

# NIVA MEETING RECORD

June 14, 2006

## COMMITTEE REPORTS

1. PA-10 JAMBOREE MEDICAL/SCIENCE CENTER COMMITTEE [Nancy LaPorte] - NIVA was contacted by Robin Leftwich of TIC regarding a Master Plan application to construct two 3-story buildings (50' maximum height) located between Michelle and the I-5, Jamboree and the flood control channel along Myford Road ROW. TIC already has the entitlement for this in the total approved intensity for PA-10. The traffic situation is already horrible on Jamboree in the vicinity of the site and the additional traffic generated from the 149,724 sq-ft development is unthinkable. For traffic relief, the City is proposing a widening of Jamboree from about Walnut to the City of Tustin border north of the I-5 from 6 to 8 lanes. The City has received approval from Caltrans but has yet to identify the source(s) of funding for the project. (See Item 2 under New Business.) The PC approved the project [4/0, Gaido absent] at its June 1 hearing with the added condition that TIC cannot seek compensation should the City decide in the future to widen Jamboree to 4 SB lanes.

3. NORTHERN SPHERE (PA-3, 5B, 6, 8A, 9, & 9C) COMMITTEE - The eagerly anticipated improvements to the Blue Gum Neighborhood Park in Northwood required as a condition of the residential project in PA-8A have been delayed. The funding was approved by Council in 2004 but as of yet no construction has been initiated. Most of the residential units in the project have been built and occupied! An e-mail letter has been forwarded June 7 to the City Mgr. requesting an explanation for the delay and initiation of an effort to expedite the improvements. An e-mail response was received from the City Mgr. later that day. No explanation was given for the delay but he did state that the design work was almost completed and that construction would occur in the Fall.

During the Community Services Commission [CSC] discussion of the Lambert Ranch Vesting Tentative Tract Map and Park Plan at its June 7 meeting, City staff expained away the lack of contribution to library services by the project as unneeded as the City is currently "overprovided"! This conclusion was based on inclusion of the libraries for UCI and Irvine Valley College [IVC] in the calculation of the total library square footage in the City and comparing with the needed total based on City population. However, this was a first as the City previously never included UCI or IVC in these calculations as neither is a part of the County Library System and are really not public when considering the parking and library fees. Also, though contrary to historical records, staff informed the CSC that library services was not within their purview but is the responsibility of the Planning Commission. Obviously, these statements disarmed any concern that may have been harbored by members of the CSC.

Melvold sent a followup e-mail to McAllister seeking verification of the existence of a City policy on retention of parkland credits to the same planning area in which they are generated (in response to a statement from staff to CSC) and clarification of the responsibility assignment for library services within City staff. The e-mail response from McAllister states that "the use of park fees is not in policy form" and that invoviemnt of Community Services Department in library services is on a project basis as directed by the City Council.

## OLD BUSINESS

1. EL TORO MCAS REUSE - Last May 23 the City Council approved the contract with the Ken Smith design team for the creation of the masterr plan for the Great Park. The 5 inclusive design tasks include the critical issues assessment (completed in April), the preliminary plan creation (due in Aug.), plan review and approvals (due in Aug/Sept), costs estimates and phasing (due in Oct), and schematic design (due in Nov). The preliminary plan creation is expected to include design alternatives which would allow the city and public to choose while the schematic design would include detailed illustrations and plans.

2. MUSICK JAIL EXPANSION - County officials anticipates expanding the Jail from 1,200 to 4,400 beds in 5 to 7 years, i.e., possibly as soon as 2011. It is currently in the planning stages.

3. NORTH IRVINE LIBRARY - At the May 23 meeting, the City Council approved the contract [5/0] under the Consent Calendar for the \$89,000 consultant study on library needs assessment with Arroyo Associates. The Task Force met on June 7 with an initial meeting with the consultant.

4. HEAVY VEHICLE ROADWAY RESTRICTIONS [Jerry Kirchgessner] - [Awaiting the initiation of the North Irvine Truck Route Study which is supposedly included in PW's July 2006 Budget] An e-mail was sent as agreed at the last meeting to Ken Louie on May 19 about the installation of signage on Jeffrey Road indicating it is not a truck route as no signs were noticed. A response was received on May 23 from Louie basically stating a lack of remembrance of the conversation at the meeting and stating to the contrary that there is no plan to install such signs on Jeffrey. It was decided at the meeting that NIVA would do nothing regarding Louie's response. However, a check will be made to see if the study funding was included in the 2006-07 Budget.

5. BUILDING FACILITIES MASTER PLAN - At its June 7 meeting, the CSC requested a status report on the the preparation of this Plan in response to NIVA's statement to the CSC about its being tabled indefinitely. Per phone conversation with Melvold, the City's Dir. of Com Services, John McAllister, stated that he himself is finalizing the Plan and expects to complete the Draft within a month but in any case no later than the end of Summer.

6. FUTURE NORTHWOOD MIDDLE SCHOOL - Per Lora Ruiz of IUSD's Planning office, the District has still not received the draft of the transfer agreement from TIC but has, in anticipation of receipt in near future, tentatively scheduled the matter to go before the School Board on July 18.

7. BOWERMAN LANDFILL EXPANSION - NIVA received a CD copy of the Final EIR No. 604 with the included Responses to Comments Report on June 1. The most significant and fundamental responses received in the Responses by OCWMD was: (1) The rejection of NIVA's position that the project is an extension rather than a expansion and , therefore, no requirement to assume the absence of the landfill operation as the basis for comparison; (2) The conclusion that it is infeasible to provide a more natural appearing profile to reduce the visual impact of the landfill in response to both the City and NIVA statement of unacceptable aesthetic impact on the ridgeline. There were several other concerns dealing with traffic and noise expressed by NIVA but unless the comparison is made with no landfill operation, the increases are "insignificant". To these and other expressed concerns of both the City and NIVA, OCWMD does state several times that it has to and is prepared to discuss the outstanding issues or concerns of both the City and NIVA in negotiations with the City for revision of the outstanding Settlement Agreement. There was no indication of when this EIR is set for a hearing.

A meeting has been requested with NIVA reps by Marsha Beckett, Fiscal and Environmental Program Coordinator with the City's Public Works, to discuss NIVA's concerns with the proposed project. Melvold will make contact for arrangements for the meeting.

8. NORTH IRVINE TRANSPORTATION MITIGATION PROGRAM - NIVA received a May 24 response to its comments to the Draft EIR Neg. Declaration for the I-5/Sand Canyon Improvement Project but did not receive answers! Basically, to the concern about (1) the transfer of traffic from Sand Canyon to Jeffrey during construction period, (2) the possible simultaneous construction scheduling of the projects affecting 3 major north-south arterials -- Culver, Sand Canyon, and Jeffrey, and (3) the replacement of mature oak trees in the Sand Canyon median south of the I-5 with immature trees. The item is scheduled to go the City Council on June 27.

A response was submitted to the *Notice of Intent To Adopt A Mitigated Negative Declaration for the Jeffrey Road/Walnut Avenue Intersection Improvement Project* on May 19. The major identified concern is the loss of landscaped setback primarily on the south side of Walnut in front of the Arbor Village Shopping Center. Secondary concerns dealt with the noise and vehicular fumes on the customers of El

Canejo with the roadway being moved immediately against the patio eating area. In the response, the concern was expressed about the general loss of landscaped setbacks in various areas along major arterials in North Irvine due to increased traffic generated primarily in the new development outside the established North Irvine.

9. JEFFREY OPEN-SPACE SPINE - It was agreed at the meeting that NIVA will send an e-mail to McAllister with a cc to the City Mgr. regarding the lack of any response to NIVA's Nov 29, 2005 letter regarding the acreage credit calculation for Segment 2 of the Spine.

10. "SMART" PEDESTRAIN CROSSING OF YALE & GRADE-SEPARATED CROSSING FOR VENTA SPUR TRAILS - At the May 23 meeting, the City Council approved \$100,000 expenditure (\$76,000 for the contract & balance for staff) for the Venta Spur Trail bridge study for the connection to the Jeffrey Spine Trail. This study has been actively sought by NIVA for some time. IBI Group of Irvine is the consultant. The study is expected to take 8 months. The scope includes: (1) research & data collection, (2) aesthetics and visual impacts analysis, (3) right-of-way delineation, (4) utility and drainage impacts analysis, (5) trail connections compatibility to Jeffrey Open-space Trail, (6) impacts to existing development, (7) construction costs, (8) environmental analysis, and (9) community outreach.

11. NORTH IRVINE SENIOR CENTER - At the May 18 Irvine Senior Citizens Council [SCC] meeting, the subject of the North Irvine Senior Center was agendized as only a Presentation and not agendized as a business item which would have allowed SCC action if so desired. This is what NIVA had sought but was not informed of the change. Consequently, Pat Fierro of the City's Community Services Dept. gave a presentation on the Northern Sphere community park plan as now being implemented. Aside from the usual amenities provided in a community park (and possibly in response to NIVA's prior objection to the siting of the 3rd Senior Center at Gateway Community Park) and to save on operating expenses, Community Services Dept. has recently adopted a plan -- without the benefit of public or even Council hearing -- which entails distributing the senior center type services throughout the Northern Sphere with a piece in each of the Northern Sphere community parks. Aside from the issue of whether distributed or centralized senior centers are more appropriate, this plan still leaves the established communities of North Irvine without a Senior Center! Where Com. Services derived this authority to do this is uncertain.

Following the presentation by Fierro, Melvold and Kiser gave presentations -- modified of course due to the surprising disclosure of the new plan for providing senior center services. They emphasized the need for this SCC to visit the issue of "distributed vs. centralized" and to select a site if it is to be centralized. They also stressed the fact that the current Com. Services plan continues to ignore the established community which has been waiting as long as 29 years for a senior center and that the current plan favors the new community over the existing. They reminded the SCC that the General Plan calls for a senior center (not distributed) and that if the services are to be provided in community parks, this is not possible in the existing community since there is but one community park community center west of Jeffrey for all of the villages of Northwood, Northwood Pointe, Northpark, Northpark Square, West Irvine, and even the future Orchard Hills. Two members of the SCC (Sam Castelo and Najma Quader) championed the call and expressed concern and the need to agendize the matter soon. In fact, though Fierro had indicated the significant cost of building a senior center, Castelo stated that the problem brought up by NIVA was more important than cost.

As a result of the questionable assumption of authority by Community Services Dept. staff in making such a demonstrable change without either City Council approval or General Plan Amendment, Melvold sent e-mails to Councilmember Shea and Kang. After briefly discussing the matter with Mayor Krom on May 20, Melvold subsequently followed up with an e-mail in response to her suggestion. She said she would look into the matter. Zelinko forwarded copies of the e-mails to City Mgr. Sean who said he also would look into the matter. (Copies of the e-mails were distributed at the meeting.) To date no response has been received from anyone at the City though Melvold had been told by phone call with by Com. Services Dir. McAllister, that he had been told to respond to the Councilmembers about the matter.

12. **WB BRYAN BUS-STOP AT YALE** - Drawings have been received from the City for 3 alternative designs. After a review, it was decided at the meeting that Alternative 1 was preferred as it did the least disruption to the existing landscaping and removed the fewest mature trees. Melvold will convey this selection to the City.

13. **REFURBISHMENT OF NORTHWOOD SHOPPING CENTER** - Per Melvold conversation with the Northwood Von's manager, Von's has 4 years left on its lease in Northwood Center. They are concerned about the disrepair of the Center and the recent loss of yet another tenant. Von's current level of business is, however, acceptable; but between the disrepair/lack of upgrade and the expected opening of the Pavillon's at Culver/Portola, the Von's could close.

NIVA received a response from Business Properties Dev. Co. of Irvine to NIVA's May 11, 2006 letter on the deteriorating conditions. (Copies of the letter were distributed at the meeting.) It was reviewed and discussed at the meeting. In contrast to the statement in the letter concerning the former Coco's Restaurant building per discussion with Kathy Sorensen of Coco's Real Estate office in the Catalina Restaurant Group corporate office in Carlsbad, Coco's lease on the building ended as of Apr 30, 2006. In any case, the owner is free now to move on improving the situation. It was decided that NIVA would respond but preferably to other than the Ann Powell, the signatory on the response letter and property manager for the Cente, as her response conveyed a lack of sensitivity to the situation.

14. **CITY BICYCLE TRANSPORTATION PLAN UPDATE** - The PC approved the Plan with no changes at their May 18 hearing with the only request that City Staff provide a funding schedule for the Tier 1 (highest priority) items for the City Council. The Council is scheduled to hear the matter on June 27. Per PC request, the funding schedule is to indicate the expected funding sources to assure implementation of Tier 1 items within 10 years. Of the five Tier 1 off-street trail segment items which are not the obligation of a developer, only the extension of the Jeffrey Open-space Trail is near to North Irvine. There are 6 grade-separation crossing projects but only 3 are in Tier 1. Included in the 6 are 3 in North Irvine which are the Trabuco Road crossing of the Jeffrey Open-space Spine, the Jeffrey Road crossing of the Venta Spur Trail, and the Harvard Avenue crossing of the Walnut Trail.

15. **CULVER DRIVE/WALNUT AVENUE IMPROVEMENT PROJECT** - Per phone conversation between Melvold and Farideh Lyons, Sr. Transportation Analyst for the City [5/25], the design has been revised so that the landscaped setback on the west side of Culver is not to be impacted. The revised drawings should be available for review early next week.

16. **JEFFREY/I-5 BUSINESS PARK** - The PC approved [4/0, Galdo absent] the Jeffrey Office Park (with no changes) consisting of 38 single and 2-story office and light-industrial buildings between Roosevelt and the I-5 Freeway along the west side Jeffrey Road.

17. **PUBLIC STORAGE FACILITY EXPANSION** - Residents were invited to another public meeting scheduled for last Monday, June 12. It was again held at City Hall. Melvold contacted staff to request that staff present information at the meeting on the existing and proposed zoning of the project and vacant adjacent sites and the uses permitted under each and to provide copies for the residents. LaPorte and Melvold attended the meeting. Tim Reeves, Dev. Mgr. for Public Storage [PS], gave a presentation with revised renderings. The major revision was the reduction in height from the previous 3-story proposal to 2-story and a lowered maximum height of 26 feet. The design now incorporated a sloping roof line from the 26' level to 17' at the vertical walls to be tiled with a 5-varied colored Spanish tile.

In response to requests from residents during the discussion in the evening, Reeves conceded to creating a varying roof-line from 28' to 24' in those locations where there is no roof-top mechanical equipment. He also agreed to a condition on the zoning to eliminate the allowed uses of residential and wireless communication facility -- both land uses permitted under the proposed zoning 3.1. Additional

trees, even some in 36" boxes, would be provided on the west side of the new building. Per City staff member, Marika Modugno, the City is investigating the entrance driveway including the possibility of a deceleration lane on Jeffrey for the entrance though the facility will no longer have storage for boats, trailers, or RVs. Though it would probably be objected to by the adjacent homeowner, Reeves agreed to provide an 10-foot access on PS property along the west border so as to connect Pinewood Neighborhood Park to the Venta Spur by a trail. In so doing, the existing 13-foot wall would be taken down and a new wall built but only at 6 to 8 feet. PS anticipates resubmitting the application with the changes during the first half of July.

Of major concern to NIVA is the vehicle access to the site (need assurance of minimal impact on Jeffrey traffic flow) and the ultimate zoning for the remaining piece of real estate remaining as agriculture zoning 1.1. If the residential is allowed to stand in the proposed 3.1 zoning, high density residential (50 units/acre) could be a possibility on the balance as such is allowed under zoning 3.1.

### NEW BUSINESS

1. **IRVINE BLVD SIGNAL SYSTEM UPGRADE** -The City Council approved the upgrade at its May 23 meeting which is expected to improve the traffic flow and reduce delays on Irvine Blvd. between Culver Drive and Jamboree. The upgrade consists of modifying controller cabinets and installing closed circuit TV (CCTV) cameras, installing a fiber interconnect unit, network communications equipment, and new controllers to accommodate traffic signal coordination. Cost is estimated at \$115,000. Installation is expected to commence in July/August with completion expected before end of Dec. There are no road or lane closures expected with this construction.
2. **WIDENING OF JAMBOREE UNDERPASS OF I-5 FREEWAY** - The City of Irvine has received written confirmation of Caltrans approval and support (not financially though) for widening Jamboree from 6 lanes to 8 lanes from Michelle to just north of the I-5 NB off-ramp to Jamboree. Projected construction is not before 2009. Copies of overhead photos provided by the City for roadway widening were reviewed at the meeting. An inquiry will be made of the exact status of the funding and how firm the sources are.
3. **LOWER PETERS CANYON COMMUNITY PARK ANNUAL JOINT-USE EVALUATION** - It has been at least a year and the City was supposed to do an assessment of how the joint use is doing. Is the City getting even close to an equitable return use on the high school amenities? It is noticed that the soccer field is being "overused" and requiring replanting already. The City will be contacted regarding the one-year assessment.
4. **"TRANSPORTATION MATTERS"** - The next session is scheduled for July 19. Location as yet undisclosed. Melvold has contacted the City to get an update and location, but no response as yet.

NEXT MEETING - Next meeting is scheduled for Wed., July 12, 2006.