

# NIVA MEETING RECORD

March 12, 2003

## ATTENDEES:

Heidi Aharonian	Northwood Park	Terry Kiser	Racquet Club
Manuel Chavez	The Groves	Nancy LaPorte	Harvard Square
John Ciulik	Northwood Villas	Dave Melvoid	Canyon Creek
Yvonne Cole	Vista Filare	Andy Zelinko	

ANNOUNCEMENTS Construction is scheduled to commence in April on the Harvard Ave. Bike Trail from Irvine Center Drive to the SCRRRA railroad tracks and take about 4 months to complete.

The City is currently performing a city-wide park tree inventory which is expected to be completed by Sept. Upon completion, City staff will make a comparison of the inventory with the original planting plans for the various parks and determine which trees should be replaced during a proposed future planting program yet to be funded.

The IUSD's fee assessment district ballot is due to be mailed out this month. If approved, the measure would tax residential property owners \$49/year for a house, \$33 for a condo/apartment, and \$23 for a mobile home. Only a simple majority of returned ballots is needed for approval. The ballot must be returned to count. Failure to return a ballot does not count as a negative vote. Watch for the ballot as it is expected to be mailed in a plain envelope. All residential property owners can vote regardless of whether a citizen, registered voter, or even a registered immigrant.

The first of a series of 4 community Great Park forums was held yesterday at City Hall hosted by the Great Park Conservancy and featured the New York City's Central Park Conservancy. For information on future forums, contact the Conservancy on (714) 544-5410.

A letter was sent Mar 10 to Jim Eldridge, Public Works Dir., appraising him of concerns with the Hicks Canyon Trail and requesting investigation and improvements. The concerns involved the loss of trees, need for ground cover on area between riding trail and Wash, repeated water damage to riding trail, and need for long-term maintenance program for logs in street overpasses along the Trail.

## COMMITTEE REPORTS

1. PLANNING AREA 8 DEV. COMMITTEE [Nellie Buomberger] - Government Solutions has scheduled a "community briefing" on the South Coast Chinese Cultural Center being proposed at a site on Truman adjacent to the New Horizons School. It is scheduled for 6 to 7 PM on Wed., Mar 19 at the Northwood Place Apartments Community Room.

2. PA-10 JAMBOREE MEDICAL/SCIENCE CENTER COMMITTEE [Nancy LaPorte] - Ability First is experiencing difficulty with the City, HUD, and TIC in getting necessary permits, approvals, and funding which in turn is delaying progress on the project.

LaPorte circulated a rendering of the proposed 3-building office complex at the meeting for review.

4. PA-40 R&D DEVELOPMENT (\_\_\_\_\_) - The General Plan Amendment & Zone Change, along with revised Draft SEIR, is scheduled for hearing by the Planning Commission on April 3. The closing date for comments on the Recirculated Portion of the SEIR is Mar 17. Whether Responses to the Comments will be available prior to the hearing is doubtful.

5. NORTHERN SPHERE (PA-3, 5B, 6, 8A, & 9) (\_\_\_\_\_) - The Draft EIR for the demolition of the Valencia Growers Packing House was issued Feb 14, 2003 for a 45-day public review. A response was sent on Mar 7 expressing concern about the dust and noise anticipated from the demolition and proposed concrete crushing (recycling) facility at the site which were not described in the Draft nor

mitigation measures identified. It was also noted that the City has an ordinance against placement of crushing facilities anywhere other than in the industrial area on Construction Circle.

At the Feb 24 hearing, the Transportation & Infrastructure Commission voted [4/0, McWilliams absent] to recommend the Council approve the Jeffrey Open-Space Spine [JOSS] Community Consensus Master Plan and Implementation Agreement but with 3 changes following public comments from 5 members including Melvold & Zelinko from NIVA. Copies of Melvold's presentation were distributed at the meeting. The major issue concerned grade-separated crossings, especially that for the Venta Spur. The 3 changes were that (1) Venta Spur be physically shown as part of the Plan, (2) all other roadway crossings for the Spine Trail (Roosevelt & Trabuco) be shown as future grade-separated crossings for installation when funds are available so that nothing is done to preclude the possibility, and (3) Finance Commission be asked to review the Plan prior to Council action. At the Mar. 6 hearing, the PC continued the matter until Apr 3 so that it could consider the matter along with the Draft SEIR on the Packing House. Melvold essentially encouraged the continuance in stating that the Commission was being asked to make a decision without adequate information especially on the costs of both the improvements including the grade-separated crossings and market value of the land. Zelinko also gave a presentation regarding concerns on several aspects of the proposal.

Mar 6, the PC approved [4/0] the Vesting Tentative Tract Map, Landscape Master Plan and Park Plan for PA-8A. On the privacy gates, the vote was 3/1 with Gaido objecting. Melvold gave a presentation on 8 items -- most of which were for clarification. As a result, the following was clarified: (1) access to the site by the public will be available from the Paseo at the windrow location (Ken Coulter agreed to stipulate this in the CC&Rs for the development along with the pedestrian access gates at the Bryan & Jeffrey entrances); (2) TIC has gotten signed approvals from the OCFA; (3) The height differential between new and existing residential grades will be no more than 3<sup>1</sup>/<sub>2</sub> feet; (4) SCE will replace light standards on east side of Jeffrey and TIC will install additional if needed; (5) the Trabuco frontage setback will remain 110 feet even if flood channel is placed underground. TIC indicated that agreement on undergrounding is 99% finalized between City, County and TIC; (6) There will be no other tree specie installed in the Bryan windrow and only those trees for exit and line-of-sight will be removed; and (7) The replacement of the asphalt curb on east side of Jeffrey will be done by TIC with PA-9A development.

Annexation of PA-8A into the City was officially recorded and the process finalized on March 5.

At the Feb 20 hearing, the Planning Commission recommended [3/1, Mavity voting no] the Council approve the proposed Master Affordable Housing Program for the Northern Sphere which contained language for inclusion of such housing in 2 sites in existing residential -- one in Northwood [PA-8] and another in Lower Peters Canyon [PA-4]. Though the sites were not specifically identified, TIC has indicated that they are behind the new shopping center on Jeffrey and in the remaining land in the Irvine Technology Center near Culver Drive. Melvold gave a presentation, not objecting to the program or the two sites, but rather objecting to the lack of clearly identifying the sites, the lack of notification of the neighboring communities of the proposal, and the lack of involvement of the neighboring communities in discussion on the proposal. The 5 member associations closest to the 2 sites were informed by NIVA of the proposal prior to the hearing in the event they wanted to make presentations as individual associations. The Racquet Club and Vista Filare availed themselves of the opportunity -- one by letter to the PC and the other had representation present to speak at the hearing. At the Mar 11 meeting, there was no one from any of the associations who spoke to the issue and the Council approved the program [3/1, Shea negative, Ward absent] with the 3 members praising its merits but ignoring the lack of full public disclosure and notification in the process. 1200 units will be built in North Irvine. In contrast to previous programs which were inclusionary, i.e., the units were distributed indiscriminately throughout, this program will consolidate the units into about 7 locations with 2 in or adjacent to existing residential areas of Northwood. These same 2 are expected to be the earliest in construction which is anticipated within a couple of years.

At the Feb 25 meeting, the City Council approved the use of the existing 1980 Master Tax Transfer Agreement with the County for resolution of property tax exchange for PA-9A. for which application for annexation is in process.

## OLD BUSINESS

1. EL TORO MCAS REUSE - By now, all should be aware that on March 4th the County approved [3/2] the annexation tax-sharing agreement with Irvine for the closed El Toro MCAS site -- another hurdle successfully made towards final disposal of the property. On Mar 11, the Council approved the agreement. Final approval of annexation awaits approval by LAFCO which is expected to consider the matter in late May.

The Draft EIR for the Orange County Great Park was issued Feb 18 with a 45-day public review period, i.e., public comments are due by April 4. NIVA has received a copy of the 3-volume document for review.

2. MUSICK JAIL EXPANSION - Irvine proposed the annexation of the jail site as part of the El Toro annexation in the recently released Great Park Draft EIR without prior discussions with County officials. This irritated long-time allies Sheriff Corona and Supervisor Wilson -- not good strategizing! This is just another example of the arrogant attitude and secretive planning that is going on in City Hall chambers for some time now regarding not just the jail but all of the Great Park, Northern Sphere and other major development planning efforts at the exclusion of interested parties including Irvine residents.

3. NORTH IRVINE LIBRARY [Dave Melvold] - Per John Adams, County Librarian, (Mar. 10) the County is still awaiting revised drawings from the architect. Unless received shortly, start of construction expected in early summer will be delayed. The architect is encountering some difficulty in resolving issues in the revisions with the County's Park staff who has lead responsibility for the Historical Park.

4. LOCAL PARK CODE UPDATE - The PC recommended [4/0] approval by the Council of the update of the Code at its hearing of Feb 20 even though there was concern expressed about the inability of the City to exact greater parkland due to increased number of residents in newer developments. Melvold gave a presentation noting that North Irvine is being shortchanged on parkland due to new developments with housing with increased number of bedrooms corresponding to more residents per household yet handicapped by the law requiring city-wide averaging of household residents/unit data. The number of residents in older homes are also decreasing as members age and move out. Council was to scheduled a hearing on the matter on Mar. 11 but it was not agendized.

5. UNDERGROUNDING OF BRYAN 69-KV POWER LINE [Andy Zelinko] - With the Council's Feb 25th approval of the establishment of Underground Utility District 14, the complete length of the 66kV subtransmission line will be placed underground simultaneously. The existing line extends on Bryan Ave. from Culver Drive to Jeffrey Road, then south on Jeffrey to Trabuco, than east on Trabuco to beyond Sand Canyon. The downside is this extended project may now be delayed further to accommodate design and installation along Trabuco. Borrowing future funds against the Rule 20A Fund established by the Calif. PUC, for the Jeffrey Road segment will deplete this Fund until at least Year 2010. Per Zelinko, Glenn Schultz of SCE had recently indicated ground breaking on Bryan by Jan. 2003.

6. CORRIDOR CITY ENTRY SIGN - The Gateways and Corridors Master Plan was approved by the PC at its hearing of Feb 20 selecting the alternative plan in Attachment B and 2 other changes -- the addition of B-level signs on EB Bryan at Jamboree and SB Jeffrey at Portola. Upon receipt of the final approved copy of the Master Plan, this item will be closed. Design of the A-level signs will most likely be on a site-by-site basis in the future as funds become available.

7. LOWER PETERS CANYON COMMUNITY PARK/BECKMAN HS JOINT-USE AGREEMENT - [Terry Kiser] - NIVA has received a copy of a Feb 25 letter from James Eldridge, Irvine's Public Works Dir., sent to Don Bishop, Sr. Dir. of Maintenance & Operations for TUSD, on the Beckman HS site access and

circulation. Irvine city staff from Public Works & Public Safety met with TUSD staff yesterday to discuss concerns with the site access, circulation and parking. Though this was exactly the meeting NIVA had been encouraging, NIVA was not invited to attend.

Final draft of letter to be sent to TUSD Supt. Gorman still being prepared and will be revised to include a request to attend any further meetings between the City and TUSD on traffic/parking.

Cole indicated that she was told by a TUSD staff member that the city, specifically former Police Chief Brobeck, had been in discussion with the District and that the traffic/parking concerns had all been addressed and resolved! This is obviously in conflict with current understanding of City staff and was not indicated by the District in response to NIVA, or in discussions at the meeting with Irvine Public Safety officers several months back.

8. STORM DRAIN INSPECTIONS - NIVA received a Feb 13 letter from Mike Loving of the City telling about the activity of a committee set up to develop guidelines, etc., and referring NIVA to Karen Conlon of the Calif. Assn. of Property Mgrs., who is the property manager representative on the committee. Progress is extremely slow but maybe a draft will be forthcoming this summer and available for review.

9. PROPOSED GENERAL PLAN AMENDMENT TO REDUCE DENSITIES IN VARIOUS PAs - Hearings are tentatively scheduled for PC and Council on Apr 17 and May 13, respectively.

#### NEW BUSINESS

1. ELECTION OF PRESIDENT & VICE-PRESIDENT FOR 2003 - At the urging of the attendees, Melvold and LaPorte agreed to another one-year term.

2. ADVANCED TRANSPORTATION MANAGEMENT SYSTEM [ATMS] ORDINANCE - The proposed ordinance to re-establish the use of the ATMS throughout the City was rejected by both the T&IC and Finance Commission last year but was presented nonetheless to the PC on Feb 20 -- however, only as a staff report with no action requested. Consequently, the planning commissioners listened, commented individually, and took no action. It was obvious that at least 3 of the 4 would have rejected the ordinance if they could have. Presentations were given by Melvold and Don Stewart objecting to the proposed ordinance. In any case, staff still plans to take the ordinance to the Council for approval on yesterday, March 11. Attached is a summary of the objections/concerns presented by Melvold [Attachment 5]. At the Mar 11 Council meeting, Stewart & Melvold again spoke in objection to the approval of the ATMS but to no avail as the Council adopted its use 4/0 [Ward absent]. Its use will seriously hurt North Irvine due to the extensive development transpiring in the vicinity.

3. STATE BILL AB406 ON PROJECT EIR PREPARATION - A bill has been introduced into the Assembly by Hannah-Beth Jackson of Santa Barbara which would prohibit developers from directly hiring the consultants to prepare EIRs for development projects. The bill would insure that the lead government agency would select the authors of the reports with the developer simply picking up the tab. It was agreed that NIVA should send a letter in support of this bill.

4. RELOCATION OF CELL TOWERS AT PACKING HOUSE - A CUP application to the County is being prepared by TIC in behalf of Verizon and Cingular to relocate their 2 cellular facilities currently adjacent to the Valencia Growers Packing House to a site south of Irvine Blvd. and between the 133 Corridor and Sand Canyon. The 2 towers will be combined into one tower about the same height. Dave Recupero is TIC's consultant on this effort and will be forwarding plans to NIVA for review.

NEXT MEETING - Wednesday, April 9, 2003 at 7:15 PM.

[] - Assignments or committee chairpersons.