

# NIVA MEETING RECORD

April 14, 2004

**ANNOUNCEMENTS** Martin Petrey of USPS, Project Manager of the Northwood Post Office Project was to be a guest speaker at this meeting but his appearance has been postponed until completion of drawings by the architect.

The City has scheduled a community meeting to discuss the proposed railroad grade crossing on Jeffrey on April 20 from 6:30 to 8 PM at the City Hall. Public Works' Ed Fernandez is the lead on this matter.

## **COMMITTEE REPORTS**

1. **LOWER PETERS CANYON COMMITTEE** [Dave Melvold] - A written report was submitted by Donna Westlund on the Mar 22 Task Force Meeting on the Sector residential project and provided for review at this meeting. The Jamboree Housing Project is expected to take 12 to 15 months while the market-rate housing construction will start this Fall with overall completion in 2 years from now. Still no details available on the sound wall investigation.

2. **NORTHERN SPHERE (PA-3, 5B, 6, 8A, & 9)** (\_\_\_\_\_) - The PC approved (4/1, Mavity dissenting) the Vesting Tentative Tract Map and Master Plans for the western portion of the Village of Woodbury (PA-9A) at its hearing of Mar 18. Mavity objected to the density resulting in compacted garage configurations with some of the development. Hanson had expressed some concern about the variances to standards but in the end acquiesced in favor of the proposal.

At the Apr 13 meeting, the City Council approved Budget Adjustment CIP 373100 for \$729,673 for improvements to the Blue Gum Park. These are improvements associated with the PA-8A development. Next on the program is the hiring of a consultant by the City.

## **OLD BUSINESS**

1. **EL TORO MCAS REUSE** - Senator Kerry has now entered the arena with a statement last Mar 22 urging the President to reopen the Base housing to military families due to the high rents they are encountering in Orange and San Diego Counties. He was put up to this by Ken Lee, a crusader for reopening the El Toro commissary, who figures that with military personnel at the Base there would be a greater incentive to reopen it.

The Orange County Great Park Annexation Celebration was held at the El Toro Officers Club on March 27.

2. **NORTH IRVINE LIBRARY** [Dave Melvold] - Per Laura Lynch, County Librarian John Adam's assistant, the plans are "in the final response to plan check".

3. **I-5 FREEWAY OFFRAMP LANDSCAPING** - As the City is banking on the proposed 5-lane off-ramp of the SB exit of the I-5 Freeway at Culver Drive to mitigate traffic from future development, it was agreed that a letter should be sent to Caltrans now seeking an early assessment on Caltrans part on the feasibility and eventual approval of such a proposed modification rather than waiting until officially requested or needed later in time after development is already in place.

4. **COMPLETION OF PETERS CANYON WASH AND WALNUT TRAIL "GAPS"** - Tim Kirkham of the City' Public Works has been contacted regarding the overdue promised letter from City on status of various segments of the Peters Canyon, Hicks Canyon, Northpark Habitat Preserve, and Walnut trails.

Supervisor Bill Campbell has received so many complaints from bicycle enthusiasts that he recently order the County to post signs on the Peters Canyon Trail entrances to notify the public about that Trail's status

and to offer detour routes. The public is confused and disturbed about the inconsistency intrails being open to the public. All of the trail segments were constructed by The Irvine Company as part of the adjacent development which in most cases has long since been completed and sold or leased. But in several areas, the trail segments remain without consistent public access. In some cases, construction is not final: for others there are hangups with transfer of title or official approval of trail use, issuance of federal wildlife or resource agency permits, or final inspection approval of the City of Irvine or County.

5. HICKS CANYON COMMUNITY PARK COMMUNITY BUILDING - Received a response dated Mar 8 from City Mgr. Allison Hart to NIVA Jan 26 letter requesting the Hicks Canyon Community Park community center building be included in the Community Park Park-Plan being prepared in association with the Northern Sphere. A draft of a proposed NIVA response to the City was reviewed, considered, and approved for sending. Per the City Mgr's request, the response was sent to Assist. Dir. of Community Services with a copy to the City Mgr. [Letter sent April 16]

UNDERGROUNDING OF BRYAN 69-kV POWER LINE [Andy Zelinko] - The segment of the line along Trabuco has been installed underground as of Apr 5 and work has started on the Jeffrey segment.. Arizona Pipeline is the contractor. The job is 3 months late starting but SCE still expects completion on Jeffrey by June and than start on Bryan with a finish expected by the end of the year.

6. PROPOSED WIRELESS TELECOMMUNICATION FACILITY ORDINANCE [Jerry Kirchgessner] - The City staff held its 2nd meeting of the residential group on April 12 and commenced discussion on the previously compiled list of residential concerns with the proposed wireless communications ordinance. Councilmember Krom & Asst.. City Mgr. Judy Vonada are leading the meetings. A copy of the listing compiled from comments at the group's Mar 16 meeting which was initially addressed at the Apr 12 meeting was provided at this meeting. In attendance at the group meetings were Kirchgessner & Melvold for both meetings. The next meeting is scheduled for April 19.

7. STORM DRAIN INSPECTIONS - As a settlement to a 1993 lawsuit, Caltrans has agreed to install pollution controls on freeways to reduce toxic storm water flowing into drains, streams, and eventually the ocean. Filtering devices would be installed on primarily new freeway sections but also on some critical existing sections. In acknowledging that such devices may be beneficial, the settlement will put pressure on the rapid development of the County/City plan for their storm drains.

At the same time, a recent study briefly described in the *Irvine World News* ("Urban Runoff Poses Threat For Beach Users, Says Study": April 8, 2004) would also put pressure on expediting the development and implementation of the action plan by the County and City. However in contrast, in an accompanying article, it is reported that 99% of the pollution occurs during rainstorms and currently there are no known solutions to managing surface runoff during rainstorms.

Recall, NIVA's interest on this issue pertains primarily to the implications on storm drains within gated communities which are the responsibility of HOAs.

8. PA 1 & 2 LAND-USE PLANNING - The PC held a Study Session on the proposed development plans for PA-1, -2 and 9B on Apr 1. Melvold gave a presentation which was essentially the same as presented at the Council's study session held last Mar 9 with the addition of 2 suggestions: (1) Investigate the feasibility of using the existing Corridor underpass located at a point just north of the Patriot Way/Jamboree intersection for an additional access to the site from the west, (2) consider the opportunity for another City entry monument sign for view from the SB Corridor traffic at a northernmost point of the site. LeBlanc indicated that TIC would investigate the suggested access via the existing bridge. No other members of the public spoke at the session. Some of the more salient points/concerns expressed by the commissioners following TIC's presentation on the proposal are as follows:

Petracca -- Wished TIC would have proposed to preserve some of the orange groves as they are proposing to preserve the avocados though realizing the current preservation proposal has more to do with the topography of the land.

Hansen -- Concern about the compatibility of avocado groves in residential community.

Parham -- Glad to see second access to the high school. Concern about safety from interaction of animals such as mountain lions from open space and the residents, about earthquake standards, and about the actual avocado operation within the residential community.

Gaido -- Pleased with the preservation. Need for public access to see the groves and reservoir. Concern about any pesticides used on the avocado trees.

Mavity -- Concern about the limited road access to the site.

All commissioners expressed concern about the split school jurisdiction. TIC's Mike LeBlanc stated that he was involved as far as 15 years back in discussions with TUSD about changing the boundary but that TUSD was not interested. TUSD does not want to lose the ADTs and Beckman HS is premised on students from this area. He has been in discussions with the superintendents of both districts together but has been unsuccessful so far in deriving a solution to the boundary issue.

Per TIC's Roger McErlane, there was to be trail segments around a portion of the reservoir. (However, though this statement most likely misled the commissioners to understand that this meant public access, it was subsequently disclosed by LeBlanc by phone on the next day that this area would be a gated community and the public would have access only by the entrance through open gates for pedestrians only. This arrangement may be cumbersome on handicapped since the area is hilly. Also, there is no public parking anticipated at the gates.) He also mentioned that the groves will actually be fenced by a 3-wire fencing similar to currently used around the groves. Avocado operation will be by access from either directly from Portola or the loop road. The only grove area with need for access through the residential is in the northwest section.

The EIR Notice of Preparation is scheduled to be circulated Apr 6 and public EIR scoping meeting to be held @ 7:30 PM on Apr 22 at Heritage Park Community Center in the community room.

9. NEW FIRE STATION 55 - Grading has been completed.

10. BOWERMAN LANDFILL CAPACITY INCREASE STUDY - Orange County Waste Local Enforcement Agency [OCWLEA] noticed a Public Hearing on a pending request for approval for a 25% increase in the daily tonnage limit for the Landfill. Specifically, the Orange County Integrated Waste Management District is requesting variance from the Agreement to permit increased tonnage for 36 "unspecified days" a year on the basis that it is encountering high levels of waste material following holidays. As stated, "the purpose of the proposed increase is to more effectively manage the high daily flow of municipal solid waste into FRB Landfill typically associated with the six major holidays, large-scale construction and demolition projects, or unforeseen or unusual circumstances." The major change is that from specified days to unspecified since the District, with the City of Irvine concurrence, already implemented the increase for 36 days before and after holidays in 1999. Melvold conveyed a concern through the City of Irvine's lead, Mike Byrne, that the variances are used only to accommodate waste generated within the County and not for increased needs for imported waste. Byrne verified that the Negative Declaration accompanying the proposal has language that assures that the increase is used for only Orange County originated waste. The City position was to concur with the request with the limitation to OC-generated waste only for the excess. At the Apr 1 Public Hearing held at the FRB Landfill, the proposal was accepted.

11. AFFORDABLE HOUSING - The groundbreaking ceremony for the start of construction of the Montecito Vista Apartment Complex by Jamboree Housing Corp. in Sector 8 of PA-4 at the NW corner of I-5 and Culver was held on Mar 25. The complex will consist of larger affordable units -- 84 two-bedroom

and 78 three-bedroom -- accommodating larger families. Though praised by the Mayor at the dirt-turning ceremony, it is still most unfortunate that the students from this complex will have some distance to travel to the closest elementary school each day.

In contrast, the start of construction of similar affordable housing previously approved for the site in PA-8 on Trabuco between Remington and Jeffrey has been delayed due to difficulties encountered by the applicant in securing the funding.

12. "SMART" PEDESTRIAN CROSSING OF YALE FOR VENTA SPUR TRAIL - There is an obvious need for volunteer association representatives to jointly present the safety concern to City Council for any expectation of success. Unless representatives of several associations are willing to make presentations to the Council, the effort will be unsuccessful. Ciulik (Northwood Villas) and Zelinko volunteered. Ravenscroft would seek a volunteer from The Groves. Volunteers will still be needed from NIVA members Vista Filare and Northwood Park which are communities in close proximity or adjoining the Trail. An attempt to secure volunteers from these associations will be made prior to the next meeting. Zelinko suggested passing out flyers along the Trail once the item is agendaized by the Council or maybe posting of leaflets along the Trail at roadway crossings.

13. PROPOSED CITY MUNICIPAL UTILITY - Though supposedly postponed until the Mar 23 meeting, there was no such item on the agenda for that Council meeting nor any indication of a new date.

14. NORTH IRVINE SENIOR CENTER - As of today, responses have been received from 10 member associations. The desired latest return date is May 1. Another reminder was included in the meeting announcement for this meeting. The results will be considered at the May general membership meeting.

15. ANNUAL MEMBERSHIP DUES - A review was made of the status of payments to date as provided by Elliott. Six associations have yet to submit payment of the Year 2004 dues. Of those who have paid, 3 associations failed to furnish updated listing of board members.

NEXT MEETING - The next meeting will be Wednesday, May 12, 2004 (tentative) at 7:15 PM. There is a conflict between the regular meeting time and a City-scheduled forum on "Let's Talk Transportation".

[] - Assignments or committee chairpersons.