

NIVA MEETING RECORD

August 10, 2005

ANNOUNCEMENTS A committee made up of political representatives from Orange and Riverside Counties met July 16 to reduce the number of alternatives from 12 to 4 plans for addressing the traffic between the 2 counties. The reason for NIVA's interest lies in the fact that some of the alternatives would result in originating points for the connections at the intersection of the SR-133 & 241 tollways which could result in traffic impacts in North Irvine. The end result was that the committee selected only 3 alternatives -- one of which is the tunnel connecting Riverside to Orange County through the Santa Ana Mts. connecting to the intersection of the SR-133 & SR-241. Detailed technical and financial analysis will be performed on all 3 selected alternatives. The recently approved Federal Highway Bill has an allocation of \$19.7 Million towards the geotechnical studies for the tunnel alternative.

City Landscape Maintenance Supv. Steve Buorke reported that the section of setback landscaping along Yale between Orange Arrow and Hicks Canyon had been removed due to the discovery of poison ivy. It will be replanted.

COMMITTEE REPORTS

1. PA-10 JAMBOREE MEDICAL/SCIENCE CENTER COMMITTEE [Nancy LaPorte] - NIVA resp (LaPorte, Elliott, Melvold and Eric Gless) met on July 18 with City reps to review preliminary plans submitted on the Kia Motors Hdqtrs. building to be built at the northern end of Peters Canyon adjacent to the I-5 Freeway on 21.7 acres. The office will employ 500 employees. Many questions were posed on the designs pertaining to traffic, landscaping, aesthetics, parking, structure dimensions and facade materials, and future expansion plans. City staff appreciated the early input, will seek answers or modifications to the plans in response, and get back to NIVA upon receipt from the applicant. It was noted that the traffic for this center was estimated on all businesses being R&D and not offices. The later historically generates more traffic. Consequently, the traffic City will have to watch this carefully.

2. NORTHERN SPHERE (PA-3, 5B, 6, 8A, & 9) () - The 48-acre Lambert Ranch is contained in PA-6 though technically not a part of the original Northern Sphere since owned privately by other than TIC. The current owners are proposing to develop residential housing in the land which is currently strawberry fields. Lamberts own 15 acres while Harborfields Holdings owns the other 31 acres having purchased it 2 years ago from the Lamberts. The 31-acre plot is on flat land and would have 130 DUs with 70 DUs proposed on the 15-acre hillside. Maximum height would be 2-story and average density would be 4 DUs/acre. The Lamberts would retain the original ranch home on the hill. The site is adjacent to and has access to Portola Pkwy. For the development, the current access would be converted into a right-in/right-out only with a second access on Portola being shared with an already planned signaled intersection for TIC's development. The application was submitted to the City last April and is going through check. Public hearings are not expected before 2006. Government Solutions is handling the project for the owners.

OLD BUSINESS

1. EL TORO MCAS REUSE - On Jun 23, the Great Park Corp Board [Board] voted to begin negotiations with Recycled Material Co. of Colorado to remove and recycle the 5 Million tons of concrete in the runways at the closed Base. Location of the on-site recycling (crushing) plant is still to be decided. This could be a significant noise and dust generator. The work is expected to start before the year is out.

On July 12 the land was officially turned over to the Lennar Corp. with the closing of escrow. Lennar has named the development partnership "Heritage Fields LLC". At the same time, Lennar executed the agreement with the City to turn 1375 acres over to the City and will eventually pay a total of \$200 Million to the City towards development of the Great Park. At the July 28 meeting of the Board, Lennar unveiled its

plans for the Base in a report entitled *Orange County Great Park Benchmark Report*. Two key elements are that the plan includes "agricultural uses" and that affordable housing will be dispersed rather than concentrated. However, Lennar is suggesting changes to the overall Great Park plan: (1) to move the farm area from the northeast corner of the Base, i.e., east of the ETC and north of Irvine Blvd. to the north central area of the Base on the south side of Irvine Blvd. (an area previously designated commercial recreation which is proposed to be eliminated), and (2) moving the cemetery from its currently planned location along the north border of the Great Park to a site between the wilderness area and the golf course.

On July 14, the Board decided to establish a committee to review guidelines for awarding Great Park contracts to decide whether they are sufficient to guard against cronyism or too strict and deter potential bidders. Recall that the Board ignored the guidelines regarding bidding in awarding several contracts in June. In the meantime, at the July 28 meeting, the Board approved the PR contract without a bidding process to Forde & Mollrich!

On July 22, the Airport Land Use Commission decided finally that it no longer has jurisdiction over the former Base after a major portion of the Base's ownership was transferred to Lennar Corp.

On July 25, L.A. Mayor Villaraigrosa, in announcing his nominees to L.A.'s Airport Commission, stated that the group would focus on spreading air traffic among the region's airports (including John Wayne) to limit the growth at LAX. There was no mention of any continued effort to create an El Toro airport. Maybe, in contrast to Hahn, Villaraigrosa has dropped such an attempt.

2. NORTH IRVINE LIBRARY [Dave Melvold] - The County Board of Supervisors approved next year's budget with \$3.2 Million for the Wheeler library.

3. COMPLETION OF PETERS CANYON WASH AND WALNUT TRAIL "GAPS" - Per Mik Loving, the City's Trails Committee is scheduled to meet on Aug 24. Naming the trails and the chain link fence on Irvine Blvd. overpass of the Peters Canyon Trail on both on the agenda.

4. HICKS CANYON COMMUNITY PARK COMMUNITY BUILDING - NIVA received a June 16 reply from John McAllister, Dir. of Com. Services, to NIVA's letter of May 12, 2005 (copies distributed at the meeting). The question is whether a simple misunderstanding or whether NIVA was misled. Because of the specific discussion with City personnel on the subject of the community center during the Task Force meetings on the Northern Sphere, it is highly unlikely that there was any misunderstanding. Regardless, the issue and need remains and no alternative funding source is available nor does the City offer any alternative funding source possibilities. It was agreed at the meeting to take the matter to Councilmember Kang. Melvold will contact Kang.

5. PROPOSED WIRELESS TELECOMMUNICATION FACILITY ORDINANCE [Jerry Kirchgessner] - After more than 3 hours of Council discussion and presentations by members of United Irvine Residents, a group of Turtlerock homeowners, the Council unanimously approved the ordinance with little change at the June 28 hearing. (It should be noted that this effort took 8 years to complete.) A request by Melvold for the inclusion of a definition of "reservoir" was satisfactorily accommodated by a clarification that reservoir is intended to mean only such facilities that are installed above ground. This eliminates the concern over possible interpretation that reservoirs also includes the lake-like facilities or even flood control basins. The ordinance requires that homeowners and HOAs within 500 feet of such facilities are to receive notification of the application to the City for such an installation. As to whether a public hearing is held by either the City's Zoning Administrator or the Planning Commission would depend on the Class of facility being proposed. At Councilmember Shea's suggestion, the Council agreed to revisit the item in a year -- or sooner if warranted -- to see how well the implementation goes and satisfies the residents. With approval of the ordinance, it was agreed at the meeting that this item can be closed. ITEM TO BE CLOSED

6. NB CULVER I-5 UNDERCROSSING - NIVA has received a June 29 letter from Supervising Transportation Analyst Katie Berg for the City summarizing their understanding of the meeting held June 16 with NIVA reps. (copies distributed at the meeting). There are a couple of points according to the NIVA reps that are not accurate regarding traffic signal synchronization, widths of lanes in the underpass, and the extent of the removal of the sloped wall under the underpass for the NB expansion. An e-mail was sent Berg on July 15 to correct the 3 points. In a July 27 e-mail response, Berg stated essentially the previous position of City staff as if no meeting had occurred! That is, that "it is not believed (by City staff) that additional lane widths will be necessary to accommodate traffic turning from the southbound I-5/Culver off-ramp onto Culver." Also that "lane widths...have been proposed that will meet City and Caltrans standards....The City believes that additional lane...widths are not necessary and would amount to additional unnecessary project costs." It appears we are back to the starting point as if no meeting had occurred between City and NIVA reps! This was one of the key issues brought up at the meeting. City reps listened but gave no such reaction at the meeting as now expressed in the e-mail. NIVA will attempt to set up a meeting with both Caltrans and City reps to address the issues.

7. LOWER PETERS CANYON COMMUNITY PARK/BECKMAN HS JOINT-USE AGREEMENT [Terry Kiser] - Kiser received a memo from John McAllister, Dir. of Com. Services for the City, dated June 24 in response to his e-mail of June 14 on various concerns with the joint-use agreement.

8. ORCHARD HILLS VILLAGE [PA-1]LAND-USE PLANNING - On June 12, Melvold sent a memo to the Council furnishing background history on the library, status of the Wheeler Library construction, and again emphasizing the library deficiency in North Irvine. At the City Council's June 14 public hearing, Melvold gave a presentation on the need for viewing access for the general public (including seniors, handicapped, and small children) of the IRWD's Rattlesnake Reservoir. Councilmember Agran wanted to have monthly staff reports on the progress on the Historical Ag. Center/Wheeler Library and maybe even consider City assisted funding to accelerate its development. Councilmember Choi wanted the library issue addressed and suggested the formation of a City task force to review the matter which he reiterated at the City Council's June 28th meeting during the second reading of the ordinance. The Council approved the GPA and ZC. The Council gave no response as a whole to either the library or the public access suggestion -- at least not in the form of any amendments or motions. To the contrary, for example, Councilmember Shea praised the project and was not interested in considering any changes.

The PC approved the hill-side grading Master Plan on Aug 4.

9. BOWERMAN LANDFILL EXPANSION - NIVA received a July 6 Notice from the Orange County Integrated Waste Management District [IWMD] announcing the commencement of the EIR preparation for the expansion of the Landfill. This was followed by a July 21 Notice of Preparation of the Draft EIR. The proposed Project includes the vertical and horizontal expansion to meet the County's long-term solid-waste disposal needs. With the expansion, the Landfill would have a proposed closure in Year 2053. The existing Landfill has an expected closure of Year 2022 and the previous version of the expansion had a projected closure of Year 2035. The expansion would increase the total landfill area by 57% to 534 acres, the elevation of the top of the landfill by 250 feet to 1350 feet, and the total capacity would be doubled to 257 million cubic yards. The disturbed area would increase 25% beyond the currently permitted area of 525 acres. One of the elements of this proposed expansion would be the increase of daily tonnage from 8,500 to 11,500 tons per day. Another is the need to import fill dirt. This corresponds to a significant increase in trash truck traffic. An amendment to the 1984 Settlement Agreement between the City of Irvine and the IWMD would be required. NIVA played an active role in the original Settlement Agreement attempting to assure minimal aesthetic and traffic impacts. It should also be noted that since the ultimate disposition of the site is some sort of regional park, this expansion delays implementation to beyond Year 2053. A new access road to the site will also be needed. No revised roadway details were provided in the NOP.

A public scoping session was held on Aug 4 at the Lakeview Senior Center. Melvold presented a list of questions (as an individual) which he suggested should be addressed in the EIR. After briefly reviewing his list, it was agreed at the meeting that the list be submitted to the IWMD as an input from NIVA. A few additions were made to the listing. *(The letter was sent on Aug. 13.)*

At the scoping session, Melvold discussed the amendment to the City/IWMD agreement which would be required with the City's attendee, Marsha Beckett, assistant to the City Manager. She spoke favorably of Melvold's questions, especially the consideration of compensation for the delayed installation of the ultimate regional park. She also spoke favorably of some sort of compensation being due those cities in proximity to the County's landfills for incurring the consequences of such. Melvold had introduced the possibility of the County furnishing the North Irvine senior center as an appropriate amenity for the County to furnish the North Irvine community. Melvold requested a copy of any City response to the IWMD to the NOP.

10. JEFFREY OPEN-SPACE SPINE - NIVA received a June 16, 2005 interim response from John McAllister, Dir. of Com. Services, to NIVA's letter of June 3 on reconciliation of acreage credits for Segment 2. A final response dated June 27 was received by NIVA. (Copies of letters distributed at the meeting.) As it was apparent that a response would require considerable review and analysis, it was agreed that a separate meeting will be held prior to next month's meeting for the effort. Zelinko, Kiser and Melvold will review the document and prepare a draft response for consideration at the next meeting.

11. "SMART" PEDESTRIAN CROSSING OF YALE & GRADE-SEPARATED CROSSING OF JEFFREY FOR VENTA SPUR TRAIL - [Awaiting followup from Councilmember Shea on the funding of a study.] There has been no response received from the City to either the original April 5 fax request for data on the Yale speed recordings supposedly taken at Venta Spur crossing or the followup request of June 6. Both were addressed to Jim Lizzi of the City. Consequently, another reminder was e-mailed Aug 9 again to Jim Lizzi. *(An e-mail response with the data was received from Lizzi on Aug 11.)*

Regarding the Jeffrey crossing of the Trail, a presentation will be prepared for the Sept. 1 PC meeting on the need for the technical study previously proposed by Councilmember Shea.

12. PROPOSED CITY MUNICIPAL UTILITY - It is assumed that this matter is a dead issue as any opportunity for implementation of such a utility -- good or bad -- has passed and this item can be closed. It was agreed at the meeting that this item can be closed. ITEM TO BE CLOSED

13. NORTH IRVINE SENIOR CENTER - At the Sept 15 meeting of the City's Senior Advisory Group, Melvold and Kiser will give another presentation encouraging the group to agendized the siting of the center. It should also be noted that an election was held Aug 2 to fill the 2 community elected reps. on the Group. Only registered voters who are residents of the City and over 55 years old are allowed to vote. However, the only 2 voting poll locations were the existing 2 senior centers. This leaves North Irvine community without a convenient place to vote. This is especially disheartening since the issue of the need for the 3rd or North Irvine senior kcenter is a key issue with the North Irvine community and is being continuously ignored by the City and even this Group. This voting process seems to assure an unfavorable advantage to the encumbants who are coincidentally from the areas currently supplied with a senior center. It was agreed at the meeting that NIVA should object to the voting process and demand that in the future a third voting location be sited in North Irvine. There is also concern about the lack of notification to make the public aware of the election and maybe the key issues and positions of the candidates. Melvold agreed to give a presentation to the Council at an upcoming Council meeting.

14. LIQUOR SALES APPLICATION FOR WALNUT MOBIL STATION - Per a June 16 memo to the PC, City staff reported that Exxon-Mobil donated \$25,000 to the Irvine Children's Fund on May 9 and submitted \$10,000 to the City for 5-years of compliance monitoring expenses on May 10. (It should be

noted that, though Exxon-Mobil was unwilling to increase the amounts more in line with a fair and equitable "fine" for the years of infraction, nor would the City consider or impose a higher level, that Exxon-Mobil recently announced that it had experienced the highest annual net profit in its history -- \$7.6 Billion!) The memo also states that Exxon-Mobil met with the City landscape architect (Tim Kirkham) and TIC to discuss proposed "increased" landscape changes at the site. No details of any proposed changes were provided in the memo. Melvold contacted Kirkham for details. Per Kirkham, the changes proposed to the City included some additional hedge bushes to extend the hedge horizontally and the addition of 1 or 2 carrotwood trees along the Walnut frontage. He was not aware whether these had been implemented. *(A subsequent review of the site by LaPorte revealed that only one new tree had been installed on the Walnut side and possibly a few hedge shrubs along Culver.)*

15. WB BRYAN BUS-STOP AT YALE - Received a response dated June 29 from the Mgr. of Public Relations for the OCTA to NIVA's June 6 letter to the Gen Mgr. (copies distributed at the meeting.) The information provided is still contentious. However, regarding any decision to install a bus turnout, OCTA states that it is the City's responsibility and directs NIVA to contact Irene Cianfarani at the City. As City staff had previously indicated that it was the OCTA's responsibility, it was agreed at the meeting that the next course of action would be to take the matter to the attention of Councilmember Kang. Melvold will contact Kang about it.

16. CITY EUCALYPTUS WINDROW TREE PROGRAM - Last May it was reported via City Landscape Maintenance Supv. Steve Buorke that the City would be replacing all of the ground cover in the Irvine Blvd. median west of Culver due to fungus damage. However, due to budget limitation, Buorke reported that the City has limited the total replacement and instead has decided to do further fungus treatment and replace only the worst parts of the ground cover and trees. He also reported that the 2 new trees in the Irvine Blvd. median at Yale should be installed shortly as replacement for the recently removed pine tree.

NEXT MEETING - Next meeting is scheduled for Wed., Sept 14, 2005.