

**Special Joint Meeting regarding Banning Ranch
Thursday, October 20, 2011**

Question from the Members of the Public who did not speak:

<p><i>Michelle Simpson, Costa Mesa</i></p>	<p><i>I bought my home less than 3 years ago. Why was I not told of the plan to widen the street and take my home at worst or put a traffic signal on my corner?</i></p> <p><i>When will we know what the verdict will be on the 19th Street/Bluff Road to 19th Street? Will it be decided upon soon?</i></p>
<p>17th Street and 19th Street have been in the City's General Plan Circulation Element as four-lane arterials. The need for traffic signal was identified in Banning Ranch Draft Environmental Impact Report (DEIR) as a potential mitigation. This document was released in September 2011. Therefore, this information was not available 3 years ago.</p> <p>The City of Newport Beach and other agencies such as California Coastal Commission approve the plans for Bluff Road. The schedule for approval is not known at this time.</p>	
<p><i>Bonnie Copeland, Costa Mesa</i></p>	<p><i>What is the <u>Final Cost to taxpayers</u> in 2011 \$\$'s of ALL land acquisition, demolishing, road-building, resurfacing that will be the result of the Banning Ranch development AND the subsequent implementation of the O.C. Master Plan including resurfacing with sound-deadening asphalt, 19th Street to PCH, widening of 15th, 16th, 17th, 19th and other streets <u>regardless</u> of whether paid through federal, county, city, state or other funding sources fueled by taxes?</i></p> <p><i>How many of the following: Homes, Businesses, Apartments, will be the <u>FINAL</u> Plan, including implementation of the county master roadway plan, require taking through eminent domain or other means?</i></p> <p><i>Will Costa Mesa make the relocation of <u>ALL</u> displaced Costa Mesa residents into the Banning Ranch Development at Newport Beach's expense a part of the deal?</i></p>
<p>The final cost being requested is not known at this time. It is estimated that Costa Mesa mitigations could cost approximately \$8 to \$10 million. This does not include the cost for widening of 17th and 19th Streets per the City's General Plan.</p> <p>The number of properties affected by widening of 17th and 19th Streets is now known at this time as design plans are not developed.</p> <p>The City cannot legally condition relocation of displaced Costa Mesa residents to Banning Ranch.</p>	

<p><i>Sandie Frankiewicz, Costa Mesa</i></p>	<p><i>What will happen to our home and us when we are out of a home, (which) will be demolished in order to widen 19th Street to a four lane raceway?</i></p> <p><i>Have you factored in the road maintenance once all this traffic of thousands of cars gain access to Costa Mesa? Answer: Our broke city will pay! We can't afford not to pay attention, let alone take on the cost of road work/maintenance.</i></p>
<p>As design plans for 19th Street have not been developed, it is not known what properties would be affected by the widening.</p> <p>The maintenance and issues with additional traffic will need to addressed during the project design phase.</p>	
<p><i>Gerry Grotenhuis, Costa Mesa</i></p>	<p><i>They speak of oil clean-ups if it is a favor to us. Why can't we require the companies that create the problem to clean it up without trading away our streets?</i></p> <p><i>What is going to be done to handle sewage? Huntington Beach allowed huge developments while their sewage plants were thousands of gallons a day short of capacity (illegible word). I see a lot of toilets planned here.</i></p> <p><i>Comment: Not only does this dump a huge bunch of traffic onto Costa Mesa streets, while giving us nothing, but it coincidently goes through the poorest neighborhood in the city. This raises some clear questions of social equality.</i></p> <p><i>They allude to "Revitalizing" the West-side. I live on the west-side because I like it. We, the residents, are revitalizing the area the way we want to.</i></p> <p><i>There is a small gated community at the end of 18th Street. Go there some morning to get Banning Ranch in microcosm. A stream of BMW's and Mercedes accelerating to the maximum speed (unreadable word) able to still stop at each stop sign. Do it and report back to me.</i></p>
<p>Comments noted. These will be forwarded to Newport Beach for their response.</p>	
<p><i>Terry Koken, Costa Mesa</i></p>	<p><i>The 1375 home/condos proposed: How much will they cost the prospective owners to buy?</i></p> <p><i>What is the "green edge" exactly?</i></p>
<p>The price information for Banning Ranch homes is not known. Comment will be forwarded to Newport Beach for their response.</p>	

<p><i>Steve Lang, Costa Mesa</i></p>	<p><i>Please address cut through traffic volumes.</i></p> <p><i>In regards to the percentage of open land: How much is water? In acres please. If you've been there it is a large amount! I am worried the open land is minimal.</i></p> <p><i>We have a great neighborhood coming about in the freedom homes. Many young families and kids. Please help your residents preserve it. We're not all bums and illegals!!</i></p> <p><i>P.S. Who cares about soccer fields.</i></p>
<p>Comments noted. These will be forwarded to Newport Beach for their response.</p>	
<p><i>Casey Evans-Lang, Costa Mesa</i></p>	<p><i>How much of Banning Ranch is comprised of water? Would that water stay? Is that water considered as part of the <u>Open Space</u>?</i></p> <p><i>Who pays for all the mitigation costs for the traffic, infrastructure, signals, and up keep of?</i></p> <p><i>Why are we helping Newport Beach with all their traffic needs to support <u>their</u> development?</i></p> <p><i>All those homes (1375) and residents of would be the users of the proposed parks and ball fields – how would Costa Mesa residents be guaranteed use of such fields? Sounds like bait and switch!</i></p> <p><i>Only supporters of seem to be business owners? Statistics?</i></p>
<p>Comments noted. These will be forwarded to Newport Beach for their response. Regarding traffic mitigation costs, the developers have indicated that they will accept financial responsibility. However, there is no commitment as to actual funds at this time.</p>	
<p><i>Sue Chambers, Costa Mesa</i></p>	<p><i>What schools would Banning Ranch residents to go in the Newport/Costa Mesa school system? Example – could (illegible word) school improve?</i></p> <p><i>I live on the corner of 19th and Parkcrest (house backs onto 19th). How will noise from traffic be controlled?</i></p> <p><i>Also will the project and additional traffic affect my property value?</i></p> <p><i>What will the New housing project price points be? What's the range?</i></p> <p><i>P.S. I think the project sounds great!</i></p>
<p>Comments noted. These will be forwarded to Newport Beach for their response.</p>	

<p><i>Deborah Koken, Costa Mesa</i></p>	<p><i>Is it legitimate for the developer to claim credit for preserving ¾ of Banning Ranch as open space, when in fact most of this is the wetlands and environmentally sensitive habitat areas which they are legally required to maintain as open space?</i></p> <p><i>These areas will remain undeveloped no matter what happens to the rest of the property, so the developer can't claim it as a gift to the public.</i></p>
<p>Comments noted. These will be forwarded to Newport Beach for their response.</p>	
<p><i>Richard Robertson, Costa Mesa</i></p>	<p><i>What is the value to Costa Mesa of the Banning Ranch development?</i></p>
<p>At this point information is not available to provide a response to this comment.</p>	
<p><i>Terry Powell, Costa Mesa</i></p>	<p><i>I have heard that there are plans for Westside Costa Mesa to “improve,” “revitalize the area,” “boost the economy.” I hear that increased traffic on our roads (19th, 17th, etc) will help achieve this goal.</i></p> <p><i>What exactly is going to happen? What do these terms mean? Building? Bulldozing? Be specific please.</i></p>
<p>At this point information is not available to provide a response to this comment.</p>	
<p><i>Michael Grofick, Costa Mesa</i></p>	<p><i>What is Eminent Domain?</i></p> <p><i>Traffic impact to 17th and 19th Street Costa Mesa?</i></p> <p><i>How will Costa Mesa acquire the property on 17th Street and 19th Street to provide roads for Banning Ranch?</i></p>
<p>Eminent domain relates to acquisition of private property for public improvements such as streets. It is not proposed as part of Banning Ranch project.</p> <p>Traffic impacts to 17th and 19th Streets are documented in the DEIR. It is likely that Banning Ranch and other projects envisioned for Westside Costa Mesa will require widening of 17th and 19th Streets to their designated General Plan standards. However, the timing of this is unknown.</p> <p>The design of 17th and 19th Streets will provide information on how the widening can be accomplished. At this point, information is not available to provide a response on right-of-way acquisitions.</p>	