

# NIVA MEETING RECORD

January 8, 2003

## ANNOUNCEMENTS

The City has started the installation of the traffic signal on Yale at Orange Arrow.

## COMMITTEE REPORTS

1. LOWER PETERS CANYON COMMITTEE [Dave Melvold] - A letter was sent to Planner Katie Owston of the City on Dec 5, 2002 to put into record the concerns expressed in phone conversation with her on the proposed Somerset Apartment Sign Program.

2. PA-40 R&D DEVELOPMENT (\_\_\_\_\_) - A response on Draft Supplemental EIR [DSEIR] for the General Plan Amendment 43221-GPA and Zone Change 43222-ZC for PA-40 and a portion of PA-9 was prepared and faxed on Jan 10 to meet the Jan 10 deadline. Concerns and questions pertained to (1) various aspects of the proposed Development Agreement on 3rd party responsibilities -- timing, commitment, and funding, (2) the relatively low minimum limit level of liability insurance required of the developer, (3) noise, (4) adequacy of water and electricity service resources so as not to impact existing developments, and (5) various outstanding traffic issues previously submitted but not adequately addressed.

6. NORTHERN SPHERE (PA-3, 5B, 6, 8A, & 9) (\_\_\_\_\_) - NIVA received a copy of a Dec 16, 2002 letter from the City's Director of Community Development to Tom Heggi, VP with TIC, concurring with TIC's removal of eucalyptus windrow trees in PA-8A and 9A which are in poor condition. However, trees have been noticed being removed for expectation of future roadways, etc., in PA-8A.

No feedback has been received as yet as promised by Councilmember Beth Krom on the City staff's carry out of the Council's direction to meet with community members on the traffic study scopes.

Although having been told at the Dec 3 meeting between NIVA reps and City staff that the traffic study scopes for PA-8A and 9A were either already approved or immediately pending, subsequent conversations with Rick Sandzimier a week later indicated that this was not the case as they were at that moment on his desk awaiting his approval execution. Although he requested a copy for review before he executes the document, Melvold was informed that that was not possible as he was about to approve the PA-9A and that the scope on PA-8A was still in discussion with Pirzadeh. After checking, he informed Melvold that he would send a copy of the approved PA-9A scope. Requesting again to see both including the unapproved PA-8A scope, he again stated he would have to check and get back. Unexpectedly, however, copies of both traffic study scopes (both approved) were received in the mail on Dec 12.

A response to the NOP for the Draft Supplemental EIR [DSEIR] for the Northern Sphere Area was sent to the City Dec. 27. Concern was expressed about (1) the commencement of efforts for the demolition of the packing house prior to any firm decision by the Council, (2) the lack of any assessment of possible underground (possibly abandoned) fuel storage tanks, and (3) noise from the demolition which though claimed to have been addressed in the original EIR most certainly was not.

Orange County Superior Court judge rejected the law suit filed by Defend the Bay against the EIR prepared for the Northern Sphere Development Project as being inadequate. The ruling released Dec 19th validates the integrity and thoroughness of the City's environmental assessment process. Though NIVA was not involved in the lawsuit, it was in agreement with several of the objections put forth to the Court by the litigant especially those relating to traffic, public services, and utilities.

New City principal engineer, Tim Gehrich, is now taking over all matters on the Northern Sphere Project.

Have received a copy of the proposed master plan for the first residential tract (16309) in PA- 8A for 136 single-family detached homes in the area adjacent to Trabuco. It is not clear how the City can be expected to process this application without an approved master tract map for PA-8A which would include a determination of whether a site entrance is needed from Trabuco. It does appear presumptive on TIC's part to submit this application without the approval of overall Master Tract Map. Or is this merely an indication of the confidence TIC can have of receiving approval of prior submissions such that they need not wait before submission of a subsequent filing. Due to the deadline of Jan. 2, a response was sent to the City on Dec 30 with details of concerns regarding (1) setbacks on several sites along the greenbelt, (2) architectural theme for PA-8A compatibility with existing Northwood, (3) timing of installation of the greenbelt(public paseo/trail), parkland dedication corresponding to parkland code updated as a result of the Year 2000 Federal Census, and (5) assurances of adequate entrance from Jeffrey to accommodate the OCFA requirements.

NIVA has just received a copy of the proposed park design for what is being referred to as Segment 2 of the Jeffrey Open-Space Spine. Segment 2 is from Irvine Blvd. to Trabuco. Drawings were available for review and discussed at the meeting. A list of questions/concerns were compiled and were to be forwarded to the City by the Jan 16 deadline. [Letter sent to the City Jan 10.] A community presentation by the City is scheduled for Monday, Jan 27 at 7 PM at City Hall.

## OLD BUSINESS

1. EL TORO MCAS REUSE - The long-awaited Draft EIR for the Great Park Plan is expected to be released for public review later this month. The City of Irvine has issued the following tentative time-line for major actions involving the El Toro MCAS Reuse Plan:

- Late January -- Release of Draft EIR
- Jan.-Mar. -- Release of business & financial plan
- Late April -- Anticipated City approval of EIR
- May -- Start of marketing of land by Feds
- Aug.-Oct. -- Annexation process

NIVA will seek receipt of 2 copies of the DEIR to assist in review by its membership. Any member association wishing to participate in the review, were instructed to contact Melvold.

The Airport Land Use Commission voted on Dec 19 to keep the existing limits on development around El Toro. This means that should the City approve development on these lands, the City would assume full liability from any damage or litigation to the property of the owners should an airport still occur -- military or commercial.

2. MUSICK JAIL EXPANSION - Melvold met with candidate Bill Campbell who indicated that preliminarily he is in agreement with Sheriff Corona's position and was endorsed by Corona. He indicated that he would discuss the matter with Corona and have a firm position prior to the election. No contact was made with the other supervisory candidates as yet.

3. NORTH IRVINE LIBRARY [Dave Melvold] - Per County Librarian John Adams [Jan 8], revisions are still being made to the plans by the architect.

4. AG CENTER/SPECIAL USE HISTORICAL PARK [Chris Elliott] - No further response from County Ranger Dan Thomas on any progress in his attempt secure the windmill at the Red Barn. The windmill, however, has been removed.

5. TUSTIN AIR FACILITY REUSE [Jerry Kirchgessner] - With the final settlement between Tustin

and Santa Ana School District announced last Dec. 18, the City can now be expected to go forward with the development of the closed base with one of the first projects to be the residential development along Harvard Ave. Most critical is the development on the vacant lot north of Irvine Center Drive (Edinger).

6. LOCAL PARK CODE UPDATE - A hearing is scheduled for the Community Services Commission on Jan 15.

7. UNDERGROUNDING OF BRYAN 69-kV POWER LINE [Andy Zelinko] - Zelinko reported on a phone conversation with SCE. Apparently, there was a misunderstanding contributing to some misinformation conveyed at last month's meeting by Kiser. There is still sufficient monies for the Bryan undergrounding but TIC and the City are pressing to have the Jeffrey segment placed underground at the same time to save money. This add-on requires additional funding and will delay the project by 4 months caused by the time needed to get the Council's approval of the Bryan to Trabuco segment. We are now looking at an installation after the end of this year.

8. CENTERLINE LIGHT-RAIL PROJECT & CALIF. HIGH-SPEED RAIL PROJECT- ON HOLD awaiting returns on survey seeking input into decision on NIVA's position on the Centerline Project and its routing.] Preliminary returns were summarized for discussion at the meeting.

9. NB CULVER I-5 UNDERCROSSING - With the currently proposed cutbacks in State spending, will any fix of this problem be postponed further? As this improvement is a major need in anticipation of the development east of Jeffrey, it was agreed at the meeting that a letter would be sent to the City inquiring about the realistic outlook for the funding of any such improvement and the consequences should funding be delayed. Melvold agreed to draft and send the letter.

10 LOWER PETERS CANYON COMMUNITY PARK/BECKMAN HS JOINT-USE AGREEMENT - [Terry Kiser] - [Awaiting draft of letter to TUSD Supt. Gorman to be prepared by Kiser for Melvold's signature.]

11. SPRINT CINGULAR WIRELESS COMMUNICATIONS FACILITY IN CALTRANS PARK & RIDE - NIVA has received a revised set of drawings from the City for review. Response desired by Jan 13.

12. LANDSCAPE BORDER REPLACEMENT ADJACENT TO THE LAKES - Per management agent (Jan 8), the scope of job expanded to accommodate other work within the community. This delayed securing bids. Bids expected to be reviewed and decision made at next Board meeting in a couple of weeks.

13. FINANCIALS FOR YEAR 2002 - Elliott has not completed the preparation of the document as she is awaiting some of the checks to clear at the bank. No action on approval taken.

14. DUES DETERMINATION FOR 2003 - The dues for 2003 was set at \$135. This year it was decided that no cover letter would be sent to the membership but rather only a billing notice.

15. ELECTION OF OFFICERS FOR 2003 - In anticipation of the election for next month's meeting, it was requested that nominations for the 3 offices be presented to any officer prior to the next meeting.

NEXT MEETING - Wednesday, Feb. 12, 2003 at 7:15 PM.

□ - Assignments or committee chairpersons.