

NIVA MEETING RECORD

August 9, 2006

ANNOUNCEMENTS

The 3rd "Transportation Matters 2030" town hall meeting is scheduled for Sept. 20 at the Irvine Chamber of Commerce office from 5 to 7 PM. It will include consideration of future transportation to the Great Park and simply getting around or commuting in the City. Contact is Nija Eddington on 949-880-9699.

OLD BUSINESS

1. **EL TORO MCAS REUSE** - At the last meeting, it was agreed that NIVA would send a letter to the Great Park Corp "testing" the Board's commitment to its goal of making the Park "transient-oriented" and seek the Board's active support in acquiring the trail routes and support for the various trail bridges. By transient-oriented is meant that the Park will be designed to "...support transient-oriented development in the surrounding community with less-polluting choices and connections within and beyond the Great Park". However, because of the following, the letter has been postponed.

Melvold contacted Lance Vallery, an urban designer and a member of Ken Smith's Great Park architectural firm responsible for trails, and they met earlier today to discuss the matter of trail connections to adjacent residential communities. There was general agreement that the east-west bike/pedestrian trail through Woodbury, PA-9C and over the 133 Corridor would extend to an entry trail in the Great Park. Vallery was unaware of the pending expansion of the I-5/Sand Canyon intersection or the designated and long-term trash truck traffic routing on Sand Canyon and the implications these would have on their prior trail considerations. Vallery will continue to keep NIVA abreast of the efforts on identifying trail connections to the adjacent communities even though the Great Park and the design team have no financial obligation in developing these trails outside the Park boundaries.

Conditional acceptance of Orange County Great Park balloon from Heritage Fields to the City was approved at the City Council's July 25 meeting. Upon inquiry, Mayor Krom assured Melvold that there would be no commercial advertising on the balloon even though the funding is coming from a major Lennar Homes contribution.

On July 25, Lennar Homes announced the intent to revise its development plan. Included in the revision is the conversion of 1.6 Million sq ft of commercial/industrial zoning to an additional 5,875 residential units. This would bring the total number of homes now expected to be built to 9,500 -- a 162% increase -- resulting in an expected increase of almost 16,000 residents in the City. The City appears to be receptive to the change as the traffic (total ADTs) for the two appear to be about the same and are, therefore, considered by the City to be covered under the existing approved EIR. However, it is not only the total ADTs but also the peak-hour traffic volumes, traffic flow patterns, and exact locations of the 2 different zoned pieces that are of concern. NIVA will need to follow and assess this change carefully.

2. **NORTH IRVINE LIBRARY** - The Community Services Commission had agendaized a discussion on library services at the request of Com. Carol Litschwager at the July 19 meeting but continued the matter due to a lack of quorum late in the meeting. The agendaizing was primarily due to concerns introduced by NIVA on the Lambert Ranch project at the previous meeting.

During the July 19 Library Task Force [TF] meeting, Melvold introduced a discussion on the need for a library impact fee on new residential development similar to that of the County to provide funds for construction of new library facilities. If such is to be applied to the Lambert Ranch Project or the residential being considered for PA-39 (the IBC), it would have to be implemented in the near term. The discussion narrowed into consideration of a TF recommendation to the Council. There was consensus that such a recommendation in the form of a condition to be placed on future new residential

development should be made in time for Council consideration prior to or with consideration of the Lambert Ranch Project. On July 25, a copy of a memo from Dan Jung to the City Mgr Joyce contained proposed language for the condition prepared by the City Attorney (Copies distributed at the meeting).

At the July 19 TF meeting, Dan Jung informed Melvold that NIVA was supposed to have gotten an e-mail from John McAllister, Dir. of the City's Community Services Dept., straightening out the confusion regarding the responsibility assignment between the PC or CSC on library services oversight. No such e-mail had been received. However, upon exiting the TF meeting, Melvold encountered McAllister who apologized for the confusion on the issue and stated that he owed NIVA an e-mail clarifying that the CSC is the commission in which the responsibility lies. However, no e-mail has been received to date.

Note: With the proposed additional residential units and associated residents by Lennar in the Heritage Field development portion of the El Toro Reuse lands, this will add 16,000 residents to the current City maximum and add further to the library services shortfall. Per Melvold discussion with Dan Jung, though there currently exists a development agreement between the City and Lennar which does not allow the application of any new fees against the development -- including any new library assessment fee -- the application to increase the number of residential units would open the door allowing the City to modify the agreement so as to provide for the application of a library assessment fee on all units, i.e., the previously planned and the additional, if so desired by the City.

3. HEAVY VEHICLE ROADWAY RESTRICTIONS [Jerry Kirchgessner] - A copy of the work scope for the contract for the consultant, RBF Consulting, for the truck route study was requested by e-mail of July 26 to M. Gomez. Bob Matson of RBF had requested the opportunity to come to the Sept. NIVA meeting to discuss the truck-related issues. It was agreed that NIVA should postpone any meeting with RBF until NIVA has had an opportunity to review and discuss the RFP work scope for the study. Melvold would so inform RBF.

4. BUILDING FACILITIES MASTER PLAN - [Awaiting receipt of Draft Plan expected no later than end of Summer (See June 14, 2006 Meeting Record). The Community Services Commission had agendaized a discussion on the Plan at the July 19 meeting at the request of Com. Carol Littschwager but continued the matter due to a lack of quorum in the meeting when the item came up.

5. FUTURE NORTHWOOD MIDDLE SCHOOL - Though NIVA was previously told by IUSD staff that the School Board would be hearing the matter on July 18 on the transfer, recent events have modified that plan. Per Vern Medeiros, Deputy Sup. of Business for the District, the item has been postponed due to the need for the staff to present a comprehensive plan to the Board which covers how the District plans to serve all of the newer residential areas for K through 12. This would include the residential planned for the El Toro Reuse area. With the recently announced proposed plan of Lennar to increase the residential by 5,875 units, the staff must make new adjustments to the overall plan. Consequently, the draft agreement to be prepared by TIC has not been finalized. However, Medeiros sees no problems other than the time needed to prepare the comprehensive plan. He confirmed that it is extremely unlikely that the District would change the transfer site from the current proposed location. If done, it would require going back to the State for approval of any new proposed site.

6. BOWERMAN LANDFILL EXPANSION - On July 19, LaPorte and Melvold met with Marty Bryant and Marsha Beckett of the City to discuss the financial arrangements for the settlement agreement between the County and City. Copies of the terms were presented at the meeting. Basically the settlement calls for the County to pay the City in excess of an estimated \$100 Million in payments as a Host City Fee over the life of the Landfill with a sort of "bonus signing" payment up front of \$5.5 Million payable in July 2007. The Host City Fee figures at \$1.50 per ton of trash from all sources outside the City. As road maintenance is expected to use about 10% of the fees, the balance would be applied towards specific projects approved by the Council. Other non-financial details of the settlement were not addressed in any detail at the meeting.

The NIVA officers received a copy of the Council meeting packages on this item on July 24 -- the day before the Council meeting for which the item was agendaized. This was the first opportunity available to review the actual proposed Cooperative Agreement. At this time it was noted that even though the City had supported NIVA's objection to the dam-like appearance of the Landfill facings visible from the Irvine community below, the City capitulated on the item following meetings with the County. The County claimed that to contour the Landfill ridgeline with 50-foot differentials between peaks and valleys, the Landfill would lose the equivalent of 8 years storage capacity. However, the City received no supporting technical documentation to this conclusion. Melvold, therefore, presented this concern to the Council at the July 25 meeting after first expressing appreciation for staff's successful efforts in negotiating a significant financial settlement. Only Councilmember Agran indicated any concern and requested that at least trees be included in the landscaping on the facings. Otherwise, the Cooperative Agreement was approved 5/0 and was to go to the Board of Supervisors for approval on Aug. 15.

With regard to the County's mentioning of the possibility of earlier daily opening from the current 7 AM to 6 AM, Melvold was assured that a separate application would have to be made to the State and that a 3 week public notification must occur giving the City and others time to bring forward any objections. Therefore, it is not a done deal simply with the approval of the Draft EIR in which this is mentioned.

As part of the Council approval, a Special Fund will be established for depositing these host-fee revenues. The Council will identify potential projects that could be funded with these funds and evaluate the proposed projects during the City's Strategic Business Plan review process which occurs usually sometime in the Fall. It behooves NIVA to have its list ready for presentation in time for consideration by the Council. It was therefore suggested that a list be prepared with priority appended to each project. Because of the relative lack of urgency, it was agreed that the general membership would be surveyed for ideas for appropriate and reasonable use of the funds. All suggestions would then be reviewed at a general meeting following the deadline for submissions and priority assigned to each suggestion before submission of NIVA's list to the City.

7. NORTHWOOD MILITARY MEMORIAL MONUMENT [Zelinko] - Zelinko reported that he is still waiting for McAllister to set up the meeting he had promised over a month ago.

8. "SMART" PEDESTRIAN CROSSING OF YALE & GRADE-SEPARATED CROSSING FOR VENTA SPUR TRAILS - There was a discussion about the fact that some concerns have been expressed now and then by some members of The Groves over a trail bridge crossing of Jeffrey. The concern about potential impacts on The Groves is one of the main reasons NIVA pressed the City for a study, i.e., to define the concern, identify realities of any impact, and to determine feasibility and cost(s) of any mitigation measure(s). The study is intended to either alleviate or substantiate the concern(s).

9. NORTH IRVINE SENIOR CENTER - Another e-mail was sent to the secretary of the Senior Citizen Council on June 19 about NIVA's agendaizing request for consideration of siting of the 3rd City Center.

At the City's first "Transportation Matters 2030" public town hall meeting held last May 17, it was disclosed that the City projects that over 50% of all population growth in the City will be people who are over 65 years of age. This adds further to the need for the 3rd - and maybe more - senior center in the City.

10. NOISE IMPACT OF TRAIN HORN BLOWING AT HARVARD CROSSING - Per Rick Sandzimier, the effort has been put temporarily on hold until he has replaced 2 lost members of his staff.

11. CULVER DRIVE/WALNUT AVENUE IMPROVEMENT PROJECT - An e-mail letter has been received Aug 6 from Farideh Lyons of the City stating that the Draft Study is being revised by (a) correcting the the noted picture captions and (b) adding a couple of more needed pictures. She also

stated that a response is being prepared to NIVA's July 17 letter and should be forwarded to NIVA next week.

12. NIVA MEETING RECORD DISTRIBUTION: INTERNET vs. MAIL - As of the meeting, only 2 additional responses had been received since last month's meeting. Therefore the results of the survey remains the same, i.e, the result is overwhelmingly for continuing the practice as is. In the balloting, non-responses were counted as negative responses as it is necessary for respondees to furnish their e-mail addresses for the procedure to work. It is unlikely that a responder voting negative or not voting (indicating either a lack of interest or not interested in any change) to be willing to furnish their e-mail addresses just the same. In any case, the NIVA's Operating Guidelines require a 75% favorable vote of the association membership -- not simply of those who voted -- to pass..

13. LOWER PETERS CANYON COMMUNITY PARK ANNUAL JOINT-USE EVALUATION - Kiser agreed to draft the letter to go to McAllister for Melvold's signature.

NEXT MEETING - Next meeting is scheduled for Wed., Sept. 13, 2006.