

Question Report			
Village at Laguna Hills Community Forum		11/10/2012	
#	Question	Asker Name	Answer(s)
1	After last meeting I sent an email requesting the copies of presentation but have not received any acknowledgement or any response!	Naresh Chadha	thanks for letting us know. We will be posting both presentations next week and we'll let the administrator know that their inquiry wasn't answered.
2	so what happen to the name of 5 lagunas?	Bob Ashe-Everest	Thank you for your question.
3	We can't hear you.	Jean Merrell	We've checked audio with other participants and it's strong. Are you able to check your computer speaker to ensure audio is turned up?
4	What happens to the land/ building when it's done. Does your company stay or sell it? What is your business model?	Iiana augustini	Thank you for your question.
5	Are you moving forward with this project without a citywide vote?	Steven Beeuwsaert	Thank you for your question.
6	I figured it out, my bad. So sorry!	Jean Merrell	No problem at all - glad it's working!
7	Do you have and will you share your tax revenue projections based on the current proposal? (both optimistic and worst case)	Mark Schaff	Thank you for your question.
8	Please explain qumby fees?	Stephanie Osborne	Thank you for your question.
9	How many parking spots are being planned? How does this compare to prior mall parking? Has the city done a traffic study to understand the impact? Are there any changes to the freeway expansion, entrance, or exit that could impact or improve potential increase in traffic?	Anonymous Attendee	Thank you for your question.
10	Gawd, that looks horrible	Stephanie Osborne	
11	what are rental price projections (per unit) in current dollars? In other words, who are you competing with for renters? Are you competing with the apartments surrounding the Irvine Spectrum? or are you competing more with the apartments at Moulton and Alicia Parkway?	Mark Schaff	Thank you for your question.
12	It looks like you're building a city within the city. This is NOT a relaing "park" view/feel.	Stephanie Osborne	
13	Please explain how this will affect the already overcrowded roadways -i.e.: El Toro, on ramps and off ramps, etc?	Anonymous Attendee	Thank you for your question.
14	Will a copy of the presentation be available for download?	Anonymous Attendee	Yes, we will be posting both presentations next week to the Village at Laguna Hills website.
15	Are you going to address the multiple residential units that are already behind this monstrosity, near Trader Joes?	Stephanie Osborne	Thank you for your question.
16	What ius the energy use plan for residences and the entire project	Gene Campbell	Thank you for your question.
17	Please provide the website address.	Anonymous Attendee	The website is www.villageatlagunahills.com
18	MOsquito breeding ground	Stephanie Osborne	
19	You do know the shape of Laguna hills? Long and thin and this is at one side. So this isn't really near the homes... There is already a Nord rack in Laguna niguel closer to my house in nellie Gail then this. If you were planning on sears and jc penny's being anchors in this area then I really don't think you know what you are doing. Saying they left is a cop out. I have no reason to go here. Park would be far. And no other draw. I wanted restaurants and mall w good shops	Anonymous Attendee	
20	My two concerns are:	Rosemary	
21	I feel that you designed the park for the sole purpose of THAT new community, not the current residents. At only 2.5 acres, thats only 1.79 square feet per person, assuming that only 1500 people are there.	Stephanie Osborne	Thank you for your question.
22	When does construction start?	Bob Ashe-Everest	Thank you for your question.
23	How will overflow parking be addressed for the apartments?	Rosemary	Thank you for your question.
24	Will the El Toro Road Improvement project (specifically near the proposed office buildings) affect the new plan at all? Alternative 4 calls for collector distributor and hook ramps	Anonymous Attendee	Thank you for your question.
25	The park space seems very small for 2100 apartments. If two people per apartment that would be a 4200 immediate residents at a minimum.That does not include the residents of the other 285 apartments already on site.	Rosemary	Thank you for your question.
26	1. can you get a bakery and restaurant like portos in? 2. when will the movie theater open. 3. can you get a 18 hour plus restaurant?	john gee	Thank you for your question.
27	Will the current Nordstrom Rack building be closed in the first phase or will they stay in their current building until their new location is built?	Anonymous Attendee	Thank you for your question.
28	What kind of impact will this project have on El Toro traffic?	Vivian Stapleton	Thank you for your question.
29	Sounds like you have no commitments and it's going to be tough. No hotel no stores other then rack, in n out and fish house.	Anonymous Attendee	
30	Did you say the park is going to be a private park?	Vivian Stapleton	Thank you for your question.
31	How about Eatly and Bloomingdales. I gave a whole list of stores	Anonymous Attendee	Thank you for your question.
32	I have seen several figures for residential units, what will exact total number of residential units	Naresh Chadha	Thank you for your question.
33	What about funding for this....do you feel confident it's there	John	Thank you for your question.
34	How much dedicated surface parking do you have for the retail and how much parking do you have for the office buildings?	johnloper	Thank you for your question.
35	Can you explain the expected impact on traffic in the immediate area and what is being done to mitigate congestion?	Lauri Reveles	Thank you for your question.
36	Why so much residential? And what is your plan for traffic. It's terrible traffic as it is now around El Toro and Paseo de Valencia.	Jean Merrell	Thank you for your question.
37	I noticed the office buildings are right up against Avenida de la Carlota. The County is currently working on a plan to rebuild the 5/El Toro interchange. One of their options is to rebuild the el	John M	
38	With 1500 apt units- that would be a sign I ant amount of traffic/congestion in and around the project- please comment	ron	Thank you for your question.
39	how many seats and screens will the movie theater have?	johnloper	Thank you for your question.
40	Do you anticipate any of the office space being medical office space?	Jeff	Thank you for your question.
41	El Toro offramp to Avenida de la Carlota. Looks like your project will eliminate that option - correct?	John M	Thank you for your question.
42	Do we really need more residential space? It seems to me this area is becoming quite dense.	Anonymous Attendee	Thank you for your question.
43	How is the congestion around El Toro and 5 Freeway being addressed?	Anonymous Attendee	Thank you for your question.
44	What is the current hotel occupancy for LH that another hotel is called for?	LH resident	Thank you for your question.
45	Will there be private security and how do you keep the homeless from using the park?	Anonymous Attendee	Thank you for your question.
46	Can you address all the traffic this project will bring?	Rosebud84	Thank you for your question.
47	What is the plan for controlling the added traffic from all the new residents, office workers, shoppers, etc., concentrated in one location?	Anonymous Attendee	Thank you for your question.
48	what is the occupancy for the hotel and why a 3 star. We already have 3 of those. Give us a 4 star	martha	Thank you for your question.
49	Any condos or townhomes planned? Or all apartments?	Matt Vaughan	Thank you for your question.
50	Are the residences condo or leased units or both?	Jeff	Thank you for your question.
51	so is there parking in each of the apartment building?	Bob Ashe-Everest	Thank you for your question.
52	So with all of this residential and office space, we are still within guidelines? I can tell you the traffic is a problem NOW.	Jean Merrell	Thank you for your question.
53	You mentioned the traffic plan, but did the prior plan take into account the 1500+ residential living? Most will have at least 2 cars per unit.	Anonymous Attendee	Thank you for your question.
54	Will there be affordable homes available?	Lauri Reveles	Thank you for your question.
55	It appears that you cannot answer what the market value of the residential properties will be in the next 3-4 years, so how can you determine that the office space will be the accurate, particularly with the changes in work environments and more companies moving towards remote working? Has this been thought of?	Stephanie Osborne	Thank you for your question.
56	What's the timing on the traffic study to reflect that it is within compliance? Is it being done before construction?	Anonymous Attendee	Thank you for your question.
57	Can you address the water usage for this project?	Rosebud84	Thank you for your question.
58	It looks like there is less parking in the front El Toro residential area than the previous plan from November with the street than now goes in front of the anchor tenants	Anonymous Attendee	Thank you for your question.
59	Thanks	Naresh Chadha	you're welcome!
60	Is the construction debris currently on the ground scheduled to be removed before all of the permitting, etc.?	Anonymous Attendee	Thank you for your question.
61	How will the El Toro Road Improvement Project with OCTA affect the project	Anonymous Attendee	Thank you for your question.
62	Will the park, and dog park, have real or fake grass?	Jean Merrell	Thank you for your question.
63	Just out of curiosity, what cities do you (presenters) currently live in?	Stephanie Osborne	
64	Are any of the Pad buildings on the outskirts of the project planned with drive thru?	Anonymous Attendee	Thank you for your question.
65	You mentioned water treatment. Will there be a treatment facility and where will it be located? Explain what type of treatment facility.	Anonymous Attendee	Thank you for your question.
66	I didn't ask what the hotel interest is. I asked what the current LH occupancy rate is	LH resident	Thank you for your question.
67	What is the plan to prevent overflow parking from the apartments from being overnight in the retail parking?	Lauri Reveles	Thank you for your question.
68	Why did the amount of parking decrease from 6,160 spaces in the last plan to 5,939 spaces in todays plan even though the number of units, square footage of the office buildings and size of retail has not changed?	Anonymous Attendee	Thank you for your question.
69	is there any soil remediation required on the site?	Anonymous Attendee	Thank you for your question.
70	I joined a little late. Is this still in the proposal stage or is there a date when this project will begin construction?	Maggie Schneider	Thank you for your question.
71	Why build so many residential units when the percent of Laguna Hills vacancy is twice that of the Orange County average?	Stephanie Osborne	Thank you for your question.
72	Hi, sorry I joined a bit late so I'm unsure if this was asked (if it was, please skip)		
72	With the anchor stores/shops/retail allocations, realistically how many stores are we looking at having in total?	Anonymous Attendee	Thank you for your question.