

NIVA MEETING RECORD

May 14, 2008

COMMITTEE REPORTS

1. PA-40 R & D DEVELOPMENT COMMITTEE [] - A hearing is scheduled for May 15 by the Planning Commission to consider the application for revising the General Plan Amendment and Zone Change for PA-40. NIVA had sent a response to the Draft EIR last April 13 and was expecting to receive a copy of the Response to Comments prior to the hearing. The Response to Comments were sent out to all who had submitted comments but upon further investigation, it was improperly addressed. A second copy is being forwarded. A quick review of a copy provided by another commentor revealed that little understanding exhibited or substance provided in the Response. A summary of NIVA's submitted comments was provided at the meeting along with the responses received. Other than Melvold, no attendees were available or expressed intention to attending the PC hearing to show support for the concerns or positions previously expressed by NIVA though it was realized that the lack of attendance will jeopardize the chances of a favorable outcome!

Somewhere within the processing and approving the middle school construction on the SE corner of Trabuco & Jeffrey in PA-40, the City approved both the new signaled intersection on Trabuco at Avenue A and the eastern extension of Roosevelt into PA-40 through the Jeffrey Open-space Spine. The latter did not include any underpass of the JOST at this time though such is intended with the PA-40 development. Melvold inquired of the City about the construction of the Roosevelt and the lack of the underpass expressing concern that, should the City subsequently want the underpass, it should not have to pay (in equivalent JOST acres) for the removal of the existing Roosevelt roadway and relocation of the utilities put in at this time. City Engineer Mark Carroll looked into the matter and reported back that he had informed appropriate City staffers that there should be no charge to the City for the "extra" work caused by the early installation of the Roosevelt to accommodate the middle school. Carroll thanked NIVA for bringing this matter forward.

OLD BUSINESS

1. EL TORO MCAS REUSE - Lennar has officially changed the name of its 3 residential tract development site from the DoD-inherited "Heritage Fields" to the "Great Park Neighborhoods".

A sign program has been submitted to the City by Heritage Fields. It includes not only signs within the Great Park boundaries but also in adjacent communities. City Planner Genevieve Lehotsky is reviewing the submission and has contacted Melvold on April 23 about needing comments by April 30. A copy of the program was available for review at the meeting. To meet the deadline, comments from NIVA were forwarded by e-mail. Copies of the submission were provided at the meeting.

Heritage Fields has change their plans such that the western half of their land will be developed first including the Lifelong Learning District [LLD] to be located south of Trabuco. Because of the real estate market, the 800 DUs previously planned as a part of the LLD have been deleted. The Great Park plans have also been changed significantly including internal roadways. Both will have impacts on the traffic flows. Sometime this year, a NITM Comprehensive Traffic study is to commence per the NITM Ordinance and the City's 2003 Settlement Agreement with Caltrans. The results should be of interest to NIVA and adjacent communities. This phase is expected to go to the Irvine Planning Commission within a couple of months.

At the same time, The Great Park and Lennar are discussing updates (revisions) to the existing Development Agreement due to changes. Demolition of the runways, though recently terminated, is expected to be completed by the end of the year.

A Notice of Preparation [NOP] for the Draft EIR for the Guideway Demonstration Project has been issued and received by NIVA on April 17. It is for the light-rail or busway proposed for connection of Spectrum,

TIC, Great Park, and LiveLong Learning District/Cal State Fullerton El Toro Campus. Included in the NOP was a notice of a public scoping meeting in conjunction with the initiated effort in order to present the project and EIR process to the public. The meeting was held last April 28 at City Hall.

2. **MUSICK JAIL EXPANSION** - As mentioned last March, the County submitted a request for a State grant for expansion of County jails including Musick. The County has received preliminary approval from the State for the \$100 Million grant as sought. However, in announcing the preliminary approval, the Calif. Dept. of Corrections and Rehabilitations said the counties seeking grants would have to get approval from the cities in which the jails are located. This requirement would seem to open the door for Irvine to negotiate with the County on Musick. On the downside, the State grant appears to contain language under which any jail using the funds would come under State control. On this point, the County is in opposition. Final decision on the approval of the grant is not expected until Sept. 18.

3. **NORTH IRVINE LIBRARY** - City staff and members of the Committee presented a report to the City Council on April 22 on 4 issues which were accompanied by 5 recommendations for which they sought approval. The issues were: (1) Library Service Standards; (2) Potential Locations for Library Facilities; (3) City's Parking Standard for Libraries; and (4) Short-, Mid-, and Long-Range Goals. The recommendations were:

- (1) Increase the library space ratio to 0.86 sf per capita;
- (2) Approve in concept 3 new neighborhood libraries as a priority and a metropolitan library at the Orange County Great Park;
- (3) Authorize staff to explore land acquisition opportunities;
- (4) Adopt a new library parking standard of 1 space per 300 sf; and
- (5) Approve the Committee's short-, mid-, and long-term goals.

After considerable discussion during which Councilmembers Agran, Krom, and Kang initially wanted to simply reject altogether the Committee's recommendations (which unfortunately were presented as an all or nothing) Agran reconsidered and was willing to continue the matter for further discussion for another meeting in a month or so. On a 5/0 vote, the matter was continued. Unfortunately, continuation of any decision correspondingly delays implementation of an effective action plan and the removal of more of the limited available open land for consideration for libraries.

4. **ORCHARD HILLS VILLAGE [PA-1] LAND-USE PLANNING** - The Planning Commission [PC] unanimously approved TIC's request for a 3-year extension on the permits for several housing tracts in Orchard Hills at the May 1 hearing. There were no changes or conditions placed on the extension by the PC.

An inquiry has been made of the City as to the outcome of the PC's May 1 hearing on the tract map for the SCE/IRWD site on the NW corner of Jeffrey and Portola in PA-1. Per phone communication from City planner Bill Rodriguez, all incoming and outgoing circuits will be underground. The PC approved the map without any changes or added conditions once they were satisfied after discussion that screening will be adequate.

5. **"SMART" PEDESTRIAN CROSSING OF YALE & GRADE-SEPARATED CROSSING FOR VENTA SPUR TRAILS** - NIVA received a letter dated April 25 from Cindy Krebs-Curtis of the City in response to NIVA's April 16 letter to Dir. Gomez on the ROW for the off-street extension of the Venta Spur Trail along the west side of Jeffrey to Bryan Ave. and regarding the hazard concerns of Jeffrey crossing at Bryan [Copies distributed at the meeting]. Obviously, once again City staff has failed to clearly and completely disclose details at time of presentation to City decision-makers which might be unfavorable to staff's recommendation. The City has adequate ROW only in front of Public Storage but not along side the LDS property. Per the response, the City will evaluate the need for and feasibility of a wider median and pedestrian push button at the Jeffrey/Bryan intersection during the design phase. After a discussion, it was decided that the safety concern should be taken to the Council rather than waiting for staff's assessment.

7. NORTH IRVINE SENIOR CENTER - At the City's Senior Citizens Council [SCC] meeting of March 20, staff gave a presentation of their recommended conceptual plan for senior facilities in North Irvine. Not surprisingly, the SCC unanimously approved staff's recommendations. Al Brandt, a member of the SCC until his recent death last Feb 20, was an avid supporter of the stand-alone concept and most likely would have argued against staff's recommendation. However, without the injection of Brandt's wisdom and experience, and the fact that there was no public meeting announcement (including no agenda or announcement on the City's web site), staff was able to "sell" their plan without any debate. NIVA never received a notice of any sort about the meeting even though NIVA had previously attended meetings of the SCC when this topic was on the agenda and had clearly indicated an interest to City staff.

At the April 22 hearing on the Concept Plan for Senior Facilities In Northern Area of Irvine, City staff presented their recommendation. Included was a comparison of possible sites -- Trabuco Community Park [CP], Portola Springs CP, Gateway Ridge CP, Trabuco community site, and the Latter Day Saints [LDS] site. However staff excluded some possible sites which might have been more favorable. The investigation of the LDS site was extremely superficial in that it was simply deleted because it was private property and would have to be purchased. There was little to no mention of the fact that land for all of the sites had to be purchased with either cash outlays or trading \$3 Million/acre parkland for the sites. Attached is a comparison of critical attributes of the investigated sites. Melvold gave a presentation to the City Council stressing the importance of a centralized location but which, unfortunately, fell on deaf ears. Staff's response was that, for those in need of transportation, the City's TRIPS program would suffice in eliminating this concern. (A subsequent review of the details and restrictions of the TRIPS program clearly indicated that this is not a realistic or practical resolution.) A compilation of pertinent comments by councilmembers during their deliberation was provided at the meeting. In the end, the Council unanimously approved staff's recommendation which would be for 3 centers providing some form of senior activities in North Irvine. These are as follows in order of anticipated construction:

- (1) A small (10,000 sq. ft) but stand-alone dedicated senior center (Trabuco Community Site) at a site on Trabuco just east of Jeffrey -- a stand alone .
- (2) A multi-use, multi-generational center at the Gateway Community Park to be located on the NE corner of Portola Parkway and Jeffrey Road.
- (3) A multi-use, multi-generational center with an added cultural Indian feature in the Portola Springs Community Park to be located along Portola Parkway almost at the eastern limit of the City.

The only favorable outcome is that there will be both a stand-alone senior center (a feature supported by NIVA) and a multi-generational, multi-use center with the former expected to be constructed first.

8. HARVARD RAILCROSSING QUIET ZONE - Per May 14 e-mail from Katie Berg-Curtis, the City received the anticipated draft agreement from OCTA for safety enhancements. She's sending it to the City attorney for review.

9. PUBLIC STORAGE FACILITY EXPANSION - The application for General Plan Amendment, Zone Change, and Conditional Use Permit is going to the PC tomorrow. It should be noted that City staff is supporting the requirement for a dedicated slow-down lane for right turns into the PS driveway. This feature was originally suggested as needed by NIVA. The applicant and its consultant say the slow-down turn lane is not needed but justify that position in terms of only the number of anticipated vehicles expected to enter the facility.

NEXT MEETING - The next meeting would be Wed., June 11 at The Groves.

COMPARISON OF SITES

	OPPOSITE THE GROVES <u>ENTRANCE</u>	GATEWAY	TRABUCO	LDS SITE
Site Included In Study	NO	YES	YES	YES
Centrally Located	YES	NO	NO	YES
OCTA Busroute	YES	Unlikely	YES	YES
Adjacent Trail	NO	YES	YES	YES
Adequate Size	YES	YES	Limited	YES
Compatible w/Adjacent Land Uses	YES	YES	YES	YES
Surrounded By Residential	YES	50%	75%	YES
Land Procurement	TRADE PARKLAND	TRADE PARKLAND	TRADE PARKLAND	PURCHASE
Additional Benefit	NEAR SENIOR COMMUNITY	--	--	NEAR SR. COMMUNITY
Reliance On Vehicles For Access	Lowest	Highest	Medium	Lowest