

Josh Scott

From: Gary Brenkman <JGB@Rnbow.com>
Sent: Tuesday, July 23, 2013 9:17 AM
To: Gary Brenkman
Subject: IMPORTANT CANYON CREEK NOTICE

To all Canyon Creek Homeowners:

The Irvine Company and the City continue to move forward with the development approval process for the land behind Canyon Creek in area 5B. There is a public hearing this Wednesday, July 24, at 9 am at City Hall for the Subdivision Map approval and the Planning Commission meets on August 1 at 5:30 pm to discuss the approval of the tract map. If approved, rough grading could commence very shortly. Now is the time to get involved and share your concerns.

As we hope you already know, the plan is for 1900 homes to be built on the land bordered by Canyon Creek, Hicks Canyon Trail, Jeffrey Rd. and Irvine Blvd. The middle school originally slated to be directly behind Rincon and Puerto was moved to Cypress Village so that land will have houses instead. The Irvine Company (TIC) is proposing a 40' wide paseo/trail that would run behind Rincon/Puerto and go from the Hicks Canyon Trail down to Irvine Blvd. Hicks Canyon street will not go through to the new houses but will have an opening for people to access this new paseo/trail.

The Board appointed a subcommittee of interested homeowners to research and work with TIC and the City. The committee is made up of the following members: William Von Blasingame, chair, Bob Armstrong, Don Stewart, Sam Chinarian, Roger Kliminski, Dave Melvold, and I serve as the liaison to the Board. Additionally, we have joined forces with homeowners in Park Paseo to assure that we work together to meet our common goals. The committee has met together many times and has had several meetings with representatives from the City and the Irvine Company. We met for two hours last Thursday and then two hours last Friday trying to resolve our differences. Once again, we discussed our concerns about the 5B Development - width of the trail, height and orientation of the homes across the trail, elevation of the grade and the maintenance and security of the trail, and termination of Hicks Canyon street, among other issues. Our committee does not feel a 40' paseo/trail is wide enough to provide an attractive walking, or safe bicycle, trail and we feel the new houses will be way too close as they can be just an extra 5' from the trail for a possible 45' distance from our back fences. For the homeowners backing the 5B land formally used as the Hines Nursery who have enjoyed open views, the possibility of this is pretty devastating so we are trying to negotiate to gain more distance, lower heights and density and such to make this development, although unavoidable, at least tolerable.

If you are interested in the outcome of our discussions and negotiations, we urge you to come to the meetings listed in the first paragraph. We feel a large turn-out by the community will make a strong impression on the commissioners. If you live on Rincon or Puerto and have photographs you could share of the views from your homes, or would like to write a letter, please send them to me (shelleyarm@aol.com) so we could present these at the meetings. We urge you to come to the meeting and the subcommittee members are prepared to be the spokespeople for the group.

Below is a letter I submitted to The Irvine Company, as an individual homeowner, to put in writing the main concerns so that they would have a starting point for discussion. I am including the letter here so you can learn a little more about the areas of concern.

Shelley Armstrong, President
Canyon Creek HOA

July 16, 2013

I am writing to follow up on our discussions regarding community concerns relating to the development along the western side of PA5B. I appreciate the Irvine Company's serious consideration of these matters and encourage you to consider how they can contribute to improving the new community to everyone's benefit.

These are my primary concerns at this point.

1. **Paseo Width.** I am grateful for the current proposed 40-foot paseo width and possible 10-foot setback from new homes but I would like to encourage you to consider a 70-foot width. This increased width would help alleviate most of our other concerns, including those relating to privacy, noise, openness, etc. This width is chosen because it is the width of the nearby Venta Spur Trail, which is considered a very beautiful trail, and a valuable asset of the entire Irvine community as well as the homes in the neighborhoods on each side of the trail. This width would enable the Paseo to become a beautiful feature of the community, as well as help to enhance the values of the homes in both the new and the existing neighborhoods on the sides of the paseo. In addition, the Paseo will connect to the even wider Hicks Canon Trail, which is also considered a very attractive trail for the entire community and a valuable asset to the existing and new neighborhood homes. With this increased width, the Paseo will be more consistent with the character and quality as well as the value of the Hicks Canyon Trail.
2. **Building Grade Level and Building Height.** The grade level of the existing homes along the Paseo varies, but is estimated to be generally in the range of 3 to 5 feet lower than the foot of the existing back wall. The foot of the back wall is approximately the same level as the proposed trail in the Paseo. It is my understanding that the grade level of the new homes along the Paseo will vary, but currently is expected to be 1.5 to 5 feet above the trail. Therefore the grade level of the new homes would be about 4.5 to 10 feet higher than that of the existing homes, or about one-half story to one story higher. Thus, a two story house could actually be like a three story house against mine. I think the new homes should be single story along the Paseo, just as was done in Tustin Ranch interface with Tustin hills. And, with the baby boomers aging, single story homes would sell very well.
3. **Density of tracts adjacent to Paseo.** I am concerned that the new homes behind us be of similar and compatible home size and lot size to our homes. We do not want to see dense Stonegate style housing with detached condominiums adjacent to our homes. We feel buyers will pay a premium to be close to the trail and these homes should be gracious in size and lot. This will be a benefit to all homeowners, both new and existing, and also make for a more appealing trail.
4. **Safety Study for Trail Width.** Many community members would like a safety study to help determine whether the trail width should be the current proposed 8 feet or should be 11 feet, based on the projected usage.
5. **City Responsibility for Paseo.** I would ask that you review whether the City should be ~~responsible for the entire Paseo, not just the paved trail within the Paseo as currently proposed.~~ The public will not just stay on the paved trail, but will go into the landscaped areas as well. For example, if there is graffiti on the back walls of the existing homes, those homeowners will not be members of the new Master HOA and the HOA would have no obligation to remove the graffiti.
6. **Hicks Canyon Drive Interface, Park Place Interface, Orange Arrow IRWD Water Tank.** I would like you and the City to have members of your staff work to make these areas compatible with the new paseo in landscape and design and help us keep these areas of the high standard of Irvine.

The above list is not all-inclusive, and there will be other matters of varying significance that I will want to work on with you and the City throughout this process. While I cannot speak for any individual homeowner, I believe this list addresses what I think most homeowners would consider as the primary concerns at this point.

I look forward to working with you and the City to resolve these concerns.

Sincerely,

Shelley

Shelley Armstrong