

NIVA MEETING RECORD

March 10, 2004

ANNOUNCEMENTS Martin Petrey of USPS, Project Manager of the Northwood Post Office Project was to be a guest speaker at this meeting but postponed appearance due the lack of timely completion of drawings until the April meeting .

An explanation was provided about the lack of a meeting announcement and distribution of the Feb. Meeting Record. Due to a mechanical difficulty encountered at the mailing service provider, the mailout was curtailed. Copies of the Feb. Meeting Record were available at the meeting. After limited discussion, it was agreed that the Record would still be distributed as soon as possible.

COMMITTEE REPORTS

1. NORTHERN SPHERE (PA-3, 5B, 6, 8A, & 9) (_____) - The City's Subdivision Committee met Feb 25 and recommended approval to the PC on the Tentative Tract Map 16533 for 772 detached and attached condominium units in the center of PA-9A. NIVA has no concerns with the Map. The Planning Commission [PC] is scheduled to hear the same matter on Mar 18.

The Council held a scoping session on the GPA for PA-9B yesterday afternoon in combination with PA-1 & 2. (See Item 26 below.). The City and The Irvine Company [TIC] held informational meetings at Northpark and Northwood Point last week to inform the villages of the pending development. At that Northpark meeting, there were some objections expressed -- most notably that of the clustered apartments near Trabuco and the connection of the development roadway system to Portola Pkwy at Central, the Portola entrance to Northpark.

The City has noticed the application and commencement of hearings starting in May on the Vesting Tentative Tract Map, Park Plan, and Master Landscape & Trails Plan for the first phase of PA-6 development for 2,437 residential units, a school site, neighborhood parks, a community park, a neighborhood commercial center and some retained agricultural land-use. The area of PA-6 is north of the closed El Toro Base and east of SR-133.

TIC has installed a Northwood Village Monument sign on the southwest corner of Bryan and Jeffrey adjacent to PA-8A. Regardless, the City has been requested to continue to pursue an easement for a sign to be located on the NW corner of Bryan and Jeffrey.

OLD BUSINESS

1. EL TORO MCAS REUSE - The Airport Working Group (Newport Beach) filed another law suit last month in State court this time challenging Irvine's annexation of the base charging the inadequacy of the environmental impact report in addressing the dust and pollution from demolition of the runways, etc. In a similar suit filed by the Group against the report itself, the court is expected to rule this month.

It should be noted that last month the Tustin City Council accepted the recommendations from a contracted research study that concluded that the financial viability of any new public golf courses in Orange County would be questionable and subsequently decided not to include any public golf courses in the Tustin Base Reuse Plan. Public golf courses are an integral part of the Great Park Plan. Should they be? Because of Tustin's findings, should further studies be conducted by the O.C. Great Park Corp. before proceeding on the basis of including public golf courses?

2. STUDY OF COMMUNITY PARKLAND PARITY BETWEEN NORTH, CENTRAL, & SOUTH IRVINE
[ITEM TO BE CLOSED]

3. UNDERGROUNDING OF BRYAN 69-KV POWER LINE [Andy Zelinko] - Per Zelinko's most recent conversation with the SCE rep., SCE has pulled the permit this week. Jeffrey installation will be the first so that Jeffrey can be finished up with all of its construction. Should be completed with the entire project by the end of the year.

4. PROPOSED WIRELESS TELECOMMUNICATION FACILITY ORDINANCE [Jerry Kirchgessner] - Rather than convening another meeting of the City's Communications Task Force, the City scheduled a meeting on Mar. 5 on the proposed ordinance with just residents. However, the vast majority were residents of Turtle Rock. It was evident that the City was giving the usual "favorable consideration" to the Turtle Rock element in even holding this meeting because of concerns previously expressed by this group during the consideration of a particular cellular tower proposal in their area. Only 2 of the 13 residents were from other than Turtle Rock -- and those 2 were from NIVA (Kirchgessner and Melvold). The group is being led by Deputy City Mgr. Judy Vonada. The various comments/concerns of the attendees with the proposed ordinance were compiled and will be discussed and analyzed individually in a series of future meetings.

5. WESTWOOD/NORTHWOOD TRAFFIC SAFETY STUDY - Since the initiator and primary lead, Anthony Dragun, is no longer a commissioner and pushing this item, it was agreed that NIVA would drop this item. [ITEM TO BE CLOSED]

6. PA 1 & 2 LAND-USE PLANNING - The City Council had a scoping session and project review last night on this item. Melvold gave a presentation on items of concern to be considered in the planning and EIR preparation. The major concerns were:

- (1) Amount of increase in traffic on Jeffrey due to truncation of Culver @ Portola Pkwy.
- (2) Need for 2-story maximum apartment height along Portola Pkwy.
- (3) Equal public access to open space for all Irvine residents, i.e., no exclusive access to residents in the PA-1 & -2.
- (4) Viewing opportunities for the general public of the avocado groves via adjacent public trails.
- (5) Viewing access opportunity for the Rattlesnake Reservoir.
- (6) Minimal new signaled intersections on Portola between the ETC and Jeffrey.
- (7) Identification of specific site and minimization of impacts for future SCE electric substation.
- (8) Assurance of avocado groves as open space in perpetuity with a proper agreement
- (9) Reasonable settlement of the boundary dispute between IUSD and TUSD with removal of Culver as a geographically fixed boundary.

The tentative schedule for the projects is as follows:

EIR NOP circulation	April 6, 2004
Public EIR Scoping Mtg.	April 22, 2004 @ Heritage Park Community Center
Circulate DEIR	Dec., 2004
CSC Hearing	Jan, 2005
PC Hearing	Feb, 2005
Council hearing	Mar., 2005

Some salient comments made by Councilmembers at the Mar 9th scoping session:

Mears: Most concerned about the split school jurisdiction, public access to avocado groves and views of groves from not just Portola.

Krom: Wants a response to NIVA's comments in a staff report.

Agran: Must address how schools work with jurisdictional boundaries and must tie the agriculture to an MOU or equivalent to assure its permanence.

Shea: Wants to know Council's options in firming the agriculture to prevent future Council's from changing the land-use from agriculture to something else including development along with justification for going from a 23,769 sq ft commercial to 200,000 sq ft.

Staff was questioned about the increase and ultimate size of the proposed commercial. The 200,000 sq ft center would occupy the site along Portola from Central to a point east of Culver. Staff responded that it

is comparable in size to center at Irvine Blvd. and Culver. However, that center is only 136,000 sq ft. City planner Jennifer Winn, in a conversation [Mar 10] agreed to investigate further and give sizes on other centers such as Trabuco Groves, Heritage, etc. for comparison. She also indicated that TIC had indicated that they wanted a large center to accommodate a small professional office bundling and a health club. It is recognized that a large center will create far more traffic than previously anticipated. Recall also that TIC previously submitted a GPA to replace the shopping center planned for the southeast corner of Portola and Culver as unneeded and unjustified and that the center at Irvine Blvd. and Culver adequate serves the needs of all in the area. Consequently, this new center must be justified by only the additional new residential -- only 4000 DUs.

7. NEW FIRE STATION 55 - Grading of the site has been completed.

8. FUTURE NORTHWOOD MIDDLE SCHOOL - The IUSD Board decided to transfer 6th grade to middle schools at its meeting earlier this month. This was but one of the obstacles to a decision on the location of this future middle school. Per phone conversation today with Jim Helman in the District's Facilities Planning, the District is doing a consultant "site constraint study" of not only this school but all anticipated future schools in North Irvine required by development. After that, the District will undertake a Phase I background study of toxicity through a background check of prior uses assessment. Assuming both studies come in favorably for one or both sites, a decision by the District is not anticipated before Summer at the earliest.

9. CITY'S PUBLIC NOTIFICATION PROCEDURE - ITEM TO BE CLOSED

10. "SMART" PEDESTRIAN CROSSING OF YALE FOR VENTA SPUR TRAIL - Zelinko and Melvold met with City traffic engineers Ken Lui and Jim Lizzi on Mar 3 to discuss the matter. The City is still firmly against doing anything more than currently placed and believes this is the best response for safety. They reaffirmed the City's position that a smart crossing was not feasible or recommended as indicated in a Mar 3 memo by City traffic engineer Jim Lizzi. After some discussion, it was agreed that NIVA should take the matter up with the Council.

11. DISSOLVING OF CITY'S TRANSPORTATION & INFRASTRUCTURE COMMISSION - The Council gave final approval [4/1, Ward dissenting] to the elimination of the T&IC and simultaneously expanding the role of the PC at its Feb 24 meeting. NIVA received a response to its letter to the Council of Jan 15 regarding the consolidation of functions of the T&IC into the PC. As usual, the Council and City staff continue to exemplify an attitude of "it didn't originate from us, therefore, it has no merit!".

12. PROPOSED CITY MUNICIPAL UTILITY - The City continues consideration of establishment of a municipal electric utility now limited to only PA-40. Originally agendized for Feb 24 but continued to Mar 9 due to the lack of appearance of the proposed consultant, Enco Utility Services. The City staff is recommending an additional \$50,000 extension in Enco's contract to continue the 2-yr study. The Northern Sphere was dropped from inclusion by staff due simply as too late for implementation. Consideration is being given to inclusion of the Great Park. SCE's Kim Shear spoke against the proposal as folly due to the volatile nature of the electric energy market and fluid state of regulatory and legislative arenas. On Mar 9 the item was postponed again to Mar 23.

13. NORTH IRVINE SENIOR CENTER - The survey was mailed out with a desired latest response date of May 1. To date, 18 responses have been received from 7 HOAs. It appears that residents of one association have misunderstood the directions of an internal survey and are mailing the responses to NIVA rather than to the association's management for compiling. These responses will be returned to the proper association.

NEXT MEETING - The next meeting will be Wednesday, April 14, 2004 at 7:15 PM.

□ - Assignments or committee chairpersons.