



Northern Sphere Community Workshop March 22, 2001

Meeting Purpose: The City of Irvine and The Irvine Company have initiated a process to design a land use plan for a portion of the Northern Sphere of Influence. The area is approximately 3,500 acres bounded by Portola Parkway, the Foothill Transportation Corridor (SR-241), the former El Toro Corp Air Station (MCAS), Trabuco Road, and Jeffrey Road. Tonight's meeting is intended to:

- ◆ Present a draft land plan
- ◆ Gain your initial response
- ◆ Tell you how to stay involved.

What does this Mean to Me? These lands were designated agricultural lands due to the existence of the adjacent MCAS El Toro. With the closure of the base, The Irvine Company, as the landowner, approached the City about development of the property. The land is currently under the jurisdiction of the County of Orange. The City is interested in annexing the land into Irvine. If annexed into Irvine, as anticipated in our General Plan, the land will be developed to City of Irvine's standards.

What's in a Land Use Plan? A land use plan shows the various kinds of land uses (such as residential or commercial) that will be located in very general blocks of land in the area and also shows other elements supporting those land uses (such as roads, schools, and parks).

What's the Process? The City Council has directed City staff to begin a technical and public review of a draft land use plan for this area. **This land use plan is a starting point for review and analysis. No final land use decisions have been made.** The land use plan you see tonight will be analyzed for its affects on the community (including traffic, air quality, noise, and the balance of jobs and housing). The analysis will be reported in an Environmental Impact Report (EIR) which will be available for public review and comment.

The City Council also wants community input to begin very early in the planning process. Extensive public comments will be continually sought on the plan. After considering public input, reviewing the technical analysis within the Environmental Impact Report, conducting public meetings and public hearings before the various Commissions and City Council, the City Council will make the decision on the land use plan. This entire process will take approximately 9 –10 months.

Details such as building architecture, the exact density of housing in specific areas, and park amenities are not available at this time. This level of detail is appropriate to consider after review of the land use plan by the City Council.

What's the Timing? This workshop begins a very early opportunity for public input. Key dates are:

- May 2001: Formal public meeting on the preparation of the Environmental Impact Report.
- Fall 2001: Draft Environmental Impact Report available for public review and comment.
- Winter 2001: Public hearings begin.

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