

NIVA MEETING RECORD

Jan 12, 2005

COMMITTEE REPORTS

PLANNING AREA 8 DEV. COMMITTEE [Nellie Buomberger] - The PC approved the ARCO-AM/PM service station/convenience store for the Trabuco Grove Shopping Center 4/1 (Mavity dissented) with no conditions added concerning operating hours or curtailment of liquor sales. Mavity objected to the combined sales of liquor and gas.

OLD BUSINESS

1. EL TORO MCAS REUSE - Not unexpectedly, the Board of the Great Park Corp. elected Irvine City Councilmember Larry Agran as the Chairman replacing Chris Mears at its Dec 16 meeting. The Board also started to consider the hiring of the administrative group that will run the Great Park. Job descriptions and qualifications will be considered at the Jan. meeting. The Board concurred with the City hiring another assistant city manager who will be charged with working with the Board during the Base land auction. Irvine City Manager Allison Hart is the Great Park Corp. CEO and Masha Burgess the deputy CEO. Last month, the City of Irvine hired another assistant city manager, Wally Kreutzen, to assist Allison Hart in overseeing the Great Park Corp. Board's business.

At the Dec 14 meeting, the O.C. Board of Supervisors voted to oppose any legislation that might germinate in Sacramento calling for the closed Base to be used for anything other than what it is now zoned for in the City of Irvine, i.e., the Great Park plan. Specifically, the County would oppose any bill seeking to place an airport at the former MCAS El Toro and any proposal which would create a regional airport authority to overturn the decision made by Orange County voters when they passed Measure W.

Not content with simply requesting the U.S. Dept. of Transportation early in Dec. to halt the closed Base land auction, later last month the Fullerton City Council passed a resolution supporting the turning El Toro into a commercial airport to be operated by Fullerton Municipal Airport. Transportation Sec. Mineta sent a letter to Fullerton rejecting the request.

On Jan 4 (one day before the start of the scheduled auction), the mayor of Los Angeles requested for the second time the Navy to transfer the 3,700 acres which are to be auctioned to the U.S. Dept of Transportation to be leased to the city to operate an airport. (The previous request was submitted secretly by L.A. to the Navy in April 2003.) And for the second time the Navy rejected the request. Though deemed highly unlikely by the City and Navy, there is the potential should no bids be received that the Navy could reconsider its options and maybe even consider the Los Angeles proposal. This is a small but real risk.

The Orange County district of the American Legion is proposing the name "The U.S. Marine Corps Memorial Park" as the formal name of what is now the O.C. Great Park. The Great Park Corp Board may consider the official naming subject during an upcoming weekend retreat.

The auction of the 3,700 acres which will be sold opened Jan 5. No bids were received the first day but per City Project Manager Dan Jung, that is not unexpected as the potential bidders do not want to get into a bidding war and would take a wait and see posture. Once the first bid is received on any of the 4 parcels, the clock starts, i.e., initially a 72-hour clock during which any other bids are accepted on the same parcel. At the end of the 72-hour period, a 24-hour period commences with public knowledge of the highest bid allowing for any overbid. Otherwise there currently is no deadline for receipt of the initial bid on any parcel.

NIVA received a copy of the O.C. Great Park Redevelopment Plan on Jan 6. from the City. A list of

concerns was sent to the City on Jan 8. Most of his concerns dealt with clarifications on financial arrangements and responsibilities. The Council reviewed the Plan at its Jan 11 meeting but postponed action until the next meeting. In the meanwhile, staff was directed to respond to the comments received.

2. COMPLETION OF PETERS CANYON WASH AND WALNUT TRAIL "GAPS" - As previously approved, a letter was sent Dec 18 to City Mgr. Allison Hart detailing the outstanding items on the two trails and that of the Nature Habitat Trail. The major items dealt with needed signage, existing outdated signage, missing bench, erosion, and existing chain link fencing on Irvine Blvd. No response received to date from the City.
3. PROPOSED NORTHWOOD U.S. POST OFFICE - Per phone conversation with the Postal Service Project Mgr. Martin Petrey, the bids came in over the amount allocated for the construction and the Postal Service had to go back and redesign the building so as to reduce the expected cost. It should be noted that the building size and services to be rendered will remain the same. The cost shaving will, therefore, be in the exterior architectural features. Revised drawings are expected later this month or early next month. A tentative review of the revised plans is planned for the March NIVA meeting when Petrey is expected to attend.
4. CULVER DRIVE MEDIAN LANDSCAPING AT I-5 OVERCROSSING - The City Council approved a cooperative agreement with Caltrans for the Culver/I-5/Trabuco project for the study and preparation of the Mitigated Negative Declaration expected to be completed and sent to the Council in March. The work is to be done by RBF Consultants. Melvold will attempt to schedule a meeting with County Supv. Campbell's staff to discuss the issue. Campbell's District 3 includes Irvine and he is also the chair of the OCTA's Board. The OCTA staff performs the engineering function for Caltrans in O.C.
5. HEAVY VEHICLE ROADWAY RESTRICTIONS [Jerry Kirchgessner] - The draft of the proposed letter to the City was reviewed and approved at the meeting for transmittal. The letter requests the City to restart the effort and to address the signage for Irvine Blvd. at Jeffrey restricting truck traffic going west on Irvine Blvd. [Letter sent to the City Traffic Engineer Ken Louie on Jan 15.]
6. HICKS CANYON COMMUNITY PARK COMMUNITY BUILDING - NIVA received a response from the City dated Jan 6 to NIVA's Apr. 16, 2004 letter. Copies were distributed at the meeting. The response once again did not address the specific points raised in NIVA's letter but merely reiterated the City's position on the funding of the building. It was agreed that this item would be included on the agenda for the currently- sought meeting with Councilmembers Kang and Shea.
7. PROPOSED WIRELESS TELECOMMUNICATION FACILITY ORDINANCE [Jerry Kirchgessner] - The City Council held a hearing on the proposed ordinance on Jan 11. Staff had revised the ordinance to require the applicant to investigate at least 2 other possible alternative sites. This revision is considered an improvement though copies of the latest draft were not made public until just before the hearing! Council continued the matter to Mar 8 (4/0, Shea absent) after listening to 14 residents speak -- all from Turtle Rock and most in objection to the ordinance.
8. NB CULVER I-5 UNDERCROSSING - A meeting is proposed with County Supv. Campbell's staff (See Item 4 above.)
9. BUILDING FACILITIES MASTER PLAN - ON HOLD awaiting scheduling of 3rd workshop postponed since 4/12/01 to incorporate Year 2000 Fed. Census data.] The NIVA letter to the City, as decided at the last meeting, was sent Dec 21 to John McAllister, Deputy Dir. of Com. Services, requesting that the preparation of the Plan be restarted. Copies of the letter were distributed at the meeting.
10. FUTURE NORTHWOOD MIDDLE SCHOOL - [Awaiting final selection of site by IUSD.] A phone

inquiry was placed with message left with the IUSD Facilities Planner, Myra Lopez, to determine if a decision has been made between the two sites. No response received as of this meeting.

11. "SMART" PEDESTRIAN CROSSING OF YALE & GRADE-SEPARATED CROSSING OF JEFFREY FOR VENTA SPUR TRAIL - Melvold announced that a meeting is scheduled with City staff on Jan 13 at City Hall to discuss the Venta Spur Trail crossing of Yale Ave. Melvold, Zelinko, and Ravenscroft will attend for NIVA.

Regarding the Jeffrey crossing, Melvold mentioned that he had been notified an hour before this meeting by Ravenscroft that The Groves Board president, along with the VP and CFO, were planning to attend this NIVA meeting to discuss the crossing. Though NIVA's letter had requested a meeting, it was intended that such a meeting would be a separately scheduled meeting and that The Groves would contact Melvold in advance about scheduling a future meeting. As the evening's agenda was already finalized and very full, Melvold contacted The Groves president to postpone the meeting with The Groves Board to another future mutually-acceptable time. Melvold expressed the desire to have a meeting devoted to just this subject and without the tight constraints a general meeting might create. The Groves president concurred and also agreed to get back to Melvold with another meeting date. At the meeting, Ravenscroft clarified that it was not simply the 3 members mentioned above but rather that as many as 6 members of the Board were expecting to attend this evening.

12. NORTH IRVINE SENIOR CENTER - Received a Dec 20 response from the City Mgr. to NIVA's Dec 9, 2004 letter transmitting results of survey. She expressed appreciation for NIVA's efforts and would forward the NIVA letter to the Community Services staff and the Senior Citizens Council for consideration during their deliberation on the siting of the senior center. Per the letter, staff is currently "...analyzing all of the proposed community buildings that are to be located in the Northern Sphere." Further on she states that "...all agree...that the facilities need to be conveniently located within the Northern Sphere and in close proximity to bus routes, if at all possible." It appears that the City is considering ONLY siting within the Northern Sphere which means east of Jeffrey Ave. and still most likely within the Gateway Park. Note, close proximity to bus routes is only important to the City to the extent "if at all possible."

13. LIQUOR SALES APPLICATION FOR WALNUT MOBIL STATION - The City received a Jan 11 letter (of which NIVA received a copy) from the law offices of Keesal, Young & Logan notifying the City that they have been retained by Exxon-Mobil on this matter and requesting a continuance of the Jan 20 PC hearing. It appears that Exxon-Mobil is preparing to do battle with the City.

14. 2004 YEAR-END STATE OF NIVA REPORT - A copy of the summary of the year prepared by Melvold was distributed at the meeting. The material will be forwarded in a letter by Melvold to the membership.

15. NIVA FILES REDUCTION EFFORT - NIVA's files have grown considerably due to the many issues and developments projects over recent time. There is a need to reduce the volume by selective discarding of old, outdated, unnecessary files. A copy of the listing of NIVA file inventory was made available for consideration but because of a lack of time, the matter was postponed for future action.

16. PLANNED MEETING WITH COUNCILMEMBERS KANG AND SHEA - The tentative items on the agenda for discussion at the meeting are (1) Community Center for Hicks Canyon Com. Park, (2) Venta Spur crossings of Yale and Jeffrey, (3) Culver Dr. undercrossing of the I-5 & the I-5 SB off-ramp at Culver, (4) absence of the normal library development fee, and (5) the proposed noise wall along the I-5.

NEXT MEETING - Next meeting is Wed., Feb 9, 2005