

Notes from Meeting with the Irvine Company Regarding Planning Area 5B, Hicks Nursery 14JAN12

Introduction

This document summarizes information about the Hicks Nursery residential area (city Planning Area 5B) that is adjacent to the Rincon street side of Canyon Creek. The area is bordered on the north by Hicks Canyon Trail and Portola Parkway, the east by Jeffrey Road, the south by Irvine Blvd and the west by the neighborhoods of The Streams, The Lakes, Park Paseo and Canyon Creek.

The information, which is tentative in nature, was presented at a meeting organized by the Irvine Company to Canyon Creek residents on Monday, January 14, 2013. Exact details about the types of homes to be offered, price points, lots and home positions are still to be determined. However, enough information is known to give a good sense of the plan.

We expect to soon receive copies of some of the maps that were presented, and will post them to the Canyon Creek website (<http://www.CanyonCreekHOA.com>) when available.

General Plan

Access to the new community will be via streets with signal-controlled four-way intersections on Irvine Blvd at the Groves and two on Jeffrey Road, with a third non-signalized right-in/right-out entrance further north on Jeffrey near Portola Parkway. There will be no entrance from Portola Parkway. Most access roads will parallel existing Eucalyptus windows, which will be preserved. The community will not be gated.

The south-east corner (Irvine Blvd & Jeffrey Road) will include a maximum of 456 apartment homes. There will be 90 affordable homes on the corner of Jeffrey Road and the first entrance road. The balance of the area will be a mix of higher density condos and low to medium-density single-family detached homes. Zone 7, which is the northern most section (which appears to border 7 Puerto, 26 and 24 and 22 Rincon), will be more expensive, lower-density homes. Total number of residences will be approximately 1,900.

The center of the area will include an elementary school with athletic fields (they didn't mention any nighttime lighting) and a large public park (somewhat like Meadowood). The park will be connected by walkways to the paseo (see below) and Canyon Creek residents will be able to use the park. There will be two resident-only pool/spa areas in the center as well. A decision has not yet been made whether school attendance will encompass an area larger than the new community or whether Canyon Creek children will go to that school.

All along the east side of Jeffrey Road will be an extension of the landscaped Jeffrey Open Space Trail (JOST) from Portola Parkway in the north to Irvine Blvd in the south. That trail will have two underpasses: one under Jeffrey using a remodel of the existing Hicks Nursery underpass, and a new one that will go under Encore Street (the primary signalized entrance along Jeffrey) on the Stonegate side. There will be a large, circular grassy area at Encore on the east side of Jeffrey. The JOST is expected to be constructed during the same time as the new residential area is developed.

The general plans will be reviewed with the City of Irvine Planning Commission in May or June 2013 and, if approved, 12 months of grading and infrastructure development will begin. According to this schedule, some model homes may be expected to be constructed and ready for viewing in June 2014. The elementary school is expected to be completed in 2016 and total build-out is expected in four to five years (2018-2019).

The Paseo

The plan calls for a landscaped trail (paseo) located behind the homes along Rincon (as well as along the bordering homes in Park Paseo, The Streams, The Lakes and Park Place) and 7 Puerto extending all the way from the Hicks Canyon trail and wash in the north, to Irvine Blvd in the south. The paseo is expected to be 40 feet wide (originally 30 feet) and will include a winding sidewalk with low, bollard lights. The general appearance may be along the lines of the Venta Spur Trail. To get a sense for the width, Canyon Creek homes are generally 40 feet wide on 50-foot wide lots.

Landscaping along existing resident back walls is to be decided, but will likely be natural material that will grow and be maintained at a height of approximately eight feet to strike a compromise between views and privacy. Existing walls will not be altered or extended in height. There is no plan to allow openings through existing block walls for Canyon Creek residents to gain direct access to the paseo, thus ensuring maximum security and privacy.

The master association of the new community will have maintenance responsibility for the paseo landscaping and irrigation, while the city will maintain the walkway and lighting.

On the other side of the walkway will be the new residential units, expected to be low- to medium-density, two-story, single-family detached homes, with lot sizes about the same as Canyon Creek lots. The current plan does not include a wall on the east side of the paseo, but instead will be open landscaped area that may have a mix of cul-de-sacs and low-traffic residential streets with home fronts or sides facing Canyon Creek. Thus, the paseo won't feel closed in (as Venta Spur Trail is) and the new homes will be more than 40 feet from the existing walls. There are no plans for three-story homes adjacent to Canyon Creek, and not likely at all throughout the new community (other than the apartments).

The paseo will connect to walkways throughout the new community and it will be possible to walk from the paseo, through the community to the new community park, through the Jeffry underpass for access to the JOST. This provides vehicle-free access to the JOST for Canyon Creek residents.

Hicks Canyon Road and Paseo Entrances

Since the middle school has been relocated to Cypress Village, there is no plan to extend Hicks Canyon Road into the new community. However, the chain-link fences will be removed and the existing sidewalks will lead to a connection with the paseo. The Hicks Canyon Trail and Hicks Canyon Road entrances will be the main access points to the paseo for Canyon Creek residents and the northern homes in Park Paseo.

A similar entrance will be provided at the end of Orange Arrow for the southern homes of Park Paseo, The Lakes and The Streams. There will also be access to the paseo from the new community, Hick Canyon Trail to the north and Irvine Blvd to the south.

Future Plans

The Irvine Company has committed to keeping our residents informed as plans progress.

Point of Contact

Robin Leftwich, Vice President, Community Affairs, Irvine Company, (949) 720-2351
rleftwich@irvinecompany.com