

NIVA MEETING RECORD

May 11, 2005

COMMITTEE REPORTS

1. PLANNING AREA 8 DEV. COMMITTEE [Nellie Buomberger] - It was agreed to close this item and disband the committee as there is no additional development in the foreseeable future. When a project comes forward, it will be identified as a specific item. [ITEM CLOSED]

2. PA-10 JAMBOREE MEDICAL/SCIENCE CENTER COMMITTEE [Nancy LaPorte] - A letter was sent to Tina Christiansen, City Dir. of Com. Dev., on Apr 14 contradicting TIC's position that an error was made in transcribing the zoning change into the Code and insisting that a processing of a General Plan Amendment/Zone Change should be required for the change sought by The Irvine Company [TIC.

Since Kia Motors has purchased the property from TIC it will be building on, TIC contends they are "out of the picture" as far as the details of the design per Carol Schroeder. LaPorte is attempting to get a meeting arranged with personnel from Kia Motors.

3. NORTHERN SPHERE - Last month the Planning Commission [PC] considered 2 apartment complex master plans for affordable housing. They were approved as recommended by staff [4/1, Mavity objecting]. Mavity objects to concentrated affordable housing. He prefers dispersed affordable housing.

A Community Services Commission [CSC] hearing is scheduled for May 18 to consider the Blue Gum Park design modifications. This matter was continued from Jan 19.

OLD BUSINESS

1. EL TORO MCAS REUSE - The Draft Final FOST [Finding of Suitability for Transfer] #2 was out for public comment for a 45-day period until June 17. The document reports that a portion of the Closed Base is environmentally suitable for transfer.

In late April an invitation was issued from the Great Park Corp. for submission of design proposals for the Great Park to 40 firms. A design jury of 6 noted architects will develop an overall design thematic plan for the entire area. A second jury, with possibly some of the same architects, is expected to be formed to evaluate the submitted proposals. Simultaneously, Lennar Corp. is searching for a designer for its overall residential development concept.

The next meeting of the Great Park Corp. is tentatively scheduled for May 26.

At the May 5 hearing, the PC recommended [5/0] that the Council approve the amendment to the Development Agreement for the OC Great Park so as to recognize that there will be only one owner and that the owner will develop a single overall theme. It was mentioned that the Great Park development will be required to contribute \$47 million to the NITM program. The Public Benefits Facilities section of the Agreement addresses the backbone infrastructure requirements but there is no mention of any library capital development support even though the Great Park is expected to add 3625 DUs and 10,000 residents to the City. Heritage Fields will relocate all affordable housing units to the zoned 4.4 commercial recreation area south of Irvine Blvd. Lennar has agreed to replace any use of refurbished existing units north of Irvine Blvd. (about 150 units) with new units in the area south of Irvine Blvd.

2. MUSICK JAIL EXPANSION - Per discussions with City Mgr. Allison Hart and Dan Yung, the County is proceeding with expansion since they have an approved EIR for the project. The discussion centered around measures to reduce the impacts on North Irvine.

3. NORTH IRVINE LIBRARY [Dave Melvold] - Per County Librarian, John Adams, the County has been unable to secure any additional funding to offset the unexpected increase in price indicated in the previous bidding and has decided to simply cut back in the amenities including A/C capability to secure a lower bid, hopefully within the level of funding currently available. Bids are due in July. City staff indicated, regarding the lack of library fee with PA-1, that TIC responded to the Com. Services Commission at the Apr 24 hearing that TIC is working with the County to resolve the problem. However, Adams also confirmed that he himself has not been contacted by anyone from TIC, nor has anyone in the County been contacted as far as he knows, regarding TIC offering to assist with the funding problem.

4. COMPLETION OF PETERS CANYON WASH AND WALNUT TRAIL "GAPS" - Per Mike Loving, the City Committee will be considering what type of barrier to place along Irvine Blvd. over the Peters Canyon Trail tunnel entrances. They will consider both pedestrians and vehicles in determining the type of barrier needed.

5. PROPOSED NORTHWOOD U.S. POST OFFICE - A letter of was sent Apr 23 to Proj. Mgr. Martin Petrey expressing appreciation for the presentation and reminding him of the promised colored rendering and map of service boundary for the post office.

6. HICKS CANYON COMMUNITY PARK COMMUNITY BUILDING - A draft of NIVA's response to City's Jan 6 letter has been prepared and was considered and approved without any changes to be sent. *[Letter sent May 12 to the City.]*

7. NB CULVER I-5 UNDERCROSSING - NIVA received a response dated Apr 5 from Mayor Krom to our letter expressing serious concern about the design and its overly optimistic expectation of traffic improvement and providing a list of 5 suggestions which would improve the design to increase its effectiveness and safety. Krom's letter simply states that she has been told (by staff) that "...the proposed intersection configuration will be designed and constructed in compliance with State requirements and will facilitate safe traffic operation". However there are no State requirements applicable to this situation. NIVA will have to monitor the ongoing engineering and be prepared to scrutinize staff's analysis carefully. She does state, however, that "...staff will fully analyze the recommendations outlined in our letter". She also indicated that staff has concurred with the suggestion to landscape the Culver median at this time and are incorporating this into the final design.

8. LOWER PETERS CANYON COMMUNITY PARK/BECKMAN HS JOINT-USE AGREEMENT [Terry Kiser] - The proposed agreement is scheduled to be considered by the Council at its May 24 meeting. NIVA can not get a copy of the draft earlier than the Friday before the Council meeting per John McAllister, Acting Dir. Com. Services Dept.

9. PA 1 & 2 [ORCHARD HILLS VILLAGE]LAND-USE PLANNING - NIVA issued a response to the Draft EIR for the PA-1, -2 and-9 Project on Apr 22. Copies are available upon request.

At the Apr 24 hearing, the CSC approved [4/0, Khosravani absent] a recommendation that the project be approved. Though there was discussion, including discussion on the items specifically submitted by NIVA (Public viewing access of Rattlesnake Reservoir; Restriction on any stables; Greenbelt/Trail in existing pipeline easement; library services impact), there was no recommendation made to change any aspect of the project as proposed.

As a result of NIVA's previous presentation, consideration of support for a public viewing park for Rattlesnake Reservoir was agendized for the May 2 mtg. of the City's Residents With Disabilities Advisory Board. Since TIC conceded to allow handicapped person vehicle access (with handicapped placard) into the gated communities to view the reservoir, the Board decided to take no action on the matter.

At the May 5 hearing, the PC approved [5/0] the recommendation to the Council to approve the GPA and the zone change with additional requirements:

- (1) When the Master Trail Plan is submitted, it contain consideration of additional non-paved trails throughout the Orchard Hills village portion of the project area (i.e., PA-1 & 2) and
- (2) When the Tentative Tract Map is submitted for the area next to the Rattlesnake Reservoir, it must include accommdation for vista points around the Reservoir for public viewing.

Com. Mavity attempted to amend the additional requirement to specifically include "and/or pocket parks" in addition to the vista points. After some discussion, it was concluded that this amendment was unnecessary as the intent is covered under vista points.

Melvold had given a presentation to the PC in support of viewing access of the Reservoir, concern about the increased grade level along Portola Pkwy just west of Jeffrey, and the assumed use of ATMS by Tustin even though Tustin has rejected its use. The PC recommendation for Council certification of the Draft EIR was also approved [5/0]. The PC approved 3 other specific recommendations to the Council:

- (1) Master Trail Plan to include non-paved multi-use trails with the project including a trail around the Reservoir [approved 5/0].
- (2) 10% of the housing units in each village (tract) must be affordable housing units [approved 3/2, Mavity & Probolsky desenting].
- (3) The Council revisit the MOU on the use of gates from a persepctive of newly identified safety concerns [approved 3/2. Cosgrove & Probolsky disenting].

Com. Gaido contends that concerns have arisen about delays in fire equipment access and fire evacuation from gated communities.

During the PC hearing, Jeff Davis of TIC indicated that the Company is working with 5 cell phone providers to address adequate coverage in the hilly region and that IRWD's existing OH phone and electric lines, in the vicinity of the Trailhead and future entrance to the open space, will be placed underground by TIC in development of that trail segment.

The Council held a study session on the GPA/ZC on May 10 and is scheduled to hear the matter on May 24. Melvold gave a presentation at the May 10 study session concerning the need for increased screening of the SCE power substation to be built at the NW corner of Portola and Jeffrey. With electrical equipment and steel rack expected to be as high as 26 feet, an 8 foot wall as proposed will do little screening even with additional tree screening. Melvold also gave a presentation later that evening at the Council meeting on the need for a development assessment fee for future library construction.

10. NORTH IRVINE TRANSPORTATION MITIGATION PROGRAM - The City of Tustin, in its Apr 25, 2005 reply to Irvine to the PA-1 etc. Draft EIR, stated that this study needs to be re-run and updated due to significant recent changes and identified discrepancies.

11. JEFFREY OPEN-SPACE SPINE - A letter was drafted to be sent to the City requesting a reconciliation between actual improvements and estimated (and equivalent acres) for the Trabuco-Irvine Blvd. segment. Copies of the draft were reviewed and approval to be sent.

12. NORTHWOOD MILITARY MEMORIAL MONUMENT- Zelinko reported that a meeting was held with Com. Services Dir. McAllister and the people from RJM Architects earlier today. Renderings of a proposal for the memorial at Northwood CP were briefly reviewed and substantiated the need for another location. The meeting ended in a conclusion that Northwood Community Park is too small for the memorial as the number of fallen soldiers has increased significantly and that it would be better to move the proposed memorial to the Great Park. The City also has a concern that, if the name of the park were changed to the Northwood Memorial Park, people might confuse it with a cemetary. In the meantime, the group is considering resurrecting the temporary memorial at Northwood CP.

13. "SMART" PEDESTRIAN CROSSING OF YALE & GRADE-SEPARATED CROSSING OF JEFFREY FOR VENTA SPUR TRAIL - Manuel Gomez, Asst. PW Dir., has requested the setting up of a series of monthly meetings between NIVA and City reps (Marty Bryant and Gomez) to discuss PW's related issues. After surveying several representatives -- all of which were unanimous in opinion to reject the offer from the City for a variety of reasons -- Melvold informed Gomez that NIVA would decline the offer but would like responses to the outstanding request for specific information.

Zelinko arranged for a May 6 site visit by Mark Becker of Continental Bridge Co. out of Alexandria, Minnesota and a presentation at City Hall on typical pedestrian bridges constructed by the Company. Also in attendance was Rich McMahan, the local sales engineer for Contech. Continental is a subsidiary of Contech. Most recently, Continental furnished the pedestrian bridge over the railroad tracks at the ITC. Planning Commissioner Mavity accompanied the site visit. Councilmembers Shea and Kang attended the presentation along with Mavity. Melvold also attended both along with Thomas and David Mechon -- winners of a recent bridge design contest. As described by Becker, the 110-foot bridge would not need a vertical center support in the Jeffrey median. Though a 42" railing is normally sufficient, a bridge over a public roadway must have a covering which basically covers the passageway. A slight curvature in the horizontal structure of the bridge is not only structurally better but also aesthetically more pleasing. The next action, as volunteered by Shea, is for her to check with staff about securing \$25,000 or so to get a contract to develop a conceptual design for the bridge to be used to discuss the bridge with others and to get an estimate of the cost.

14. LIQUOR SALES APPLICATION FOR WALNUT MOBIL STATION - A forwarded copy of the April 12, 2005 "apology" letter from Exxon-Mobil was received from the City and copies made available at the meeting. The remaining question is what "additional landscaping" can and will be proposed to be installed at the station as part of the agreement.

15. CITY-WIDE ZONING ORDINANCE AND MUNICIPAL CODE UPGRADE - At the May 5 PC hearing, a modification was proposed and approved to include noise impact in determination of whether a change or modification to an existing park is major or minor along with noticing residents within 500 ft. of any change, major or minor, to the public parks.

16. WB BRYAN BUS-STOP AT YALE - A letter was sent May 1 to the OCTA to request either construction of a bus turn-out or a change in location for the bus to await the start of his run on Bryan adjacent to the Northwood Community Park.

17. CITY EUCALYPTUS WINDROW TREE PROGRAM - Per Steve Bourke, City Supt. of Landscape Maintenance, the City will be installing a replacement pine, possibly two, at Irvine Blvd. and Yale where one was recently removed. Also, beginning shortly, the City will be replacing the groundcover on the Irvine Blvd. median from Culver to Jamboree. A virus has attacked the groundcover and many of the trees. City believes it was in the soil which was imported. Per Bourke, "this median is the worse looking in the City".

18. REFURBISHMENT OF NORTHWOOD SHOPPING CENTER - Termites and age have taken their toll on the center. There was a lengthy discussion as to whether there should be an effort initiated to attempt to get the owner to both update and to improve the condition of the center. All agreed it was badly needed. It is noted that The Irvine Company is spending a considerable amount to improve/update their existing shopping centers and it would be of benefit to our area if the owner of Northwood would do the same. However, there was no means identified that was considered to have a possibility of being effective. Matter continued for further discussion in the future.

NEXT MEETING - Next meeting is Wed., June 8, 2005