOC Giving Day (April 21-22, 2015).

At the Orange County Community Foundation, we work closely with local nonprofit organizations and philanthropists to establish and administer funds for the purposes of perpetual community benefit. Building endowments for a sustainable future strengthens local nonprofits and causes alike, marking a larger impact year after year. This partnership, combined with our strong track record of success over the past 25 years, makes the Orange County Community Foundation a natural partner for this significant investment.

We are always ready to assist the Newport Banning Ranch team in their efforts to assure that the natural open space portion of the proposed plan can ultimately fulfill the greatest needs of the local community.

Best regards,

A handwritten signature in blue ink, appearing to read "Jeff Swanson", with a long horizontal flourish extending to the right.

Jeff Swanson  
Vice President of Philanthropic Services

Cc: Robyn Vettraino, Executive Director  
Michael Mohler, Senior Project Manager

***Looking Back ♥ Giving Forward***



# Huntington Beach High School

1905 Main Street, Huntington Beach, CA 92648  
(714) 536-2514 FAX (714) 960-7042

September 30, 2015

Chair Kinsey and Commissioners  
Via email:

**Re: Newport Banning Ranch**

Dear Chair Kinsey:

I am writing to support approval of the Newport Banning Ranch Project. I am an AP Science teacher at Huntington Beach High School and have taught here for 5 years. We started a Field Science program nearly ten years ago where students interested in the sciences were able to get field study research outside the classroom and could travel to Yosemite and Catalina Island to teach high school seniors the fundamentals of field biology. This program gives students the unique opportunity to attain field experience pertaining to water quality, mapping and native versus invasive species identification and the use of statistics to support claims. We at Huntington Beach High School pride ourselves as leaders in this type of curriculum and have been copied by school both inside and outside of our district.

The majority of this program was almost cut out of our curriculum last year, but was revived through the team at Newport Banning Land Trust. They stepped in to partner with the Institute for Conservation Research and Education and utilized the restoration area on the Newport Banning Ranch site as well as the Fairview Ponds in Costa Mesa, and through an Advisory Team, taught students how to critically analyze their findings and present before a group of peers, parents and teachers.

Leaders in the science programs are rare and the ability to access sites for analysis and gain field experience is harder and harder to come by. The Newport Banning Land Trust is ready to take the leadership role in advancing those programs locally so that students here in Orange County are provided the opportunity for exposure to these important career paths. Without the thoughtful balance of public access, restoration and housing options that include a funding stream, this opportunity may again be lost. I urge you to approve the Newport Banning Ranch project.

We are ready to participate with the Newport Banning Ranch team in their leadership role on the the natural open space portion of the proposed plan and make it a community legacy.

Best regards,

Carissa Rice  
AP Science Teacher, Huntington Beach High School.

Cc: Steve Danner – AP Science Teacher  
Daniel Morris - Principal

October 3, 2015

Chair Kinsey and Commissioners  
Via email:

**Re: Newport Banning Ranch**

Dear Chair Kinsey:

I am writing to support approval of the Newport Banning Ranch Project. I am studying Environmental Studies in GIS at Cal State Fullerton under a graduate program. My experience in creating a field science program with Newport Banning Land Trust (NBLT) has allowed me to create a connection with the Banning Ranch project and the communities of future scientists who may one day also participate in field ecological studies as I do.

In addition to this my work experience with NBLT has also allowed me to further develop my skills as GIS analyst and create opportunities for several high schools in the area to participate in field science and learn about the ongoing restoration efforts inside the Banning Ranch area.

This opportunity with Newport Banning Land Trust has also allowed me to understand that 75 % of the land is going to be designated as open space. In time remediation of the land will bring back wildlife and natural habitat that has been gone for over 60 years. These are the same plants and wildlife that NBLT has helped students learn and study in the science program. Continued stewardship of this land will allow for properly funded restoration and will allow the public access to a site that has been closed off to them.

The continued existence of the field science program shows the importance of the restoration of the Banning Ranch area and how it can be used to educate future scientists on the importance of restoration ecology. The students that participate in this unique program take away the ability to create a question, solve it scientifically, and present it in a poster presentation format. These skills help carry them through collegiate level studies.

Best regards,

Eric Ostrowski

Cc: Robyn Vettraino

**Subject:** Letter

**Date:** Wednesday, September 30, 2015 at 7:54:19 AM Pacific Daylight Time

**From:** Jami JoAnne Russell <jamisings@gmail.com>

**To:** Newport Banning Land Trust <robyn@newportbanninglandtrust.org>

Chair Kinsey and Commissioners,

I regret not being able to make the meeting, but I hope that this letter finds you all well and in a receptive mood. I am writing to support the proposed Banning Ranch Project.

My name is Jami Russell. I have been a Costa Mesa resident from the day I was born. I have lived in Costa Mesa's Westside for 36 years. I was there before there was a Canyon Park and when Talbert and Banning Ranch did not have a fence between them.

I am writing this letter because Banning Ranch, Talbert, and Canyon Park all share the same problem. A high infestation of invasive plant life strangling off native plants. Most of this has crept in from the long neglected Talbert under the unwatching eye of Orange County. While Costa Mesa Parks & Rec do their best, they can only do so much when there's two other areas with a high infestation of pampas grass, ice plant - Banning Ranch even has poison hemlock. Talbert has become the "home" to many heroine users and other homeless people who constantly cause wildfires there because there is so much severe over growth that it's easy for them to hide. With the approval of Banning Ranch, their plans to restore, we can begin to take a community approach to solving some of these problems. I have a group of over 40 supporters who are neighbors here in Costa Mesa that plan to join the Newport Banning Land Trust in their mission to steward the open space and, once underway, we can expand this active management to Canyon Park and eventually Talbert.

Something needs to be done, period, for all three areas. There's no question about that. This will benefit the wildlife, the environment, and future generations.

The hotel and the fear mongering about the traffic is a non-issue. Traffic will increase with or without the hotel because the human population continues to increase. The real issue is the invasive plant life and the danger posed by drug addicts who use that same invasive plant life to hide in. I urge you to focus on this real issue. I want to see all three parks restored to a vital habitat. I want to see all three areas safe for people to use and enjoy. I want children for years to come to be able to walk down there and see native plants and animals, not ivy and ice plant covering every hill.

If you don't think invasive plant life is a big deal I urge you to check out the children's book "The Story Of Rosy Dock" by Jeannie Baker. It's the true story of how a non-native plant has managed to spread and take over all of Australia from just one person's garden. While that's another country entirely, that same story is playing out here in California with these three areas. As a nearby resident, the long-term damage frightens me, and the continued risk of fires is always present. Please, please, please, I urge you to make the right choice to see all three areas cleaned up of the invasive plant life and native plant life restored. Approve the proposed Banning Ranch project.

Sincerely,

~Jami JoAnne Russell~  
900 Cedar Place  
Costa Mesa, CA  
92627

**Hunter Miles Bernard**  
**3212 Palm Avenue, Manhattan Beach**  
**California 90266-3524**  
(310.055.8646 mobile)

Tuesday, 06 October 2015

California Coastal Commission *(via e-mail)*

**Attention:** Chair Steve Kinsey and Commission Members  
45 Fremont Street, Suite 2000  
San Francisco, California 94105-2219

**Subject: Newport Banning Ranch, LLC / Coastal Permit Application No. 5-13-032  
(07 October 2015 - Agenda Item W9b)**

Dear Chair Kinsey,

My name is Hunter M. Bernard. I am a Junior at Mira Costa High School in Manhattan Beach, California; and, I am a Life Scout (Eagle Scout candidate) and a member of Boy Scout Troop 849. I stridently support and am writing to ask you to Approve the proposed Newport Banning Ranch project which is scheduled for hearing at your California Coastal Commission meeting tomorrow (07 October 2015).

After considering a number of possible projects, and then a number of possible locations, I decided to work upon my Eagle Scout *and* William T. Hornaday Award Service Project using citizen science and have partnered with the Newport Banning Land Trust (NBLT). Their leadership role in engaging the public on native plant nurseries and creating informal learning opportunities is exactly what a Service Project should entail.

[You may well know that about 2% of all Boy Scouts achieve the rank of Eagle Scout – which requires such a Service Project. However, you may not know what the William T. Hornaday Award is – it has been called the “Olympic Gold Medal” for the environment; and, less that 0.0012% of all the Boy Scouts since the formation of the Boy Scouts of America (BSA) have ever received this very prestigious and rare Award!]

Through a program to provide ecological knowledge and a positive environmental experience for participants, we can initiate a database for evaluation on science and the seed germination rate of Southern Tarplant. Interestingly, the seeds that we will be studying and then (hope) to plant on the planned public open space at Newport Banning Ranch, to be administered by the NBLT, emanate from another land development project in an ecologically sensitive habitat along Santiago Creek in Orange County – these endangered flora species' seeds need a home!

Without the support and leadership of the NBLT, and the overall proposed community engagement and public access as part of the proposed Newport Banning Ranch, implementation of projects like this would not be allowed to happen. The public and private partnerships provide a road path for successful relationships with the community and a means to significantly improve their local environment.

I strongly urge you to support the overall proposed Newport Banning Ranch plan and project which can encourage partnerships like this and can ultimately fulfill the greatest needs of the local community; and, significantly improve our coastal environment and usage!

P.S.: I also speak for my Father -- Bret B. Bernard, AICP; who was a resident of Newport Beach for over 45 years and who still resides on the coast in Orange County. He was for nearly 20 years a public service urban and coastal planner (and Community Development Director) for 3 different coastal communities, including tenure in his hometown of Newport Beach. He shared with me that the proposed Newport Banning Ranch is a perfect realization of a mutually beneficial private development achievement and public opportunities for a property long challenged, stating that "this is the perfect project (there) for everyone, including the coastal environment!"

We both hope that you will not follow the recommendations of your Coastal Commission staff; and, will instead, Approve the proposed beneficial Newport Banning Ranch project.

Thank you in advance for your consideration of my letter of (project) support for the Newport Banning Ranch.

Respectfully submitted and with best regards,

*Hunter M. Bernard*

**Hunter M. Bernard**

cc: Robyn Vettrano, NBLT Executive Director  
Bret B. Bernard, AICP

**From:** Aaron Tofani <aarontofani@gmail.com>

**Sent:** Mon 11/09/15 4:21 PM

**To:** Info@NewportBanningRanch.com

**Priority:** Normal

**Subject:** Letter of Support for the Proposed Banning Ranch Development

**Type:** Embedded HTML/Text

Dear Chair Kinsey, Please accept this letter of support for the proposed Banning Ranch development adjacent to Newport Beach. On Thursday, November 5th, I attended a presentation by the developers of the proposed project and would like to show my support for the following reasons:

- As someone familiar with oil drilling and well abandonment: My father owns and environmental engineering firm in Irvine and I know first hand how much it costs to clean up properties that have been impacted by oil drilling operations. This project would enable the clean-up and restoration of Banning Ranch to happen now instead of waiting decades longer for public funds or some other financing mechanism.

- As a restaurant owner in Costa Mesa: I am directly affected by this project and believe it will benefit my community overall. While there will be additional restaurants/competition, the excitement and synergy created by the proposed project would be great for my business.

-As a real estate expert: I develop real estate myself and I earned a Master's Degree in Real Estate Development from USC. I feel this project is an excellent use of land by mixing an appropriate density of different residential and commercial uses within a very large open space program that will be open to the public.

I am truly impressed by the proposed project and highly recommend it be approved. Should you have any questions, please feel free to contact me via email or by phone at (949) 412-4137. Thank you for your consideration of my support.

Aaron Tofani

October 6, 2015

To:  
California Coastal Commission

From:  
Rita Goldberg  
City Arts Commissioner  
908 Spring Tide Drive  
Newport Beach, Ca 92660  
(949)375-1404

My name is Rita Goldberg. I have been a resident of Newport Beach for 28 years and am currently in my 8th year as City Arts Commissioner for Newport Beach.

In my appointed role, I am especially concerned with the aesthetics of Newport Beach as a city. Also, as a long time resident of Newport Beach, I am concerned with the aesthetics as well as the safety of Newport Beach.

The Banning Ranch property, in its current state, is an unsightly, unkempt eyesore as well as an environmental hazard to local residents.

I am encouraging the Coastal Commission to approve clean up and development of this area for the benefit of Newport Beach residents.

As of lately, the homeless vagrant population of Newport Beach has escalated. In neighborhoods such as Harbor Cove (Jamboree and Santa Barbara) which are adjacent to large parcels of protected reserves, homeless vagrants have been spotted naked in community jacuzzis and have vandalized nearby homes.

Large undeveloped and unmonitored parcels of land, such as Banning Ranch, are especially at risk of attracting homeless vagrants who, with a flick of a lit match, can cause devastating and deadly outcomes to an area such as Banning Ranch, where oil extraction sources can ignite or cause explosions.

I strongly encourage the members of the Commission to approve clean up and development of Banning Ranch for the benefit of Newport Beach residents.

Thank you for your consideration.

**From:** "Hendon, Barbie" <BHendon@cltic.com>

**Sent:** Mon 11/09/15 11:36 AM

**To:** "Info@NewportBanningRanch.com"  
<Info@NewportBanningRanch.com>

**Priority:** Normal

**Subject:** Newport Banning Ranch

**Type:** Attachments

Dear Chair Kinsey,

I am a member of the Urban Land Institute's Orange County Commercial Counsel, and had the pleasure of arranging for Brooks-Street to come to our meeting on the 5<sup>th</sup> to share the Newport Banning Ranch story. The mission of the Urban Land Institute is to provide leadership in the responsible use of land and in creating and sustaining thriving communities worldwide.

I was very impressed with NBR's attention to Open Space, thoughtful planning and changes to the plan based on the Coastal Commissions input. They answered MANY questions from our group about inclusiveness to the surrounding community, plans for incorporating existing bike paths into the plan, the varied housing alternatives, including the affordable component and the Retail component being a gathering place, not only for the residents, but for the community as well.

I have seen a couple of Brooks-Street's communities. Wilder, in Orinda, California, is set back in a canyon with 90% dedicated to open space. They built the ball fields well in advance of the community and they have been used extensively by the community

I wanted to voice my support for Newport Banning Ranch. I trust the Principals working on the project to create a beautiful, open space with plenty of parks and athletic fields for the community to also enjoy. I urge you to support this great project.

Thank you for your consideration

*Barbie*

**Barbie Hendon**

V.P. National Accounts Manager  
National Commercial Services

**Commonwealth Land Title**

**4100 Newport Place Drive, Suite 120**

**Newport Beach, CA 92660**

(949) 724-3161 Direct

(949) 230-9647 Cell

[bhendon@cltic.com](mailto:bhendon@cltic.com)

**From:** info@newportbanningranch.com      **Sent:** Wed 12/09/15 11:14 AM

**To:** info@newportbanningranch.com      **Priority:** Normal

**Subject:** support letter from nbr website      **Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

This letter indicates my support of Newport Banning Ranch, and requests that the Coastal Commission approves the project when it comes before you in January. The plan for Newport Banning Ranch is:

Good for the environment: "with the cleanup of the oil field, restoration of the land and removal of the fence.

Good for the region: "with an abundance of open space, parks, trails and connections to recreational areas along the Santa Ana River Corridor.

Good for the coast: "by creating access that will otherwise not exist.

Without project approval, the land will remain an unsightly oil field with no public access for many years to come. I believe the current plan represents the highest and best use for nature, wildlife and local residents for generations to come.

I urge you to support the Newport Banning Ranch plan. The good far outweighs any other option.

Sincerely,  
Chris Test

Chris Test  
[Chris@testing.com](mailto:Chris@testing.com)

**From:** info@newportbanningranch.com

**Sent:** Wed 12/09/15 11:44 AM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

This letter indicates my support of Newport Banning Ranch, and requests that the Coastal Commission approves the project when it comes before you in January. The plan for Newport Banning Ranch is:

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I urge you to support the Newport Banning Ranch plan. The good far outweighs any other option.

Sincerely,  
Nancy Rowe

Nancy Rowe  
[nancyrowe@mac.com](mailto:nancyrowe@mac.com)

**From:** info@newportbanningranch.com

**Sent:** Thu 12/10/15 6:29 AM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

This letter indicates my support of Newport Banning Ranch, and requests that the Coastal Commission approves the project when it comes before you in January. The plan for Newport Banning Ranch is:

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I urge you to support the Newport Banning Ranch plan. The good far outweighs any other option.

Sincerely,

Renee West  
[renee@bhscdm.com](mailto:renee@bhscdm.com)

**From:** Cheri Ketner <cketner@surterreproperties.com>

**Sent:** Wed 12/09/15 10:51 AM

**To:** "info@newportbanningranch.com"  
<info@newportbanningranch.com>

**Priority:** Normal

**Subject:** Newport Banning Ranch - Support

**Type:** Attachments

Hello,

I am pleased to join the community of supporters for Newport Banning Ranch development. Having lived near the Banning Ranch site since 1988 and raised my children here, I know that the public access to open space is a priority and will greatly benefit future generations.

Regards,  
Cheri Ketner

**From:** info@newportbanningranch.com

**Sent:** Sun 12/13/15 9:27 AM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

This letter indicates my support of Newport Banning Ranch, and requests that the Coastal Commission approves the project when it comes before you in January. The plan for Newport Banning Ranch is:

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I urge you to support the Newport Banning Ranch plan. The good far outweighs any other option.

Sincerely,

Isaac Bodenhamer  
[Isaacmarcs@gmail.com](mailto:Isaacmarcs@gmail.com)

**From:** papazisjn@gmail.com

**Sent:** Mon 12/14/15 12:23 PM

---

**To:** info@newportbanningranch.com

**Priority:** Normal

---

**Subject:** Support growth and improvement

**Type:** Text

---

As a Costa Mesa resident, with employment local to Newport Beach, please note or support of growth and improvement to our valued land by means of the Banning Ranch proposal. Progress for the sake and benefits to the land and community should be, now and in the future, a priority. Please pass and help improve our community!

Sent from James Papazis's iPhone

**From:** info@newportbanningranch.com

**Sent:** Mon 12/14/15 3:20 PM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

This letter indicates my support of Newport Banning Ranch, and requests that the Coastal Commission approves the project when it comes before you in January. The plan for Newport Banning Ranch is:

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I urge you to support the Newport Banning Ranch plan. The good far outweighs any other option.

Sincerely,

Thomas A. Anderson  
[tom@newportharbor.us](mailto:tom@newportharbor.us)

**From:** advocatejc@aol.com

**Sent:** Mon 12/14/15 6:43 PM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** Support for the Banning Ranch Development Project

**Type:** Embedded HTML/Text

Dear Costal Commission,

I have been a resident of Orange County for decades, living in Huntington Beach, Costa Mesa and Santa Ana. The greatest and best use of the Banning Ranch land would be to allow for its clean up and preservation for community use, as well as the residential and hotel development.

At this point in time, no one of the general public even knows Banning ranch exists, let alone makes any use of the land as it sits in its "wasted" current day condition. Decade after decade only a very small "elite group" of people are able to enjoy the Banning Ranch land. Namely, those who live on the bluff who overlook the land.

That elite group generally oppose the project because their "view" would be spoiled. They would rather selfishly keep to their own benefit, the undeveloped land "view", rather than "view" residential roof tops. However, the "view" preferences of a very small elite residential group, is not a good reason to deny this development.

The benefits of development far outweigh the burden of any alleged loss of preserved land and/or the desired "view" for this elite group. Development would mean that scores of other residents of Orange County would be able to enjoy this property, as well as school children on field trips, those coming on vacation, and others coming in for day trips from other parts of California. Not to mention the fact that the businesses in the community would benefit economically from this development as well, creating jobs and revenues for the city and county. To only allow a very small elite group of people to enjoy this land, in the limited manner in which they do, is unfair to the rest of the residents of Orange County.

The Costal Commission's desire for a greater portion of the land to be preserved, presents grave concerns that perhaps have yet to be fully considered. The amount of land already proposed for preservation is a very large portion of land. If the preservation land is increased any further it becomes less "manageable" in the sense of health, welfare, and safety of those in the community that will use and enjoy the land.

The vision of this project is going to benefit everyone in the community and beyond, not just a select few. It would be a derelict of duty to oppose this project and continue to "waste" what many could be enjoying now, and for years and years to come.

Thank you for your careful consideration as you make this decision.

Janet Carter

**THE ADVOCATE'S LEGAL CENTER, INC.**

2101 Business Center Drive

Suite 100

Irvine, CA 92612

**Telephone:** 714.444.2984

**Email:** [ADVOCATEJC@aol.com](mailto:ADVOCATEJC@aol.com)

**Website:** [www.JanetCarter.org](http://www.JanetCarter.org)

**From:** info@newportbanningranch.com

**Sent:** Tue 12/15/15 10:54 AM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

This letter indicates my support of Newport Banning Ranch, and requests that the Coastal Commission approves the project when it comes before you in January. The plan for Newport Banning Ranch is:

Good for the environment: "with the cleanup of the oil field, restoration of the land and removal of the fence.

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I urge you to support the Newport Banning Ranch plan. The good far outweighs any other option.

Sincerely,

Marie Case  
[casecom@aol.com](mailto:casecom@aol.com)

**From:** info@newportbanningranch.com

**Sent:** Tue 12/15/15 10:57 AM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

This letter indicates my support of Newport Banning Ranch, and requests that the Coastal Commission approves the project when it comes before you in January. The plan for Newport Banning Ranch is:

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I urge you to support the Newport Banning Ranch plan. The good far outweighs any other option.

Sincerely,

Ronald Hoefer  
[RonHoefer@cox.net](mailto:RonHoefer@cox.net)

**From:** info@newportbanningranch.com

**Sent:** Tue 12/15/15 10:57 AM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

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Sincerely,

Ken LaCroix  
[klacroix@signatureanalytics.com](mailto:klacroix@signatureanalytics.com)

**From:** info@newportbanningranch.com

**Sent:** Tue 12/15/15 11:04 AM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

This letter indicates my support of Newport Banning Ranch, and requests that the Coastal Commission approves the project when it comes before you in January. The plan for Newport Banning Ranch is:

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I urge you to support the Newport Banning Ranch plan. The good far outweighs any other option.

Sincerely,

Michael Monaco  
[michael.monaco@hotmail.com](mailto:michael.monaco@hotmail.com)

**From:** info@newportbanningranch.com

**Sent:** Tue 12/15/15 11:06 AM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

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I urge you to support the Newport Banning Ranch plan. The good far outweighs any other option.

Sincerely,

Parker Douglas

**From:** info@newportbanningranch.com

**Sent:** Tue 12/15/15 11:09 AM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

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Sincerely,

Sam Hart

**From:** info@newportbanningranch.com

**Sent:** Tue 12/15/15 11:14 AM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

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I urge you to support the Newport Banning Ranch plan. The good far outweighs any other option.

Sincerely,

Matt Cobb

**From:** info@newportbanningranch.com

**Sent:** Tue 12/15/15 11:31 AM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

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Sincerely,

Nancy K. Louie  
nlouie

**From:** info@newportbanningranch.com

**Sent:** Tue 12/15/15 11:32 AM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

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Sincerely,

ashley benshoof  
[ashleybenshoof@yahoo.com](mailto:ashleybenshoof@yahoo.com)

**From:** info@newportbanningranch.com

**Sent:** Mon 12/15/15 11:36 AM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

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I urge you to support the Newport Banning Ranch plan. The good far outweighs any other option.

Sincerely,

Michelle Hart  
[michellehart74@gmail.com](mailto:michellehart74@gmail.com)

**From:** info@newportbanningranch.com

**Sent:** Tue 12/15/15 11:45 AM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

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I urge you to support the Newport Banning Ranch plan. The good far outweighs any other option.

Sincerely,

James Ahn  
[jd\\_ahn@hotmail.com](mailto:jd_ahn@hotmail.com)

**From:** info@newportbanningranch.com

**Sent:** Tue 12/15/15 12:01 PM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

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I urge you to support the Newport Banning Ranch plan. The good far outweighs any other option.

Sincerely,

Kellie  
Bieber

**From:** info@newportbanningranch.com

**Sent:** Tue 12/15/15 12:12 PM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

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Sincerely,

Maurine White  
[maurinekwhite@hotmail.com](mailto:maurinekwhite@hotmail.com)

**From:** info@newportbanningranch.com

**Sent:** Tue 12/15/15 12:21 PM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

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Sincerely,

Michael Massie  
[michael.massie@gmail.com](mailto:michael.massie@gmail.com)

**From:** info@newportbanningranch.com

**Sent:** Tue 12/15/15 1:26 PM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

This letter indicates my support of Newport Banning Ranch, and requests that the Coastal Commission approves the project when it comes before you in January. The plan for Newport Banning Ranch is:

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I urge you to support the Newport Banning Ranch plan. The good far outweighs any other option.

Sincerely,

Nancy Limon  
[n\\_limon@msn.com](mailto:n_limon@msn.com)

**From:** info@newportbanningranch.com

**Sent:** Tue 12/15/15 1:29 PM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

This letter indicates my support of Newport Banning Ranch, and requests that the Coastal Commission approves the project when it comes before you in January. The plan for Newport Banning Ranch is:

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I urge you to support the Newport Banning Ranch plan. The good far outweighs any other option.

Sincerely,

Michelle Wallace  
[Aidan\\_wallace@msn.com](mailto:Aidan_wallace@msn.com)

**From:** info@newportbanningranch.com

**Sent:** Tue 12/15/15 1:37 PM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

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I urge you to support the Newport Banning Ranch plan. The good far outweighs any other option.

Sincerely,

Randall Salisbury  
[randy@biebercommunications.com](mailto:randy@biebercommunications.com)

**From:** info@newportbanningranch.com

**Sent:** Tue 15/12/15 1:54 PM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

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Good for the environment: "with the cleanup of the oil field, restoration of the land and removal of the fence.

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I urge you to support the Newport Banning Ranch plan. The good far outweighs any other option.

Sincerely,

Mark Akoubian  
[Mark@ocnapa.com](mailto:Mark@ocnapa.com)

**From:** info@newportbanningranch.com

**Sent:** Tue 12/15/15 2:14 PM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

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Sincerely,

Vicki Fetterman  
[Vicki2605@cox.net](mailto:Vicki2605@cox.net)

**From:** info@newportbanningranch.com

**Sent:** Tue 12/15/15 2:14 PM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

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Sincerely,

Steve Criger  
[Steve@stevecriger.com](mailto:Steve@stevecriger.com)

**From:** info@newportbanningranch.com

**Sent:** Tue 12/15/15 2:47 PM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

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Sincerely,

Erin J Lastinger  
[Elastinger@sbcglobal.net](mailto:Elastinger@sbcglobal.net)

**From:** info@newportbanningranch.com

**Sent:** Tue 12/15/15 2:50 PM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

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Sincerely,

David R.S. Kurien  
[dklabruin@yahoo.com](mailto:dklabruin@yahoo.com)

**From:** info@newportbanningranch.com

**Sent:** Tue 12/15/15 3:57 PM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

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Sincerely,

Frank Musetich  
[Musetich@hotmail.com](mailto:Musetich@hotmail.com)

**From:** info@newportbanningranch.com

**Sent:** Tue 12/15/15 4:06 PM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

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Sincerely,

Stephanie Castle  
[stephaniecastle21@gmail.com](mailto:stephaniecastle21@gmail.com)

**From:** info@newportbanningranch.com

**Sent:** Tue 12/15/15 4:07 PM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

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Sincerely,

Terrence Ngu  
[tngu@fuscoe.com](mailto:tngu@fuscoe.com)

**From:** info@newportbanningranch.com

**Sent:** Tue 12/15/15 4:09 PM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

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Sincerely,

Lynn Kubasek  
[lkubasek@yahoo.com](mailto:lkubasek@yahoo.com)

**From:** info@newportbanningranch.com

**Sent:** Tue 12/15/15 4:50 PM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

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Sincerely,

Trevor Zinn  
[Trevzinn1@aol.com](mailto:Trevzinn1@aol.com)

**From:** info@newportbanningranch.com

**Sent:** Tue 12/15/15 5:28 PM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

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Sincerely,

Peter Adam  
[peteadam15@gmail.com](mailto:peteadam15@gmail.com)

**From:** info@newportbanningranch.com

**Sent:** Tue 12/15/15 6:58 PM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

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Sincerely,

Lisa Nordholm  
[nordholm1@gmail.com](mailto:nordholm1@gmail.com)

**From:** info@newportbanningranch.com

**Sent:** Tue 12/15/15 8:02 PM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

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Sincerely,

Stephanie Louie  
[slouie31@gmail.com](mailto:slouie31@gmail.com)

**From:** info@newportbanningranch.com

**Sent:** Tue 12/15/15 8:48 PM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

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Sincerely,

John Hoefer  
[jhoefer@milestonepromise.com](mailto:jhoefer@milestonepromise.com)

**From:** info@newportbanningranch.com

**Sent:** Tue 12/15/15 11:06 PM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

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Sincerely,

John Ursini  
[Jursini@ribcompany.com](mailto:Jursini@ribcompany.com)

**From:** info@newportbanningranch.com

**Sent:** Wed 12/16/15 7:41 AM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

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Sincerely,

Lisa

**From:** info@newportbanningranch.com

**Sent:** Wed 12/16/15 7:42 AM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

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Sincerely,

Lisa Castle  
[lisa.c.castle@gmail.com](mailto:lisa.c.castle@gmail.com)

**From:** info@newportbanningranch.com

**Sent:** Wed 12/16/15 8:25 AM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

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Sincerely,

Melanie Zubok  
[msanter78@hotmail.com](mailto:msanter78@hotmail.com)

**From:** info@newportbanningranch.com

**Sent:** Wed 12/16/15 12:18 PM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

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Sincerely,

Gail Upton  
[upton.gail@gmail.com](mailto:upton.gail@gmail.com)

**From:** info@newportbanningranch.com

**Sent:** Wed 12/16/15 1:07 PM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

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Sincerely,

Tiffany Abrahms  
[Tiffanyd@gmail.com](mailto:Tiffanyd@gmail.com)

**From:** info@newportbanningranch.com

**Sent:** Wed 12/16/15 2:38 PM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

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Sincerely,

Grayson P. Carter  
[graysoncarter@gmail.com](mailto:graysoncarter@gmail.com)

**From:** info@newportbanningranch.com

**Sent:** Wed 16/12/15 2:39 PM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

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Sincerely,

Samantha Carter  
[smartoa11@gmail.com](mailto:smartoa11@gmail.com)

**From:** info@newportbanningranch.com

**Sent:** Thu 12/17/15 9:14 AM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

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Sincerely,

Michael Stockstill  
[stockstill49@outlook.com](mailto:stockstill49@outlook.com)

**From:** info@newportbanningranch.com

**Sent:** Thu 12/17/15 4:24 PM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

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Sincerely,

Kristi Oates  
[Koates@squarmilner.com](mailto:Koates@squarmilner.com)

**From:** info@newportbanningranch.com

**Sent:** Thu 12/17/15 4:31 PM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

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Sincerely,

Lori Rosell  
[Oclorit@gmail.com](mailto:Oclorit@gmail.com)

**From:** info@newportbanningranch.com

**Sent:** Thu 12/17/15 4:32 PM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

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Sincerely,

Thomas Damiani  
[trdamiani@gmail.com](mailto:trdamiani@gmail.com)

**From:** info@newportbanningranch.com

**Sent:** Thu 12/17/15 4:52 PM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

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Sincerely,

Chad Rufenbarger  
[Rufenbarger@hotmail.com](mailto:Rufenbarger@hotmail.com)

**From:** info@newportbanningranch.com

**Sent:** Thu 12/17/15 4:53 PM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

This letter indicates my support of Newport Banning Ranch, and requests that the Coastal Commission approves the project when it comes before you in January. The plan for Newport Banning Ranch is:

Good for the environment: "with the cleanup of the oil field, restoration of the land and removal of the fence.

Good for the region: "with an abundance of open space, parks, trails and connections to recreational areas along the Santa Ana River Corridor.

Good for the coast: "by creating access that will otherwise not exist.

Without project approval, the land will remain an unsightly oil field with no public access for many years to come. I believe the current plan represents the highest and best use for nature, wildlife and local residents for generations to come.

I urge you to support the Newport Banning Ranch plan. The good far outweighs any other option.

Sincerely,

Joel Burnstine  
[jmburnstine@roadrunner.com](mailto:jmburnstine@roadrunner.com)

**From:** info@newportbanningranch.com

**Sent:** Thu 12/17/15 5:29 PM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

This letter indicates my support of Newport Banning Ranch, and requests that the Coastal Commission approves the project when it comes before you in January. The plan for Newport Banning Ranch is:

Good for the environment: "with the cleanup of the oil field, restoration of the land and removal of the fence.

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Without project approval, the land will remain an unsightly oil field with no public access for many years to come. I believe the current plan represents the highest and best use for nature, wildlife and local residents for generations to come.

I urge you to support the Newport Banning Ranch plan. The good far outweighs any other option.

Sincerely,

Morrie Rowan  
[Merryrowan@aol.com](mailto:Merryrowan@aol.com)

**From:** info@newportbanningranch.com

**Sent:** Thu 12/17/15 6:20 PM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

This letter indicates my support of Newport Banning Ranch, and requests that the Coastal Commission approves the project when it comes before you in January. The plan for Newport Banning Ranch is:

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I urge you to support the Newport Banning Ranch plan. The good far outweighs any other option.

Sincerely,

Blanca Alonzo Townend  
[BlancaTownend@gmail.com](mailto:BlancaTownend@gmail.com)

**From:** info@newportbanningranch.com

**Sent:** Thu 12/18/15 9:53 AM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

This letter indicates my support of Newport Banning Ranch, and requests that the Coastal Commission approves the project when it comes before you in January. The plan for Newport Banning Ranch is:

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I urge you to support the Newport Banning Ranch plan. The good far outweighs any other option.

Sincerely,

David Allison  
[daveall@pacbell.net](mailto:daveall@pacbell.net)

**From:** info@newportbanningranch.com

**Sent:** Thu 12/18/15 10:11 AM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

This letter indicates my support of Newport Banning Ranch, and requests that the Coastal Commission approves the project when it comes before you in January. The plan for Newport Banning Ranch is:

Good for the environment: "with the cleanup of the oil field, restoration of the land and removal of the fence.

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I urge you to support the Newport Banning Ranch plan. The good far outweighs any other option.

Sincerely,

SCOTT DECKER  
[mrdecks@yahoo.com](mailto:mrdecks@yahoo.com)

**From:** info@newportbanningranch.com

**Sent:** Thu 12/18/15 10:53 AM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

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I urge you to support the Newport Banning Ranch plan. The good far outweighs any other option.

Sincerely,

constance esposito  
[constance@dfgnewport.com](mailto:constance@dfgnewport.com)

**From:** info@newportbanningranch.com

**Sent:** Thu 12/18/15 5:04 PM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

This letter indicates my support of Newport Banning Ranch, and requests that the Coastal Commission approves the project when it comes before you in January. The plan for Newport Banning Ranch is:

Good for the environment: "with the cleanup of the oil field, restoration of the land and removal of the fence.

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I urge you to support the Newport Banning Ranch plan. The good far outweighs any other option.

Sincerely,

GARY PHILIPS  
[mr.offers@yahoo.com](mailto:mr.offers@yahoo.com)

**From:** info@newportbanningranch.com

**Sent:** Thu 12/18/15 5:38 PM

**To:** info@newportbanningranch.com

**Priority:** Normal

**Subject:** support letter from nbr website

**Type:** Text

Dear Honorable Chairman Kinsey, Commissioners and Staff,

This letter indicates my support of Newport Banning Ranch, and requests that the Coastal Commission approves the project when it comes before you in January. The plan for Newport Banning Ranch is:

Good for the environment: "with the cleanup of the oil field, restoration of the land and removal of the fence.

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Without project approval, the land will remain an unsightly oil field with no public access for many years to come. I believe the current plan represents the highest and best use for nature, wildlife and local residents for generations to come.

I urge you to support the Newport Banning Ranch plan. The good far outweighs any other option.

Sincerely,

Linda Seaborn  
[Lds6746@yahoo.com](mailto:Lds6746@yahoo.com)

February 2, 2016

Chair Kinsey and Commissioners  
Via email:

**Re: Newport Banning Ranch**

Dear Chair Kinsey:

My graduate program in Environmental Studies in GIS at Cal State Fullerton brought me to Banning Ranch to create a field science program with Newport Banning Land Trust (NBLT). This experience has given me the opportunity to see the Banning Ranch project and the communities of future scientists who may one day also participate in field ecological studies as I do.

In addition this work experience with NBLT has also allowed me to further develop my skills as GIS analyst and create opportunities for several high schools in the area to participate in field science and learn about the ongoing restoration efforts inside the Banning Ranch area.

I've learned through this work experience with NBLT that 75 % of the land is going to be designated as open space. In time remediation of the land will bring back wildlife and natural habitat that has been gone for over 60 years. These native plants are the same plants and wildlife are the centerpiece for the students to learn about and study in the science program. Continued stewardship of this land will allow for properly funded restoration and will allow public access to a site that has been closed off to them.

The continued existence of the field science program and access for students is paramount in importance of the restoration of the Banning Ranch area. With approval of the Banning Ranch project, the property can be used to educate future scientists into the future on the importance of restoration ecology. The students that now participate in this unique program take away the ability to create a question, solve it scientifically, and present it in a poster presentation format. These skills help carry them through collegiate level studies.

Please approve the Banning Ranch project and give our young students access to a future in science.

Best regards,

Eric Ostrowski

Cc: Robyn Vettrano



## GABRIELEÑO BAND OF MISSION INDIANS - KIZH NATION

Historically known as The San Gabriel Band of Mission Indians  
recognized by the State of California as the aboriginal tribe of the Los Angeles basin

*Dear Honorable Coastal Commission Staff:*

*We would like to express the significance of the communication and cooperation that has occurred with our Tribe and the project proponents for the Newport Banning Ranch project. No time in our experience has any developer or land owner reached out to the local Tribe to discover the native concerns. NBR has agreed to preserve 80% of the project grounds as open space, and possibly more if anything significant is found in the proposed development area.*

*Disappointingly, several self-proclaimed native individuals, some of whom are not on the Native American Heritage Commission list, cannot prove their genealogy, and were not chosen for the project are now opposing the entire project and are making it difficult for the landowner. They are now upset and going against the project only because this leaves them out of a long term job for monitoring, which is their only intention in being part of this project. At the initial Tribal onsite meeting, I brought up the topic of preservation and was quickly interrupted by one of these fraudulent groups saying we don't belong there. However, all their questions and comments only pertained to monitoring and the development, not the cultural significance of the land. Andy Salas Of The Kizh-Gabrieleño & John Tommy Rosas of the TATTN are the only entities who have provided ample support in documentation and oral history of our claims to the significance of the project area. The two Gabrieleño Entities have respectfully made efforts to work along side the true Juaneño tribe as well as the project developer in order to help identify and preserve the last remaining sacred sites of our ancestors.*

*The developer and land owner understand the high significance and sensitivity of the area location and are following the important protocols as well as surveying the area to make sure nothing is desecrated or disturbed. We, the genealogical proven Native descendants, will not tolerate or allow desecration of our land by fraudulent individuals anymore. There will be no more disrespect of our land and sacred sites as they have been in the past by other developers, land owners, and these same so-called Native monitors who claim to represent our people. These individuals have desecrated many of our sacred sites such as Bolsa Chica, Playa Vista, La Plaza, and San Gabriel, along with numerous village sites around our historic tribal territory. The Newport Banning Ranch folks have gone the extra mile and are respectfully taking all the important measures to insure our needs are met to protect and preserve areas of this remaining site. If this project does not go through with this developer and the land conserved for perpetuity, who's to say that the next land owner will have the same heart and respect as the Newport Banning Ranch folks. Hopefully you can understand the importance of the good faith that has developed between the true Native Americans of the area and the NBR*

*Sincerely Chairman Andy Salas- Kizh (Keech) Gabrielreño Tribe*

*August 1, 2016*

Andrew Salas, Chairman  
Albert Perez, treasurer I

Nadine Salas, Vice-Chairman  
Martha Gonzalez Lemos, treasurer II

Christina Swindall Martinez, secretary  
Richard Gradias, Chairman of the council of Elders

PO Box 393 Covina, CA 91723

[www.gabrielenoindians@yahoo.com](mailto:www.gabrielenoindians@yahoo.com)

[gabrielenoindians@yahoo.com](mailto:gabrielenoindians@yahoo.com)

Chair Kinsey via eMail:

California Coastal Commission  
45 Fremont Street  
Suite 2000  
San Francisco, CA 94105-2219

Dear Chair Kinsey,

We are writing to support the Newport Banning Ranch project.

We are architecture students from Clemson University in South Carolina primarily in California for the Solar Decathlon competition that took place in October of this year in Irvine, California.

We were fortunate enough to share space with the Newport Banning Land Trust and while we were in residence assembling our 'house' for the competition, we learned more about Newport Banning Ranch and the wonderful proposed sustainable community paired with public access through bike and hiking trails planned for the site.

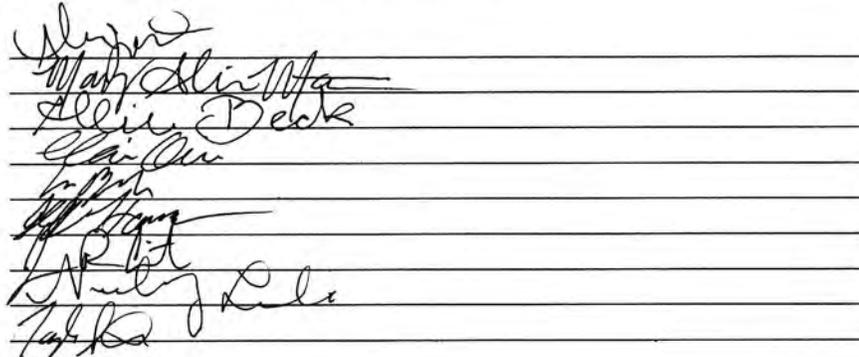
Since we will be here in California through December to continue classes we will also be working on a design proposal for trail signage, public programs and trailhead structures to be integrated into the Newport Banning Ranch and Newport Banning Land Trust partnership.

Overall, we feel connected to the Newport Banning Ranch project and are privileged to be involved in this way. We hope that you will approve the project, which will not only provide leadership for other progressive and sustainable communities in California, but also give this community access to the ecosystem via biking and hiking trails.

Sincerely,

Clemson University Graduate Architecture Students:

Alex Latham  
Alison Martin  
Allie Beck  
Clair Dias  
Eric Balogh  
Jeff Hammer  
Jon Pennington  
Neely Leslie  
Tyler Silvers



The image shows eight handwritten signatures in black ink, each written over a horizontal line. The signatures are: 1. Alex Latham, 2. Alison Martin, 3. Allie Beck, 4. Clair Dias, 5. Eric Balogh, 6. Jeff Hammer, 7. Jon Pennington, and 8. Neely Leslie. The signature for Tyler Silvers is partially obscured or illegible.

cc: Robyn Vettrano, NBLT Executive Director

**From:** [Rob Rader](#)  
**To:** [BanningRanchComments@Coastal](mailto:BanningRanchComments@Coastal)  
**Cc:** [mike@newportbanningranch.com](mailto:mike@newportbanningranch.com)  
**Subject:** I Support Banning Ranch  
**Date:** Tuesday, August 09, 2016 2:24:43 PM

---

Dear Coastal Commission -

I was born and raised in Newport Beach and am now raising my family in Costa Mesa. We use the harbor and local beaches weekly. NBR is offering the best plans for the site and their open communication is outstanding. I would like to see the process move quicker and would strongly consider living on the Banning Ranch once it is complete.

Let's create quality neighborhoods and clean up the site!

Robert Rader  
Costa Mesa Resident

Easy sign letter for residents

August 1, 2016

Honorable Coastal Commissioners and Staff  
200 Oceangate, 10th Floor  
Long Beach, CA 90802

**Subject: Newport Banning Ranch Development- SUPPORT**

Dear Honorable Coastal Commissioners and Staff,

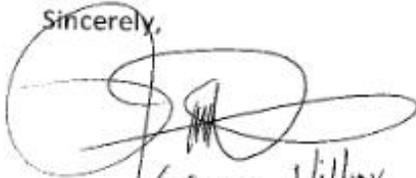
This letter indicates my support of Newport Banning Ranch, located on the coastal bluffs in the vicinity of West Newport Beach, close to where the Santa Ana River enters the Pacific Ocean. I request that the Coastal Commission approve the project when it comes before you in September.

As a resident of Orange County, I am aware of the prospective plan for Newport Banning Ranch. This project will be good for the environment with the cleanup of the oil field, restoration of the land, removal of the fence, and provide housing a hostel, and hotel. It will also benefit the region with an abundance of open space, parks, trails and connections to recreational areas along the Santa Ana River Corridor. The project is good for the coast by creating access that will otherwise not exist.

Without project approval, the land will remain an unsightly oil field with no public access for many years to come. I believe the current plan represents the best use for wildlife and local residents. We as a community have an opportunity to support the Newport Banning Ranch. This proposal that brings down the fences around a decades' old-oil-field, provides for the cleaning up of the oil field, creation of open spaces and trails, and importantly creates access that without this proposal has no real opportunity of coming to fruition.

As a local resident, I urge you to support the Newport Banning Ranch development.

Sincerely,



Name:

Conna Villar

Address:

1001 W Stevens Ave. Unit 203

City, Zip:

Santa Ana Ca 92707

**STEPHENS MIDDLE SCHOOL**

1830 West Columbia Street

Long Beach, CA, 90810

(562) 595-0841

FAX (562) 426-5631

8/21/2016

Dear Coastal Commission,

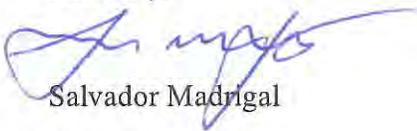
I am writing you in support of the Banning Ranch Project. I am the principal of Stephens Middle School in Long Beach and we were fortunate enough to have one of our student groups visit Banning Ranch. Our students were able to hike around the property and learn about the environment, like the differences between native and invasive plants and water conservation. I saw first-hand the excitement they had when visiting the property and the knowledge and appreciation they gained for the environment.

The Newport Banning Land Trust and the programs it offers would be of great benefit to the schools in the region, other youth groups, and the community overall. These kinds of programs are essential for the education of our children and without this project's approval I fear that we will lose an important educational ally in the Land Trust.

In addition, the open recreational spaces and hiking/biking trails will also be beneficial to the youth in the area. Areas that allow for family gatherings and safe biking/hiking trails are rare. Children need more places like these where they can learn to love the environment and everything it has to offer.

I urge you to support the project in September.

Sincerely,



Salvador Madrigal

Principal

Stephens Middle School



# TATTN

## **TONGVA ANCESTRAL TERRITORIAL TRIBAL NATION**

**A TRIBAL SOVEREIGN NATION UNDER THE UNDRIP AND AS A CALIFORNIA NATIVE AMERICAN TRIBE -VERIFIED BY NAHC - SB18-AB 52-AJR 42 RECOGNIZED BY THE STATE OF CALIFORNIA AS THE ABORIGINAL TRIBE OF THE LOS ANGELES BASIN AND ISLANDS**

John Ainsworth, Acting Executive Director  
Teresa Henry South Coast District Manage  
Sherilyn Sarb, Deputy Director  
Chair Dayna Bochco and Members of the Commission  
200 Oceangate, 10<sup>th</sup> Floor  
Long Beach, CA 90802

RE: CDP 5-15-2097 – Banning Ranch

CCC Staff and Commissioners:

My name is John Tommy Rosas – Tribal Administrator and Litigator for Tongva Ancestral Territorial Tribal Nation – TATTN. We are the lineal descendants of the TONGVA /GABRIELENO - the original tribal people for over 9000 years, with pre-existing pre-emptive aboriginal title - owners of Los Angeles/Orange County area lands – including Banning Ranch (NBR). We have worked for many years to re-establish rightful relationships with our former lands.

I ask for your to approval the Newport Banning Ranch Coastal Development Permit with the few modifications requested by the Applicant in its July 11, 2016 submittal. My reasoning and support is from my research and being on site for many days. I would like to share some of it with you.

I am very concerned about the entry road:

- It should be relocated back into the existing CalTrans excavation. Attempting to force it right next to the existing homes does three negative things: 1) it minimizes the restoration area on the bluff top to a thin strip which has less habitat value; 2) it is insensitive to the existing residents of that community; and 3) it increases grading volumes.
- Why would staff recommend the entry road be a cul-de-sac? It should go through to the affordable housing area and allow for the shuttle to service the entire community.

**JOHN TOMMY ROSAS**  
**TRIBAL ADMINISTRATOR/ TRIBAL LITIGATOR**  
**578 WASHINGTON BLVD #384 MARINA DEL REY, CA 90292**  
**310-570-6567**  
**TATTNLAW@GMAIL.COM**



# TATTN

## **TONGVA ANCESTRAL TERRITORIAL TRIBAL NATION**

**A TRIBAL SOVEREIGN NATION UNDER THE UNDRIP AND AS A CALIFORNIA NATIVE AMERICAN TRIBE -VERIFIED BY NAHC - SB18-AB 52-AJR 42 RECOGNIZED BY THE STATE OF CALIFORNIA AS THE ABORIGINAL TRIBE OF THE LOS ANGELES BASIN AND ISLANDS**

As back ground to our recent involvement in NBR, a number of Native American tribes were intrigued earlier this Spring when Acting Executive Director John Ainsworth noted to the Commission that CCC Staff needed to establish better protocols regarding interfacing with Native American tribes. He has kept his word perfectly.

In early June, Newport Banning Ranch voluntarily instituted a TRIBAL consultation similar /equivalent to the recently enacted provisions of Assembly Bill 52 – which was not in effect when the NBR EIR was certified in 2012.

Eight Tribes – more than 20 people - were invited to a Property Tour on June 10<sup>th</sup>, 2016 – hosted by Chris Yelich of NBR and Teresa Henry of your Staff. We toured the Property – identified known Native American sites – and then discussed the possibility of additional testing to ensure the known sites were protected – and the presence of any unknown sites was ruled out. It was recommended by some – and endorsed by CCC Staff that non-invasive Ground Penetrating Radar be used to more closely identify known sites boundaries – and to check the proposed development areas. The testing was completed in early August – no new sites were identified. A few anomalies were identified - which were flagged by the GPR technician.

It was decided that shovel tests pits could provide further evidence. On August 11<sup>th</sup>, 2016 – you approved a CDP for the STPs. The field work for the STPs was completed on August 21<sup>st</sup>, 2016 with the following results:

1. All the sites identified in the approved Archaeological Work and Monitoring Plan were tested.
2. No new Tribal Cultural Resources Sites were found.
3. There are No Impacts to Registered Sites.
4. Nothing of Significance was found in the July 11, 2016 Proposed Development Areas.
5. The Avoidance Measures incorporated into the Project's design eliminate impacts to Historic Properties.

During the past 75 days, TATTN has been able to work closely with NBR, and has seen their heart. They are good HONEST people – willing to collaborate with - and include us in a very positive, respectful manner.

We have reviewed the social and environmental justice provisions of the NBR plan:

**JOHN TOMMY ROSAS**  
**TRIBAL ADMINISTRATOR/ TRIBAL LITIGATOR**  
**578 WASHINGTON BLVD #384 MARINA DEL REY, CA 90292**  
**310-570-6567**  
**TATTNLAW@GMAIL.COM**



# TATTN

## **TONGVA ANCESTRAL TERRITORIAL TRIBAL NATION**

**A TRIBAL SOVEREIGN NATION UNDER THE UNDRIP AND AS A CALIFORNIA NATIVE AMERICAN TRIBE -VERIFIED BY NAHC - SB18-AB 52-AJR 42 RECOGNIZED BY THE STATE OF CALIFORNIA AS THE ABORIGINAL TRIBE OF THE LOS ANGELES BASIN AND ISLANDS**

- Habitat restoration and permanent protection
- Native American Ceremonial Sites and Educational Programs
- Affordable Overnight Lodging
- Affordable Housing
- Public Coastal Access
- Beach Shuttle

We have never worked in such a positive proactive manner with private land owners like this before. This is a highly beneficial public benefit project for all Californians and future generations.

The TATTN have a saying - TRUTH IS OUR VICTORY AND HONOR IS OUR PRIZE.

We have realized truth in our dealings with Newport Banning Ranch. They have honored us and our ancestors by stepping up where no one else has. we have a respectful and honorable relationship with the applicant and this land.

Please approve this Project with the suggested modifications. **B**ecause you are honest and see the truth of all the positive aspects of this NBR project as we have. **SO JOIN US IN THE SUPPORT AND APPROVAL OF THIS PROJECT.**

Thank you , Johntommy

/S/ JOHNTOMMY ROSAS

JOHN TOMMY ROSAS  
TRIBAL ADMINISTRATOR  
TRIBAL LITIGATOR  
TONGVA ANCESTRAL TERRITORIAL TRIBAL NATION

**JOHN TOMMY ROSAS**  
**TRIBAL ADMINISTRATOR/ TRIBAL LITIGATOR**  
**578 WASHINGTON BLVD #384 MARINA DEL REY, CA 90292**  
**310-570-6567**  
**TATTNLAW@GMAIL.COM**



TATTN



TONGVA ANCESTRAL TERRITORIAL TRIBAL NATION

A TRIBAL SOVEREIGN NATION UNDER THE UNDRIP AND AS A CALIFORNIA NATIVE AMERICAN TRIBE -  
VERIFIED BY NAHC - SB 18-AB 52-AJR 42 RECOGNIZED BY THE STATE OF CALIFORNIA AS THE  
ABORIGINAL TRIBE OF THE LOS ANGELES BASIN AND ISLANDS

Please approve this Project with the suggested modifications. Because you are honest and see the truth of all the positive aspects of this NBR project as we have. SO JOIN US IN THE SUPPORT AND APPROVAL OF THIS PROJECT.

Thank you , Johntommy

JOHN TOMMY ROSAS  
TRIBAL ADMINISTRATOR  
TRIBAL LITIGATOR  
TONGVA ANCESTRAL TERRITORIAL TRIBAL NATION

JOHN TOMMY ROSAS  
TRIBAL ADMINISTRATOR/ TRIBAL LITIGATOR  
578 WASHINGTON BLVD #384 MARINA DEL REY, CA 90292  
310-570-6587  
TATTNLAW@GMAIL.COM

**From:** [Hendon, Barbie](#)  
**To:** [BanningRanchComments@Coastal](mailto:BanningRanchComments@Coastal)  
**Cc:** [mike@newportbanningranch.com](mailto:mike@newportbanningranch.com)  
**Subject:** Support for Brooks-Street Project  
**Date:** Tuesday, August 23, 2016 4:46:19 PM

---

To whom it may concern:

I have been following this project for several months and am in complete support of the work Brooks-Street has done to accommodate all interested parties. This is going to be a wonderful addition to a blighted unusable area.

Please provide your support.

*Barbie*

Barbie Hendon  
VP, National Account Manager  
National Commercial Services  
**Commonwealth Land Title / Lawyers Title**  
4100 Newport Place Drive, Suite 120  
Newport Beach, CA 92660  
(949) 724-3161 Direct  
(949) 230-9647 Mobile  
[bhendon@cltic.com](mailto:bhendon@cltic.com)



*Issuing Policies of Commonwealth Land Title Insurance Company  
and continuing to service Lawyers Title transactions*

---

NOTICE: The information contained in this message is proprietary and/or confidential and may be privileged. If you are not the intended recipient of this communication, you are hereby notified to: (i) delete the message and all copies; (ii) do not disclose, distribute or use the message in any manner; and (iii) notify the sender immediately.

**From:** [Thomas Damiani](mailto:Thomas.Damiani)  
**To:** [BanningRanchComments@Coastal](mailto:BanningRanchComments@Coastal)  
**Cc:** [mike@newportbanningranch.com](mailto:mike@newportbanningranch.com)  
**Subject:** Letter re Newport Banning Ranch  
**Date:** Tuesday, August 23, 2016 3:11:04 PM

---

I write in support of the July 2016 development plan proposed by the current owners of Newport Banning Ranch. In this plan, 80% of the land will be dedicated open space and the entire site will be cleaned-up and remediated at no taxpayer expense, all on a defined schedule. The Newport Beach City Council approved an earlier plan in 2012 and remanded the matter to the California Coastal Commission.

The currently proposed plan has met with opposition by a well-meaning segment of the population; however these opponents have offered no viable alternative plan or schedule. The property rights that protect me and all citizens, including those opposed to the current Banning Ranch plan, also protect the property rights of current owner. To deny the current owners their property rights is to invite the future denial of the property rights of anyone.

In 2012, the Newport Beach City Council approved development plans for Newport Banning Ranch. Opponents have had at least since then to raise money to allow purchase of the land from the current owner, however I am not aware that they have raised adequate funds to support a viable purchase offer, much less the significant funds adequate to clean-up and remediate the site.

Without California Coastal Commission approval of the generous plan offered by the current owners, it is likely that the Newport Banning Ranch will remain an oilfield closed to the public for the foreseeable future. I have toured this gem of potentially publicly accessible space and am anxious for the day when it is cleaned up and opened to the public.

I urge the Commission to approve the current plan

--

Tom Damiani  
Newport Beach, CA 92660  
949-548-1971 (Office)  
949-233-1721 (Mobile)

August 22, 2016

Chair Steve Kinsey  
Vice Chair Dayna Bochco  
California Coastal Commission  
45 Fremont Street, Suite 2000  
San Francisco, CA 94105-2219

**Re: Newport Banning Land Trust**

Dear Chair Kinsey and Vice Chair Bochco:

Over the past several years I have served as an advisor to the Newport Banning Land Trust. During this formative period, the land trust has been recognized by the Internal Revenue Service as a charitable entity, and has successfully launched a number of community-based restoration and education programs on the Newport Banning Ranch with students from surrounding communities.

The Newport Banning Land Trust has set its sights on eventual full membership in the California Council of Land Trusts and accreditation by the Land Trust Alliance, and the board and staff have demonstrated a commitment to taking the important steps to achieving that status and operating by the land trust community's highest standards.

When a land trust is established with the support of a project developer or as the result of a development agreement, the land trust must demonstrate its independence, commitment to the public interest, and passion for its mission. As the founding board chair of the Tejon Ranch Conservancy, I have participated in the formation and growth of a land trust that was formed in partnership with the landowner. There are a number of lessons that I would highlight.

First, a majority of the board must be independent. While the Tejon Ranch Conservancy was formed in cooperation with the landowner through a carefully negotiated agreement, a key element was that the majority of the board was independent of the landowner and development partners though they participated on the board. The public must be confident that the land trust's board and staff are making decisions that are not guided by private interests. In addition, there must be a strong conflict of interest policy that ensures that the land trust will always live up to its mission and protects the public interest and defends the integrity of the conservation lands. It is recommended that the Newport Banning Land Trust board work with the Newport Banning Ranch LLC to achieve board independence as an

important step in receiving a permit from the California Coastal Commission. NBLT staff has worked with their counsel on a strategy for achieving independence.

Second, the land trust must have the staff leadership and resources necessary to manage the lands and other programs. In order to carry out its mission, land trust who are managing lands must have the in-house science capacity or the ability to contract with expertise that will help guide the long-term management of conserved lands and put in place monitoring that will guide future management and provide a basis for adapting land management on a long-term basis. The conditions of independence and resources helps ensure that the land trust will also take action to protect the public interest should there be a violation of a conservation easement or the conditions that were adopted in order to protect the conserved land's integrity. The Newport Banning Land Trust anticipates that the level and sources of funding for long-term management, monitoring, public access and any other activities will be secured by the Project approval and will be further refined in a negotiation involving the NRB LLC, California Coastal Commission and other regulatory agencies, and an independent land trust board.

Third, the land trust must adopt and maintain the land trust community's highest policies and procedures in order to ensure that its practices as a land trust are open, transparent and accountable to the public interest. The Newport Banning Land Trust board has adopted the Land Trust Alliance's policies and procedures recommended for land trust, and has expressed a commitment to maintain those policies and procedures, and updating them based on what the Land Trust Alliance identifies as best practices.

The Newport Banning Land Trust has taken important steps in preparation for assuming a role of the conservation partner working with the California Coastal Commission, the Newport Banning Ranch LLC, and numerous other agencies, local jurisdictions, organizations and members of the public. With careful consideration and implementation of the three broad parameters outlined above, the land trust will be well positioned to make the transition to an independent, long-term steward and manager of public access on this degraded property that has tremendous potential as an incredible coastal natural and open space preserve.

Sincerely,



Graham Chisholm

CC: Jack Ainsworth, CCC  
Sherilyn Sarb, CCC

Honorable Coastal Commissioners and Staff  
200 OceanGate, 10th Floor  
Long Beach, CA 90802

**Subject: Newport Banning Ranch Development– SUPPORT**

Dear Honorable Coastal Commissioners and Staff,

I am writing this letter in support of the Banning Ranch Development Plan. The project will clean up the oil field, restore the land, and provide housing and commercial space. The plan will also create open space, provide biking/hiking trails, and connect to the trails along the Santa Ana River.

While there has been considerable community interest in completing the connection between adjacent public open spaces and the coast, this is the first and only credible effort to do so. The trade-off between allowing development on a small fraction of the property in exchange for public access to the majority of area seems perfectly reasonable.

I have served on the Newport Banning Land Trust (NBLT) voluntary advisory committee in the areas of bicycle and pedestrian access, safety, and coordination with existing facilities such as the Santa Ana River Trail and other points of public access. The open space area can serve as both a destination and a connector, providing access into and through the area, with due consideration for the adjacent residents. Developing trails in a responsible, environmentally sensitive manner is an important component to the success of the open space preserve.

My experience in this area includes over 50 years of active bicycling, including 3 years as the Ride Coordinator for the Bicycle Club of Irvine. The Bicycle Club of Irvine is a recreational and social cycling club for men and women of all ages and skill levels. The seven miles of trails included in the Banning Ranch Plan that connect to the Santa Ana River Trail, resulting in 28 miles of biking trails combined, provides the biking community with a fun and safe option for biking in Orange County. Many cyclists also enjoy hiking, especially with their children, so this project will appeal to a wide audience.

In addition, I have been a member of the Surfrider Foundation for a number of years and served as the coordinator of the Teach & Test program of water quality testing by local high schools.

I look forward to working with the NBLT team to develop the open space in a sensitive, responsible manner that enhances the project by providing needed public access to open, natural areas for recreation.

I urge the commission support the Newport Banning Ranch development.

Sincerely,

Doug Peterson

**From:** [Ridgeway Development](#)  
**To:** [BanningRanchComments@Coastal](#)  
**Cc:** [mike@newportbanningranch.com](#)  
**Subject:** Banning Ranch Support  
**Date:** Tuesday, August 02, 2016 3:18:58 PM

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To whom it may concern:

Please support the Banning Ranch project for the following reasons:

1. It is a responsible use of the land since out of 401 acres, 320 will be open space and public parks at no cost to the taxpayers.
2. The existing oil field will be cleaned, restored and the land open to the public for this and future generations to enjoy now.
3. Restoration of fragmented and degraded vegetation will occur and be preserved forever.
4. Over 7 miles of trails will be created connecting the Santa Ana River Trail and the California Coastal Trail to the beach.

One of the Coastal Acts main concerns is providing public access to the beach. The Banning Ranch Project provides for a feasible, fiscally responsible solution to everyone concerned and it will be completed in the foreseeable future. Please support this project.

Tod W. Ridgeway  
(949) 723-5854 cell (949) 422-3932

**From:** [stephen Brown](#)  
**To:** [BanningRanchComments@Coastal](mailto:BanningRanchComments@Coastal)  
**Cc:** [Newport Banning Ranch Mike Mohler](#); [debra\\_broadbent@kingston.com](mailto:debra_broadbent@kingston.com)  
**Subject:** Banning Ranch improvements  
**Date:** Tuesday, August 02, 2016 4:02:39 PM

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I have lived at the end of 19th Street since 2002: and I believe what the developers want to do will improve the entire area in a way that benefits all interests, and that it will augment what has already been done with the nature preserve (County) and Costa Mesa's Canyon Park -- all with genuine beneficial uses and minimal invasiveness as far as the ecosystem is concerned. The Great Egrets come into our meadow at Newport Terrace on a regular basis to hunt lizards and other small game, we have a permanent Red Shouldered nest site in our Eucalyptus trees, as well as routine Owl nesting on an annual basis, some right above my condominium, not to mention dove, blue bird, House Wren, and sparrow nests scattered throughout. We see snakes, like the California King and Gopher, and the Coyotes pass through on a routine basis.

Many in the area have dogs that thrive in such a lively environment; and periodically, we are invaded by bird-watchers who have told me our area is unique. The nature preserve across the street was the site of the spotting of the federally-placed American Eagle that flew in to the mainland from Catalina some years ago. Our environment was the one he picked, no doubt because of the huge trees that are available. We are also attractive to Monarch butterflies, and I see much bee activity because of the plants our complex has planted in the meadow.

All-in-all, the area does great with the balance of development, nature enhancement and preservation, as well as the ability for man and beast to adapt and coexist -- and all love the beach. The Banning Ranch project will make beach access safer and more convenient for everyone in the area, while keeping that end of the Bolsa Chica safe and secure, and more accessible in a mutually beneficial way.

Sincerely,

Stephen Brown  
Newport Terrace resident

Honorable Coastal Commissioners and Staff  
200 Oceangate, 10th Floor  
Long Beach, CA 90802

**Subject: Newport Banning Ranch Development– SUPPORT**

Dear California Coastal Commission,

We are writing you to show our support for the Banning Ranch Development Project and encourage you to pass the project. We are residents of Orange County for many years, and we are aware of the benefits of the Banning Ranch project. Allowing the development of Banning Ranch will bring many benefits to Orange County, specifically Huntington Beach, Newport Beach and Costa Mesa. To name a few, the benefits include affordable housing and more commercial space. Allowing this project promotes growth in our neighborhood. In addition, the hostel that is proposed by the Banning Ranch developers will allow families an opportunity to experience beautiful Orange County.

In addition to the real estate and commercial development that Banning Ranch offers, it will also allow for new hiking and biking trails, beach access, and refined natural wildlife areas. We support the Banning Ranch project removing the fence from blocking access but more importantly we support the cleanup of the oil drilling site.

As residents of Orange County we urge you to pass the Banning Ranch project and allow our neighborhood to grow and succeed.

**SIGNATURES ON NEXT PAGE**

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Name: Cheryl Lancaster  
Address: 1118 W Sierra Dr  
City, Zip: Santa Ana CA 92707



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Name: Rawabi Hakami  
Address: 32135 Santa St, Santa Ana  
City, Zip: 92704



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Name: Dennis Rabbon  
Address: 3714 S. Ross St.  
City, Zip: Santa Ana, CA, 92707

may want to attend commission  
meeting



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Name: Samantha Garetin  
Address: 22 Creek Road Apt #21, Irvine, CA 92604  
City, Zip:



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Name: Michael Corvera  
Address:  
City, Zip: 5875 Western Ave 92621



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Name: Guillermo Machiner  
Address:  
City, Zip: Santa Ana, 92707



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Name: Cristal Arenalo  
Address:  
City, Zip: Santa Ana, 92707



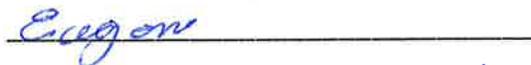
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Name: Elpidia Hernandez  
Address:  
City, Zip: Costa Mesa 92626



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Name: Eugenio  
Address: 530 W Wilcox Apt 50  
City, Zip: Costa Mesa

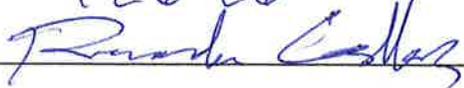


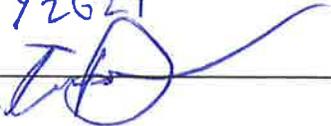
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Name: Enrique Juan  
Address: 2530 San Gabriel Way Unit 242  
City, Zip: Corona, CA.



Name: Chosun Althami  
Address: 11208 Ansel  
City, Zip Code 92618  
Signature: 

Name: Randa Casillas  
Address: 2539 Santa Catalina Dr  
City, Zip Code 92626  
Signature: 

Name: Tim Duncan  
Address: 1580 San Bernardino Pl  
City, Zip Code 92627  
Signature: 

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City, Zip Code \_\_\_\_\_  
Signature: \_\_\_\_\_

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City, Zip Code \_\_\_\_\_  
Signature: \_\_\_\_\_

Lina Cano  
1010 W MacArthur Blvd, Apt 65  
Santa Ana, CA 92707

Dear Coastal Commission

I am writing this letter in support of the Newport Banning Ranch Development. I understand that the opposition would like to clean-up the property and keep the full 400 acres free of development, but that plan just does not seem feasible. In addition, the Land Trust and their programs are already having a positive impact on our schools and children and if approved will continue to do so.

Firstly, taxpayers would be responsible for the costs of acquiring the property, its clean-up, and eventual maintenance. Here we have a plan that will not use any tax-payer money and still maintain 80 percent of the property for public recreational area.

The Land Trust which will eventually be in charge of maintaining the public areas has already made great strides with the community. They continuously open up the space for children to come and learn about the environment. The trust and these type of programs will be of great benefit to the area and not cost the taxpayers a dime.

I understand the beauty behind the idea of acquiring the land and keeping the property from being developed, but how is that really feasible? When will that happen? At what cost to the taxpayers? This plan makes the most sense for everyone. One should not let the perfect be the enemy of the good.

I sincerely hope you support the Banning Ranch project.

Sincerely,



8.16.16

# James W. Sutherland

774 N. Victoria Drive  
Orange, CA 92867  
Phone: 714-723-8431  
E-Mail: jameswsutherland@yahoo.com

August 16, 2016

Dear Coastal Commissioners,

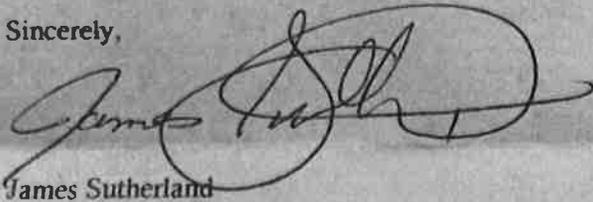
I am a resident of the of Orange County and I have learned that this field is currently acres of oil fields and has been for many years. As a local resident, I encourage the Coastal Commission to allow Banning Ranch to be passed so that it can be changed back to its natural form. I support changing much of Banning Ranch from oil fields to hiking trails, biking trails, and shopping centers. My friends, family and myself would all love a new area to hike, bike and shop.

The current Banning Ranch is blocking access to the beach with fencing, and it forces me to go to the other cities to get to the beach. Passing the Banning Ranch project would allow my family and I to easily access the beach.

I also support Banning Ranch because of the access it will provide along the Santa Ana river. The Banning ranch project would bring 28 miles of hiking and biking trails that connect cities along the river. This would give me an opportunity to be able to go on biking trips.

I hope that you will truly consider passing the Banning Ranch project. Many of my friends and family support the project as well. Thank you.

Sincerely,



James Sutherland

August 1, 2016

Honorable Coastal Commissioners and Staff  
200 Oceangate, 10th Floor  
Long Beach, CA 90802

**Subject: Newport Banning Ranch Development– SUPPORT**

Dear Honorable Coastal Commissioners and Staff,

This letter indicates my support of Newport Banning Ranch, located on the coastal bluffs in the vicinity of West Newport Beach, close to where the Santa Ana River enters the Pacific Ocean. I request that the Coastal Commission approve the project when it comes before you in September.

As a resident of Orange County, I am aware of the prospective plan for Newport Banning Ranch. This project will be good for the environment with the cleanup of the oil field, restoration of the land, removal of the fence, and provide housing a hostel, and hotel. It will also benefit the region with an abundance of open space, parks, trails and connections to recreational areas along the Santa Ana River Corridor. The project is good for the coast by creating access that will otherwise not exist.

Without project approval, the land will remain an unsightly oil field with no public access for many years to come. I believe the current plan represents the best use for wildlife and local residents. We as a community have an opportunity to support the Newport Banning Ranch. This proposal that brings down the fences around a decades' old-oil-field, provides for the cleaning up of the oil field, creation of open spaces and trails, and importantly creates access that without this proposal has no real opportunity of coming to fruition.

As a local resident, I urge you to support the Newport Banning Ranch development.

Sincerely,



Name: RONALD C. SIECKRE  
Address: 23 SILVERO, RANCHO SANTA MARGARITA, CA 92688  
City, Zip:

**From:** [Robyn Vettrano](#)  
**To:** [BanningRanchComments@Coastal](#)  
**Cc:** [Mike Mohler](#), [Newport Banning Ranch](#); [Kate Klimow](#); [George Basye](#); [Neil Brandom](#); [Philip Bettencourt](#); [Stephanie Margaia](#)  
**Subject:** Banning Ranch Support Letters  
**Date:** Thursday, August 18, 2016 5:00:34 PM

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The letters reference below can be found in this link:

<https://www.dropbox.com/sh/utah196bjfgtu22/AAAI39bXJWG0lr2NxooLEDWIa?dl=0>

August 18, 2016

Chair Kinsey:  
California Coastal Commission  
45 Fremont Street, Suite 2000  
San Francisco, CA 94105-2219

**Re: Newport Banning Ranch**

Dear Chair Kinsey:

I am writing to note the submittal of several important letters in support of Newport Banning Land Trust (NBLT).

Community members and students involved in our exceptional programs have written to show their support of NBLT's existing educational programs and community partnerships. In addition, our Finance Committee has submitted details on the organization's mission and governance. Each of these individuals supports NBLT's continued care for public interest and stewardship of the natural open space at Newport Banning Ranch.

Below is reference to the letters submitted into the record:

<!--[if !supportLists]--> <!--[endif]-->Costa Mesa Parks and Recreation  
Commissioner  
<!--[if !supportLists]--> <!--[endif]-->Cal State Fullerton Student  
<!--[if !supportLists]--> <!--[endif]-->UC Berkeley Student  
<!--[if !supportLists]--> <!--[endif]-->Advisor to Newport Banning Land Trust  
<!--[if !supportLists]--> <!--[endif]-->NBLT Finance Committee Member

The proposal to clean, restore and open Banning Ranch is our best opportunity to save this rich habitat and teach community members about the coastline and its history for generations to come. Let's not miss this incredible opportunity.

Sincerely,

Robyn Vettrano  
Executive Director, Newport Banning Land Trust  
[robyn@newportbanninglandtrust.org](mailto:robyn@newportbanninglandtrust.org)

Cc: Board of Directors

**From:** [Robyn Vettrains](#)  
**To:** [BanningRanchComments@Coastal](#)  
**Cc:** [Mike Mohler, Newport Banning Ranch](#)  
**Subject:** Banning Ranch Support Letters  
**Date:** Thursday, August 18, 2016 11:30:46 AM

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At the Newport Banning Land Trust, we are committed to providing opportunities for students in field research, stewardship and land management, promoting conservation career paths for students. These opportunities will continue to be available with the proposed Newport Banning Ranch project approval. Here is a link to some letters from our student participants in our Field Research Program.

<https://www.dropbox.com/sh/siqu0hn8ib5ovi9/AABWfEv1wQ2ITi7YVM89eGWaa?dl=0>

Sincerely,

Robyn Vettrains, Executive Director  
Newport Banning Land Trust  
[www.newportbanninglandtrust.org](http://www.newportbanninglandtrust.org)  
p. 949.683.4645



Kate Klimow, President  
George Basye, Chairman  
Philip Bettencourt, Secretary  
Neil Brandom, Treasurer  
Stephanie Margaia, Board Member  
Robyn Vettraino, Executive Director

August 18, 2016

Chair Kinsey:  
California Coastal Commission  
45 Fremont Street, Suite 2000  
San Francisco, CA 94105-2219

**Re: Newport Banning Ranch**

Dear Chair Kinsey:

I am writing to note the submittal of several important letters in support of Newport Banning Land Trust (NBLT).

Community members and students involved in our exceptional programs have written to show their support of NBLT's existing educational programs and community partnerships. In addition, our Finance Committee has submitted details on the organization's mission and governance. Each of these individuals supports NBLT's continued care for public interest and stewardship of the natural open space at Newport Banning Ranch.

Below is reference to the letters submitted into the record:

- Costa Mesa Parks and Recreation Commissioner
- Cal State Fullerton Student
- UC Berkeley Student
- Advisor to Newport Banning Land Trust
- NBLT Finance Committee Member

The proposal to clean, restore and open Banning Ranch is our best opportunity to save this rich habitat and teach community members about the coastline and its history for generations to come. Let's not miss this incredible opportunity.

Sincerely,

A handwritten signature in black ink that reads "Robyn Vettraino".

Robyn Vettraino  
Executive Director, Newport Banning Land Trust  
robyn@newportbanninglandtrust.org

Cc: Board of Directors



21 April 2016

California Coastal Commission  
45 Fremont Street  
Suite 2000  
San Francisco, CA 94105

RE: Newport Banning Ranch Proposed Development

Dear Chairman Kinsey, Vice Chair Bochco and Commissioners:

As a current member and former Chair of the Costa Mesa Parks and Recreation Commission, as well as a member of the Newport Banning Land Trust Advisory Committee, I want to express to you my unconditional support of the proposed modified Newport Banning Ranch development plan that you will be considering at your May 11, 2016 meeting.

To understand the importance of this thoughtful, balanced and collaborative development proposal, I think it is necessary to acknowledge two fundamental truths:

- The Banning Ranch property is a remarkable and environmentally rich coastal landscape home to an extraordinarily complex ecosystem that must be restored, enhanced, maintained and preserved in perpetuity.
- The public must be given access to this exceptional land. Far too many generations haven't been denied the opportunity to see, hear, touch and smell the great orchestra that Nature has created on this territory.

But neither of these truths can truly be realized without the Newport Banning Ranch proposal.

I am convinced that in this instance you have an applicant – the landowner – whose commitment to this land is weighted far more to the stewardship of the Banning Ranch environment and the public's access to it than it is to their fundamental property rights and economic interest in developing a small, degraded, industrialized portion of the site.

This is clearly evidenced not only by the applicant's original proposal, but even more so in their modified plan born from their willingness to receive and respond to public input and the thoughtful direction provided by the commission and commission staff.

Here's the reality: Realizing the protection of and public access to Banning Ranch is an enormously expensive undertaking that *requires* the implementation of the development proposal if it is to occur.

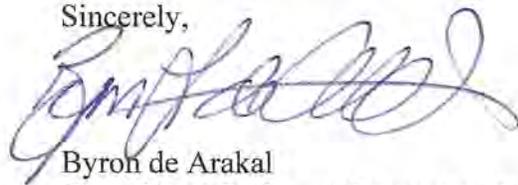
We cannot hope to restore and protect the sensitive environment of the Banning Ranch land and – equally important – establish the public's access to it if we insist on denying the landowner's economic interest to implement its measured, limited, thoughtful development plan.

I'm sure members of the public remind you often (not that you need it) of the commission's charge: To protect and enhance California's coast and ocean for present and future generations. One of the ways you do that is through careful planning and regulation of environmentally sustainable development.

In the case of Banning Ranch, the proposal before you meets both tenets of your mission.

Too many generations have been denied the opportunity to experience this incredible territory. Let's not perpetuate that unfortunate history.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Byron de Arakal', written in a cursive style.

Byron de Arakal  
Costa Mesa Parks and Recreation Commissioner  
Newport Banning Land Trust Advisory Committee

August 16, 2016

Chair Kinsey

California Coastal Commission

45 Fremont Street, Suite 2000

San Francisco, CA 94105-2219

Re: Newport Banning Ranch

Dear Chair Kinsey,

I am writing to support the approval of the Newport Banning Ranch Project. My name is Alice Wu and I am a senior at Huntington Beach High School. Last year, I had the pleasure of taking the AP Environmental Science course and participated in a field research program at Newport Banning Ranch.

Every month for an entire school year, my group and I would go out into the fields and collect data of invasive and native species that existed in the area. With numerous hours I have spent on this project, I can proudly say that I have gained a significant amount of knowledge on analysis, field research, organization, the environment, and so much more. I truly believe that future students should have access to this program and without the restoration and preservation of this land, it will be fundamentally more difficult to achieve in the future.

Allowing students to expand their horizons and broaden their perspective on the world around us ~~is~~ is one of the key factors of this project. Currently, Banning Ranch is a brownfield and is covered with oil riggers, scrap metal, and leftover concrete. Although, we were able to collect data in the fields, it was still saddening to see a valuable piece of land corrupted with pollution. There is a remarkable amount of potential in this land for educational and recreational purposes that cannot go to waste. What Newport Banning Ranch is planning on achieving

will greatly benefit a great deal of people, from a group of high school students discovering their love for nature to an elderly couple taking a healthy, morning hike. I believe there is no better option than the Newport Banning Ranch Project. Thank you.

Sincerely,

Alice Wu

Alice Wu

August 18, 2016

California Coastal Commission

45 Fremont Street

Suite 2000

San Francisco, CA 94105-2219

Attention: Chair Steve Kinsey and Commission Members

Dear Chair Kinsey and Commissioners,

I was introduced to the Newport Banning Land Trust two years ago when I was a junior at Costa Mesa High School. The Land Trust had initiated a field science program with the school's Environmental Marine Academy, of which I was a member and then became president of it in my senior year. As president of the EMA I had the opportunity to learn more about the Land Trust and became an intern working with the Executive Director Robyn Vettraino. I continue to work as an intern with Robyn and learn about the environment on Banning Ranch and also assist with outreach in the community.

Now, I'm enrolled at Cal State Fullerton and considering an environmental career. Learning about the environment and science aspects of the Banning Ranch, which is very near where I live, had a great impact on my decisions related to my course study. Without the programs that the Newport Banning Land Trust provides, the students in the area would not have this opportunity nor would they have any access to Banning Ranch and its native environment.

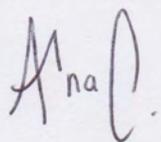
I want to continue to work with the Land Trust as an intern and volunteer in the future and look forward to their stewardship of Banning Ranch with your approval of the project.

Many of my neighbors, friends and family who live in this area support the Banning Ranch project and are looking forward to the access they will have to the open space, trails and direct route to the ocean.

Please approve Newport Banning Ranch and give our community access to this property in its future state.

Sincerely,

Ana Castaneda

A handwritten signature in black ink that reads "Ana Castaneda". The signature is written in a cursive style with a large, stylized initial "A" and a distinct "C" at the end.

August 16 2016

Chair Kinsey:  
California Coastal Commission  
45 Fremont Street Suite 2000  
San Francisco CA 94105-2219

RE: Newport Banning Ranch

Dear Chair Kinsey:

I am writing to support the approval of the Newport Banning Ranch project. I am a recent graduate from Huntington Beach Highschool who participated in the AP Environmental Science class. In our AP Environmental science class we participated in a field research project where we partnered with Newport Banning Land Trust. Newport Banning Land Trust gave us a facinating and wonderful opportunity to attain experiance in the field research of native and non-native speciation. We researched and analyzed our findings about our original hypothesis and presented our final conclusions to our peers, parents, and teachers. Newport Banning Land Trust was an essential part to my learning and for my growing interest in Environmental science. I am confident that Newport Banning Land Trust will continue to to inspire and contribute greatly to the growth of student's curiosity in the field of science for generations to come. The opportunity that Newport Banning Land Trust provides to young students is enriching, and unique.

Newport Banning Land Trust gave me another rare opportunity to be a summer intern with their program. As an intern for their organization I have attained various life skills and broadened my knowledge in the field of Environmental science. I have along with my fellow interns  
other

planned and given site tours, attended the Coastal Resiliency Conference regarding climate change, learned the process of getting projects passed, gone door to door explaining the project of Newport Banning Land Trust, and learned the importance of preserving our environment. The Newport Banning Ranch project will greatly contribute to the community as a whole, whether it be educational advancements for young aspiring students or for community members to come and enjoy what nature has to offer. With this I **URGE** you to pass and approve the Newport Banning Ranch project.

Sincerely,

Caitlyn Nojiri

Caitlyn Nojiri  
Intern, Newport Banning Land Trust

August 16, 2016

Chair Kinsey:  
California Coastal Commission  
45 Fremont Street, Suite 2000  
San Francisco, CA 94105-2219

**Re: Newport Banning Ranch**

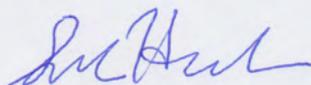
Dear Chair Kinsey:

I am writing to support the approval of the Newport Banning Ranch development and restoration project. As part of the curriculum of my AP Environmental Science class at Huntington Beach High School, I was required to complete a field research project. I completed mine with Newport Banning Land Trust and was able to create a unique hypothesis and conduct an experiment, which in my case involved looking at the growth of native versus invasive plant species in an active restoration area compared to an area that was previously disturbed. This allowed me to fully understand the scientific process, learn to identify different plant species, and observe potential environmental influences. The project also culminated in a poster presentation where my group displayed our work to members of the community. This citizen science program was a very valuable experience, especially for students, like me, who want to pursue a career in science. The Newport Banning Ranch project will allow for the program to be improved and students to continue to evaluate and analyze meaningful data.

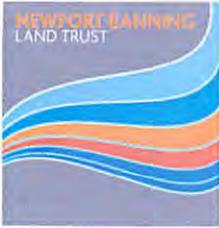
After completing my field research project, I became a summer intern at Newport Banning Land Trust and have worked on various tasks for the organization. I updated the field research manual for the citizen science program, which will further the educational programs for students and also allowed me to learn more about the site and the different plant species. Additionally, I am responsible for tending to the native plant nursery in which native species are grown, so they can be later transplanted to the site as part of the restoration goal. The other interns and I even organized a walking tour on the site to educate the public about vernal pools, the restoration plan, and the various species that inhabit the area.

As a brownfield, the site does not benefit the environment, which is why the consolidation of the oil operation is favorable. Opening the land to the public is an advantageous recreation opportunity and will allow the public to be a part of nature and its restoration. Cleaning, restoring, and opening Newport Banning Ranch will provide a multitude of benefits including education, community involvement, recreation, and restoration. Nature is meant to be both preserved and enjoyed; this project will support both.

Sincerely,



Sarah Heesacker  
Intern, Newport Banning Land Trust



*Kate Klimow, President*  
*George Basye, Chairman*  
*Philip Bettencourt, Secretary*  
*Neil Brandom, Treasurer*  
*Stephanie Margaia, Board Member*  
*Robyn Vettrainso, Executive Director*

August 17, 2016

Chair Steve Kinsey  
Vice Chair Dayna Bochco:  
California Coastal Commission  
45 Fremont Street, Suite 2000  
San Francisco, CA 94105-2219

**Re: Newport Banning Ranch**

Dear Chair Kinsey and Vice Chair Bochco:

In anticipation of the upcoming Public Hearing, I am writing to provide background on the mission, structure and financial oversight of Newport Banning Land Trust (NBLT).

NBLT's mission is to steward the natural open space at Newport Banning Ranch for the benefit of native species and for enjoyment by the public. Since 2014, I have served on NBLT's Finance Committee, leveraging my nearly twenty years of experience in diverse financial functions including accounting, controllership, investor relations, financial analysis and CFO consulting.

As a 501(c)3 non-profit and member organization of the Land Trust Alliance, NBLT follows the ethical and technical guidelines laid out in the Land Trust Standards and Practices. Specifically, its activities are overseen by a qualified Board of Directors with a firm commitment to advancing NBLT's mission and upholding the public trust.

In April 2014, the Newport Banning Land Trust established a Finance Committee, of which I am a member, reporting to the Board of Directors. The Finance Committee oversees NBLT's financial and investment management, asset management, and risk management. Its five members have broad based experience in both for profit and non-profit finances and meet quarterly to review NBLT's financial operations. The Finance Committee may also make recommendations on financial policies and procedures to ensure that the NBLT is in compliance with all 501(c)3 standards and satisfies the guidelines laid out by the Land Trust Alliance.

As its records indicate, NBLT has established itself as a compliant, ethical, and efficacious organization making meaningful strides to realize its mission. The Finance Committee members, along with the NBLT Board of Directors, look forward to amplifying the impact of this important organization's work with the passage of the Newport Banning Ranch proposal.

Sincerely,

A handwritten signature in black ink, appearing to read "Ken LaCroix", written over a light blue horizontal line.

Ken LaCroix,  
NBLT Finance Committee, Newport Banning Land Trust  
Cc: NBLT Board of Directors , NBLT Finance Committee

[www.newportbanninglandtrust.org](http://www.newportbanninglandtrust.org)

**From:** [Larry Tenney](#)  
**To:** [BanningRanchComments@Coastal](mailto:BanningRanchComments@Coastal)  
**Cc:** [Mike Mohler, Newport Banning Ranch](#)  
**Subject:** Support for Plans at Banning Ranch  
**Date:** Wednesday, August 17, 2016 12:27:46 PM

---

Dear Commission:

Enough is enough! For more than a decade, the property owners/proposed developers of Newport Banning Ranch have been trying to get plans approved that would clean up the generations old oil field, deed most of the land over for the public good, and open up that resource to the public for generations to come.

Your role is to preserve and protect our precious costal resources and ensure public access to those resources. The plan you have been considering achieves those objectives and at no cost to taxpayers.

The time has come for you to complete negotiations on a win:win consensus for all those involved, get that property cleaned up and restored as soon as possible and ensure that me, my neighbors and all who live or visit California can experience this treasure.

The only people benefiting from this property now are the oil company and the handful of NIMBY people who live adjacent to the property.

Following the last public hearing on this project, we are confident you will agree and approve the plans.

Larry Tenney  
Huntington Beach, CA  
714.381.9129  
Sent from my iPad

**From:** [Gloria Broming](#)  
**To:** [BanningRanchComments@Coastal](mailto:BanningRanchComments@Coastal)  
**Cc:** [mike@newportbanningranch.com](mailto:mike@newportbanningranch.com)  
**Subject:** Please Vote In Favor for Newport Banning Ranch!  
**Date:** Wednesday, August 17, 2016 9:04:39 AM

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Dear Coastal Commissioners,

My name is Gloria Broming and I am writing to you to ask that you please vote to approve Newport Banning Ranch. This property has been off limits to the public for 75 years, and utilized for oil industry purposes. The industrial brownfield site needs to be cleaned/remediated and approved for community and visitor-serving residential uses that would be open to the public.

I have lived in Orange County for 51 years, and the last 27 years in Laguna Beach. There are two projects that come to mind that many opposed: El Morro and Treasure Island. Both properties were gated and enjoyed by a few and not open to the public for decades. As commissioners you know the details, and if not please review the Coastal Commission files. Fast forward years later (after years of meetings and studies and reports to gain approval) the project are up and running. Here is a snippet how they fit in to the community and the access they offer from day one and to this day:

What a difference it has made for visitors and the surrounding communities! These two places were restored and/or beautified with amenities of art, park settings, residential and/or hospitality uses. Our go to spots to take visiting guests are Montage, and El Morro State Park, great place to see whales, have a picnic, lunch at a restaurant, to meet interesting people from all over the world Turkey, England, other States Tennessee, Arizona, Ohio (met a gal seeing the ocean for the first time) or from around the corner such as Santa Ana, Corona, Brea, and San Clemente. Friends in our neighborhood meet there quarterly for a pot luck picnics. They are places to celebrate, to break bread and make new friends and deepen existing friendships. They are places offering health benefits exercise, swimming, surfing, yoga, meditation, I have attended educational/tours to learn about geography, marine science, and ornithology. These are places that have seen proposals, engagement and Quinceanara pictures, family portraits, weddings, and memorials. Places that experience Life by the many not the few.

These two places which were locked up and gated for use by the minority are now open to all! They were developed tastefully, some having historic structures preserved and now utilized for affordable stays, others offering large expansive parks at the cliff line with direct access to the beach, which now millions (over the years) of people can experience, explore, just sit back and take in.

I believe the Coastal Commission job and mission is to open the coastline to the public, to provide access to the public on coastal properties. You have this great opportunity with Newport Banning Ranch to do just that: 1. Clean up the environment 2. Provide public access to the majority, to all. Please do so for the public benefit.

I ask that each of you vote for what the people deserve "public access" to the Coast.

Thank you.

Gloria Broming  
[gbroming@gmail.com](mailto:gbroming@gmail.com)  
949-683-7848

**From:** [Kristi Oates](#)  
**To:** [BanningRanchComments@Coastal](#)  
**Cc:** [mike@newportbanningranch.com](#)  
**Subject:** HB Resident Support of NBR  
**Date:** Wednesday, August 17, 2016 10:45:33 AM  
**Attachments:** [scanner@squarmilner.com\\_20160817\\_092425.pdf](#)

---

Hello:

I am writing again to urge the commission to please allow NBR to clean up the eyesore that is unusable and unsafe for our residents and create a sustainable open space for our community to enjoy.

Respectfully,

Kristi D. Oates  
South Huntington Beach Resident

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Chair Kinsey:  
California Coastal Commission  
45 Fremont Street, Suite 2000  
San Francisco, CA 94105-2219

**Re: Newport Banning Ranch**

Dear Chair Kinsey:

I am writing to support the Banning Ranch Project.

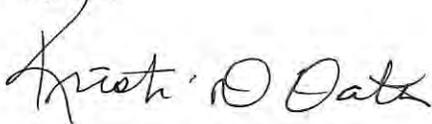
As a South Huntington Beach long-time resident, I greatly value the area's outstanding climate, ample opportunities for outdoor activities, and easy access to the coast. These amenities are a large part of what make Southern California a truly exceptional place to live.

Today, Newport Banning Ranch is an eyesore and a barrier between Costa Mesa residents and the coast. I would be thrilled to see it cleaned up and opened to the public and would make frequent use of the proposed hiking and biking trails.

The Banning Ranch project will convert 80% of this site into open space. That's 300 acres of clean, restored habitat for indigenous plants and wildlife, outdoor activities and educational programs for our kids.

I hope you will support this once in a lifetime opportunity to clean-up and improve our community.

Regards,

A handwritten signature in black ink that reads "Kristin O. Oate". The signature is written in a cursive style with a large initial 'K'.

**From:** [Cate](#)  
**To:** [BanningRanchComments@Coastal](#)  
**Cc:** [Mike Mohler](#), [Newport Banning Ranch](#)  
**Subject:** We Need Newport Banning Ranch!  
**Date:** Tuesday, August 16, 2016 2:24:18 PM

---

Dear Commissioners,

Please approve the upcoming Newport Banning Ranch project. As a lifelong Californian, I have watched the careful and thoughtful effort that has been put into enhancing this otherwise unsightly piece of land. I love our Coast....and I strongly support this project.

Thank you for all of the time you have devoted to overseeing this project. I believe in the Commission and trust that you as Commissioners will see that the Newport Banning Ranch plan is a positive and forward thinking use of our beautiful land. It is something that all of us can be proud of. I know I am.

Regards,

Catherine Niemann  
Laguna Beach

**From:** [Steve Roose](#)  
**To:** [BanningRanchComments@Coastal](#)  
**Cc:** [mike@newportbanningranch.com](#)  
**Subject:** Support Banning Ranch  
**Date:** Tuesday, August 16, 2016 2:08:41 PM

---

Hi, I just wanted to let you know that I fully support Banning Ranch in Newport! I'm very excited for the 80% of land for public use. I also hope that they can get a parking lot for the Sunset Ridge Park. It's a wonderful park but it is not fun trying to get up there with the kiddos from the lower parking lot across the street. I have two little kids and we would love to enjoy the parks and trails. This project is a win-win for everybody. I currently live in the area and often take the river trail down to the beach. It is very common to see homeless people within the Banning Ranch property. That along with all of the unused oil equipment takes away from the beauty of Newport Beach.

Steve Roose  
Broker Owner

Luxury Real Estate  
[www.ocluxuryrealestate.com](#)  
949.375.4430 · Orange County, CA · BRE 01871043

**From:** [liliana luna serret](#)  
**To:** [BanningRanchComments@Coastal](mailto:BanningRanchComments@Coastal)  
**Subject:** Newport Banning Ranch  
**Date:** Tuesday, August 16, 2016 1:01:14 PM

---

Please clean, restore and re-open Newport Banning Ranch

**From:** [Kristi Oates](#)  
**To:** [BanningRanchComments@Coastal](mailto:BanningRanchComments@Coastal)  
**Cc:** [mike@newportbanningranch.com](mailto:mike@newportbanningranch.com)  
**Subject:** Newport Banning Ranch  
**Date:** Tuesday, August 16, 2016 2:01:30 PM  
**Attachments:** [image001.png](#)  
[image003.png](#)  
[image005.png](#)

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Hello:

I'm a long time resident of Huntington Beach at the corner of Indianapolis and Brookhurst. My track backs to the Santa Ana River Bed that provides access to the Talbert preserve and to the beach on the Huntington Beach side of the river bed.

I regularly use the Talbert preserve as does my family and community. The closed off oil fields south of the preserve is not only a waste of an incredible resource but is a severe hazard to the community.

Derelicts and Homeless by the dozens live in there and present a significant hazard for folks wanting to hike the trails or worse yet, for children to play in the area and/or ride their bikes. I've directed my kids to stay away from the area given the hazards. Beside the homeless population is a group of young adults that go to the area for drug use. It's a severe problem in the community that needs to be cleaned up.

I know being the coastal commission, that isn't necessarily your problem. I can tell you it is a major community problem that would be alleviated if the area were cleaned up, hiking trails established and open spaces were cleaned up and restored. The Talbert preserve is beautifully done and is a pride for all to enjoy. It would be incredible to have a connection at the south end of the preserve as the tract plan provides for. You can't imagine the hundreds of residents who go out on those trails every weekend who then turn around at the oil fields and come back because it's blocked off and hazardous.

We in South Huntington beach cannot wait to be able to use the rest of that area as an outdoor space for our families to enjoy. We hope that you allow Newport Banning Ranch to finally clean up and restore that unsafe eyesore in our community and let us walk, bike and access our beautiful coast on a safe and regular basis.

Best,

**Kristi D. Oates, CPA**

Partner, Tax Services

Restaurant, Food and Beverage Industry Lead Partner



4100 Newport Place Drive, Suite 600 – Newport Beach, CA 92660  
**main** 949.222.2999 **fax** 949.222.2989  
**web** [squarmilner.com](http://squarmilner.com) **email** [koates@squarmilner.com](mailto:koates@squarmilner.com)  
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**From:** [Gwendolyn Carver](#)  
**To:** [BanningRanchComments@Coastal](mailto:BanningRanchComments@Coastal)  
**Subject:** I have received an email briefly outlining the plans for the NBR. I support this restoration and look forward to hearing more about the development.  
**Date:** Tuesday, August 16, 2016 4:58:43 PM

---

Thank you, Gwendolyn Carver

Sent from my iPhone

**From:** [Rick Vettrano](#)  
**To:** [BanningRanchComments@Coastal](#)  
**Subject:** Clean up the oil fields  
**Date:** Tuesday, August 16, 2016 12:18:26 PM

---

I cannot imagine anyone being against this project. The public will have access to over 300 acres of land with trails parks and wildlife habitat. The unsightly oil wells and leaky pipes will be gone forever. No tax payers dollars will be use. It is a win win situation. Please open your mind to this and away from all the negative.

Rick Vettrano

Sent from my iPhone

**From:** [Lehman, Bruce](#)  
**To:** [BanningRanchComments@Coastal](mailto:BanningRanchComments@Coastal)  
**Subject:** Banning Ranch  
**Date:** Tuesday, August 16, 2016 5:38:21 PM

---

Coastal Commission Members:

Staff's failure to endorse and advocate the proposed development of Banning Ranch is narrow and ill-founded. Unfortunately, it follows Staff's consistently entrenched practice of obstructionist and bureaucratic behavior.

The proposed development offers a once in a lifetime opportunity for clean-up of a longstanding environmental mess and creation of opportunity for large scale public access and use of the restored property.

The property at issue is wonderfully scenic and located such that it is broadly accessible to the public at large. Without the proposed development, the site will remain as it has for the past 50+ years; an ugly and degraded oil field; private property without public access.

The Commission's charter must surely envelope a mission of acting in the interests of the greatest public benefit. There is no better example of this than the project being proposed. The only reasoned objections are founded upon narrow and obscure biological concerns which are exponentially outweighed by the benefits and restoration the project offers.

Do not let the obstructive attitude of Staff and a small cohort of myopic environmental activists deny the clean-up and opportunity for the public to access and enjoy this special coastal property.

Sincerely,

B Lehman  
812 Aleppo St  
Newport Beach, CA.

**From:** [Sam Mahajan](#)  
**To:** [BanningRanchComments@Coastal](mailto:BanningRanchComments@Coastal); [Sam Mahajan](#)  
**Subject:** Banning Ranch  
**Date:** Tuesday, August 16, 2016 1:08:12 PM

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Please vote to allow development of banning ranch. We live on 15th street and due to the fence around banning ranch, we have no access to all that the land currently has to offer. Once the land is cleaned up and trails are created, it will be a great place for my son and I to explore the surrounding areas and trails! Also, this would make access to sunset ridge park much safer and convenient for my family.

Thanks,  
Sam Mahajan  
1 Bluefin Court  
Newport Beach, CA 92663

**From:** [Golper, Todd](#)  
**To:** [BanningRanchComments@Coastal](mailto:BanningRanchComments@Coastal)  
**Cc:** [mike@newportbanningranch.com](mailto:mike@newportbanningranch.com)  
**Subject:** Banning Ranch  
**Date:** Tuesday, August 16, 2016 12:16:46 PM

---

To the Coastal Commission,

Please take into consideration this development for the betterment of humanity. Many people want to buy homes, raise families, go to good school districts, and be a part of the beautiful community of Newport Beach. This project gives many that opportunity.

A deprived oilfield is not worth protecting. This isn't acres of ancient trees in the Northwest that have been in existence for centuries, that do so much to provide air and trap carbon dioxide. This is foliage, sand, dirt, mud, and oil that has already be touched and affected by human hands. By allowing the project to be developed, it will turn into a beautiful area that can help impact the community AND the environment in a positive way.

Do not turn a blind eye towards this project and its positives. Thousands of people will benefit, tens of thousands will be impacted by your legacy of allowing a great group to redevelop and turn an arguable waste of land into something beautiful, full of integrity, and a legacy to many of the families who will raise their families in that area.

I hope you all vote to do the right thing.

“Sustainable development is the pathway to the future we want for all. It offers framework to generate economic growth, achieve social justice, exercise environmental stewardship and strengthen governance”. – Ban Ki-Moon

Regards,

**Todd N. Golper**

**Associate Wealth Manager**

*BNY Mellon Wealth Management*

Office 310.551.7677 | Fax 866.240.7827

[Todd.Golper@bnymellon.com](mailto:Todd.Golper@bnymellon.com)

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**From:** [Brett Malkin](#)  
**To:** [BanningRanchComments@Coastal](mailto:BanningRanchComments@Coastal)  
**Cc:** [mike@newportbanningranch.com](mailto:mike@newportbanningranch.com)  
**Subject:** Banning Ranch  
**Date:** Tuesday, August 16, 2016 12:08:26 PM

---

To Whom It May Concern,

Why is this even being questioned?

Let's clean, restore, and open Banning Ranch to the public. I fully support the Banning Ranch plan.

Respectfully,

BRETT R. MALKIN

WHITE SANDS COASTAL DEVELOPMENT | MANAGING PARTNER  
141 ARENA STREET | EL SEGUNDO | CA 90245

OFFICE 310.607.0176 | FAX 310.919.3558 | CELL 424.634.2127  
EMAIL [brett@wscoastal.com](mailto:brett@wscoastal.com) | WEB [WhiteSandsCoastal.com](http://WhiteSandsCoastal.com)

 *Think Green - when in doubt, don't print it out*

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**From:** [Robyn Vettrains](#)  
**To:** [BanningRanchComments@Coastal](mailto:BanningRanchComments@Coastal)  
**Cc:** [Mike Mohler](#), [Newport Banning Ranch](#); [Robyn Vettrains](#)  
**Subject:** Support Letters for Newport Banning Ranch  
**Date:** Monday, August 15, 2016 1:20:49 PM  
**Attachments:** [2016\\_08.08 NBLT cover letter Newport Banning Ranch.pdf](#)

---

I am writing to note the re-submittal of several important letters in support of Newport Banning Land Trust (NBLT).

Conservation, institutional, and foundational leaders have written to show their support of NBLT's existing educational programs and community partnerships. They further endorse NBLT's continued leadership as a conservator and steward of the natural open space at Newport Banning Ranch.

The proposal to clean, restore and open Banning Ranch is our best opportunity to save this rich habitat and open the coastline to the entire community for generations to come. Let's not miss this incredible opportunity.

Please see the attached cover letter and link to letters:

<https://www.dropbox.com/sh/1hygpw1lc7fqus1/AACEaA3qftNIBPikRRG9Aifga?dl=0>

Robyn Vettrains, Executive Director  
Newport Banning Land Trust  
[www.newportbanninglandtrust.org](http://www.newportbanninglandtrust.org)  
p. [949.683.4645](tel:949.683.4645)



Kate Klimow, President  
George Basye, Chairman  
Philip Bettencourt, Secretary  
Neil Brandom, Treasurer  
Stephanie Marguia, Board Member  
Robyn Vettraino, Executive Director

August 8, 2016

Chair Kinsey:

Via Email: [BanningRanchComments@coastal.ca.gov](mailto:BanningRanchComments@coastal.ca.gov)

**Re: Newport Banning Ranch**

Dear Chair Kinsey:

I am writing to note the re-submittal of several important letters in support of Newport Banning Land Trust (NBLT).

Conservation, institutional, and foundational leaders have written to show their support of NBLT's existing educational programs and community partnerships. They further endorse NBLT's continued leadership as a conservator and steward of the natural open space at Newport Banning Ranch.

Below is reference to the letters submitted into the record:

- Tidal Influence
- Huntington Beach High School
- Clemson University Solar Decathlon Team
- Irvine Ranch Conservancy
- Newport Mesa Unified School District Board of Education Member
- Orange County Community Foundation
- Orange County Parks
- Eagle Scout with William T. Hornaday Award Service Project
- Brazilian Biologist, M.A. Candidate and former NBLT volunteer
- Cal-State Fullerton Graduate Student
- UC Irvine, Director Community & Local Government Relations
- Case Communications
- Local community members from Costa Mesa, Balboa Island and Newport Beach

The proposal to clean, restore and open Banning Ranch is our best opportunity to save this rich habitat and open the coastline to the entire community for generations to come. Let's not miss this incredible opportunity.

Sincerely,

A handwritten signature in black ink that reads "Robyn Vettraino".

Robyn Vettraino  
Executive Director, Newport Banning Land Trust  
[robyn@newportbanninglandtrust.org](mailto:robyn@newportbanninglandtrust.org)

Cc: Board of Directors

**From:** [DennisG](#)  
**To:** [BanningRanchComments@Coastal](mailto:BanningRanchComments@Coastal)  
**Subject:** Banning Ranch Letter to the editor for your consideration  
**Date:** Thursday, August 11, 2016 3:10:04 PM

---

Letter submitted to Daily Pilot and is being published on Friday, August 12, 2016:

There are many people who are truly sick and tired of the NIMBY attitude displayed by many letters to the editor in the Daily Pilot regarding Banning Ranch. If only the Native Americans had had the choice to restrict the foreign intrusion into their lands, all of Southern California would be pristine and un-blighted by the homes that over 20 million people live in, including the most recent writer, Ms. Andrews. Is it so hard to understand that as you restrict the supply of homes that prices rise? While I am not in favor of complete unbridled development, some amount of reasonable building should and can continue in order to provide homes for the people who haven't been so lucky as to have already gotten theirs at lower prices, whether renting or owning. I don't have children but many of my friends do and they all say the same thing, my kids will never be able to afford Orange County and will have to live an hour inland .....or more.

It appears as though the letter writer would be okay with more parking so she can get a spot when she wants one but parking lots also take land. There is nothing special on Banning Ranch (including endangered species) that does not exist in many areas of not only Orange County but all of Southern California. 90% of Newport Coast is undeveloped totalling thousands of acres and will remain that way forever. You can still hike the trail from the top of Newport Coast all the way down to the water. There's Bolsa Chica, San Onofre State Park all the way down to Trail 7, etc. etc.

Sure, I fondly remember when there was more open space but I also know that there are many people looking for a reasonably priced roof over their head. Stop thinking about just yourself and look at the big picture, keep balance in mind and enough with the NIMBYism. Write to the Coastal Commission and tell them you're okay with reasonable amounts of development including Banning Ranch.

Dennis Gimian  
Irvine  
949-433-9008

**From:** [Fritz Howser - FHC](#)  
**To:** [BanningRanchComments@Coastal](#)  
**Cc:** [mike@newportbanningranch.com](#)  
**Subject:** Banning Ranch - SUPPORT  
**Date:** Wednesday, August 10, 2016 10:41:32 AM

---

Coastal Commission,

I am a 49 year Resident of Newport Beach, and I am in support of the proposed development of the Banning Ranch.

The opposition has wasted enough of everyone's time.....it is TIME TO APPROVE THIS PLAN and move on!

Fritz Howser  
FHC  
6306 W. Coast Hwy.  
Newport Beach, CA 92663  
(949) 566-9155  
Fax (949) 566-9144  
**Fritz@fhcdevco.com**

**From:** [dustybrandom@yahoo.com](mailto:dustybrandom@yahoo.com)  
**To:** [BanningRanchComments@Coastal](mailto:BanningRanchComments@Coastal)  
**Subject:** Support for Banning Ranch Development  
**Date:** Friday, July 29, 2016 5:37:58 PM

---

As a disabled resident of Newport Beach I support the developers goal to open up a fenced off oilfield for public access.

Responsible development as proposed will mean that we can enjoy this resource without tax payer expense.

I support the project - please approve it!

**From:** [Ellis, Mark](#)  
**To:** [BanningRanchComments@Coastal](mailto:BanningRanchComments@Coastal)  
**Cc:** [mike@newportbanningranch.com](mailto:mike@newportbanningranch.com)  
**Subject:** support for Banning Ranch  
**Date:** Friday, July 29, 2016 9:53:23 AM

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Good morning,

I am writing to encourage that you approve the latest plan for the Banning Ranch. This site has been around for a very long time and needs to be improved/rehabilitated so the public can use and enjoy its vast proposed parks and open spaces. Southern California has a housing shortage, as it takes longer and longer to get approvals for new housing. I believe in smart planning and development and from what I have heard about the Banning Ranch plans it is a generous blend of open space with a small portion to be developed.

Thank you for your consideration and I urge you to approve then newest plan.

Mark D. Ellis  
VP / Account Executive



First American Title  
**Homebuilder Services**  
18500 Von Karman  
Suite 600  
Irvine, CA 92612  
Phone: 949-533-5195  
Fax: 714-913-6769  
E-Mail: [Markellis@firstam.com](mailto:Markellis@firstam.com)

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Thank you. ~

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FAFLD

**From:** [Sam Singer](#)  
**To:** [BanningRanchComments@Coastal](mailto:BanningRanchComments@Coastal)  
**Subject:** I support Newport Banning Ranch: Clean it, restore it, and open it to the public.  
**Date:** Friday, July 29, 2016 4:24:36 PM

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I believe the owners of Newport Banning Ranch are making a sound proposal to clean, restore and open Banning Ranch to the public. I urge the California Coastal Commission Board and Staff to support Newport Banning Ranch.

I believe the development of approximately 20 percent of the property with homes, a small hotel and retail center and a family-friendly hostel in exchange for keeping about 80 percent of the property as open space, biking and hiking trails and an educational component is just what this community needs.

It's time to remove the fence that separates Westside Costa Mesa and the Latino community from accessing our coastline.

Don't be swayed by the propoganda of the Banning Ranch Conservancy. Those guys don't have two nickles to rub together and have no standing in the community. They are all hat and no cattle when it comes to real environmental action. Their plans amount to environmental injustice--they want to leave the waste in the ground and shut the community out forever.

In summary, please support the real plan to "Save Banning Ranch." Say yes to Newport Banning Ranch's plans for the property.

Thank you,

SRT Singer

**From:** [Stan McCrosky](#)  
**To:** [BanningRanchComments@Coastal](mailto:BanningRanchComments@Coastal)  
**Cc:** [mike@newportbanningranch.com](mailto:mike@newportbanningranch.com)  
**Subject:** access to Banning Ranch  
**Date:** Friday, July 29, 2016 2:51:36 PM  
**Importance:** High

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To whom it may concern,

I live at 890 Halyard( 15th St & Monrovia). My children have asked me multiple times why area behind college is closed off. I cant really give them an answer. If the coastal commission doesn't allow the developer to go in & build the plan they are proposing it will sit as a barren waste land for the rest of my children's lives. I have read numerous articles on the situation & it seems the developer has scaled their plans back to make all the environmental groups happy. Please approve the proposal from the developer that is currently on the table so my children & others can finally enjoy Banning Ranch!

Stan McCrosky

**From:** [Jill Dufour Kanzler](mailto:Jill.Dufour.Kanzler)  
**To:** [BanningRanchComments@Coastal](mailto:BanningRanchComments@Coastal)  
**Cc:** [newportbanningranch.com@webmail04.register.com](mailto:newportbanningranch.com@webmail04.register.com)  
**Subject:** Support for Banning Ranch proposal  
**Date:** Tuesday, July 26, 2016 9:19:20 AM

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Dear Chair and California Coastal Commission:

I wholeheartedly support the wetlands restoration, preservation, cleanup and development at Banning Ranch. We have an opportunity by a property owner to spend millions of their own, non-tax-payer dollars to restore, preserve in perpetuity California Coastal wetlands. They are also creating PUBLIC parks and trails for all of us as well as building new homes.

Private property rights matter. These property owners have presented an extremely generous proposal for the State of California and its residents. They do not have to invest in this proposal. They can keep their property private, an operating oilfield and in its unrestored state. Your choice.

I am a lifelong Newport Beach resident and VOTER. Please feel free to contact me anytime to discuss my strong support for this proposal. I have a daughter that just graduated from Newport Harbor High School. I want her to raise her kids in a community that will have a beautifully restored wetlands preserve and park similar to the one she grew up with at Upper Newport Bay. Please do the right thing for all of Californians, including the Least Terns and Belding Savannah Sparrow. We all want a restored Banning Ranch! Most Sincerely, Jill Dufour Kanzler

Jill Dufour Kanzler  
Kanzler Public Affairs  
949-632-1535  
[www.kanzlerpublicaffairs.com](http://www.kanzlerpublicaffairs.com)

**From:** [James Nanko](#)  
**To:** [BanningRanchComments@Coastal](mailto:BanningRanchComments@Coastal)  
**Cc:** [mike@newportbanningranch.com](mailto:mike@newportbanningranch.com)  
**Subject:** Newport banning ranch  
**Date:** Tuesday, July 26, 2016 9:43:09 AM

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Dear Sir or Madam,

It is with great enthusiasm and desire for the proper protection of our environment that having spent the majority of my life in or near Newportt Beach as a resident and business professional with over 30 years as an attorney and restaurant/ business owner, that I state my complete support for the above-referenced project.

This is the the right time, the best proposal yet, and this site may never again have such a perfect opportunity to both maximize protection of the site environmentally while also providing a portion for the advancement of the city and surrounding areas.

I respectfully submit that you approve this project without delay

Sincerely,

James R. Nanko, Esq.

Sent from my iPhone

**From:** [William R. Watt](#)  
**To:** [BanningRanchComments@Coastal](mailto:BanningRanchComments@Coastal)  
**Subject:** NBR; It's is time to approve the plan  
**Date:** Tuesday, July 26, 2016 11:47:24 AM

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Dear Commissioners and Staff,

It is time to clean up the Newport Banning Ranch property and make it available to the public.

It is also time to approve the very worthy development proposal for that portion of NBR that is to be developed; a very small percentage of the land I might add.

William R. Watt  
19116 Sierra Majorca  
Irvine CA 92603

**From:** [jcancel](mailto:jcancel)  
**To:** [BanningRanchComments@Coastal](mailto:BanningRanchComments@Coastal)  
**Cc:** [Mike@banningranch.com](mailto:Mike@banningranch.com)  
**Subject:** Banning Ranch Property  
**Date:** Tuesday, July 26, 2016 11:00:11 AM

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As a Newport Beach resident for the past 40 years, I applaud the Coastal Commission for extracting 80% of a large private coastal property for public use. This is a remarkable accomplishment of the Commission. This for only granting permission to develop the remaining 20%!

Banning Ranch has offered to sell the property at market prices to The State or a group of individuals or a Consortium. No offer is with coming.

The deal before the Commission, 80% of the land in return for development rights for the remaining 20% is a deal the Commission should jump at. Failure to do so could seal this property off from the Public for a very long time, perhaps forever.

Art Cencel  
Newport Beach

**From:** [Glenn Malkin](#)  
**To:** [BanningRanchComments@Coastal](mailto:BanningRanchComments@Coastal)  
**Cc:** [mike@newportbanningranch.com](mailto:mike@newportbanningranch.com)  
**Subject:** Banning Ranch Project  
**Date:** Tuesday, July 26, 2016 1:25:28 PM

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To: Coastal Commission

As an individual, I realize I have virtually no power to persuade you one way or another in regards to your upcoming hearing in September on the Banning Ranch proposal. However, since everyone will be throwing out opinions perhaps mine will have as much substantive value as anyone else.

I am a 69-year-old male, born and raised in Southern California. I have seen development take place from Ventura County through Orange County and quite frankly most of it has been well planned and beneficial to those of us who live here. I watched Santa Monica become developed. I participated in the development of some of the South Bay communities, and I've seen what happens when environmental groups hire lawyers and go after development to the detriment of communities, cities, and counties. I recall the Ahmanson Project on the border of Ventura and Los Angeles County that was scheduled to become the model modern self-contained community, only to eventually fall prey to the environmental lobby that insisted on derailing the project because of an indigenous frog that inhabited the ranch area. Sadly, the project was sold off to the Santa Monica Conservancy for \$100 million, to be followed in the same year by a wildfire that destroyed the frog and its habitat anyway. The land sits today as a rarely used hiking area for a handful of walkers and bikers who have the wherewithal to even know how to access it.

It seems to me that the best use of the Banning Ranch area would be to allow it to be cleaned up and decontaminated from its use as an oil field. The environmental groups that oppose this project have no interest, nor the money, to accomplish this. I understand that it is inherent in the DNA of developers to START projects, sometimes overlooking the impact of that development. For the last 25 years environmentalist groups, born out of a worthy intention, have morphed into STOPPERS of all things that life is all about. Do they honestly believe that the "gnatcatcher" is going to become extinct if this project is allowed to go forward? There will still be birds, there will still be gnats. With the approval of this project, there will also most likely be USE of land that seems to be crying out for it. Why shouldn't the area be upgraded? Why shouldn't residents and visitors have an opportunity to experience one of the best stretches of coastal areas in the world? Why shouldn't the local community, the city, the county, and the State benefit economically? Have we gone so far down the rabbit hole that this is now considered evil?

I have no horse in this race. I urge you to consider approving the Banning Ranch project if for no other reason than the benefits so far outweigh the detriments, that you would have to pull on a long thread to reel in a plausible theory to disallow it. I know this can be done, but I urge you to resist the temptation.

Sincerely,

Glenn Malkin

**From:** [Melany Aiken Brundage](#)  
**To:** [BanningRanchComments@Coastal](#)  
**Cc:** [mike@newportbanningranch.com](#)  
**Subject:** Banning Ranch  
**Date:** Tuesday, July 26, 2016 2:16:00 PM

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Hello,

I am a long time resident of Costa Mesa and a teacher in the Huntington Beach Union High School District. I have been following the development proposals of both sides of the debate for Banning Ranch and I would like to urge you to approve the Newport Banning Ranch's development proposal. The land as it stands now is of no benefit whatsoever to the local residents and wider community. While the plans of the Banning Ranch Conservancy group are admirable, they are quite frankly extremely unrealistic. There is clearly only one plan that has the funds to remediate the land and open it up to public use.

Thanks for your time and consideration,

--

Melany Aiken Brundage

Sent from my iPhone, please ignore typos and brevity

**From:** [David Brundage](mailto:David.Brundage@coastal.com)  
**To:** [BanningRanchComments@Coastal](mailto:BanningRanchComments@Coastal.com)  
**Cc:** [mike@newportbanningranch.com](mailto:mike@newportbanningranch.com)  
**Subject:** Banning Ranch  
**Date:** Tuesday, July 26, 2016 1:25:53 PM

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Hi there,

I just wanted to voice my opinion regarding the upcoming decision on Banning Ranch. I am 35 years old, have been married for 5 years and we plan to have kids in the next year. We recently purchased our first home over in West Side Costa Mesa and would love nothing more than to have the area developed in the way that we've seen shown on NBR's website. Having access to those trails and parks that are proposed that close to our new home would be amazing as we grow our little family.

The area in its current state is frankly an eye sore, and while I've tried to scour the website of the opponents to this plan, I've been unable to find where they have a good solution apart from blocking what seems, in my opinion, to be a well-balanced, reasonable plan with respect to the amount of development versus preserve.

It also goes without saying I think that the West Side would love that access to PCH, and that the new development would be a boon for the local economy.

I was born and raised in South Huntington Beach and have lived in Costa Mesa for the last 12 years and think there is a diamond in the rough in Banning Ranch and that the proposal from NBR looks like exactly what the area needs. For what it's worth, I am a staunch supporter of this going through.

Please feel free to reach out to me should you have any questions.

--

David Brundage  
Cell: 714.402.7863  
E-Mail: [davidbrundage@gmail.com](mailto:davidbrundage@gmail.com)

**From:** [Marianne Zippi](#)  
**To:** [BanningRanchComments@Coastal](mailto:BanningRanchComments@Coastal)  
**Subject:** Support Banning Ranch Development  
**Date:** Thursday, May 05, 2016 9:29:18 AM

---

Gentlemen:

My husband and I enthusiastically support the proposed development at Banning Ranch and want to make that preference known. We believe that the over enthusiastic environmentalists in the city have allowed their cause to morph into support of continued blight at a main corridor of the city as well as a misdirected assault on private property rights. They've achieved a compromise with the reduction in scale in the project and with the Commission's well considered approach. Let's move ahead with this very measure approach to development.

Sincerely,

Marianne and Wayne Zippi

**From:** [Lee Calderon](#)  
**To:** [BanningRanchComments@Coastal](mailto:BanningRanchComments@Coastal)  
**Subject:** VOTE YES on THE NEWPORT BANNING RANCH PLAN  
**Date:** Wednesday, May 04, 2016 1:56:54 PM

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Dear Commissioners,

NEWPORT BANNING RANCH is a gift to our community.

With 310 acres of natural open space, habitat restoration with maintenance funded in perpetuity, over 7 miles of interpretive trails; pedestrian and bicycle access, regional connectivity with Santa Ana River Trail + Calif Coastal Trail and 11 acres of community parks, sports fields and picnic areas. Please open up this incredible gift. Please accept this gift. Say yes to NBR.

Thank you,

Lee Calderon  
Father of three, enthusiast of life

**From:** [Anne Morris](#)  
**To:** [BanningRanchComments@Coastal](mailto:BanningRanchComments@Coastal)  
**Subject:** VOTE YES ON NEWPORT BANNING RANCH PLAN.  
**Date:** Wednesday, May 04, 2016 1:28:56 PM

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Dear Commissioners,

Please vote to approve the Newport Banning Ranch Plan. This land is in bad shape and deserves to be restored. It will not heal on its own.

The plan offers to clean up and restore the land all at the developer's expense—not the taxpayer. This land has been a working oil field with as many as 480 wells and over 40 miles of pipeline. We look forward to the day nature returns. And it won't be on its own. It needs this plan. We need this plan.

Please approve Newport Banning Ranch.

Thank you,

**Anne Morris**

*Newport Beach Resident, Newport Heights*

*Newport Beach Business Owner*

*Newport Beach Mother of Three, all three kids born and raised in Newport Beach*

**From:** [Ditteaux, Tony](#)  
**To:** [BanningRanchComments@Coastal](mailto:BanningRanchComments@Coastal)  
**Subject:** Banning Ranch Support  
**Date:** Wednesday, May 04, 2016 5:43:34 AM  
**Importance:** High

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Hello,

My name is Tony Ditteaux and I have been a resident of Newport Beach and Costa Mesa for 20 years. Banning Ranch is going to be a great project and I fully support it. I encourage you to do the same. It is a thoughtful and well-designed plan and deserves to be approved after the many years of studies, meetings, and iterations.

Thank you. Please support and approve this project.

## TRAMMELL CROW RESIDENTIAL

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### **Tony Ditteaux**

**Vice President**

5790 Fleet St. Suite 140 Carlsbad, CA 92008

[Tony@tcr.com](mailto:Tony@tcr.com)

P: 760.444.5211 C: 714.955.9620

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**From:** [Linda Seaborn](#)  
**To:** [BanningRanchComments@Coastal](mailto:BanningRanchComments@Coastal)  
**Subject:** Unsightly oil tanks  
**Date:** Tuesday, May 03, 2016 8:44:01 AM

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I want to see something done about the rusty, old oil tanks just below. Maybe the coastal commission can at least be made aware of them and possibly "nudge" the oil company. The view from the Newport Shores Beach should be enough to convince them.  
Sent from my iPad

**From:** [Jill Dufour Kanzler](#)  
**To:** [BanningRanchComments@Coastal](mailto:BanningRanchComments@Coastal)  
**Subject:** Support for Banning Ranch  
**Date:** Tuesday, May 03, 2016 9:14:38 AM

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Dear California Coastal Commissioners:

Banning Ranch is a dream opportunity to restore, preserve and protect precious wetlands and coastal habitat without taxpayer dollars. This is gift to every resident of California to enjoy and explore. It also is a benefit to the wildlife that will thrive at a cleaned up and restored habitat.

I am lifelong Newport Beach resident and fully support this project. This restoration and neighborhood development will be a benefit to all is us. The property owners have made significant concessions and have reduced the density of the property and increased preservation. I welcome a new residential community, public access and the restored and preserved property.

I encourage you to please, do the right thing, and approve Banning Ranch for all of us!

Jill Dufour Kanzler  
Kanzler Public Affairs  
949-632-1535  
[www.kanzlerpublicaffairs.com](http://www.kanzlerpublicaffairs.com)



Kate Klimow, President  
George Basye, Chairman  
Philip Bettencourt, Secretary  
Neil Brandom, Treasurer  
Stephanie Marguia, Board Member  
Robyn Vettraino, Executive Director

August 8, 2016

Chair Kinsey:

Via Email: [BanningRanchComments@coastal.ca.gov](mailto:BanningRanchComments@coastal.ca.gov)

**Re: Newport Banning Ranch**

Dear Chair Kinsey:

I am writing to note the re-submittal of several important letters in support of Newport Banning Land Trust (NBLT).

Conservation, institutional, and foundational leaders have written to show their support of NBLT's existing educational programs and community partnerships. They further endorse NBLT's continued leadership as a conservator and steward of the natural open space at Newport Banning Ranch.

Below is reference to the letters submitted into the record:

- Tidal Influence
- Huntington Beach High School
- Clemson University Solar Decathlon Team
- Irvine Ranch Conservancy
- Newport Mesa Unified School District Board of Education Member
- Orange County Community Foundation
- Orange County Parks
- Eagle Scout with William T. Hornaday Award Service Project
- Brazilian Biologist, M.A. Candidate and former NBLT volunteer
- Cal-State Fullerton Graduate Student
- UC Irvine, Director Community & Local Government Relations
- Case Communications
- Local community members from Costa Mesa, Balboa Island and Newport Beach

The proposal to clean, restore and open Banning Ranch is our best opportunity to save this rich habitat and open the coastline to the entire community for generations to come. Let's not miss this incredible opportunity.

Sincerely,

A handwritten signature in black ink that reads "Robyn Vettraino".

Robyn Vettraino  
Executive Director, Newport Banning Land Trust  
[robyn@newportbanninglandtrust.org](mailto:robyn@newportbanninglandtrust.org)

Cc: Board of Directors



# Huntington Beach High School

1905 Main Street, Huntington Beach, CA 92648  
(714) 536-2514 FAX (714) 960-7042

February 8, 2016  
Chair Kinsey and Commissioners  
Via email:  
Re: **Newport Banning Ranch**

Dear Chair Kinsey:

I am writing to support approval of the Newport Banning Ranch Project. I am an AP Science teacher at Huntington Beach High School and have taught here for five years. We started a Field Science program nearly ten years ago where students interested in the sciences were able to get field study research outside the classroom and could travel to Yosemite and Catalina Island to teach high school seniors the fundamentals of field biology. This program gives students the unique opportunity to attain field experience pertaining to water quality, mapping and native versus invasive species identification.

The majority of this program was almost cut out of our curriculum last year, but was revived through the team at Newport Banning Land Trust. They stepped in to partner with the Institute for Conservation Research and Education and utilized the restoration area on the Newport Banning Ranch site as well as the Fairview Ponds in Costa Mesa, and through an Advisory Team, taught students how to critically analyze their findings and present before a group of peers, parents and teachers.

Leaders in the science programs are rare and the ability to access sites for analysis and gain field experience is harder and harder to come by. The Newport Banning Land Trust is ready to take the leadership role in advancing those programs locally so that students here in Orange County are provided the opportunity for exposure to these important career paths. Without the thoughtful balance of public access, restoration and housing options that include a funding stream, this opportunity may again be lost. I urge you to approve the Newport Banning Ranch project.

We are ready to participate with the Newport Banning Ranch team in their leadership role on the natural open space portion of the proposed plan and make it a community legacy.

Best regards,

Carissa Rice  
AP Science Teacher, Huntington Beach High School.

Cc: Charles Lester, PhD.  
Jack Ainsworth  
Sherilyn Sarb  
Teresa Henry  
Karl Schwing

November 10, 2015

Chair Kinsey via email:  
California Coastal Commission  
45 Fremont Street, Suite 2000  
San Francisco, CA 94105-2219

**Re: Newport Banning Ranch**

Dear Chair Kinsey:

I'm a Brazilian biologist and have been living in Australia for the past two years working for Dragonfly Environmental while studying for a masters' degree in science focused on Project Management. Recently while in California for an extended stay I had the opportunity to volunteer for the Newport Banning Ranch planting program. I'm writing now in support of the Newport Banning Ranch project.

My graduate studies and coursework involve multidisciplinary industry expertise with an emphasis in environmental solutions; comprehensive technical and problem solving experience in various ecosystems and an enhanced understanding of human and environment interactions by handling over Nature Environment Regeneration associated with those impacts. I am passionate about studying the natural environment and being in the field. My volunteer experience in bush regeneration projects has been around northern beaches and west of Sydney, Australia, Environmental Education in Brazil.

The Newport Banning Land Trust program aims to preserve and enhance the natural value of the land, collecting seeds and preparing future planting for the site. It was a pleasure to see great results after mindful work with a group of specialists. We were successfully able to prepare conservation of this habitat and identify several invasive species. Furthermore, It was pleasurable to work with local residents and students that are aware about the environment issues and people that are engaged to improve ecological conditions of the their own neighborhood.

California has a wonderful biodiversity and the initiative to preserve natural areas should be validated in its whole distribution. But invasive weeds are one of the greatest ecological threats to our environment. Introduced species crowd out natives, prevent their regeneration and kill them through competition.

Projects such as the Newport Banning Land Trust support the efforts to restore the natural environment and aim to provide a bright future for next generations. It is of paramount importance that the Newport Banning Land Trust endure to proliferate and restore the Newport Banning Ranch land.

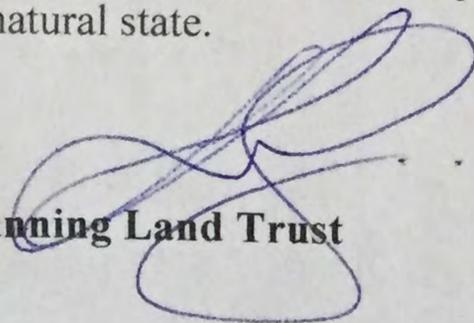
With your approval of the Newport Banning Ranch project, the ecosystem and the native species will be restored to its original and natural state.

Best regards,

**Luma Vaz**

**Volunteer for Newport Banning Land Trust**

[Luma.vaz.bio@gmail.com](mailto:Luma.vaz.bio@gmail.com)



Cc: Robyn Vettrano, Executive Director

February 26, 2016

Chair Kinsey:  
California Coastal Commission  
45 Fremont Street, Suite 2000  
San Francisco, CA 94105-2219

Re: **Newport Banning Land Trust**

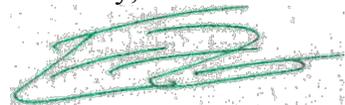
Dear Chair Kinsey & Commissioners:

I am a lifetime Long Beach native and co-founder of Tidal Influence, serving as the Principal Restoration Ecologist since 2009. I also lectured at CSULB from 2006-2014, but am now focusing on mentoring my Tidal Influence team and leading our collaborations with other like-minded organizations like the Newport Banning Land Trust (NBLT). Together, with Institute for Conservation, Research and Education (ICRE), Tidal Influence and NBLT are creating a broad-base approach at working on community-based programs to stimulate momentum within the envisioned regional vision of open space and habitat continuity.

Since July 2014 we have been developing stewardship programs and volunteer training programs to focus on a goal of bringing awareness and public access to Newport Banning Ranch (NBR) and all coastal resources. We have been providing them with wisdom we have garnered through our participation in public engagement, creative partnership building, and diligent ecological investigations over the past 10 years. Our work has taken place in similar setting at Los Cerritos Wetlands and Colorado Lagoon in the Long Beach area. We see tremendous potential to utilize these same approaches in our growing partnership with NBLT on many similar programs at Banning Ranch as they move towards a stewardship role on the proposed open space at NBR.

Under the leadership of Executive Director, Robyn Vettraino, NBLT has worked diligently on partnering with organizations and creating opportunities to host public tours, create a native plant nursery, engage local education and leaders, and host a Field Science program for High School Students. She negotiated a Memorandum of Understanding for NBLT with the property owner which outlines their path for long-term stewardship of at least 280 acres of natural open space. This natural open space will have great value for our coastline, but only if it is properly cared for by a committed organization like the Newport Banning Land Trust.

Sincerely,



Eric Zahn  
Tidal Influence, LCC

Cc: Robyn Vettraino, Executive Director

May 3, 2016

Mr. Steve Kinsey, Chairman  
California Coastal Commission  
45 Fremont Street, #2000  
San Francisco, CA 94105  
[skinsey@marincounty.org](mailto:skinsey@marincounty.org)  
c: [amber.dobson@coastal.ca.gov](mailto:amber.dobson@coastal.ca.gov)

Dear Chairman Kinsey:

In support of Newport Banning Ranch, I'd like to address its potential to provide access to open space, outdoor education, and a comprehensive water quality plan.

### **Open Space**

The current proposed plan adds, and provides access to, 7 miles of public trails that connect to 28 miles of existing public trails along the Santa Ana River and local beaches. The plan accounts for long-term, ongoing maintenance of the natural open space, and its trails will be the centerpiece for the long-envisioned Orange Coast River Park, replacing oil fields with restored habitat that will encourage the return of local wildlife.

### **Education**

The Newport Banning Land Trust is in place to provide ongoing maintenance and educational opportunities. The land trust is already working in partnership with two local high schools to conduct hands-on, curriculum-based research, and has a plan to restore habitat and provide public access. Future restoration and education will be conducted in partnership with environmental groups and educational institutions.

### **Water Quality**

A plan has been designed to ensure improvement of water quality through the implementation of a comprehensive water quality plan. The proposed plan includes cleaning up runoff from existing neighborhoods in Costa Mesa and the plan will reduce the sediment that now goes into adjacent waterways. Through an on-site system the runoff reduction is expected to be more than 40%. Additionally, cisterns will be provided for collecting and recycling rainwater to be used for on-site irrigation.

Please show your support for the sophisticated methods the developer has put in place for open space, education, and water quality that will bring back wildlife and provide public access to the land.

Sincerely,



Shawn Dewane  
274 Albert Place  
Costa Mesa, CA 92627