

NIVA MEETING RECORD

June 9, 2004

ATTENDEES Nettle Buomberger

John Ciulik
John Dimmick
Nancy LaPorte
Jerry Kirchgessner

Northwood Classics
Northwood Villas
Vista Filare
Harvard Square
College Park

Terry Kiser
John McGuinn
Dave Melvold
Brian Ravenscroft
John Womble
Norma Womble
Racquet Club
Vista Filare
Canyon Creek
The Groves
The Groves
The Groves

COMMITTEE REPORTS

1. PLANNING AREA 8 DEV. COMMITTEE [Nettle Buomberger] - [Outstanding approved action: A meeting to be set up with City Mgr. to discuss the proposed new handling of the trip cap re. institutional uses.] Buomberger will bring the matter up at the next Northwood Classics board meeting which is in July. She will also bring her replacement HOA rep to NIVA at the next NIVA meeting.

2. NORTHERN SPHERE (PA-3, 5B, 6, 8A, & 9) (_____) - On June 3, the PC approved [4/0, Gaido absent] the recommendation to the Council for approval of the General Plan Amendment and Zone Change to remove the 1.6 Million sq.ft. Research & Industrial land use into 3,000 DUs at zoning of medium density. The project is referred to as "Workforce Housing". However, to retain a comparable traffic generation level so as not to require a traffic study or revision to the approved EIR, the development will be limited to 2,644 DUs which would limit the peak hour trip cap to the same as expected with the R&D. The actual trip cap number was not identified in the Staff Report, a copy of which NIVA received on June 1.

NIVA had previously suggested during a City scoping session held last Jan 13 that the Venta Spur be extended through the site at a point parallel with Bryan and that a pedestrian bridge be planned for crossing the ETC. This would provide ~~existing North Irvine residents~~ new Woodbury residents, and the future residents of PA-9C with a pedestrian/bicycle access to the facilities on the east side of the ETC without having to navigate the traffic congestion of either the Trabuco or Irvine Blvd. crossings of the ETC which will both be interchanges with the ETC. The City subsequently entered into discussions with TIC concerning NIVA's suggestion and the two parties came to a tentative agreement to plan for such an extension. So far TIC has agreed to preserving a ROW for the extension. Discussion are still underway regarding funding. TIC does not want to pay for any of the bridge while City staff believes a fair share to be half from TIC and half from the Great Park. However, following the meeting, Melvold received a copy of the proposed Condition 9-9-7.1 language which has been agreed upon so far between the City staff and TIC. Copies were distributed at the meeting. It is not explicit enough to assure the understanding as expressed by City staff in its presentation to the PC. Melvold will discuss the matter with City staff.

There is still also the outstanding issue of the crossing of the future 6-lane Sand Canyon Blvd. where a grade-separated crossing is warranted for Venta Spur user safety, improved traffic flow, and easier access to Woodbury commercial to residents of PA-9C. It was agreed that a letter on the concern would be sent to the Council by NIVA.

NIVA received a May 26 "Dear Neighbor" courtesy notice from the City indicating start of subdivision activities in Sept. on PA-9C. Lead planner for the City is Diana Blaisure.

Per Pam Sapetto [6/3], efforts have been initiated by the private owner of the Lambert Ranch (contained within PA-6 but not owned by TIC). Single-family residential is being proposed. Government Solution is consultant to the owner.

OLD BUSINESS

1. **EL TORO MCAS REUSE** - The first in an expected series of public symposiums was held May 27 at the City Hall. This forum has been initiated as a means for input from noted architects and O.C. residents to contribute to the discussion and creation of the O.C. Great Park. At the first symposium, Dr. Hamid Shirvani of Chapman Univ. gave a presentation on the range of design concept options giving examples of each. (None of the options presented included any sort of concert halls/theaters or racing tracks as have recently been proposed by noted members of the public.) Per O.C. Great Park Board Chairman and Irvine City Councilmember Chris Mears, nothing has been decided as yet and all options are available for consideration. As proposed, the Great Park is to be a mix of wilderness areas, athletic fields, and museums. This basic proposal should not be allowed to vary so as to allow uses which may have greater traffic or noise impact on North Irvine. The next symposium is scheduled for 7 PM on June 24 at City Hall.

The Navy has agreed to sell of the Base lands in a series of auctions rather than all at once. The first area, next to the Irvine Auto Mall, would be in November of this year followed by others through the end of 2005 and maybe early 2006. However, there is concern whether the Navy can auction for sale all of the remaining parcels but rather have to lease some portions until pollution clean-up is complete. The largest piece in question is the 775-acre parcel in the south across from the Irvine Transportation Center which has been designated for use as a 165-acre sports park in addition to 1,500 homes and commercial buildings. The City staff, however, does not believe this will seriously interfere with its plans for the Great Park.

2. **MUSICK JAIL EXPANSION** - The O.C. Grand Jury is urging cities to build more holding cells as a means of decreasing the demand on the County's jail capacity. One of the considerations was the cost of manpower and fuel to transport arrested persons from southern cities in the county to Santa Ana for booking with many simply released soon after on bail. North Irvine residents must be vigilant that, as a result of this pressure, the County does not consider expediting the expansion of the Musick Jail as it could be used to perform the same County function as Santa Ana Jail for the County.

3. **COMPLETION OF PETERS CANYON WASH AND WALNUT TRAIL "GAPS"** - A letter was sent June 1 to the City Mgr. as agreed last month requesting a status on the completion of segments of the Hicks Canyon and Peters Canyon Trails. Copies of the letter were distributed at the meeting.

4. **UNDERGROUNDING OF BRYAN 69-KV POWER LINE [Andy Zelinko]** - Zelinko reported that Arizona Pipe pulled off the job temporarily to work on the Trabuco/Jeffrey intersection task. They still, however, estimate to be done as expected. They have roughly 3 more weeks of work to complete installation of the conduits and underground vaults on Trabuco.

5. **LOWER PETERS CANYON COMMUNITY PARK/BECKMAN HS JOINT-USE AGREEMENT** - [Terry Kiser] - [Outstanding approved action: Setting up a meeting with TUSD to discuss potential/anticipated problems associated with parking and traffic congestion.] On June 1, IUSD Board considered out-of-district transfers to Beckman HS in exchange for into-district transfers to Northwood HS from TUSD. The Board approved a policy that allows transfers outside the district only if the receiving district reciprocates. However, TUSD remains intransigent in its policy of not permitting transfers out. Obviously, the students -- losers in the original lack of consideration in unwillingness of the district to revise the district boundary to a more meaningful geographic line such as Jamboree or the ETC prior to development of Lower Peters Canyon -- continue to loose in the struggle or tug-a-war between districts. The respective district boards give priority to retention of their territorial jurisdiction and budgets over the welfare and education of the students and quality of life of the residential community. There seems to be an unwillingness for the two parties to even sit down with each other to work out a solution that is a win-win for both districts and students. Besides the distances the students are consequently forced to travel, the

current impasse results in more traffic on our roadways. The school is scheduled to open Aug. 30. Kiser reported the need for another month to finalize the membership of the homeowner group to meet with TUSD officials and City traffic engineers and police. This item will be retained for one more month at which time if the group of 4 HOA reps has not been formed, the item will be dropped due to lack of interest.

6. CITY-WIDE TRAFFIC NOISE ATTENUATION STUDY - ON HOLD since 11/6/01 Council study session; awaiting further action by the City.] Aside from simply increased traffic, increased traffic noise is occurring due to the higher percentage of trucks on the road. Nationally, there are 31% more trucks on the road than 10 years ago. This is especially true in consideration of the number of pickups and SUVs which generate significantly higher noise levels than passenger vehicles from both engines and tires. (For example, a car traveling at 35 mph generates noise measured at the side of the road at about 65 dbs. while an SUV puts out 75 dbs.) Neighborhood noise from traffic is consequently increasing due to the change in mix of vehicles and has not been realized and captured in traffic noise studies. This phenomenon was described in detail in a L.A. Times Apr 22, 2004 article entitled "Honk If You Love Quiet". The question is therefore, is the City doing anything to take this change into account in the way of new City noise standards or building codes? Have City noise studies taken this change into account? Should standards for homes along tract perimeters be revised to take this trend to more trucks into account? It was agreed that an inquiry would be made of the City to determine if they are considering revisions to noise model used in studies which would correspond to this change in noise generation.

7. NORTHWOOD MILITARY MEMORIAL MONUMENT- The resurrected temporary memorial will stay in place until July 6. A ceremony was held at the site on Memorial Day. The group spearheading this effort had a meeting yesterday with Councilmember Christina Shea and John McAllister of the City's Com. Dev. Dept. to discuss moving the memorial site to the Great Park. The item is on the agenda for the Great Park Corp. Board meeting of June 24 @ 4 PM. The Group is still discussing a down-sized memorial at Northwood Com. Park even with a memorial at the Great Park. There will be a meeting with RJM Architects within a couple of weeks to discuss location and design.

8. NORTH IRVINE SENIOR CENTER - The survey was distributed to member association board members last Feb 19 with a desired response date of May 1. Associations which did not believe they could respond by that time were requested to contact NIVA's president to both notify him of possible delay and to provide an estimate of anticipated response. No such contacts were made nor did any member association indicate any other difficulties in being able to respond. However, as of today, only 13 member associations have responded. 6 member associations [Canyon Creek, Irvine Groves, Northwood Courtside, Northwood Glen, Northwood Horizon, Northwest Park, and Park Paseo] have all but ignored the survey or any reminders concerning overdue response. Without the missing responses, NIVA can not go further which is unfair to those who are interested in the issue and/or have taken the matter seriously and did act in a responsible manner. Phone contacts were made during the week of May 24 to a board member or property mgr. of all outstanding member associations.

A summary of preliminary results were distributed and briefly discussed. The results to date indicate only a moderate need for either a swimming pool or lap pool. This may be due to the existence of pools in the responding associations. Otherwise, the results indicate a high need for the other listed features. 2 associations listed computer room under "Other". Regarding weighting factors for consideration in location, all received some recognition with "within a commercial area" being the lowest with only 2 so indicating with the highest weighting being given to "centrally located within the area in which initial or largest number of seniors are anticipated". All responses indicated the location in Northwood on Irvine Blvd. opposite the entrance to The Groves as preferred. Responses have been received from 66% of the member associations. Further attempts will be made to contact associations reps/board members of the outstanding responses.

9. CELLULAR FACILITY IN JEFFREY CORPORATE PARK - Per Ciulik, the Zoning Adm. hearing has been postponed for 2 weeks.

10. WIRELESS TELECOMMUNICATIONS FACILITY IN PA-11 ON SCE TOWER - Without previously securing the necessary permit, the installation of a cellular facility for Nextel Communications was initiated with antenna on a SCE tower and with an equipment shelter building to be adjacent to another existing cellular equipment building for Cingular. The installation on the tower would also contain a 2' dia. microwave dish. The tower installation is the next tower away from Cuiver Drive beyond the tower with the existing antenna. The site is along the Walnut Trail in the SCE easement. The PC held a hearing on June 3 and expressed displeasure with the start of construction without prior approval. SCE was unaware of the start of construction but directed Nextel to cease once it became aware of the construction without a permit. A few residents spoke in opposition to the installation. However, since a representative only from the consultant/applicant, Tetra Tech Communication Services, was present and not a representative of the actual service provider, Nextel, the PC voted 4/1 [Gaido wanted to reject the application due to aesthetic impact] to continue the matter to its July 15 meeting. Com. Hansen expressed concern about the height of the equipment structure. In the meanwhile, the applicant will be instructed to take down that portion of the installation already put in place. Tim Gehrich is the City's lead planner on this application.

11. REFURBISHMENT OF NORTHWOOD CENTER - After some discussion, it was agreed that refurbishment and updating of architecture were in order but that the likelihood of convincing the owner was low. Notice was made of the conversion over time of the Center from a commercial retail center to more and more a service center.

NEXT MEETING - It was agreed that there would be no meeting in July. The next meeting would be Wed., Aug. 11.

□ - Assignments or committee chairpersons.