



# North Irvine Villages Association

February 4, 2004

Dear NIVA Members and Supporters

The Following is but a partial list of some of the more significant accomplishments and notable activities of NIVA during 2003. In the following, NIVA played a major role and in many was actually initiated the effort:

- (1) Changes in the vehicle access to PA-8A residential tract to reduce Jeffrey traffic flow interruption..
- (2) Restriping of northbound lanes on Culver Drive under I-5 and installation of a left-turn arrow for southbound Culver into eastbound Trabuco.
- (3) Improvements in City maintenance of Hicks Canyon Trail including refurbishment of log railings for roadway overcrossings.
- (4) Installation of the bike trail from Harvard to Peters Canyon Trail along the SCRRA railroad tracks.
- (5) Secured approval of the undergrounding of the flood control channel along and on the north side of Trabuco adjacent to new residential tract in PA-8A.
- (6) Secured approval by City for undergrounding of the existing 66kv overhead electric power line on Jeffrey from Bryan to Trabuco in conjunction with segment on Bryan from Jeffrey to Culver.
- (7) Secured reservation of right-of-way for possible future I-5 overcrossing between Sand Canyon and Jeffrey in PA-40.
- (8) Secured elimination of any 3-story option on residential units in PA-8A along green belt Between Trabuco and Bryan Ave. separating project from existing Northwood residential.
- (9) Secured concession from The Irvine Company for 3 additional village monument signs in Northwood
- (10) Secured inclusion of a Trabuco/SR-133 interchange with future Great Park/Northern Sphere development plans.

Without NIVA's active involvement, it is unlikely that these benefits would have been realized. Certain association representatives to NIVA have put in much time and effort in support of NIVA's efforts in behalf of the north Irvine community. I wish to again express my gratitude and that of the community for each of their efforts.

Additionally, NIVA was involved in reviewing and commenting on the several Draft EIR/EISs for the Great Park Plan, Jeffrey Open-space Spine, Valencia Growers packing House Demolition, Recirculation Draft Supplement EIR for the General Plan Amendment PA-40/Spectrum 8, along with the Comprehensive Community Parks Park Plan for the Northern Sphere and the North Irvine Transportation Mitigation Program Nexus Study, an update of the City's Local Park Code, and Gateway & Corridor Master Plan.

Involvement continues on on-going efforts on the "perennial" Wireless Telecommunications Facility Ordinance, the City-wide Traffic Noise Attenuation Study, Master Plan for the Jeffrey Open-space Spine, and the development of the City's Building Facilities Master Plan. Still on-going is continued oversight of the El Toro MCAS Reuse Planning, Musick Jail Expansion, the State's High-speed Rail Project (with proposed routes thru North Irvine), the development of the TUSD Beckman High School, North Irvine Post Office, Katie Wheeler (North Irvine) Library, Fire Station 55, Bowerman Landfill Expansion, and an effort to secure Caltrans approval of a 4th northbound Culver lane under the I-5.

Work continues on the oversight of several on-going development projects surrounding our community including (1) Lower Peters Canyon, (2) Jamboree Medical & Science Center, (3) Jeffrey/I-5 Commercial & Industrial complex, (4) Northern Sphere, and now the Great Park.

If your association's representative has not been an active participant during the last year, hopefully he/she can and will step forward and do his/her part in supporting NIVA's efforts in your associations behalf on these issues during 2004.

David Melvold  
President



# North Irvine Villages Association

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February 4, 2004

Dear NIVA Members and Friends:

A reminder of the February 11th NIVA general membership meeting. This is an important meeting (not that all aren't) as we will be electing new officers -- President, Vice President, and Secretary/Treasurer. There will also be candid discussion of the role NIVA ought to and realistically can play in the future on various activities in light of the attendance and participation level of its membership. Additionally, the agenda will include discussion, many of which include critical decisions, on the following topics:

1. Final review and approval of Year 2003 financials.
2. Venta Spur Trail extension east of Jeffrey to the Great Park.
3. Review and consideration of any response received from the O.C. Great Park Corp. Board regarding membership on the proposed Government/Community Relations Committee.
4. Status on the various segments of the City's trail system in Planning Area 4 (Lower Peters Canyon) and whether NIVA needs to pushed the City for resolution of outstanding items so as to get trail segments officially open to the public.
5. Progress on setting up meeting with TUSD and Irvine police and traffic engineers to discuss the anticipated traffic congestion and adequacy of parking for the Beckman High School.
6. Progress on setting up meeting with Irvine City Mgr. to discuss the proposed new handling of the projected traffic for institutional land uses and consequences on existing trip caps for developments and public's reliance on trip caps.
7. Review and approval of the proposed North Irvine Senior Center survey questionnaire.
5. Update and discussion on existing/on-going development projects in North Irvine.

The location of our meeting as usual is The Groves HOA Community Center located at 5200 Irvine Blvd. just east of the Northwood (Von's) Shopping center at 7:15 PM on Wednesday. Hope to see each of your association's representatives at the meeting.

*Dave Melvold*  
President

# NIVA MEETING RECORD

January 14, 2004

## COMMITTEE REPORTS

1. **PLANNING AREA 8 DEV. COMMITTEE [Nellie Buomberger]** - The setting up of a meeting with the City Mgr. on the City's contemplated reconsideration of how trip caps would be handled for "institutional uses" is still outstanding.
2. **LOWER PETERS CANYON COMMITTEE [Dave Melvold]** - A rough draft of the proposed letter to the mayor in response to his "Dear Neighbor" as an approved action item last month was prepared but is progressing slowly to final. Kiser and Melvold will expedite the response. It is intended to make available copies for distribution to the residents of the 3 member association communities.

From a report from Donna Westlund, a member of the Task Force established by TIC for follow-on review of details of the market-rate housing design for the residential in Sector 8, the following key points of the Jan 12 meeting were summarized. The project has been reduced slightly to only 192 two-story units of which 113 are attached and 79 detached ranging from 1,000 to 1,300 sq ft and costing from \$440k to \$500k. They are hopeful to have models open by Nov of this year with initial occupancy expected by Spring 2005. Along Culver, there will be an 8 ft fence with a 6 to 10- foot landscaped 42-foot setback from the curb. There was discussion about the makeup of the Task Force and how its membership was established. Per Westlund's report, there are members from all 4 association communities though no known relationship with the formal HOAs. It is her understanding that in general the members simply volunteered with maybe a few exceptions in which TIC contacted specific persons who had previously expressed interest in the project. There has been no representation from the City. The next meeting is scheduled for Mar 8 with location to be determined.

3. **PA-10 JAMBOREE MEDICAL/SCIENCE CENTER COMMITTEE [Nancy LaPorte]** - An application has been received by the City for a 8-building development on the 4.5-acre lot on the north side of Fireman's Fund Bldg. in what will be called the Peters Canyon Center [Center]. The 2-story buildings (33-foot max. height) are being designed by Design Worx Architecture for 14 tenants. HAC mechanical equipment will be located on the roof but screened. The site meets the parking requirements. It is not known for certain whether the units will be for sale or lease.

A meeting was held on Dec 18 with Trevor Lottes of the City to review the application drawings for the Center. In attendance were Laporte, Eric Giess also from Harvard Square, and Melvold. After reviewing the material and discussing the development, 3 outstanding concerns remained. Lottes agreed to inform the Committee upon receipt of the signage program and the landscape drawings. He would also inquire as to the minimum differential between the height of the berm along Peters Canyon and the parking lot grade. At present, it appears that the signage program will go to the Zoning Adm. for approval but the balance of the design will only require staff approval and not the PC. A copy of the architectural rendering was circulated at the NIVA meeting for review of the attendees.

A copy of the Nov. 5, 2003 letter on the Center from Pirzadeh & Associates to Melinda Veregge was distributed at the Dec 18 meeting. The Letter addresses the expected traffic generation and the accumulative building intensity in the overall Jamboree Business Center to date. With this complex, the following tabulation applies:

	<u>Intensity (sq. ft.)</u>	<u>Traffic generation</u>		
		<u>(ADTs)</u>	<u>AM Peak</u>	<u>PM Peak</u>
Existing	205,822	1,953	177	180
New Development	66,020	626	56	58
Total	271,842	2,579	233	238
Maximum Permitted	632,940	6,810	624	639

4. NORTHERN SPHERE (PA-3, 5B, 6, 8A, & 9) (\_\_\_\_\_) - Have received a notice of applications having been submitted by several home builders for the first 1,059 dwelling units in PA-9A made up of 451 attached townhouses, 211 detached condos, and 397 single-family homes. Hearings are expected to start at City Hall in March with the Subdiv. Com.

At the meeting last night, the City Council approved [5/0] the ordinance (2nd reading) for the Zone Change for PA-6 reducing the M&S industrial and expanding the residential acreage (no increase in actual residential units).

A scoping session was held by the Council last night on the proposed GPA /ZC for converting the land use of the area of PA-9 east of Sand Canyon between Portola Pkwy and Trabuco from Research & Industrial [R&I] to residential. The proposal would reduce the approved the R&I from 4,166,000 to 2,566,000 sq ft (a reduction of 1.6 Million sq ft) and increase the medium high density residential from 1,800 to 4,800 units. In general, the Council appeared in favor of the proposal. No action was taken as only a scoping session. The development is expected to start as early as this year. Per Amy Urcif of the City, a meeting will be scheduled for the Northern Sphere Community Task Force to go over the proposal in the near future.

### OLD BUSINESS

1. EL TORO MCAS REUSE - The annexation of the Base to the City is expected to occur this month.

At the last meeting, it was agreed that NIVA would send a letter to the Orange County Great Park Corp. requesting that NIVA representation be considered for its proposed Community Outreach Committee and the Design & Engineering Committee. Melvold would send the letter. Melvold and Ciulik volunteered to be representatives on at least one of the committees if the Corp. extended the offer of membership to NIVA. The letters have yet to be drafted and sent.

There is some confusion as a Jan 5 letter from the Great Park Conservancy indicates that it is considering the establishment of Community Advisory Committees. It is not clear as to whether a duplication of efforts is being proposed by the two entities. However, the Conservancy is in the process of commissioning Urban Land Institute to conduct an Advisory Services Panel in the first quarter of this year which includes a study to define the scope of the Committees. Following that effort, a meeting will be held. If this is a distinctly different body of committees, NIVA may have interest in involvement in both.

2. NORTH IRVINE LIBRARY [Dave Melvold] - Pictures of the Nov 17 groundbreaking ceremony were circulated for review at the meeting.

3. COMPLETION OF PETERS CANYON WASH AND WALNUT TRAIL "GAPS" - Construction has been essentially completed on the segment of the Peters Canyon Trail between Bryan and Irvine Blvd. Per Tim Kirkham of the City, this segment is not officially open. He will put together a memo given the status on the various trail segments for both Peters Canyon and Hicks Canyon Trails. It was agreed at the meeting that NIVA should send a letter of appreciation to the City recognizing staff's successful efforts in securing approval of the easement on the Corridor so as to avoid the need for a retaining wall for some distance along the trail. [Letter sent to City Manager on Jan 22.]

4. PROPOSED NORTHWOOD U.S. POST OFFICE - With the USPS having a revenue surplus in the last year, quite possibly progress may be made on the development of the new post office. An inquiry was made of the USPS San Francisco office see if any change had occurred in the status of the construction of the post office. No response as yet. Westlund reported that the assigned project manger for the Northwood Post Office, Martin Petrey, had attended the Jan 12th Task Force meeting [See Lower

Peters Canyon Committee Report above] and reported that (1) plans will be submitted to the City for review as a courtesy only, (2) construction may start this Spring with opening expected in Fall 2005, (3) the design has been changed so that truck deliveries will now be from Farwell.

5. HICKS CANYON COMMUNITY PARK COMMUNITY BUILDING - A letter was sent Jan 26 to the Irvine City Manager stating NIVA's position on the need for the building as a result of approved motion of Dec 10.

6. UNDERGROUNDING OF BRYAN 69-kV POWER LINE [Andy Zelinko] - SCE is ready to go with construction. They have submitted applications for permits to the City. A construction coordination meeting is scheduled for Jan 29. The trench will be located 6 feet from the median curb in the westbound lanes. Most likely, the roadway will be reduced to 2-way traffic in the current eastbound lanes.

7 LOWER PETERS CANYON COMMUNITY PARK/BECKMAN HS JOINT-USE AGREEMENT - [Terry Kiser] - It was noticed that the Mayor and Councilmember Krom had time to take the District-sponsored tour of the new high school on Dec 11. But do they have time to involve themselves in the community's concern about possible parking and traffic? At least not so far.

Westlund reported that TUSD will require the students of the high school to stay on campus for lunch.

Regarding the proposed meeting with TUSD, there has been some progress in seeking agreement of Irvine traffic engineering and public safety to attend a meeting to be set up with TUSD. In a discussion with Zelinko, Jim Lizzi of Traffic Engineering indicated that he is willing to attend. Kiser is still seeking volunteer reps from 3 HOAs and Northpark Square. Once names of reps are obtained, Melvold to set up meeting.

8. CITY'S PUBLIC NOTIFICATION PROCEDURE - [To be taken up again by City Council at its 2nd meeting of this month.] . After some discussion and in light of the comments by various members of the Council at the Nov. 18 hearing, it was agreed that NIVA would send a letter supporting the change to 500 feet and additionally requesting that all homes in an HOA be noticed if any one home in the HOA is within the 500- foot distance. [Letter faxed to the City Council on Jan 26]

9. BOWERMAN LANDFILL CAPACITY INCREASE STUDY - NIVA has received a Notice of the Preparation of Draft EIR #588 for the RELOOC Project dated Jan 8 from the Orange County IWMD. An inquiry of the IWMD disclosed that the Olinda Alpha Landfill expansion was separated from that of the Bowerman Landfill in the RELOOC Project with each to have separate environmental assessments. The Bowerman Notice and Draft EIR are now not expected for another 1 1/2 years.

10. NORTH IRVINE TRANSPORTATION MITIGATION PROGRAM - An effort was made by NIVA to send informational letters last Nov. 24th to the individual Boardmembers of both the Colony and Northwood Courtside HOAs informing them as to the details of two proposed mitigation measures included in the NITM Program and the concerns and potential negatives impacts on the North Irvine community but primarily on their communities. The letters (copies distributed at the meeting) provided drawings of the proposed changes in adjacent roadways to the two communities. The two associations were counseled that unless active participation is forthcoming from the associations in any action proposed by NIVA, that NIVA would assume that the association is not concerned and consequently NIVA would reconsider its efforts. To date, no response whatsoever has been received from either associations via either directly from a Boardmembers or association representative. It was agreed at the meeting that NIVA would drop any further effort in supporting noise consideration with the City regarding these two proposed roadway modifications since there has been no concern indicated to NIVA from the Boards of either association. NIVA will however continue to express concern about the modifications as

inadequate and in the case of the I-5 off-ramp as being unsafe and risking damage to vehicles in the impractical maneuver.

11. "SMART" PEDESTRIAN CROSSING OF YALE FOR VENTA SPUR TRAIL - After further discussion about the unsafe situation at the crossing even in light of recent modifications in the Yale street refurbishment and the possible need for a postponement due to the State's financial woes, it was agreed to retain last month's decision that NIVA should send a letter to the City requesting implementation of a "smart" crosswalk. [Letter sent to Marty Bryant of the City on Jan 19.]

12. ZONE CHANGE FOR IRVINE GROVES (PA-11) - The City Council approved [5/0] a zone change from existing 1.2 developmental reserve to 2.3 medium residential for a 2.1-acre site in the northeast corner of Irvine Groves at its meeting last night. Brian Fisk, Mgr. of Planning Services for the City, described the site bounded by the I-5, Irvine High School/Heritage Community Park, Birdwing, and Butterfly. As planned, the few existing structures will be demolished and 21 townhouses (both detached and attached) will be constructed. The master plan, tract maps, etc., will still have to go to the PC for approval.

13. YEAR-END SUMMARY- Copies of the unabridged year-end summary were distributed at the meeting.

14. YEAR 2003 FINANCIALS AND PROPOSED 2004 BUDGET - Though final financials were not available for review and approval, salient data was furnished by Elliot as follows:

Bank balance as of Dec 22, 2003 was \$2,042.98.

Fixed expenses: Mailbox - \$138.00/yr.

Records Storage - \$ 50/mo. or \$ 600/yr.

Preliminary financial data:

The NIVA balance at the end of Year 2002 was approx. \$1,680.

The NIVA balance at the end of Year 2003 appears to be approx. \$1,780\*.

Therefore, our revenues and expenses were about equal.

\*This figure does not include the outstanding dues payment from Windstream HOA of \$135 or the underpayment of \$10 from Racquet Club HOA.. However, it does include the payment of the \$50 outstanding Year 2001 dues from Crestwood HOA.

After reviewing the data, it was agreed to support and approve the recommendation by Elliot that the annual dues be kept at the same level of \$135 as last year.

NEXT MEETING - The next meeting will be Wednesday, Feb. 11, 2004 at 7:15 PM.

□ - Assignments or committee chairpersons.