

NIVA MEETING RECORD

December 10, 2003

ANNOUNCEMENTS

NIVA received a Dec 8th letter from the City seeking suggested names for two of the community parks in the Northern Sphere -- in PA-9A and the park referred to as the "Gateway" to be located at the north end of the Jeffrey Open-space Spine north of Portola. Suggested names are due to Pat Fierro of the City by Jan. 23, 2004. The Community Services Commission will consider the matter at its Mar 3, 2004 meeting.

Melvold and Ciulik and others attended a presentation by TIC at their Newport offices on Dec 9 on their "vision" for the future Irvine Ranch Land Reserve (estimated at 50,000 acres). Of the 50,000 acres, currently 44,000 acres are considered "wild" with the other 6,000 acres developed in golf courses, etc. TIC still controls approx. 34,000 acres. The effort is being made to assure coordination, cooperation, and or collaboration amongst the dozen or so non-profit organizations now involved in monitoring, etc. various pieces of the preserve. TIC is seeking input and comments from members of the public in developing this "vision". The public members expressed concerns about such items as adequate public access especially from North Irvine not requiring the driving to specific distant entry locations, additional trail linkages, funding of maintenance/capital expenditures, currently planned utility development within the preserve, implementation of Global Positioning System and for emergencies, assuring cellular coverage, consideration of the mix of use of trails by bikers/ hikers/ horses/dogs/etc. and also impact on wild animals.

COMMITTEE REPORTS

1. LOWER PETERS CANYON COMMITTEE [Dave Melvold] - No one was present who was invited to attend the Task Force meeting of Dec. 8 with TIC to discuss concerns/objections with the Sector 8 residential project nor was NIVA invited to send a rep. Nor is it known for sure just who was invited by TIC to attend supposedly representing the concerned neighbors!

NIVA received a copy of the Nov. 26 "Dear Neighbor" letter sent out by the Mayor supposedly updating the neighbors on the status and accommodations made in response to the traffic concerns. It was agreed at the meeting that NIVA would send a response letter to the Mayor with copies to be distributed to residents in the 3 neighboring association communities. Melvold and Kiser would work together in drafting the letter.

2. NORTHERN SPHERE (PA-3, 5B, 6, 8A, & 9) (_____) - Councilmember Ward has proposed a GPA for the section of PA-9 between Sand Canyon and the Corridor (Portola to Trabuco) to change the zoning for the area from medical & science to residential so as to permit the development of affordable for-sale housing. A scoping session is scheduled for Jan 13 for the Council to review the proposal. With financial support of non-profit affordable housing providers, it is envisioned that as much as 75% of these homes could go to very low-income households. Though it was stated that the approach must mitigate traffic impacts, there was no indication of the amount of intensity reduction that could be expected from the approved medical & science square footage for PA-9. Between this proposal and that of the recent Sector 8, PA-4 GPA/ZC, it ought to become apparent that various members of the Council are wheeling & dealing behind closed doors on changes to the General Plan on the development of the remaining open land in the City. With most of the open land in North Irvine, we are the recipients of the results of this sort of "planning". This change, if pursued by the City, must be watched carefully.

At its Dec 9 hearing, the City Council approved [5/0] the General Plan Amendment and Zone Change as proposed for PA-6 to convert 227 acres from Medical & Science to residential. In so doing, the light industrial intensity was reduced from 2.4 million to 500,000 sq. ft. while the number of dwelling units remained the same. The change was supported by NIVA because it (1) reduces the industrial

development in North Irvine -- a feature previously objected to by NIVA, (2) reduces the anticipated traffic generation from future development, and (3) reduces the residential intensity from 5.2 to 4.2 units/acre while retaining the same industrial intensity per acre. Councilmembers expressed concern about the loss of anticipated City revenues from the reduced industrial. TIC's Jeff Davis estimated that the traffic reduction would be of the order of 20 to 25,000 ADTs. Melvold gave a short presentation in support of the proposal.

OLD BUSINESS

1. EL TORO MCAS REUSE - At its Nov 18 meeting, the Irvine Redevelopment Agency approved the boundaries of the redevelopment area. It will include all of the Base Reuse land for the Great Park but excluding the 900 acre reserve which will be owned and maintained by the federal government.

On Nov 18 the federal court approved the settlement agreement between the Navy and the Airport Working Group, supporters of El Toro airport, on the terms reached last month -- the most important is the requirement for the Navy to conduct further environmental studies. Only one law suit remains to be settled.

The initial meeting of the Orange County Great Park Corp. was held on Dec 5 at Irvine City Hall. Besides inducting themselves, the Board formed 5 committees -- most notably are the Design & Engineering Committee and the Community Outreach Committee. The Board is scheduled to assign membership to the committees at its next meeting on Jan 29. It was agreed at the meeting that NIVA would seek membership on at least the Community Outreach Committee and possibly also the Design & Engineering Committee. Ciulik volunteered to serve on a committee. Melvold will send a letter to the Great Park Board seeking membership.

2. PROPOSED NORTHWOOD U.S. POST OFFICE - Melvold discussed the matter of the rear delivery access with Mike LeBlanc on Dec 9 to get an update of any progress. TIC has been in communication with the USPS. USPS is concerned about the presence now of residential and whether the benefit to the community is any better with the rear entrance in reducing noise from nighttime activities. It may be better for existing residents across Culver Drive but could be worse for the future adjacent residents.

3. UNDERGROUNDING OF BRYAN 69-kV POWER LINE [Andy Zelinko] - Zelinko talked with SCE on Dec 9. SCE got the permit to start construction in Jan., 2004. The construction is expected to take 6 months for digging, 6 months for cable installation and splicing -- not necessarily consecutively, as the overall job is estimated to take 105 working days.

4. PROPOSED WIRELESS TELECOMMUNICATION FACILITY ORDINANCE [Jerry Kirchgessner] - The Council finally held the hearing which had been postponed from Sept. 2002 on the ordinance on Nov 18. 7 members of the public spoke on the proposal -- 5 residents from Turtle Rock and 2 representatives of the cellular industry representing Sprint and ATT/Horizon. All presented objections to the ordinance. The Council decided to continue the matter to a date to be determined to give staff time to further revise the proposed ordinance taking into account the concerns/objections expressed at the meeting and via written communications. In the meanwhile, Agran proposed that he and another councilmember meet with the concerned parties and staff to develop the revised language. Agran indicated that the City's existing formal Communications Task Force [TF] had been ineffective in that they haven't met in at least a year and that they maybe didn't have adequate representation! NIVA has agreed with this observation as it was not included in the TF when volunteering and that only one resident rep existed. Others were reps from 2 colleges, IUSD, and appointees of the councilmembers. Many failed to regularly attend meetings of the TF.

5 LOWER PETERS CANYON COMMUNITY PARK/BECKMAN HS JOINT-USE AGREEMENT - [Terry Kiser] - The TUSD Board reaffirmed the high school boundaries set last month. The school is projected to have only 767 students when it opens and increasing to 2,037 by year 2007. 80 students will be bused from the Santa Ana section of the Tustin school district. The Board tabled the issue of intra-district transfers until at least Dec/Jan.

It was agreed that an attempt should be made to get the City's traffic engineering and public safety (police) to agree to attend a meeting NIVA will be attempting to set up with TUSD to establish a dialog between interested parties on parking/traffic issues -- both anticipated and those that are experienced after the school opens. The first effort to be made with Irvine City staff personnel. Kiser will seek a volunteer representative from the 3 NIVA member associations and an individual willing to participate from Northpark Square.

At the Irvine City Council meeting of Sept 23, approval was finally secured for a set of proposed traffic improvements to mitigate the congestion and problems at University High School. This only took 5 years from whence the controversy developed! Imagine how much harder it will be to resolve traffic problems with Beckman High since it is in the TUSD and not IUSD. And problems are expected with both traffic circulation and vehicle parking. To date, the TUSD has not been open and candid about the anticipated problem. In fact, the District have been extremely unresponsive in discussing the issue to date.

6. FUTURE NORTHWOOD MIDDLE SCHOOL - Per discussion with TIC's Mike LeBlanc, the IUSD still has not made a decision on the final site for the new middle school. Though progress has been made in seeking State approval for the change of the site from that adjacent to Hicks Canyon Trail to the site on the north side of the Trabuco Flood Control Basin, the District is in the midst of a possible change in grade assignments to middle schools to that of Grades 6, 7, & 8 which could impact the decision.

7. CITY'S PUBLIC NOTIFICATION PROCEDURE - A Council hearing was held Nov 18 to consider the latest staff proposal. Included in the staff proposal was an expansion of the noticing distance to 500 feet from the current State-required minimum 300 feet. However, currently, the City has increased the distance for an intervening roadways. The following significant Councilmember comments were noted:

Shea - thinks 300' is adequate and has in general worked well. Concerned that 500' is an unwarranted burden on developers.

Krom - supports 500' as the additional noticing is warranted.

Mears - believes simply expanding the distance is "off the mark". More critical is whether these additional residents are impacted regardless of the distance is the key point. Not outright opposed to an expansion. Should give the City planner the option to expand the distance (The City Attorney had a problem with this as arbitrary and too vague.)

City Mgr. Hart - Wants some discretion in varying the distance when a project is sensed as contentious.

Ward - No problem with 500' but concerned about not noticing a complete HOA tract.

A motion was approved [4/1, Shea dissenting] for the noticing increase to 500' with direction to staff to investigate the possibility of some option for flexibility.

The matter was scheduled to continue discussion at the 2nd meeting in Jan., 2004.

8. NORTH IRVINE TRANSPORTATION MITIGATION PROGRAM - OCTA has announced the postponement of funding for two critical roadway improvements which will have consequent impacts on traffic in North Irvine. These are the loss of funding for the Jeffrey Road railroad underpass and the overpass of the railroad by Redhill Ave.

9. JEFFREY OPEN-SPACE SPINE - Voting via the City's web-site ending last Friday for the naming of the Spine trail. The Council is expected to select from the 5 top vote-getters sometime in January.

10. NORTHWOOD MILITARY MEMORIAL MONUMENT- NIVA received a response from the Mayor to the Oct 16 letter sent to the City Council. Ashan, etc., have been meeting with City staff but the monument is beginning to look like a smaller scale version of that originally envisioned.

11. CELLULAR TOWER FOR NORTHPARK CENTER - Sprint has submitted an application for a cellular facility which will be of stealth design, i.e, completely hidden inside the tower above the Chipolte Mexican Rest..

12 "SMART" PEDESTRIAN CROSSING OF YALE FOR VENTA SPUR TRAIL - The City has contracted for a major renovation of Yale from Trabuco to Irvine Blvd. which included the removal of the hump at the Venta Spur "crossing". Construction has been underway for some time now. Note: NIVA was never notified in advance of the construction. It was agreed that NIVA would send a letter to the City seeking information on how much a so-called "smart" pedestrian crossing of Yale by the Venta Spur would cost. Also for Eastwood and Westwood.

NEXT MEETING - The next meeting will be Wednesday, Jan 14, 2004 at 7:15 PM.

[] - Assignments or committee chairpersons.